

SPRUCE AVENUE
85-G-4

PEAKS ISLAND

SPRUCE AVENUE
85-G-4

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Carl P. Johnson, Chief of Fire Department

DATE September 7, 1961

FROM: Albert J. Soars, Building Inspection Director

SUBJECT: Dilapidated and dangerous cottage on Spruce Avenue, Peaks Island,
(Assessor's Lot No. 35-G-4)

I recently received another complaint concerning the two cottages on this property from the owner of the adjoining lot (35-G-5). She says that some of windows are now broken and building is open so as to allow vandals to enter. These are two of the buildings which were on the list of Peaks Island properties discussed by the Housing Coordinating Committee, but I cannot find that any definite action was ever taken in regard to them. The property is owned by the Frederick Wright Mrs., 210 Woodlawn Circle, East Hartford, Conn. All taxes up to this year have been paid. I believe that Mrs. Cook, who made the most recent complaint, has talked previously with you about it. Perhaps you could have an inspection made and an order for boarding up openings issued if buildings are not in such shape as to be declared a fire hazard otherwise.

Very truly yours,

AJS/jg

Building Inspection Director



R3 RESIDENCE ZONE
APPLICATION FOR PERMIT
 Third Class

Class of Building or Type of Structure
 Portland, Maine, January 26, 1965

PERMIT ISSUED
 FEB 2 1965
 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
 The under signed 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 Spruce Ave. Peaks Island Me. (85-G-4) Within Fire Limits? _____ Dist. No. _____
 Owner's name and address City of Portland Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address John J. Flynn, Centennial St. Peaks Island No. of sheets _____
 Architect _____ Specifications _____ Plans _____ No. families _____
 Proposed use of building _____ No. families 2
 Last use _____ Heat _____ Style of roof _____ Roofing _____
 Material frame No. stories (2) Dwellings Estimated cost \$ _____

General Description of New Work

To demolish existing (2) 1 1/2-story frame dwellings. (both on same lot)
No fee charged because demolition is being done by fireman.
 Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes.

Education letter sent 1-26-65
 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

If 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 _____ Thickness, top _____ bottom _____ earth or rock? _____
 Material of foundation _____ Rise per foot _____ Roof covering _____ cellar _____
 Kind of roof _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 No. of chimneys _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Framing Lumber-Kind _____ Columns under girders _____ Size _____ Max. on centers _____
 Size Girder _____ 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? _____
 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

APPROVED:

O.N. - 2/2/65 - agf

CS 301

INSPECTION COPY

Signature of owner

by: John J. Flynn
 City of Portland

7m

Permit No.

Permit 101

Location

James Lee Park, Albany

Owner

City of Albany

Date of permit

8/2/68

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

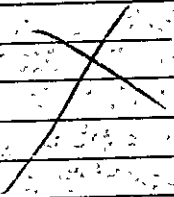
Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

2/10/65 - Morning
recovery. H.H.



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

January 26, 1965

City of Portland Me.

Gentlemen:

With relation to permit applied for to demolish a building or (2)-1½-story frame dwellings on same lot) portion of building at Spruce Ave. Peaks Island it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

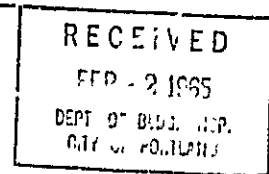
Albert J. Sears

Albert J. Sears
Director of Building Inspection

AJS/h

Eradication of this building has been completed.

O.K.
MMF
2-2-65





CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

05-66

Location:
Spruce Ave. &
Peaks Island

INSPECTION COPY

COMPLAINT NO. 86

Date Received Aug. 25, 1958

Location Spruce Ave., Peaks Island Spruce & Island Ave., Assrs. Lot 85-G-4
Use of Building cottage

Owner's name and address John K. Wright & Lillian L. Donahue
and Barbara Ann Sullivan

Telephone 701-674131

Tenant's name and address _____

Telephone _____

Complainant's name and address Mrs. Frank H. Hall, Peaks Island

Telephone PO 6-2710

Description:

These two cottages are in dilapidated and perhaps dangerous condition

Assrs. Lot 85-G-4 Area: 3750 sq. ft. Valuation of land-\$50.

" Bldg.-\$1100.

NOTES:

These two cottages are in dilapidated and perhaps dangerous condition

one of them has been "posted" by the Health Dept.

The cottages are very close to other buildings and considered more or less of a menace.

Taxes paid June 25, 1958 - all up to date -

2-3-58 (Facing back Street)

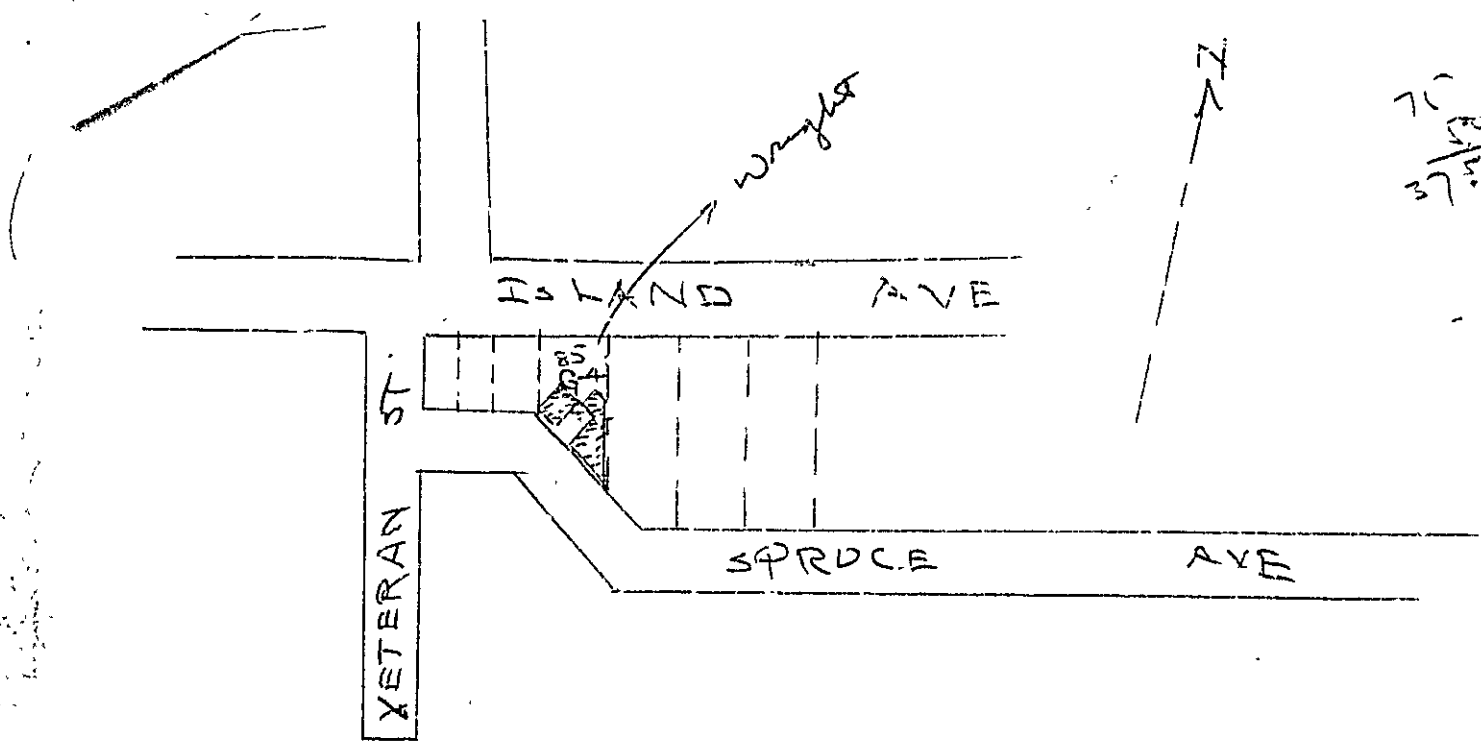
Right Bldg. Entrance platform of steps on East side rotted and in bad condition. Plinths gone

Cesspool has been excavated (in ledge) partially under rear left corner of bldg. Cedar door steps rotted at same time and same making opening. Neighbor on right complains of pest conditions resulting from cesspool

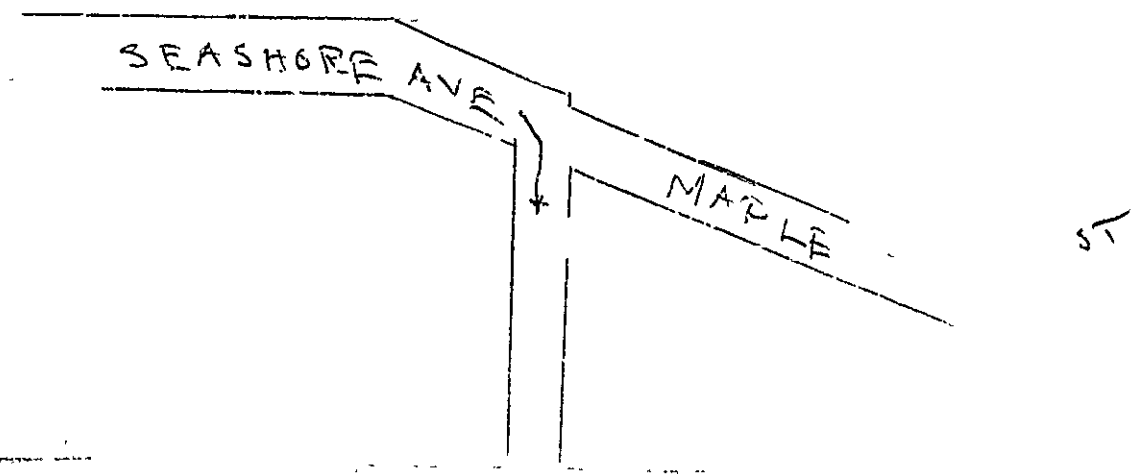
Left Bldg. Plinths front porch of steps rotted & unsafe. One pane of glass missing on second floor

Both buildings have been swept clean inside and excavations at lower municipal grade made recently. TTR

9-4-58 Nothing changes within our jurisdiction since cottages are unoccupied. See photos TTR



12
P/M
3



8/5/20
W

August 6, 1958

Mr. John Wright,
New Island Ave.,
Peaks Island, Me.

Re: "Atlantic" Cottage.

Dear Mr. Wright:

As owner or agent of the cottage named "Atlantic" located on Spruce Ave., Peaks Island, Me., you are hereby notified that as a result of a recent inspection the entire structure is hereby declared unfit for human occupancy.

The above mentioned premises are to be kept vacant so long as the following conditions continue to exist thereon:

- a. Sanitary conditions which are or may become detrimental to health.
- b. The windows, stairs, roof and other portions of the structure are so deteriorated, broken, damaged or in such a state of disrepair as to cause conditions detrimental to life and health.
- c. Lack of toilet facilities whereby nuisance and health hazards are created.
- d. The plumbing, plumbing fixtures, cesspool or other waste facilities are in such condition as to create a nuisance or health hazard.
- e. No adequate water supply is available or the available supply is subject to such contamination as to cause a health hazard.

THEREFORE, you will not occupy, permit anyone to occupy, or rent the above mentioned premises without the written consent of the Health Officer, certifying that the conditions have been corrected.

Very truly yours,

EDWARD W. COLBY, M. D.
Health Director

EWG:GEM:VG:amz



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT ^{Part No.} **PERMIT ISSU.**
1489

Class of Building or Type of Structure _____ Fee \$ **23** 1932

Portland, Maine, Sept. 21, 1932
 Application completed 9/22/32

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~add~~ alter ~~in~~ the following building ~~structure~~ 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 Source Ave. Peaks Island Ward 2 Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address Fred Wright Dorchester Mass. Telephone _____

Contractor's name and address George Barker 778 Congress St. Telephone F 7655

Architect's name and address _____

Proposed use of building Cottage No. families _____

Other buildings on same lot _____

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

Estimated cost \$ 175. Fee \$.75

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof Hip Roofing Shingle Wood _____

Last use Cottage No. families _____

General Description of New Work

Recover entire roof
glass in front porch, about one-half of this porch has a roof which existed prior to Dec. 8, 1926. The remaining portion is to be roofed over as well as closed.
 Distance to street line (sq.):
 " " sides " 3'

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

**CERTIFICATE OF OCCUPANCY
 REQUIRED**
 IS WAIVED

Details of New Work

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

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

Height average grade to highest point of roof _____

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof Pitch Rise per foot 9 12 Asphalt roll Class C under. Lab.

Roof covering _____ of lining _____

No. of chimneys _____ Material _____ chimneys _____ Is gas fitting involved? _____

Kind of heat _____ Type of fuel _____

Corner posts _____ Sills _____ Size _____ Max. on centers _____

Material columns under girders _____

Studs (of _____ walls and carrying partitions) _____ O. C. Girders 6x8 or larger. Bridging in every floor and flat roof

span over 8 feet. Sills and corner posts all the piece in cross section. 2x8 Hip

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof 2x4

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

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 8' 0" to

If one story building with masonry walls, thickness of walls? _____ height? None

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

Fred Wright

Signature of owner G. O. Barker

RECEIVED COPY

8307A

2d
 Ward 2 Permit No. 321/1489
 Location Spence Ave. Peas
 Owner Fred Wright
 Date of permit 9/23/32
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. 10/6/32
 Cert. of Occupancy issued, 11/1/32

NOTES 85
 G
 4

9-1 - Bennie S. Young
 9-2 - Bennie E. Hill
 9-3 - James P. Humphrey
 9-4 - James P. Jones
 9-5, 6, 7, 8 - Clara Jones, Susan
 9/23/32 - OK. Home
on lot with me
paid on case as
shown on - mcd
 10/6/32 - Shaming
about completed



Location, ownership and detail must be correct, complete and legible. Plans must be filed with this application required for every building.

APPLICATION FOR PERMIT TO BUILD

(3D CLASS BUILDING)

Portland Me., May 8, 1919 19

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

To THE INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Location Apple Street, Peaks Island Wd. 1

Name of owner is? George L. Wright Address Boston, Mass.

Name of mechanic is? George J. Barker " 65 Oxford St

Name of architect is? _____

Proposed occupancy of building (purpose)? cottage

If a dwelling or tenement house, for how many families? _____

Are there to be stores in lower story? _____ No. _____

Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____

Size of building, No. of feet front? 20ft; No. of feet rear? _____; No. of feet deep? 24ft

No. of stories, front? 2; rear? _____

No. of feet in height from the mean grade of street to the highest part of the roof? 15ft

Distance from lot lines, front? _____ feet; side? _____ feet; side? _____ feet; rear? _____ feet

Firestop to be used? _____

Will the building be erected on solid or filled land? _____

Will the foundation be laid on earth, rock, or piles? _____

If on piles, No. of rows? _____ distance on cent: _____ length of? _____

Diameter, top of? _____ diameter, bottom of? _____

Size of posts? 4x6 Studding 2x4 16 0 c Sills 4x8 Roof Rafter 2x6 24 0 0

" girts? 4x6

" floor timbers? 1st floor 2x5, 2d _____, 3d _____, 4th _____

O. C. " " " " _____

Span " " " " _____

Braces, how put in? _____

Building, how framed? _____

Material of foundation? CONCRETE thickness of? _____ laid with mortar? _____

Underpinning material of? _____ height of? _____ thickness of? _____

Will the roof be flat, pitch, mansard, or hip? _____ pitch _____ Material of roofing? shingle

Will the building be heated by steam, furnaces, stoves or grates? stove Will the flues be lined? yes

Will the building conform to the requirements of the law? yes

No. of brick walls? _____ and where placed? _____

Means of egress. _____

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

If the building is to be occupied as a Tenement House, give the following particulars:

What is the height of cellar or basement? _____

What will be the clear height of first story? _____ second? _____ third? _____

State what means of egress is to be provided? _____

_____ Scuttle and step-ladder to roof? _____

Estimated Cost, \$ 100

Signature of owner or authorized representative, _____

Address, George L. Wright
75 Bowdoin Ave Boston Mass

Plans submitted? _____

Received by? _____

1919.

No. 5354

**APPLICATION FOR
PERMIT TO BUILD 3d CLASS BUILDING**

LOCATION

No. ~~Hayes St~~, Peaks Island

Spence Ave

Ln 38 3750
Ward 1

8-6-4

Inspector

CONDITIONS

PERMIT GRANTED

May 6, 1919

191

Permit filled out by

Permit number

Plan number

FINAL REPORT

191

Has the work been completed in accordance with this application and laws filed and approved?

Law violated?

Nature of violation?

APPROVAL OF

Violation removed when?

191

Estimated cost of building, etc., \$

Building Inspector.