ISLAND AVE., PEAKS ISLAND 87-4-5

R3 RESIDENCE ZONE

PERMIT ISSUED
MAR 24 1959
09285
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 23, 1959

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 Island Avenue, Peaks Island (87-W-5) Within Fire Limits? _____ Dist. No. _____

Owner's name and address Mrs. Ivy Hanscomb, Peaks Island Telephone _____

Lessee's name and address _____ Telephone _____

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

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Dwelling No. families 1

Last use " No. families 1

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

Other buildings on same lot _____

Estimated cost $ 350. Fee $ 2.00

General Description of New Work

To glass in existing front piazza.

More than half of the area of the vertical enclosing walls will consist of window sash or glass area of doors.

Piazza existing prior to June 5, 1957

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*** Roland Hoar

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:
O.K. - 3/24/59 - a.g.h.

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

Mrs. Ivy Hanscomb

Signature of owner By: Roland L. Hoar

INSPECTION COPY

Permit No. 59/2265

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

NOTES

FOR PERMIT

PERMIT ISSUED

3/25/59 - M Dunsp.

Necessary: 28.8.

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Nov. 24, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter the following building 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 Island Ave., Peaks Island 87-W-5 Within Fire Limits? no Dist. No.

Owner's name and address Mrs. Ivy P. Hancom, Island Ave., Peaks Island Telephone

Lessee's name and address Telephone

Contractor's name and address A. P. Foss, Peaks Island Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building dwelling house No. families 1

Last use " " No. families 1

Material wood No. stories 1 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $1,000. Fee $ 4.00

General Description of New Work

To construct 1-story frame addition 11' x 12' on side of dwelling.
To change window to door to give access to new additionl

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

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 8' Height average grade to highest point of roof 11'

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

Material of foundation concrete at least 4' below grade Thickness, top 8" bottom 10" cellar no

Material of underpinning " to sill Height Thickness

Kind of roof Hip Rise per foot Roof covering Asphalt Class C Und Lab

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 4x6 Girt or ledger board? Size

Girders yes Size 6x6 Columns under girders conc. pier Size 10' Max. on centers 6'

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 ceiling 2x6,	3rd ,	roof 2x6
On centers:	1st floor 16",	2nd 16",	3rd ,	roof 24"
Maximum span:	1st floor 5' 6",	2nd 11',	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:
Letter by AJS

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

Signature of owner A. P. Foss his mark

INSPECTION COPY

Permit No. 53/2235

Location Island Ave. Peaks Island

Owner Mrs. Ivy P. Hanscom

Date of permit 11/27/53

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Certif. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

AP Island Ave., P. I.
(Assessors' Lot Nos. 87-H-4 & 5)

November 27, 1953

Mr. A. P. Ross
Peaks Island,
Maine

Copy to: Mrs. Ivy P. Hanscom
Island Ave.
Peaks Island, Me.

Dear Mr. Ross:-

Building permit for construction of an addition 11 feet by 12 feet on the right hand side of the dwelling on Island Ave. (Assessors' Lot Nos. 87-H-4 & 5) is issued herewith subject to the following conditions:-

1. This permit is issued on the condition that construction of the addition will not leave any room in the existing dwelling without at least one window for light and ventilation.

2. If the floor timbers are to run the 11 foot way of the addition as indicated, the 4x6 center girder is not needed if full length timbers are used. If it should turn out that you plan to use short length timbers spliced at the center so that support is needed at that location, the 4x6 indicated will need to have a support at the center of its span, such support to be either a cedar post, a concrete pier, or a pipe column not less than four inches in outside diameter.

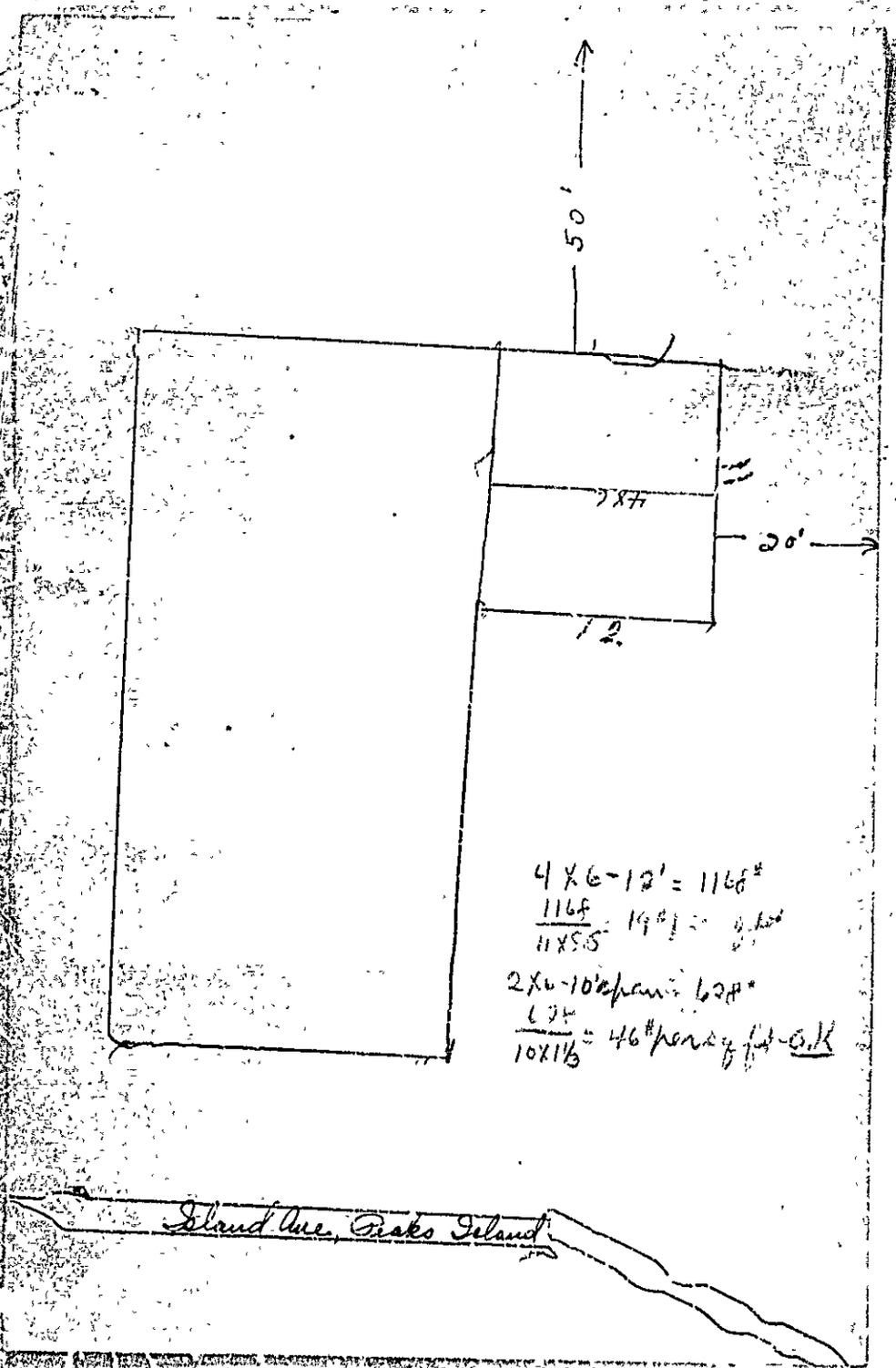
3. It is suggested that several openings be left in the foundation wall for ventilation of the space beneath the addition.

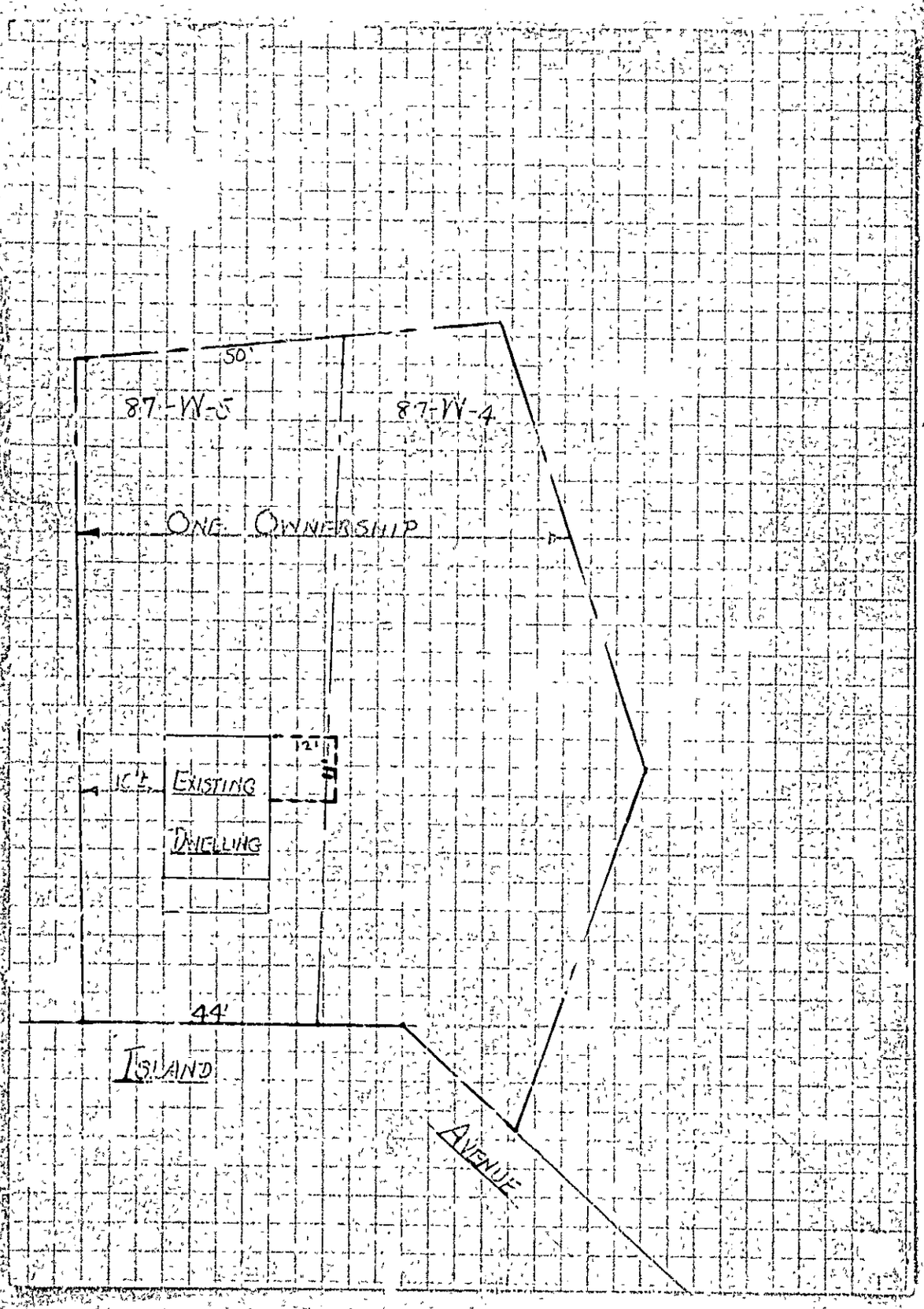
4. If addition is to be finished off, notification for a "closing-in" inspection is to be given this department before any lath or wall board is applied to walls or ceiling.

Very truly yours,

Warren McDonald
Inspector of Buildings

WJS/G


50'
20'
12
4X6-12' = 1166#
1166
11X5.5
2X6-10' span = 628#
628
10X1⅓ = 46# per sq ft - O.K
Island Cove, Oaks Island


50'
87-W-5
87-W-4
ONE OWNERSHIP
12'
15½'
EXISTING
DWELLING
44'
ISLAND
AVENUE

87-W-5
ISLAND
AVE
ISLAND AVENUE
CHURCH AVE.

Island Avenue
Peaks Island
(Assessors' Lot [illegible])

December 5, 1952

Mrs. Ivy P. Hanscom
Island Avenue
Peaks Island

Mr. A[illegible] F. Foss
Pl[illegible]ant Avenue
Pea[illegible] Island, Me.

c.c. Corporation Counsel

Dear Madam & Sir:-

Building permit for construction of a one-story addition 8 ft. x 12 ft. on the left hand side (as one faces the building from th[illegible]) of the Hanscom dwelling on Island Avenue, Peaks Island (Assessors' Lot [illegible]) is not issuable because the new work would be only 6½ ft. from the side property line instead of the 10 ft. required in the Apartment House Zone where the property is located, according to Section 87 of the Ordinance.

You have indicated the desire of the owner to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

If you desire it to be acted upon at the earliest possible date, it is important that it be filed at the office of Corporation Counsel before noon on Monday December 8th.

Very truly yours,

Inspector of Buildings

MMcD/G
Encl: To each addressee, outline of appeal procedure

AP-Island Avenue, Peaks Island
(Assessors' Lot No. 67-M-5)

November 21, 1952

Mr. A. P. Foss
Pleasant Avenue
Peaks Island, Me.

c.c. Mrs. Ivy P. Hanscom
Island Avenue
Peaks Island, Me.

Dear Mr. Foss:

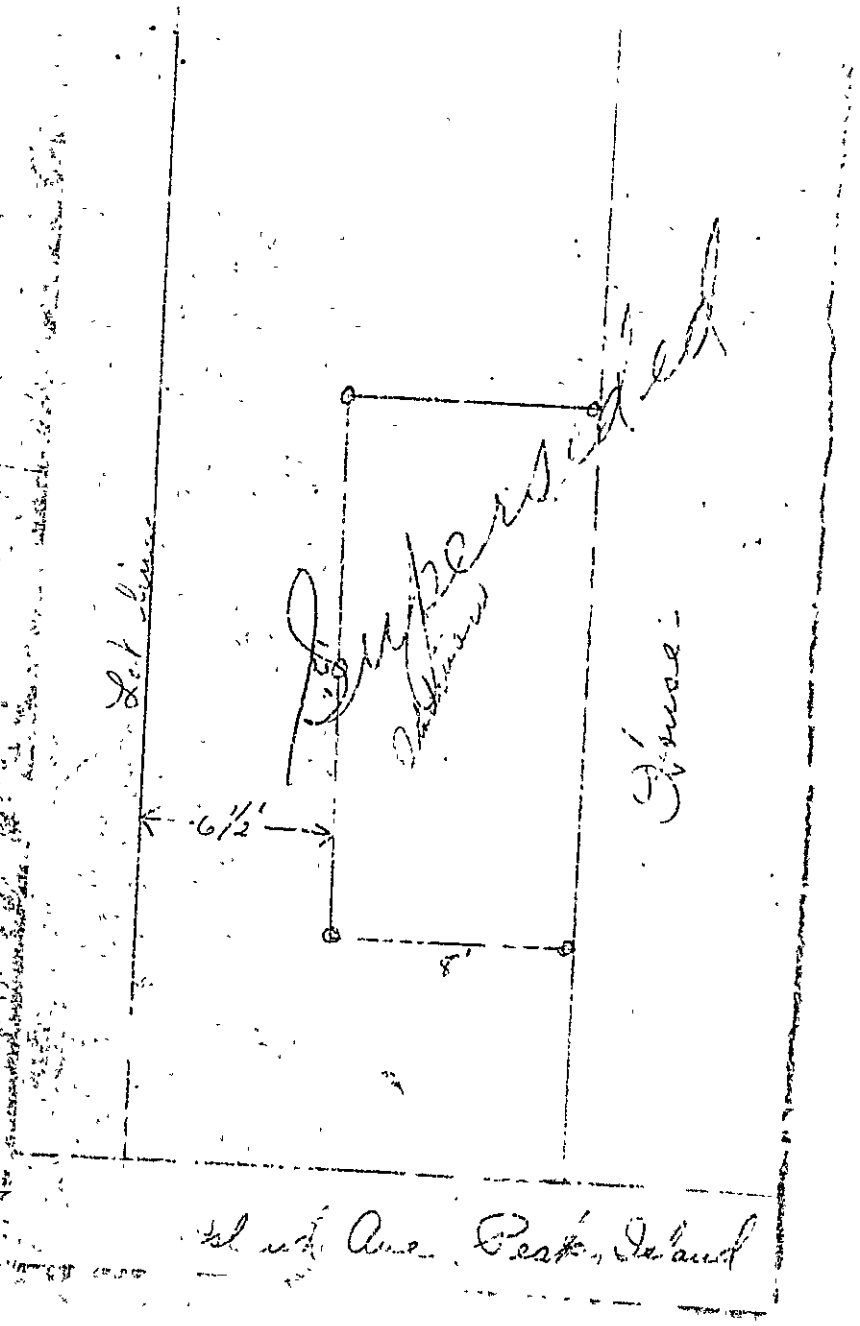
We are unable to issue a permit for construction of a one-story addition 8 ft. x 12 ft. on the left hand side of the dwelling of Mrs. Hanscom on Island Avenue (Assessors' Lot No. 67-M-5) because the addition is proposed only 6½ feet from the side lot line whereas a clearance of not less than 10 feet from that line is required for any new work by Section 6-C of the Zoning Ordinance applying to the Apartment House Zone where the property is located.

You probably are aware of the fact that this matter is subject to appeal. Should the owner desire to exercise her appeal rights and if she will notify us that she wishes to do so, we will send each of you an outline of the appeal procedure and certify the case to the Corporation Counsel, who acts as clerk for the Board of Appeals.

Very truly yours,

Warren McDonald
Inspector of Buildings

A.J.Q


Lot line
6½'
8'
Avenue

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

02235

Class of Building or Type of Structure Third Class

Portland, Maine, November 15, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter ~~repair demolish remove equipment~~ 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: 87-W-5

Location Island Avenue, Peaks Island Within Fire Limits? no Dist. No.

Owner's name and address Mrs. Ivy Hanscomb, Island Ave., Peaks Islan Telephone

Lessee's name and address Telephone

Contractor's name and address A. P. Foss, Pleasant Ave., Peaks Island Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building dwelling house No. families 1

Last use " " No. families 1

Material wood No. stories 1 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 200. Fee $ 2.00

General Description of New Work

To construct 1-story frame addition on left hand side of building.
To remove existing side platform and steps.

Expires 6/1

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate 10' Height average grade to highest point of roof 12'

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

Material of foundation cedar posts, 1 foot 4' below grade with concrete footings 8" & 6" spans Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof shed Rise per foot 4" Roof covering Asphalt C Und Lab

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 4x6 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 no ceiling, 3rd, roof 2x6

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

Maximum span: 1st floor 8', 2nd, 3rd, roof 8'

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

Mrs. Hanscomb

Signature of owner by: A. P. Foss his mark

TION COPY

Permit No. 53/22235

Location: [illegible]

Owner: [illegible]

Date of permit: 1/11/53

Notif. closing-in: 1/21/54

Inspn. closing-in: 1/25/54

Final Notif.: [illegible]

Final Inspn.: [illegible]

Cert. of Occupancy issued: [illegible]

NOTES

1/26/54 - [illegible] PETITIONS [illegible]

[illegible] appeal [illegible]

(A) APARTMENT HOUSE ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT

Permit No. 13094

Class of Building or Type of Structure _____

SEP 1 1942

Portland, Maine, September 1, 1942

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

Owner's or Lessee's name and address Mrs Ivy Podler Island Ave, Peaks Telephone _____

Contractor's name and address George Keening, Willow St. Peaks Telephone _____

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building Dwelling house No. families 1

Other buildings on same lot _____

Estimated cost $ 125. Fee $ 1.00

Description of Present Building to be Altered

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

Last use dwelling house No. families 1

General Description of New Work

To build one inside stone and brick chimney with fire place on first floor

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

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____ Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

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

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Pitch per foot _____ Roof covering _____

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

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

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

Studs (outside walls and carrying partitions) 3x4-16" 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 _____, 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 _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner By Mrs. Ivy Podler

Ivy A. Podler

INSPECTION COPY

Permit No 42/1014

Location Island Cove Peaks

Owner Mrs. Lily Pedler

Date of permit 9/Nov/42.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. INSPECTION NOT COMPLETED

Cert. of Occupancy issued

NOTES

87
W
5

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.

Portland, May 5, 1920 191

To the
INSPECTOR OF BUILDINGS:

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

Location Peaks Island Avenue, Peaks Island Ward, 1 in fire-limits? no

Name of Owner or Lessee, A W Jensen Address Peaks Island

" " Contractor J H Wiley " Peaks Island

" " Architect " "

Description of Present Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, shingle

Size of Building is 20ft feet long; 24ft feet wide. No. of Stories, 1

Cellar Wall is constructed of posts is inches wide on bottom and batters to inches on top.

Underpinning is is inches thick; is feet in height.

Height of Building, 25ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,

What was Building last used for bungalow No. of Families? 1

What will Building now be used for same

DETAIL OF PROPOSED WORK

Build sun parlor 10x20, one story high with asphalt roof
to comply with the building ordinance

Estimated Cost $. 75.

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 A W Jensen for A W Jensen

Address

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Island Ave. Peaks

8N-14-5500
W-5

A. W. Jensen

PERMIT GRANTED

May 5, 1920 ....191..

Permit filled out by.....

Permit number.....

Location ... Peaks Island Island Ave.

FINAL REPORT

.....191...

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

Law been violated?.....Doc. No.....of 191...

Nature of violation?.....

Violation removed, when? .....191...

Estimated cost of alterations, etc., $.....

Inspector of Buildings.

WHITE NOT TO BE UTILIZED BEFORE BEGINNING WORK

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

Application for Permit to Build

(3d CLASS BUILDING)

Portland, Me., June 2nd, 1916.

To the INSPECTOR OF BUILDINGS:

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

Location, Island Ave., Peaks Island, Wd.

Name of owner is? Mary E. Carlson Address, 72 Cumberland Ave.

Name of mechanic is? Joseph Vanier " 108 Newbury St.

Name of architect is? "

Proposed occupancy of building (purpose)? cottage

If a dwelling or tenement house, for how many families? one

Are there to be stores in lower story? No.

Size of lot, No of feet front?; No. of feet rear?; No. of feet deep?

Size of building, No. of feet front? 20; No. of feet rear? 20; No. of feet deep? 24

No. of stories, front? one; rear? one

No of feet in height from the mean grade of street to the highest part of the roof?

Distance from lot lines, front? feet; side? feet; side? feet; rear? feet

Firestop to be used?

Will the building be erected on solid or filled land? solid

Will the foundation be laid on earth, rock, or piles? earth

If on piles, No of rows? distance on centres? length of?

Diameter, top of? diameter, bottom of?

Size of posts? 4x4 sills 4x6 girders 4x6

" girts? 4x4 studs 4x4 roof rafters 2x6

" floor timbers? 1st floor. 2x6, 2d, 3d, 4th.

O. C. " " " " , " , " , "

Span " " " " , " , " , "

Braces, how put in?

Building, how framed? girts

Material of foundation? posts thickness of? laid with mortar?

Underpinning, material of? height of? thickness of?

Will the roof be flat, pitch, mansard or hip? hip Material of roofing? shingles

Will the building be heated by steam, furnaces, stoves or grates? stoves Will the flues be lined? flue lined

Will the building conform to the requirements of the law?

No. of brick walls? and where placed?

Means of egress?

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

Please must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

If the building is to be occupied as a Tenement House, give the following particulars:

What is the height of cellar or basement?

What will be the clear height of first story? second? third?

State what means of egress is to be provided?

Trap door, scuttle and stepladder to roof?

Estimated Cost, $ 300

Signature of owner or authorized representative, Michael J. Carlson

Address, 72 Cumberland Ave

Plans submitted? Received by?

191 .

No. 4823.....

APPLICATION FOR
PERMIT TO BUILD 3d CLASS BUILDING

LOCATION

No. Island Avenue

Parks Island

Sup. A. 55-00
W-5

Ward

Mary E. Barr

Mary E. Barr

Inspector

CONDITIONS

PERMIT GRANTED

June 2, 1916

Permit filled out by.....

Permit number.....

Plan number.....

FINAL REPORT

.....191 .

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

Law been violated?

Nature of violation?

Violation removed when? .....191 .

Estimated cost of building, etc., $.....

Building Inspector

APPROVAL OF

Super