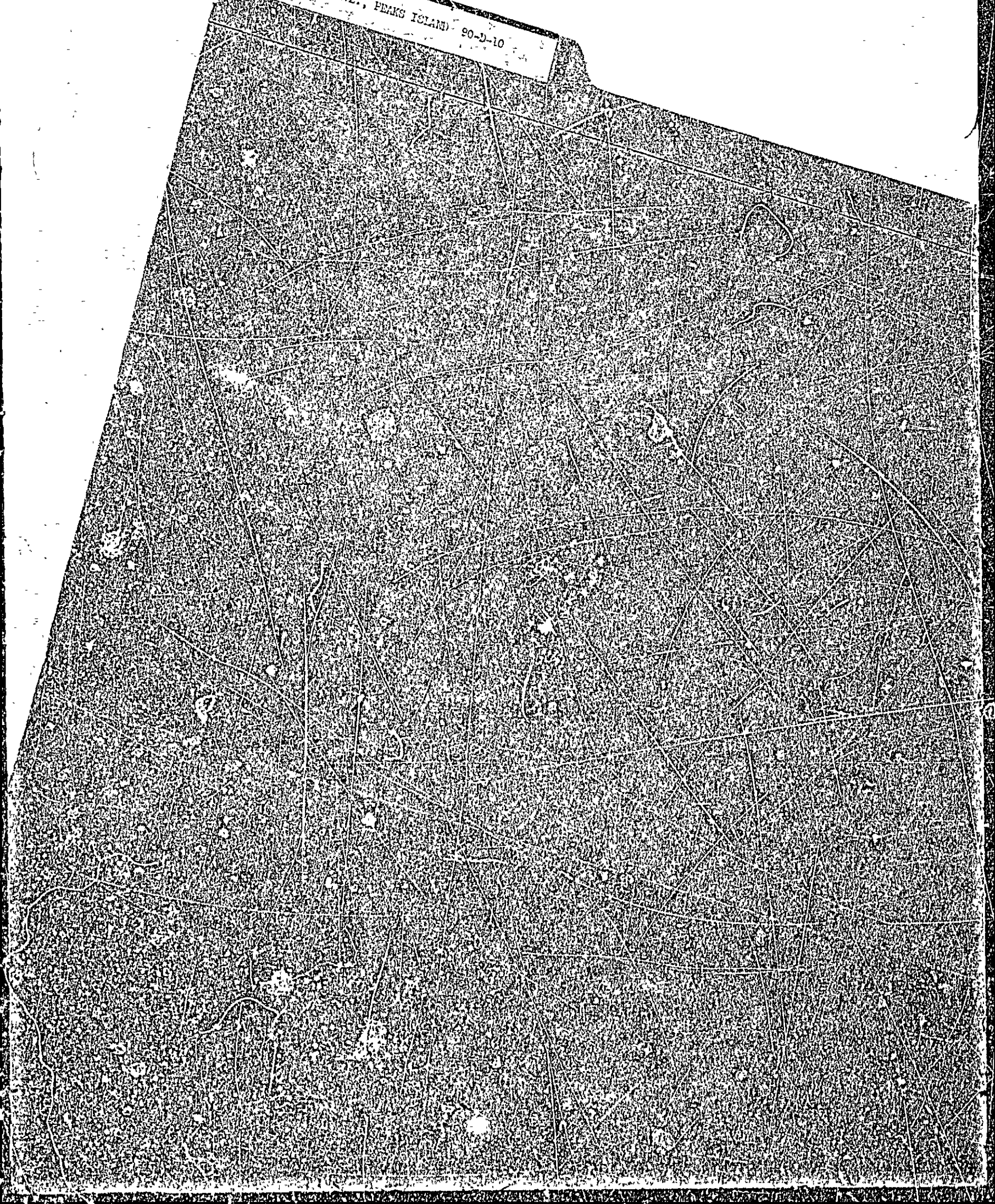


ISLAND AVE., PEAKS ISLAND 90-D-10



Date Issued **Oct. 9, 1974**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.
 Date _____
 By _____
 App. Final Insp.
 Date _____
 By _____

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

PERMIT TO INSTALL PLUMBING

Address **90-D-10 Island Ave., Peake** PERMIT NUMBER **3867**
 Installation For. **1 fam.**

Owner of Bldg **Ms. Maria Lombard**
 Owner's Address **same**

Plumber **Ralph E. Jackson**

Date **10-9-74**

Evergreen Ave., Peake

| NEW | REPL | | NO | FEE |
|-----|------|------------------------|--------------|--------------|
| | | SINKS | | |
| | | LAVATORIES | | |
| | | TOILETS | | |
| | | BATH TUBS | | |
| | | SHOWERS | | |
| | | DRAINS | | |
| | | FLOOR SURFACE | | |
| | | HOT WATER TANKS | | |
| | | TANKLESS WATER HEATERS | | |
| | | GARBAGE DISPOSALS | | |
| | 1 | SEPTIC TANKS | | |
| | | HOUSE SEWERS | 1 | 10.00 |
| | | ROOF LEADERS | | |
| | | AUTOMATIC WASHERS | | |
| | | DISHWASHERS | | |
| | | OTHER | | |
| | | Base Fee | | 3.00 |
| | | | TOTAL | 13.00 |

Building and Inspection Services Dept.: Plumbing Inspection

90-D-10



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 7, 1972

PERMIT ISSUED

DEC 8 1972

01481

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 Island Ave, Peaks Island Use of Building Dwelling No. Stories 1 1/2 New Building Existing " X
Name and address of owner of appliance Miss Maria Lombard
Installer's name and address Jackson & Carey Plumbing & Heating Evergreen Ave., Peaks Island, Maine. Telephone 766-2817
To install Circulating Hot Water Heating System - REPLACEMENT

IF HEATER, OR POWER BOILER

Location of appliance Cellar Any burnable material in floor surface or beneath? No
If so, how protected? Kind of fuel? Oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 28"
From top of smoke pipe 20" From front of appliance 4 ft. From sides or back of appliance 4 ft.
Size of chimney flue 7" Other connections to same flue None (Metal Asbestos)
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 Wayne Labelled by underwriters' laboratories? Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner Cement Size of vent pipe 1 1/4
Location of oil storage Cellar Number and capacity of tanks One - 275 Gal.
Low water shut off Hoe Make No.
Will all tanks be more than five feet from any flame? Yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners One - 275 Gal

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

[Empty lines for miscellaneous information]

Amount of fee enclosed? 5.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc. in same building at same time.)

APPROVED: O.K. S.B. 12/8/72

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 300

INSPECTION COPY

Signature of Installer

[Handwritten signature: Gerald E. Marshall]

(Lic # 436)



APPLICATION FOR PERMIT

PERMIT ISSUED
00436
JUN 18 1967
CITY of PORTLAND

Class of Building or Type of Structure Third Class

To the INSPECTOR OF BUILDINGS, Portland, Me. PORTLAND, MAINE, June 13, 1967

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 Island Ave. Peaks Island (90-D-10)

Owner's name and address Maria Lombard, Island Ave Peaks Is and Telephone _____

Contractor's name and address Kelani Co R, Island Ave. Peaks Island Telephone _____

Use of building—Present Cottage Proposed Cottage

No. of Stories 1 Style of roof pitch Type of present roof covering Asphalt

Type and Grade of roofing to be used Asphalt Class C Und Label. No. plies _____

GENERAL DESCRIPTION OF NEW WORK

To cover portion of roof.

Fee \$.50

INSPECTION COPY

Signature of Owner by: [Signature]

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55169

Issued

Portland, Maine Sept. 8, 1966

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00 (93-53-10))

Owner's Name and Address Waring Apartments, Theatre Bldg. Tel. (93-53-10)

Contractor's Name and Address Richard H. Hearn Tel. _____

Location 24th Street, Portland, Me. Use of Building Dwelling

Number of Families 1 Apartments _____ Stores _____ Number of Stories _____

Description of Wiring: New Work _____ Additions _____ Alterations _____

Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____

No. Light Outlets 2 Plugs 4 Light Circuits _____ Plug Circuits _____

FIXTURES: No. Light Switches _____ Floor or Strip Lighting (No. feet) _____

SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____

METERS: Relocated _____ Added _____ Total No. Meters _____

MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____

HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
Electric Heat (No. of Rooms) _____

APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
Elec. Heaters _____ Watts _____

Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____

Transformers _____ Air Conditioners (No Units) _____ Signs (No. Units) _____

Will commence _____ 19 _____ Ready to cover _____ 19 _____ Inspection Nov. 15 1966

Amount of Fee \$ 2.00

Signed Richard H. Hearn

DO NOT WRITE BELOW THIS LINE

| | | |
|-----------|-------|--------|
| SERVICE | METER | GROUND |
| VISITS: 1 | 2 | 3 |
| 4 | 5 | 6 |
| 7 | 8 | 9 |
| 10 | 11 | 12 |

REMARKS:

INSPECTED BY R. W. H. Hearn (OVER)

Peaks Island

LOCATION *Island Av.*
INSPECTION DATE *9/15/66*
WORK COMPLETED *9/15/66*
TOTAL NO INSPECTIONS *1*
REMARKS.

FEE SCHEDULE PERMITS EFFECTIVE JULY 31, 1963

| | | |
|--|-----------------------|---------|
| WIRING | | |
| 1 to 30 Outlets | (including switches) | \$ 2.00 |
| 31 to 60 Outlets, each Outlet | (including switches, | 3.00 |
| Over 60 Outlets, each Outlet | including lighting or | .05 |
| (Each twelve feet or fraction thereof of fluorescent lighting or | | |
| any type of plug molding will be classed as one outlet). | | 2.00 |
| | | 4.00 |
| SERVICES | | |
| Single Phase | | 3.00 |
| Three Phase | | 4.00 |
| MOTORS | | |
| Not exceeding 50 H.P. | | 2.00 |
| Over 50 H.P. | | 4.00 |
| HEATING UNITS | | |
| Domestic (Oil) | | .75 |
| Commercial (Oil) | | |
| Electric Heat (Each Room) | | 1.50 |
| APPLIANCES | | |
| Ranges, Cooling Tops, Ovens, Water Heaters, Disposals, Dish- | | |
| washers, etc. — Each Unit | | 1.00 |
| TEMPORARY WORK (limited to 6 months from date of permit) | | |
| Service, Single Phase | | 2.00 |
| Service, Three Phase | | 1.00 |
| Wiring, 1-50 Outlets | | .02 |
| Wiring, each additional outlet over 50 | | 10.00 |
| Wiring, Cables, Fairs, etc. | | 1.00 |

Island Ave. and Sargent Road
Peaks Island (Assessors 90-N-1C)

Sept. 17, 1966

Mr. Roland Hear
Peaks Island

cc to: Maria Lombard, Island Avenue,
Peaks Island

Dear Mr. Hear:

Permit is being issued to demolish and construct a
12'x13' addition with another toilet room addition 3'-6" x 4'-6",
attached subject to the following requirements:

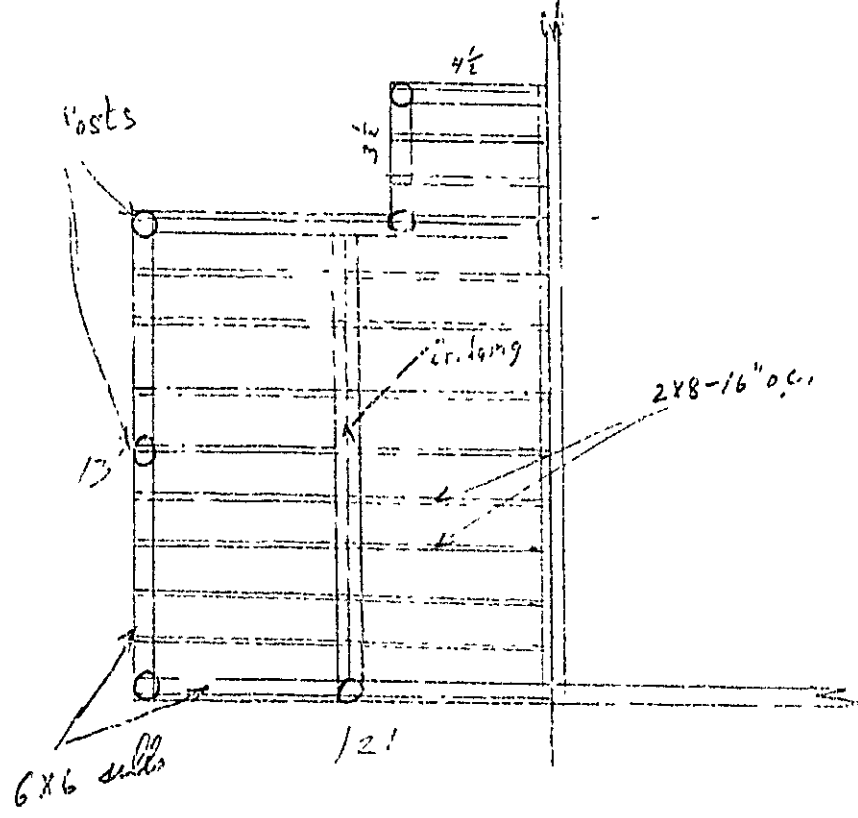
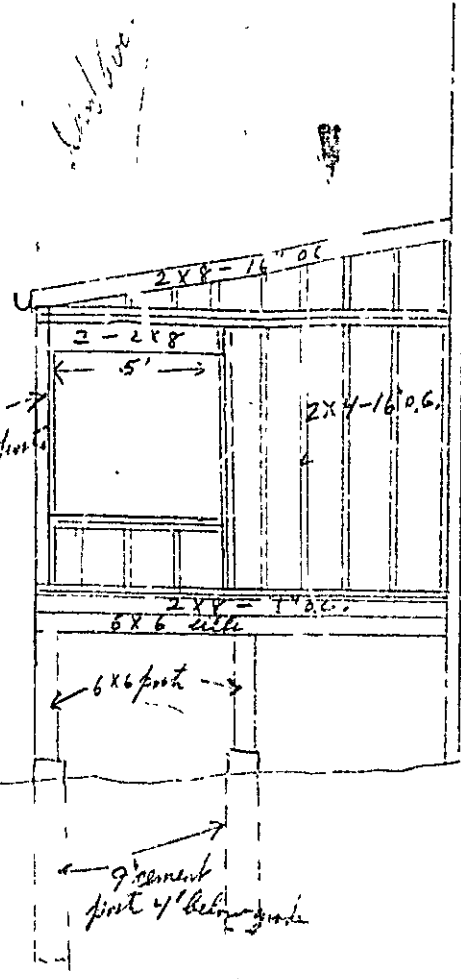
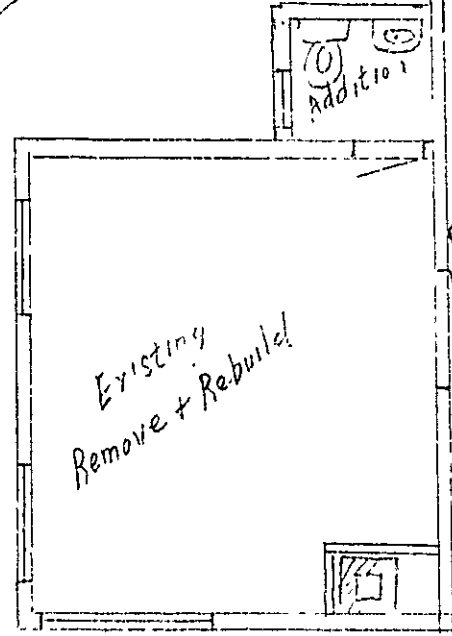
As the existing plumbing ventilation stack is probably
over ten feet from where the new plumbing fixtures are to be in-
stalled it will be necessary to install a new ventilation stack
for these new fixtures.

Very truly yours,

Gerald E. Hayberry
Building Inspection Director

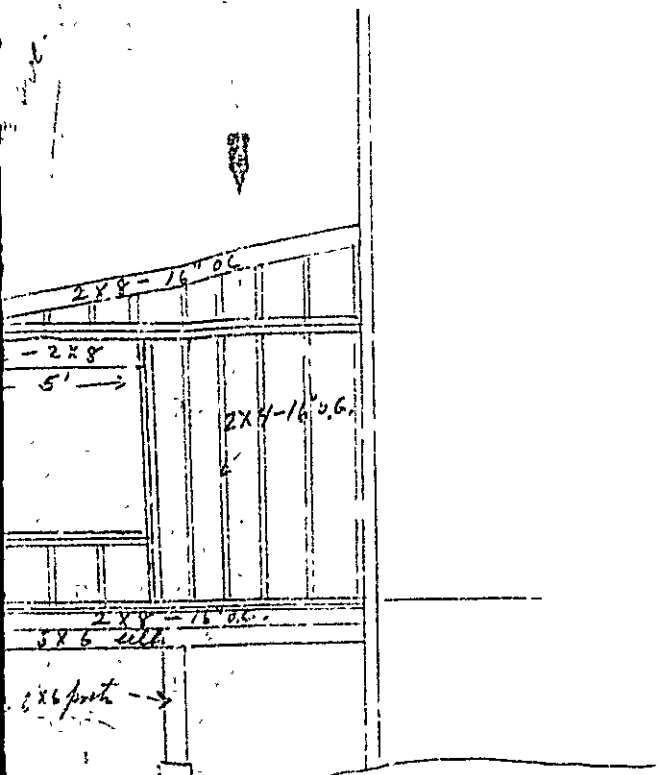
GEM:m

Bank Rd.



Scale $\frac{1}{2}'' = 1'$
R.S. Hoar

Maria Lombard



Check.
 6722 6' dia - 3384 #
 1/2" dia 15 3/4" x 6 = 270 #/l
 2" dia 10 3/4" x 6 = 60
 Roof 45 x 2 = 270 #/l
 60 3/4" x 1/2"

600 x 5 1/2 = 3300 #/5 1/2" dia

Windows 2 - 2 1/2" dia

9" cement post 4' below grade

Scale 1/4" = 1'

R.S. Hoar

Maria Lombard



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, September 8, 1966

PERMIT ISSUED
00863
SEP 12 1966
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 Island Ave., Peaks Island (90-D-10) Within Fire Limits? _____ Dist No. _____
Owner's name and address Maria Lombard, Island Ave., Peaks Island Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Roland Hoar, Peaks Island Telephone 766-2864
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building Dwelling No. families 1
Last use _____ No. families _____
Material frame No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$1800. Fee \$ 6.00

General Description of New Work

To demolish existing 1-story frame addition 12'x13' on rear of dwelling and to construct 1-story addition 12'x13' same location
To construct 3'6" x 4'6" addition on rear of dwelling for toilet room.

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 Peard and Hoar**

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 provided for sewage? septic tank existing
Has septic tank notice been sent? _____ Form notice sent? yes
Height average grade to top of plate 12' Height average grade to highest point of roof 14'
Size, front _____ depth _____ No. stories 1 solid or filled land? no earth or rock? earth &
Material of foundation 9" anchorages at least 4" below grade or to ledge _____ Thickness, top _____ bottom _____ cellar _____ ledge _____
Kind of roof flat Rise per foot 2 1/2" Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber—Kind hardlock Dressed or full size? dressed Corner posts 3-2x4 Sills 6x6
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 2x8, 2nd _____, 3rd _____, roof 2x8
On centers: 1st floor 16", 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor 12', 2nd _____, 3rd _____, roof 12'
If one story building with masonry walls, thickness of walls? _____ height? _____

Is 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 trees 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:

H. E. M. / letter

INSPECTION COPY

Signature of owner By: _____

Maria Lombard
Roland Hoar

(A) APARTMENT HOUSE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 18, 1947

RECEIVED
02822
OCT 18 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter ~~repair or remodel~~ 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 Island Avenue, Peaks Island Within Fire Limits? no Dist. No. _____
Owner's name and address W. B. Clark, Island Ave., Peaks Island Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owner 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 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 40. Fee \$ 50

General Description of New Work

INSPECTION NOT COMPLETE!

90-D-10

To construct 5'x6' roof over existing front platform, 15' to street line

To front piazza to be glassed in during winter months only.

*4x4 plate
plus piazza in on side of house and will be about 15 ft from side lot line.*

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

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.

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 28'7 1/2" Height average grade to highest point of roof 8'
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation cedar posts existing Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof hip Rise per foot _____ Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind second-hand Dressed or full size? _____
Corner posts 4x4 Sills 5x6 existing 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 2x4
On centers: 1st floor _____, 2nd _____, 3rd _____, roof 18"
Maximum span: 1st floor _____, 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? _____

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

INSPECTION COPY

Signature of owner

W B Clark

Permit No. 47, 2822

Location Land in Peabody

Owner W. B. Clark

Date of permit 10/18/47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

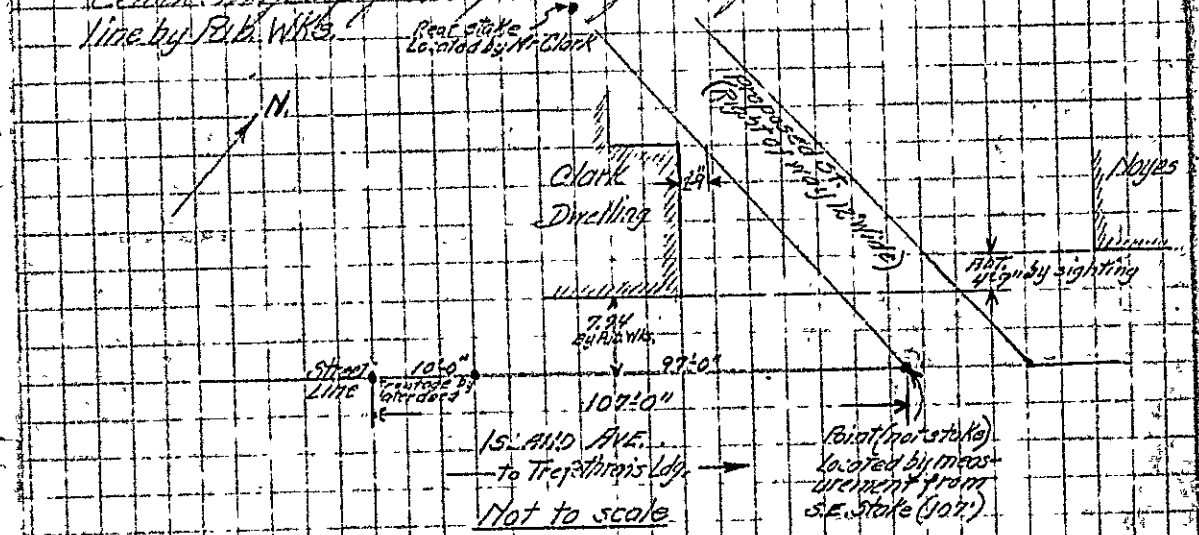
NOTES

INSPECTION NOT COMPLETED

Location proposed garage - Island Ave.
Walter C. Clark, owner

9-4-45
2162

Following plan shows dimensions released by Mr. Clark, except from private given by Mr. Clark, and street line by P.B. White.



over for first check

Proposed 1 Car frame garage - Island Cor. P.C. 2-17-19
Walter S. Clark, Island Cor., owner
February 20-2-19

There are many questions that enter into this proposition and it seems hard to give a definite answer without considerable more information as to lot line etc. It seems doubtful that it would be feasible to be 15' from Island Cor. (plan goes 12') or keep 5' from street line of proposed str. There is uncertainty of the line of proposed street affecting this.
I have been down hill and hills for a year or so on looking at old Mrs. Clark's lot to do any more. The only line that she could give me was the line existing between island cor. They had a stake there that I believe in 1917 was about 10' west of what I had and what is on the plat books & to the line Mrs. Mc... of the property east of the proposed street and that stake was wrong and my placing was close. If the stake is right it will place the side street line several feet closer the house, making the proposition even more questionable.

Although the filed plan shows apparent street line stakes, it was unable to find any. The proposed street is supposed to be right of way. Mrs. Clark claims to own half of it. She deeded says, after the description, together with a right of way in strip 7' or 12' wide from island cor. to shore. Thus being the case, the west rail of right of way would have to be considered as the east line of Clark property in locating the proposed garage. In location the traveled width of the 12' strip is 7' wide, leaving 5' to be accounted for and neither side definitely located. It seems the street line of island cor. proposed str. or a near line of Clark property would be definitely located.

The apparent front of the old is now about 3' back of the Clark house and 2' in front of Hayes house, as now located would right.

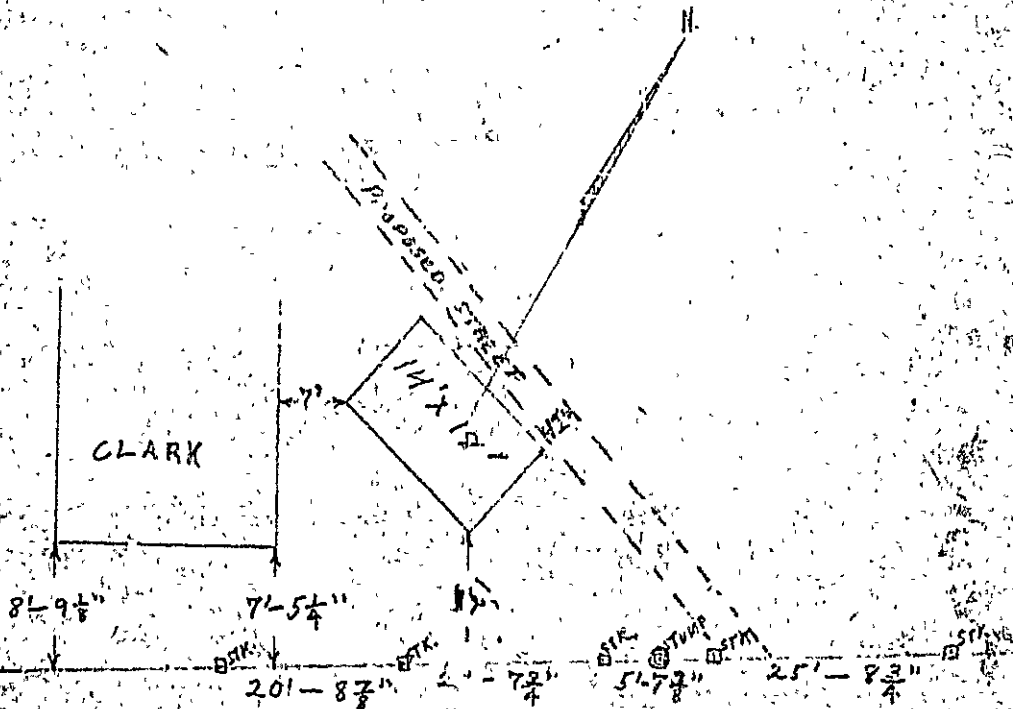
over for record check of 9-4-15

W.B. CLARK

APRIL 4, 1945

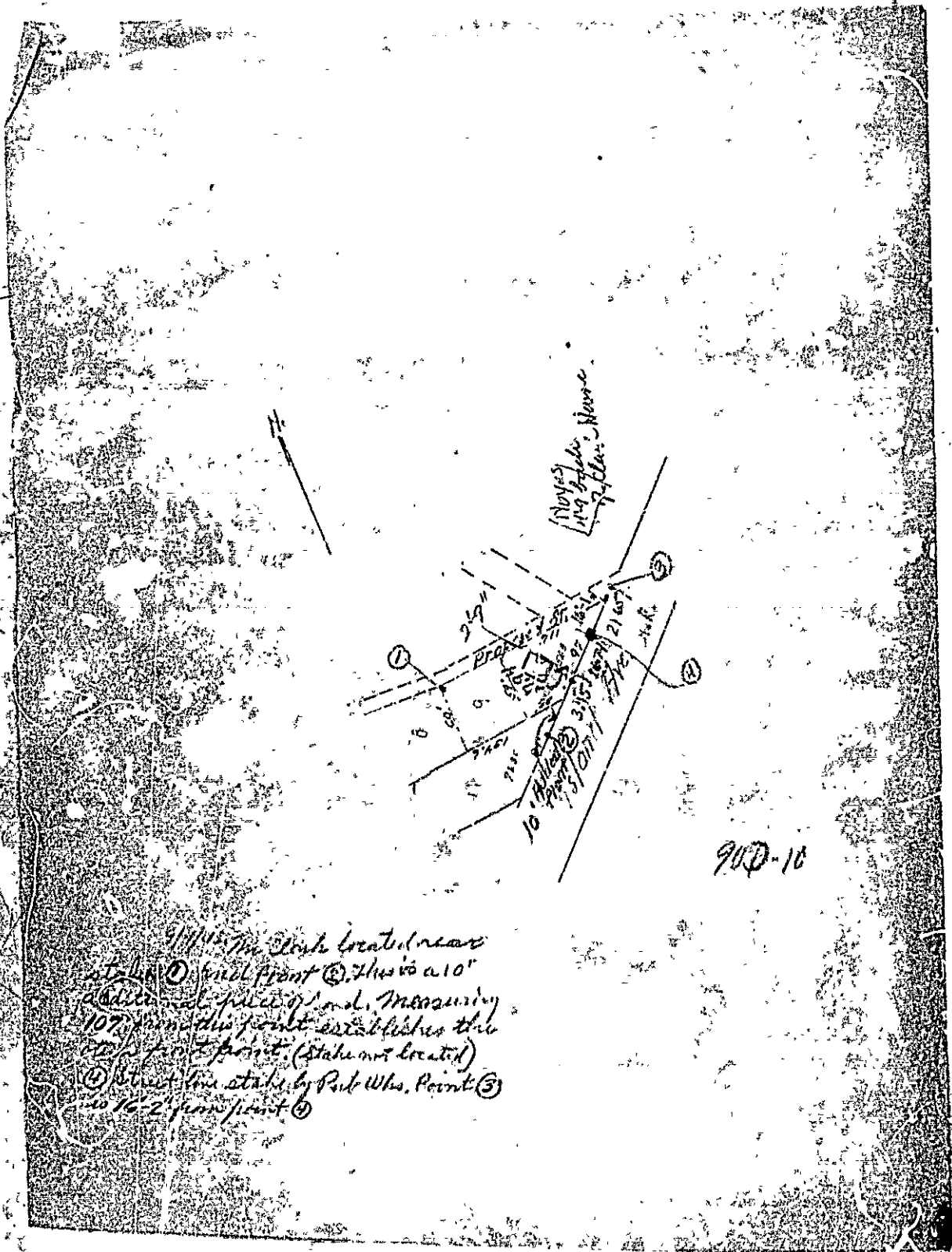
ISLAND AVE PEARS ISLAND

PORTLAND, MAINE



RECEIVED
 JUN - 6 1945
 DEPT. OF BLD'G. INSP.
 CITY OF PORTLAND

ISLAND AVENUE
 TO TREETHENS LANDING →



110' 1/2"
119' 3/4"
21' 1/2"
Narrow
Road

900-10

11/15 The Clerk located near
at the ① and front ②. This is a 10"
additional piece of land. Measuring
107' from this point establishes the
to front point. (Stake not located)
② Retract the stake by Pub Wks. Point ③
to 16'-2" from point ②

6/7/45
1720
458

Area 1720
297

Begin at ea. corner on dividing line between land of
Sargent + Henry together 487. S.E. from granite corner
to land N.W. side of S. in dividing line on dividing line
79°E 31.5' to NW side of island of M. North by line 97' to
a point N 79° W on line in it 1st division line 16' to
point, S.W. 58° to beginning. Together with a strip
of way in strip of land 12' wide from the land to the
shore

3 back of front of house

2 in front of Noyes house

Nearest corner to shore

Line of Right of way 7' wide, measurement

Way to shore with 4' back of shore

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for car garage
at Island-Ayers Peaks Island Lot 14 Date 2/26/85

1. In whose name is the title of the property now recorded? Walter B. Cole
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? yes
3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? yes
4. What is to be maximum projection or overhang of eaves or drip? 12"
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Walter B. Cole

AP Island Ave., Peaks Island
Assessors' Lot Number
90-D-10 (Walter B. Clark)
AP dated March 26, 1946

ATH
ESS
INT
VATS
PH
PC
DJ
ABS

March 24, 1947

Mr. Walter B. Clark
Island Avenue
Peaks Island, Maine

Subject: Refund of building permit fee for one dollar
with relation to application for building permit on
March 26, 1946, permit intended to cover construction
of a one car garage on Island Avenue, Peaks Island
(Assessors' lot number 90-D-10) owned by Walter B.
Clark

Dear Sir:

I have your returned receipt for the above fee and your request
for a refund of that fee.

Refund of the fee is being certified to the City Auditor and
you will doubtless receive the money by voucher as soon as the matter
can be cleared.

This letter is for the purpose of formally refusing to issue
the building permit so that the money may lawfully be refunded since
the Building Code stipulates that the money only be refunded if the
receipt is returned to this office within ten days of the refusal to
issue the permit.

My letters back in 1945 are actually only requests for additional
information, and this letter is construed to be the actual refusal rather
than those letters.

Very truly yours,

Inspector of Buildings

WMD/J

KATH
V. RMT
PH
AJJ
HL
BS

47 Island Ave. Peaks Island
(Assessor's Lot No. 30-D-10)

September 17, 1945

Mr. Walter B. Clark
Island Avenue
Peaks Island, Maine

Subject: Application for building permit to construct single car garage on land of Walter B. Clark on Island Avenue, Peaks Island (Assessor's Lot No. 30-D-10)

Dear Sir:

Apparently there is some misunderstanding as to what is the next move with regard to getting the building permit to cover construction of the above proposed garage. On September 4 it was Mr. Hamilton's (your inspector) understanding that you were to furnish a new location plan of the garage, based on the stipulations of the Zoning Ordinance as contained in my letter of June 15, but facing the garage for drive-in toward the 12-foot right-of-way, instead of toward Island Avenue.

Mr. Hamilton phoned Mrs. Clark about the new location plan on September 7, but so far we have heard nothing about it.

If you still desire to build the garage, we want to help you to get the permit issued, but I, of course, am bound to compliance with the Zoning Law and assurance thereof before the permit is issued.

We had somewhat similar negotiations with regard to the garage of Mr. Watson, your neighbor, and when we found out the true location of his property line, it became evident that his proposed garage was located to satisfy the requirements of the Zoning Ordinance, and the permit was therefore issued. It is inevitable that difficulties should arise with regard to these locations on the island, because the Zoning Ordinance has exactly the same regulations on the island as for a similar type of zone located on a mainland. Many of the lots are irregular in shape on the island and often times the buildings were located on the lots without planning where later buildings would be put and naturally without any knowledge that there would some day be a Zoning Law controlling the location of buildings.

Let me say that I am compelled to go by the precise terms of the Ordinance, and as regards issuing building permits, I have no right to deviate from the terms of the Ordinance at all. The Zoning Law, however, contains what is called an appeal clause, and in cases where unnecessary hardship is being worked by the precise requirements of the law and more desirable relief may be given without substantially departing from what the law is trying to accomplish, the Board of Appeals have authority to grant variances in a particular case. On this basis, if you desire to locate your garage in some location which does not check with the Zoning requirements, I have no way of issuing the building permit, but you do have these appeal rights which may be exercised by informing me that you want to file an appeal whereupon I will give you the appeal form with a part of it made out—as to why I cannot issue the permit. Unfortunately, at the present unusual time, for a temporary period, the Board of Appeals is unable to function due to the recent developments in the City Government. That in temporary however, and in a few weeks I presume we will have the Appeal Board functioning as usual.

After examining your own location sketch and talking with Mr. Hamilton about it, I am unable to see how you can locate your garage in compliance with the Zoning Ordinance in the triangular piece of your ground bounded by the 12-foot right-of-way, Island Avenue, and your house. If that view is correct, it follows that you have only one of

Mr. Walter B. Clark ----- 2

September 27, 1945

two alternatives in order to build the garage,—that of showing precisely where you want the garage and resorting to a variance appeal to the Board of Appeals as above, or, else finding some other location on your property where you can build it in compliance with the Zoning regulations.

If this letter is not understood or if there is any other way that you think that I can help you to getting this matter straightened out, I shall be glad to have you get in touch with me.

Very truly yours,

Inspector of buildings

McD/S

AP, Island Ave, P.I.-Walter
H. Clark (Assessors Lot
(No.-90-D-10)

ATH
RMT
PH
AJS
BS

June 16, 1945

Mr. Walter E. Clark
Island Avenue
Peaks Island, Maine

Subject: Application for a building permit to con-
struct one-car garage on the lot of Walter E.
Clark on Island Avenue, Peaks Island, (Ass.
(Lot No.-90-D-10)

Dear Sir:

After considerable effort to find out the facts without very satisfactory re-
sults as to the location of property lines, it appears quite doubtful if the garage
may be built as proposed under the Zoning Ordinance.

The most important question is to the distance the garage is to be set back from
the street line of Island Avenue. The Zoning Ordinance requires that no part of the
garage may be closer than 15 feet to the street line of Island Avenue (this street line
is the line between your property and the public way--inside edge of legal sidewalk) or
closer to the street line than any dwelling on an adjoining lot. Your location sketch
shows 12 feet from the street line, and if there is any dwelling or cottage on the ad-
joining lot on the side you propose the garage, none is shown on the sketch. The sketch
shows certain stakes on the ground. If you know where they are and they are official
stakes set by the Department of Public Works, it would be well to put witness stakes
near each one of these, so that if there other matter can be straightened out, our in-
spector can find the Public Works Department stakes without difficulty.

There is also considerable question as to what should be considered your side
lot line. Your ownership apparently ends at the line of what you have marked on the
sketch as a proposed street, 12 feet wide. No doubt you have rights in this street
which, I believe, is called only a right of way in the records, but probably you have
no right to project any part of the garage into this right of way. The Zoning Ordinance
requires in the first instance that a garage having any part closer than 50 feet
to the street line must set at least 5 feet from the property line. It appears that
the garage would have to be located so that it would be at least 5 feet from the actual
southerly line of this right of way.

If this location from the right of way should place the garage closer than 5
feet to the dwelling, then the inside of the exterior walls of the garage in all parts
closer than 5 feet to the dwelling would have to be covered with fire resistive mat-
erial as required by the Building Code.

In view of these requirements it seems unnecessary that you have the southerly
line of the right of way established by competent survey, witnessing the stakes so
our inspector can find them, then restake the location of the garage in compliance
with Zoning Ordinance and notify this office for checking again. If this new loca-
tion should bring any part of the garage closer than 5 feet to your dwelling, then
you should also add to your application for the permit the statement that you will
supply the required fire resistance on the inside exterior walls of the garage.

Walter B. Clark-----2

Our inspector says that the sills of the garage have been laid on blocking. This work, of course, must go no further until a building permit has been issued, and if you find it impossible to locate the garage under Zoning requirements, please remove the sills and if you will return the receipt for the building permit fee to this office, your money will be refunded by voucher.

Very truly yours,

Inspector of Buildings

WMD/L



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third

Permit No. _____

Portland, Maine, March 26, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Plan received 6/6/45

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. _____

Assessors 90-D-10
Owner's or Lessee's name and address Walter B. Clark Telephone 264-3

Contractor's name and address _____ Owner _____ Telephone _____

Architect _____ Plans filed yes No. of sheets 1

Proposed use of building 1 car garage No. families _____

Other buildings on same lot dwelling

Estimated cost \$ 130. Fee \$ 1.00

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 construct 1 car frame garage 15'x18'

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

Details of New Work

Is any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____ Height average grade to top of plate 7'

Size, front 14' depth 18' No. stories 1 Height average grade to highest point of roof 15'

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

Material of foundation ledge Thickness, top _____ bottom _____ collar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof pitch Rise per foot 7" Roof covering asphalt roofing Class C Ind. Lab.

No. of chimneys none Material of chimneys _____ of lining _____

Kind of heat none Type of fuel _____ Is gas fitting involved? _____

Framing lumber—Kind spruce Dressed or full size? full size

Corner posts 4x8 Sills 6x6 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 4x8, 2nd _____, 3rd _____, roof 2x5

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

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 none to be accommodated 1

Total number commercial cars to be accommodated none

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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 Walter B. Clark

Original

Permit No. 451
Location Island Ave, Peabody
Owner Walter B. Clark
Date of permit 3/1/45
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued

Plan 7 plan table, Mr. Clark to
fill in location plan, as in
plans a different floor to be
shown & especially a house etc.
2/17/45 called Mr. Clark as we
have not seen a new plan. She
will speak to Mr. Clark etc.

NOTES

2/17/45 Mr. Clark was in 90-D-10
and was irritated because
Mr. Watson couple of hours
below his office. She wants
to build a house for
himself called etc.
In sending this letter
I will try application is
not definite but
ask for more definite
information.

Arrangement was made
to meet him and give
necessary print out
etc.

2/17/45 Went over location
Mr. Clark and obtained
document attached.



Original Permit No. 67/1126

PERMIT ISSUED

Amendment No. DEC 21 1912

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, 22nd Nov 10, 1912

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 67/1126 pertaining to the building or structure shown in the original application 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 conditions:

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

Owner's or lessee's name and address Valme Flr, 315 Hermond St. Brooklyn, Mass.

Contractor's name and address D. C. Hanney, Island Ave. Peaks

Plans filed as part of this Amendment _____ No. of Sheets _____

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

Increased cost of work 25 Additional fee 50

Framing Lumber: Kind? _____ - Dressed or Fnd Size? _____

Description of Proposed Work

To build no inside brick chimney, concrete foundation brick with tile lining for kitchen stove - rear of building making two chimneys in building

11/10/12
V.P.B. Little
Approved:

Chief of Fire Department.

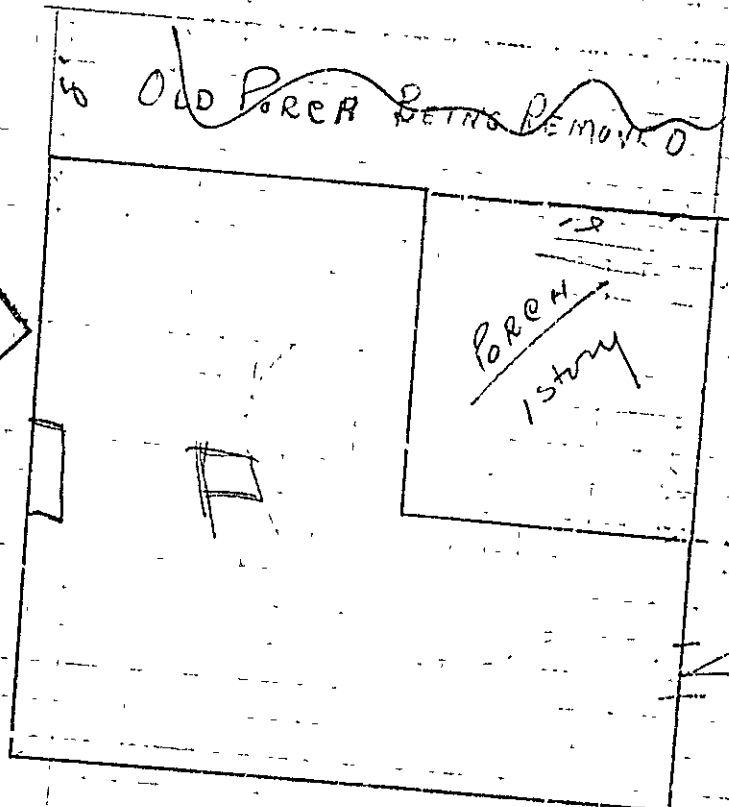
Valme Flr
D. C. Hanney
Signature of Owner

Commissioner of Public Works.

Approved: 11/10/12 [Signature]
Inspector of Buildings

INSPECTION COPY

ISLAND AVE STREET



RECEIVED
SEP 24 1942
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure

USE CLASS

Permit No. 25
SEP 25 1942

Portland, Me. Sept 24, 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter insert 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. _____
 Refreshment Landing
 Owner's or lessor's name and address Valma Fla. 215 Harvard St. Brookline, Mass. Telephone _____
 Contractor's name and address D. G. Peckay, Island Ave. Peaks Telephone 728
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building dwelling house No. families 1
 Other buildings on same lot _____
 Estimated cost \$ 160 Fee \$ 50

Description of Present Building to be Altered

Material wood No. stories 2 Heat stove Style of roof _____ Roofing _____
 Last use dwelling house No. families 1

General Description of New Work

- To remove one story glass in front porch changing door to window
- To enlarge existing porch 6' x 11' making it a one story glassed in porch 11' x 12'
- To reroof present roof and putting in new rafters entire length
- To change existing rear side window to door
- To rebuild existing inside brick chimney in new location

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

Details of New Work

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? _____
 Size (front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation brick piers at least 4' below grade Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof flat Rise per foot 2" Roof covering Asphalt roofing Class 0 Ind. Lab.
 No. of chimneys 1 Material of chimneys brick of lining tile
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber Kind second hand Dress'd or full size? _____
 Corner posts 6x6 Sills 6x6 Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Joists (outside wall and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger Bridging in every floor and flat roof
 span over 8 feet _____ Joists and corner posts all one piece in cross section.
 Joists and rafters: 1st floor 2x11 2nd _____ 3rd _____ roof 2x6
 On centers: 1st floor 16" 2nd _____ 3rd _____ roof 12"
 Maximum span: 1st floor 6' 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 _____
 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 Valma Fla.

INSPECTION COPY

October 25, 1927

Blanche F. Scott
Peaks Island, Maine

Dear Madam:

Referring to your application for a building permit to demolish the present porch and build a new front porch on your dwelling house on Island Avenue, Peaks Island, your location plan does not show the distance of all parts of the proposed piazza from the various lot lines, and we are unable to tell whether or not the construction will comply with the Ordinance.

Please come to this office and show the correct dimensions definitely so that we can tell whether or not the permit may be issued.

In the meantime, it is unlawful for you to proceed with any of the work until the permit card is actually in your possession and posted upon the premises.

Very truly yours,

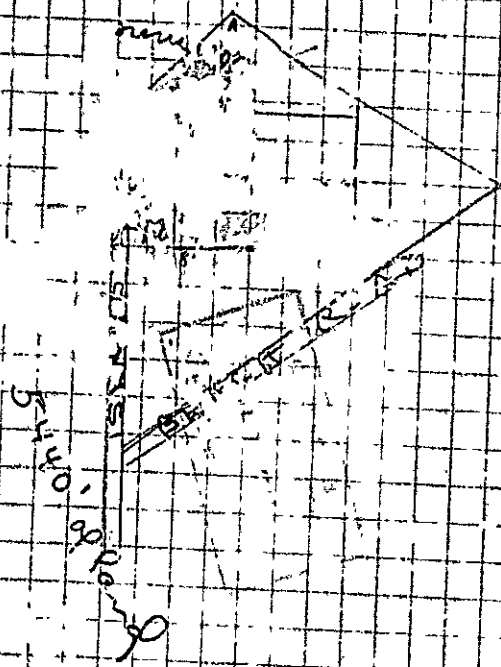
Inspector of Buildings

WJ/P

5738
inspec.

(A) APARTMENT HOUSE LONE

5400 square feet





(A) APARTMENT HOUSE

PERMIT ISSUED

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 19, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~insert~~ the following ~~existing~~ 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 in the following specifications:

Location Island Avenue, Peaks Island Ward 1 Within Fire Limits? No Dist. No. _____
 Owner's or lessee's name and address Blanche Scott, Peaks Island Telephone _____
 Contractor's name and address E. H. Weaver, Peaks Island Telephone _____
 Architect's name and address _____
 Proposed use of building Dwelling House No. families 1
 Other buildings on same lot none

Description of Present Building to be Altered

Material Wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Last use Dwelling House No. families 1

General Description of New Work

To demolish present porch and
 To build on front open porch, one story, 24' long and 8' wide at one end and 16' wide at the other end
1 1/2 Change of plan to have entire porch glassed in J. Scott.

CERTIFICATE OF OCCUPANCY
 REQUIREMENT IS WAIVED
 BY THE CITY ENGINEER

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation Cedar Posts Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof Flat Roof covering Asphalt roll Class 0
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Distance, heater to chimney _____
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 Is gas fitting involved? no Size of service _____
 Corner posts _____ Sills 4x6 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 an over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor 24", 2nd _____, 3rd _____, roof 24"
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 _____ story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

_____ now accommodated on same lot _____ to be accommodated _____
 _____ lumber commercial cars to be accommodated _____
 _____ automobile repairing be done other than minor repairs: _____ cars habitually stored in the proposed building? _____

Miscellaneous

_____ work require removal or disturbing of any shade tree on a public street? no
 _____ is part of this application? no No. sheets _____
 Fee \$ 100.00 *Change of plan* Fee \$ 1.75

I am in charge of the above work a person competent to see that the State and City requirements pertaining thereto

Xos Signature of owner _____

COPY

50863

Permit No. 27/115/4

Location Inland Sea Islands
near Inshore 2.10

Owner Blanche Scott

Date of permit Oct 27/27

Notif. closing-in _____

Final closing-in _____

Final Notif. _____

Final Inspn. 1/1/27

Cert. of Occupancy issued 90

NOTES

~~NOTICE FOR BEING~~

