

CENTRAL ST., PEAKS ISLAND

87-111-4

RECEIVED
DEC 7 1972
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Existing Building

Building

Remove Existing Window

Install Doors

Proposed Addition

C/C.

8'

SAME

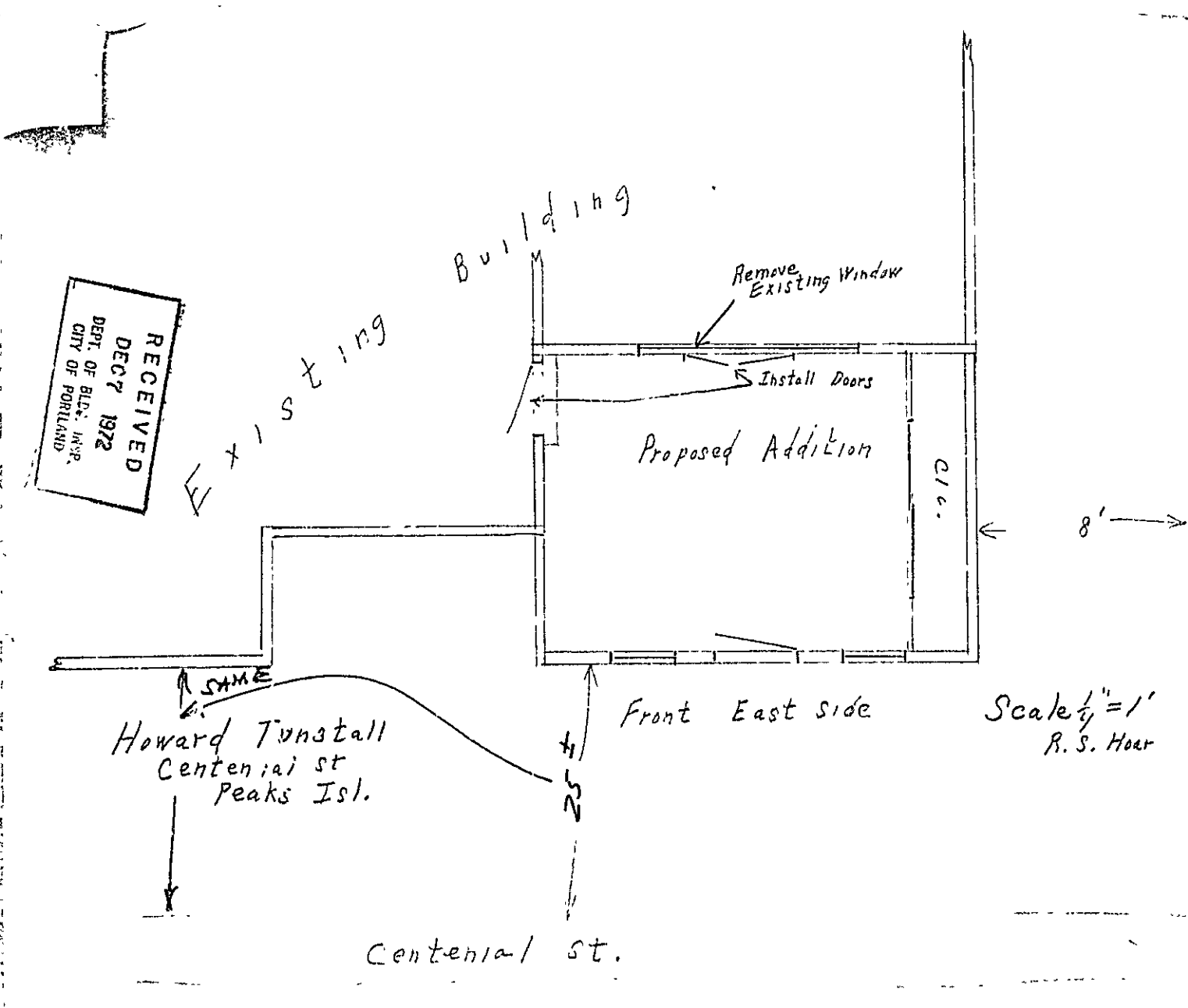
Howard Tunstall
Centennial st
Peaks Isl.

Front East side

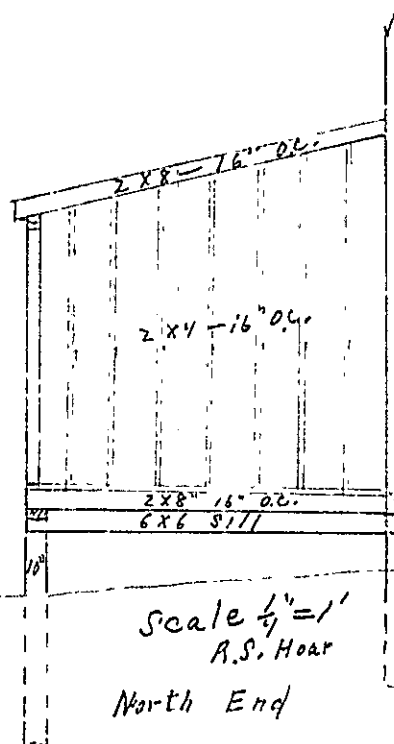
Scale $\frac{1}{4}'' = 1'$
R. S. Hoar

4'
25'

Centennial st.



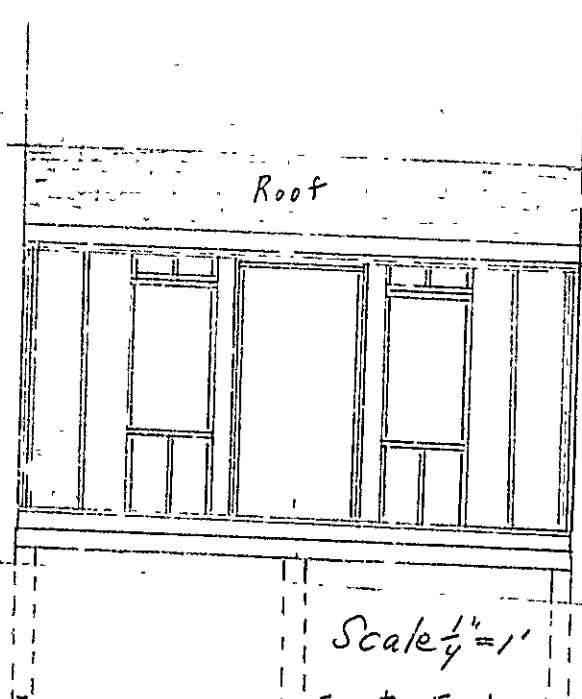
RECEIVED
DEC 7 1972
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CITY OF PORTLAND



EXISTING

Scale $\frac{1}{4}'' = 1'$
R.S. Hoar

North End



Roof

Grade

Scale $\frac{1}{4}'' = 1'$

Front East side



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, December 7, 1972

PERMIT ISSUED

DEC 8 1972

01483

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 Centennial St. Peaks Island, Maine Within Fire Limits? _____ Dist. No. _____

Owner's name and address Howard Turnstall - same Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Roland Hoar Peaks Island, Maine Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 3

Proposed use of building Lodging House No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost \$ 1500.00 Fee \$ 6.00

General Description of New Work

To construct 1-story addition, 10'6" x 16 as per plans

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**

Details of New Work

Is any plumbing involved in this work? no 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 10' Height average grade to highest point of roof 12'

Size, front 16' depth 10'6" No. stories 1 solid or filled land? _____ earth or rock? _____

Material of foundation 10" sonotubes Thickness, top _____ bottom _____ cellar _____

Kind of roof shed roof Rise per foot 2" Roof covering asphalt

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

Framing Lumber—Kind spruce Dressed or full size? dr. Corner posts 2 x 4 Sills 6 x 6

Size Girder _____ 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 2 x 8, 2nd _____, 3rd _____, roof 2 x 8

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

Maximum span: 1st floor 10', 2nd _____, 3rd _____, roof 10'

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? _____

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

APPROVED:

O.K. P.S. 12/7/72

Roland Hoar

Signature of owner

CE 101

INSPECTION COPY

NOTES

2-28-73 Addition
 completed only
 entrance way. No
 useful volume
 of non-conforming
 use. *AD*

X

Permit No 72/1483

Location Carbarnal St, Pate St

Owner Edward Turner

Date of permit 12/8/72

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NELSON



APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 8 1973

00213
CITY OF PORTLAND

Class of Building or Type of Structure _____

Portland, Maine, Mar. 8, 1973

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter, repair, demolish, or 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 Centennial St., Peaks Island Within Fire Limits? _____ Dist. No. _____

Owner's name and address Howard Tunstall Telephone _____

Lessee's name and address Carol J. Tunstall Telephone _____

Contractor's name and address Roland Hoar, Peaks Island, Me. Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building lodging house No families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 10.

General Description of New Work

To install hood in kitchen for ventilation for cooking as per plan

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 _____

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 _____

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:

O.K. 3-8-73 N.F.C.

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

CS 301

INSPECTION COPY

Signature of owner By: _____

Roland Hoar

Roland Hoar

Permit No. 73/213

Location Centerville St. P. S.

Owner Howard J. J. J.

Date of permit 3/8/73

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

Staking Out Notice

Form Check Notice

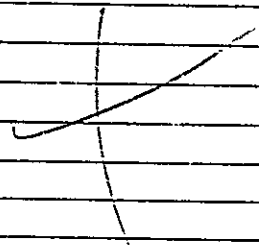
NOTES

3-23-73

Not started

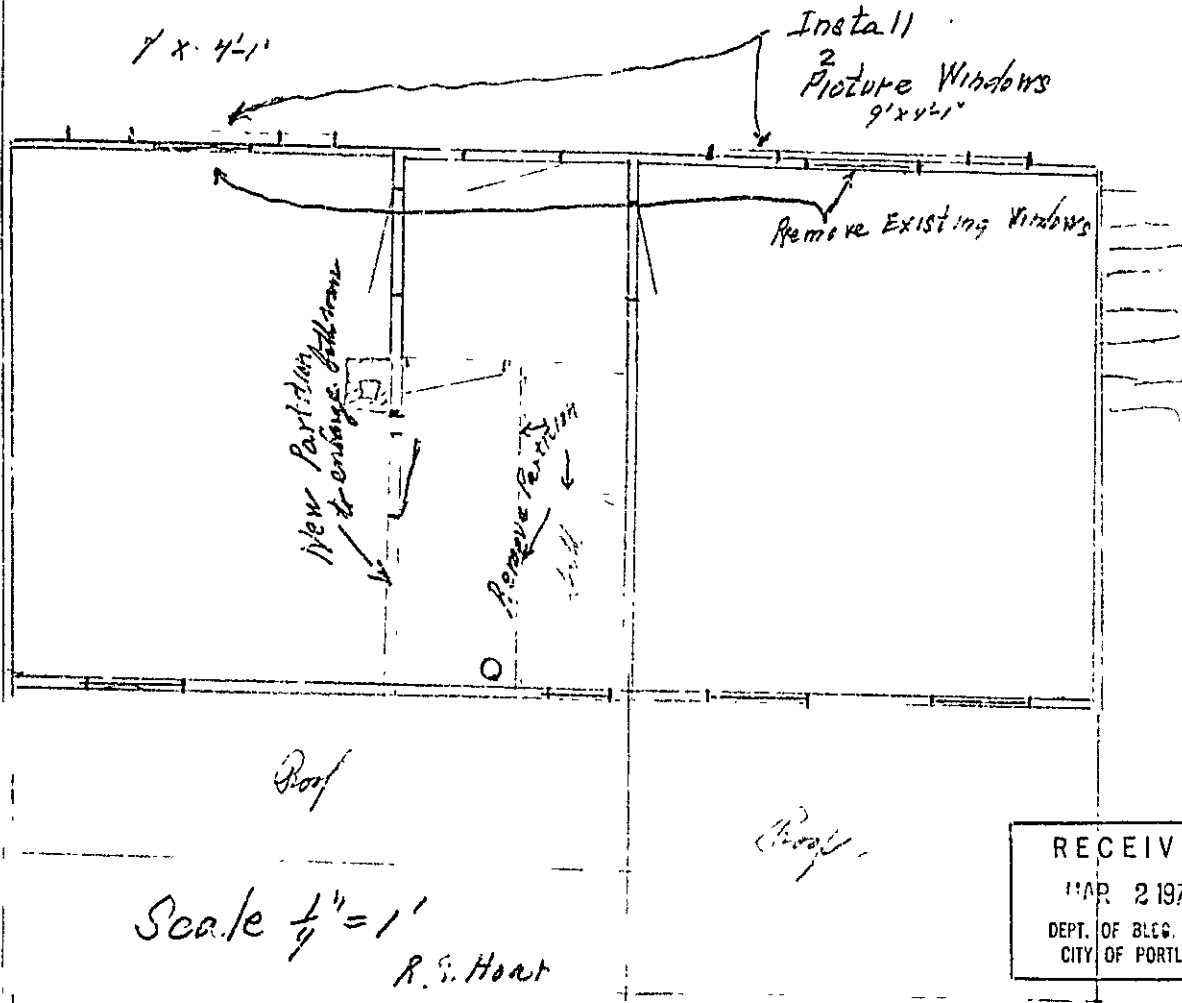
5-4-73 Completed

(M)



Howard Tonsall
Centennial St.
Peaks Isl.

Existing Deck





R3 RESIDENCE ZONING

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, March 2, 1973

PERMIT ISSUED

MAR 5 1973
00188

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 Centennial St., Peaks Island Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Howard Tunstall, same Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Roland Hoar Peaks Island Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building lodging house No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 900. Fee \$ 5.00

General Description of New Work

To install two picture windows ~~XXXXXX~~ 7'6" x 4'11" in place of double hung windows
9' x 4'11" as per plan.

To remove non-bearing partition and install new partition to enlarge bathroom.

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 _____
 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 _____
 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? _____

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

Roland Hoar

APPROVED:

O.K. C.H. 3/2/73

INSPECTION COPY

Signature of owner By: _____

8-7-NN-4

Permit No. 73 / 198

Location Central St. P. S.

Owner Harold J. Dinklage

Date of permit 3 / 5 / 72

Notif. closing in

Inspon. closing in

Final Notif.

Final Inspr.

Cert. of Occupancy Issued

Saking Out Notice

Form Check Notice

NOTES

3-23-73 Started

4-73 Completed



APPLICATION FOR PERMIT

Class of Building or Type of Structure 1st ed Class

PERMIT ISSUED
07097

AUG 27 1933

To the INSPECTOR OF BUILDINGS, Portland, Me.

PORTLAND, MAINE

August 27 1933

LAND

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 Centennial St. Peaks Island

(87-77-71-4)

Owner's name and address Michael Kosches, Centennial St. Peaks Island

Contractor's name and address Roland Hear, Island Ave. Peaks Island

Use of building - Present Dwelling

Proposed Dwelling

No. of Stories 1 1/2 Style of roof pitch

Type of present roof covering Asphalt

Type and Grade of roofing to be used Asphalt Class 1 Label.

No. plies

GENERAL DESCRIPTION OF NEW WORK

To cover half of roof on dwelling and porch roof.

Fee \$ 500.

INSPECTION COPY

Signature of Owner by:

by:

Mrs Roland S. Hear

C21 113-5C Made

Memorandum from Department of Building Inspection, Portland, Maine

July 29, 1958

Centennial Street
Assessor's 87-101-4

E. L. Tebbetts
Island Avenue
Peaks Island, Maine

cc to: Michael Kosches
Centennial Street
Peaks Island, Maine

Building permit to construct 5'x7' addition to cottage at the above location is issued herewith based on information furnished with permit application but subject to the following conditions:

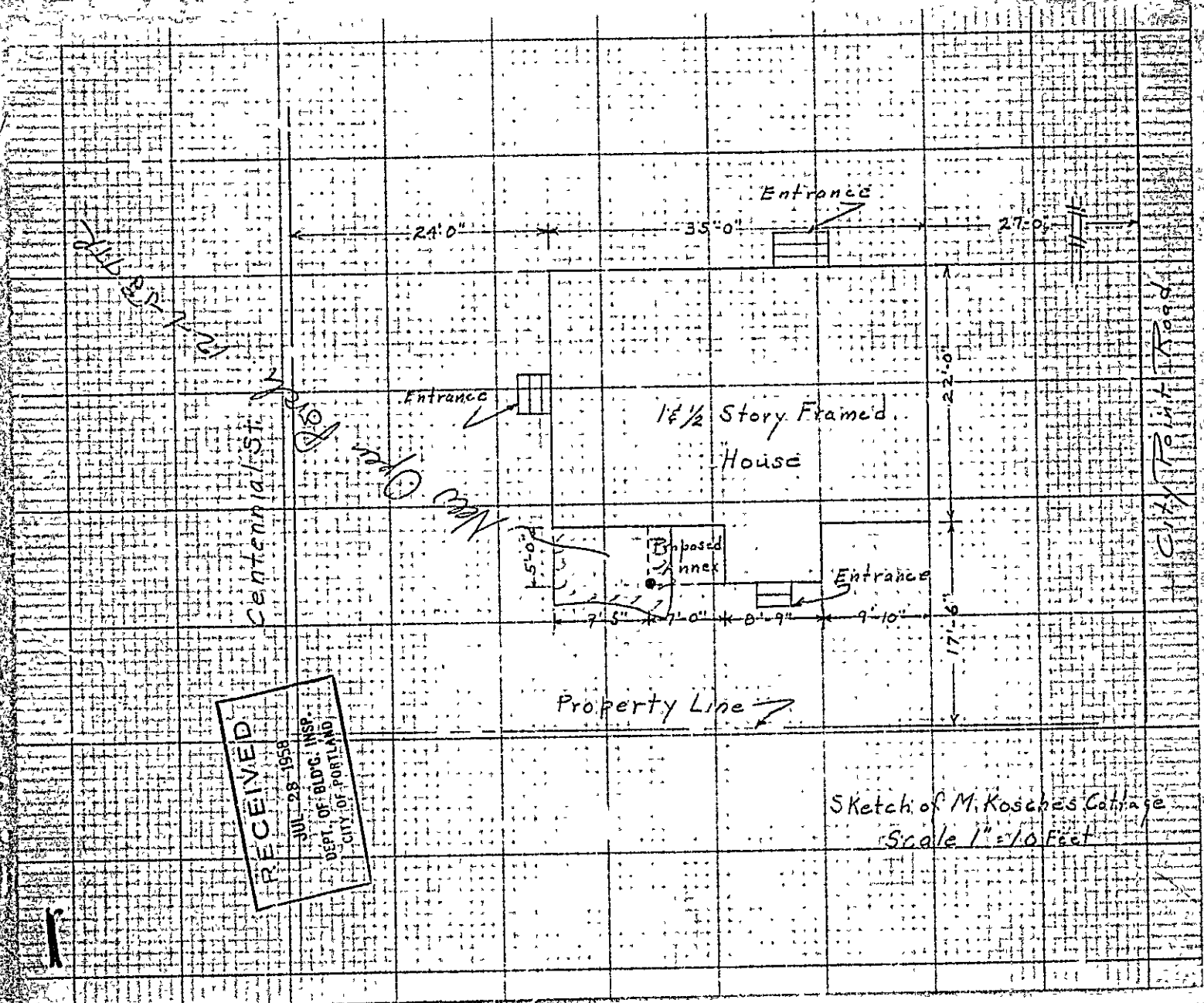
- Foundation pier supporting sill is to be 9" round concrete pier extending at least 4' below and 6" above the surface of the ground.
- Four by six sill is to extend on both sides of addition not attached to cottage and is to be placed with 6" dimension upright.
- Two by four floor timbers are to be notched over a 2x4 nailing strip spiked to 4x6 sill or carried on top of sill.
- Studs in outside walls are to be 2x4 spaced 16" on centers.

Very truly yours,

Theodore T. Rand
Deputy Inspector of Buildings

CS-27

TTR/jk



RECEIVED
 JUL 28 1958
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

Sketch of M. Kosche's Cottage
 Scale 1" = 10 Feet

R3 RESIDENCE ZONE

PERMIT ISSUED

973
JUL 29 1958



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine

Third Class

July 28, 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 Centennial St. Peaks Island Within Fire Limits? Dist. No.
Owner's name and address M. Kosches, Centennial St. Peaks Isl. Telephone
Lessee's name and address Telephone
Contractor's name and address E. L. Tebbetts, 124 1/2 Island Ave. Peaks Isl. Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Utility Room Dwelling No. families
Last use No. families
Material No. stories Heat Style of roof Roofing asphalt
Other buildings on same lot Fee \$.50
Estimated cost \$ 25.00

General Description of New Work

To construct 5'x7' addition to main house for use as utility room for storage of storm windows

Permit Issued with Memo

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

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
Is connection to be made to public sewer? no If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate 6' Height average grade to highest point of roof 6'
Size, front 5' depth 7' post 4' below grade No. stories solid or filled land? earth or rock?
Material of foundation cement Thickness, top 9" bottom 9" cellar
Material of underpinning Height Thickness
Kind of roof shed Rise per foot 5" Roof covering Asphalt Shingles Class C
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind used Dressed or full size? Corner posts 2 2x4 Sills 4x6
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 2x4, 2nd, 3rd, roof 2x4
On centers: 1st floor 16", 2nd, 3rd, roof 5'
Maximum span: 1st floor 5", 2nd, 3rd, roof 5'
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?

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

APPROVED:

With Memo 7-27-58 TTR

ags

INSPECTION COPY

Signature of owner

Michael Kosches

REGISTRATION NO. 12345

NOTES

FOR PERMIT

12-1-58 Open road
built. See plot plan TTR

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

Permit No. 58/9/73

Location Waterford, Co. Wick

Owner J. W. W. W.

Date of permit 7/12/58

Notif. closing-in 0

Insurr. closing-in 0

Final Notif. 0

Final Insurr. 0

Cent. of Occupancy Issued 0

Staking Out Notice 0

Form Check Notice 0



R3 RESIDENCE ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT

01496

OCT 19 1959

Class of Building or Type of Structure

Third Class

Portland, Maine

Oct. 16, 1959

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 Centennial St., Peaks Island 87-NN-4 Within Fire Limits? E. st. No.
Owner's name and address Michael Koaches, 1115 Dorchester Rd., Brooklyn N.Y. Telephone
Lessee's name and address Telephone
Contractor's name and address Charles Franco, Peaks Island, Maine Telephone PO 64403
Architect Specifications Plans yes No. of sheets 1
Proposed use of building Cottage No. families 1
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 350. Fee \$ 2.00

General Description of New Work

To construct 6' dormer on rear of dwelling.

Permit issued with Letter

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

Details of New Work

Is any plumbing involved in this work? 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
Kind of roof flat Rise per foot 3" Roof covering Asphalt Glass C.
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber Kind Hemlock Dressed or full size? Dressed Corner posts 4x4 Sills
Size Girders 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 2x8
On centers: 1st floor 2nd 3rd roof 18"
Maximum span: 1st floor 2nd 3rd roof 12'

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: 10/15/59 with letter

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?

CS 301

INSPECTION COPY

Signature of owner

Charles Franco

J. G.

NOTES
OR PERMIT

7/26/60 - *M. J. ...*

[Large handwritten X over the notes section]

General Description of New Work
 Details of the building component
 Is any electrical work involved in this work?
 If so, describe the nature and extent of the work.
 Is any mechanical work involved in this work?
 If so, describe the nature and extent of the work.
 Is any plumbing work involved in this work?
 If so, describe the nature and extent of the work.
 Is any other work involved in this work?
 If so, describe the nature and extent of the work.

Permit No. *539/1496*

Location *...*

Owner *...*

Date of permit *...*

Notif. closing-in *...*

Inspn. closing-in *...*

Final Notif. *...*

Final Inspn. *...*

Cert. of Occupancy issued *...*

Staking Out Notice *...*

Form Check Notice *...*

General Description of New Work

Details of the building component

Is any electrical work involved in this work?

If so, describe the nature and extent of the work.

Is any mechanical work involved in this work?

If so, describe the nature and extent of the work.

Is any plumbing work involved in this work?

If so, describe the nature and extent of the work.

Is any other work involved in this work?

If so, describe the nature and extent of the work.

At Centennial St.- Peaks Island-87-88-4
Construction of dormer window on the rear of cottage roof
for Michael Kosches

Oct. 19, 1959

Mr. Charles Franco
Peaks Island

cc to: Mr. Michael Kosches
115 Worcester Road
Brooklyn, New York

Dear Mr. Franco:

Building permit for the construction of this 6' long dormer window on the rear of Mr. Kosches' cottage is issued herewith as subject to the following:

From our records it is evident that Mr. Kosches has made a very fine improvement of this building since he came into ownership around 1947, including new foundations, strengthening floors and general rehabilitation, including a number of alterations. Nevertheless, it is likely that this was originally a lightly built cottage or dwelling in the first place and some of the light framing of interior partitions and exterior walls may still be present.

The framing of the dormer, as shown on your sketch, is normal present day construction and of itself satisfies the Building Code, but there is considerable question as to whether or not the method indicated of supporting the ridge where the new dormer will come will prove permanently adequate, especially since the dormer roof is to have a very low pitch. For instance, if the rafters on the side of the roof opposite the dormer are of light construction, it is quite questionable if they can do their share in supporting the ridge where you plan to run the ceiling joists through from the new plate to be supported on these rafters on the other side. When the true situation is found, you may find it necessary to support this ridge at the dormer down through the building, and whether or not there may be a partition below with framing under it adequate to take this load is not known.

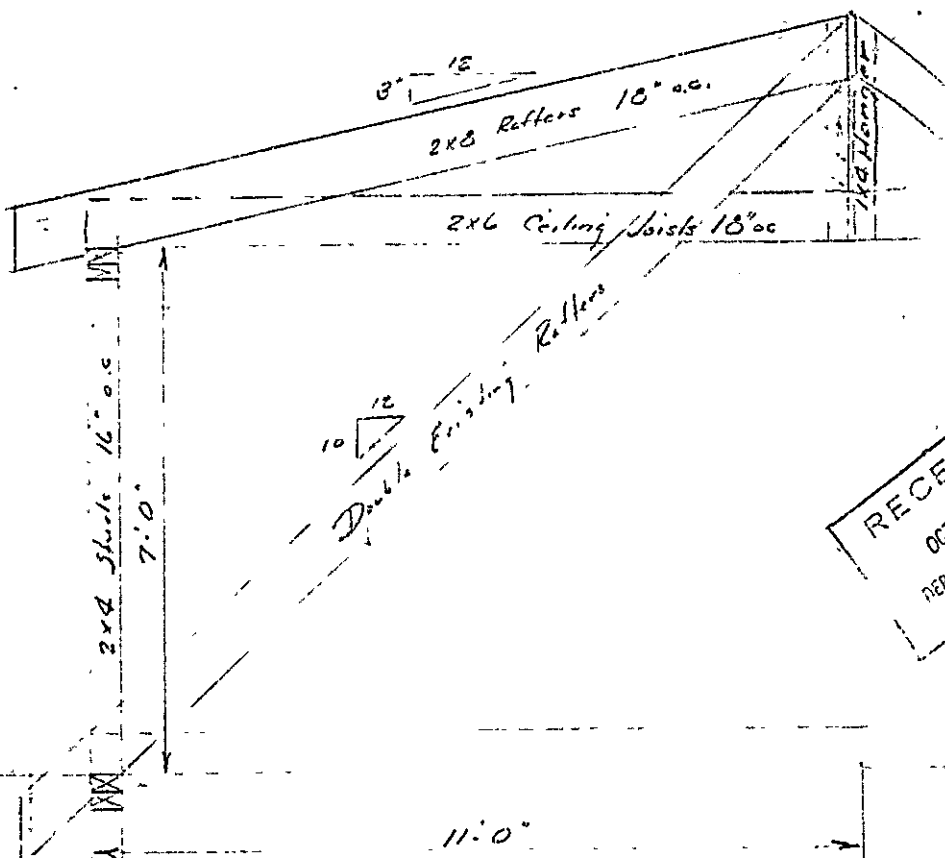
Perhaps you have foreseen this problem. At any rate no harm is done by this question, and you are reminded of the need of notifying this office of readiness of inspection before the work is covered up on the inside at which time any problems which have arisen can be cleared up between you and our Field Inspector.

Very truly yours,

Warren McDonald
Acting Deputy Inspr. of Bldgs.

WHD:m

Enc: permit card and copy of application



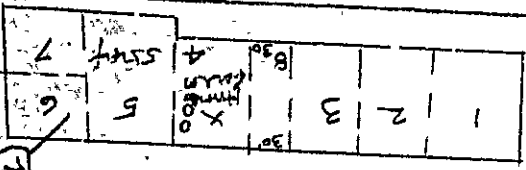
RECEIVED
 OCT 16 1959
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

87-NK-4

SECTION THROUGH PROPOSED
 6' DORMER

13' 00" 10/1/59

ISLAND



ST.

CENTENNIAL

AVE

MEDIC ST

NATIGIS ST

ISLD AVE

CHURCH AVE



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
01910
NOV 3 1949
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, October 31, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~execute repairs~~ ~~construct~~ ~~alter~~ ~~rebuild~~ ~~demolish~~ ~~relocate~~ ~~move~~ ~~change~~ ~~addition~~ ~~to~~ ~~the~~ ~~following~~ ~~building~~ ~~work~~ ~~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 Centennial St., Peaks Island 87-NN-H Within Fire Limits? no Dist. No. _____
Owner's name and address Michael Koschos, 1115 Dorchester Road, Brooklyn 18, New York Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address A. P. Foss, Pleasant Ave., Peaks Island Telephone 167
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Cottage No. families _____
Last use _____ No. families _____
Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot none
Estimated cost \$ 175 Fee \$ 2.00

General Description of New Work

To construct 1-story open addition to existing front piazza, 7' x 10'.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

2-2x4 plate

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? no Is any electrical work involved in this work? no
Height average grade to top of plate 0' Height average grade to highest point of roof 11 1/2'
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation cedar posts at least 4' below grade or to ledge _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof shed Rise per foot 5' Roof covering Asphalt Class C Und Lab
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind spruce Dressed or full size? dressed
Corner posts 1x4 Sills 1x6 Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x4
On centers: 1st floor 16", 2nd _____, 3rd _____, roof 20"
Maximum span: 1st floor 7', 2nd _____, 3rd _____, roof 10'
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

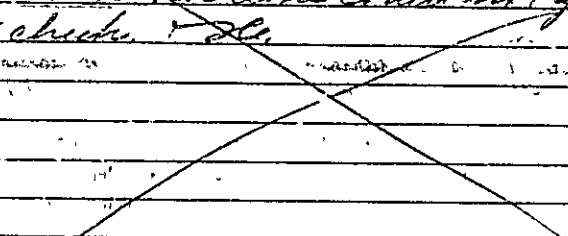
Michael Koschos

Signature of owner by: [Signature]

INSPECTION COPY

NOTES

*11-20-49. New frame called, 2 days. 87-NV-4
 for checks of framing. 2 days.
 11-20-49. Which done could not get
 in to check. etc.*



Permit No. 19/1910

Location

Costume Hall, N. 2nd St. S. 1st St.

Owner

Michael Spinks

Date of permit

11/3/49

Notif. closing-in

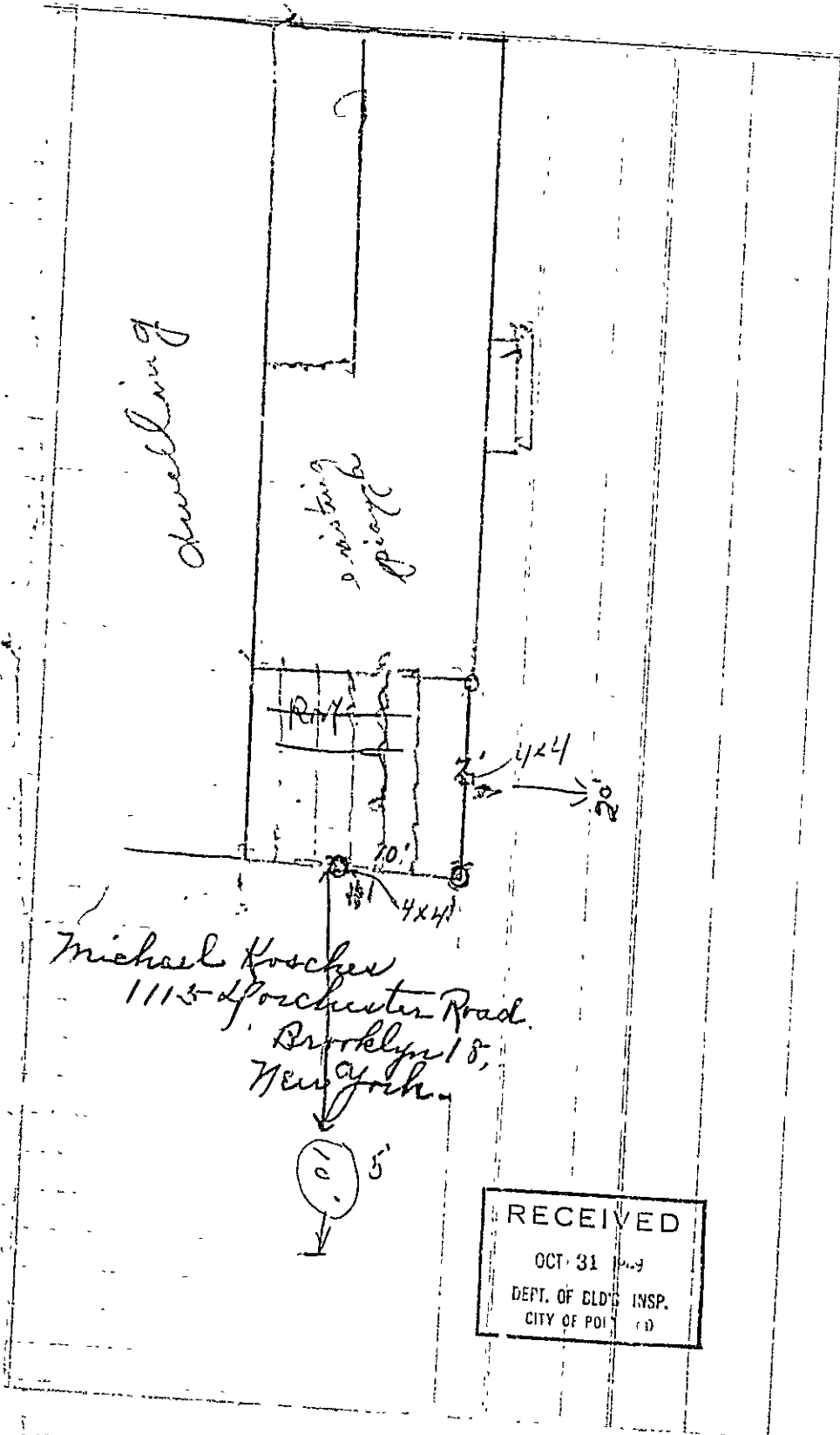
Insap. closing-in

Final Notif.

Final Insp.

9-20-57-etc.

Cert. of Occupancy issued *None*



Michael Koschee
 1115-4 Rochester Road.
 Brooklyn 18,
 New York

RECEIVED
 OCT 31 1959
 DEPT. OF BLDG INSP.
 CITY OF PORT JEFFERSON

AP Centennial St., Peaks
Island (Michael Kosches)-I

November 3, 1949

Mr. A. P. Peak
Pleasant Avenue
Peaks Island, Maine

Subject: Permit to cover construction
of one-story open addition to
existing front piazza on Centennial
Street, Peaks Island (Michael Kosches)

Dear Sir:

Permit for the above work is issued herewith, it being understood that the corrections gone over and agreed to by you in our telephone conversation and called to your attention in this letter will be followed. If there is any misunderstanding and you do not wish to follow these conditions, it is important that you do not start work and return the permit for adjustment.

It is my understanding that this piazza is to be screened in and a 4x4 center post is to be provided extending from the floor to the plate. On this basis the 2-2x4 plate is satisfactory, otherwise a heavier plate would be required for both the 7' and 10' spans.

Both gills require cedar posts in the center of the spans.

The framing of the roof (rise is 5" in 12") is to be 2x6, 21" on centers, 10' span instead of 2x4's, 20" on centers as given in application.

Very truly yours,

Warren McDonald
Inspector of Buildings

ATH/S

CC: Mr. Michael Kosches
1115 Dorchester Road
Brooklyn 16, New York

C-47-161-1 (Centennial St.,
Peaks Island, 87-BH-4)
7/21/47/1

July 8, 1947

Mr. Everett Davis
R.F.D. #2
Lewiston, Maine
Mrs. Doris Nixon
67 Winter Street.

Subject: Dangerous condition of the cottage on Cen-
tennial Street, Peaks Island (Assessor's Lot No.
87-BH-4,) reported to be owned by Everett Davis

Dear Madam & Sir:

Upon examination of the supports of the above cottage, I find them to be in a dangerous condition in that all of the foundation posts under the interior of the cot- tage that I could see from the opening through the wall are very badly canted or out of plumb, all in the same direction, to such an extent that I believe the cottage may be in danger of partial collapse as the result of any severe shock, such as a high wind.

I have talked with Mrs. Nixon twice over the phone about the matter—once before I examined the cottage and once since the inspection. She appears to have control of the cottage, although the record seems to show that the title is actually in Mr. Davis. Therefore, this letter is addressed jointly to both of you. Mrs. Nixon has indicated two possible courses that would be taken—the possibility that she would occupy the building with her family, and at the last conversation that she would sell the cottage to parties who are interested to buy it. I have told her that it is my belief that the building is not safe to live in and that a great deal of work would be necessary to make the building safe with any degree of permanence. She mentioned the possibility of what is commonly called "winterizing" the building so that persons might live there in comfort through the winter months. I told her that the floor framing of the cottage (the first floor) was built very lightly in the first place and that it is quite doubt- ful if the frame of the building will withstand the additional weight of finishing par- titions etc. which is usually desirable if not necessary in order to make such a build- ing fit for year-round use.

When such a situation as this arises, my duty requires that I take one of two steps; either to order the owner to permanently correct such dangerous condition under Section 109 of the Building Code (copy of this section enclosed) and failure to observe such an order constitutes a violation of the Building Law; or I may report the building and its condition to the Board of Municipal Officers of Portland (same personnel as City Council) who under State Law must advertise a public hearing and then determine what disposal shall be made of the building.

It occurs to me that the owner would prefer to take initial steps himself either to permanently repair the building, if he thinks it worth the cost, or to remove it.

Will Mr. Davis be kind enough to advise me, preferably in writing, what course he plans to take with regard to the building and that very soon, so that I may come to a conclusion what my duty requires?

Very truly yours,

Inspector of Buildings

WMCB/S

Encl: Copy of Section 109 of the Building Code to each addressee

CC: Dr. Foster, Health Officer

Peaks Island
June 20-47

Sept. Building
City of Portland

Would be pleased to
have your Dept. make inspection
of a small cottage situated at
Central St & City Point Road
opposite Fisher Lodge. No one
considers it safe for occupancy
foundations are in a very decayed
condition, vacant a present.
Board of Health Dept have ordered
the it be cleaned up.

Owner, Everett Davis Lewiston
wants to have it in the scope of
your Dept. to make inspection

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JUN 23 1947

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CITY OF PORTLAND

Yours Respectfully
Fred P. Ramsdell
Fisher Lodge
Peaks Island
Maine

(A) APARTMENT HOUSE ZONE

Complaint No. 47/101
Location Centennial Street, Peaks Island 87-NH-4
Date Received 6/2/47
Date Disposed of 8/18/47

NOTES

6/24/47 - Mr. Miller
phoned a call
and talked
with Dr. Fisher
Health Officer
6/27/47 - Mr. Miller
talked
with Dr. Fisher
Health Officer
7/5/47 - Mr. Miller
talked
with Dr. Fisher
Health Officer
took
two photos -
all water in
fridge are fully
counted with
tops removed
to Fred Diamond
Island
7/8/47 - Dr. Fisher - word

8/18/47 - cottage
fridge based by
Ray Polignak
and found
it was
stronger than

MM



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 27, 1947

PERMIT ISSUED
02047
AUG 28 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE Plan rec'd 8/12/47
The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~reconstruct~~ all 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 Centennial St., Peaks Island
Owner's name and address Rae Pollock, Peaks Island Within Fire Limits? no Dist. No. _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Fred Stephenson, Elizabeth St., Peaks Island Telephone _____
Architect _____ Telephone 250
Proposed use of building cottage Specifications _____ Plans yes No of sheets _____
Last use _____ No. families _____
Material frame No. stories 1 1/2 Heat _____ Style of roof pitch No. families _____
Other buildings on same lot _____ Roofing _____
Estimated cost \$ 400. Fee \$ 1.00

General Description of New Work

To replace cedar post foundations with concrete piers.
To remove existing rear wall of shed to provide new piazza. 4x4 posts, 6' O.C.
To strengthen floors and provide new sills wherever needed, as per plan.

87-NN-4

INSPECTION NOT COMPLETED

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.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED IN

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 _____ at least 4 No stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete piers 6" above grade Thickness, top 8" bottom 10" cellar no
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____ Kind of heat _____ fuel _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____ Thickness _____
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? _____

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

Rae Pollock

Signature of owner By: Fred Stephenson

APPROVED:

INSPECTION COPY

Permit No. 47/ 2047

Location Center Hill, Peaks, D.

Owner Rae Pollock

Date of permit 8/16/47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

11/4/47

INSPECTION NOT COMPLETE

1	11/11/11		
2	11/11/11		
3	11/11/11		
4	11/11/11		
5	11/11/11		
6	11/11/11		
7	11/11/11		
8	11/11/11		
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10	11/11/11		
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12	11/11/11		
13	11/11/11		
14	11/11/11		
15	11/11/11		
16	11/11/11		
17	11/11/11		
18	11/11/11		
19	11/11/11		
20	11/11/11		

Open porch, one end
of building has a
platform consisting of
2-2x4 laid flat on
a 14' span. Part of
rafters have a span
of 10' and part of only
3'-0" J.

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CITY OF PORTLAND

BATH ROOM

2x4 Floor Timber

2x4 Floor Timber

PROPOSED Floor Timber

6x6 Girders

6x6 Girders

6x6 Sills

6x6 posts
on concrete
Bases

10'

9'4"

2x4 Sills
16 on 8

6'3"

6'3"

6'3"

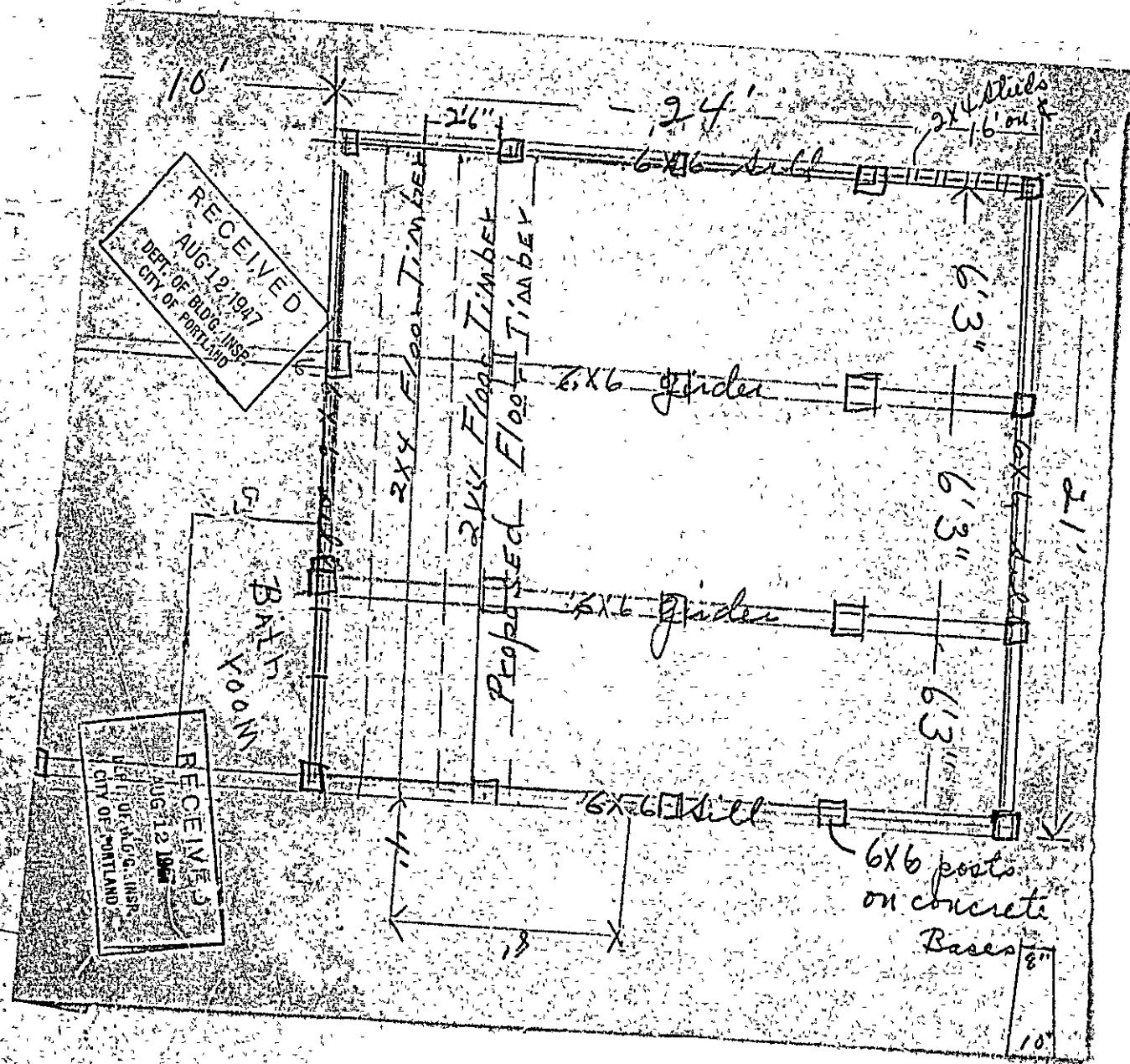
2'1"

2 1/2"

1 1/2"

8"

10"



AP Centennial St., Peaks Island
(Mrs. Rae Pollack, 87-NK-4)-1

August 18, 1947

Mr. Fred Stephenson
Elizabeth Street
Peaks Island, Maine
Mrs. Rae Pollack
Peaks Island, Maine

Subject: Alterations to strengthen cottage
on Centennial Street, Peaks Island, Rae
Pollack owner

Dear Madam & Sir:

The application and sketch with it does not make clear how the proposed piazza is to be framed or what is meant by the indication of bathroom in one corner of what is understood to be proposed as an open piazza. I have the impression that the new piazza is to be the same size as the existing shed. If not, it would be best to make sure that the piazza would not encroach on some open space required by the zoning law, since the sketch gives nothing as to location of the building on the lot with relation to the property lines or the street line of Centennial Street.

I assume that you are to use the same type of concrete piers beneath the piazza as proposed under the cottage. Presumably if new floor joists are required for the piazza, they will be made heavier than the 2x4's in the cottage. The sills of the piazza should be no less than 4x6, set with the 6" dimension upright, and larger may be needed depending upon which way the floor joists run, whether there would be a central girder under the piazza or not.

Your letter gives the impression that you are merely to remove the walls of the present shed and convert it to an open piazza, leaving the roof in place which, if it is not properly framed and supported, will have to be made so.

In all of these connections there are quite a few details missing, but rather than delay the issuance of the permit longer, I am issuing it relying upon you to make the framing comply with the Building Code or to raise any questions that may come up before going ahead with the particular part in question.

We know nothing of the interior framing and supports of second floor, but presumably you will make them substantial at the same time as you are doing the rest of the work. It is to be borne in mind that even this strengthening probably will not place the cottage in structural condition for so-called "winterizing", especially if that means ceiling, partition coverings and lining of exterior walls with plaster board as it is quite heavy.

Very truly yours,

Inspector of Buildings

TELEPHONE 250

Aug 9th 47

F. W. STEPHENSON
CARPENTER AND BUILDER
ELIZABETH STREET, PEAKS ISLAND
PORTLAND 8, MAINE

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Mr. Warren McDonald

Dear Sir: - On the enclosed

sketch you will notice I have proposed to put a new floor timber between each existing timber. Also change any that are not in good condition. The 7'x14' one story building attached to the main house I intend to make an open porch with steps going down to a walk. Hoping this meets all the requirements of the building code, I am

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CITY OF PORTLAND

Very Truly Yours

F. W. Stephenson

This is ref. to permit applied for under the name of Mae Pollock.

W. J. Davis - m. m. Collected
Carriage

Continued at
87-N-N-4 Deeds.

6 x 6 sill for 1' of run = 3389

6 x 3.5 x 40 = 840

6 x 9.0 x 8 = 576

6 x 10.5 x 18 = 1080

6 x 16.0 x 30 = 1800

4296

2 x 4 - 14" 00 on 6' 6" of run = 404

6.5 x 1.33 x 45 = 3900

435	21.0	72
373	46	8
<hr/>		<hr/>
27808	806	576
404		