

- C STREET
87-N-12

PEAKS ISLAND

NO. 1000
LEWIS & CLARK

September 8, 1932

To the Municipal Officers:

With reference to my complaint concerning the small wooden cottage named "The Midget" located at Peaks Island on Lot H-12 on Sheet #87 of the Assessor's plans of the City of Portland, since filing this complaint, persons claiming to be owners of the property have applied for and secured a building permit to demolish this cottage. For this reason, the complaint is respectfully withdrawn.

Inspector of Buildings.



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-32-112

COMPLAINT

Rec'd 7/11/32

Location South Side G St., Peaks Inland (87-N-12) "The Midget" 511
Ward 2

Owner's name and address Antonio D. Cipriano Heira Peaks Island, Maine Telephone _____

Tenant's name and address _____ Telephone _____

Use of building Vacant

General Description

Cottage is in dangerous and dilapidated condition. Windows and doors are open and whole appearance of building is in unkempt condition.

Complainant's name and address T. J. Ross South St., Peaks Is. Telephone Peaks 62
(Mr. Ross owns & uses next to Cipriano cottage.)

Date of examination and conditions four

Action taken _____

INSPECTION COPY

87-N-12-R

48 Federal St.

Del. 2 Complaint No. C-32-112
 Ward Cr. 11 Peaks 2.
 Location South Hill C. St.
 Date Received 7/11/32
 Date Disposed of 7/19/32

1052-142
 93-1114
 94-1119
 970-398

NOTES

~~7/12/32 - Windows & door
 open - window
 leaning badly - may
 collapse - wood~~

~~Next door windows &
 each door open - cracks
 & other unsatisfactory
 conditions inside - wood~~

87-N-13 ground level
 27 29-30-31.

87-N-12 land & cottage
 27 29-30-31
 redressed for 27 & 29 by
 John B. Shields
 Thomas & John B. Shields

Mortgage of 115.00 to
 Geo. B. Murphy 3/21/17.
 Dec. of 200 50x100 to Geo.
 by Geo. B. Murphy 3/21/15
 Mortgage of 115.00 to Geo. B.
 by Geo. B. Murphy 3/21/15.

Req. at iron pipe - 24" dia.
 line 232.5' east of
 a road on ledge at
 eastern side of D. St.;
 running 50' east by
 24" dia. iron pipe to
 100 ft to iron pipe on
 southern side of 2nd St.;
 then 50' west by
 sand at the iron pipe
 cor. of land of E. G. Gibley;
 thence 100 ft south
 by Gibley line to top
 of hill - 24" dia. iron pipe

land deeded to A.C.
 Geo. B. Murphy 11.17.10 4/22/14
 7/30/32 - Complaint to
 municipal office
 7/19/32 - Perm't to demolish



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-31-85

COMPLAINT

Rec'd 4/18/51

Location B St., Peaks Island Ward 1
 Owner's name and address Estate of Antonio Cipriano Peaks Island, Me. Telephone _____
 Tenant's name and address _____ Telephone _____
 Use of Building _____ Telephone _____

General Description

Joseph Bridges, husband of Cipriano's widow demolishing building without permit.

Complainant's name and address Charles Fields 48 Federal St. Telephone _____

Date of examination and conditions found 5/8/56 - Gas Alexander 166

Franklin St. would like to take down this bldg. clean up lot + fill cellars for what he could get out of it but interested in land.

Action taken 7/15/56 - letter to Ross.
8/1/56 - see memo to C.M. + proposed action of

INSPECTION CO. 1

Handwritten initials and date: 8/1/56

87-N-12-11

Ward 1 Complaint No. C-31-63

Location B. H. Peaks &

Date Received 4/18/31

Date Disposed of 8/1/36

NOTES

87-N-12-13

4/22/31 2 Photos in file

~~This is a story of a
 building which was
 built in 1913 as a
 garage and was
 later converted into
 a store. It
 is located on the
 north side of
 the street and
 is owned by
 the Peaks family.
 The building is
 in poor condition
 and is being
 run down rapidly.~~

Bills are 4x4 with post
 under each corner and
 midway on each side.
 Under the ceiling is
 4x4 with post 5' to 6' apart.
 Floor timbers are 2x4 - 22' oc.
 on 9' square. Rafters are
 2x4 - 36" oc. Girders 2x8
 - 12' oc. is used.
 Talked with Mr. Bridge
 about this. The only
 work he has done has been
 to tie down four chimneys
 which were all right and
 could be saved that it
 it would fall and hurt
 some one. However, he
 intends to either demolish
 building, sell it where
 to stand to be moved to
 another location, or else
 lower it to ground and
 cover it to use as a
 garage. Before he can do
 any of these things he
 has to consult a plan of
 as building is a part of
 an estate. I told him
 that before he demolishes,
 moved, or altered this
 building a permit
 from this office would
 be necessary. I also

REPORT ON DANGEROUS AND DILAPIDATED BUILDING
ON B STREET, PEAKS ISLAND,
ASSESSORS LOT NOS. 87-N-12,13

File: C-21-63-I

May 2, 1936

Last private owner Antonio Cipriano, Heirs.

City of Portland now owns by tax deed. *Feb 1931*

Assessors valuation: Building \$550.; Land \$150.; Total \$700.

Taxes due, including 1935, approximately \$200.

This Department has had many complaints concerning the condition of this building for the past several years. The basis of the complaints is that the building is unsightly and a fire hazard.

Photos attached (2). It would probably cost the City as much as \$50. to merely put shutters on the building to close it up. Rehabilitation of the building would cost at least several hundred dollars. In this location upon the Island I doubt if a person could be found who would want to invest the amount of the taxes and the cost of repairs.

I recommend that the building be demolished as soon as possible. A man who lives near the building has said to me that he would be willing to take over the property for the amount of the taxes and interest on the land and agreed to demolish the building and clear up the lot. It seems to me to be a good offer.

Warren W. Donald

Inspector of Buildings.

THIS AGREEMENT made this _____ day of August, 1936, by and between the CITY OF PORTLAND, a body politic and corporate, and located in the County of Cumberland and State of Maine, and Thomas J. Ross, of said Portland, WITNESSETH as follows:-

Said Ross agrees to take down, erect or otherwise demolish the frame building now standing on lots numbered 87-11-12, 13 (Assessors Dept. numbers) on B Street on Peaks Island in said City of Portland; to remove all material now in or forming a part of said building from these premises, down at least to the present grade of the ground around the building, said material to become the property of said Ross, and to leave said premises free of all refuse and debris from said building.

And he FURTHER agrees to assume full responsibility for damage or injury to persons or property that may occur and to save the City of Portland harmless from any loss, cost or damage that it may suffer by reason of any act of said Ross, his servants or agents, in the prosecution of the work.

And he FURTHER agrees to complete this work within 30 days from the date of this agreement, and to pay to said City of Portland for the material removed from said building the sum of Thirty-seven Dollars and Fifty cents, (\$37.50), Twenty-five Dollars on the date of this agreement and Twelve Dollars and Fifty cents within 90 days from that date.

The City of Portland, on its part, agrees to relinquish and forever quit claim to all material or equipment in or a part of said building, provided said material or equipment is removed from these premises by said Ross within 30 days from the date of this agreement.

WITNESS:

CITY OF PORTLAND

BY _____

Its City Manager

Contractor

File: C-31-65-I

July 15, 1936

Mr. C. J. Ross,
Peaks Island,
Portland, Maine

Dear Sir:

Referring to the dwelling house on B Street, Peaks Island formerly owned by the Heirs Antonio Cipriano, under the impression that you desired to make some arrangement with the City Council for purchase of the land and then the demolish the building, I have taken no further action.

I now have an application from another party to be permitted to remove the building, fill the cellar and clear up the lot for what he can get out of the building in the way of material and without cost to the city.

In addition to that the City Council has a petition signed by a large number of persons requesting immediate action in disposal of this building upon the ground that it is in a deplorable condition and is a bad fire menace. The City Manager has asked me to see what may be done about this situation before the next Council meeting, one week from today.

~~At least by July 17th, whether~~ at least by July 17th, whether you have made any definite proposition to the City Treasurer or the City Council, whether or not you intend to, and whether or not you are still in earnest about purchasing the property and demolishing the building; all of this so that an early report may be made upon the petition back to the City Council and so that the entire matter may be disposed of before the summer season gets much older.

Very truly yours,

McD/H

Inspector of Buildings

REPORT ON DANGEROUS AND DILAPIDATED BUILDING
ON 6 STREET, PEAKS ISLAND,
ASSESSORS LOT NOS. 87-N-12, 13

File: C-31-63-I

May 2, 1956

Lot private owner Antonio Cipriano, Heirs.

City of Portland now owns by tax deed.

Assessors valuations: Building \$550.; Land \$150.; Total \$700.

Taxes due, including 1955, approximately \$200.

This Department has had many complaints concerning the condition of this building for the past several years. The basis of the complaints is that the building is unsightly and a fire hazard.

Photos attached (2). It would probably cost the City as much as \$50. to merely put shutters on the building to close it up. Rehabilitation of the building would cost at least several hundred dollars. In this location upon the Island I doubt if a person could be found who would want to invest the amount of the taxes and the cost of repairs.

I recommend that the building be demolished as soon as possible. A man who lives near the building has said to me that he would be willing to take over the property for the amount of the taxes and interest on the land and agreed to demolish the building and clear up the lot. It seems ~~to be a good offer.~~

Inspector of Buildings.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

File C-31-63
C-30-101
C-33-1

November 4, 1935

John R. Gilchrist,
City Treasurer and Collector

Dear Sir:-

Three buildings concerning which I have the complaints and which upon examination prove to be dilapidated and in a dangerous condition from the standpoint of catching and spreading of fire, appear to have been sold for taxes and are really the property of the City of Portland, although, I believe, the City has not yet taken title to them.

All three of the buildings are in such condition that I recommend that the City actually take title to the property and then have the buildings demolished. If this step appears to be wise, probably all of the buildings may be removed without cost to the City, and I shall be glad to help to that end if desired.

One property is on B Street, Peaks Island, assessors lot numbers 87-4-12, 15, last taxed to Antonio Cipriano Hairs. Taxes are due for 1930 to 1935 inclusive; aggregating with interest, perhaps to \$200.

One property is located on Lot 176-179 Cornell Street, formerly owned by Fannie J. Rakoz. This building was the scene of a fire two or three years ago and is now in danger of complete collapse. Taxes are unpaid from 1932 to 1935 inclusive and aggregate perhaps \$300 with interest.

~~One property is located on Lot 176-179 Cornell Street, formerly owned by Fannie J. Rakoz. This building was the scene of a fire two or three years ago and is now in danger of complete collapse. Taxes are unpaid from 1932 to 1935 inclusive and aggregate perhaps \$300 with interest.~~
One property is located on a substantial and valuable two and one-half story dwelling house and is located at 875 Congress Street. The last owner was Annie L. Long, Deceased, Jennie F. Long, executrix. This building has been going to pieces for six or eight years, and now is worth little if anything.

Before an attempt is made to demolish these buildings, I suggest that photographs be taken, and this department is equipped to take the photographs if desired.

Very truly yours,

Hcl/H
CC: Mr. Barlow
Mr. Wilbur

Inspector of Buildings.

Unfinished

Tapes

1975 25.5
130 - 30.5
57 - 36.7
- 41.1
- 45.7

WASHINGTON, WA 98105



APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third ClassPortland, Maine, April 17 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ 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 1 Leaman Street Ward 9 Within Fire Limits? no Dist. No. _____
 Owner's name and address Adlene B. Humphrey, 1 Leaman St. Telephone F 5471
 Contractor's name and address S. S. Grant, 1206 Washington Ave. Telephone _____
 Architect's name and address _____

Proposed use of building 2 car garage No. families _____
 Other buildings on same lot 1 family dwelling
 Plans filed as part of this application? yes No. of sheets 1
 Estimated cost \$ 500. Fee \$.75

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 2 car frame garage 20' x 22'

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

Size, front 22' depth 20' No. stories 1 Height average grade to top of plate 8'
 Height average grade to highest point of roof 12'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete slab Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickn. ss _____
 Kind of Roof hip Rise per foot 7 1/2 Roof covering Asphalt shingles Class C Und. a.b.
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Is gas fitting involved? _____
 Corner posts 4x4 Sills 4x4 Girt or ledger board? _____ Size _____

Material columns under girders _____ 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 concrete 2nd _____ 3rd _____ roof 2x6 hips
 On centers: 1st floor _____ 2nd _____ 3rd _____ roof 2'
 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 _____
 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? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____

Signature of owner _____

INSPECTION COPY

No.

issued

NOTES

told him that if we could give him a permit for its use as a garage it would be necessary to strengthen it considerably before it could be used. Also that I doubted that it would stand moving as a unit and that if such a thing was done it would have to be strengthened with plates in a new location. He is a lawyer with a firm as to be able to dispose of it and notify us what the plan to do. For the present he agreed to board up the doors and windows so that free access may not be had to it. A.S.S.

11/20/31 - Most of windows + doors with well blocked up. - A.S.S.

10/10/35. Mr J. J. Ross of Peales Island was in on this and said the windows and doors are open and that the

building is in poor condition, a section of the main girder has been removed to allow for the removal of the furnace. He said children had been in there and built fires, burning a hole in the floor.

11/4/35 - Letter to Betty Mason. - W.M.D.

11/8/35 - 2 photos about 8:55. 3 rooms and bath down stairs - 1 room up stairs. Framing in cellar not in good shape but I will be made as for a comparatively small expenditure. The wall of cellar needs quite extensive repairs. Framing of front wall right and some windows. Repaired where shot holes were common. I will hold but some did

in to them but toilet alignment is not in good shape. Propped floors, repairs. Electric wiring apparently in order. BX is exposed in cellar.

Val. 1936 - see 170 1/2
 Bond 150 1/2
 870 0 1/2

5/4/36 - Report to G.M. m.d.