



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED 00452

APR 12 - 1950

Class of Building or Type of Structure Third Class

CITY OF PORTLAND

Portland, Maine, April 5, 1950

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: P.S. J-43

Location Spruce Avenue, Peaks Island Within Fire Limits? no Dist. No.

Owner's name and address Patrick Chessman 326A Summer Street, Somerville Telephone

Lessee's name and address Telephone

Contractor's name and address C. P. Smith, Spruce Avenue, Peaks Island Telephone 6-2616

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Cottage No. families

Last use No. families

Material wood No. stories 1 Heat Style of roof Roofing

Other buildings on same lot none

Estimated cost \$ 400. Fee \$ 2.00

General Description of New Work

To construct 1-story frame addition 12' x 12' on side of building. To change window to door leading to new addition.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

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 12'

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

Material of foundation concrete piers at least 4' below grade or to ledge Thickness, top bottom 12" cellar

Material of underpinning Height Thickness

Kind of roof shed Rise per foot 1" Roof covering Asphalt Class C Und Lnh

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

Framing lumber Kind Hemlock Dressed or full size? dressed

Corner posts 4x4 Sills 6x6 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 2x6, 2nd, 3rd, roof 2x6

On centers: 1st floor 20", 2nd, 3rd, roof 16"

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

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: [Signature]

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

Permit issued with Letter

Patrick Chessman

Signature of owner by: [Signature]

INSPECTION COPY

Permit No. 50/452

Location Police Ave, Okauch Island

Owner Atchik Cleaman

Date of permit 4/12/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

INSPECTION NOT COMPLETED

NOTES

ON FOR PERMIT

Notes section with multiple horizontal lines for recording details.

AP Spruce Avenue, Peaks Island
(Patrick Chessman)-1

April 11, 1950

Mr. C. F. Smith
Spruce Avenue
Peaks Island, Maine
Mr. Patrick Chessman
326A Summer Street
Sourville, Massachusetts

Gentlemen:

After Mr. Smith's telephone conversation with Inspector Hamilton of this office, the building permit for construction of a one story frame addition 12' x 12' on the side of the summer cottage on Spruce Avenue owned by Mr. Chessman, and including change of a window to door leading to new addition, is issued to the contractor, herewith, subject to the following conditions. If for any reason you are unable or unwilling to abide by these conditions, it is important that you refrain from starting the work and return the permit card immediately for adjustment:

1. The rough location sketch shows and Mr. Smith stated that the sidewall of the proposed addition would be 12' from the side property line. Property lines are not very well established on Peaks Island as a rule, and if there is any doubt about this distance to the side lot line, Mr. Smith should make sure of it because the property is located under the Zoning Ordinance in an Apartment House Zone, as the least allowable distance between such new work and the side lot line is 10'. It would only cause difficulty all around, if we should find during the progress of the work or after it was finished, that this distance is less than 10'.

2. Contrary to the information given on the application, it was agreed over the phone that the first floor joists of the addition would be no less than 2x8, 16" from center to center and on spans of 12' with no less than 1x3 cross bridging between each pair of joists. Also, that the roof joists indicated as 2x6 on the application would be made 2x8, 16" from center to center and on spans of 12'. Since these roof joists would be in a flat roof, no less than 1x3 bridging should also be used in the roof spans.

3. Presumably the roof joists of the addition and perhaps also the floor joists of the addition are to be supported over the existing sill under the exterior wall of the cottage. We have no knowledge of the size of this sill or of the type of foundations beneath it or what the spacing of these posts or piers may be. The contractor should make sure that all of this work is strong enough to support the load that may come not only from the present cottage but from the new roof and perhaps from the floor of the addition.

4. The concrete piers under the new addition are required to extend no less than 6" above the finished grade of the ground, and the woodwork supported upon the piers where the posts or sills should be anchored to the piers by means of metal dowels cast into the piers or by some equivalent method.

From the information on the application it is assumed that this building is a summer cottage as it has been for many years. It is becoming quite common on this island to "winterize" summer cottages to make them fit for use the year-round. I presume nothing like this is contemplated in this case. When that is done partitions in exterior walls and ceilings of the building are usually insulated by means of adding wallboard or the like which adds materially to the total weight of the structure and often overloads the timbers and supports which in many of the cottages are hardly strong enough the day the cottages were built. If anything like this is contemplated in connection with this building, information

Mr. C. P. Smith
Mr. Patrick Chesman

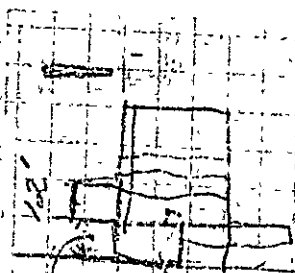
April 11, 1950

should be shown on application for amendment to the permit now issued with all details as to location of partitions etc. and what material is to be placed upon them and the ceilings and full framing plans showing all framing members and their supports with the spacing and spans of them.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G



21 Central Terminal
N.R. 855-43

125 ft
22 ft

702
superior
Spencer Ave.

RECEIVED
APR 5 1900
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

13

RECEIVED
MAR 20 1948
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Street

11'

10'

9'

41 Spruce Avenue, Peaks
Island-1

March 26, 1948

Mr. Arthur Brackett
Peaks Island, Maine

Subject: Permit for new porch on
cottage at Spruce Avenue, Peaks
Island

Dear Sir:

While the only records available to us, which may not be too accurate, seem to indicate that the existing cottage is fairly close to the line of Spruce Avenue, you have said that you believe from actual observation of the location, although you have no accurate knowledge of the location of the street line, that there will be at least the five foot minimum distance from the front of the proposed piazza to the street, that is required by the Zoning Ordinance. This permit is being issued of course on the basis that this requirement of the Zoning Ordinance will be met.

The 2x4 rafters spaced 16" on centers on a span of over eight feet will not figure out for the nearly flat roof which is to be provided. These should be spaced no more than 12" on centers if 2x4 are used. If a hip roof is provided, the common rafters should be spaced no more than 12" on centers, but the Jack rafters may be spaced farther apart.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Mr. Patrick Cheatham
31 Sucker Street
Somerville, Mass.



(A) APARTMENT

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Floor
Portland, Maine March 20, 1948

PERMIT ISSUED
00353
MAY 17 1948
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or reconstruct 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 Within Fire Limits? no Dist. No. _____
Owner's name and address Patrick Chessman, Sonerville, Mass. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Arthur Brackett, Peaks Island Telephone Peaks 1
Architect _____ Specifications _____ Plans yes No. of sheets 1
Propose use of building Cottage No. families _____
Last use _____ " _____ No. families _____
Material frame _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 200. Fee \$ 1.00

General Description of New Work

To enlarge existing platform from 4'x11' to 8'x11'8" and construct roof over entire platform.

Approved from [unclear]

Permit Issued with Letter

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED
CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

4x4 plate - 4' span.

I understand 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, Arthur Brackett

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 11'8" depth _____ No. stories 1 Solid or filled land? solid earth or rock? ledge
Material of foundation cedar posts at least 4' below grade or to ledge Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof flat Rise per foot 2" Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber - Kind hemlock 6" upright _____ Dressed or full size? dressed
Corner posts 4x4 Sills 4x4 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 2x6 2nd _____ 3rd _____ roof 2x4
On centers: 1st floor 16" 2nd _____ 3rd _____ roof 16"
Maximum span: 1st floor 6'6" 2nd _____ 3rd _____ roof 9'
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? 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

Patrick Chessman

Signature of owner By: Arthur C. Brackett

INSPECTION COPY

Permit No. 48/353

Location Spruce ave. Peaks

Owner Patrick Ch. ...

Date of permit 3/27/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 5/23/48 - 30

Cert. of Occupancy issued

NOTES

~~5/27/48 work completed
and whole affair is
light. However, the new
brick is some imperfec-
tion on a old bond and
accepting it on this
case, the job is ultra
inside the great doors
and on the outside do not
work out. There are not
many of these and they
do not ^{appear} to be anything
to worry about.~~