

NORTHERN POINT

NORTHERN POINT
109D-D-13

CLIFF ISLAND



APARTMENT HOUSE ZONE 107
APPLICATION FOR PERMIT

PERMIT ISSUED
 00935
 JUN 15 1950
 CITY OF PORTLAND

Class of Building or Type of Structure Third Class
 Portland, Maine, May 29, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or 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 Cliff Island-NORTHERN POINT ASSESS. LOT No. 1097-D-13 (13)
 Within Fire Limits? no Dist. No. _____
 Owner's name and address Mrs. Dudley Kellogg, Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Virgil Falldorf, Cliff Island Telephone _____
 Architect _____ Telephone _____
 Proposed use of building Cottage Specifications _____ Plans yes No. of sheets 1
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 1000.

General Description of New Work

Fee \$ 4.00
pd 6/9/50

To construct 1 story-frame building 25'x30'

INSPECTION NOT COMPLETED - 2-5-50

Healthy for new owner

Permit Issued with Letter

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 9' Height average grade to highest point of roof 16'
 Size, front _____ depth _____ No. stories 1 solid or filled land? solid earth or rock? rock
 Material of foundation concrete piers Thickness, top 10" bottom 12" cellar no
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof pitch-gable Rise per foot 6" Roof covering asphalt roofing Class C Und. Lab.
 No. of chimneys 1 Material of chimneys stone of lining _____ Kind of heat fireplace
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 2-2x4 Sills 6x6 Girt or ledger board? _____ Size _____
 Girders 6x6 Size 6x6 Columns under girders con. piers Size 8x10 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 4x8, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor 16", 2nd _____, 3rd _____, roof 20" - 18"
 Maximum span: 1st floor 9'11", 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:
with letter by JGS

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. Dudley Kellogg

INSPECTION COPY. Signature of owner By: Virgil H. Falldorf

Permit No. 50/935
 Location Cliff Island
 Owner Mrs. Dudley Felling
 Date of permit 4/15/50
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____

INSPECTION NOT COMPLETED

NOTES

7-12-50. The building was inspected by J. H. ... started. ...

2-11-51. Inspected by J. H. ...

1. Name of contractor: _____
 2. Name of owner: _____
 3. Name of architect: _____
 4. Name of engineer: _____
 5. Name of inspector: _____
 6. Date of inspection: _____
 7. Description of work: _____
 8. Location: _____
 9. Permitted by: _____
 10. Approved by: _____
 11. Inspector: _____
 12. Date of issue: _____
 13. Date of expiration: _____
 14. Remarks: _____

109D#-D-16

THIS LOT OWNED
BY NEALLY

16

NORTHERN
POINT 15

COTTAGE 14
TO BE BUILT
ON THIS LOT

13

TRANCES N. KELLOGG OWNS
LOTS 13, 14, & 15

COTTAGE SOMEWHERE ON ONE
OF THESE LOTS

1332 BANKERS SECURITIES BUILDING
PHILADELPHIA, PA.

June 12, 1950

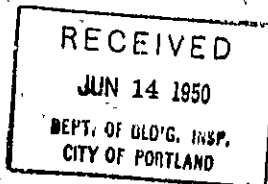
Warren McDonald, Inspector
of Buildings,
City of Portland, Maine.

Dear Mr. McDonald:

In view of our correspondence of last
October re Assessors Lot No. 109-D-12-15, I send the
plans up to Virgil Falldorf of Cliff Island to get the
permit.

The purpose of this letter is to ask you
to kindly expedite the issuing of said permit as it has
been some time since he left the plans in your office and
if he does not start work soon I am afraid that August 1
and my short vacation will arrive and I will not have a
roof over my head.

I will appreciate anything you can do in
this matter and believe that the plans will meet with
your approval inasmuch as I had a regular architect draw
them up in accordance with your letters of specifications
which you so kindly sent me.



Very truly yours,

Frances N. Kellogg

Frances N. Kellogg

Rjs.
Is this the house or
cottage we were talking
about?

Wm D
6/14/50

AP Northern Point, Cliff Island-I

June 15, 1950

Mr. Virgil Falldorf
Cliff Island
Maine

Copy to: Mrs. Frances W. Kellogg
1332 Bankers Security Building
Philadelphia, Pennsylvania

Dear Mr. Falldorf:

The permit for construction of a one story summer cottage on Northern Point, Cliff Island is issued herewith based on the plan filed with the application in connection with the changes in framing shown on the application, but subject to the following:

1. The location plan usually required was not filed with the application, but we understand that the building is to be located in place of one destroyed by fire several years ago and that the fireplace chimney shown on the plans is one left standing after the fire. Since the building is to be erected on a recorded lot about 70' x 150' in size and the land all around this lot is under the same ownership, there should be no question arise as to yard spaces involved under the Zoning Ordinance and there fore a plot plan is of not too great importance.

2. The permit is issued on the basis of the framing information given in the application that 6x6 sills and girders will be used in place of the double 2x8's indicated for those members on the plan. The 6x6's used for the sills are required to be all one piece in cross section not built up of three pieces of 2x6.

3. It is also understood that poured concrete piers at least 8" square at the top and 10" square at the bottom are to be used instead of the 12" x 12" concrete block piers indicated on the plan and that they are to be spaced no more than 6' on centers instead of the 7' 6" spacing shown. Metal pins or dowels should be provided in the tops of these piers for anchorages to sills and girder.

4. Since the building is to be used only as a summer cottage, it is permissible to space the 2x4 studs in the walls 24" on centers instead of the 16" spacing usually required for a dwelling house, but no greater spacing than this is allowable.

5. The framing members of the building adjoining the fireplace chimney are required to be kept at least one inch away from all parts of the chimney, but the ship lap siding may be butted directly against it in order to make as tight a joint as possible.

6. Unless the hearth of the fireplace is existing and extends at least 16" in front of the fireplace, it is required to have a minimum depth of that dimension and either to be supported directly on the earth or ledge or else cantilevered from the chimney.

7. The 2x6 rafters will need to be spaced no more than 18" on centers as given on the plan instead of 20" on centers as noted in application in order to fit ure cut.

8. Apparently the building is not to be finished off inside so no "closing-in" inspection is required by this department, but a final inspection after the work has been completed is necessary and notice for such an inspection should be given this department when everything is in readiness and before the building is used for living quarters. A certificate of occupancy will be issued to the owner if everything is found in accordance with law at that time.

AJS/G

Very truly yours,

Inspector of Buildings

INQUIRY BLANK

ZONE _____

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date September 19, 1949

Verbal
By Telephone

Assessors Lot No. 109-D-13-15
LOCATION Cliff Island OWNER Frances N. Kellogg

MADE BY Owner TEL. _____

ADDRESS 1332 Bankers Securities Bu' ding, Philadelphia, Pa.

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS CONSTRUCTION _____

REMARKS _____

INQUIRY Letter of September 17, 1949 inquiring about erecting a tent to live in on this land on Cliff Island next summer and what would be the rules about constructing a wooden floor for such a tent, the floor later to be used for a summer cottage.

ANSWER See letter

DATE OF REPLY 9/20/49 REPLY BY WMcD

1332 BANKERS SECURITIES BUILDING
PHILADELPHIA, PA.

September 17, 1949

*Price
w/*

Building Inspector,
City of Portland,
Maine.

Dear Sir:

Will you kindly advise me in the enclosed, stamped and addressed envelope, as soon as possible, if it is necessary to secure a permit to build a floor for the purpose of pitching a tent in comfort on Cliff Island, as there are apparently no houses for rent for next year and rather than not go to the Island this will be my only alternative.

There is the hope and possibility that within the next several years I may be able to build a one-room house on the floor, so please advise me the size of the joists which I understand must be 16" apart. I have been told that the sills and stringers or girders have to be 6" x 8" regardless of the size of the building and that the roof has to have a pitch of 5" to the square foot. Is this information correct? I have a natural ledge foundation upon which to build, which will require only a few cement posts on the short side.

Knowing the slowness of the natives I realize that I will have to get the lumber for the floor within a short time in order to have it ready for the tent next Summer, so a prompt reply will be appreciated.

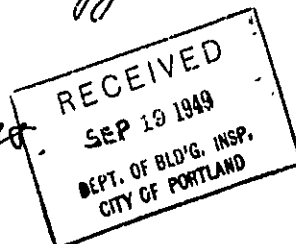
Thanking you, I am

Sincerely yours,

Francis D. Keellogg

Amesbury Post No. 109013 to 15

ava 216,242-20-jt



Inquiry-Cliff Island
Assessors Lot No.
109-D-13-15

September 20, 1949

Frances N. Kellogg
1332 Bankers Securities Building
Philadelphia, Pennsylvania

Subject: Your letter of September 17 as to
erecting a tent and doing certain construc-
tion work on Cliff Island in Portland

Dear Madam:

Difficulty will arise with the Zoning Law as regards pitching a tent on Cliff Island because it is classified by zones as are all other parts of the City. In the zone where your property is located a dwelling is of course an allowable use of premises, but a tent cannot qualify as a dwelling because under the law because a dwelling must first be a building and buildings used for dwellings are required to be of certain types of construction.

The only way that I can think of that you could possibly pitch a tent as you suggest would be by way of successful appeal to the zoning Board or Appeals seeking an exception under the Zoning Ordinance. That would be quite difficult to handle from Philadelphia, but perhaps you have friends, relatives or someone here who could act as your agent in the matter.

You have been quite largely misinformed about the requirements of our Building Code. We do have an empirical rule that the sills of buildings shall not be less than 4x6, solid lumber in cross section unless a continuous foundation wall is to be used in which case for the smaller dwellings what is called a "box sill" may be used. As you would most likely support your small building upon posts or piers, you would be governed by the minimum size of 4x6 and how much larger you would have to go would depend upon how close together the piers were to be spaced and how much theoretical load would come upon the sills.

Most of the joists and rafters are nominally 2" thick, most of them being dressed down so that the thickness is about one and five-eighths inches and they range from 6" in depth to 8 or 10" in depth depending upon the span of them and how much load is to come upon them. Usually the floor joists are spaced 16" from center to center but the maximum is 18" from center to center. Rafters are usually spaced 24" from center to center and their size depends upon the span and pitch of the roof.

It is allowable to build a roof of any pitch or even flat if you want to, but any roof having 4" or less pitch to the running foot is termed a flat roof and must be designed for 40 pounds per square foot live load, while a roof more than 4" pitch to the running foot is called a pitch roof and is designed for 25 pounds per square foot live load.

If you plan to use concrete piers to support your future building, they are required to be no less than 8" in least cross sectional dimension at the surface of the finished grade of the ground and no less than 16" in least cross sectional dimension at the bottom of the pier.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC/D

1332 BANKERS SECURITY BUILDING
PHILADELPHIA, PA.

September 27, 1949

Warren McDonald
Warren McDonald,
Inspector of Buildings,
City of Portland, Maine

Dear Mr. McDonald:

Thank you for your letter of September 20th. I do not believe that it is very hard to get approval from the Zoning Board of Appeals inasmuch as there have always been several tents on Cliff Island as far back as I can remember. However, something has just turned up which will enable me to build much sooner than I expected when I first wrote you.

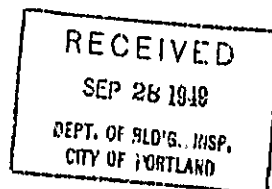
I have carefully noted the requirements contained in your letter and will appreciate receiving the permit to build as specified, size to be 25 x 30 feet, one room with a 5" or 6" pitch roof of asbestos or some other approved fireproof material.

As you know, workmen up there are extremely slow, so I should like the permit at your earliest convenience so that I may at least get the foundations and floor laid before bad weather starts, as I know that is the only way it will be ready for me by July 1st, and I have only a month's vacation so cannot delay in getting started if I am going to do it at all. The concrete piers will only be necessary between the natural foundations and will be the size suggested.

Thanking you for your prompt attention, I am

Very truly yours,

Francis D. Kellogg



Inquiry-Cliff Island
Assessors Lot No.
109-D-13-15

October 12, 1949

Frances N. Kellogg
1332 Bankers Securities Building
Philadelphia, Pennsylvania

Subject: Your letter of September 27 as to erecting a tent and doing certain construction work on Cliff Island in Portland

Dear Madam:

The matter of applying for and securing a building permit for construction even of a small cottage or barn is not nearly as simple a matter as your letter of September 27 infers. While we desire to be of the greatest possible service to all who are building within the City, we are compelled to know in advance of issuing the permit that every project is proposed substantially in compliance with the detailed requirements of the Building Code and Zoning Ordinance, and the burden of furnishing this information is established by law upon the applicant.

The application has to be made across the counter to our permit clerk who types in the applicant's answers to the questions on the application form and in addition files the necessary plans or sketches indicating types of foundation, spacing of piers, size, spacing and spans of all structural parts of the building. The pressure of work in this office is such, and the demands to try to use everyone alike are such, that it is out of the question for us to work out the details for you or to handle the application by mail.

It is common practice for a prospective owner to have the contractor or one who is to build the building file the application for the permit because the contractor is to do the work naturally has to know the details before he can build, and therefore is in the best position to furnish the information necessary to check against Building Code and Zoning Ordinance.

The only way I can see that you can handle this matter from Philadelphia is to decide upon the one who is to build the building for you, communicate to that party your desires, together with a location sketch showing where on your property you desire to have the building with approximate dimensions from front, sides and rear of building to the respective property lines, and let your builder file, in your name and as your agent, the application for the permit.

If it is not practicable for you to get someone in this area to file your application, giving the necessary information, perhaps you can engage someone around your home who has some knowledge of making framing and foundation plans in the usual way, and who can make the necessary sketch showing just what you want--then send the sketches and information as to materials to the one who is to build the foundation and first floor framing and supports so that that party can apply for the permit for you. It is not a very extensive job to make framing and foundation plans of this small building, if the one attempting it understands the proposition, but the plans must be clear and be capable of interpreting here. If the one who makes the plans shows some minor deficiencies such as too long spans or something of that sort, we will try to make up the difference by a letter, but plans must show clearly and to scale what is intended.

It is also well to bear in mind that if a building permit is issued and the job is not started within three months of the date of issuance, the permit becomes void, and if the work then is to go ahead, a permit must be secured. In somewhat the same manner if a building permit is issued and the job is started within three months but for a period of five consecutive months, no work is done, the permit becomes void, and if the work is

Frances N. Kellogg 2

October 12, 1949

to be resumed, a new permit must be secured. The fees for the permit are based on the total estimated cost of the job, including everything, used materials and the owner's own labor or donated labor at reasonable market prices. The fees are not heavy—(\$101.00 to \$500.00, two dollar fee; \$501.00 to \$1,000.00, four dollar fee; \$1,001.00 to \$5,000.00, five dollar fee.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G