ISLAND AVE., ROCK ISLAND 84-C-4

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Jane & John T MacDermott

LOCATION 84-0-4 Isl. & Welch St. Peaks Island

Date of Issue February 16, 1983

This is to certify that the building, premises, or part thereof, at the above location, built—altered —changed as to use under Building Permit No. 83-098, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Antique & Gift Shop

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

2-16-83 (Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and one is to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar

APPLICATION FOR PERMIT

PERMIT ISSUED
FEB 15 1983
CITY of PORTLAND

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION 00098
ZONING LOCATION ..... B-5 ..... PORTLAND, MAINE .. Feb. 15, 1983

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ....84-Q-4 Isl Ave. & Welch St. Peaks Island ..... Fire District #1 ☐ #2 ☐
1. Owner's name and address ....Jane MacDermott & John T - same ..... Telephone 766-5098
2. Lessee's name and addr ..... Telephone .....
3. Contractor's name and address ..... Telephone .....
..... No. of sheets .....
Proposed use of building . antique & gift SHop ..... No. families .....
Last use .....post office ..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractural cost $.....

FIELD INSPECTOR—Mr. .....
@ 775-5451

Appeal Fee/use	$ .....
Base Fee	25.00
Late Fee	.....
TOTAL	$ 25.00

Change of use from post office to antique & ~~fix~~ gift shop, no alterations

send permit to # 1 Isl Ave. 04108

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....
Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....
Has septic tank notice been sent? ..... Form notice sent? .....
Height average grade to top of plate ..... Height average grade to highest point of roof .....
Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....
Material of foundation ..... Thickness, top ..... bottom ..... cellar .....
Kind of roof ..... Rise per foot ..... Roofing .....
No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....
Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....
Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....
On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....
Maximum span. 1st floor ....., 2nd ....., 3rd ....., roof .....
If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ..... number commercial cars to be accommodated .....
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: *DATE*

BUILDING INSPECTION—PLAN EXAMINER .....
ZONING: O.K. M.A.C. 2/15/83
BUILDING CODE: .....
Fire Dept.: .....
Health Dept.: .....
Others: .....

MISCELLANEOUS

Will work require disturbing of any tree on a public street? .....

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant Jane C. MacDermott ..... Phone # same
Type Name of above .....Jane MacDermott..... 1☐ 2☐ 3☒ 4☐
Other .....
and Address .....

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

Elma. Addato.

Permit no. 83/098

Location 84 W Dell Ct - Dell

Owner Jack MacDonald

Date of permit 2-15-83

Approved 2-15-83

Dwelling

Garage

Alteration Change of use

NOTES

2-16-83 - O.K. Jane
C.O. Ad

August 12, 1980

Howard Heller
377 Fore Street
Portland, Maine 04101

RE: 84-Q-3& 4 Island Ave. Pks. Isl.

Dear Mr. Heller:

This department has not received a reply from you in answer to our letter of July 8, 1980; (copy enclosed).

Unless you have contacted this office and applied for the change of use etc as instructed in the letter of July 8, 1980 not later than Aug. 22, 1980, legal action will be taken without any further notice to you.

Should you have any questions, do not hesitate to call this office.

Sincerely yours,

Hugh Irving
Building Inspector

HI/t
Enclosure 1

APPLICATION FOR PERMIT

PERMIT ISSUED
SEP 24 1980
CITY of PORTLAND

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION .....00.783.....

ZONING LOCATION _____ PORTLAND, MAINE, ...Sept. 23, 1980

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ...34-C-3 & 4 Island Ave. Peaks Island..... Fire District #1 ☐, #2 ☐

1. Owner's name and address ...Howard Heller - 377 Fore Street..... Telephone ..775-7253
2. Lessee's name and address .....P. O. Box 7341 04112 Telephone .....
3. Contractor's name and address ...Walter Crandall - Peaks Island..... Telephone ..766-2273
4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ..2 family..... No. families .....
Last use ...1 family..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractural cost $...15,000...

Fee $...66.50
ch of use 15.00
Related fee 100.00
181.50

FIELD INSPECTOR—Mr. ...Hugh..... @ 775-5451 Ext. 234

GENERAL DESCRIPTION

Change of use from to 2 families with new apartment in basement of dwelling, as per plans. 1 sheet of plans.

This application is for:
Dwelling .....
Garage .....
Masonry Bldg. .....
Metal Bldg. .....
Alterations .....
Demolitions .....
Change of Use .....
Other .....

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1☐ 2☐ 3☐ 4☐
xx
Other: .....

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....
Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....
Has septic tank notice been sent? ..... Form notice sent? .....
Height average grade to top of plate ..... Height average grade to highest point of roof .....
Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....
Material of foundation ..... Thickness, top ..... bottom ..... cellar .....
Kind of roof ..... Rise per foot ..... Roof covering ..... fuel .....
No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat .....
Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....
Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....
On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....
Maximum span: 1st floor ....., 2nd ....., 3rd ....., roof .....
If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: *DATE*
BUILDING INSPECTION—PLAN EXAMINER .....
ZONING: .....
BUILDING CODE. .....
Fire Dept.: .....
Health Dept.: .....
Others: .....

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant ...[signature]... Phone #.....same.....
Type Name of above ...Howard Heller..... 1☐ 2☐ 3☐ xx 4☐
Other .....
and Address .....

OFFICE FILE COPY

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **2000**

Address 84 Q 4 Island Ave. Peaks Island

Installation For one family

Owner of Bldg Howard Heller

Owner's Address same

Plumber: John Muzlein Sr. 83 Veranda Ave. Date 12-4-79

NEW	REPL		No	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
XX		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS	1	2.00
		DISHWASHERS		
		OTHER base fee		3.00
		TOTAL		5.00

Date Issued 12-4-79

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date

By ERNOLD R. GOODWIN MAINE PLUMBING INSPECTOR

App. Final Insp.

Date

By

Type of Bldg.

- ☐ Commercial
- ☒ Residential
- ☐ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

172

Howard Heller — Applicant

4-6-79 — Date

Seashore Ave., Peaks Island — Mailing Address

Island Ave., Peaks Island — Address of Proposed Site

dwelling — Proposed Use of Site

84-Q-3 (part of) — Site Identifier(s) from Assessors Maps

8,220 sq. ft. 930 sq. ft. — Acreage of Site / Ground Floor Coverage

B-2 — Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Board of Appeals Action Required: ( ) Yes ( ) No

Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 1½

Total Floor Area

Other Comments: shoreland

Date Dept. Review Due. april 11, 1979

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

☐ Use does NOT comply with Zoning Ordinance
- ☐ Requires Board of Appeals Action
- ☐ Requires Planning Board/City Council Action

Explanation

☑ Use complies with Zoning Ordinance -- Staff Review Below

Zoning: SPACE & BULK, as applicable	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40-FT. SETBACK AREA (Sec. 41)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES	✓	✓			✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓		
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS:

Frederick E. Ward 4/6/79

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

172

Howard Weller — Applicant
Seashore Ave., Peaks Island — Mailing Address
Dwelling — Proposed Use of Site
2,230 sq. ft. / 930 sq. ft. — Acreage of Site / Ground Floor Coverage

4-6-79 — Date
Island Ave., Peaks Island — Address of Proposed Site
82-2 (part of) — Site Identifier(s) from Assessors Maps
R-3 — Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No
Board of Appeals Action Required: ( ) Yes ( ) No
Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 1½
Total Floor Area

Other Comments: shoreland

Date Dept. Review Due April 1 1979

PUBLIC WORKS DEPARTMENT REVIEW

4-9-79 (Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

John G. Ogden 4-9-79
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

APPLICATION FOR PERMIT

0225

PERMIT ISSUED

APR 10 1979

CITY of PORTLAND

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... (300226 .....

ZONING LOCATION _____ PORTLAND, MAINE, April 6, 1979

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 84-O-3 & 4 Island Ave. Peaks Island

1. Owner's name and address Howard Heller - Seashore Ave. Pks Isl. Fire District #1 ☐, #2 ☐
2. Lessee's name and adddress Mover James G. Merry Bldg. Movers-Gorham Telephone B 775-7253
3. Contractor's name and address Foundation - Gil Faulkner - Amer Foun - Carboro Telephone .....
4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building dwelling Telephone .....

Last use name No. families 1

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot ..... No. families .....

Estimated contractural cost $ 2,000 for foundation move bldg.

FIELD INSPECTOR—Mr. ..... Fee $ 10.00 25.00

This application is for: ② 775-5451 GENERAL DESCRIPTION

Dwelling ..... Ext. 234

Garage .....

Masonry Bldg. .....

Metal Bldg. .....

Alterations .....

Demolitions .....

Change of U .....

Other Foundation & Move building

To move dwelling from corner of Island Ave. & Sterling Streets to above location, to be moved 4-17-79 foundation to be built for new dwelling as old one did not have one; as per plans, foundation to be 30 x 31

Stamp of Special Conditions

377 Fore Street

Send permit to Port Island Realty C/O Howard Heller

NOTE TO APPLICANT: Separate permits are required by the installers and sub-contractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☐ 4 ☐

Other: .....

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... Lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....

On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....

Maximum span: 1st floor ....., 2nd ....., 3rd ....., roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

No. cars now accommodated on same lot ..., to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: *DATE*

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: .....

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant Howard H. Heller ... Phone # name

Type Name of above Howard Heller ..... Use 2 ☐ 3 ☐ 4 ☐

OFFICE FILE COPY Other .....

and Address .....

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Jan. 30, 19 78

Receipt and Permit number A 10351

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine:*

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 84-Q-4 Island Ave. Pks Island. - Senior Citizen Bldg.

OWNER'S NAME: Senior Citizens Bldg. ADDRESS: same

		FEES
OUTLETS: (number of)		
Lights		
Receptacles		
Switches		
Plugmold	(number of feet)	
TOTAL		
FIXTURES: (number of)		
Incandescent		
Fluorescent	(Do not include strip fluorescent)	
TOTAL		
Strip Fluorescent, in feet		
SERVICES:		
Permanent, total amperes 200		3.00
Temporary		
METERS: (number of) 1		.50
MOTORS: (number of)		
Fractional		
1 HP or over		
RESIDENTIAL HEATING:		
Oil or Gas (number of units)		
Electric (number of rooms)		
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler)		
Oil or Gas (by separate units)		
Electric (total number of kws) 2		5.00

APPLIANCES: (number of)

Ranges		Water Heaters	
Cook Tops		Disposals	
Wall Ovens		Dishwashers	X
Dryers		Compactors	
Fans		Others (denote)	
TOTAL			1.50

MISCELLANEOUS: (number of)		
Branch Panels		
Transformers		
Air Conditioners		
Signs		
Fire/Burglar Alarms		
Circus, Fairs, etc.		
Alterations to wires		
Repairs after fire		
Heavy Duty, 220v outlets		
Emergency Lights, battery		
Emergency Generators		
INSTALLATION FEE DUE:		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:		
FOR REMOVAL OF A "STOP ORDER" (304-16.b)		
FOR PERFORMING WORK WITHOUT A PERMIT (304-9)		
TOTAL AMOUNT DUE:		10.00

INSPECTION:

Will be ready on 1-30, 1978; or Will Call

CONTRACTOR'S NAME: J. T. Manning Co.

ADDRESS: P. O. Box 516

TEL.: 773-8937

MASTER LICENSE NO.: on file

LIMITED LICENSE NO.:

SIGNATURE OF CONTRACTOR: J. T. Manning

INSPECTOR'S COPY

ELECTRICAL INSTALLATIONS —

Permit Number 10337

Location 44-A-4 Blvd. Park Village Blvd

Owner Sewer Dist. Bldg.

Date of Permit 1-30-78

Final Inspection 2-13-78

By Inspector [illegible]

Permit Application Register Page No 122

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: 2-1-78 / _____ / _____

2-7-78 / _____ / _____

2-13-78 / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

CODE COMPLIANCE COMPLETED

DATE 2-13-78

DATE	REMARKS
2-1-78	NO CIR BK.
	METER SOCKET NOT TIGHTED
	WIRES NOT EXTEND IN BOX
	ONE KO MISSING IN BOX.
3-2-78	NO CIR. BK. NO ADMITTANCE

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
MAY 29 1957
007558
CITY of PORTLAND

Class of Building or Type of Structure .....

Portland, Maine, May 28, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location ~~Welch St.~~ Peaks Island Maine

Owner's name and address A.V. Comfort, Welch St. Peaks Island Island Ave. Within Fire Limits? Dist. No. 94-C-4

Lessee's name and address ..... Telephone .....

Contractor's name and address Burrowes Corp. 70 Free St. Telephone 3-8191

Architect ..... Specifications Plans No. of sheets .....

Proposed use of building Pavilla No. families .....

Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other building on same lot .....

Estimated cost $ 350.00 Fee $ 2.00

General Description of New Work

To erect a "Pavilla" as per plans, and instructions for erection. 9' x 13'

To be erected on front porch.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. ***PERMIT TO BE ISSUED TO*** contractor

Details of New Work

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Material of underpinning ..... Height ..... Thickness .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Kind and thickness of outside sheathing of exterior walls? .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters:	1st floor	.....	2nd	.....	3rd	.....	roof .....
On centers:	1st floor	.....	2nd	.....	3rd	.....	roof .....
Maximum span:	1st floor	.....	2nd	.....	3rd	.....	roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

If a Garage

No. cars now accommodated on same lot ..... to be accommodated. number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVED:

.....

.....

.....

Miscellaneous

Will work require disturbing of any tree on a public street? .....

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

A.V. Comfort,
Burrowes Corp.

FILE COPY

Signature of owner by: .....

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOK'NG OR POWER EQUIPMENT

PERMIT ISSUED
02984
DEC 14 1955
CITY OF PORTLAND

Portland, Maine, Dec. 14, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

8-21-D-H

Location Island Ave., Peaks Island Use of Building store No. Stories 1 New Building / "Existing"

Name and address of owner of appliance (Comfort) Corner Store. (To be used for Post Office in the spring)

Installer's name and address Johnson Automatic Heat, 15 Brackett St. Telephone 3-9662

General Description of Work

To install gravity warm air floor furnace and oil burning equipment in place of oil-fired warm air heating system

IF HEATER, OR POWER BOILER

Location of appliance first floor Any burnable material in floor surface or beneath?

If so, how protected? Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace register.

From top of smoke pipe 15" From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 8x8 Other connections to same flue none.

If gas fired, how vented? Rated maximum demand per hour

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner H. C. Little Labelled by underwriters' laboratories? yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner Size of vent pipe 1¼"

Location of oil storage basement Number and capacity of tanks 1-275 gal.

Low water shut off Make No.

Will all tanks be more than five feet from any flame? yes How many tanks enclosed?

Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance Distance to combustible material from top of appliance?

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented?

If gas fired, how vented? Forced or gravity?

Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 ($2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. E.S.S. 12/14/55

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Johnson Automatic Heat

Signature of Installer by: Ernest G. Johnson

CITY 198 IN MAINE PRINTING CO

INSPECTION COPY

Permit No. 55/2331

Location 1 Island Ave, Cooks Island

Owner Cameron Store

Date of permit 12/19/55

Approved

NOTES

3/11/57 - 1110 insp. made E.S.S.

1 Fill Pipe

2 Vent Pipe

3 End of Heat

4 Burner Feeding & Supports

5 Name

6 Stack Cont

7

8

9

Tank Ti

11 Oil Gau

13 Indire

16 Lo

APPLICATION FOR PERMIT

PERMIT ISSUED
JUN 13 1956
006804
CITY OF PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, June 13, 1956

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Island Peaks Island

Owner's name and address A. Comfort, Peaks Island 84-C-4 Telephone

Contractor's name and address Charles Franco, Peaks Island Telephone PO 6-4403

Use of building—Present dwelling house Proposed dwelling house

No. of Stories 1 Style of roof pitch Type of present roof covering asphalt

Type and Grade of roofing to be used Asphalt Class C, Und. Lab. No. plies

GENERAL DESCRIPTION OF NEW WORK

To cover portion of roof

A. Comfort
Charles Franco

Signature of Owner By: Charles Franco

Fee $ .50

INSPECTION COPY

C23 155-5C Marks

B LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00770
MAY 26 1950
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, May 9, 1950
New plan Recd 5/26/50

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter repair demolish move equip~~ the following building ~~structure~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Island Avenue, Peaks Island 54-C-7 Within Fire Limits? no Dist. No.

Owner's name and address A. V. Comfort, Peaks Island, Maine Telephone

Lessee's name and address Telephone

Contractor's name and address Donald Crandall, Peaks Island Telephone none

Architect Specifications Plans yes No. of sheets 6

Proposed use of building dwelling house No. families 1

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $4,000. Fee $ 5.00

General Description of New Work

To construct 1-story frame dwelling house 26' x 26'.

Mail to Another address applicant to be
Wylie St — 708 Salem St, Malden, Mass.

INSPECTION NOT COMPLETED

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. ***PERMIT TO BE ISSUED TO*** Donald Crandall

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes

Height average grade to top of plate 10' Height average grade to highest point of roof 16'

Size, front 26' depth 26' No. stories 1 solid or filled land? at least 4' below grade or to ledge earth or rock? ledge

Material of foundation concrete piers Thickness, top 8" bottom 12" cellar

Material of underpinning 6½'x12" on centers Height Thickness

Type of roof pitch-gable Rise per foot 4" Roof covering Asphalt Class C Und Lab

No. of chimneys 1 FIREPLACE Material of chimneys brick Material of lining tile Kind of heat stove fuel

Framing lumber—Kind hemlock Dressed or full size? dressed

Corner posts 4x4 Sills 6x8 Girt or ledger board? Size

Girders yes Size 6x8 Columns under girders concrete piers Size 8x12 Max. on centers 6½'

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters:	1st floor	2x8	2nd	2x6 CEILING	3rd		roof	2x6
On centers:	1st floor	16"	2nd	24"	3rd		roof	24"
Maximum span:	1st floor	13'	2nd	13'	3rd		roof	13'

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:
A. Hettrick Agt

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

A. V. Comfort

Signature of owner by: Donald Crandall

COPY

Permit No. 50/ 770

Location 9 Bruce Circle (Lot 9 Block 2)

Owner Dr. Joseph Lloyd

Date of permit 5/26/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Insp.

Cert. of Occupancy issued

NOTES

5-25-50 Location as staked OK RC

5-9-51 This house is almost ready for closing in although as usual numerous minor additions and changes have been made since last visit. The permanent prints of furniture, stoves and closets have all been put in and are to be used at this time. RC

12-11-51 Hose, cloud and curtains drawn over cellar nothing done, must have said it was completed. Hose, bottom pipes (bottom holes) some excavation has been done around & concrete blocks laid between the bottom pipes (bottom holes) & ground. Plastering about 2nd coat and all walls plumbing has been installed.

INSPECTION NOT COMPLETED

AP Island Ave., Peaks Island-I
AP Welch Street, Peaks Island-I

May 26, 1930

Mr. Donald Cramm[illegible]
Peaks Island
Maine

[illegible]. V. Comfort, Peaks Island, Maine

Dear Mr. Cramm[illegible]:

The permits fo[illegible]onst[illegible]ction of two one family frame dwellings 26' x 26', one on Welch Street and the other off Wylie Street, Peaks Island are issued herewith based on the framing information given in the applications for permits and on the pencil plan showing a section through the building. We understand that the layout of rooms and the elevation shown on the stock plans originally filed are the only details thereon to be followed in the construction of the buildings. The permits are also issued subject to the following conditions:

1. The permit for the building to be erected on Welch Street is issued on the basis that it will be set further back from the street than the location in which it has been staked out.

2. The concrete piers supporting the building are to extend at least 4' below grade or to ledge if that is found at a lesser depth and are to have metal pins or dowels set in the tops of them over which the sills and girder may be anchored. The foundation of the chimney is also required to extend the same depth below grade.

3. The 6x8 sills and girder are to be set with the 8" dimension upright and floor timbers are to be supported on top of them. Sills and girder are required to be kept at least 6" above the grade at all points.

4. The 2x6 ceiling timbers are to be hung at the ridge, but since the span and spacing of these timbers is such as not to allow use of the attic space, provision of an additional hanger to the rafters halfway between the outside wall and the center of the building is not needed and hardly seems advisable. However, a scuttle should be provided to give access to this blind attic space in case of need.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/C

AP Wylie Street, Peaks Island-I
AP Welch Street, Peaks Island-I
Put with file copy

May 15, 1950

Mr. Donald Crandall
Peaks Island
Maine

Copy to: Mr. A. V. Cozfort, Peaks Island, Maine

Dear Mr. Crandall:

A check of the applications and the plans filed with them for construction of two dwellings 24' x 26', one on Welch Street and the other on Wylie Street, Peaks Island, raises several questions as to compliance with Zoning Ordinance and Building Code requirements. As regards the location of the buildings on the lot, Zoning Ordinance requirements as to yard spaces apply as follows:

1. Welch Street Building:

A minimum distance of twenty feet is required between the side wall of the existing dwelling and the wall of the proposed dwelling at a point in line with the rear wall of the existing building. Since the wall of the proposed building nearest Welch Street is not to set parallel to the street, the walls of the new and existing buildings will not be parallel and hence care must be taken in locating the new building to place them the required distance apart.

2. Wylie Street Building.

Although not shown on the location plan which you filed here, there are according to the City Assessors' Plans several recorded lots into which the particular area in which this building is to be located is subdivided. As long as these lots are of record, it is necessary that the building be placed on the land so as to have the clearances specified by the Zoning Ordinance from all such lot lines, unless it is to be built across a lot line thus in effect wiping it out.

It seems clear that even though the building is to face the water, the front yard for zoning purposes must be taken on the side toward Wylie Street, this being a minimum setback from the Wylie Street line as specified by the Zoning Ordinance for a front yard distance in the Apartment House Zone where the property is located. On the same basis, a side yard distance of 10' is required between the wall of the building and the lot line towards Island Avenue, this line being at right angles to Wylie Street. A minimum distance of 30' is required between the wall of the proposed building and the existing dwelling in the rear. There is an indication in pencil on the location plan that this distance is to be 15', but as stated above the minimum required is 30' and it seems evident that more than this distance will be provided if the new building is placed only 5' from Wylie Street.

It is necessary that the line of Wylie Street, the lot lines and the location of the building be marked plainly on the ground for checking before determination can be made as to whether compliance with Zoning Ordinance requirements is to be provided. If you have no record as to the location of these lot lines, information may be secured from the Assessors' plans or we will be glad to show you what data we have on the subject. Likewise the location of the Welch Street building should be staked out on the ground so as to meet requirements for location and notification given this department for checking as soon as everything is in readiness.

An attempt to check the plans filed with the application against framing information on the application for permit and against Building Code requirements discloses the fact that apparently the proposed construction is to follow the plans only in the size and shape of the building and perhaps the layout of rooms shown thereon. This sets up an impossible

situation as far as determining what details of the plans are to be followed and what are not and creates conditions under which misunderstandings as to what is planned may arise. For this reason we shall need to have more definite information on which to issue permits for the construction of these buildings. All that is needed is a simple ground plan showing the size and location of sills and girder, size, span and spacing of floor joists and location of all concrete piers supporting the building.

Also needed is a section through the building showing how the floor timbers are to be supported on the sills and girder and the size and spacing of ceiling timbers and rafters as well as how the ceiling timbers are to be supported at the center of the building. In this connection, unless the pitch of the roof is to be more than the 4" in 12" given in the application and not less than 7" in 12", the 2x6 rafters 24" on centers will not figure out.

This information should be drawn on thin paper from which a blueprint can be made and the print filed here for checking and approval In this way you will have the tracing or another print for a record of what you have filed and of the basis on which the permit is issued. If this information so furnished also includes a room layout plan we shall not need the plans already filed and you may have them back.

We shall be unable to issue permits for either of these buildings until information has been furnished to show compliance with Building Code requirements and until checking of locations staked out on the ground have shown compliance with Zoning Ordinance requirements.

Very truly yours,

Warren McDonald
Inspector of Buildings.

AJ'G

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for dwelling houses

at Island Avenue, Peaks Island Date 5/9/50

1. In whose name is the title of the property now recorded? A. V. Comfort

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, andhow? fence, Welch St., and water

3. Is the outline of the proposed work now staked out upon the ground? Yes. If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?

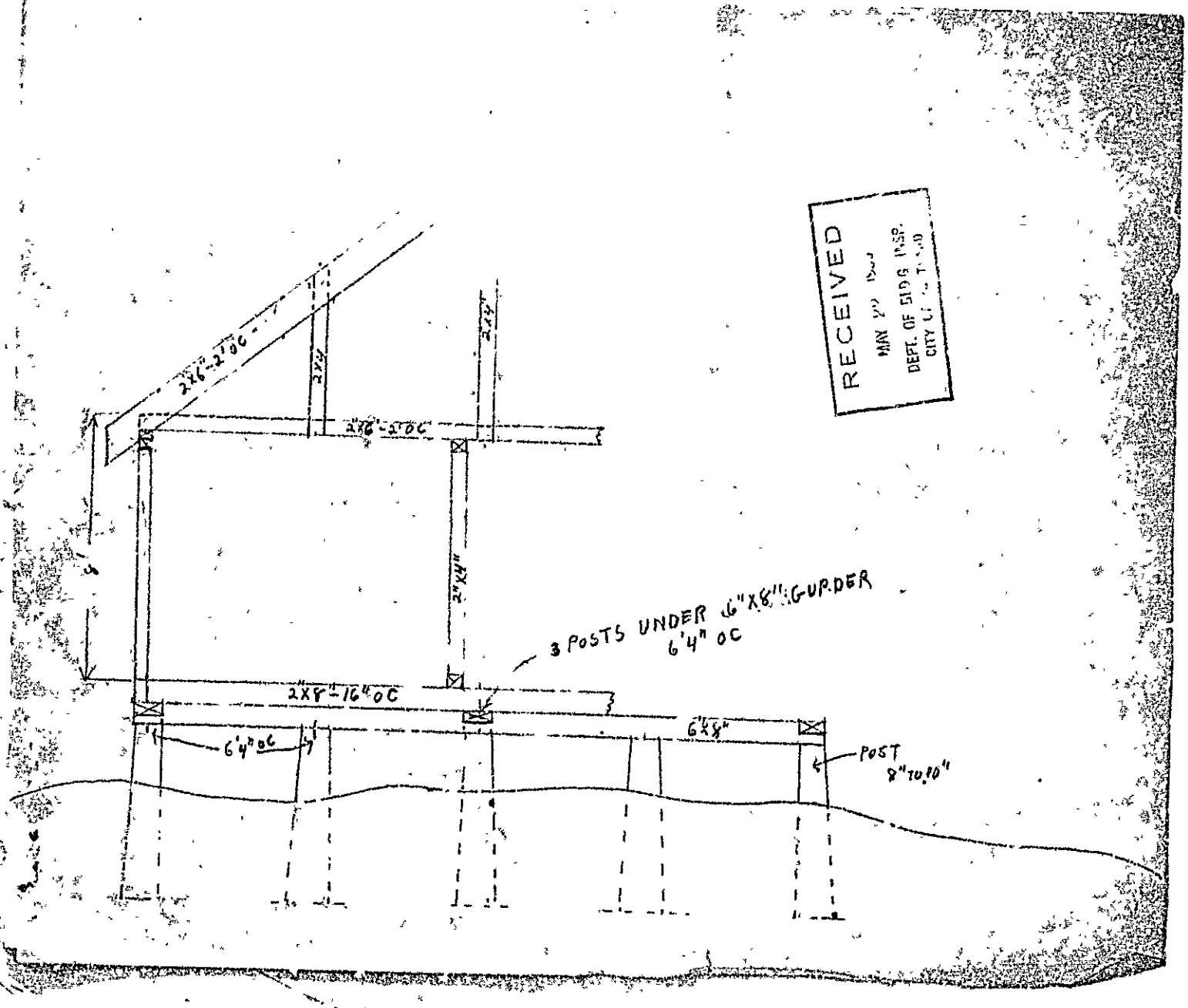
4. What is to be maximum projection or overhang of eaves or drip?

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes

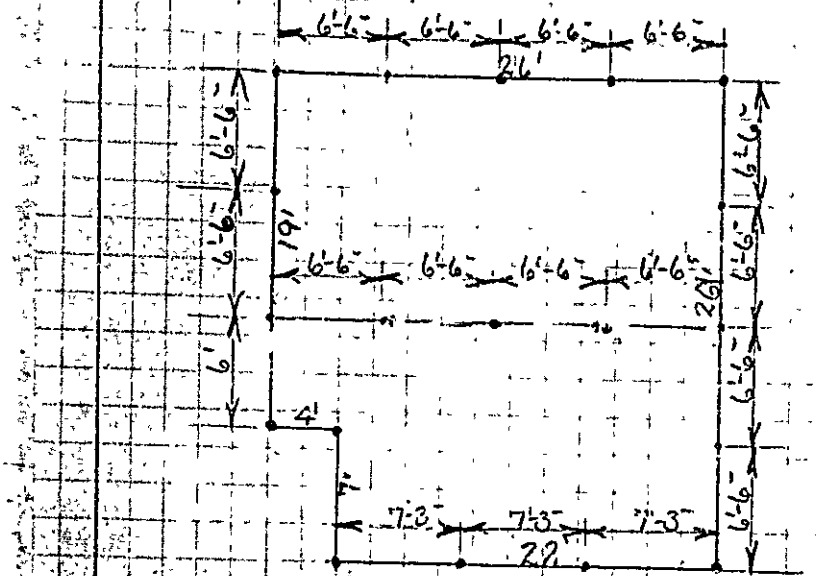
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before th anges are made? yes

Donald Cromwell



RECEIVED
MAY
DEPT. OF BLDG INSP.
CITY

Rear Dwelling for A. V. Comfort, Peaks Island, Maine
5/15/50



SILL - 6 X 8 dressed hemlock - 7.0' span = 5401#

6.5 X 7.00 X 45 = 2048#
8 X 7.00 X 15 = 840#
13 X 7.00 X 30 = 2730#
5618#

O.K., Gut roof which has ridge upon 4" pitch is in 12"

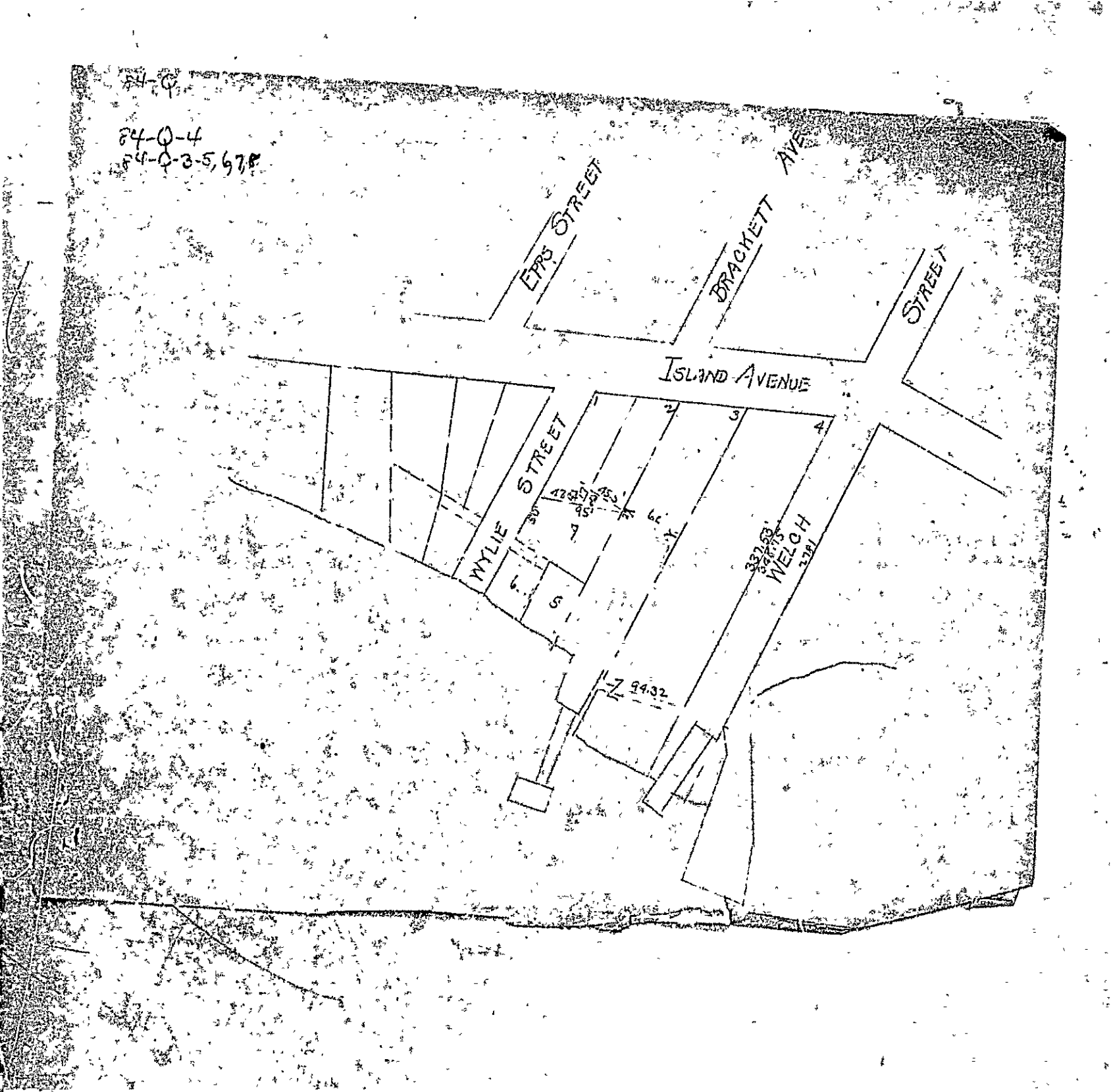
GIRDER - 6x8 dressed hemlock - 6'-6" span = 5852#

13 X 6.5 X 37 = 3127#
13 X 6.5 X 20 = 1690
8 X 6.5 X 18 = 918#
5735# - O.K.

54-Q

54-Q-4

54-Q-3-5, 6, 7, 8



AP Wylie Street, Peaks Island-I
AP Welch Street, Peaks Island-I

Return with file copy

May 15, 1950

Copy to: Mr. A. V. Comfort, Peaks Island, Maine

Mr. Donald Crandall
Peaks Island
Maine

Dear Mr. Crandall:

A check of the applications and the plans filed with them for construction of two dwellings 26' x 26', one on Welch Street and the other on Wylie Street, Peaks Island, raises several questions as to compliance with Zoning Ordinance and Building Code requirements. As regards the location of the buildings on the lot, Zoning Ordinance requirements as to yard spaces apply as follows:

1. Welch Street Building:

A minimum distance of twenty feet is required between the side wall of the existing dwelling and the wall of the proposed dwelling at a point in line with the rear wall of the existing building. Since the wall of the proposed building nearest Welch Street is not to set parallel to the street, the walls of the new and existing buildings will not be parallel and hence care must be taken in locating the new building to place them the required distance apart.

2. Wylie Street Building:

Although not shown on the location plan which you filed here, there are according to the City Assessors' Plans several recorded lots into which the particular area in which this building is to be located is subdivided. As long as these lot lines of record, it is necessary that the building be placed on the land so as to have the clearances specified by the Zoning Ordinance from all such lot lines, unless it is to be built across a lot line thus in effect wiping it out.

It seems clear that even though the building is to face the water, the front yard for zoning purposes must be taken on the side toward Wylie Street, this being a minimum setback from the Wylie Street line as specified by the Zoning Ordinance for a front yard distance in the Apartment House Zone where the property is located. On the same basis, a side yard distance of 10' is required between the wall of the building and the lot line towards Island Avenue, this line being at right angles to Wylie Street. A minimum distance of 30' is required between the wall of the proposed building and the existing dwelling in the rear. There is an indication in pencil on the location plan that this distance is to be 15', but as stated above the minimum required is 30' and it seems evident that more than this distance will be provided if the new building is placed only 5' from Wylie Street.

It is necessary that the line of Wylie Street, the lot lines and the location of the building be marked plainly on the ground for checking before determination can be made as to whether compliance with Zoning Ordinance requirements is to be provided. If you have no record as to the location of these lot lines, information may be secured from the Assessors' plans or we will be glad to show you what data we have on the subject. Likewise the location of the Welch Street building should be staked out on the ground so as to meet requirements for location and notification given this department for checking as soon as everything is in readiness.

An attempt to check the plans filed with the application against framing information on the application for permit and against Building Code requirements discloses the fact that apparently the proposed construction is to follow the plans only in the size and shape of the building and perhaps the layout of rooms shown thereon. This sets up an impossible

situation as far as determining what details of the plans are to be followed and what are not and creates conditions under which misunderstandings as to what is planned may arise. For this reason we shall need to have more definite information on which to issue permits for the construction on these buildings. All that is needed is a simple ground plan showing the size and location of sills and girder, size, span and spacing of floor joists and location of all concrete piers supporting the building.

Also needed is a section through the building showing how the floor timbers are to be supported on the sills and girder and the size and spacing of ceiling timbers and rafters as well as how the ceiling timbers are to be supported at the center of the building. In this connection, unless the pitch of the roof is to be more than the 4" in 12" given in the application and not less than 7" in 12", the 2x6 rafters 24" on centers will not figure out.

This information should be drawn on thin paper from which a blueprint can be made and the print filed here for checking and approval. In this way you will have the tracing or another print for a record of what you have filed and of the basis on which the permit is issued. If this information so furnished also includes a room layout plan, we shall not need the plans already filed and you may have them back.

We shall be unable to issue permits for either of these buildings until information has been furnished to show compliance with Building Code requirements and until checking of locations staked out on the ground have shown compliance with Zoning Ordinance requirements.

Very truly yours,

Warren McDonald
Inspector of Buildings.

AJS/C

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
01645
OCT 6 1949
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, October 5, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Welch St., Peaks Island 94-Q 4 Within Fire Limits? _____ Dist. No. _____

Owner's name and address A. Comfort, Malden, Mass. for Solemen Telephone _____
FORMER OWNER - Angel

Lessee's name and address _____ Telephone _____

Contractor's name and address George Keening, Willow St., Peaks Island Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building Dwelling No. families 1

Last use " No. families 1

Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 50. Fee $ .50

General Description of New Work

To construct outside chimney on the side of dwelling.

The brickwork of the chimney is to be corbelled so as to pass through the outside wall of the building at the point where the smoke pipe enters so as to obviate the need of carrying the smokepipe through the outside wall.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. ***PERMIT TO BE ISSUED TO*** George Keening

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
at least 5' below grade to clay

Material of foundation Concrete Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys will be 2 Material of chimneys brick of lining tile Kind of heat stove fuel _____

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

A. Comfort

APPROVED:

Signature of owner By: A. Comfort

INSPECTION COPY

Permit No. 49/1645

Location 9 Shelden Ct Glen Cove

Owner R. Cymbrak

Date of permit 10/6/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

INSPECTION NOT COMPLETED

(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Permit No. _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, July 3, 1944

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

8-4-44

Location Island Avenue, Peaks Island

Owner's or Lessee's name and address Charles Tolford Within Fire Limits? no Dist. No. _____

Contractor's name and address James T. Poulos, Peaks Island Telephone _____

Architect _____ Telephone _____

Proposed use of building restaurant Plans filed no No. of sheets _____

Other buildings on same lot _____ No. families _____

Estimated cost $ 250. INSPECTION NOT COMPLETED Fee $ .50

Description of Present Building to be Altered

Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____

Last use Restaurant No. families _____

General Description of New Work

To provide concrete surface on floors of both toilets, vestibule and kitchen

The concrete surfacing is to be no less than two inches thick at any point, is to be pitched properly to the floor drain, if any, is to be reinforced with suitable wire mesh embedded in concrete, is to be extended up the surface of walls and partitions at least four inches above the surface of the floor at the wall or partition and a curved or other shaped surface provided for sanitary reasons where the horizontal surface joins the vertical surface. Before concrete is placed, suitable waterproof felt is to be laid on the floor surface to be covered. In event the additional weight of concrete would overload present floor framing and supports according to Building Code standards, this floor framing and supports will be permanently strengthened accordingly.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by the heating contractor.

EXTINGUISHMENT OF OCCUPANCY REQUIREMENT IS WAIVED
OCCUPATION BEFORE LATHING OR CASING-IN IS WAIVED

Details of New Work

Is any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Pitch per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ Kind of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of owner By: Charles Tolford

DUPLICATION COPY Rec'd from Health Dept. 7-5-44

Permit No.

Location

Owner

Date of permit

Notif closing-in

Insp closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

INSPECTION NOT COMPLETED

PERMIT CHECKING DATA

Date 7/13/44

Location Oakland Ave Cor Wallace Park

1. Hold for more information ✓
2. Incomplete plans. See remarks
3. See notes on inspection copy
4. See notes attached ✓
5. O.K. to issue with letter
6. O.K. to issue with memo
7. O.K. to issue
8. 7/14/44. Held until Mr Perdue
9. Calls. C C
10. 7/24/44. Mr Burton, Mus-ical copy. and 42/645 Joint. ote. over.

7/27/44. Mr Buntings returned dated and signed copy. Has not heard from Mr Poulos.

Am. my last talk with Mr. Poulos he had last decided to reduce the size of his kitchen thereby reducing his alteration costs. I am to await his word from him or until he brought in a new sketch layout.

ajg

Location Cleland Blvd. Ext.

Date 8/26/44

Permit ✓
Inquiry
Complaint

Side of girder under-
built & spacing of
restaurant girder. This
is probably the cause
as my last talk 7/11/44
with him at that
time he decided to
cut down the amt of
the bracket & lessen
the amount of reinforcing
a 4"x6" dressed hemlock
with posts on 5' centers
would be O.K. Type
capacity to given. Then
an several bottles and
capacity could be. as
60. Swing doors
hardware and lights
should be given.

Hold, See Letter

8/27/44

9/5/44 Mr. Powers with
approved plans picked up Field
letter and Field

Rept. 5030D-I

August 28, 1944

Mr. James T. Poulos,
Peaks Island, Maine

Subject: Insufficient information to show compliance with Building Code in connection with application for building permit to construct concrete surfacing on kitchen and toilet room floors of restaurant to be operated by James T. Poulos on Island Ave., Peaks Island

Dear Sir:

Our inspector says that the floor of the kitchen at least must be strengthened before the concrete surface is applied, and you have shown no information whatever neither as to the existing framing under the kitchen and toilet rooms and vestibules or what you propose in the way of strengthening these floors to take the additional load of the concrete.

Before I can issue this permit for the work which I understand is being required by the Health Officer, you must employ a competent designer to show on a plan the framing of the floors as at present, to figure out whether or not they are strong enough to take the rated load of 75 pounds per square foot live load plus the dead load and the additional load of no less than 25 pounds per square foot of the concrete covering; if not to design permanent strengthening so that the floors will safely support those loads according to Building Code standards. Your designer and plan maker should also indicate the details by cross sections and otherwise of the concrete surfacing, sanitary base, etc.

For his and your guidance there is enclosed a circular letter as to minimum requirements for such concrete surfacing. The one who makes your plan should not rely upon this letter to show the details but should show them on the plan. When the plan has been finished, have a blueprint made and file the blueprint with the application for the permit with all of the information on it printed from the original.

Very truly yours,

Inspector of Buildings

MacD/H
CC: Dr. T. B. Burroughs,
Health Officer

James F. Cooley - Restaurant — Island Fire Co. Walnut — 7-11-44

Alteration Consist Flour Kitchen as Noted — Original Bldg. 36/1077 — $16.

The kitchen floor framing is 2"x10" - 16" o.c. 12½ x plan

Ind. Code 2x10 dwnd. 24.0 x 1107 = 26640 x 5/8 / 1376 = 5376 / 39 = 1376

1376 / 1.5x13 = 70#

This application has been held up pending a final settlement as to the kitchen floor after checking this against the original plans and verifying it as adequate for a live load of 70#. The floor drawings do not show the openings made in the wall as a considerable number of changes have been made. All will need floor plans showing the framing of the floor that will be removed as a result of the openings. Should be supported by a double header at the openings. Should be supported by a double header at the openings. The only consideration that prevents the issuance of the permit is the fact that the Health Officer has not approved the floor plans.

7/14/44 Mr. Cooley in Health Dept. requires consultation on kitchen & dining room as restaurant is now closed & there is not license in present use. New license can only be granted with this feature being taken care of as a new restaurant. Mr. Cooley will contact Health Officer & will make application for new license. This permit can be issued today with understanding that no more kitchen openings will be made.

Assume a 15 grade with 3x plates @ 2' = 4 x 8 plates = 33.9 sheets

$\frac{15 \times 7 \times 110}{8} = \frac{9 \times 30 \times 7.5}{8} = 28.675$

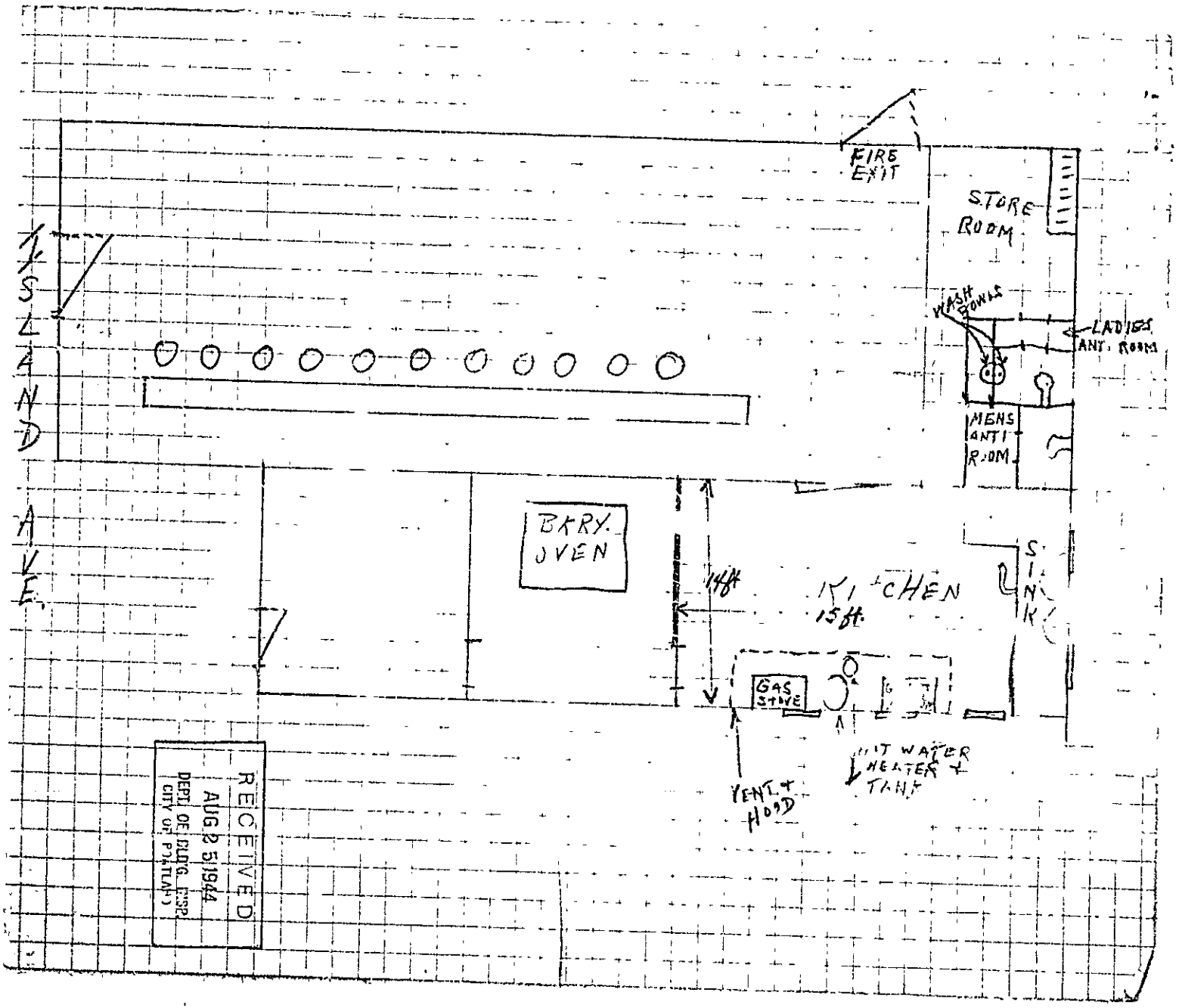
315
110
350
350
1060
71
1925
2692.5

$\frac{1925}{2} = 962.5 \quad 962.5 + 1562.5 = 2525$ lbs

$\frac{2525}{8} = 315$

Install the trusses either 24" on center or 16" on center with plywood sheathing on the flat roof areas and 1/2" plywood sheathing on the sloped roof areas.

Assume Purlins on gable ends and hip roofs with 4 x 8 double headed nails on 24" centers


FIRE EXIT
STORE ROOM
WASH BOWLS
LADIES ANT. ROOM
MENS ANTI ROOM
ISLAND AVE.
BKRY. OVEN
14ft
15ft
KITCHEN
SINK
GAS STOVE
VENT & HOOD
HOT WATER HEATER TANK
RECEIVED
AUG 2 5 1944
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

B] LIMITED BUSINESS ZONE

PERMIT ISSUED

Permit No. 0756

JUN 4 1936

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, June 4, 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter in all the following building ~~structure~~ equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Cor. Island Ave. & Welch St. Ward Isl. 2 Within Fire Limits? no Dist. No.
Peaks Island

Owner's or ~~Lessee's~~ name and address The Maine Forty-four Corporation Telephone 2-6926
240 Brighton Ave.

Contractor's name and address Owner Telephone

Architect's name and address

Proposed use of building Stores No. families

Other buildings on same lot

Plans filed as part of this application? no No. of sheets

Estimated cost $ 100 Fee $ .50

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To excavate and cut opening for doorway on the Welch Street side of the brick underpinning and stone foundation of the former Peaks Island House property to construct one or more stores on the site of the former Peaks Island House.
This permit will be amended to include the full construction work as soon as the owner has full information at hand to determine the extent of the work

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front depth No. stories Height average grade to top of plate
Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot to be accommodated

Total number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

The Maine Forty-four Corporation

Signature of owner By Chas. Pinkham Treas.

INSPECTION COPY

Ward 2 Permit No. 36/756

Location Cor Island Ave + Hewlett St. (Peaks)

Owner The Maine Fruit Prod Co

Date of permit 6/14/26

Notif. closing-in

Inspn. closing-in

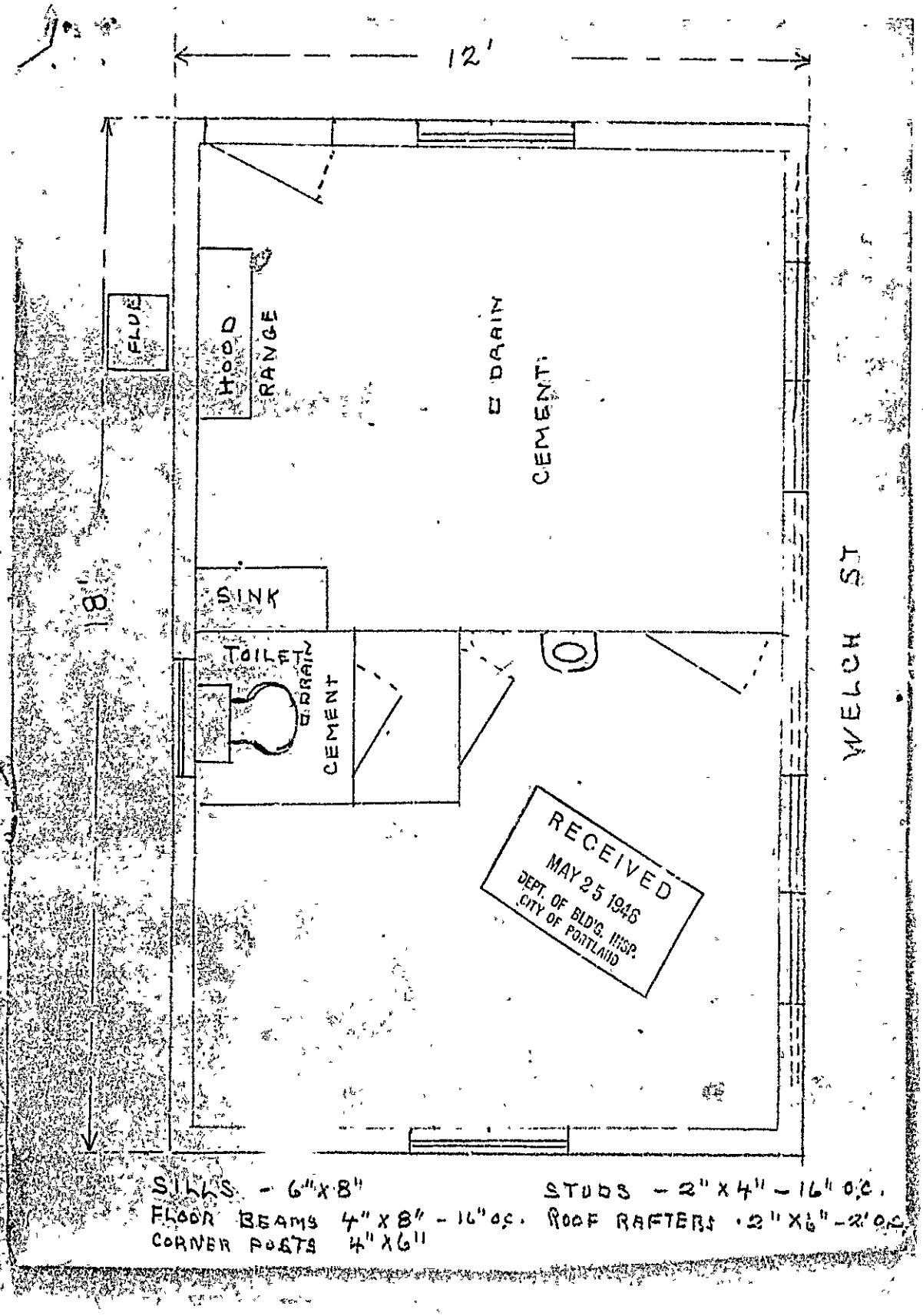
Final Notif.

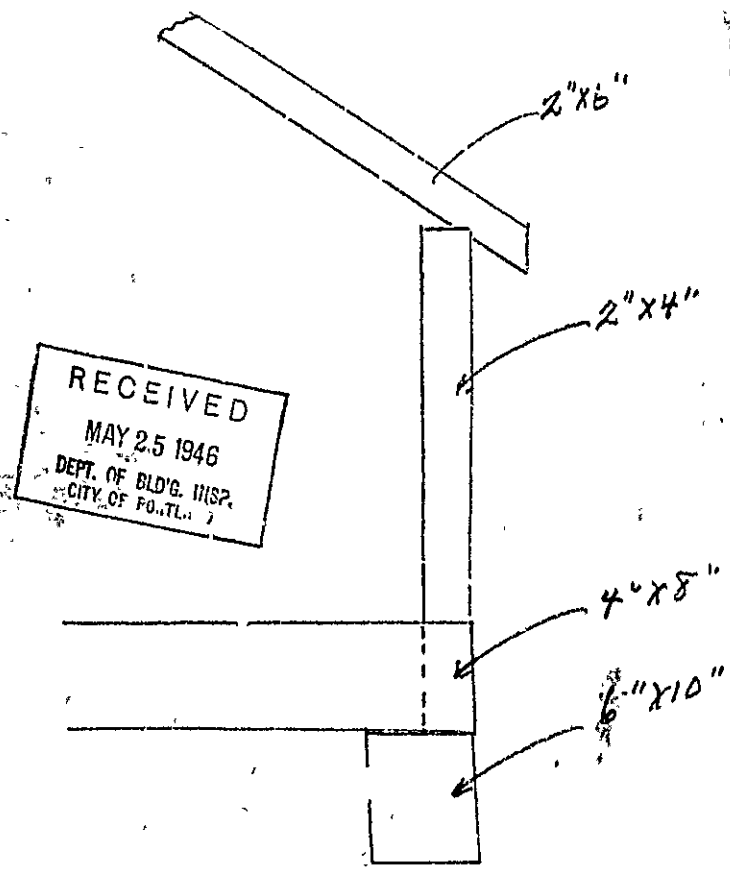
Final Inspn. 9/24/26 o.k.

Cert. of Occupancy issued None

Jan 6/14/91 NOTES

84
6
3-5-8


12'
18'
FLUE
HOOD
RANGE
SINK
TOILET
FLOOR DRAIN
CEMENT
FLOOR DRAIN
CEMENT
WELCH ST
RECEIVED
MAY 25 1946
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND
SILLS - 6"x8"
STUDS - 2"x4" - 16" o.c.
FLOOR BEAMS 4"x8" - 16" o.c.
ROOF RAFTERS - 2"x6" - 2' o.c.
CORNER POSTS 4"x6"



RECEIVED
MAY 25 1946
DEPT. OF BLD'G. INSP.
CITY OF PO.TL.

Temporary Lease U. States
J. W. Angell, Juneau Peaks Islands
Block of ground (white paper marked) filed May 25 46

Welch Sta. Peaks
Returns Wharf & Islands Inc
5-27-46 26

Jone - O.K.

Location as per plan O.K. Shore road runs tight & could not establish a definite street line. The Pilot Wharf has no given street line. Location was gone over with Mr Angell at the time of application. Hardly seems necessary to make special trip for this temporary building.

Requires approval of Municipal officials for the temporary use as temporary due to the ground to get materials. Sec. 307 c 2 Pg 97 - Spoke to Mr Angell & understood he intended to use mud sills which are O.K. The information on plan and application varies. Application calls for cedar piles, on plan gives 6" x 6" sill, other one 6x10" All sizes given should agree.

Floor given as 4"x2"-16" o.c. 12' span good for $\frac{2074}{1.33 \times 12} = 130$ #'s O.K.

Pile one mid-way at Islands Inc and Wharf Ends with roof pitching towards street.

Section given shows no gutter and no means of drainage has been mentioned. Also during rainy weather there will be a constant dripping water from roof as stated to be over 8'. This might bring up the question of some sort of gutter which could be more easily planned in connection with latter.

For this type of building no plot plan is shown for either roof or plot.

Separate permit required for garage.

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Hot Dog & Plum Cake Stand

at Walsh St. Park Oakland. Date May 25-46.

1. In whose name is the title of the property now recorded? Granville W. Aygell

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? by Stakes.

3. Is the outline of the proposed work now staked out upon the ground? Yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?

4. What is to be maximum projection or overhang of eaves or drip? 8 in.

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? Yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? Yes

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? Yes

Granville W. Aygell

AH
SS
RAT
PH
AJS
HL
BS

AP Welch St., Peaks Island
(C. W. Angell)-I

May 31, 1946

Mr. C. W. Angell
Welch Street
Peaks Island, Maine

Subject: Building permit for construction of one-story building, 12' x 18', to be used for lunch counter service to the public without the public entering the building

Dear Sir:

Being aware of your need to get this building started immediately, though application and plan does not show complete compliance with the Zoning Law or the Building Code, I am issuing the permit herewith, subject to the following:

1. The location blueprint shows the building next to the proposed site toward the water front to be a "house" which, I presume, means a dwelling. The figures marked on in crayon indicating the location of the proposed building show either 7' or 9' (the figure being indistinct) as being proposed between the house and the proposed building. If this existing building is really a dwelling, then the open space between the two buildings should be no less than 10' under the Zoning Ordinance in the Limited Business Zone where the property is located. Therefore the permit is issued based on locating the proposed building at least 10' from the building marked "House".

2. Information on application and on sketches is somewhat at variance. Application indicates the proposal to use cedar posts for foundations while you have stated your desire to use substantial "mud sills" to keep the main sills of the building up off of the ground. The latter are allowable under Sec. 306a2.1 of the Building Code in such buildings if the building is not to be used as a habitation, for assemblage or for use of the general public directly or indirectly. If you have decided to use cedar posts, then they should extend at least four feet below the finished surface of the ground or to solid ledge if ledge is encountered at a less dept and should be spaced so that the sill acting as a beam would not be overloaded in supporting both the floor load of the building, and the live and dead loads of exterior walls and roof. Incidentally one plan shows the sills to be 6x8 and the other shows them to be 6x10. Whichever you use, I suppose you will set the larger cross-sectional dimension upright.

3. The cross-section shows no ties across the building from plate to plate. I presume that you are aware that no less than double 2x4 plate is required at the top of the exterior wall to bear the rafters and there ought to be substantial collar beams across from plate to plate to offset the spreading action of the rafters.

4. Nothing is shown as to headers over windows. Over ordinary windows like that in the toilet room, the header should be no less than doubled 2x4 and over wider windows headers of appropriate larger size to carry the loads coming upon them should be used. In either case a short 2x4 stud is required under each end of each header. Studs and corner posts are required to go clear down to a good bearing on the tops of the sills.

5. The floor joists are unusually heavy, and I note that you propose a concrete floor surface in the kitchen with floor drain, presumably at the direction of the Health Department. Note that the concrete slab should be no less than two inches thick at the thinnest point (presumably at the floor drain), that suitable waterproofing felt is required on the wooden floor sheathing before the concrete is applied, that suitable wire mesh or equivalent reinforcing is required in the concrete, and

May 31, 1946

that the base around kitchen and toilet room is required to be of material similar to the floor covering, extending at least four inches above the surface of the floor and having a "cove" or similar rounded surface where the concrete base meets the concrete floor slab.

6. Apperently the roof is to be pitched toward Welch Street and the windows through which service is to be given to the public would be directly beneath the "drip" from the roof. No doubt you will want to correct this unpleasant situation with some type of gutter, taking note that it is not allowable to drain the water from the roof in any way upon the public sidewalk or so as to do damage to the foundation of any building.

7. The proposed outside masonry chimney is required to have a foundation of masonry at least four feet below the surface of the ground or to solid ledge if ledge is encountered at a less depth than four feet, and this chimney is required to have its masonry corbelled in through the outside wall of the building for the smoke-or vent pipe connection thus obviating the situation whereby the smokepipe would pass through the frame wall of the building.

8. A separate permit from this department is required to cover installation of the range and application for that permit is to be made by and the permit is issuable only to the actual installer. I understand that an oil burning range is to be used and that there is always to be someone in the kitchen when the range is in operation thus eliminating the requirements for having a labelled oil burner.

9. A fire protective hood is required over the range as shown on the sketch to project at least six inches beyond the edge of the range all around and to be suitably vented by means of an incombustible duct to the outside air in some manner approved by the Health Department. It is not allowable to connect the open vent of the range hood to the same flue to which the smokepipe is connected.

10. Before the building is actually put into use for the purpose intended, a certificate of occupancy is required from this department, and notice of readiness for final inspection should be made when all features controlled by the Building Code have been finished.

Very truly yours,

Inspector of Buildings

TLCD/S

LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. 00986

MAY 31 1946

Class of Build... Type of Structure Third Class

Portland, Maine, May 25, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a per... to erect alter/extend the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Welch Street, Peaks Island Within Fire Limits? no Dist. No.

Owner's or Lessee's name and address G. W. Angell, Welch St., Peaks Island Telephone

Contractor's name and address not let Telephone

Architect Plans filed yes No. of sheets 2

Proposed use of building Restaurant No. families

Other buildings on same lot

Estimated cost $ 800. Fee $ 2.00

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

Health ... to Health Officer and thus ...

To construct 1 story frame building 12'x18'

Public not to enter this building - to be counter service.

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? yes

Is any electrical work involved in this work? yes Height average grade to top of plate 8'

Size, front 12" depth 18' No. stories 1 Height average grade to highest point of roof 16'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation cedar posts Thickness bottom cellar

Material of underpinning Height Thickness

Kind of roof pitch-gable Rise per foot 4"10" Roof covering asphalt roofing Class C Und. Lab.

No. of chimneys 1 Material of chimneys brick of lining tile

Kind of heat Type of fuel Is gas fitting involved?

Framing lumber—Kind hemlock Dressed or full size? dressed

Corner posts 4x6 Sills 6x8 Girt or ledger board? 8" upright Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters:	1st floor 4x8	2nd 2x6	3rd	roof 2x6
On centers:	1st floor 16"	2nd 16"	3rd	roof 24"
Maximum span:	1st floor	2nd	3rd	roof 6'

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot to be accommodated

Total number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Granville W. Angell

ORIGINAL

Permit No. 46/986

Location Welch St Peaks Isl

Owner G. W. Aspell

Date of permit 5/31/46

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Office Work not started 7/11/46 Expires 11/31/46

New Building - Restaurant

George M. Angell, owner Peaks Island

Welch St. between Casco Bay Whse. and Island Ave.

5-20-46.

(1)

Showed tracing of survey that Mr Angell brought in after he was told by Mr McDonald that a plan would be required. He submitted the plan O.K.'d before printing. We had no location plan and the general plan (practically same as finally filed) meant little. I told him in order to help us and him the service we would like to (and that he undoubtedly expects) that the plan would have to show considerable more detail than was shown. I went over this with him at the time. He filed his application and the attached plans later. Mr Telford saw the plans.

Tried to check the location on street line of Welch St. although offset is not certain enough. Public Works to give us this at once. Mr Angell's plan shows building 3' back of street line but has staked it on out at 4' back to the street line, and shows the front door as per plans to swing over public street.

Sect. 206	Sect. 212
a-b-c-d-O.K.	a-b-c-d-O.K.
e-O.K.	e-N.B. Hand rails for 30 capacity, figure actually 45 (6 risers to a flight). The egress units will not change, but our records should be made correct.
	1.2 Size of front door given as 2'-0" required to be 3' wide. Other two doors (and means of egress) scale 2'-6" should be noted 3' wide.
	1.3 Two means of egress O.K. but better arrangement than through kitchen should be worked out.
	2.5 Type of hardware for front and rear doors not marked, suitable locks required.
	4.1 Exit signs required, not shown.

New Building - Restaurant — Welch St. Reads. ②

5-20-46 JG

Sect. 206	Sect 212
f - O.K.	f - O.K.
g - O.K.	g - O.K.
h - Plan shows no heat, application calls for steam with oil.	h - Same as 212.h
i - O.K.	i - O.K.
J - O.K.	J - O.K.

Construction

Plan 4 @ 19'-6" span 18" O.C. 2379#
10.5 × 1.5 × 80 = 1260#
10.5 × 1.5 × 105 = 1659# (concrete floor) O.K.

Cont. girder 6 × 8 on 6' span 6805#
12 × 6 × 80 = 5760# O.K.
Taking actual unsupported span under kitchen floor concrete 6 × 8 on 5' span 7562#
10.5 × 5 × 2 × 105 = 5512.5# O.K.

Prop 2 × 6 on 12' span 24" O.C. 524#
12 × 2 × 30 = 720# (No ceiling) N.C.

Application calls for 2" × 8" - 16" O.C. second floor. This probably means ceiling joists from roof. A 24' span for 2 × 6 is out of question and also the maximum span for 2 × 8 has been shown.

15'	18.5'	10.5'
10.5'	1.5'	1.20
790	19.5	2160
15'	5.5	105
10.5'	107	12660#
1659#		

4.80	
1.2	
960	
480	
5760	

5.25	
1.05	
2.625	
5.25	
5512.5	

Misc.

Application calls for section 8' × 10' to be excavated, but dimensions shown on plans. Plan should show this section and heater.

Counters and stools are not to scale, if they were they would not allow proper clearance between stool and booth as a means of egress.

Range, hood and ventilation not shown. These features should be worked out and added to plan.

Although not shown, plan calls for sill to be 6" above grade then is some elevation and difference grade should be given to see how many steps if any will be needed.

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for RESTAURANT

at PEAK ISLAND Date MAY 16.

1. In whose name is the title of the property now recorded? GRANVILLE W. ANGELL

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how?

3. Is the outline of the proposed work now staked out upon the ground? YES If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?

4. What is to be maximum projection or overhang of eaves or drip? 6 IN

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? YES

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? YES

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? YES

Granville W. Angell.

(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, May 16, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ build the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Welch Street, Peaks Island Within Fire Limits? no Dist. No. _____

Owner's or ~~Lessee's~~ name and address G. W. Angell, Peaks Island Telephone _____

Contractor's name and address not let Telephone _____

Architect Charles Tolford, Welch St., Peaks Island Plans filed yes No. of sheets 1

Proposed use of building Restaurant No. families _____

Other buildings on same lot _____

Estimated cost $ 1600. Fee $ 2.50

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Last use _____ No. families _____

General Description of New Work

To construct 1 story frame building 24'x30'.

Large front windows to be 3'x5' - 4x8 header.

Health Notices to
Health Officer and thus

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? yes

Is any electrical work involved in this work? yes Height average grade to top of plate 8'

Size, front 24' depth 30' No. stories 1 Height average grade to highest point of roof 16'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation concrete trench wall at least 4' below grade or to ledge thickness, top 12" bottom 12" cellar yes - 8x10 portion of bldg

Material of underpinning " to sill Height _____ Thickness _____

Kind of roof pitch-gable Rise per foot 4" Roof covering asphalt roofing Class C Und. Lab.

No. of chimneys 1 Material of chimneys brick Material of lining tile

Kind of heat steam Type of fuel oil Is gas fitting involved? _____

Framing lumber—Kind spruce Dressed or full size? dressed

Corner posts 4x8 Sills 4x8 Girt or ledger board? _____ Size _____

Material columns under girders concrete piers Size _____ Max. on centers 6'

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 4x8, 2nd 2x8, 3rd _____, roof 2x6

On centers: 1st floor 18", 2nd 16", 3rd _____, roof 24"

Maximum span: 1st floor 12', 2nd _____, 3rd _____, roof 12'

6x8 thru center for girder

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will removal or disturbing of any shade tree on a public street? no

I agree that the above work a person competent to see that the State and City requirements pertaining thereto

Signature of owner G. W. Angell

Permit No 146/

Location Welch St. Penns Sd.

Owner G. V. Angell

Date of permit 5/ 146

Notif. closing-in

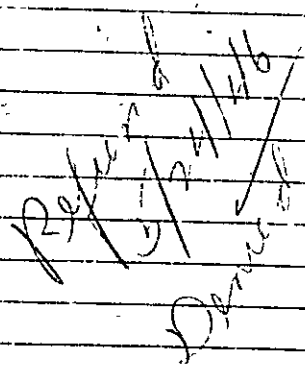
Inspn. closing-in

Final Notif. 54

Final Inspn. 9

Cert. of Occupancy issued 2 - 8

NOTES



Memorandum from Department of Building Inspection, Portland, Maine

Welch St., Corner Island Ave., Peaks Island— Alterations in restaurant by and for lessee, E. B. Valley——2/9/46

To Owner and Lessee:

CC Mr. Charles Tolford, Coyle St.

My joint letter of March 6, 1945 to former lessee, J. P. Fahey, and the owner called attention, among other features to the requirement for "vestibule" locksets on main entrance door, the exit door toward Welch St. and the outside door from the new booth space toward Island Avenue; also that the door shown from new booth space toward the rear of the restaurant should have merely a latch set without dead bolt. A vestibule lockset is one so arranged that a person on the inside can always open the door quickly merely by turning the usual knob or pressing on the usual thumb latch, without requiring a key or any special knowledge. An ordinary lockset can sometimes be made into this type by removing the dead bolt, but of course the latch would then have to be controlled from the outside by a key for security purposes.

It is necessary that this hardware be taken care of without delay to avoid interference with operation under the victualer's license

(*Signed*) Warren McDonald
Inspector of Buildings

(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
001855
FEB 20 1946

Class of Building or Type of Structure Third Class

Portland, Maine, January 21, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter remove demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Welch Street, corner Island Ave., Peaks Isl. Within Fire Limits? no Dist. No.

Owner's name and address Charles Tolford, Welch St., Peaks Island Telephone

Lessee's name and address Elmin B. Valley, Welch Street, Peaks Island Telephone 8093

Contractor's name and address owner Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building Fruit Store and restaurant No. families

Last use " " No. families 84-0-4

Material frame No. stories 1 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 25. CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED Fee $ .25

General Description of New Work

To provide concrete floor in kitchen. The concrete surfacing is to be no less than two inches thick at any point, is to be pitched properly to the floor drain, if any, : to be reinforced with suitable wire mesh embedded in concrete, is to be extended up the surface of the walls and partitions at least four inches above the surface of the floor at the wall or partition and a curved or other shaped surface provided for sanitary reasons where the horizontal surface joins the vertical surface. Before concrete is placed, suitable waterproof felt is to be laid on the floor surface to be covered. In event the additional weight of concrete would overload present floor framing and supports according to Building Code standards, this floor framing and supports will be permanently strengthened accordingly. It is understood that Health Department stipulates also that concrete is to be waterproofed with acceptable integral waterproofing, and that surface be painted with waterproof paint especially prepared for concrete, preferably of dark red color.

Existing floor framing - 2x8" joists, 18" O.C., 2' span. Permit Issued with Memo 9'x12' Floor area to be covered 8'x10'.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Sent to Health Dept. 1/21/46

Rec'd from Health Dept. 1/24/46

(INSPECTION NOT COMPLETE)

Details of New Work

Is any plumbing work involved in this work? no Is any electrical work involved in this work? no

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:
Chas. D. Jones, M.D.
Wm. B. Bentley
C. J. Sweetser

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Charles Tolford

Signature of owner By: Elmin B. Valley

INSPECTION COPY

Permit No. 46/185

Location Mulch St, Pecks Rd.

Owner Elwin B. Valley

Date of permit 12/11/46

Notif. closing-in

Inspn. closing-in

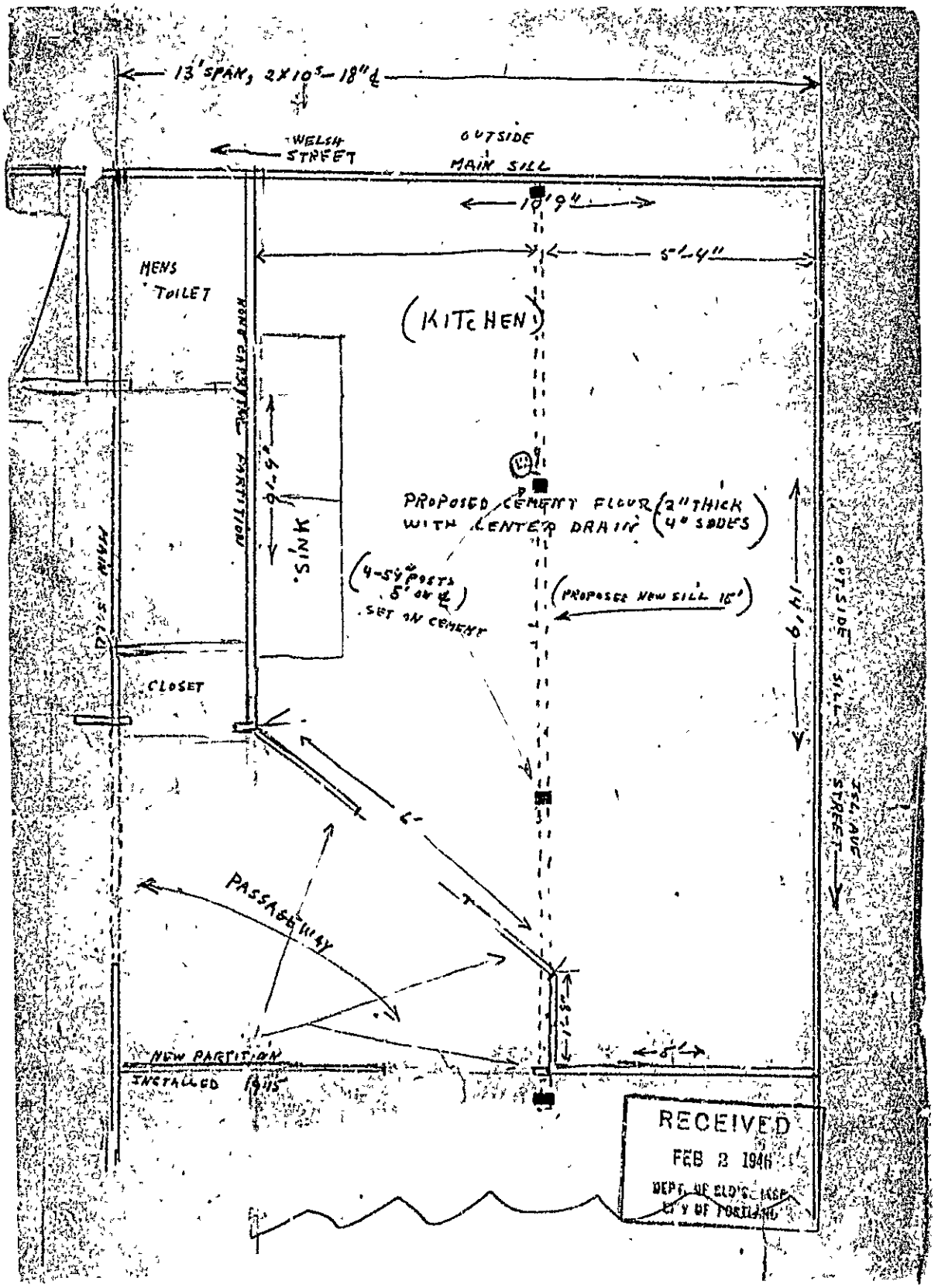
Final Notif.

Final Inspn

Cert. of Occupancy issued

NOTES

INSPECTION NOT COMPLETED


13' SPAN, 2X10's - 18" ℄
WELSH STREET
OUTSIDE MAIN SILL
10'9"
5'-4"
MENS TOILET
(KITCHEN)
NEW PARTITION
9'-9"
SINK
PROPOSED CEMENT FLOOR (2" THICK WITH CENTER DRAIN (4" SIDES)
(4-5½" POSTS 5' ON ℄ SET IN CEMENT)
(PROPOSED NEW SILL 16')
6'-11"
OUTSIDE SILL
ISLAND AVE STREET
CLOSET
6'-
PASSAGEWAY
1'-8"
5'-
NEW PARTITION INSTALLED 1915
RECEIVED
FEB 2 1946
DEPT. OF ELD'G INSP.
CITY OF PORTLAND

Attachment to Restaurant & Bowling
in City of Klamath Falls

Floor framing, under kitchen

2x8 - 18" O.C. in 12' span = 931
2x10 - 18" OC " 12' " = 1450
2x8 - 18" OC " 12' " = 839
2x10 - 18" " 13' " = 1379

12 x 1.5 x (75 + 75 + 8) = 1944
13 x 1.5 x 108 = 2106

Roof

12 x 8 x 83 + 6.5 x 8 x 25 = 7968 + 1300 = 9268

10 x 1 = 8' of span = 19,194

Wed. in Lt. Condition
Reads 1/25/46

108	162
18	13
864	486
108	162
1944	2106
96	
80	520
288	260
768	104
7968	13005

2-6-46.

Steel framing of kitchen floor as per plan of 2-2-46 attached.

Kitchen floor 2"x10" 18"O.C. and 5'-4" span

$\frac{1.5 \times 5.33 \times 108}{8} = \frac{863 \times 24}{8} = \frac{6924}{1197} = 6.3$ Per Lin. Ft.

Size of girder not given assume 6x8 ens 5 span

$\frac{25.62}{7 \times 5} = 1.216$ #ϕ OK

5.33
15
2665
533
79.95
108
639960
79950
8634600

7962 (-46
70
216
212

AP Welch St. Peaks Island-I

PH
AJS
HL
BS

January 26, 1946

Mr. Elwin B. Valley
Welch Street
Peaks Island, Maine

Subject: Application for building permit to cover alterations in restaurant at Welch Street, corner of Island Avenue, Peaks Island by way of providing concrete surface in kitchen

Dear Sir:

Our record of the framing of this floor, taken from the original plan shows it as 8x10 floor joists, 18 inches from center to center, on spans of 13 feet instead of 2x8, 18 inches from center to center on spans of 12 feet as indicated in your application.

Even though the framing is actually the stronger arrangement shown on the plan, it does not work out strong enough to support the added load of the concrete surface, which would be at least 25 pounds per square foot additional.

The Building Code designates a live load of at least 75 pounds per square foot for this floor and that taken with the present dead load and the proposed load of the concrete adds up to 108 pounds per square foot. It is necessary that you have some competent person make a fragmentary plan of the framing under the kitchen floor, including girder and sills as well as floor joists, also the posts or columns supporting the girder and sills and their location--then show on the plan proposed method of strengthening the floor joists to bring them up to the required strength. Indications of the strengthening method should show all sizes, spacing and material posts or piers, and the size and material of them.

Very truly yours,

Inspector of Buildings

WMcD/S

CC: Mr. Charles Tolford
Welch Street
Peaks Island, Maine

21 Island Ave. Cor. Welch St. Peaks. In connection with permit 45/25

permit 42/645 Restaurant & Small Bakery
John Toxiarchos

Following was not made satisfactory
this time for certificate of occupancy issued.

Side exit to Welch did not have platform
handrails, vestibule & heater outside light
as called for in letter June 13, 42. Several other
minor matters & arrangements have changed and
rearranged, so as to be obsolete now.

11'
9'
9"