

PLEASANT AVENUE PEAKS ISLAND
87-K-15

1928
SILVER

DATE: April 30, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF City of Portland

AT Church Street, Peaks Island

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

	YES	VOTE	NO
	(x)		()
	(x)		()
	(x)		()

Record of Hearing

Granted.

No opposition.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

City of Portland, owner of property at Church Street, Peaks Island under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: erection of a chain link fence along the street lines of Pleasant Avenue and of Church Street to enclose the play area of the Peaks Island School. This permit is presently not issuable under the Zoning Ordinance because the 7. foot height along Pleasant Avenue will exceed the maximum allowable height of four feet set by Section 19-E of the Ordinance as applied to the R-3 Residence Zone in which the property is located, and the 6 foot height of the fence along Church Street is in violation of the same section of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Richard M. Wood
APPELLANT

DECISION

After public hearing held April 30, 1964 the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Harvey M. Stimpert
Edith M. King
William B. Keefe

April 27, 1966

Fred M. West
Supt. of School Bldgs.

Dear Mr. West:

April 30, 1966.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 27, 1964

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, April 30, 1964, at 4:00 p. m. to hear the appeal of the City of Portland requesting an exception to the Zoning Ordinance to permit erection of a chain link fence along the street lines of Pleasant Avenue and of Church Street, Peaks Island to enclose the play area of the Peaks Island School.

This permit is presently not issuable under the Zoning Ordinance because the six-foot height of the fence along Church Street and the seven-foot height along Pleasant Avenue will exceed the maximum allowable height of four feet set by Section 19-E of the Ordinance as applied to the R-3 Residence Zone in which the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

cc: Robert F. Siggins, 126 Albion St., Somerville, Mass.
Evelyn J. O'Brien, c/o Mrs. M. Keenan, 76 Bennington St., East Boston, Mass.

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

MIAU

CITY OF PORTLAND, MAINE
Department of Building Inspection

Church Street, Peaks Island (87-K-15)

April 15, 1964

Fred M. West, Supt. of School Bldgs.
Room 312, City Hall

/cc to: Corporation Counsel

Dear Fred:

As you are aware, authorization for erection of a chain link fence along the street lines of Pleasant Avenue and of Church Street to enclose the play area of the Peaks Island School cannot be given under the Zoning Ordinance because the six foot height of the fence along Church Street and the seven foot height along Pleasant Avenue will exceed the maximum allowable height of four feet set by Section 19-E of the Ordinance as applied to the R-3 Residence Zone in which the property is located.

I understand that you would like to seek an exception from the Board of Appeals in this matter. If you will go to the Corporation Counsel's office an appeal form will be prepared for your signature.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Fred M. West, Superintendent School Bldgs.
FROM: Albert J. Sears, Building Inspection Director
SUBJECT: Chain Link Fence for Peaks Island School Yard

DATE: May 1, 1964

At its meeting on April 30, 1964, the Board of Appeals sustained the zoning appeal relating to the height of fence to be erected along the street line for enclosure of the play area at this school. You are therefore at liberty to proceed with erection of the fence at your convenience.

Albert J. Sears

AJS:m

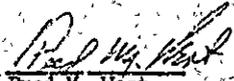
CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. Albert Sears, Director Building Inspection DATE: April 14, 1964
FROM: Fred M. West, Superintendent School Buildings
SUBJECT: Chain Link Fence for Peaks Island School Yard

Will you please start an Appeal for us so that we may erect chain link fencing around the play area of the Peaks Island School?

The fabric we propose to use is some the Public Works Department is donating to the project. As shown on attached plan we would like to erect along the sidewalk line of Church Street 36' of 5' fence plus a 12' double gate 6' high. From this corner post we would like to erect along Pleasant Avenue 80' of 7' fence - the remainder would be 4' fencing.

Thank you for your help in this matter.


Fred M. West

FMM/wh

*Pleasant Ave
Church Street, Peaks Island, (87-K-15)*

RECEIVED

APR 14 1964

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

87-K-15

COFY

CITY OF PORTLAND, MAINE

MEMORANDUM

cc to: Mr. William H. Scule, Supt. of Schools
cc to: Mr. Graham Finney, Planning Dir.

TO: Julian H. Orr, City Manager
Warren McDonald, Inspector of Bldgs.

DATE: Sept. 15, 1958

FROM:
SUBJECT: Certificate of occupancy for addition to the Peaks Island School

The Zoning Ordinance requires that a certificate of occupancy should have been issued before the addition to the Peaks Island School was occupied. We are unable, ^{even} now, to issue that certificate of occupancy because of noncompliance with the Zoning Ordinance, as explained below. The comparatively small number of motor vehicles on the Island makes the off-street parking requirements of the Zoning Ordinance seem a bit ridiculous. Nevertheless, since the Zoning Ordinance stipulates that the city shall comply with the ordinance in its own operations, it seems best to clear the records of this department as far as possible by explaining the violation, and leaving the decision to be made elsewhere as to what shall be done.

The newspapers have announced that the all-purpose room is to be actually a community hall, not just an accessory to the school use. Both the current ordinance and the proposed amendments require one off-street parking space for each 100 sq. feet of such an assembly hall--23 off-street parking spaces. The ordinance also provides that a site plan shall be supplied showing the dimensions of the lot and of all buildings, yards, and parking spaces, existing or proposed. The property being in an R-3 Residence Zone, Sec. 14b of the ordinance has many requirements as to reserved strips, fences, distances of parking from residential structures, filling, surfacing and surface water drainage of the parking area, including the provision that when access to such parking area is available from more than one street, ingress and egress to and from such lots shall only be from such street or streets as the Planning Board of the City of Portland shall approve. In addition to that, we have been trying to follow your administrative directive of a year or two ago and require on such a site plan the approval of the Traffic Engineer upon the approaches over the public sidewalk.

If the city wishes to avoid the situation of deliberately violating its own ordinances, one of two courses appear to be obvious. (1) To make the entire premises to comply with the zoning requirements; or (2) To seek relief from compliance from the Board of Appeals. In either case, a preparation of the site plan would be necessary.

Inspector of Buildings

WMCD:m

R3 RESIDENC



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, March 18, 1958

PERMIT ISSUED 00215 MAR 19 1958 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or demolish 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: Church St., Peaks Island 87-K-15. Within Fire Limits. Dist. No.
Owner's name and address: corner Pleasant Ave. & Island Ave. City of Portland. Telephone
Lessee's name and address
Contractor's name and address: Wiley Construction Co., Scarborough, Maine. Telephone
Architect
Specifications Plans yes No. of sheets
Proposed use of building: School. No families
Last use
Material: brick. No. stories: 2. Heat. Style of roof. Roofing
Other building on same lot
Estimated cost \$ 106,326. Fee \$ 107.

General Description of New Work

To construct 1-story brick addition 62'x117'10" as per plans and spec.

change of file in P.O. with full copy of memo to City Reg. Permit Issued with Letter

Appeal sustained 11/15/57

Handwritten signature and date 9/15/58

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 Wiley Construction Co.

Details of New Work

Is any plumbing involved in this work? YES. 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.
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. Girders 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 [signature]

Miscellaneous

Will work require disturbing of any tree or 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

City of Portland
Wiley Construction Co.

INSPECTION COPY

Signature of owner

CITY OF PORTLAND

AP-Church Street, Peaks Island

March 19, 1958

Wiley Construction Co.
Scarborough
Maine

cc to: Earl, DePoter, Spaulding Inc.
455 Congress Street
cc to: Philip M. Burnham
Public Buildings Engineer

Gentlemen:

Building permit for construction of a one story masonry addition on side of school at above named location is issued herewith based on plans and specifications filed with application for permit, but subject to the following conditions:

1. A separate permit issuable only to the actual installer is required for installation of the fire alarm system. As indicated in the specifications, a schedule of the fire alarm materials and manufacturer's drawing of the circuit proposed must be approved by the Portland Fire Department and the Architect before purchase of materials or installation.
2. Separate permits issuable only to the actual installer, are also required for installation of the new heating boiler including oil burner, oil storage tank etc., and for any systems of mechanical ventilation.
3. Either a separate permit or an amendment to the permit now being issued is required for the erection of the metal fire escape and with application therefor will need to be filed shop and erection drawings for the same.
4. Notices to this Department are required to be given for:
 - (a) Inspection of forms for foundation walls before concrete is poured.
 - (b) "Closing-in" inspection before covering is applied to walls, partitions or ceilings.
 - (c) "Final" inspection before addition is occupied.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

WJ/s

November 8, 1957

AP Church Ave., Peaks Island at corners of Island Ave. and Pleasant Ave.,—Proposed addition to public school and zoning appeal relating thereto

Mr. Donald Bennett,
Chairman City Building Committee
Oakhurst Dairy
364 Forest Ave.

Copy to City Manager
Corporation Council

Dear Mr. Bennett:

Building permit intended to authorize construction of the proposed addition to the Peaks Island school is not issuable under the Zoning Ordinance because the rear wall of the addition would be a varying distance with a minimum of one foot from the rear lot line (this is the street line of Island Ave.) instead of the 25 feet required, and about half of the side wall of the addition, being the end wall of the all-purpose room, would be five feet from the side lot line (also the street line of Island Ave.) instead of the 20 feet required from a "side street", according to Section 4B1 and E3 of the Ordinance applying in the R-3 Residence Zone where the property is located.

The Building Committee has indicated its desire to seek exceptions from the Board of Appeals, and designated that the appeal should be signed by you, as Chairman. The idea of filing the appeal at such an early date being to secure the consideration of the Board of Appeals before the detailed working drawings are commenced.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMSD/B



R3 RESIDENCE ZONE
APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine August 18, 1958

PERMIT ISSUED

AUG 19 1958

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 58/245 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 Church St-Pleasant Ave. cor Island Ave. Peaks Within Fire Limits? no Dist. No.
 Owner's name and address City of Portland Maine Telephone
 Lessee's name and address Telephone
 Contractor's name and address Wiley Construction Co. Scarborough Me. Telephone TU-3-4883
 Architect Plans filed yes No. of sheets
 Proposed use of building School No. families
 Last use No. families
 Increased cost of work Additional fee .50

Description of Proposed Work

To erect metal fire escape from roof to ground on rear of building (east end)
 " " " " " " first floor to ground on side of building (all as per plan)

8/18/58
 Sent to Fire Dept.
 Rec'd from Fire Dept. 8/19/58

Details of New Work permit to contractor

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: *Carl P. Johnson*
 CHIEF OF FIRE DEPT.

City of Portland
 Wiley Construction Co.
 Signature of Owner *W. J. Elwin*

Approved: *Warren McDonald*
 Inspector of Buildings

August 19, 1958

BP- 58/245- Church & Island Aves., Peaks Island

Wiley Construction Company
Scarboro
Maine

cc to: P. H. Eurnham
Public Bldg. Engineer
cc to: Hegquier & Jones Co.

Gentlemen:

Building permit amendment covering erection of fire escapes on addition to school at the above named location is issued herewith based on plans filed with application for permit, but subject to the condition that top fastenings of all brackets are to be no less than 3/4-inch diameter bolts extending through the wall of the building.

Very truly yours,

Albert J. Sears
Deputy Inspector

AJS:m

LOCATION

Pleasant Ave Berlin

DATE

9/15/58

PERMIT

INQUIRY

COMPLAINT

Charge off meter
copy & put in G. L.

No suspects
needed

[Signature]

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Carl P. Johnson, Chief of Fire Department

DATE August 22, 1958

FROM: Albert J. Sears, Deputy Inspector of Buildings

SUBJECT: Automatic fire detection and alarm system in new addition to Peaks Island School.

Man from York Electric Company had little or no information about this system other than that the parts are being provided by the Ganewell Company. According to the specifications on the job, approval of materials and wiring diagram for this system were to be secured from you and the architect before materials were purchased and this may have been done, in which case you will be acquainted with what is planned. We have a copy of the specifications for the school addition, which go into considerable detail about requirements for this system, which you may use for reference if you so desire.

Very truly yours,

AJS/32

Deputy Inspector of Buildings



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____ Installation _____

Portland, Maine, August 22, 1958

PERMIT ISSUED

01247

SEP 15 1958

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 Pleasant Ave., Peaks Island 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 York Electric, 222 Middle St. Telephone 2-4757
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building _____ Sch. _____ 1 - family _____
 Last use _____ No. families _____
 Material MASONRY No. stories 1 Heat _____ Style of roof _____ R. _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install automatic fire alarm using Spot Lowecators 190° thermostats in locations and according to plans and specifications filed with general constructor perm. t.

RETRACTED
 A thermostat was omitted from janitor's room in basement, and Supt of Edg West agreed to supply it.
 York Electric
 8/22/58
 Sent to Fire Dept. 8/22/58
 Rec'd from Fire Dept. 8/22/58

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 York Electric**

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? _____
 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 _____
 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 _____ Graded or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior walls? _____
 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:

Carl P. Johnson
 CHIEF OF FIRE DEPT.

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? yes

City of Portland
 York Electric

INSPECTION COPY

Signature of owner By: _____

L. A. Smith

F.M.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 4, 1958

PERMIT ISSUED 01181 SEP 4 1958 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Pleasant Ave. Peaks Island Use of Building School No. Stories 1 New Building Existing
Name and address of owner of appliance City of Portland Maine, 389 Congress St.
Installer's name and address Mathews Sales & Service, 499 Fore St. Telephone 2-1401

General Description of Work

To install Oil burning equipment in connection with existing steam heat. (replacement)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From side back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Iron-Fireman-gumtype Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner concrete Size of vent pipe 2"
Location of oil storage outside underground existing Number and capacity of tanks 1-1000 outside underground
Low water shut off yes Make McDonnell-Miller No. 51-2 existing
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Signature and date: E. P. 9/2/58

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Mathews Sales & Service

MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer by: Mathews

Beulah Island
July 1 1958

To Building Inspection
office.

Mr. McDonald,

The tank at school
for the new addition was
inspected and found it
complied with fire laws May
28th 1958.

E. K. Malcolm M.
Murray

RECEIVED

JUL 2 1958

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

July 9, 1958 WJG

47-Church Street, Peaks Island, Installation of
fuel oil tank--no permit for tank.

June 30, 1958

F. Eason & Co.
113 Middle Street
Att. Mr. Reuben

cc to: Willy Construction Co.
Scarboro, Maine
cc to: Beal, DeFoter, Spaulding, Inc.
455 Congress Street
cc to: Philip M. Burnham, Public Bldg. Engineer
cc to: Carl P. Johnson, Chief of Fire Dept.

Gentlemen:

I am told that your Company as sub-contractor for the general contractor or some other party as sub-contractor for your Company has already installed the underground fuel oil storage tank at the City school job on Church Street, Peaks Island, although the permit from this Department, approved by the Fire Chief, required by the Building Code was not even applied for. Obviously this is in violation of the Building Code. Perhaps you were misled by the fact that this is a City job; but City jobs require permits just like private jobs.

Somebody on the job told our Field Inspector that the Inspector from the Fire Department was called and did approve the installation as to the supports and depth of the tank and as to its connections before the tank and piping were covered from view. Presumably you would have secured the approval of the Architect's Inspector before covering up this important item.

It is important that you file belated application for this permit before July 9, 1958, but before this is done secure from the Fire Department a written statement that their Inspector did observe the tank and its connections and did approve it for covering up. If that statement is not available, please get a similar statement from the Architect--this statement to be filed with the belated application for the permit.

Very truly yours,

Warren MacDermid
Inspector of Buildings

WJG/jg



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, July 2, 1958.

PERMIT ISSUED

00863

JUL 8 1958

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 Church St. Peaks Island Within Fire Limits? NO Dist. No.
 Owner's name and address City of Portland, Maine 389 Congress St. Telephone
 Lessee's name and address Telephone
 Contractor's name and address P. Reuben & Co. 113 Middle St. Telephone 2-8491
 Architect Specifications Plans No. of sheets
 Proposed use of building School No. families
 Last use No. families
 Material brick No. stories 1 Heat Style of roof Roofing
 Other building on same lot
 Estimated cost \$ Fee \$ 1.00

General Description of New Work

To install 1-1000 gallon fuel oil storage tank underground.

Storage will be for private use. Tank bears Underwriter's label. Tank will be 3' underground painted with asphaltum.

Sent to Fire Dept. 7/5/58
Rec'd from Fire Dept. 7/8/58

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

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?
 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
 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
 Size Girder Columns under girders Size Max. on centers
 Kind and thickness of outside sheathing of exterior walls?
 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:

Carl Johnson

CHIEF OF FIRE DEPT.

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.....
 P. Reuben & Co.

INSPECTION COPY

Signature of owner by: *P. Reuben*

NOTES
 8/29/58
 P.T.F.

[Faint, mostly illegible text in the left column, possibly bleed-through from the reverse side of the page.]

Permit No. 58/86
 Location *[illegible]*
 Owner *[illegible]*
 Date of permit *[illegible]*
 Notice closing in *[illegible]*
 Insps. closing in *[illegible]*
 Final Notice *[illegible]*
 Final Insps. *[illegible]*
 Cert. of Occupancy issued *[illegible]*
 Staking Out Notice *[illegible]*
 Form Check Notice *[illegible]*

[Faint, mostly illegible text in the right column, possibly bleed-through from the reverse side of the page.]



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 2, 1958

PERMIT ISSUED

00856

JUL 3 1958

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Church St. Peaks Island Me Use of Building School No. Stories 1 New Building Existing
Name and address of owner of appliance City of Portland Maine, 389 Congress St.
Installer's name and address P. Reuben & Co. 113 Middle St. Telephone 2-8491

General Description of Work

To install cast iron steam boiler (replacement to heat entire building.)

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 14" Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smoke pipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Permit for oil burner to be taken out by others.

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.N. - 7/3/58 - agd

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

P. Reuben & Co.

MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer

by:

P. Reuben

F.M



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, March 18, 1956

PERMIT ISSUED
MAR 19 1956
00243

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ 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 Church St., Peaks Island 87-K-15 Within Fire Limits? Dist. No.

Owner's name and address George Pleasant Ave. & Island Ave. City of Portland Telephone

Lessee's name and address Telephone

Contractor's name and address Wiley Construction Co., Scarborough, Maine Telephone

Architect Specifications Plans yes No. of sheets

Proposed use of building School No. families

Last use No. families

Material brick No. stories 2 Heat Style of roof Roofing

Other building on same lot Fee \$ 107.

Estimated cost \$ 106,396.

General Description of New Work

To construct 1-story brick addition 62'x117'10" as per plans and spec.

87-K-15

Appeal sustained 11/15/57

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 Wiley Construction Co.**

Details of New Work

Is any plumbing involved in this work? 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

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering fuel

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

Framing lumber—Kind Sills Girt or ledger board? Size

Corner posts 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 height?

If one story building with masonry walls, thickness of walls?

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?

APPROVAL
.....
.....
.....

Miscellaneous
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person who can see that the State and City requirements pertaining observed? **yes**

City of Portland
Wiley Construction Co.

Signature of owner Raymond Elsie
City of Portland

FILE COPY

*Picture
G.S. file*

A.P. Church and Island Avenue, Peaks Island, Maine

Bent-Edgater-Spaulding, Inc.
465 Congress Street

February 24, 1928

cc: Mr. William H. Coule
Supt. of Schools
cc: Mr. Philip H. Burnham
Public Works Engineer

Gentlemen:

Examination of plans and specifications on which bids are being taken for the proposed addition to the Peaks Island School discloses the following variances and calculations as to compliance with Building Code requirements:-

1. Door 42 at foot of fire escape is indicated as a metal covered door in specifications but shown as a wood panelled door on the plans. Which is to be provided? Since this door is to be continuously exposed to the weather on both sides, the use of a wood door, particularly if it is to have a glass insert, is questionable.
2. Not possible to find any indication of the incombustible fire-protecting required at the ceiling line between the stripping or furring used against masonry walls. - *OK - See Addendum # 2*
3. As far as we can determine neither the Acoustilite tile board originally specified nor the Caltex tile called for in Addendum # 1 meet Building Code requirements. In order to do so, material used on ceilings must have a flame spread rating of not over 25. If you have trouble in locating a type of material which will meet requirements, the Fire Protection Dept. has a list of "Adapted" materials, Inc. - of approved materials may be consulted at their office.
4. It is suggested that specifications for automatic fire detection and alarm system in Addendum # 1 be amended to specify that the automatic detection system shall be of a type listed and approved by "Underwriters' Laboratories" for the use intended and that where listed in the code, it shall comply with the new addition and the addition shall be of a weather-proofed type. - *See Addendum # 2*

Very truly yours,

WALTER H. BURNHAM
Inspector of Buildings

10/28

R3 RESIDENCE ZONE

PERMIT ISSUED

AUG 19 1958

CITY OF PORTLAND



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 51

Portland, Maine, August 19, 1958

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 58/245 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 Church St-Pleasant Ave. cor Island Ave. Peaks Isl.
Owner's name and address City of Portland Maine
Contractor's name and address Wiley Construction Co. Scarborough Me.
Architect School
Proposed use of building School
Last use
Increased cost of work
Additional fee .50

Description of Proposed Work

To erect metal fire escape from roof to ground on rear of building (east end)
" " " " " " first floor to ground on side of building (all as per plan)

Handwritten notes and dates: 8/18/58, 8/19/58

Details of New Work permit to contractor

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
Material of foundation
Material of underpinning
Kind of roof
No. of chimneys
Framing lumber—Kind
Corner posts
Girders
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Approved:

City of Portland
Wiley Construction Co.
Signature of Owner by [Signature]

Approved:
Inspector of Buildings

FILE COPY



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 for Alterations, etc.

To the INSPECTOR OF BUILDINGS: Portland, June 1, 1921 192

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

Location Peaks Island Ward, 1 in fire-limits? no
 Name of Owner or Lessee, City of Portland Address Portland, Maine
 " " Contractor, Greene & Maloney " 270 Middle
 " " Architect _____ " _____

Material of Building is brick Style of Roof, hip Material of Roofing, slate
 Size of Building is 62ft feet long; 34ft feet wide. No. of Stories, 2
 Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.
 Underpinning is brick is _____ inches thick; is _____ feet in height.
 Height of Building 40ft Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th.
 What was Building last used for? school No. of Families? _____
 What will Building now be used for? same

DETAIL OF PROPOSED WORK

Replace burnt schoolhouse to former condition with flat tar & gravel roof
all to comply with the building ordinance

Estimated Cost \$ 20,150

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 Greene & Maloney By John J. Maloney
 Address 2

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

15-1-15

Permit
Peaks Island
8-7-15
City of Portland

PERMIT GRANTED
June 1, 1921

Permit filled out by
Permit number
Location Peaks Island

FINAL REPORT

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

Law been violated? Doc. No. of 192

Nature of violation?

Violation removed, when? 192

Estimated cost of alterations, etc., \$

Inspector of Buildings

BE OBTAINED BEFORE RE-ENTRY