

ISLAND AVENUE CLIFF ISLAND
109D-A-1 & 109D-B-1

109-D-4-1

LOCATION Island Avenue, Cliff Island

DATE 6/18/47

NOTES

Blank lined area for notes.

INQUIRY BLANK

ZONE Apartment House

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Method
By Telephone
By Letter.

Date June 18, 1947

LOCATION 109-D-A-1, Etc.
Island Avenue, Cliff Island OWNER Helen P. Walker

MADE BY Dr. Warren Walker - TEL. _____

ADDRESS 511 Lynmere Road, Bryn Mawr, Pennsylvania

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: _____

INQUIRY: See letter of June 15, 1947

ANSWER: See letter of June 18, 1947

DATE OF REPLY 6/18/47 REPLY BY WMeD

DR. WARREN WALKER
311 LYNMERE ROAD
BRYN MAWR, PA

6-15-47

Answers to Mr. Walker

109D-A-17

109D-B-17

109D-C-17

17,8,8,17

Mr. Warren Mc Donnell

Dear Sir

109D-A-2 to 5,

C-2, D-1 to 12,

E-2 to 7, F-8 to 11,

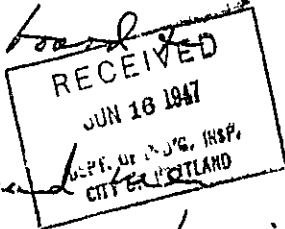
G-1 to 27,

X-1 to 6

I have purchased a building (Barracks) on Jewels Island and would like to bring it over to Cliff & erect it on my wife's property. A drawing of which is enclosed. The Barracks is described as follows - one story 20 x 50' - foundation wood posts. Skirting - Gypsum board

DR. WARREN WALKER
311 LYNNERE ROAD
BRYN MAWR, PA.

and roll roofing on 2" x 4" frame-
floor 2" x 6" joists 24" o.c.
finish flooring over wood
under flooring - walls 2" x 4"
slats 30" o.c. insulation
board, gypsum board
roll roofing -



Will you kindly send
a form as soon as possible
as we would like to get
started before July.

Yours truly
Warren Walker

Inquiry Cliff Island
(Helen P. Walker)
Assessors Lot No. 109-D-A-1, etc.
Air Mail

June 23, 1947

Dr. Warren Walker
511 Lynmore Road
Bryn Mawr, Pennsylvania

Subject: Proposal to take apart a building on
Jewels Island and rebuild it on Mrs. Walker's
land on Cliff Island (Assessors Lot Nos. 109-
D-A-1, etc.)

Dear Dr. Walker:

Your letter of June 20 arrived this morning. The common method of moving such a building at the present time is to cut it into sections, a method which would offer considerable difficulty in your case in view of the need of introducing additional framing members. It is clear that you intend to take the building all apart and re-construct it on new foundations to be provided on Cliff Island substituting where necessary additional members or larger members to satisfy the requirements for strength.

If Mrs. Walker will have incorporated in her plans a plat plan which will show the general outline of the property to small scale, the location of any existing buildings or it and the location of the proposed building with distances from the proposed building to any other existing buildings and to property lines, it will help us to help you by more quickly determining the application of Zoning Law and Building Code to the proposition. In view of the large amount of land which she owns and the distance of at least 100 feet which you say will be maintained between the proposed building and proposed streets, I anticipate no difficulty in this direction.

We will also need to know the proposed use of the building, whether or not there will be any heat in it. If so, what kind of heat and what about chimney etc. Inasmuch as you are trying to work out a schedule to fit in with your son's vacation, we will do our utmost to cooperate with you, but it is hardly likely that we can examine the plans and give a decision at the same time Mrs. Walker comes in to file the plans and make the application for the permit. We will try to give priority to the examination of the application and plans, however, to the end that you may do what you want to do at the time that you want to do it. However, much will depend upon the clearness of the plans and the completeness of statement of your proposal. It will also be necessary for her to give with the application for the permit the estimated cost of the total job, including all labor and material (your son's as well as every other) and all equipment such as plumbing fixtures and piping, heating system, if any, etc., all at current market prices.

Very truly yours,

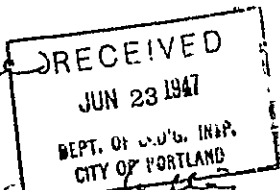
Inspector of Buildings

WMC2/S

Friday June 20

DR. WARREN WALKER
401-TIMES BUILDING
PHILADELPHIA, PA.

Mr. Warren Mc Donnell
Dear Sir:



In reply to your letter
of June 18th would say, you
seem to have the impression
that we want to move the
building as a whole to Cliff-
that is not the idea. We will
take it apart and rebuild it
upon arrival - making the
necessary changes by adding
Extra studs + floor joists.
As I understand it I can
have the building if taken

apart and to build it according
to your specifications.

Miss Wheeler is having plans
drawn which she will submit
to you next week when she
arrives for the business.

My son gets his vacation for
10 days over the 4th & thinks
that he can get the
building down & over during
that time if there is no
objection.

As to the site we wish to
build on, the house would
not be within 100 feet of
the proposed road.

DR. WARREN WALKER
601 TIMES MEDICAL BUILDING
ARDMORE, PA.

I have put in a bid for
another truck. We would
have plenty of extra
material to put in the
Extra post etc.

Kindly let me hear from you
as soon as possible

Very truly yours

Warren Walker M.D.

Inquiry-Assessor's Lot Nos.
109-D-A-1, etc.
Cliff Island (Helen P. Walker)

June 18, 1927

Dr. Warren Walker
511 Lynmere Road
Bryn Mawr, Pennsylvania

Subject: Your inquiry as to moving building from
Jewels Island to Mrs. Walker's land on Cliff
Island

Dear Dr. Walker:

More information would be needed for application for the permit to move this building to Cliff Island before a permit could be issued, if, indeed, we would be able to issue it at all. If possible I suggest that you have a party who would be responsible for constructing foundations and landing the building upon it apply for the permit here on our forms, giving the necessary information.

Mrs. Walker owns a large tract of land all told, and there would have to be a location plan showing the location proposed for the building by figured dimensions from the building to her property lines and to any street lines involved. If the building were to be placed a long distance from all property lines, then a maximum dimension could be indicated such as "more than 25'".

I note that there are a number of right-of-ways shown across her property to which she may have full title, but it is not certain what bearing these would have on the location as to open spaces stipulated by the zoning law which applies on Cliff Island as well as all other parts of the city.

The proposed use of the building would have to be indicated also as the zoning law controls that.

Judging from the outline information in your letter most of the framing would not satisfy requirements of the Building Code if the building were to be used for any type of habitation or any other use than accessory to a habitation, and some of the information indicates non-compliance with the Building Code even though to be an accessory building. Much more detailed information would be needed (probably by way of a framing plan) before we could check the proposition.

The 2x4 studs (uprights in outside walls) 30" on centers will not do since our requirement is not more than 24" for accessory buildings and summer cottages and 16" for other buildings. The 2x6 floor joists 24" on center are too far apart, the maximum being 18" in any type of building.

Nothing about spans of the floor joists, rate of pitch of roof, spans of rafters (maximum spacing 24" on centers), size of gills, spacing of foundation posts, size of intermediate floor beams and span, location of interior partitions, bearing or otherwise, etc., has been shown, but will be necessary.

I can appreciate your need for haste, and your desire to meet some schedule, but this office is all but overwhelmed with incoming work of all descriptions and we are compelled to take the jobs as fairly as possible in turn. If you intend to proceed, the more complete information you give the better we will be able to serve you.

RMCD/J

Very truly yours,

Inspector of Buildings



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

00384

APR 4 1956

Class of Building or Type of Structure Third Class

Portland, Maine, April 2, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect the repairs and 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., Cliff Island 109D-A-1 109D-B-1 & 109D-C-1 Within Fire Limits? no Dist. No.

Owner's name and address Heler P. Walker, 511 Lyonesse Road, Bryn Mawr, Pa. Telephone

Lessee's name and address Telephone

Contractor's name and address Malcolm Griffin, Cliff Island Telephone none

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Storage of garden tools, lawnmower No. families

Last use No. families

Material No stories Heat Style of roof Roofing

Other buildings on same lot cottage, guest house and garage

Estimated cost \$500. Fee \$ 2.00

General Description of New Work

To construct 1-story frame storage building 12' x 14'

Cedar shingles on outside

6 x 6 x 50 = 1800
16 x 10 = 40
6 x 6 x 50 = 1080
6 x 6 x 10 = 360
2252 = 424

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 and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor

Details of New Work

Is any plumbing involved in this work? no 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 9' Height average grade to highest point of roof 13'

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

Material of foundation concrete piers at least 4' below grade or 6" below edge Thickness, top 9" bot. 9" cellar

Material of underpinning Height Thickness

Kind of roof pitch-gable Rise per foot Roof covering Asphalt CLASS C Lind Lab.

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber Kind hemlock Dressed or full size? dressed

Corner posts 1 1/2 Sills 6x6 Girt or ledger board? Size

Girders 2x4 Size 6x6 Columns under girders C piers Size 6" 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 3rd roof 2x4

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

Maximum span: 1st floor 6' 2nd 3rd roof 6'

(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:

Signature of contractor: Heler P. Walker

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 by: Malcolm Griffin

INSPECTION COPY

Signature of owner by: Malcolm Griffin

NOTES

Vertical lines for notes, with handwritten numbers 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Permit No. 56/384
Location Island Ave. N. D. D. D.
Owner St. Louis P. Co.
Date of permit 4/4/56
Notif. closing-in _____
Inspr. closing-in _____
Final Notif. _____
Final Inspr. _____
Cert. of Occupancy issued _____
Starting Out Notice _____
Form Check Notice _____

RECEIVED
MAY 10 1956

April 4, 1956

AP - Island Ave., Cliff Island (Assessors' Lot No. 109D-A1)

Mr. Malcolm Griffin
Cliff Island, Me.

Copy to Mrs. Helen P. Walker
511 Lynere Road
Bryn Mawr, Pa.

Dear Mr. Griffin:-

Building permit for construction of a one story frame storage building 12 feet by 18 feet at the above location is issued herewith subject to the following conditions:-

1. Piers beneath side walls where floor and roof are supported are to be spaced 6 feet on centers instead of the 9-foot spacing indicated.
2. Floor timbers are to rest on top of sills and girder or, if cut in between them, are to be notched over 2x3 nailing strips spiked to the sides of those members.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

ajs/g

109D-A-1, B-1, + C-1

109D-A-2 to S, C-2, D-1 to 12, E-2 to 7, F-8 to 11, G-12 to 27, X-1 to 6

109D-B-2

