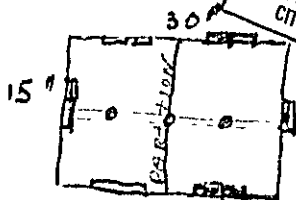


ISLAND AVENUE
109D-B-2

CLIFF ISLAND

RECEIVED
MAY 11 1948
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

House



at least 100' to
lot line

5 inch pitch rafters

2 x 6's, 24 inch on center

studs 16 in on center, 2 x 4

~~4x6~~ for sills

concrete foundation 3 ft deep all around

exterior
zinc roofers
building paper,
cedar shingles
asphalt shingles
on roof.

Memorandum from Department of Building Inspection, Portland, Maine

Sunset Road, Cliff Island—Mrs. Warren Walker—Construction of one-story shed for household storage for Mrs. Warren Walker by Falldorf & Clark, builders—4/12/43

The 4x6 sill should be set with the 6-inch dimension upright. Locations of foundation piers are not fully shown. Three piers are shown, presumably uniformly spaced, under the center girder under floor making the span of the center girder (assumed to be 4x6 with the 6-inch dimension upright) about 7' 6" which ought to work out for this type of building.

Piers will be necessary of course, under the four exterior corners of the building and under the points where the center girder is spliced into the end sills. Thus the span of the end sills would be 7' 6". It is assumed that piers will also be used under the 30-foot long walls on similar spacing.

The Building Code does not forbid setting such an accessory building as this, without any type of living quarters, on the top of the ground. If the foundations, however, extend below the surface of the ground, they should extend no less than 4' below the surface of the ground or to ledge if ledge is encountered at a less depth. Thus, the piers indicated on the notes as to extend 3' deep, should extend at least 4' deep as indicated by Mr. Bickford on the application—except where ledge is encountered.

The woodwork bearing upon the piers should be anchored to the piers by metal dowels cast into the piers or equivalent.

WACD/S

CC: Falldorf & Clark
Cliff Island, Maine

(Signed) Warren McDonald
Inspector of Buildings



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

00721
MAY 13 1948

CITY of PORTLAND

Class of Building or Type of Structure Third-Class

Portland, Maine, May 11, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter 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:

Location Sunset Road, Cliff Island Within Fire Limits? LO Dist. No. _____
Owner's name and address Mrs. Warren Walker, Sunset Rd., Cliff Island Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Falldorf and Clark, Cliff Island Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Shed for storm windows, screens, etc. No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot small cottage
Estimated cost \$ 200. Fee \$ 1.00

General Description of New Work

To construct 1 story frame shed 15'x30'.

109D-A-1
109D-B-1
109D-C-1

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. Mrs. Warren Walker

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 7' Height average grade to highest point of roof 10'
Size, front _____ depth _____ No. stories 1 solid or filled land? solid earth or rock? earth and
Material of foundation concrete trench at least 4' below grade or to ledge Thickness, top 8" bottom 10" cellar no ledge _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof pitch-gable Rise per foot 5" Roof covering asphalt roofing Class C Und. 1 lb.
No. of chimneys none Material of chimneys _____ of lining _____ Kind of heat none fuel _____
Framing lumber 2nd second-hand Dressed or full size? _____
Corner posts 4x4 Sills 4x6 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 2x8 2nd _____ 3rd _____ roof 2x6
On centers: 1st floor 18" 2nd _____ 3rd _____ roof 24"
Maximum span: 1st floor 7'6" 2nd _____ 3rd _____ roof 7'6"
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:

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. Warren Walker

Signature of owner

By: Wendell P. Beckford

INSPECTION COPY

Permit No. 48/724
Location Sunset Rd, Cliff Isl.
Owner Mrs. Wain Walker
Date of permit 5/13/48
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn 7/22/48. no.
Cert. of Occupancy issued None

NOTES

~~7/22/48 work completed,
what can now be seen
O.K.~~



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
Portland, Maine, July 17, 1917

PERMIT ISSUED
01292
JUL 24 1917

The undersigned hereby applies for a permit to erect ~~any structure~~ 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 Avenue, Cliff Island
Owner's name and address Mrs. Warren Walker, Cliff Island Within Fire Limits? NO Dist. No. _____
Lessee's name and address 511 Lynmere Rd., Brynawar, Pa. Telephone _____
Contractor's name and address local carpenters Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Cottage No. families _____
Last use _____ Heat _____ Style of roof _____ No. families _____
Material _____ No. stories _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 500.
700
\$1200

General Description of New Work

Fee \$ 1.00
1.50 add.

To construct 1 story frame building 40' x 51'
Outside walls to be covered with asphalt siding. 33' x 40'

109D-B-2

INSPECTION NOT COMPLETED

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.

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 0.16" Height average grade to highest point of roof 14'
Size, front _____ depth _____ No. stories 1 solid or filled in? solid earth or rock? rock
Material of foundation concrete to ledge Thickness, top 8" bottom 12" ce at no
Material of underpinning _____ Height _____ Thickness _____
Kind of roof pitch-gable Rise per foot 5" Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys 1 Material of chimneys stone of lining tile Kind of heat/replacement _____
Framing lumber—Kind second-hand Dressed or full size? dressed
Corner posts yes Sills 6x6 Girt or ledger board? _____ Size _____
Girders yes Size 7 6x6 Columns under girders con. piers Size 8"x12" Max. on center 8'
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span er 8 feet.
Joists and rafters: 1st floor 2x6 2nd none _____, roof 2x4
On centers: 1st floor 12" 2nd _____, 3rd _____, roof 15"
Maximum span: 1st floor 9' 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

Permit Issued with Letter

APPROVED:

Blank lines for signature and date.

Signature of owner Helen P. Walker

INSPECTION COPY

Permit No 4711292

Location Island Ave, Cliff Is.

Owner Mrs. Karen Walker

Date of permit 7/24/47

Notif. closing-in

Inspn. closing-in

Final Notif. None

Final Inspn 7/22/48

Cert. of Occupancy issued

inside on lot is O.K.

etc

NOTES

7/19/47 - See letter

about change

in program

OK

7/21/47 - Letter

authorizing

closing in

change in

spacing letters

was

INSPECTION NOT COMPLETED

7/22/48 - This permit is to

be closed in for no

dispute construction

check could be

done General

appearance letter

BP 17/1792-I

September 12, 1917

Mrs. Warren Walker
Cliff Island, Maine

Subject: Closing-in of new cottage on
Island Avenue, Cliff Island

Dear Madam:

In answer to your letter of September 9, you are hereby authorized to apply the wallboard to ceilings and partitions of main wing of your cottage under construction at the above location, provided of course that no wiring is concealed from view until it has been inspected and approved by the proper authorities.

The 2x6 rafters spaced 24" on centers proposed in place of the 2x4 trussed rafters 12" on centers figure out all right and may be used if desired, but the spacing should not exceed the 24" noted above. If this is done, ceiling timbers which will also act as ties across the building at the plate line will be necessary. These should be not less than 2x4, which will need to be hung to the 2x6 rafters, preferably at the ridge, by 1x6 boards or something of a similar nature.

Very truly yours,

Inspector of Buildings

AJS/S

Def 9 - 1947

RED FERN
CLIFF ISLAND
MAINE

RECEIVED

SEP 12 1947

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

my dear Mr Mc

main wing of our house is
practically completed & ready for
inspection, & they are working on
the other wing. could I have
your permission to start putting
in the ceilings & partitions, if
we should get a rainy spell
& they can't work outside?

I assume you we have done
every thing exactly to your
specifications.

owing to the fact that we have
had to put the rafters 12" on
centers, we are going to have

To make some more to finish
out the second wing. If we made
them of 2x6 instead of 2x4
could we just trim further apart
I think it would be more economical
to make ordinary rafters of 2x6
than to make work of these 2x4
al? braced as they are, & they
won't show after we put in a
ceiling. I understand the maximum
spacing is 24" for an ordinary
2x6 rafter, so perhaps we'd only
have to make 7 instead of 14 or 15.
We do not expect to apply wall
board inside at present - just
ceilings & partitions.

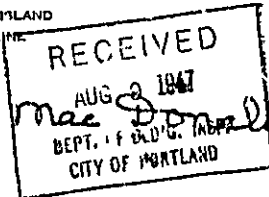
Yours truly

Heleen P. Walker

Mrs Warren Walker

August 7-45

RED FERN
CLIFF ISLAND
MAINE



My dear Mr Mac Donald

I thank

you very much for the permit.
We really are most anxious
to comply with the building
regulations in every way, & we
appreciate your kind words &
courtesy in helping us. As you
know the 2 barracks cost
us \$75. but as they have to
be entirely taken apart & put
together again in such a
way as to comply with your

require more, I think that
my estimate of \$500 was too
low. Now that we have
started work we figure that
it will cost us about \$200.
As you know it is hard to
figure when you are using
local labor instead of a
contractor but we estimate this
sum should cover it.
I will stop in & talk to you
about it next time I am in
town.

Very sincerely yours

William P. Walker

(Mrs. Warren Walker)

BP 47/1792-I (Island
Avenue, Cliff Island,
Mrs. Warren Walker)

Mrs. Warren Walker
Cliff Island, Maine

July 30, 1947.

Subject: Proposed change in framing of cottage on
Island Avenue, Cliff Island.

Dear Madam:

As agreed yesterday over the phone with Mr. Black, I have looked into the minimum spacing of concrete foundation piers beneath first floor of the cottage to accommodate the use of the doubled 2x8 beams which he says you have a plenty of and which apparently are all fastened together, the built-up beams running about 8' in length. Spacing of these piers not more than 7' from center to center would satisfy the requirements of the Building Code—this on the basis of a single line of the doubled 2x8 beams through the center under each section of the cottage as shown on your plan, only the plan shows the spacing of the posts as high as 9' 6" from center to center which is too much.

Mr. Black said, also, that you now plan to space the 2x6 floor joists 16" from center to center. From our conversation over the phone, I judge that the floor framing as taken from the former barracks must be in sections—with the floor joists all spaced 24" from center to center by the flooring nailed to it or in some other manner. He spoke of removing every other joist thus leaving spaces between the remaining joists of 4', and inserting in this 4-foot space 2-2x6 joists, uniformly spaced, so that the final spacing would be 16" from center to center. This will satisfy Building Code requirements.

You are trying so hard to cooperate with the Building Code requirements that we are anxious to be as helpful as possible to the end that nothing may go wrong, but we are somewhat handicapped because we are not fully informed as to whether the "taken-apart" barracks are now separate members or whether they are still partially assembled in sections. We do know that the roof trusses are all assembled and only need to be put in place.

The plans seem to indicate that the 2x6 floor joists are to get their bearing both on the 6x6 sills and on the doubled 2x8 beams in the center on the top surface of the supporting members, whether sills or center girders. If that is the case, then I presume the tops of the piers will be poured to a level 2" lower than the top surface of the foundation walls because the sills are 6" deep and the center beams 8" deep.

If the floor joists are to get their bearing farther down on the side of the sill or the center girders on properly applied nailing strips which would be no less than 2x3, then the relative height of piers and foundation wall would be adjusted accordingly. Under no circumstances are the floor joists to be supported either upon the sill or the center beams or girders merely by "toe-nailing" through the joists into the sill or center girder, or by spiking through the supporting member (sill or center girder) into the end of the grain of the floor joists.

Mr. Black spoke about the problem of bridging in the floor joist spans. Since the clear spans would be more than 8', no less than 1x3 cross-bridging or no less than 2-inch thick solid bridging is required at about the center of each floor joist span. If the floor framing is already assembled in panels with the flooring on it, it would not be practicable to use cross-bridging but solid bridging would have to be used by way of pieces of 2x6 at about mid-way of the span cut in tightly between the joists.

Mrs. Warren Walker ----- 2

July 30, 1947

Please note that even though the walls of the stone fireplace and chimney are required to be no less than 12" thick, the usual flue lining is still required within the chimney flue,

I neglected to ask Mr. Black about the question of estimated cost. We shall appreciate it if you will get this matter of the estimated cost cleared up as soon as possible so that our records may be clear.

Very truly yours,

Inspector of Buildings

WHD/S

AP Island Avenue, Cliff
Island-I

July 24, 1947

Mrs. Warren Walker
Cliff Island, Maine

Subject: Permit for construction of one-story frame
cottage at Island Avenue, Cliff Island

Dear Madam:

Permit for the above work is issued herewith, subject to the following:

1. The double 2x8 girders shown do not figure out on the 8' 6" and 9' 6" spans indicated. Either extra concrete piers should be introduced to decrease the span between supports or three instead of two 2x8's should be used for these girders.
2. The walls of the stone fireplace and chimney are required to be no less than 12" thick. Hearth must be at least 18" wide from its outer edge to the face of the fireplace. The floor timbers around the fireplace should be kept at least one inch away from the masonry and properly headed off with double headers and trimmers and not supported on chimney itself as shown.
3. Either 1x3 cross-bridging or 2x6 block bridging is required at the center of all spans of floor joists more than 8' long.
4. The inside or jack studs at sides of all openings are required to be installed beneath the end of the double 2x4 headers so as to directly support them. Any large openings where headers will be on an unsupported span of over 4' should have larger headers at least 6" in depth or greater depending upon the span and the load upon them, or may be provided with a truss over them.
5. Nothing is shown as to how roof is to be framed where that of one section of building makes onto the roof of the other. If, as seems likely, the rafters of the first section are all put in place and those of the second built upon them to form the two valleys, no trouble should arise. However, if valley rafters are depended upon to carry the load at this point, timbers larger than 2x4 are needed.
6. Notice for inspection by this department is required before any wallboarding is applied to walls, partitions and ceilings and after any electric wiring or plumbing has been inspected and approved. Before the building is occupied for living quarters, a certificate of occupancy, issued by this department after a final inspection is made and everything found in order, is required.
7. The estimated cost of \$500.00 given in application seems rather low for a building of this size, even though a cottage. Mrs. Walker was probably under a misapprehension as to what should be included in this estimate when she set the figure. Section 105c of the Building Code reads as follows:
"The cost of work upon which a fee is based shall represent the estimated completed cost of the entire new building or structure, including all excavations, general construction, plumbing, heating, electrical work, and all other built-in construction and equipment considered a part of the completed building or structure. Second-hand materials, labor or materials furnished without cost to the owner and materials which the owner may have on hand shall be figured at current market prices in making up the estimated cost of the work."

Will you please check over this figure and at your convenience give us an ad-

Mrs. Warren Walker — 2

July 24, 1947

justed cost and pay the additional fee if necessary?

8. While the location plan is not clear as to what distances from street and lot lines will be maintained to front and sides of building, we understand that the area of the lot on which it is to be built is rather large so that there should be no difficulty in securing the minimum distances set by law. The Zoning Law provides that in the Apartment House Zone in which the property is located, no dwelling shall be built closer to any street line, 10' to any side lot line and 20' or 25 percent of the depth of lot, whichever is the less, from any rear lot line. The permit is issued only if these minimum distances will be maintained in all cases.

Very truly yours,

Inspector of Buildings

AJS/S

Inquiry Cliff Island
(Mrs. Warren Walker)

May 5, 1947

Mrs. Warren Walker
511 Lynmore Road
Bryn Mawr, Pa.

Subject: Inquiry as to use of prefabricated build-
ings in Portland, Maine

Dear Madam:

Our Building Code does not present the use of prefabricated construction in dwelling houses or any other type of building, but the particular type of framing, etc. used is required to comply with the Building Code requirements for such features, and our Building Code requirements are quite in detail.

The detailed provisions for wooden framing are not flexible as far as my authority is concerned; but there is opportunity in the Building Code to permit worthy deviations from the precise requirements of the law. This can only be done, however, by reference to the Board of Standards and the deviations proposed would have to be equivalent to the provisions of the text of the Building Code. If the Board of Standards think well of the proposed deviation, they can set the deviation up as an equivalent standard with or without conditional provisions.

We have had a number of different types of prefabricated houses submitted here, and frequently the manufacturer employs some details inherent in his system of shop prefabrication of sections that do not comply precisely with the general requirements of our Code for framing. I do not recollect that we have ever had either the Hodgson or Johnson type submitted.

Because of the large amount of detailed work we are trying to handle in this small department--most of it already to start--we are unable to give answers to inquiries such as yours would be with submission of the plans for quite a long time after the receipt of the inquiry. It would speed the matter up if actual application for a building permit were made and the plans of the proposed building in detail submitted with it and of course the details of the proposed foundation, the location on the lot to show compliance with the Zoning Law, etc.

There is one local company in nearby So. Portland that constructs and sells prefabricated houses. We have no reason for favoring this company other than the fact that it employs local people, but their houses in two or three different types have been submitted here and we have worked out details and the Board of Standards has approved certain variances with regard to these buildings. If you are interested, the name of the company is Eastern Homes, Inc., P.O. Box 2128, So. Portland, Maine.

Very truly yours,

Inspector of Buildings

WMD/S

with Cliff
No
Gold

April 30, 47

Mrs. WARREN WALKER
311 LYNNMERE ROAD
BRYN MAWR PA.

RECEIVED
MAY - 2 1947
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Building Inspector

Dear Sir,

We own property at
Cliff Island, me, on which
we are anxious to build a
small house or camp, as
it allowable to put a
pre fabricated house there
such as a Hodgson or Johnson
house? I could of course get
the specifications from them
for you to see. I just want

to know if the building laws
of Portland allow a prefabricated
house.

Very truly yours

Helen P. Walker

I enclose stamped addressed
envelope for reply.

INQUIRY BLANK

ZONE _____

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date May 21, 1947

LOCATION Island Avenue, Cliff Island OWNER Mrs. Warren Walker

MADE BY Owner TEL. _____

ADDRESS 511 Lynmere Road, Bryn Mawr, Pa.

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: _____

INQUIRY: How would the Building Code apply to a prefabricated house or garage
to be bu on the above lot?

ANSWER: See letter 5/5/47

DATE OF REPLY 5/5/47

REPLY BY WMD

LOCATION Island ave., Cliff Island

DATE 5/2/47

NOTES

109D-B-2