

MAPLE STREET, SEAS ISLAND

65-7-48



APPLICATION FOR PERMIT

PERMIT ISSUED

JUL 00 5 1967

CITY of PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, July 10, 1967

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 Maple Street (85-48)

Owner's name and address Marie Bailey, Maple Street, Pea's Island Telephone _____

Contractor's name and address Charles Franco, Pea's Island Telephone _____

Use of building—Present 1 fam. cottage Proposed _____

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 entire roof

Fee \$ 50

Signature of Owner

Charles Franco

INSPECTION COPY



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, September 2, 1952

PERMIT ISSUED
01723
CITY OF PORTLAND

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 Maple St., Peaks Island Within Fire Limits? no Dist. No. _____

Owner's name and address Robert Spear, Peaks Island Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Cottage Last use " No. families _____

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

Other buildings on same lot _____ Roofing _____

Estimated cost \$ 75 Fee \$ 50

General Description of New Work

To construct outside brick chimney .

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 smokepipe enters so as to obviate the need of carrying the smokepipe through the outside wall.

9/5/52 - Chimney is located on left hand side of building 4'6" from lot-line.

NOT COMPLETED
11/1/52

Permit Issued with Letter

Appeal sustained 10/3/52

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

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Owner

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? _____

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

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

Material of foundation concrete to ledge _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

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? 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

Robert R. Spear

PH

NOTES TO BE FILLED IN BY THE APPLICANT

731-53. No clean out done. ~~8-18-53~~
 8-18-53. Mr. Spinn said work not completed clean out not performed. Plan to install heater in hot well get permit. ~~8-18-53~~

Permit No. 5-25-17-13
 Location Gravel Wash Old
 Owner Edith G. Spinn
 Date of permit 10/7/53
 Notif. closing-in 10/7/53
 Inspn. closing-in 10/7/53
 Final Inspn. 11/9/53
 Cert. of Occupancy issued 11/9/53

1. Name of applicant
 2. Name of contractor
 3. Address of building
 4. Nature of work
 5. Date of permit
 6. Date of inspection
 7. Name of inspector
 8. Remarks
 9. Date of completion
 10. Name of owner
 11. Name of architect
 12. Name of engineer
 13. Name of contractor
 14. Name of subcontractor
 15. Name of material supplier
 16. Name of laborer
 17. Name of helper
 18. Name of watchman
 19. Name of janitor
 20. Name of porter
 21. Name of messenger
 22. Name of elevator operator
 23. Name of fireman
 24. Name of policeman
 25. Name of fire department
 26. Name of health department
 27. Name of fire insurance company
 28. Name of fire alarm company
 29. Name of fire hydrant company
 30. Name of fire extinguisher company

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 17. Name of helper
 18. Name of watchman
 19. Name of janitor
 20. Name of porter
 21. Name of messenger
 22. Name of elevator operator
 23. Name of fireman
 24. Name of policeman
 25. Name of fire department
 26. Name of health department
 27. Name of fire insurance company
 28. Name of fire alarm company
 29. Name of fire hydrant company
 30. Name of fire extinguisher company

AP Maple Street, Peaks Island
(Assessor's Lot No. 85-J-48)

October 7, 1952

Mr. Robert Spear
Maple Street
Peaks Island, Maine

Dear Mr. Spear:

Your Zoning Appeal relating to the location of the proposed outside chimney in connection with your cottage on Maple Street, Peaks Island (Assessor's Lot No. 85-J-48) having been granted by the Zoning Board of Appeals, the building permit for the construction of the chimney is issued, herewith, but subject to the following conditions. If you do not understand these conditions, or, if you are unable or unwilling to comply with them, it is important that you do not start the construction of the chimney, but contact this office immediately for adjustment.

1. It is my impression that you mean to build this chimney with your own hands, and that you are not an experienced mason. If that is the case, and you are not sure that you can build the chimney so that it will be plumb and true, so that the brick joints will be full of mortar and in all other respects in compliance with the Building Code and the usual standards for good masonry, I urge that you do not attempt to do it yourself, but that you employ someone who is experienced.
2. The concrete foundation is to be at least as large as the cross section of the chimney and is to extend down to a flat and firm bearing on solid ledge or to a depth at least 4 feet below the surface of the ground if ledge is deeper than that.
3. The chimney flue is to be carried down far enough so that there will be ample room to install the required cast iron cleanout door and frame at the bottom of the flue and well below the level of the smokepipe connection to the flue. The tile lining indicated in the application is to be carried clear from the bottom of the flue to its top.
4. It is assumed that you mean to construct the chimney outside of the exterior wall of the cottage, in which case the brickwork of the chimney must be either at least 1-inch from the woodwork or other burnable material in or on the outside wall of the cottage, including the eaves and trim, or a $3/8$ thickness of asbestos wallboard is to be fastened against the burnable material of the wall, and the brickwork of the chimney may be built against this wallboard. If the asbestos board cannot be procured in the thickness of $3/8$ of an inch, 2 thicknesses, each $3/16$ of an inch in thickness will be satisfactory.
5. It is not permitted that the smokepipe of an appliance shall extend through the exterior wall of the cottage. Thus, as agreed on your application, you are to corbel the brickwork of the chimney, in the usual manner, through the exterior wall of the chimney and make the opening for the smokepipe to enter flush with the inside face of the exterior wall of the cottage.

Mr. Robert Spear

October 7, 1952

6. The chimney is required to be extended upwards so that the top of it will be at least as high as any roof surface within 10 feet of the top of the chimney, measured horizontally. The chimney may be of such a height that some bracing to the building will be needed. A free-standing chimney ought to be braced at such intervals that an unbraced section will not exceed ten times the least cross-sectional dimension. Braces, of course, must be of non-burnable material.

Very truly yours,

Warren McDonald
Inspector of Buildings

VMCD/B

AP, Maple Street, Peaks Island

(Robert Spear Assessor's Lot No. 85-J-48)

September 24, 1952

Mr. Robert Spear
Maple Street
Peaks Island, Maine

Copy to: Corporation Counsel

Dear Mr. Spear:

A building permit to cover construction of an outside brick chimney for your cottage on Maple Street, Peaks Island (Assessor's Lot No. 85-J-48), the chimney being proposed on the left hand side of the building as one faces it from Maple Street, is not issuable under the Zoning Ordinance because the chimney would be only about 4 ft. 6 in. from the side property line instead of the minimum of 10 feet required by the Ordinance, according to Section 8C applying to the Apartment House Zone where the property is located.

You have indicated your desire to seek an exception from the Board of Appeals, so, there is enclosed an outline of the appeal procedure. If you desire the decision of the Board of Appeals at the earliest possible date, your appeal should be filed at the office of Corporation Counsel before the close of business on Friday, September 26.

It may be that the construction of this chimney is a part of the operation generally called "winterizing" the cottage for year round dwelling house use. If that should be the case, it is likely that you either have or intend to provide wallboard covering for inside of walls, interior partitions and ceilings. Such an operation requires a building permit, which should be secured from this department before the work is started. When such wallboard of any kind is put into an existing building, it adds considerable weight in the aggregate to the main supporting members. This becomes particularly important on the Islands because many of the summer cottages were not stoutly built in the first place and additional weight should not be added without strengthening the main beams and main supports.

If you are attempting anything like that, you should apply for an application for a permit to include this finish work on the inside, indicate the framing plan and main supports of all floors of the cottage with their size, spacing and spans so that we can check out the matter and find out whether strengthening is needed before the building permit is issued.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMU/B

Enc: Outline of appeal procedure



PC-1-48-1-20

(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, January 30, 1952

PERMIT ISSUED
00148
FEB 1 1952
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~alter~~ ~~erect~~ ~~install~~ 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 Maple Street, Peaks Island Without Fire Limits? no Dist. No. _____
 Owner's name and address Betty Spear, Maple Street, Peaks Island Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address A. P. Foss, Peaks Island, Maine Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Dwelling No. families 1
 Last use _____ No. families 1
 Material Frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Other Buildings on same lot _____
 Estimated cost \$ 100. Fee \$ 3.50

INSPECTION NOT COMPLETED

General Description of New Work

To remove outside wooden steps and platform on front of building leading to front door.
 To change existing front door to window.
 To cut in door in wooden underpinning on front of house and construct inside stairway from ground level to first floor. To provide 3" thick concrete slab 4' x 3' just inside this door and at the bottom of new stairway. Slab to set on solid ledge. Stairway to be enclosed with 2x4 studs, 16" on centers, covered on the inside with sheetrock. Risers 8", treads 11 1/2".

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 out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO A. P. Foss

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:
with letter by A.P.F.

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

Betty Spear
A. P. Foss

Signature of owner by:

Maple Street,
Peaks Island-I
(Assessors Lot No. 85-J-48)

January 31, 1952

Mr. A. P. Foss
Peaks Island
Maine

Copy to: Mrs. Betty Spear
Maple Street, Peaks Island

Dear Mr. Foss:

Building permit for certain alterations to the dwelling on Maple Street, Peaks Island (Assessors Lot No. 85-J-48), is issued herewith.

As we understand it you plan to remove the steps leading to the ground outside the enclosed front porch on this building and to relocate them so that they will be inside the wood frame underpinning. This will necessitate cutting a one string in the framing of the floor of the porch and care will need to be taken to provide proper bracing for support of the timbers where cut. Presumably the stair well in the floor of the porch is to be left open, but in ^{a case} a substantial railing will be needed around it to prevent accidents.

Very truly yours,

Jerran McDonald
Inspector of Buildings

AJS/G

214



(A) APARTMENT HOUSE ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, January 17, 1952

RECEIVED
JAN 19 1952
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Maple Street, Peaks Island Within Fire Limit Yes Dist. No. 113

Owner's name and address Robert Spear, Maple Street, Peaks Island Telephone 113-113

Lessee's name and address _____ Telephone _____

Contractor's name and address Charles Franco, 414 1/2 W. 1st St., Portland Telephone 641-1111

Architect _____ Telephone 641-1111

Proposed use of building dwelling house Mans no. No. of stories

Last use _____ No. stories 1 Height _____ Style of roof Heath

Material used _____ No. stories _____ Height _____ Style of roof _____

Other buildings on same lot _____

Estimated cost \$ 15,000

General Description of New Work

To replace existing and add across front wall of building.
To replace existing and add across front of building, to replace and add of existing and add
To change four stationary windows in front facade to new double hung casements

PERMIT TO BE ISSUED TO _____

Details of New Work

Is any structure involved in the work? _____

Height average front or rear of site _____

Site front _____ height _____ No. stories _____

Material of construction _____

Method of construction _____

No. of stories _____

Existing number _____

Character of work _____

Remarks _____

Other remarks _____

Minimum _____

It is Granted

Permit No. 52/87
Location Maple St. Oak Island
Owner Robert Spear
Date of permit 1/18/52
Notif. closing-in _____
Inspn. closing-in _____
Final Notif _____
Final Inspn. _____
Cert. of Occupancy issued: 10/21/52

NOTES

Vertical lines for notes and signatures.

Vertical text on the right margin.

City of Portland, Maine
Board of Appeals
—ZONING—

*Sustained
10/3/52
5787*

.....September 25, 1952, 19

To the Board of Appeals:

Your appellant, Robert Spear, who is the owner of property at Maple Street - Peaks Island, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to cover construction of an outside brick chimney for your cottage on Maple Street - Peaks Island (Assessor's Lot No. 85-J-18), the chimney being proposed on the left hand side of the building as one faces it from Maple Street, is not issuable under the Zoning Ordinance because the chimney would be only about 4 ft. 6 in. from the side property line instead of the minimum of 10 feet required by the Ordinance, according to Section 80 applying to the Apartment House Zone where the property is located.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Robert R. Spear
Appellant

After public hearing held on the 3rd day of October, 1952, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

He. Mount
Frank
Edward W. Wiley
William O. Brown
John C. Jones
BOARD OF APPEALS

DATE: October 3, 1952

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF ROBERT SPEAR

AT MAPLE STREET PEAKS ISLAND

Public hearing on above appeal was held before the BOARD OF APPEALS

<u>Board of Appeals</u>	<u>Vote</u>		<u>Municipal Officers</u>
	Yes	No	
H. MERRILL LUTHE	(X)	()	
HELEN C. FROST	(X)	()	
ROBERT L. GEYCHELL	(X)	()	
WILLIAM H. O'PHION	(X)	()	
EDWARD T. COLLEY	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

NO OPPOSITION

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

September 30, 1952

Miss Bessie F. Miller
Maple Street
Peaks Island, Maine

Dear Miss Miller:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, October 3, 1952 at 10:30 a. m. Eastern Standard Time to hear the appeal of Robert Spear requesting exception to the Zoning Ordinance to cover construction of any outside brick chimney for his cottage on Maple Street, Peaks Island, the chimney being proposed on the left hand side of the building as one faces it from Maple Street.

This permit is presently not issuable under the Zoning Ordinance because the chimney would be only about 4 ft. 6 in from the side property line instead of the minimum of 10 feet required by the Ordinance, according to Section 2C applying to the Apartment House Zone where the property is located.

If you are interested either for or against this appeal please be present at this hearing.

BOARD OF APPEALS

H. MERRILL LUTHE

Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

September 30, 1952

Mr. Robert Spear
Maple Street
Peaks Island, Maine

Dear Mr. Spear:

The Board of Appeals will hold a public hearing
in the Council Chamber at the City Hall, Portland, Maine
on Friday, October 3, 1952 at 10:30 a. m. Eastern
Standard Time to hear your appeal under the Zoning
Ordinance.

Please be present or be represented at this hearing
in support of your appeal.

Very truly yours,
H. MERRILL LUTHE
Chairman

WARREN McDONALD
INSPECTOR OF BUILDINGS
City of Portland

CITY OF PORTLAND, MAINE

142 P Maple Street, Peaks Island
Department of Building Inspection
Peaks Island, Maine
File (Robert Spear Assessor's Lot No. 85-J-48)

September 24, 1952

Mr. Robert Spear
Maple Street
Peaks Island, Maine

Copy to: Corporation Counsel ✓

Dear Mr. Spear:

A building permit to cover construction of an outside brick chimney for your cottage on Maple Street, Peaks Island (Assessor's Lot No. 85-J-48), the chimney being proposed on the left hand side of the building as one faces it from Maple Street, is not issuable under the Zoning Ordinance because the chimney would be only about 4" to 6 in. from the side property line instead of the minimum of 10 ft. required by the Ordinance, according to Section 8C applying to the Apartment House Zone where the property is located.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure. If you desire the decision of the Board of Appeals at the earliest possible date, your appeal should be filed at the office of Corporation Counsel before the close of business on Friday, September 26.

It may be that the construction of this chimney is a part of the operation generally called "winterizing" the cottage for year round dwelling house use. If that should be the case, it is likely that you either have or intend to provide wallboard covering for inside of walls, interior partitions and ceilings. Such an operation requires a building permit, which should be secured from this department before the work is started. When such wallboard of any kind is put into an existing building, it adds considerable weight in the aggregate to the main supporting members. This becomes particularly important on the Islands because many of the summer cottages were not stoutly built in the first place and additional weight should not be added without strengthening the main beams and main supports.

If you are attempting anything like that, you should apply for an application for a permit to include this finish work on the inside, indicate the framing plan and main supports of all floors of the cottage with their size, spacing and spans so that we can check out the matter and find out whether strengthening is needed before the building permit is issued.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

Enc: Outline of appeal procedure

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