

EDWARDS STREET
85-V-3

PEAKS ISLAND



APPLICATION FOR PERMIT

PERMIT ISSUED
00312
FEB 27 1947

Class of Building or Type of Structure Third

Portland, Maine, February 27, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ demolish in ~~all~~ the following building ~~as shown on the plans~~ 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 Edward Street, Peaks Island, Maine Within Fire Limits? _____ Dist. No. _____

Owner's name and address Lavinia M. McGarry, 16 Shepley Street Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address John S. McGarry, 16 Shepley Street Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building Cottage No. families _____

Last use Cottage No. families _____

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

Other buildings on same lot none

Estimated cost \$ _____ Fee \$.50

General Description of New Work

To demolish cottage 18' x 36'.

(no sewer connections)

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

Details of New Work

Is any plumbing work involved in this work? _____ 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 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

Lavinia M. McGarry

Signature of owner

by:

John S. McGarry

INSPECTION COPY

Permit No. 47/312

Location Edward St. Peabody Island

Owner Lavinia M. McHenry

Date of permit 2/27/47

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy _____

NOTES:

85

✓

3

#29/507-I

June 3, 1932

Mr. John S. McGarry
19 Smith Street
Portland, Maine

Dear Sir:

With relation to the building which you have erected on Lot 168 Edwards Street, Peaks Island for Lavinia M. McGarry, we find that a masonry chimney has been built but that it has no cleanout door at the bottom of the flue, and that a metal smokepipe has been extended through the outside wall of the building to reach the chimney which is an outside chimney. A cast iron cleanout door and frame at the bottom of the chimney flue is required, and extending a metal smokepipe through the outside wall is not permitted by the law.

It is necessary for me to require that you provide a cast iron cleanout door and frame at the bottom of the chimney flue, and that you adjust the chimney by corbelling out the brickwork so that it passes through the outside wall of the building, or by some other means so as to eliminate the passing of the smokepipe through the outside wall. I understand that you have a masonry collar around this smokepipe, but this is not satisfactory. All of this work is to be done on or before July 1, 1932.

Very truly yours,

Inspector of Buildings.

ML/BO

Portland, Maine
July 5th, 1930

Mr. Warren McDonald,
Inspector of Buildings,
City of Portland.

Dear Sir;

Having made changes that your office requested, on the
summer cottage on lot 188 Edwards st , Peaks Island, I would like
to ask if it is possible if you inspector would come down
this wednesday or thursday, as I will be there all day those days
till 830 pm, .Thanking you in advance, I remain

Yours truly

John S. McGarry
.....
John S. McGarry.

Portland, Maine
34 Bolton St.
June 6th, 1930

Mr. Warren McDonald,
Building Inspector.
Portland, Maine.

Dear Sir;

Yours of May 22 received and contents noted, and I have been trying to get in to see you but as I do not get through till 2:15 pm standard time it is too late, but if you could find it possible to see me about 2:45 pm standard time coming Monday or Tuesday, and would phone me at Forest 9745 before 2:15 pm I would be very grateful. Relative to the conditions found at the cottage I am putting up, this is the first job I have ever done of this kind, so as I am a green hand, and trying to get something to house my family in for a summer, am hoping you will show me a way to overcome these without having to go to great an expense.

As for the splices under the two sides and center sills, I will put a post under at once if you think best, but I was going to put cement ones under the sides this summer, as for the center wooden posts not being lashed, I have forms around them and was going to put in cement base this summer, but will lash at once, if allowed, as for the back corner post having a poor bearing, if it is the one I think you mean, it is cemented on to a large rock that can not be moved, and I am pretty sure it is safe.

As for the carrying partition, not being down to the floor sills, I admit I am all wrong there, but I nailed them to my ceiling joists and did not think to put a 2 x 4 shoe under, so if it will be allowed I will cut off from the bottom and put a 2x4 under the full length.

Also I am wrong in putting up sheet rock, but I only put up on one side thinking it would be alright, as could be inspected from the other side, and as I have been working on this afternoon, I put the sheet rock up this winter.

~~As for the carrying partition studs being too long, I have the carrying partitions studs nailed to them so it only leaves a 9 foot span, but I can brace from the roof rafters if you wish.~~

Thanking you in advance for any consideration given me, and hoping you will either find it possible to phone me, and have me come in after work, or give me an early reply as I have this coming Wed. & Thurs. off and would like to be able to start to work Wed. am on the first boat. I inclose stamp for reply.

Very truly yours.

John S. McGarry
.....
John S. McGarry

29/507-I

May 22, 1930

Mr. John S. McGarry
54 Bolton Street
Portland, Maine

Dear Sir:

Upon examination of the cottage which you have under construction on Lot 188 Edwards Street, Peaks Island for Lavinia M. McGarry, we find the following conditions:

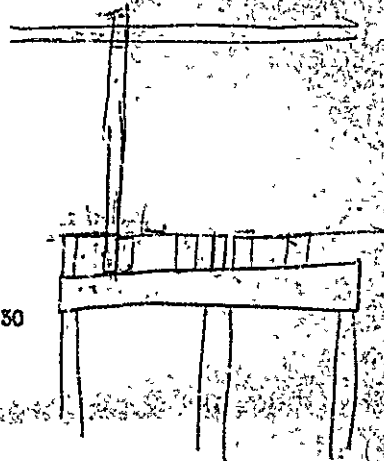
There is one splice in the sill on each side with no post under it. There is one splice in the center girder with no post under it, and another splice in the rear sill with no post to support it. The wooden posts under the girders and sill are not properly supported and braced, and there is a very poor bearing under one rear post. The carrying partition has been erected and the studs are supported right upon the floor instead of being carried down to the girder. No cap has been provided for this partition. No wall boards should have been put up in this house until after inspection and permission had been received from this office. The ceiling joists which are 2 x 6 seem to be on an unreasonably long

It is necessary for you to discontinue all work upon this cottage, and notify this office as to just how you propose to take care of these conditions that have arisen before the work is resumed.

Very truly yours,

Inspector of Buildings.

WM/HG



#29/567

May 7, 1929

Mr. John S. McGarry
34 Bolton Street
Portland, Maine

Dear Sir:

Replying to your inquiry of the 4th inst. concerning the spacing of timbers in your cottage under construction on Peaks Island, I am very sorry if there was any misunderstanding concerning information received at this office, but feel sure that this has arisen due to the confusion of terms.

The floor joists, as we term them, (these are the timbers to which the floor is nailed) are required to be no more than sixteen (16) inches from center to center. With relation to the studding by which we mean the vertical timbers in outside walls or partitions, your reference to the Building Code is correct, an exception being made in the case of summer cottages so that the studding may be spaced twenty-four (24) inches from center to center.

With reference to your question concerning the spacing of "Ceiling Rafters," twenty-four (24) inches from center to center is satisfactory. We presume that you intend to use strapping running at right angles to these ceiling joists to carry the plaster boards when it is put up as is customary.

If you have any further questions concerning the regulation for this or any other building, we shall be very glad to answer them as best we can either by mail or otherwise.

Very truly yours,

Inspector of Buildings.

WM:HC

Warren McDonald,
Building Inspector,
City of Portland, Maine.

34 Bolton Street.
Portland, Maine.
May 4th, 1929

Dear Sir:

Permit # 0507 was issued to me April 11th. 1929,
to build a summer cottage at Peaks Island;

At the time of my application for permit, among my specifications I gave
studding, floor rafters, and ceiling rafters to be spaced 24",
the lady in the office informed me, I would have to space 16"
center to center, upon looking through the book of building
code, on page 143 third line from the top, I find it reads
studding shall be spaced 18" Except summer cottages which may
be spaced 24"

On account of the hours I am unable to get in
to see you personally, as your office is closed, so I am inclosing
a stamp, for which I would thank you if you would advise me which
is correct, the book or statement of the clerk, also advise me what
proper distance to space ceiling rafters, so in case later on
I wish to use sheet rock on the ceiling I will then have my rafter
within the law.

I would appreciate very much an early reply,
as I am holding up on my frame work;

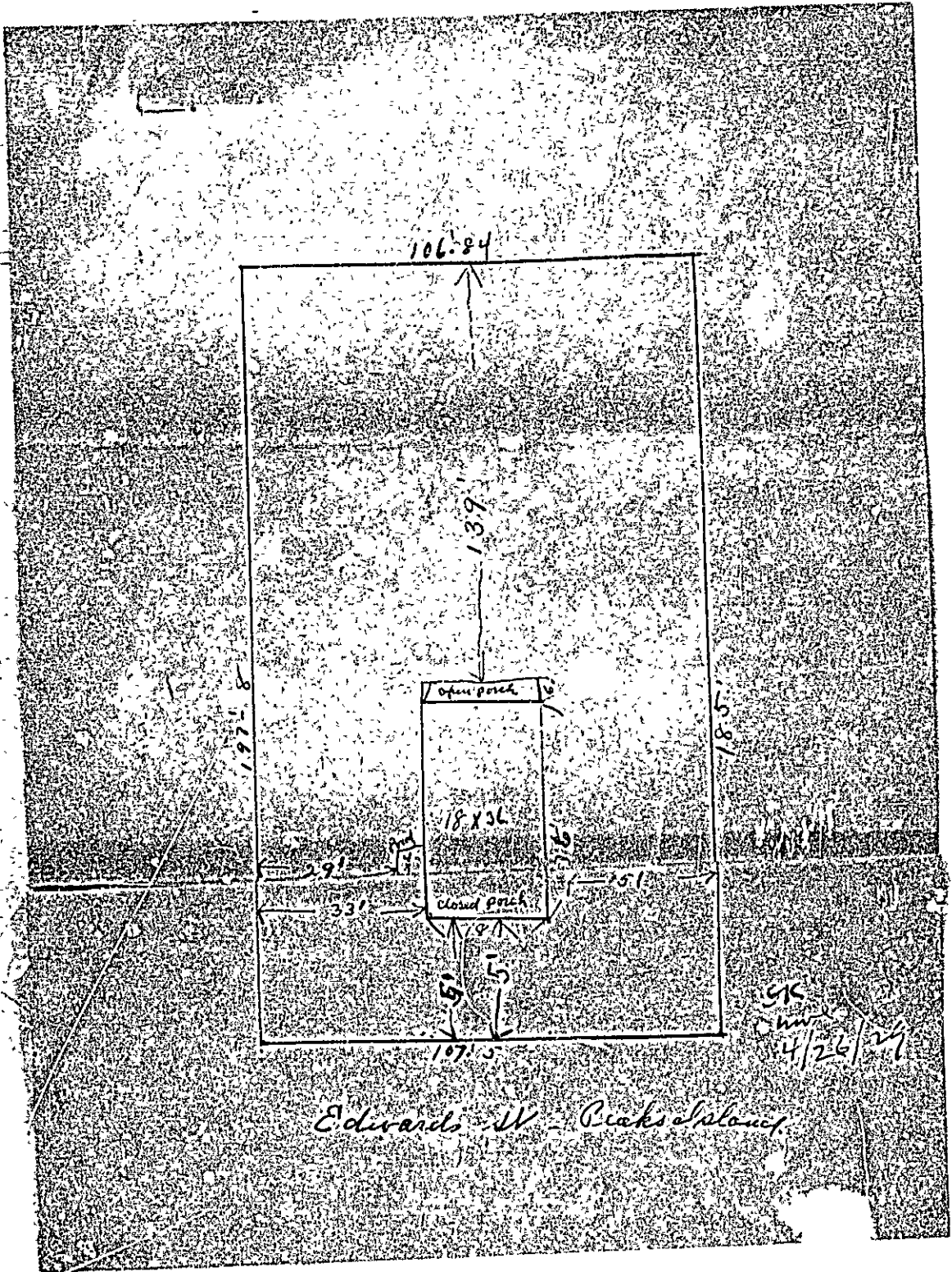
Thanking you in advance
for your consideration and reply, I am,

Very truly yours

John S. McGarry
John S. McGarry

Floor joists
16"

*See
Records*

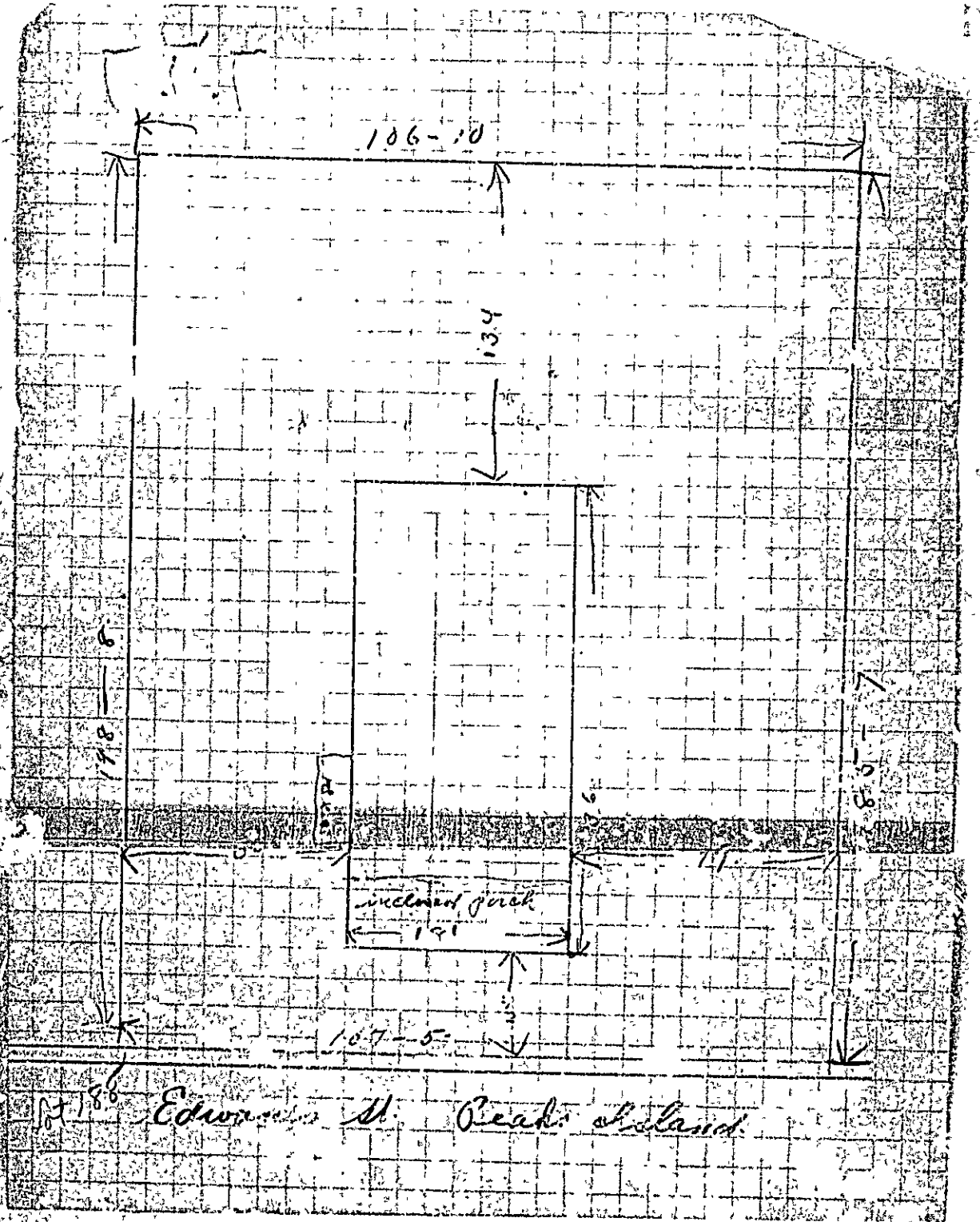


Edwards W. Peaks Island

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMITS
for one family frame cottage
at Lot 188 Edwards St. Pecos Island

1. In whose name is the title to the property now recorded? Lavinia M. McGarry
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Stakes & corner boards
3. Is the outline of the proposed work now staked out upon the ground? Yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? _____
4. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? Yes
5. Do you assume full responsibility for the correctness of all statements in the application concerning the sides, design and use of the proposed building? Yes
6. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this Office before the changes are made? Yes

John S McGarry





APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Permit No. _____

Portland, Maine, April 11, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Lot 188 Edwards St., Peaks Island Ward 1 Within Fire Limits? No Dist. No. _____

Owner's or Lessee's name and address Lavinia M. McGarry, 34 Boston St. Telephone F 2763 M

Contractor's name and address Owner Telephone _____

Architect's name and address _____ Telephone _____

Proposed use of building Summer Cottage No. families 1

Other buildings on same lot none

Description of Present Building to be Altered

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

Last use _____ No. families _____

General Description of New Work

To erect frame summer cottage

Details of New Work

Size, front 18' depth 53' No. stories 1 Height average grade to highest point of roof 12'6"

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

Material of foundation concrete piers 12" sq. Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof pitch Roof covering asphalt roofing Class O Und. Lab.

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

Kind of heat kitchen stove Type of fuel _____ Distance, heater to chimney _____

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? no Size of service _____

Corner posts 4x6 Sills 4x6 Girt or ledger board? none Size _____

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

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

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

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

Maximum span: 1st floor 8', 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? yes No. sheets 1

Estimated cost \$ 600. Fee \$ 1.00

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

INSPECTOR'S COPY

Signature of owner

John S. McGarry

APR 17 1929

Ward - 1 Permit No. 29/507
 Location - 188 Edwards St
 Owner - Lorraine M. McGary
 Date of Permit - 4/11/30
 Notif. Closing-in
 Sep. Closing-in
 Final Notif.
 Final Inspn. - 7/28/32
 Cert. of Occupancy issued - None

APPLICATION

NOTES

Page 83
 Job 33
 (Re 188)

9/16/29
 one splice in wall
 on each side with
 no post under, one
 splice in center under
 with post under
 and one in full
 with no post under
 Wood joints under
 under the beam
 before going
 on fisher
 post

no change

5/21/30 - no change
 in bearings + spliced
 sills. Carrying par-
 tition has been put
 up + sheetrock has
 been put on one
 side. Studs are
 nailed to the ceiling
 joists + rest on top
 of floor not being
 carried down to
 sill. No cap on
 partition. Ceiling
 timbers are 2 x 6
 on 12" span about
 2' on center, was
 unable to get inside
 to check up on these
 matter very closely
 A.J.

5/21/30 Better to omit
 myself

6/12/30 - Went over
 matters with Mr
 McGary on the job
 A.J.

7/10/30 - Matters all taken
 care of after a fashion
 and probably O.K. re
 chimney as job A.J.

9/23/30 - no ch
 yet. Bearded
 foundation
 painted
 10/21/30 - Ref
 entrance
 2' x 6" under
 supporting
 floor
 located - C
 side with
 built on
 very rough
 C.C.P.
 6/2/32 - Ch
 Has no clea
 side: chime
 9' from su
 ing. Has
 side pipe
 wall of bu
 About 8'
 masonry
 wall with
 passing the
 McGary's
 as 14' smit
 directory.
 7/28/32 - Cle
 vided. A r
 job of cobble
 Covered with



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

APPLICATION FOR PERMIT TO BUILD

(3D CLASS BUILDING)

Portland, Me., December 20, 1921 ___ 19

To a
INSPECTOR OF BUILDINGS

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

Location Gasco St, Peaks Island Wd. 1
 Name of owner is? Mrs. Beatrice H. Kasey Address 19 Gasco
 Name of mechanic is? Leslie Ward " Peaks Island
 Name of architect is? _____ " _____
 Proposed occupancy of building (purpose)? cottage
 If a dwelling or tenement house, for how many families? 1
 Are there to be stores in lower story? _____
 Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____
 Size of building, No. of feet front? 32ft; No. of feet rear? 32ft; No. of feet deep? 35ft
 No. of stories, front? 1; rear? _____
 No. of feet in height from the mean grade of street to the highest part of the roof? 20ft
 Distance from lot lines, front? _____ feet; side? _____ feet; side? _____ feet; rear? _____
 Firestop to be used? yes
 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 or centres? _____ length of? _____
 Diameter, top of? _____ diameter, bottom of? _____
 Size of posts? 4x6 Studding 2x4 16 0 0 Sills 4x8 Roof Rafters 2x6 24 0 0 Girders 6x8
 " girts? 4x4
 " floor timbers? 1st floor 2x8, 2d _____, 3d _____, 4th _____
 O. C. " " " " 16, " _____, " _____, " _____
 Span " " " not over 16 ft, " _____, " _____, " _____
 Braces, how put in? _____
 Building, how framed? _____
 Material of foundation? poats 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? asphalt
 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 stepladder to roof? _____

Estimated Cost,
\$ 2,000.

Signature of owner or authorized representative, Leslie Ward

Address Peaks Island

Plans submitted? _____ Received by? _____

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.

Edwards St., Peaks V¹
192

No. 5396

APPLICATION FOR
PERMIT TO BUILD 3d CLASS BUILDING
LOCATION

No. Edwards St., Peaks Island

LA 186
45 A-21692
Ward 1

85-V-3
Inspector.

CONDITIONS

PERMIT GRANTED

December 20, 1921

Permit filed out by _____

Permit number _____

Plan number _____

FINAL REPORT

_____, 192
Has the work been completed in accordance with
this application and plans filed and approved?

Law been violated? _____

Nature of violation? _____

Violation removed when? _____, 192

Estimated cost of building, etc., \$ _____

Building Inspector.

APPROVAL OF

Supervisor