

VETERAN STREET PEAKS ISLAND  
85-7-37



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 00193
ZONING LOCATION ..... PORTLAND, MAINE March 22, 1983

MAR 24 1983

CITY OF PORTLAND

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: 85-R-37 Veteran St., Peaks Island
1. Owner's name and address: Alice Rose - same
2. Lessee's name and address:
3. Contractor's name and address: Richard P. Caron - Ledgewood Dr., Eps. Isl

Proposed use of building: dwelling with sun deck - year round home
Last use:
Material: No. stories: Heat: Style of roof: Roofing:
Other buildings on same lot:
Estimated contractual cost \$: 1,700

FIELD INSPECTOR - Mr. @ 775-5451
Appeal Fees \$
Base Fee 20.00
Late Fee
TOTAL \$ 20.00

To construct 10' x 12' open sun deck on rear of dwelling as per plans, 1 sheet of plans, also to install door to replace window.

Stamp of Special Conditions

send permit to # 3 04108

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? no
Is any electrical work involved in this work? no
Is connection to be made to public sewer?
Has septic tank notice been sent?
Height average grade to top of plate
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 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 MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant: Richard Caron for Phone #
Type Name and Address: Alice Rose



FIELD INSPECTOR COPY APPLICANT'S COPY OFFICE FILE COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 24 1983

CITY of PORTLAND

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

B.O.C.A. TYPE OF CONSTRUCTION 00195

ZONING LOCATION R-3 PORTLAND, MAINE March 22, 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 85-E-37, Veteran St., Peaks Island

1. Owner's name and address Alice Rose - same Fire District #1 [ ] #2 [ ]

2. Lessee's name and address Telephone 766-3347

3. Contractor's name and address Richard P. Caron - Ledge Wood Rd., Peaks Isl Telephone 766-5084

Proposed use of building dwelling with sun deck - year round home No. of sheets

Last use No. families 1

Material No. stories Heat Style of roof No. families

Other buildings on same lot Roofing

Estimated contractual cost \$ 1,700

FIELD INSPECTOR - Mr. @ 775-5451

Appeal Fees \$
Base Fee 20.00
Late Fee
TOTAL \$ 20.00

To construct 10' x 12' open sun deck on rear of dwelling as per plans. 1 sheet of plans. also to install door to replace window.

Stamp of Special Conditions

send permit to # 3 04108

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? NO
Is connection to be made to public sewer?
Has septic tank notice been sent?
Height average grade to top of plate
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 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 partition) 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: OK M.G.C. 3/22/83

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 Richard P. Caron Phone # same

Type Name of above Alice Rose Richard P. Caron for [ ] [ ] [ ] [ ]

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

MA. Addato

NOTES

5-4-83 - Work complete  
as per plans and permit.  
P.K. *ca*

Permit No. 83/0195

Location

57-379 Williams St  
Dicks St

Owner

John Davis

Date of permit 5-22-83

Approved

3-21-83

Dwelling

Shed deck

Garage

Alteration

0214



(A) APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT

PERMIT ISSUED  
01547  
AUG 22 1951  
CITY OF PORTLAND

Class of Building or Type of Structure Third Class  
Portland, Maine, August 21, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alterations to the following building Peaks Island 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: 3-5-F-3

Location Veteran Street, Peaks Island Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address Mrs. W. W. Glass, Veteran Street, Peaks Island Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Charles Franco, Winding Way, Peaks Island Telephone Peaks 6-2803  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
Proposed use of building dwelling house No. families 1  
Last use " " " " No. families 1  
Material wood No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 125. Fee \$ 2.00

General Description of New Work

To provide 12 concrete piers through center of building, 8" top, 10" bottom, at least 1" below grade or to ledge, existing girder. This is to reinforced floor.  
To replace existing glass (stationary) on rear piazza with double hung windows providing studs between windows.

CERTIFICATE OF OCCUPANT'S REQUIREMENT IS WAIVED

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 Charles Franco**

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? \_\_\_\_\_  
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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Miscellaneous  
Will work require disturbing of any trees 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

INSPECTION COPY

Signature of owner by: Mrs. W. W. Glass  
Charles Franco

NOTES

Permit No. 511547

Location *W. 1st St. & 1st St.*

Owner *M. J. G. G. G.*

Date of permit *8/2/51*

Work closing in

Inspr. closing in

Final Notif.

Final Inspr.

Cert. of Occupancy Issued

Notes section with multiple horizontal lines for text entry.



# APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED

MAR 29 1950

CITY of PORTLAND

Amendment No. \_\_\_\_\_

Portland, Maine, March 27, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 42/280 pertaining to the building or structure comprised in the original application 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 Veteran St., Peaks Island 85-F-37 Within Limits? no Dist. No. \_\_\_\_\_

Owner's name and address H. W. Glass, 3 Forest Park Telephone 2-2679

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address George E. Jordan, Pleasant Avenue, Peaks Island Telephone 6-2834

Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building Dwelling No. families 1

Last use \_\_\_\_\_ No. families 1

Increased cost of work \_\_\_\_\_ Additional fee 25

### Description of Proposed Work

To remove 11' 10" portion of outside wall of building.  
4x10 dressed Fir girder to be used for header.  
4x4 posts at each end of this girder to rest on sill.

### 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? \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

Approved:

W. W. Glass

3-28-50 [Signature]

Signature of Owner [Signature]

Approved: [Signature]  
Inspector of Buildings

INSPECTION COPY





NOTES

2-15-50. Called with Mr. Jordan. A  
 notification received 2-13-50  
 first time closing in, all of which is about  
 done or inspection not needed. Said he  
 called because letter called attention  
 to notification for closing in map of the  
 3/25/50 - Other  
 plan of conducting

Permit No.	570
Location	St. Louis, Mo.
Owner	W. H. ...
Date of permit	5/15/50
Notif. closing in	5/15/50
Insps. closing in	5/15/50
Final Noft.	3/23/50
Final Insp.	2
Cert. of Occupancy Issued	5/15/50

Blank lined area for additional notes or signatures.

LOCATION

Veteran St Pecker

DATE 3-23-57

PERMIT

INQUIRY

COMPLAINT

There are 3 posts which  
in order has agreed to  
put in before leaving  
it.

Removal of 12' of outside  
wall, Whitehead Passage  
side has been done  
without an amendment &  
said he will come in and  
get amendment.

If not a know we  
can give green light  
on this work partially  
done and not applic'd  
for

JG

41-1000  
AP Veteran Street, Peaks Island  
(Assessors Lot No. 85-F-37)-I

March 6, 1950

Mr. George E. Jordan  
Pleasant Avenue  
Peaks Island, Maine  
Mr. W. W. Glass  
3 Forest Park

Subject: Building permit for alterations  
being owned by W. W. Glass on Veteran Street  
Peaks Island (Assessors Lot No. 85-F-37)

Gentlemen:

Building permit for alterations in the above building is issued to Mr. Jordan herewith, subject to the following:

1. In some uncertainty as to the correct location of the side property line on Spruce Avenue, the permit is issued under the Zoning Law on the basis that the wall of the building on that side is less than 5' from the side property line which is the limit under the Zoning Law or which we are permitted to issue the permit for a new wall of the addition toward Spruce Avenue.

2. The open piazza toward Whitehead Passage, now to be fully enclosed so as to be a part of the dwelling, is to have foundations and framing and supports of the first floor approved as follows:

The present floor is framed with doubled 2x6's running across the piazza at right angles to the wall of the dwelling, about 5' from center to center, and these in turn support single 2x6's running the length of the piazza about 24" from center to center. The sills under the main building adjacent to the piazza and the sills under both ends and the face of the piazza either existed, have already been changed out, or will be changed out so that there will be 4x6 sills under all these walls, set with the 6" dimension upright.

Concrete piers will be provided as soon as the frost is out of the ground under the two outer corners of the piazza to be enclosed, under the main corners of existing wall of the dwelling adjacent to the piazza and also 5' from center to center beneath the sill under the main wall of the dwelling and the sill under the face of the piazza. These piers are to be of concrete no less than 8" square or 8" in diameter at the surface of the ground, no less than 10" square or 10" in diameter at the bottom of each pier, each pier to extend 4' below the finished surface of the ground or to a flat bearing upon ledge rock if ledge is encountered at a less depth than 4', each pier is to extend at least 6" above the surface of the ground to give bearing for wooden posts which will extend from the top of each pier to the underside of the sill, each wooden post to be permanently anchored to each masonry pier.

3. The doubled 2x6 floor members running at right angles to the wall of the cottage and the 2x6's which run the other way are now supported upon sills or cross members merely by "toe-nailing" into the supporting floor. In each case these joists or timbers to be supported will be notched out at each end to receive and be supported upon no less than 2x3 nailing strip which will be inserted and spiked securely against the lower edge of the supporting member.

Whenever the sills under piazza or cottage are to be splined, lap splices are to be used and every splice is to occur over a post or pier.

4. The frame walls for enclosing the addition on the side toward Spruce Avenue and for enclosing the open piazza toward Whitehead Passage are to be the usual 2x4 uprights, spaced no more than 16" from center to center with doubled 2x4 plate under the roof joists, with doubled 2x4 headers over each window and door opening and with short "jack" studs under each end of each header. The corner posts in each case are to be 4x4 or doubled 2x4.

Mr. George E. Jordan  
Mr. W. N. Glass-----2

March 6, 1950

5. Due to the time of year and the frozen ground, the masonry piers will not be put in until frost is out of the ground, the work to be temporarily supported in the meantime. When the frost is out of the ground the permanent masonry foundations will be built as outlined above, and in addition the wooden posts under the main building will all be replaced by concrete piers and posts as outlined above, the latter to be included in this permit, provided that no more than five months shall elapse without any work being done until the job is completely finished, otherwise the permit now issued will lapse, and a new one have to be procured for finishing the total job.

6. This permit is also to include removing two certain interior partitions and rebuilding the partitions in a new location in first story to form a bathroom, this work actually having been completed and enclosed without notice before this permit could be issued.

7. None of the work now to be undertaken will be covered from view until notice has been given this office of readiness of inspection and until our certificate of closure (green tag) has been left at the job.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WKMd/G

Post Office Department

REG. BUSINESS



Return to Addressee unless otherwise directed

Post Office

Box 21

REGISTERED ARTICLE

1899

INSURED PARCEL

PORTLAND,

MAINE

# RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

1. George S. Gordon  
(Signature of holder of address)

2. Debra Jordan  
(Signature of addressee's agent - Agent's name, number and address on back of envelope)

Date of delivery 3/2/50 1950

AP Veteran Street, Peaks Island  
(Assessors Lot No. 85-F-37)-1  
3/4/50/M  
Registered Mail

March 1, 1950

Mr. George E. Jordan  
Pleasant Avenue  
Peaks Island, Maine

Dear Mr. Jordan:

You have complained a number of times because I have tried to carry out the instructions of the law in requesting sufficient information from you to show compliance with Zoning Ordinance and Building Code. You have more than once threatened to go ahead with the work before the permit has been issued. The other day you told me that you or your men are responsible for doing work on the Glass cottage, especially the addition on the Spruce Avenue side. Whether or not you or those working for you are responsible for building the partitions inside the building without a permit, I do not know.

It appears that you have made good your threat. If you have not furnished the necessary information on the Glass job and cleared up the situation as indicated in my joint letter to you and Mr. Glass before March 4, 1950, I shall find it my duty to proceed against you as directed by law without further notice.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMD/G

AP: Veteran Street, Peaks Island  
(Assessors Lot No. 85-F-37)-I

March 1, 1950

Mr. George E. Jordan  
Pleasant Avenue  
Peaks Island, Maine  
Mr. W. W. Glass  
3 Forest Park

Subject: Application for building permit to make alterations in dwelling owned by Mr. W. W. Glass on Veteran Street, Peaks Island (Assessors Lot No. 85-F-37)

Gentlemen:

Upon attempting to check the location and other conditions about the ceiling against Zoning and Building Code requirements, our inspector found that the proposed addition on open piazza toward Spruce Avenue has been practically completed, and that two partitions have been constructed on the interior of the building and closed in with wallboard, although no permit has yet been issued for any work whatever. Performing or even starting such work which requires a building permit before the permit is issued and posted on the premises represents a violation of law which we should not and cannot ignore.

Mr. Jordan told me that he or his workmen had performed some of the work on the small addition on the Spruce Avenue side, but I do not know who is responsible for building and closing-in the two partitions within the building without a permit.

Under these circumstances it is necessary and important that all work toward finishing off any part of the job requiring a permit which has been started without a permit be stopped immediately, and that no further work requiring a permit be started until the permit has been issued and is actually posted upon the premises.

The construction of the two interior partitions does not appear on the application for the permit at all, and there is not sufficient information with the application to show the present supports and framing of the existing open piazza toward Whitehead passage or to show what is to be done to make this framing and supports adequate according to Building Code standards to support the proposed enclosed part of the building.

We shall expect the application to be completed including the two interior partitions already built, and to show the information about existing supports and framing of the open piazza toward Whitehead passage and what is to be done to bring those up to Building Code standards of strength before March 4, 1950.

As explained in my former letter the distance between the side of the building toward Spruce Avenue and the side lot line on that side is important under the Zoning Ordinance. Contractor Brackett indicated on original application that this distance is 5'. Mr. Jordan indicated on his sketch that the distance is 6' 4", and told me that this line is marked by iron stakes or some other kind of monument. These markers were not exposed when our inspector attempted to check the distance, but there is a stone wall on that side of the Glass building (such a wall would ordinarily be on the side lot line), and our inspector measured 3' 6" from the Glass building to the wall on that side. We are required to have more accurate information than these varying reports indicate. The vacant lot next door goes with the cottage on dwelling on the corner of Spruce Avenue, and the Assessors records report the property to be owned by William J. and Margaret P. Spear of 273 Spring Street, this city. In the case of doubt as to where the property line is and if no accurate survey has been made, the natural way of resolving such a matter is to see if the abutting property owners can agree on the location of the property line. We will contact Mr. Spear, if you think best, to



Mr. George E. Jordan  
Mr. W. W. Glass

2

March 1, 1950

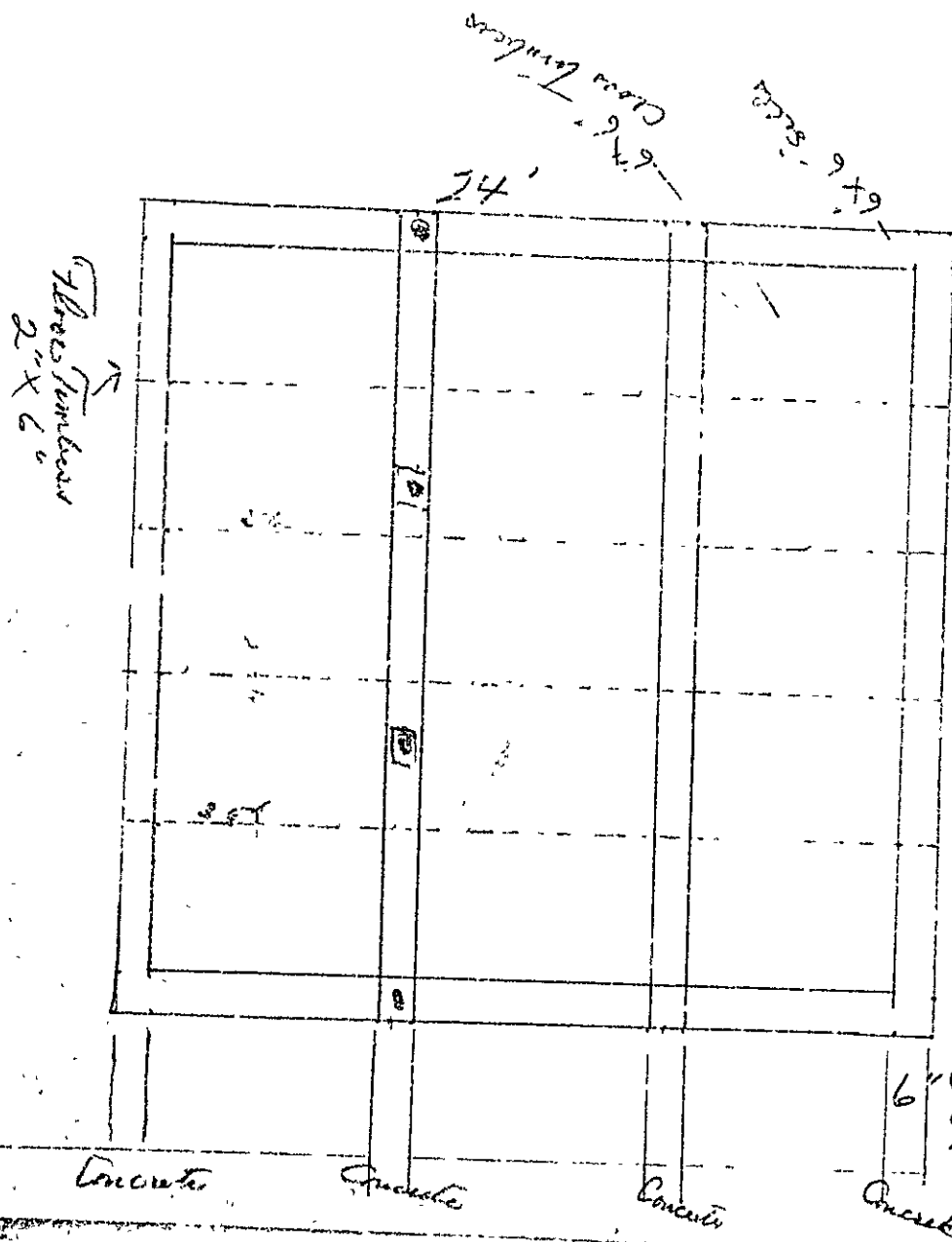
see what his idea of the lot line is or if he knows of any markings on the line, or you can do so, but we hesitate to draw him into the matter and perhaps be party to a disagreement between property owners. If this distance is not at least 5' or substantially that, then I have no right under the Zoning Law to issue the permit for the addition which has been largely completed without a permit.

No understandable sketch has been furnished to show either the existing condition as to framing and supports of the open piazza to be enclosed toward Whitehead passage or what is proposed. That information is to be furnished on an understandable sketch before we can issue any building permit. Our inspector reports the present arrangement of supports and framing considerably at variance with the information on contractor's sketch, and quite a number of features which cannot be approved under the Building Code for supporting this what amounts to an addition to the dwelling--2x6 floor joists running the length of the piazza are too far apart on centers, and are merely "toe-nailed" into single and double 2x6 cross pieces intended to support them; the single and doubled 2x6 cross members at several points are merely "toe-nailed" to the outside sill which looks like a replacement of the original sill and several connections similar to sill under main building; new cedar posts have been provided under certain points under the outer sill (the latter appears to have been put in recently), but on the end toward Veteran Street a new cedar post has been placed beside the existing post but there is a butt splice in the sill 18" from the new post--this without support; the new cedar posts appear to be supported upon a flat stone, but whether or not this stone sets on solid ledge or what is not known, these posts being required to extend to solid ledge or at least 4' below the ground surface; either recently or longer ago a portion of trees, about 5" in diameter, have been placed beneath the sill under the main building adjacent to this piazza, and he could not determine whether these are properly supported or not, they in turn supporting a sill which is apparently a replacement.

It looks very much as though the only way to make this structure comply with the Building Code is to remove the foundations and other framing, supporting the roof meanwhile (it is assumed that the roof is all right), and replace the foundations and supports with material arranged in a manner which will comply with present day standards for a dwelling house.

Very truly yours,

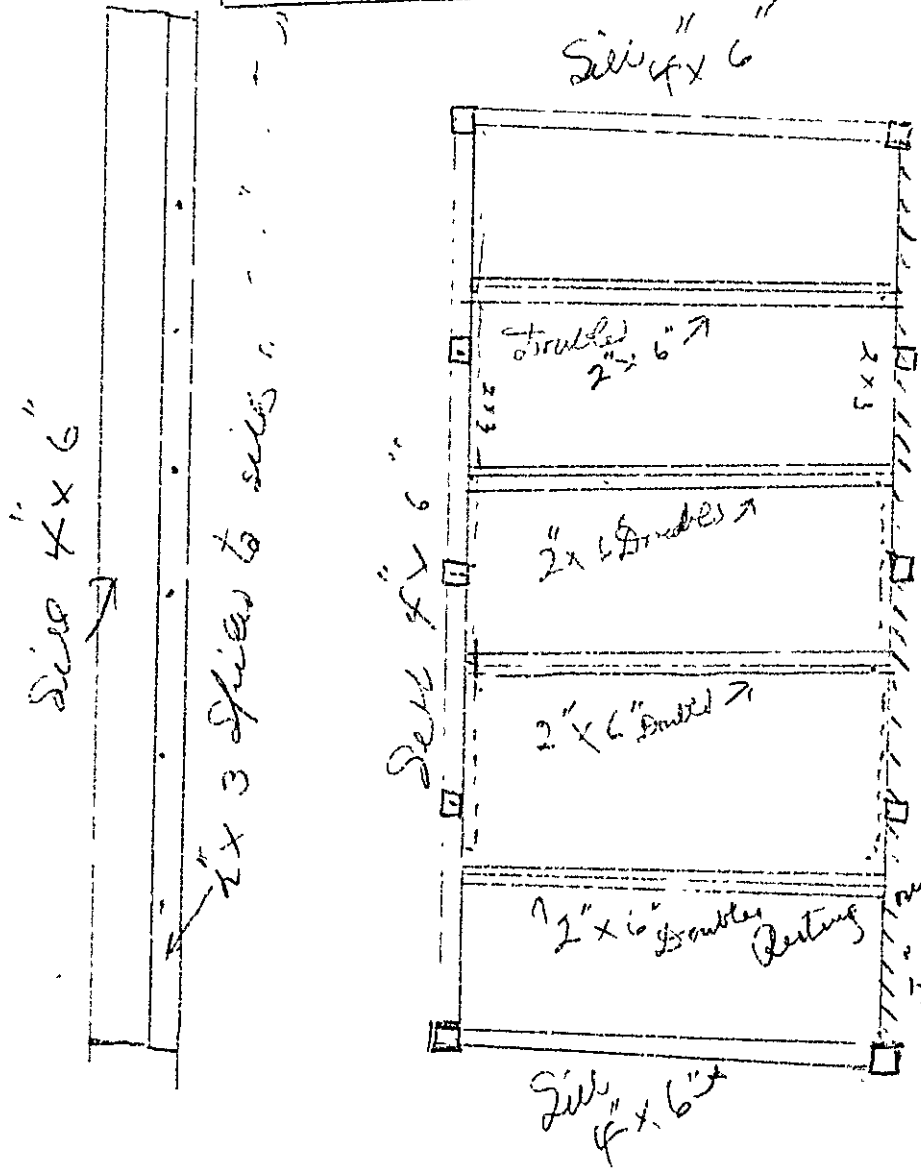
Warren McDonald  
Inspector of Buildings



South Front Porch, Glass Cottage - Veterans St.

RECEIVED  
 MAR 6 1950  
 DEPT. OF BLD'G. INSP.  
 CITY OF PORTLAND

3 x 5 x 6 x 2 = 1620  
 4 x 6 m 6' span = 336



Sill 4 x 6"

Sill 4 x 6"

2 x 3 spines to sills

Sill 4 x 6"

troubled 2" x 6"

2" x 6" Double

2" x 6" Double

2" x 6" Double  
 Railing

Sill 4 x 6"

Sill resting on 6" Cedar Posts to 12" x 48" in ground  
 2 x 3" spiked to front sill.

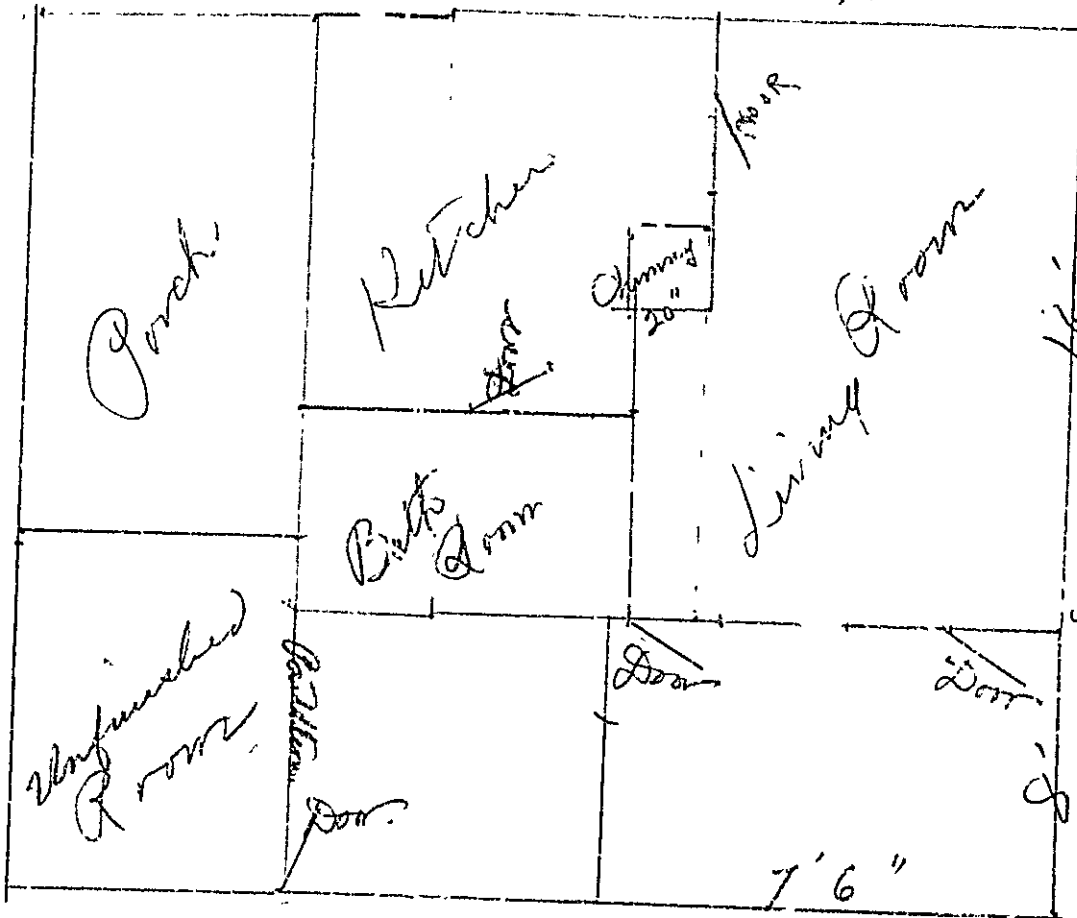
East Side

Plan of Glass Cottage

North Side toward Spence  
Court

RECEIVED  
MAR 6 1950  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

10' 4"



South Side toward Whitehead

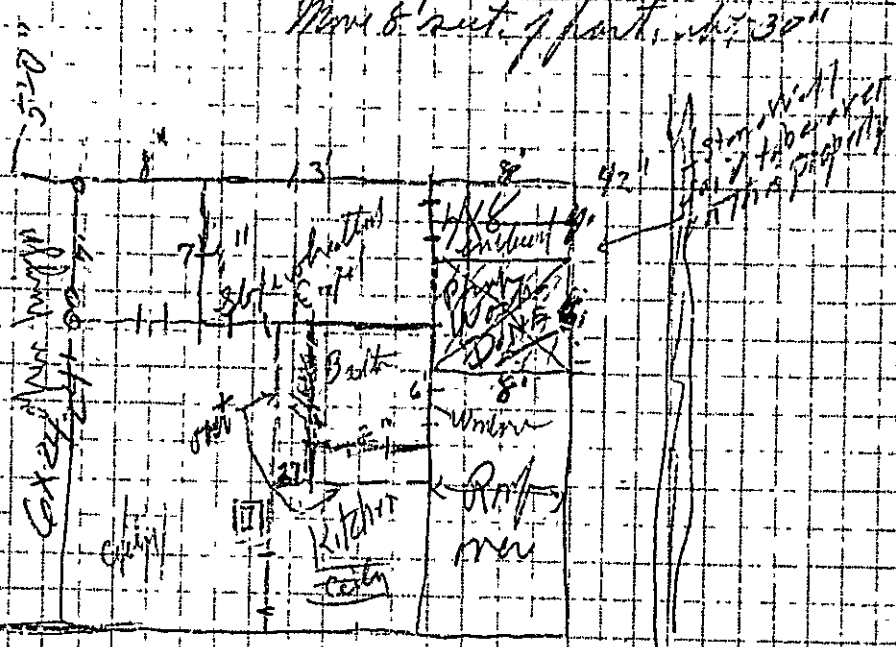
West Side  
Nelson St

2-24-50

4 1/2" from cottage to stone wall  
Back toward office area

Front but. more enclosed, thinned

Move 6' out of front, into 30"



3<sup>rd</sup> FLOOR

Walls, ceiling and floor to be sheathed  
3-25-50. To provide post with proper bases at (6)(7)(8)



Basement

- ① FS 4x6
- ② 2x4 post in flat stone (cedar)
- ③ 5" from stone (available to determine if on ledge)
- ④ FS 4x6
- ⑤ W/...

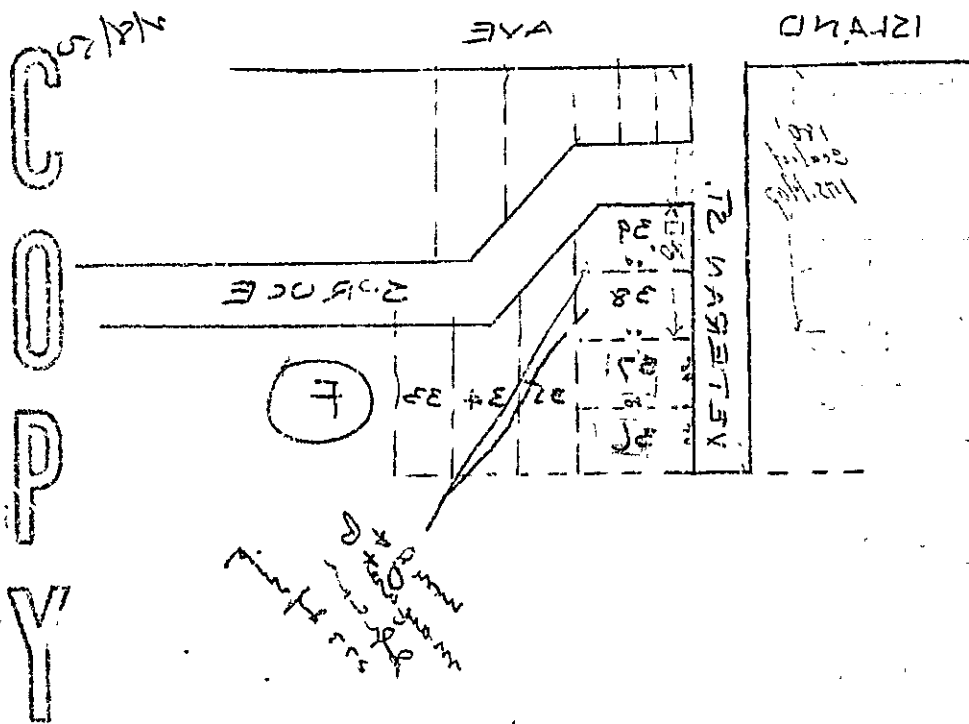
Many connections to be made to exterior wall. Some are of red brick, some of wood.

WALTER McDONALD  
INSPECTOR OF BUILDINGS

On reply refer  
to file

FLI

CITY OF PORTLAND, MAINE  
Department of Building Inspection

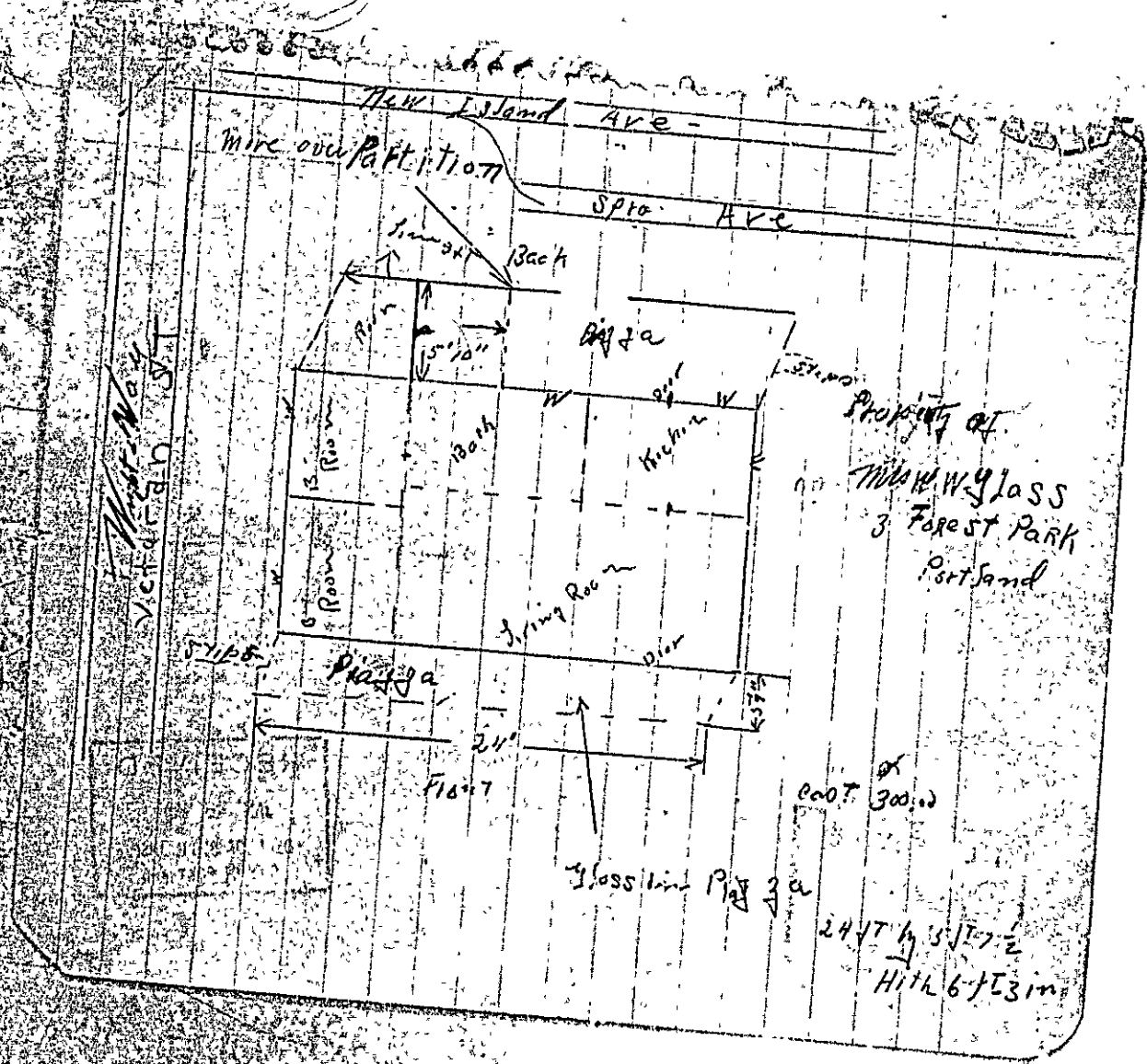












PROPERTY OF  
MRS. W. G. GLASS  
3 Forest Park  
Portland

600 T. 300.0

Glass in Piazza

24' 7'' by 31' 7''  
with 6 ft 3 in

AF Veteran Street extension,  
Peaks Island (Assessors  
Lot No. 85-F-37)

February 18, 1950

Mr. W. W. Glass  
3 Forest Park  
Portland, Maine

Subject: Application for building permit to cover altera-  
tions of the cottage owned by W. W. Glass on Veteran  
Street, Peaks Island (Assessors Lot No. 85-F-37)

Dear Mr. Glass:

We have been unable to issue the permit for the above work because the applica-  
tion for the permit does not show sufficient information as to the foundations and  
supports of the portion of the piazza toward Spruce Avenue, a portion of which is to  
be enclosed, nor the foundation and supports of the piazza on the other side where  
considerable weight is to be added by the proposed glassing-in; and because there is  
some doubt as to whether or not what amounts to an addition to the cottage on the  
Spruce Avenue side is in compliance with the Zoning Ordinance.

The application for the permit was by Mr. D. A. Brackett, as your agent and  
contractor, but Mr. George Jordan came into the office in my absence, announced that  
he was going to do the work, but filed no application of his own, consequently leaving  
us no better off as to information regarding the work.

In confirmation of Mr. Jordan's statement, Mr. Brackett has not returned the  
receipt for the building permit fee of two dollars which he paid, and requested a refund  
of the money which, according to the law, he is entitled to. But this leaves us with  
no effective application for the permit at all.

To get the affair in order Mr. Jordan, who is receiving a copy of this letter,  
should come to the office and file his own application, his own location plan and his  
own information as to the foundations and supports existing or to be provided on both  
sides of the building where the new work is to be done.

Quite a proportion of the cottages on Peaks Island were built many years ago  
of very light construction—much weaker and more slender than the present standards  
will allow. To add to the difficulty, it has become quite common to so-called "winterize"  
summer cottages on the Island, or in other words fit them as a year-round dwelling. In  
such cases, putting on wall and partition board and ceilings to make the building  
livable in the winter, adds in the aggregate great weight to the frame and supports  
of the building, in some cases to the point of danger.

The application for the permit indicates that the building is a cottage and  
will continue so, presumably for summer time use only, but if there is within your plan  
the proposal to "winterize" the building, that fact should be stated in Mr. Jordan's  
application, including what is to be done in the way of adding wallboard and ceiling  
board, etc., and framing plans of the floors and the size, spacing and character of  
foundations for the entire cottage and piazzas ought to be shown.

If it turns out that you do not have plans to winterize or that the building is  
already winterized without overloading the frame and supports, details of the frame and  
supports of the entire cottage will be necessary, but details of the frame and supports  
of the portions of the two piazzas affected by the alterations will be needed.

There is a question under the Zoning Law as to the closeness of the new exterior  
wall toward Spruce Avenue to the property line on that side. Mr. Brackett's sketch in-  
dicates this distance to be 5', and his sketch also indicates that there may be an en-  
closed room of the building toward Veteran Street between the present open piazza on the

February 18, 1950

Spruce Avenue side and Veteran Street—a room that the proposed extension would be adjacent to. Let me say that under the practice of the Zoning Ordinance the front of the cottage is considered to be Veteran Street which shows on the maps that way, even though it may not be a travelled roadway as yet. On this basis we have to refer to the part of the building toward Spruce Avenue and the part where the living room faces out on the piazza now proposed to be glassed-in as the sides of the cottage and the exterior wall, where the kitchen is, as the rear. Thus under the Zoning Ordinance the proposed exterior wall of the extension toward Spruce Avenue to enclose a part of the existing piazza is required to have an open space called "a side yard" of a certain distance between it and your property line on that side. But it makes a great deal of difference whether or not the enclosed room referred above is existing there or not.

If Mr. Jordan will file his own application as your agent and with it the above information as may be necessary according to the true condition, we will try to get the matter cleared up quickly and the permit issued, if in accordance with Building Code and Zoning Ordinance. It will be especially helpful to determine the true situation, if he will show clearly whether or not the enclosed room exists on the Veteran Street end of the open piazza, whether or not the new exterior wall toward Spruce Avenue would line up with the exterior wall of this enclosed room, and the precise distance between the proposed exterior wall and the true property line. If it is not exactly clear where this property line is, I am afraid it will have to be determined.

If the original application for the permit is correct, the question of closeness of the open piazza on the other side to be glassed-in to the property line on that side does not come up, because the application says that the piazza existed with roof over the same prior to December 5, 1938 and that the enclosure proposed will have more than half of the area of the vertical enclosing walls of window sash or glass areas of doors. The Zoning Ordinance allows any such open porch existing with a roof over it when the Zoning Ordinance was enacted in 1938 to be glassed-in in that fashion regardless of its closeness to any property lines.

Very truly yours,

Warren McDonald  
Inspector of Buildings

W McD/G

CC: Mr. George Jordan  
Peaks Island, Maine

Mr. D. A. Braskett  
Brackott Avenue  
Peaks Island, Maine

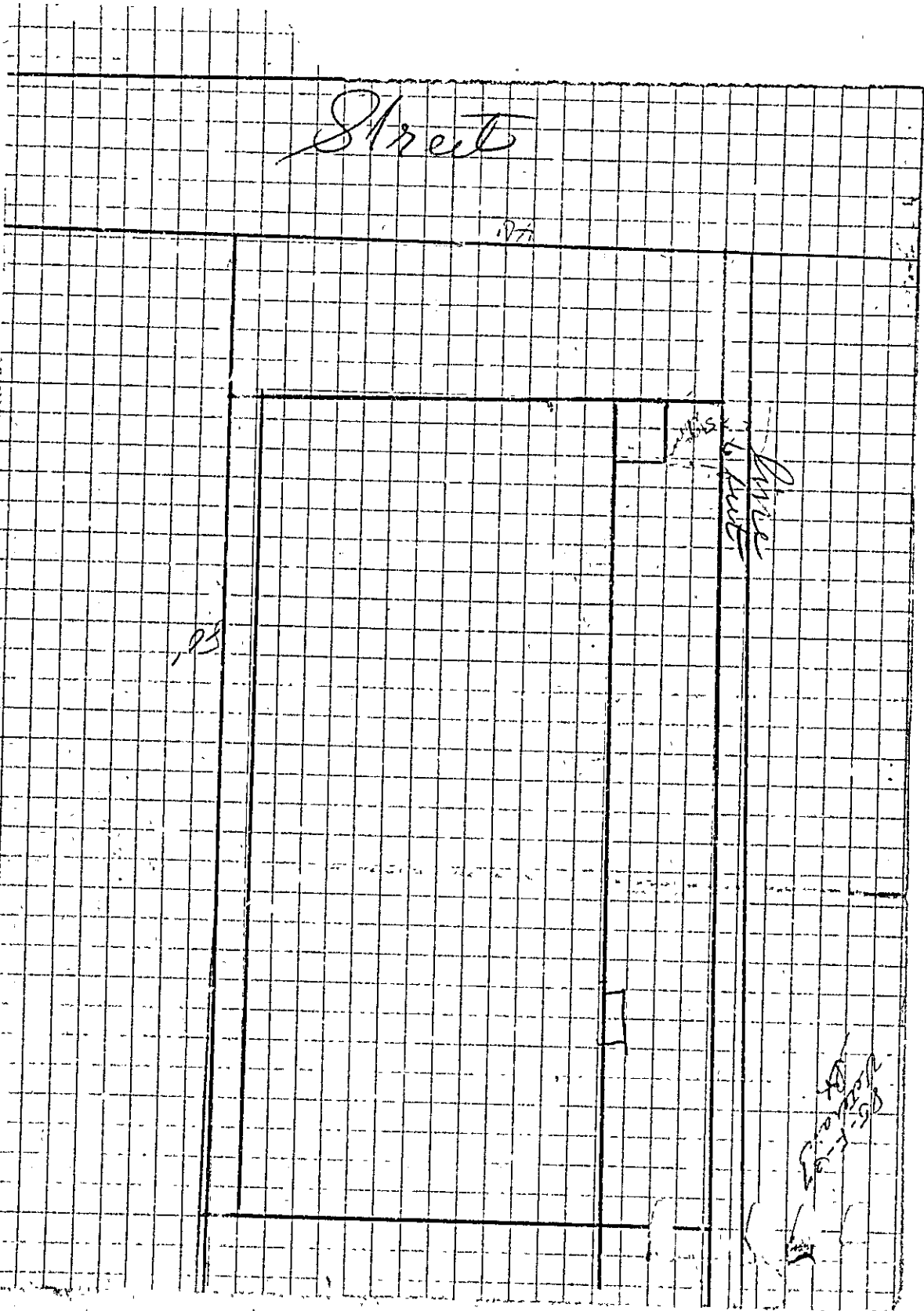
Street

177

177  
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# APPLICATION FOR PERMIT

PERMIT ISSUED

0325  
MAR 19 1928

Class of Building or Type of Structure Third Class

Portland, Maine, March 19, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter ~~insert~~ 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 Veteran Street, Peaks Island Ward 1 Within Fire Limits? No Dist. No. \_\_\_\_\_  
 (Ocean side from Forest City Ldg.)  
 Owner's or Lessee's name and address E. W. Barkell, Har. Del. Portland Telephone \_\_\_\_\_  
 Contractor's name and address George Barker, 53 Oxford St. Telephone 9988  
 Architect's name and address \_\_\_\_\_  
 Proposed use of building Cottage No. families 1  
 Other buildings on same lot none

### Description of Present Building to be Altered

Material Wood No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use Cottage No. families 1

### General Description of New Work

To enclose room 4x4 on one end of side porch, to be used for storeroom

(This does not take in the full width of the porch and will be at least 6' from side lot line)

### Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation (under present piazza, cedar posts) Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_  
 If oil burner, name and model \_\_\_\_\_  
 Capacity and location of oil tanks \_\_\_\_\_  
 Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_  
 Corner posts 2x4 Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ S. r. c. \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-13" 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  
 Plans filed as part of this application? \_\_\_\_\_ No. sheets \_\_\_\_\_  
 Estimated cost \$ 40. Fee \$ .50

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 E. W. Barkell

INSPECTION COPY

5911

Ward 1 / Permit No. 28/325

Location: Veteran St. Peaks

Owner: E. W. Haskell

Date: 3/19/26

Notif. closing-in

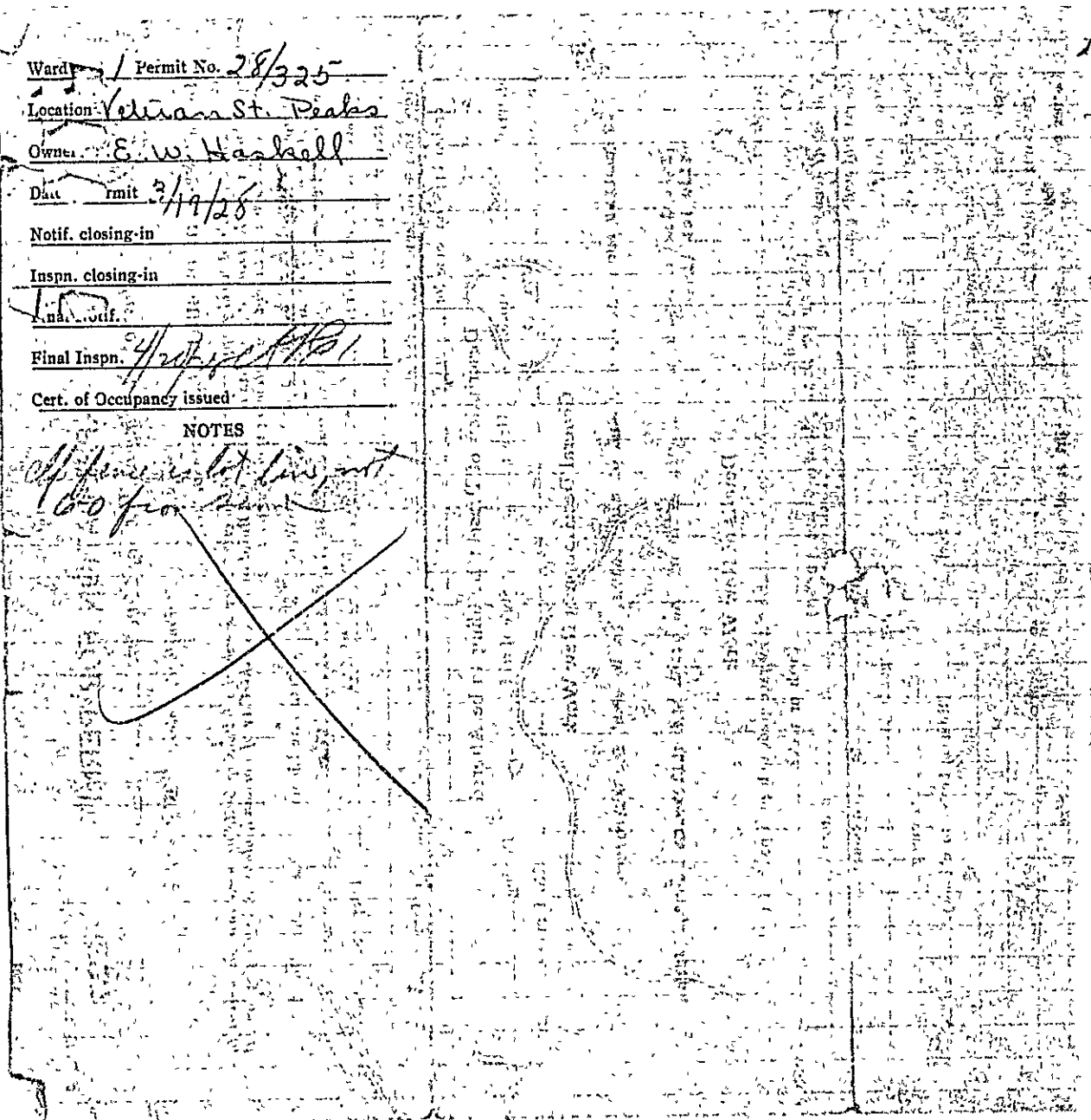
Inspn. closing-in

Final Inspn. 4/27/26

Cert. of Occupancy issued

NOTES

Off fence is lot line, not  
60 ft from same





**Local!** Ownership and detail must be correct, complete and legible.  
 are responsible for separate application required for every building.  
 with the law, whether Plans must be filed with this application.  
 know the requirements or not.

**Application for Permit for Alterations, etc.**

Get All Questions Settled  
 BEFORE Commencing Work.

Portland, Me., October 9, 1925 19

To the Failure To Do So  
 INSPECTOR OF BUILDINGS

The undersigned applies for a permit to alter the following described building:—

Location Veteran Street, Peaks Island Ward 1 in fire-limits? no  
 Name of Owner or Lessee, E W Haskell Address Peaks Island  
 " " Contractor, George Barker " 65 Oxford St  
 " " Architect, \_\_\_\_\_ " \_\_\_\_\_  
 Description of Present Bldg. Material of Building is wood Style of Roof, pitch Material of Roofing, shingle  
 Size of Building is \_\_\_\_\_ feet long; \_\_\_\_\_ feet wide. No. of Stories, \_\_\_\_\_  
 Cellar Wall is constructed of \_\_\_\_\_ is \_\_\_\_\_ inches wide on bottom and batters to \_\_\_\_\_ inches on top.  
 Underpinning is \_\_\_\_\_ is \_\_\_\_\_ inches thick; is \_\_\_\_\_ feet in height.  
 Height of Building \_\_\_\_\_ Wall, if Brick; 1st, \_\_\_\_\_ 2d, \_\_\_\_\_ 3d, \_\_\_\_\_ 4th, \_\_\_\_\_ 5th, \_\_\_\_\_  
 What was Building last used for? cottage No. of Families? 1  
 What will Building now be used for? cottage 1 family

**Detail of Proposed Work**

Close in porch so as to make sleeping roof and cut in door  
all to comply with the building ordinance

Estimated Cost \$ 50.

**If Extended On Any Side**

Size of Extension, No. of feet long? .....; No. of feet wide? .....; No. of feet high above sidewalk? .....  
 No. of Stories High? .....; Style of Roof? .....; Material of Roofing? .....  
 Of what material will the Extension be built? ..... Foundation? .....  
 If of Brick, what will be the thickness of External Walls? ..... inches; and Party Walls ..... inches.  
 How will the extension be occupied? ..... How connected with Main Building? .....

**When Moved, Raised or Built Upon**

No. of Stories in height when Moved, Raised, or Built upon? ..... Proposed Foundations? .....  
 No. of feet high from level of ground to highest part of Roof to be? .....  
 How many feet will the External Walls be increased in height? ..... Party Walls .....

**If Any Portion of the External or Party Walls Are Removed**

Will an opening be made in the Party or External Walls? ..... in ..... Story.  
 Size of the opening? ..... How protected? .....  
 How will the remaining portion of the wall be supported? .....

Signature of Owner or  
 Authorized Representative

Edwin W. Toarnee

Address

Peaks Island Maine

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



2288



Veteran St. Pecks

Oct 9/25

Handwritten notes and signatures, including "P. W. H. 7-37" and "P. W. H. 7-37".

Main body of the document containing several paragraphs of text, some of which are heavily obscured by ink smudges and bleed-through from the reverse side.

Being of Liberty Army

It is to be noted on your side

When you're ready to begin

BEFORE WORK BE OBLIVIOUS BEFORE BEGINNING WORK

10

# APPLICATION FOR PERMIT

## PERMIT ISSUED

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

SEP 14 1984

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

01130

ZONING LOCATION ..... PORTLAND, MAINE Sept. 13, 1984

### CITY OF PORTLAND

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 85-37 Veteran St. Peaks Isl. Fire District #1  #2

1. Owner's name and address Alice Rose - same Telephone 766-3347

2. Lessee's name and address .....

3. Contractor's name and address Thomas Murphy - Walch St. East Isl. Telephone 766-2783

Proposed use of building dwelling - year round No. of sheets .....

Last use same No. families 1

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

Other buildings on same lot .....

Estimated constructional cost \$ 10,000 Appeal Fees \$ .....

INSPECTOR—M: ..... Base Fee 60.00

@ 775-3451

Late Fee .....

TOTAL \$ 60.00

To construct 14' x 16' (approximately) addition to second story of existing dwelling, as per plans. 1 sheet of plans. addition to be used for bedroom

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

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 above grade to highest part of roof .....

Size, front ..... depth ..... No. stories ..... and? ..... ca ..... ki .....

Material of foundation ..... Thickness, top ..... in ..... star .....

Kind of roof ..... Rise per foot ..... in ..... ft .....

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

#### MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER .....

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

ZONING: .....

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

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

Signature of Applicant ..... Phone # 849-8

Type Name of above: Thomas Murphy for Alice Rose 1  2  3  4

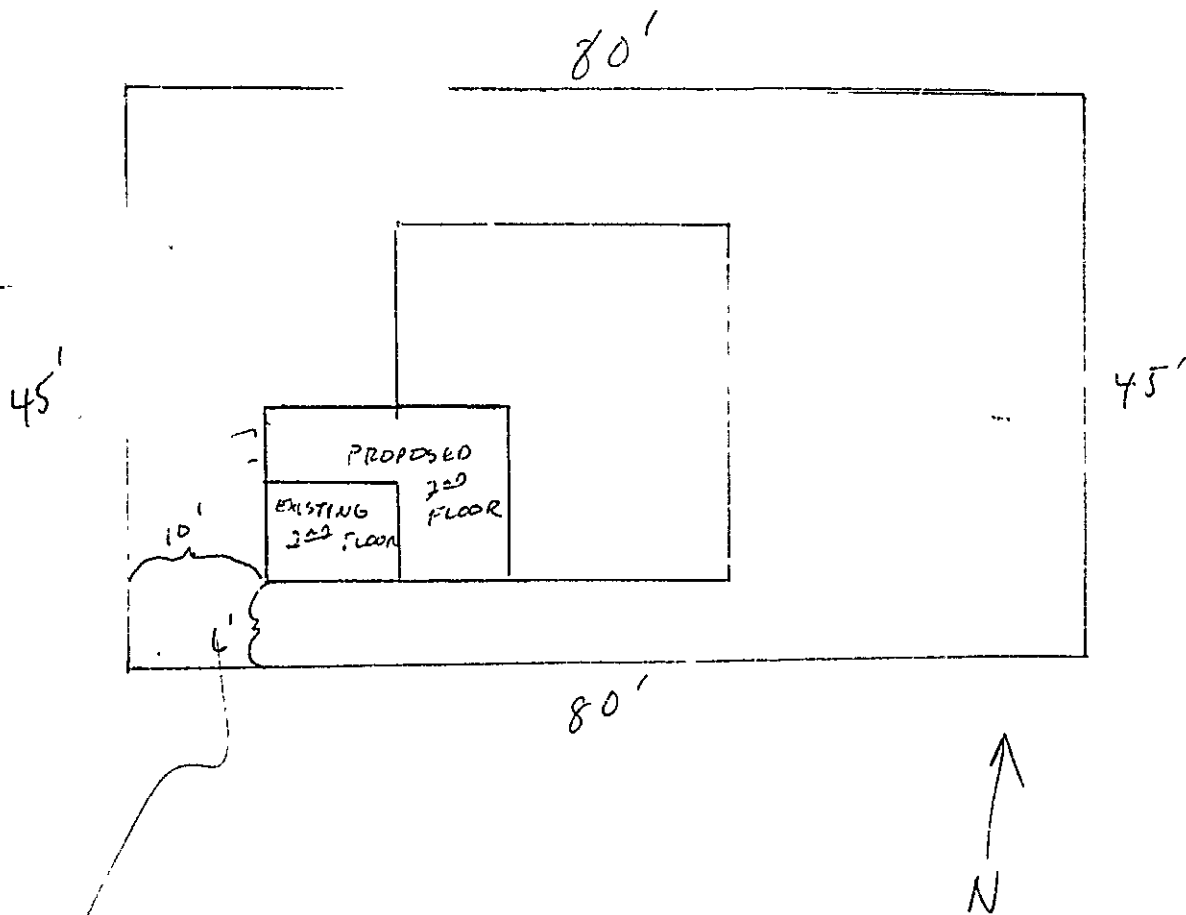
Other ..... and Address .....

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

APPLICATION FOR PERMIT TO EXPAND 2ND FLOOR  
TOWER ON LOT 85-F-37, RESIDENCE OWNED  
BY ALICE ROSE, VETERANS ST., PEAKS ISLAND.  
ZONED R-3



RECEIVED  
SEP 13 1984  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

**APPLICATION FOR PERMIT**

**PERMIT ISSUED**  
 SEP 14 1984  
 CITY OF PORTLAND

B.O.C.A. USE GROUP ..... 01130 .....  
 B.O.C.A. TYPE OF CONSTRUCTION .....  
 ZONING LOCATION ..... R-3 ..... PORTLAND, MAINE ..Sept. 13, 1984

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 ..... 85-E-37 Veteran St. Peaks Isl. ..... Fire District #1  #2   
 1. Owner's name and address Alice Rose - same ..... Telephone 766-3347  
 2. Lessee's name and address ..... Telephone .....  
 3. Contractor's name and address Thomas Murphy - Welch St. Peaks Isl. .... Telephone 766-2783  
 Proposed use of building Dwelling - year round ..... No. of sheets 1  
 Last use same ..... No. families 1  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot .....  
 Estimated contractual cost \$ 10,000 ..... Appeal Fees \$ .....  
 FIELD INSPECTOR - Mr. @ 775-5451 ..... Base Fee \$ 60.00  
 Late Fee .....  
 TOTAL \$ 60.00

To construct 14' x 16' (approximately) addition to second story of existing dwelling, as per plans. 1 sheet of plans. addition to be used for bedroom

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?  no ..... Is any electrical work involved in this work?  yes .....  
 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 ..... 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 MISCELLANEOUS  
 BUILDING INSPECTION - PLAN EXAMINER ..... Will work require disturbing of any tree on a public street? .. no  
 ZONING: .....  
 BUILDING CODE: ..... Will these be in charge of the above work a person competent  
 Fire Dept.: ..... to see that the State and City requirements pertaining thereto  
 Health Dept.: ..... are observed? ..... yes  
 Others: .....

Signature of Applicant ..... Phone # same .....  
 Type Name of above Thomas Murphy for Alice Rose ..... 1  2  3  4   
 Other .....  
 and Address .....

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

9-19-84 - Checked Sit. aa  
 10-11-84 - Roof J. aa  
 OK. Frame e.K. aa  
 in. WIP/ok aa  
 11-27-84 - Complete aa  
 OK.

Permit No. 81/1134  
 85-#37  
 Approved BY  
 Dwelling addition  
 Garage  
 Location

Robert W. Old

~~Large section of the page is crossed out with a large X.~~