

WOODLAWN ROAD
109B-A-4-5

CLIFF ISLAND



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT 00897
JUN 9 1950
CITY OF PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, May 10, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE New plans 5/17/50

The undersigned hereby applies for a permit to ~~erect~~ ~~construct~~ ~~erect~~ ~~construct~~ the following building structure ~~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 Woodlawn Street Road, Cliff Island 109B-A-4-5 Within Fire Limits? no Dist. No. _____

Owner's name and address P. J. McDonough, 11 DeWolf St., Dorchester 35, Mass. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Howard Clark, Cliff Island Telephone _____

Architect _____ Specifications _____ Plans 110 No. of sheets _____

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 \$ 75. Fee \$ 50

General Description of New Work

To construct 16' wide dormer on side of cottage next to water.
To finish off second floor by providing sheetrock on walls and ceiling, existing 2x4 studs, approximately 16" on centers.

*No. altered.
109B-A-4-5*

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 Howard Clark

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 _____ No. stories _____ solid or filled land? _____ earth cut? _____

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

Material of underpinning _____ Height _____ Thickness _____

Kind of roof pitch 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 2x4 Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Co'umns 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 20"

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

P. J. McDonough

INSPECTION COPY

Signature of owner by: Howard Clark

NOTES

SAGA

7-12-50 Wash on permit ~~100-100-100-100~~
 in All walls and ceilings with floor ~~boards~~
 been covered with ~~plaster~~ ~~boards~~ ~~addition~~
 parts have been put in ~~cellar~~ ~~with~~ ~~plaster~~
 and ~~to~~ ~~put~~ ~~on~~ ~~the~~ ~~top~~ ~~work~~ ~~with~~
 in ~~the~~ ~~cellar~~ ~~and~~ ~~that~~ ~~its~~ ~~was~~ ~~to~~
~~allow~~ ~~for~~ ~~summering~~ ~~by~~ ~~SB~~

Permit No.	597
Loc. No.	100-100-100-100
Date of permit	7/12/50
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	7-12-50
Cert. of Occupancy Issued	

[Handwritten signature]
 100-100-100-100

[Faint, mostly illegible handwritten notes and markings on the lower half of the page, including some numbers and lines.]

Woodlawn Road, Cliff Island
(Assessor Lot No. 109B-A-4-5)

June 9, 1950

Mr. Howard Clark
Cliff Island
Maine

Copy to: Mr. P. J. McDonough
11 DeWolf Street
Dorchester 35, Massachusetts

Dear Mr. Clark:

As I explained to you when you were in the office this morning, Mr. McDonough came in to the office on his way back to Dorchester and told me that he would like to have the building permit to make alterations in his cottage on Woodlawn Road, Cliff Island, (Assessor Lot No. 109B-A-4-5) on the basis that the dormer window would be built according to the detailed framing indicated in the first paragraph in my letter to you of June 5; to put a ceiling on the collar beams in second story consisting of gypsum wallboard and to put the same on the outside walls of the second story of the cottage, but to leave the central partition in second story as it is without any additional covering.

The building permit is issued to you therefore on that basis, and upon the condition that you will apply no more covering whatever to the central partition in second story, that you will follow the framing shown in the first paragraph of my letter of June 5 for the dormer window, and that you will use collar beams in the roof strong enough to support the gypsum wallboard ceiling on whatever span these collar beams are to be and to reinforce the rafters if found necessary to take the added weight both of the gypsum wallboard on the rafters themselves and the gypsum wallboard ceiling attached to the collar beams.

Very truly yours,

Warren McDonald
Inspector of Buildings

WJ:SU/G

AP. Woodlawn Road, Cliff Island-I
(Assessors Lot No.
109-B-A-4-5)

June 5, 1950

Mr. Howard Clark
Cliff Island
Maine

Copy to:
Mr. P. J. McDonough, 11 DeWolf Street, Dorchester 35,
Massachusetts

Dear Mr. Clark:

With reference to the application for permit to cover alterations in the cottage of Mr. McDonough on Woodlawn Road, Cliff Island, I think I have a good understanding of your sketches, and I believe we could issue the permit as far as the dormer window is concerned if you will double up the 2x5 rafters at each end of the proposed dormer, provide a double 2x5 header where the present rafters are cut off and to hold the upper end of the new rafters of the dormer, use at least 2x5 rafters on the dormer, spaced no more than 24" from center to center, use a doubled 2x4 plate over the face of the dormer, doubled 2x4 studs or 4x4's at the outer corners of the dormer, 2" studs in the face and in the cheeks of the dormer with suitable headers and short studs at the window openings, reinforcing the single 2x4 plate which apparently now supports the outer ends of the rafters of the main cottage, and run new collar beams from plate of new dormer clear across to the existing rafters on the other side of the roof.

The matter of supporting the additional weight of gypsum wallboard (even the lightest of it will come to about 3 1/2 pounds to a square foot) is another matter on this cottage which for the most part, with the exception of the sills and the posts supporting them and the center girder is very light, constructed indeed.

I should say that you would have to show us how you are going to introduce strengthening members to take care of this additional weight. I would not be concerned very much about the studs in outside walls even though they are the 22" on centers shown on the sketches rather than the 16" shown on the application.

The matter of supporting this extra weight on the collar beams and on the rafters, probably spaced about 30" on centers and how to support the gypsum wallboard on both sides of the second story partition which apparently is only supported by second floor joists on spans of about 18' without any intermediate supports, presents a difficult problem; and we shall have to have from you definite indication as to how you propose to strengthen this framing to take the additional weight.

Take for instance the separating partition between bedrooms on second floor. You have shown it at least 7' high and about 16' long. The added weight of the gypsum wallboard on both sides would run to about 40 pounds per running foot of partition. Making allowance for the doorway and for the fact that the partition is not 7' high its entire length, probably the total added weight of the gypsum wallboard on both sides of the partition would run to about 650 pounds. This is not a very great increase as weights go in building construction, but it is a serious weight to be supported upon floor joists on spans of 18'. You have not shown the size of the second floor joists as far as I can see or their spacing.

I cannot find the size of the collar beams either, but the present collar beams must be supported upon the rafters and the rafters are apparently over 3' from center to center. Probably you mean to use strapping across these collar beams about 16" from center to center to nail the gypsum wallboard to the ceiling. Obviously the collar beams must be strong enough to support this added weight, and the rafters strong enough to support the added weight together with snow and ice which may be on the roof. While persons may not be in the cottage in the wintertime, the gypsum wallboard would still be there to be supported down through the building.

Very truly yours,

Inspector of Buildings

WNCB/G

AP Sunset Road, Cliff Island-I.
(Mr. P. J. McDonough)

May 12, 1960

Mr. Howard Clark
Cliff Island
Maine

Copy to:
Mr. P. J. McDonough, 11 DeWolf Street, Dorchester 35, Mass.

Dear Mr. Clark:

To show whether or not the proposed job of constructing a 10-foot wide dormer on the roof of the cottage of Mr. McDonough on Sunset Road, Cliff Island and to cover finishing off second floor by providing sheetrock on walls and ceiling, would comply with Building Code requirements, we need such more information both as to the framing of the present roof and that of the proposed dormer and of the second floor framing and how that framing is supported down through to the ground including the beams and posts or what other supports there are beneath the first floor.

I suggest that you make to scale a cross section through the present roof which would show the framing of the roof, the pitch of it, and the spread and on it could be shown the pitch and framing of the proposed dormer, whether gable end roof or shed type, also what you intend to do as to strengthening the rafters where the opening in the present roof is cut for the dormer.

With regard to finishing off the second floor, the gypsum wallboard which you propose is quite heavy and as the aggregate including all the area of both sides of partitions, one side of outside walls and the ceiling will amount to a great deal of weight to be transferred in some manner down through the frame of the cottage to the ground. The Law requires that I shall know all of these details before issuing a permit and shall check them with reasonable precision to see whether the cottage after the work is done would meet the requirements for strength.

To satisfy these needs I should think that you would have to show a framing plan of second floor with the sizes, spacing and spans of the joists, the makeup and location of bearing partitions in first story, and enough of the framing of the first floor and the supports of it to show the girder bearing the building and the posts under it.

If there is any thought on the part of the owner of making this a year round dwelling, we should be told that fact at . . .

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G