

CHURCH AVENUE CLIFF ISLAND  
109B-F-38

CITY

DEPARTMENT

**NOTICE**

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At Cliff Island--Dr. F.H.L.  
Taylor--(Assessor's Lot No.  
109b-F-38) R Island Ave.

September 4, 1948

Dr. F. H. L. Taylor  
15 Central Street  
Winchester, Mass.  
Mr. G. E. Nickerson  
Cliff Island, Maine

Subject: Building permit for alterations  
in the cottage of Dr. F. H. L. Taylor  
(Assessor's Lot No. 109b-F-38) Island  
Avenue, Cliff Island, Maine. Church, Are

Gentlemen:

I appreciate Mr. Nickerson's letter, received September 3, and while I do not fully understand the situation, I have decided to issue the permit without further ado with the following comments.

According to the rules of strength contained in the Building Code the 2x6 joists on 14-foot spans and 18 inches from center to center would figure out about one-third short of the strength usually required on the second floor of a dwelling house even if there were no ceiling in first story and not making any allowance for the weight of the new partitions which you are to erect on the second floor. Though light wallboard (not plasterboard) is used the weight still adds up to about five pounds or so to the square foot if you are to use the required minimum of 2x3 studs set upright no more than 16 inches from center to center.

Since, as I understand Mr. Nickerson's sketch, there is only 22 inches at the outside walls from surface of second floor to the lower ends of the rafters, and since there is to be no stairway but only a ladder to reach the second floor, we shall not greatly object to using 2x6's as shown. Certainly, however, they should be doubled beneath any partitions which are parallel to them.

No mention is made of the size of the present beams, but presumably they are merely ceiling joists and not intended for floor loads. Perhaps the spacing of 18 inches ~~is~~ <sup>is</sup> intended to be used because of the spacing of present joists. If not, it would be best to space the joists no more than 16 inches from center to center and double them under partitions. As a matter of fact, I think the owner might be better satisfied to make these joists 2x8 anyway, and then if he wants to put in a regular stairway and finish off more rooms up there, there will not be any question about it.

Apparently three rooms are to be finished off in first story, and the wallboard on these partitions and on the inside of outside wall and on the ceilings will all add weight to the building. I presume Mr. Nickerson will see to it that the first floor construction is strengthened if necessary to support this additional weight.

Very truly yours,

Inspector of Buildings

RMcD/D

CC: Dr. Taylor, Cliff Island, Maine

Cliff Island Aug 29 - 46.

Mr Warren McDonald.

RECEIVED

Please sir in re<sup>c</sup> of your letter  
of August 27 tell me<sup>DEPT. OF BLDS. & CIV. E.</sup>  
Dear Sir this is not to be used as a  
year round home. the doctor only wants  
it for a summer cottage - but its fix it-  
up a little better inside so complain-  
it in.

Now as I see it - there new 2x6 floor  
beams would strength up the cottage  
so I would look them over the ledges  
board. Also bridge them in.  
then I am only to use wall board for  
walls & ceilings so to keep it light  
and no Sheetrock. I usually feel it would  
help. Not weaken it.

It has a brace on 2 sides and 1 end  
and a verander across front - is well  
braced. I have draw a sketch of  
part of main building or up stairs from  
there will be no stairs. only a ladder  
on wall really like an open air

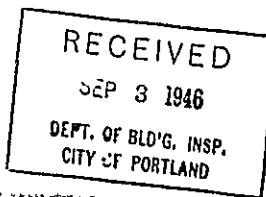
And it does have a good solid foundation,  
all ledge, and if necessary I can put some  
new Cedar posts under it.

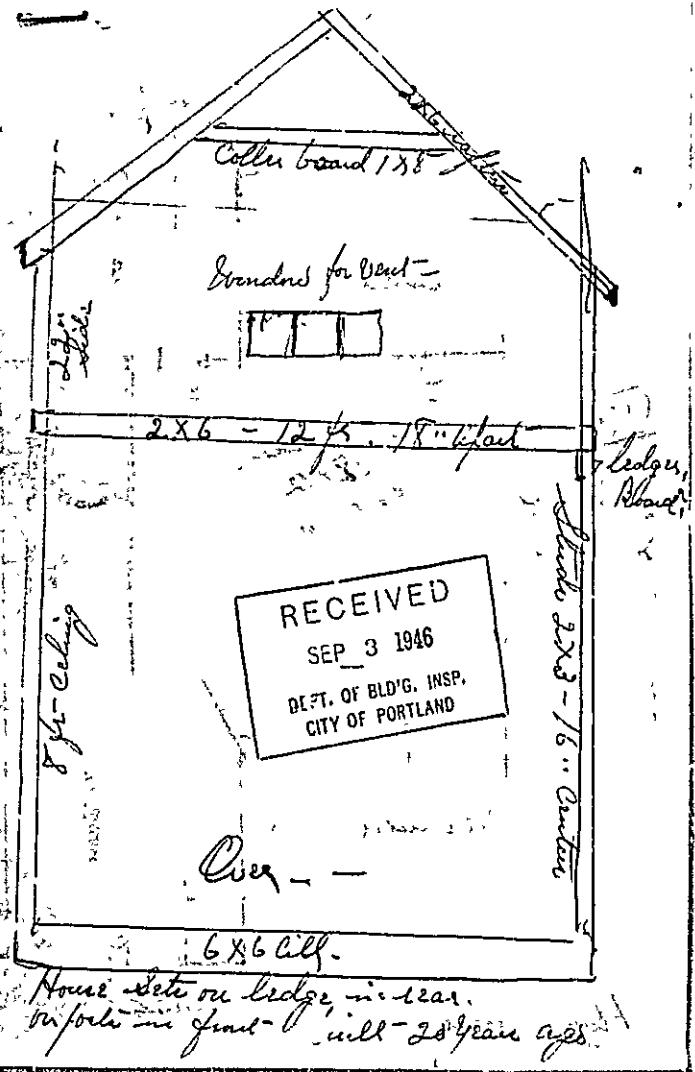
It was all new lumber when built  
and is now solid & firm.

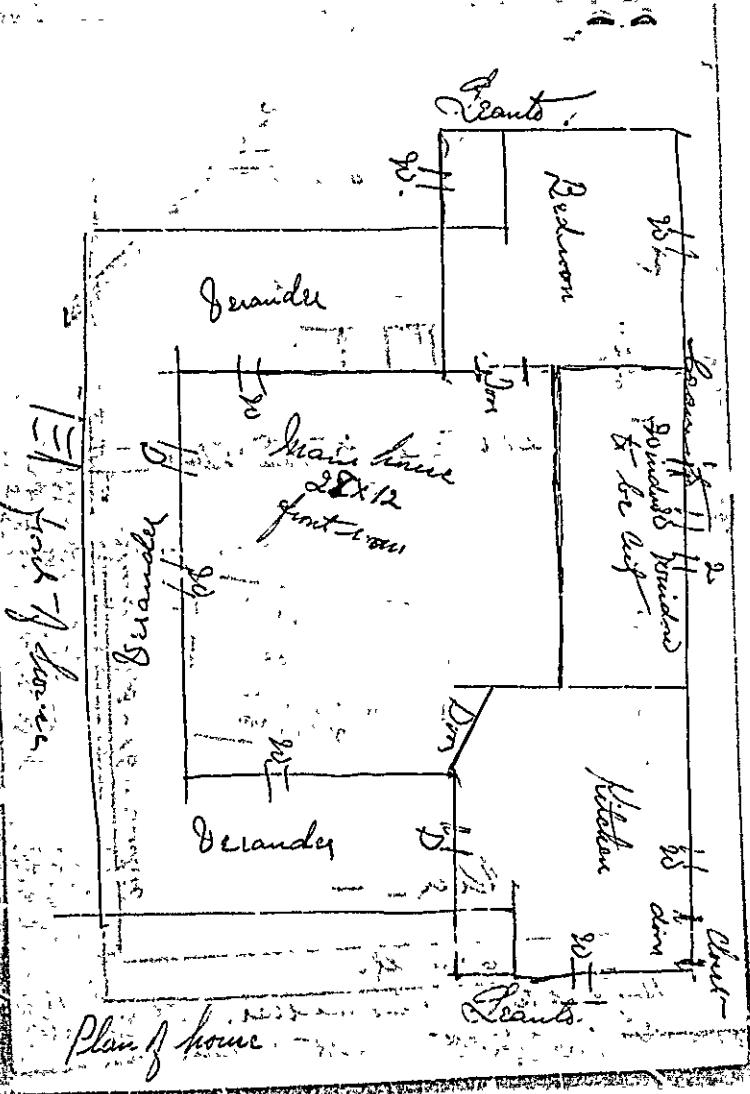
If any future questions are desired  
will be glad to answer them.

Hope I have made it plain  
and clear. I will write you again  
P.S. was planning to use all new stock  
in refair

Yours truly  
Mr G. E. Dickeson  
Cliff Island  
Maine







ATH  
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BS

AP Cliff Island, Me.  
(Dr. F.H.L. Taylor)  
R Island Ave.-109b-F-38

August 27, 1948

Mr. F.H.L. Taylor  
15 Central Street  
Winchester, Mass.  
Mr. G. E. Nickerson  
Cliff Island, Maine  
  
Cont'd on back

Subject: Application for building permit to cover alterations in ext. of Dr. F.H.L. Taylor (Assessor's Act No. 109b-F-38) Island Ave., Cliff Island, Maine.

I am unable to issue the above permit because the information provided does not show compliance with Building Code requirements as required by Section 106b before a permit can be issued.

The int'ations are that the new 1x6 floor joists, 16 inches from center to center, on spans of 12 feet proposed under second floor would not be strong enough. Before that can be told, we must have a framing plan and cross-section showing how much of the 12-foot spans could be occupied (perhaps limited by the slope of the roof) and the location of the partitions.

Many of the cottages on the island are of very light construction. When partitions or ceilings are added or finished off, considerable aggregate weight is added and it is our duty to find out before a permit is issued whether or not the additional loads will substantially over load the existing framing, and, if so, what will be done to strengthen the framing.

It is becoming increasingly common to adapt cottages for all-year residence, and this procedure often introduces additional loads when the building is occupied which would not be present during occupancy if used only for a summer cottage. Therefore it is necessary that we have full particulars about the framing of such a building together with the location and character of the foundation. If it is intended thus to convert this cottage all-year-round home, it is necessary to furnish all of this information.

Perhaps one of you can send a sufficiently clear plan to clear up this situation so that we can understand it and check against Building Code requirements. However, a copy-right fraction ("to" a letter like this is for someone to come up here with the idea of being "Fayetech" on the spot and getting us to help and check at the same time). I think that we could afford such service to all property owners, but the large volume of work coming into this office daily, and the need for issuing building permits as fast as possible make such personal conference practically prohibitive. Will you therefore furnish such necessary information by way of a clear plan, not necessarily a blueprint, but it should be worked out in the usual manner of making plans and marked clearly so that we can understand it without anyone being present to explain it.

In event Dr. Taylor may still be found at the Island, I am sending a carbon copy to him at Cliff Island, but the original to his address in Winchester.

Very truly yours,



**(A) APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT**

*Class of Building or Type of Structure Third Class.*

PERMIT NO. 01610

SEP 4 1946

Portland, Maine, August 26, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~alter, repair, extend, add to, or change~~ 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:

1096-F-38

Location Cliff Island, Maine *Church Annex* Within Fire Limits?  no Dist. No. \_\_\_\_\_  
 Owner's name and address Dr. F. H. L. Taylor, 15 Central St., Winchester, Mass. Telephone \_\_\_\_\_  
 Lessee's name and address formerly owned by Myrtle Burke Telephone \_\_\_\_\_  
 Contractor's name and address G. E. Nickerson, Cliff Island Telephone \_\_\_\_\_  
 Architect Specifications Plans No. No. of sheets \_\_\_\_\_  
 Proposed use of building Cottage No. families \_\_\_\_\_  
 Last use No. families \_\_\_\_\_  
 Material Frame No. stories 1 Heat Style of roof pitch Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 500. Fee \$ 1.00

**General Description of New Work**

To finish off three rooms with wallboard.  
 One room on second floor to be finished off - new 2x6 floor joists, 18" O.C., 12' span.  
 To cut in two new windows on second floor - one in each gable end.  
 To cut in two new windows on first floor - in dining room.  
 To relocate door to bathroom.

$$2 \times 6 - 12 \text{ ft from wall} = 5 \text{ ft}$$

$$12 \times 15 \times 45 = 810$$

$$12 \times 15 \times 48 = 864$$

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 care of 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 \_\_\_\_\_ 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 \_\_\_\_\_

Trimming lumber - Kind \_\_\_\_\_ hemlock \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ eased \_\_\_\_\_

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.

Posts 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 \_\_\_\_\_

APPROVED:	

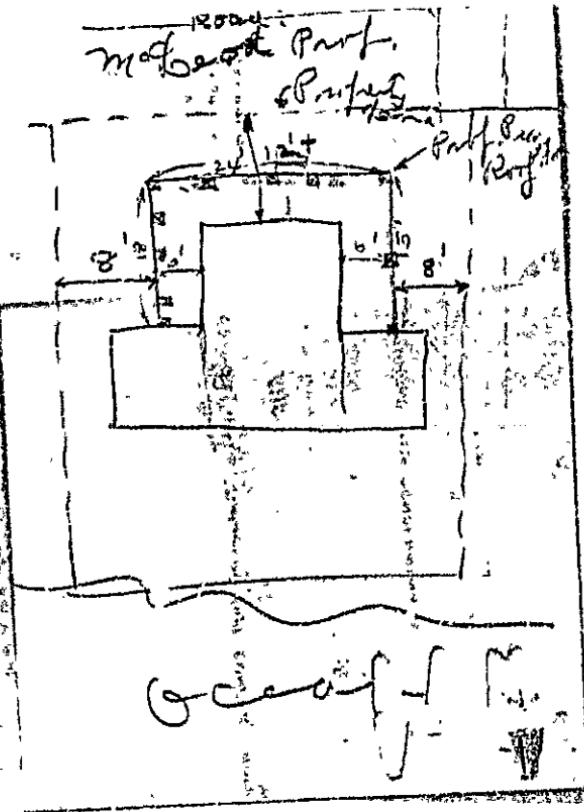
Signature of owner *J. F. Long Jr.*



~~12000~~  
Molded Part.

Project  
Tool

Part Box  
120g



(A) APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT

PERMIT IS ISSUED

Class of Building or Type of Structure Third Class

AUG 28 1931

Portland, Maine, August 29, 1931

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 Church Road, Cliff Island Ward 1 Within Fire limits? Yes Dist. No. \_\_\_\_\_

Owner's or lessee's name and address Myrtle N. Burke, Curr Cottage Telephone \_\_\_\_\_

Contractor's name and address Mary Bishop, Cliff Island Telephone \_\_\_\_\_

Architect's name and address \_\_\_\_\_

Previous building Cottage No. families \_\_\_\_\_

Plans filed as part of this application? Yes No. of sheets 1

Estimated cost \$ 50 Fee \$ .50

Material	No. stories	Hear	Description of Present Building to be Altered	Fee \$
<u>wood</u>	<u>1</u>			<u>.50</u>
Last use			Style of roof	
			Roofing	
			No. families	

To construct a screen over existing stony front piazza which originally on three sides of the main part of this existing cottage as indicated on sketch attached, and posts are already in place to support this roof, the maximum distance between existing posts being 8' 6" a 4x6 joist will be run along on the top of the posts and rafters will be supported at one end on this plate; rafters to be 2x6, 20" from center to center on 8' span, the existing piazza being 6' wide

It is understood that this permit does not include installation of heating fixtures. CERTIFICATION BEFORE LAID IN

Size, front	depth	No. stories	Height average grade to top of roof	Thickness of roof
To be erected on solid or filled land?				
Material of foundation		Thickness, top		bottom
Material of underpinning		Height		Thickness
Kind of Roof	<u>flat</u>	Rise per foot <u>2"</u>	Roof covering Asphalt roofing	<u>Glass &amp; Unit. Lab.</u>
No. of chimneys		Material of chimney		of lining
Kind of heat		Type of fuel		Is gas fitting involved?
Corner posts	Sill's	Girt or ledger board?		Size

Material columns under girders

Studs (outside walls and carrying partitions) 2x4-13' O. C. Girders 6x8 or larger. Bridging in every floor and flat roof spar 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 sheds tree on a public street? No RECORDS

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 RECORDS

Signature of owner. *Myrtle Burke*

INSPECTION COPY

Ward, 2d/1 Permit No. 34/1223

Location Church Road, Cliff

Owner Myrtle J. Burke

Date of permit 8/29/34.

Notif. closing-in

Inspr. closing-in

Final Notif.

Final Inspr.

Cert. of Occupancy Issued

NOTES

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