

ISLAND AVENUE
109B-D-7-35

CLIFF ISLAND



APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 17, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ 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: 107B-D-7-30

Location: Church Rd., Cliff Island Within Fire Limits? no Dist. No. _____
Owner's name and address: Mrs. Leslie Parker, Church Rd., Cliff Island Telephone _____
Lessee's name and address: 31 W. Main St. Portland, Maine Telephone _____
Contractor's name and address: Virgil Falldorf, Cliff Island Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building: Cottage No. families _____
Last use: _____ No. families _____
Material: frame No. stories: 1 1/2 Heat _____ Style of roof: hip Roofing _____
Other buildings on same lot _____
Estimated cost \$ 100. Fee \$.50

General Description of New Work

To remove 8'6" non-bearing partition, first floor, between existing bedroom and open porch and to close in existing porch and include this space in bedroom. 2x4 studs, 16" O.C. - asphalt shingles for siding. To cut in new window in front of building.

11/18/54 - Not issued - GJL

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 Virgil Falldorf

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 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 _____ 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? _____

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. Leslie Parker

INSPECTION

Signature of owner BY: Virgil H. Falldorf

Handwritten signature of Virgil H. Falldorf

Permit No. 501

Location Church St. 22110 Island

Owner Mrs. Leslie Chubb

Date of permit 1/15/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Handwritten notes on lined paper, including the word "Inspection" and other illegible text.

AP Church Road, Cliff Island-I
(Mrs. Leslie Parker)

June 5, 1950

Mr. Virgil Falldorf
Cliff Island
Maine

Copy to: Mrs. Leslie Parker, 3 Winslow Street
Belmont, Massachusetts

Dear Mr. Falldorf:

With reference to your application for a building permit to do alterations in the cottage of Mrs. Leslie Parker on Church Road, Cliff Island, by way of removing the wall between existing bedroom and open porch and enclosing a portion of the open porch to enlarge the bedroom, since this porch area is now to become an enclosed part of the building, it is necessary not only that the new enclosing walls but the existing framing and supports of that portion of the porch be brought up to Building Code standards for strength.

Some of the indications on your sketch show that a number of details, for instance the sills, will not comply with the requirements, and I learned from you that the roof framing over the porch is most unusual and very light, the roof joists, if I believe, being about 3' from center to center.

From the information I have gained about the portion of the porch to be enclosed, I see the way in which the Building Code may be complied with short of enclosing the entire structure, including the roof and building it back in accordance with the usual requirements. There may be one exception to this, and that is the floor framing. If you told me what size and spacing the joists are now, I do not remember it.

If the owner (Mrs. Parker is receiving a copy of this letter) is unwilling or unable to authorize reconstruction to this extent, it will not be possible to issue the permit and therefore not possible to do the work. In that case if you will return the receipt for the fee paid to this office, the money will be refunded by voucher.

If, however, Mrs. Parker decides to go ahead on the basis of bringing the structure up to present standards, the following represents approximately the needs, and if you will make a framing plan of floor and roof in accordance with these features or equivalent, and file at this office, we should be able to issue the permit immediately.

You have a note: "Sills along bedroom walls 6x6 on posts 6' apart." It is not clear whether this is an existing condition or whether that is the arrangement you propose under the place where the wall is to be removed and the bedroom extended. It would seem that the 6x6 sills on posts 6' apart would meet the needs for strength. If this is proposed work, and the posts are to enter the ground, they should be of cedar, no other species.

The portion of porch to be taken into the bedroom is apparently 6' x 12'. A note indicates that the present sill is 2x8 on edge with posts 6' apart, also that the front of porch from sill to concrete foundation is sheathed up and down. If this concrete foundation is of sufficient thickness--no less than 8" thick at the finished top face of the ground and no less than 10" thick at the bottom of the wall, and if it extends at least 4' below the surface of the ground or to solid ledge, there is no reason why it cannot be used. If, however, it is substantially substandard in any of the above particulars, it should be removed and either a new wall or new pier (or new posts) introduced; in any case foundation to extend no less than 4' below the finished surface of the ground or to solid ledge, if ledge is encountered at a less depth. The minimum sill is 12-foot length of wall and the two 6-foot lengths of enclosing wall is 6x6 (not built up of two 2x6's), and the sills should be lap spliced at the outside corners, and at any joints in between. If the foundation is to be piers or posts, the 2x8 sill

Mr. Virgil Falldorf-----2

June 5, 1950

would need to be set with the 6" dimension upright. If concrete piers were used, they are required to be no less than 8" in least cross sectional dimension at the surface of the ground and no less than 10" in least cross sectional dimension at the bottom of the pier, and the sills or posts should be anchored to concrete piers by means of metal dowels or equivalent. If piers or posts are used, their necessary spacing from center to center will depend upon which way the floor joists run. If piers or posts are to be used, please indicate on your new sketch what your idea of it is, showing which way the floor joists run and what spacing of posts or piers you propose.

Perhaps a small economy can be made over the information on the sketch in construction of the outside walls because you are allowed to space the 2x4 sills in outside walls 24" from center to center, if they are not longer than 10'. Doubled 2x4's or 4x4's should be used at the corners, doubled 2x4 plate under the rafters, doubled 2x4 headers over all window or door openings and short studs under each end of each doubled sill. Sills and corner posts should go down to a bearing on the top of the sill.

Depending upon the height of the floor above the ground, it will probably be better to support the sills upon wooden posts which in turn would be supported upon the concrete foundation wall or cedar posts or concrete piers as the case may be. The first floor joists may be supported upon the upper edge of the sill or may be supported by notching them over no less than 2x3 nailer strips spiked against the side of the sill with the bottom of the 2x3 flush with the bottom of the sill.

It will no doubt be desirable to match up the pitch of the roof over the newly enclosed portion with the roof over the bedroom which would mean a long hip rafter with probably very low pitch running from the outside corner of the newly enclosed portion to the corner of the main cottage. Just rafters would be run from this hip at right angles to the outside walls of the enclosure and then the common rafters for the balance of the roof would run from main cottage to the outside wall of the enclosure. Probably these rafters need to be 2x6 spaced 24" from center to center. The hip rafter will be on a span of about 10 or 12', and, unless it will be at a considerably steeper pitch than I picture it, probably a 2x8 will be needed.

In so far as you have been able to hear from Mrs. Parker, will you be kind enough to let us know what the decision is, and, if you are to go ahead, furnish the necessary new information somewhat as above.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMd/G