

ISLAND AVENUE
13-E-25

LONG ISLAND



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, November 9, 1959

PERMIT ISSUED

01717 NOV 13 1959

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location V.F.W. Hall - Long Island Me. Use of Building Veteran's Hall No. Stories 1 New Building Existing
Name and address of owner of appliance Veteran's Foreign Wars, Long Island Me.
Installer's name and address Paine Heating Co. County Rd, Westbrook Me. Telephone 3-6823

General Description of Work

To install forced warm air heating system and oil burning equipment in place of stove heat.

IF HEATER, OR POWER BOILER Permit Issued with Letter

Location of appliance first floor rear of building Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x8 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Hallmark-guntype Labeled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner wood highboy sets 2' above floor Size of vent pipe 1 1/2"
Location of oil storage outside sets on * Number and capacity of tanks 1-275 gal.
Low water shut off... Make... No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Plenty of room from side and rear lot lines.

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 59 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Signature of Inspector of Buildings: Carl P. Johnson, CHIEF OF FIRE DEPT.

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 Paine Heating Company

CS 500

INSPECTION COPY

Signature of Installer by: [Signature]

F.M

AP-Island Avenue, Long Island (93-E-25)

November 13, 1959

Paine Heating Co.
County Road
Westbrook, Maine

cc to: Veterans' of Foreign Wars
Long Island, Maine

Gentlemen:

Permit for installation of an oil burning warm air heating system in minor assembly hall at the above named location is issued herewith subject to the following conditions:

1. Permit is issued for installation on a wood floor without protection on the understanding that the fan chamber occupies the entire area beneath the firing chamber and forms a well ventilated air space between the firing chamber and the floor of not less than 18 inches in height with at least one metal baffle between the firing chamber and the floor. If this is not the case, installation is not to be started until approval of a satisfactory mounting has been secured from this department.
2. Where smokepipe from heater is to pass through a combustible partition, a metal ventilated thimble at least 12 inches larger in diameter than the pipe is to be provided.
3. Smokepipe is to be kept at least 18 inches from combustible material above and at sides of it unless shields constructed as specified in Section 602-B of the Building Code allowing lesser clearances are provided.
4. A four inch reinforced concrete slab is to be provided for support of the outside above ground fuel oil storage tank.

Very truly yours,

Albert J. Seare
Inspector of Buildings

AJS/JS

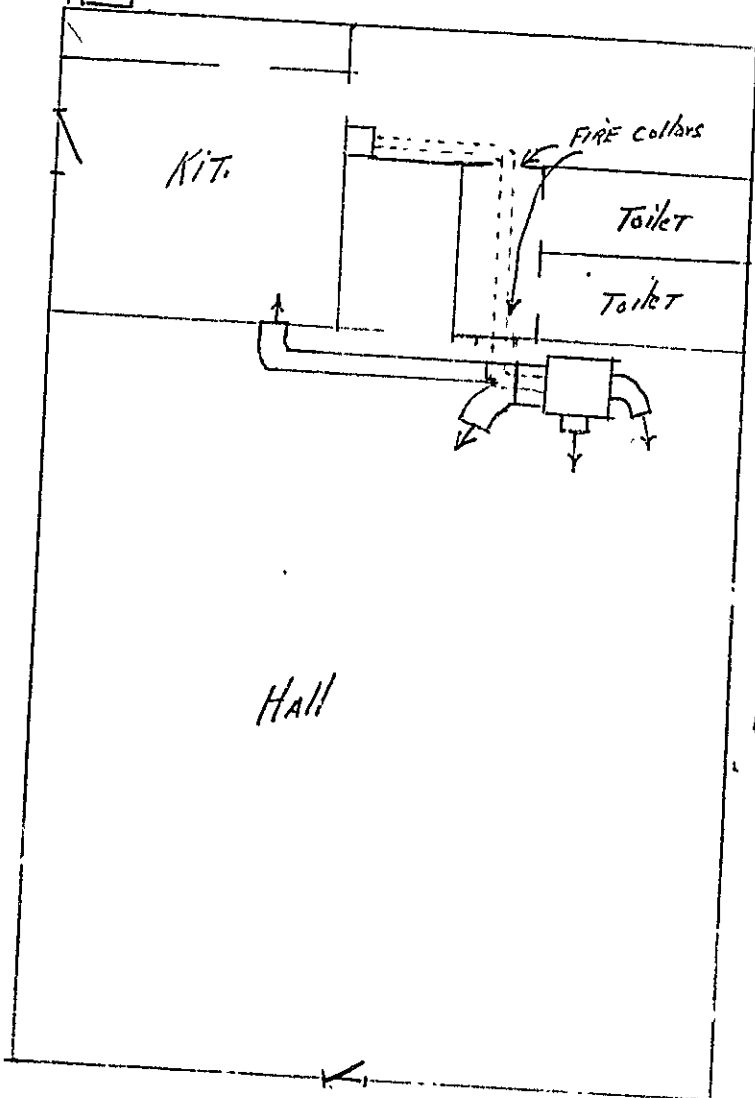
PAINHEATING CO.

FORCED AIR HEATING & AIR CONDITIONING & OIL BURNERS

County Road - Westbrook, Maine

OFFICE TELEPHONE SP 3-6823

TANK Shelter for TANK to be built



Heating System
for
V.F.W. Hall
Long Island

RECEIVED
NOV 10 1959
DEPT. OF PLDG. Insp.
CITY OF PORTLAND

Fire Dept



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, April 12, 1951

PERMIT ISSUED 00816 MAY 15 1951 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect... equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland...

Location Island Avenue, Long Island 90-E-25
Owner's name and address Veteran of Foreign Wars Memorial Hall, Long Island
Contractor's name and address Thomas Wood, Long Island
Proposed use of building Assembly hall
Estimated cost \$ 2500. Fee \$ 5.00

General Description of New Work

To construct 1 story frame building 32'x78' for assembly hall. (former building blew down and they are to use existing floor)

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 Thomas Wood

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 12'
Material of foundation existing
Kind of roof patch-gable
Framing lumber—Kind second-hand and some new
Corner posts 4x6 Sills 6x8
Girders yes Size 6x8
Joists and rafters: 1st floor existing, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

If a Garage

No. cars now accommodated on same lot to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED

with letter by AGP

Miscellaneous

Will work require disturbing of any tree on a public street?
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 VFW Memorial Hall

INSPECTION COPY

Signature of owner

By:

Thomas Wood

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION: Island Ave., Long Island
Assessor's Lot P. 93-E-25
Date of Issue: Aug. 12, 1954

Issued to: Veteran of Foreign Wars Memorial Hall

This is to certify that the building, premises, or part thereof, at the above location, built ~~altered~~
~~changed~~ under Building Permit No. 51/816, has had final inspection, has been found to
conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby
approved for occupancy or use, limited or otherwise, as indicated below.

APPROVED OCCUPANCY
Assembly hall

Entire

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8/12/54

Carl Smith
Inspector

Waverly Wild
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

AP Island Avenue, Long Island
(Assessors' Lot No. 93-E-25)

May 14, 1951

Mr. Thomas F. Wood
Long Island, Maine

Copies to, Long Island Memorial Post 9605 V.P.W.
Long Island, Maine
Mr. E. W. Fencerson
c/o L. C. Andres
187 Brighton Avenue

Dear Mr. Wood:

Building permit for construction of one story wood frame assembly hall on Island Avenue, Long Island (Assessors' Lot No. 93-E-25) using the first floor framing and foundations of a former building, all according to details shown on revised plans filed at this office May 7, 1951, is issued herewith subject to the following conditions:

1. If this building is ever to be rented out for use, or used, either habitually or occasionally, for public assemblage with intent of financial gain to an individual, partnership or corporation, it will be rated as a Class A place of public assemblage under the Public Assemblage Ordinance of the City and will therefore need to comply with the requirements of this Ordinance. One of the specifications applying to a Class A place of public assemblage is that non-combustible wall, partition or ceiling covering shall not be used. The insulating tile ceiling indicated on the plans will not meet this requirement if it is of a combustible nature. Covering of walls and partitions is not shown on the plans, but whatever is to be used will also need to be of incombustible construction. The permit is issued on the basis that information is to be furnished concerning your plans in this regard before any work above the first floor level is started.

2. Use of the existing floor framing without strengthening thereof is predicated upon the information furnished that the existing sills and center girder are 2x8 full size timbers, that the two intermediate girders are built up of three 2x8's, that the supports for these members are or will be no more than six feet on centers, and that the floor timbers are full size 2x8 spaced 24" on centers on spans of not over eight feet. Block bridging is to be provided at the center of the span of all floor joists.

3. Concrete piers topped with cedar posts securely anchored thereto are to be provided for support of the building. Sway bracing as indicated on sketch filed is to be provided for the cedar posts wherever the floor is to be any considerable height above grade. Care will need to be taken where the bracing crosses to provide blocking between the braces so that they may be securely fastened together. Concrete piers are to extend at least six inches above grade and at least four feet below grade or to ledge.

4. No step down other than the thickness of the usual threshold is allowable at the outswinging doors of entrances and exits. It is noted that a ramp is shown outside the exit door on the side of the building away from the water.

Mr. Thomas F. Wood-----2

Section 212-c-5.6 of the Building Code provides that where a ramp is used to overcome a difference in levels of more than ten inches, the ramp shall not have a grade steeper than one foot rise in twelve feet of run and if steeper than one in fifteen shall have a non-slip surface. The permit is issued on the basis that compliance will be provided with this requirement.

5. Exit lights inside the building with white lights outside on the same circuit are to be provided for the exit door opening on to the porch and the one in the opposite wall of the building. It is understood that a single door at least 3' wide and 6'4" is to be provided in the opening to the porch instead of the double doors shown. Anti-panic hardware with operating bars extending the full width of the doors are to be provided on both these doors and on the main entrance door at the end of the building.

An exit sign is to be provided over the door leading from the post room to the porch and a vestibule latch set with no other fastenings of any kind is to be installed on this door. In case of doubt as to the type of lock required on this door, it would be well to inquire concerning it at this office before purchasing the hardware.

6. Steps leading from the outside platforms are to have risers no more than 6 1/2" high and treads no less than 9" wide, these measurements to be made on the air points.

7. Headers over the million window openings are to be at least 4x8 or double 2x8.

8. It is understood that the space between the sills of the building and the grade is to be closed off tightly and covered with Brixite siding as indicated on the plans.

9. It is our understanding that there are no definite plans at present for heating the building. In view of the fact that it is likely that activities may be carried on in the building for which a license from the Municipal Officers will be required, the heating arrangements will need to be given special consideration, particularly as to type of heating equipment and length of run of main pipes.

10. Notifications for the usual "closing-in" inspection before application of wallboard to walls, partitions or ceilings and the "final" inspection before occupancy of the building are to be given as required by law.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

P. S. Sometimes on a job like this, the contractor feels free to depart from the details of the plans to follow some detail which he thinks is "just as good" and then expects us to fit the change to the requirements of the law. This is not a wise practice--often causing trouble and extra expense. If any details are to be departed from substantially, an application for amendment to the permit now issued should be filed showing the proposed change before you are committed to it. When the building is completed and our certificate of occupancy is ready for issuance, officers of the Post are required by Public Assembly Ord. to file here two copies of the floor plan containing all features controlled by that law--these for use of Fire Dept. and this department in routine inspections.

W. J. ...

AP Island Avenue,
Peaks Island
(Assessors Lot No. 93-i-25)

April 26, 1951

Mr. Thomas P. Wood
Long Island
Maine

Copies to: Mr. E. W. Fencerson, c/o L. P. ...
187 Brighton Avenue
Long Island Memorial Post 9600 V.F.W.
Long Island, Maine

Dear Mr. Wood:

I check of the plans filed with the application for a permit for constructing a one story wood frame assembly hall on the foundations and floor construction of a former building which has been demolished on Island Avenue, Long Island (Assessors Lot No. 93-i-25) raises the following questions as to compliance with Building Code requirements:

You have inquired whether it would be permissible to use the existing floor framing as it is instead of providing all of the reinforcement shown on the plans. A study of the framing as we understand it is as follows: and the following conditions:

Plan ...

- a. If the 2x8 floor timbers are full size spruce or "allock", they will work out satisfactorily on the 3' spans indicated and we will be able to accept their spacing at 24" on centers if block bridging is provided at 12" centers of each span to stiffen them, on the basis that there is to be a double floor in the building.
- b. The existing 6x8 center girder and the built-up 6x8 intermediate girders will figure out all right on the 6' spacing of posts indicated, so that the introduction of an additional girder will not be necessary. However, 6x8 sills beneath the walls on which the roof is to be carried will not figure out on the 6' spacing of posts indicated unless they are of full size lumber.

Revised ...

2. There is a question about the supports for the building concerning which we are in doubt. In the first place, let us say that if the building is to be supported on cedar posts extending at least 4' into the ground or to ledge, there will be considerable doubt if approval can be given for the use of an activity requiring a license from the City, such as public dancing, bingo, and the like, in the building. However, if concrete girders are to be provided from the required depth to a point 6" or 8" above the grade and cedar posts or ordinary wood posts used from there up to sills and girders, this question of approval will not arise. We shall therefore need to know definitely what your plan is in this regard. Since a part of the building is to be a considerable height above the grade, sway bracing will be needed between the posts supporting the building. Indication should be provided as to how this is to be done.

3. The floors of the porch and outside platforms are required to be framed so as to provide a carrying capacity of at least 100 pounds per square foot live load. The construction shown on plans will not do this. *O.K.*

4. The bottoms of the outside steps are required to have foundations extending at least four feet below grade. *O.K.*

5. In the absence of a location plan, we are unable to tell how close the building may be to any lot lines. If any wall is to be closer than 3' to a lot line, question will arise as to the type of construction required for that wall. *-W. J. ...*

6. Presumably, as indicated on the plans, the floor of the building is to be less than five feet above the grade at the main entrance to the building. If this is the case, type of construction of the building is limited by the Building Code.

Mr. Thomas F. Wood

April 26, 1951

7. Exit lights with white lights outside them are required for the two exit doors in the side walls of the building.

8. No step-down except the thickness of the ordinary threshold is permissible at all entrance and exit doors.

9. Outside steps are required to have risers no more than 8 1/2" high and treads no less than 9" wide, these measurements being taken on the stair points.

10. The small room marked as "Post Room" figure are not to accommodate an assembly of more than twenty persons. On this basis an exit sign is required over the outside door and both this door and the entrance door from the hall are required to be equipped with vestibule locksets.

11. Be note that above that is indicated for the building. Please furnish information as to how many steps are to be installed, their location, and the type of material to be used.

12. Is the space beneath the building to be enclosed and if so, of what material is the enclosure to be constructed?

13. We believe that you also inquired if it would be necessary to provide the double doors shown at the main entrance and at the exit onto the porch. Single doors are allowable at these locations as long as they are at least 3' wide and 6' 8" high but they will need to be made to swing out as indicated for the double doors.

14. Inquiries are required as to the size of headers over the large window and door openings.

Before a permit may be issued for construction of the building, it is necessary that information be furnished on revised plans indicating that all of the above details are to be cared for in compliance with Building Code requirements and showing the manner in which it is to be done.

Very truly yours,

Parren McDonald
Inspector of Buildings

MS/C

F.B. We have received a copy of the plans from the architect, we had the plans posted to cardboard which you filed with application may be picked up at your convenience.

NOTES

ON FOR PERMIT

Permit No. 5/27

Location

Owner

Date of permit

Notif. closing in

Inspn. closing in

Final Notif.

Final Inspn.

Cert. Occupancy issued

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General Description of New Work

[This section contains several lines of handwritten text, which is mostly illegible due to the quality of the scan.]

(B) LIMITED BUSINESS ZO.

Complaint No. 50/161

Location Island Avenue, 93/E-17 Long Island

Date Received 12/8/50

Date Disposed of 12/29/50

NOTES

COMPLAINT FILED
IN THE OFFICE OF THE
CLERK OF THE DISTRICT COURT
IN THE CITY OF BROOKLYN
ON DECEMBER 29, 1950

Long Island Memorial Post 9605

LAWRENCE L. STEVENS
Commander



VETERANS OF FOREIGN WARS OF THE UNITED STATES

ARNOLD V. PERKINS
Senior Vice Commander
HARLAN F. ROSS
Junior Vice Commander
THOMAS F. WOOD
Quartermaster
THOMAS M. WOOD
Adjutant

20 December 1950

Warren McDonald
Inspector of Buildings
Portland, Maine
File C-50-161-I

Dear Sir:

In reply to your request of December the 13th I regret that until today I have not been in a position to furnish you with the proper reply.

Today I have instructed several members of our Post to proceed at once and close all entrances of Cushings Hall so as to make entrance from the outside impossible without the use of tools. This is to be only a temporary measure for about one week until we receive from the bank permission to apply for a wrecking permit. As we have reached a satisfactory settlement with the insurance adjustors I expect this to be forth coming by the first of the week at the latest. I feel sure that you realize that this permission could not be granted until our adjustment was complete. Should this not meet with your satisfaction in any instance please contact me at once and I shall proceed in any manner you may care to suggest.

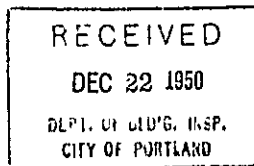
May I at this time also express the sincere thanks of the membership of this organization for your continued interest in our problems and welfare. We fully realize that you have many of far greater importance. Never the less we sincerely feel that we have at all times been shown every consideration and courtesy by you and your department, for this we are deeply grateful.

With our Best Wishes for the Holiday Season and the Coming Year.

Sincerely yours,

Lawrence L. Stevens - Commander

lls/jar



C-50-161-I
(Island Avenue, Long Island
Assessors Lot No. 93-E-17)
12/21/50

December 13, 1950

Mr. Lawrence L. Stevens, Commander
Long Island Memorial Post No. 9605 V.F.W.
209 St. John Street
Mr. Herbert B. Sprague
477 Congress Street

Gentlemen:

We have a report that the recent heavy wind storm did considerable damage to Cushings Pavilion on Island Avenue, Long Island, either causing the building to bulge or to be out of line and out of plumb a substantial amount, so as perhaps to be dangerous. Upon inquiry I found that Mr. Sprague has the insurance on the building which covers the damage caused by the storm with perhaps some amount deductible, and that some negotiations have taken place as to what is to be done.

Because of the location on the Island, we have not yet had opportunity to examine the building to see what the true condition is. The principal interest of this department is whether or not the building is immediately dangerous, and also what steps are to be taken to make good the damage with the idea that any future use of the building may be safe with a good prospect of permanency.

It seems clear that a building permit from this department is required under the Building Code before the building may either be demolished in whole or in part or before repairs and strengthening are attempted. Will you be kind enough to see to it that whatever contractor undertakes to remedy the condition, is aware of the requirement of filing application for a permit at this department with full plans of the method proposed and the resulting situation.

It is of particular interest to us that representatives of the Post inquired some time ago, I believe before they purchased the building, as to the use of the building for a Post Home, and I take it that the property was purchased with that idea in view. Such a use of buildings and premises is at least semi-public and often leads to a genuinely public use such as public assemblage, dances etc., some of which activities require an annual license from the Municipal Officers of the City.

In addition to the above in event the building may be immediately dangerous even to trespassers on the property, there is our duty to issue a formal order under the Building Code to correct the dangerous condition.

As soon as time affords our inspector will examine the situation, but in the meantime if there is quite a possibility of immediate danger, especially to children who are unerringly attracted to such a structure, I urge that immediate steps be taken to barricade the property in some manner make it temporarily safe.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G

(See P. 3. on next page)

Mr. Lawrence L. Stevens

Mr. Herbert B. Sprague-----2

December 14, 1950

P. S. Since this letter was dictated, I had found opportunity to examine the building, and found it in worse condition than I had anticipated. The entire superstructure/distorted severely at the level of the eaves, both side walls being out of plumb toward the bay from 18" to 2', the studs or uprights in the rear wall having no particular tie to the sill in a number of places. The piazza roof toward the bay is consistently distorted and one section of that roof is lying on the ground toward Fonce's Landing.

It looks much as though the distortion of the superstructure had affected to some extent some of the concrete piers under the rear wall, perhaps tending to "kick" the tops of the piers up the hill away from the bay. Some of the wooden foundation posts notably on the ends of the building and to some extent under the center girder have followed the same direction of distortion. The line of strengthening beams under first floor farther from the bay, which I believe were put in during Navy occupancy, is lying on the ground and likewise a considerable length of the similar beam toward the bay.

The superstructure is in such shape that another heavy wind or even an accumulation of ice on the roof may complete the collapse, a situation which appears to be dangerous as contemplated by the Building Code.

Under such circumstances it is my duty to require by formal order that the danger be permanently corrected without delay. Knowing that all of you are interested in the project and that you are no doubt proceeding as fast as you can to get an adjustment and to get the situation made safe, I am refraining from sending a formal order to the owners and setting a definite date for compliance with the order. However, I shall have to ask that the owners advise us before December 20 how you propose to clear up the danger and your estimate of how soon that can be accomplished.

Harren McDonald

074



City of Portland, Maine, Limited Business Zone
APPLICATION FOR PERMIT

PERMIT ISSUED
00761
MAY 25 1950
CITY OF PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, May 24, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~reconstruct~~ the following building structure ~~erect~~ ~~rebuild~~ ~~reconstruct~~ 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, Long Island 93-E-17 Within Fire Limits? no Dist. No. _____
Owner's name and address Long Island Memorial Post, 9605 V. F. W. Long Island Telephone _____
Lessee's name and address former owner Charles Cushing Mrs. Telephone _____
Contractor's name and address Thomas F. Wood, Long Island Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Assembly Hall No. families _____
Last use _____ No. families _____
Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot none Fee \$ 2.00
Estimated cost \$ 200.

General Description of New Work

To demolish addition used for kitchen and toilet room 15' x 20' on rear of building.

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 Owners

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? _____

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: _____

Long Island Memorial Post

Signature of owner by: Laurence J. Stevens Comm Long Is. Mem Post 960
U.F.W.

INSPECTION COPY

Rept. 17710.I

July 3, 1942

Mr. Luther H. Moores,
233 Valley Street,
Portland, Maine

Subject: Building permit for conversion of
Cushing's Pavilion at Ponca's Landing, Long Isl.
to a restaurant

Dear Mr. Moores:

I tried to reach you on the phone concerning this proposition on Wednesday without success. The application for the permit says: "Beer to be sold on premises." I presume it would be sold for consumption there. The Building Code provides that before a building permit involving a proposition where the sale of malt beverages for consumption on the premises is to be commenced, is issued, it shall be approved by the Municipal Officers. Upon inquiry at the office of the City Clerk, however, I find that a license to sell beer for consumption on the premises could not be issued until the building had been in use as a restaurant for a number of months. It seems useless, therefore, to submit the matter to the Municipal Officers under these circumstances, and I shall await your decision as to whether or not the lessee will give up the proposition of the sale of beer for consumption on the premises, and for you to so indicate on the application.

With regard to the specific requirements of the Building Code involved in this conversion, there appears the following:

1. I understood you to say that you would come into the office and change the plan to show a line of girders on either side of the existing center girder under the floor joists, thus cutting down the span of the 2x8 joists to about eight feet instead of 16 feet, the latter being much too long. This has not been done. The 7x7 girder on spans of about eight feet existing under the centers of the floor joists does not figure out well for a 100 pound per square foot live load. Depending somewhat upon conditions, however, it is possible that we may be able to accept the existing girder as it is, provided the building is to be used as a restaurant only for the summer months and that no dancing or group games will be undertaken. The new girders to be put under the centers of the existing spans, however, must be designed to support a live load of at least 100 pounds per square foot, and it should be shown on the plan accordingly. I understand the sill under at least one side is supported upon corner posts about eight feet from center to center, but I cannot find the size of the sill. To satisfy Building Code requirements, even though we make allowance for the fact that there would be no live load on the floor when there was any snow load on the roof, the sills on an eight foot span ought to be at least 6x8 or 4x10 set with the larger dimension upright.

2. I understood you to say that the framing of the building was in good condition, but I seem to have an impression that we received a complaint about the structural condition of the building a few years ago, and no careful inspection has been made of it for years. I shall try to get down to look it over, and if everything is in good order we may be able to make some allowances about the size of the sills and the size of the existing center girder, but it certainly will be

Mr. Luther H. Moore, _____2

July 8, 1942

necessary to introduce the two additional lines of girders which you mention, and it is also likely to be necessary to introduce solid bridging in each of the floor joist spans.

3. The doors counted as a means of egress are not sufficiently separated to satisfy the requirements of the Building Code or those of the Board of Fire Engineers of which Fire Chief Sunborn is the head. It will be necessary to provide an emergency exit door in each end of the building, each door to swing out, to be no less than two feet ten inches wide and no less than six feet four inches high, each of these doors and the exit door opposite the main entrance (which is marked on the plan to be closed to swing outwards) requires anti-panic hardware and an exit light showing on the inside with letters showing red or green no less than four and one-half inches high, these lights all to be on a single circuit. Platforms and steps outside of these doors will be required consistent with the grade outside of the doorways.

4. The plan seems to indicate a single step between the level of the long porch at the main entrance and the top landing of the two way stairway. This is not permitted to be a single step, and if one exists now it will have to be adjusted so that there will be either no step at all or at least two risers. All of these stairs are required to have hand rails on both sides.

Will you be kind enough to advise me promptly about the matter of the sale of beer, to revise the plan in accordance with the above and to furnish a blueprint to this office for filing with the application? You may have the original of the plan for this purpose.

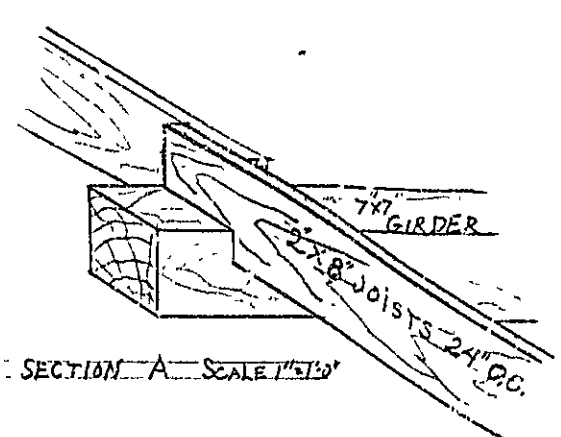
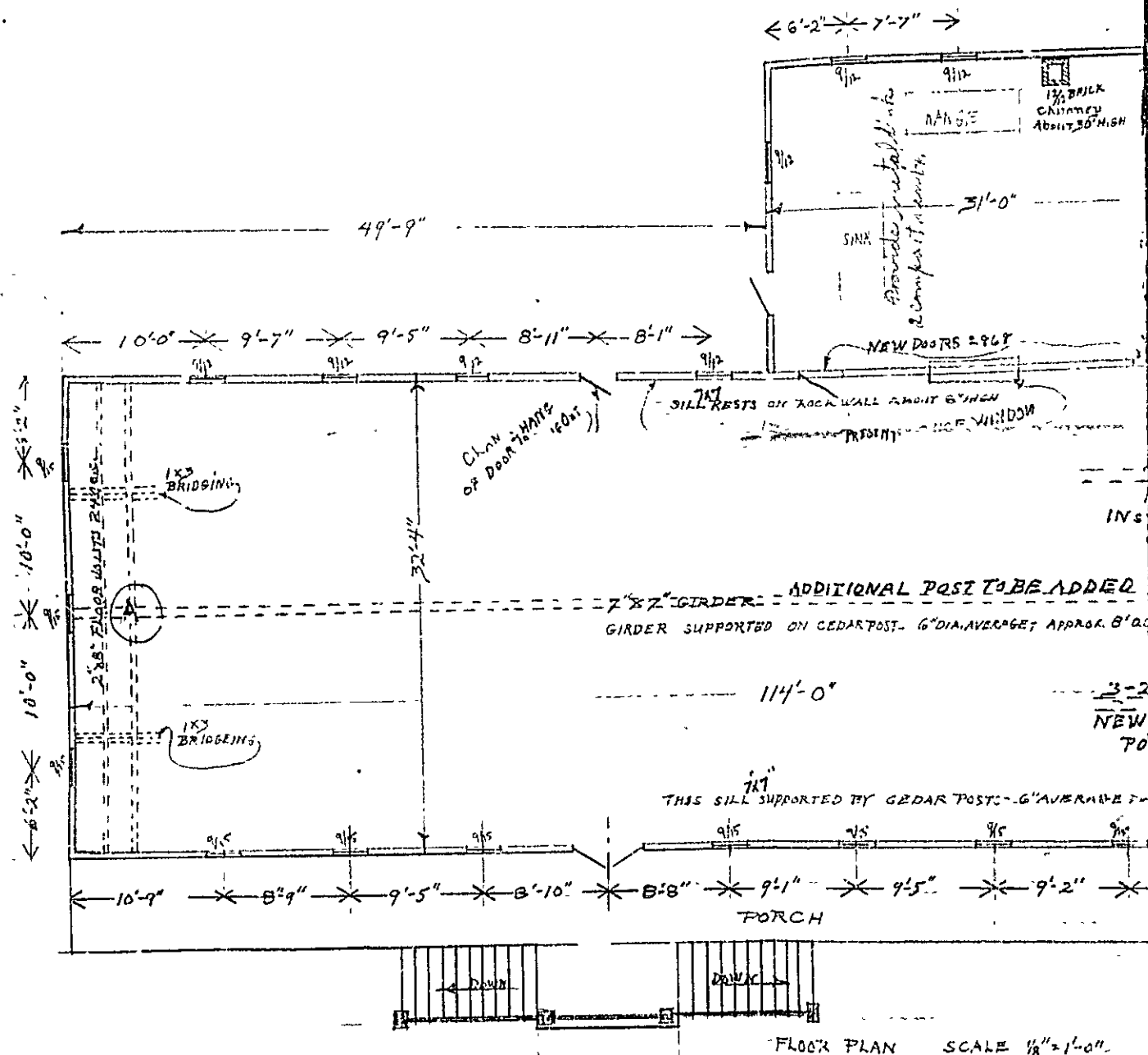
Very truly yours,

Inspector of Buildings

WMD/d

CC: Walter Cushing
Long Island, Maine

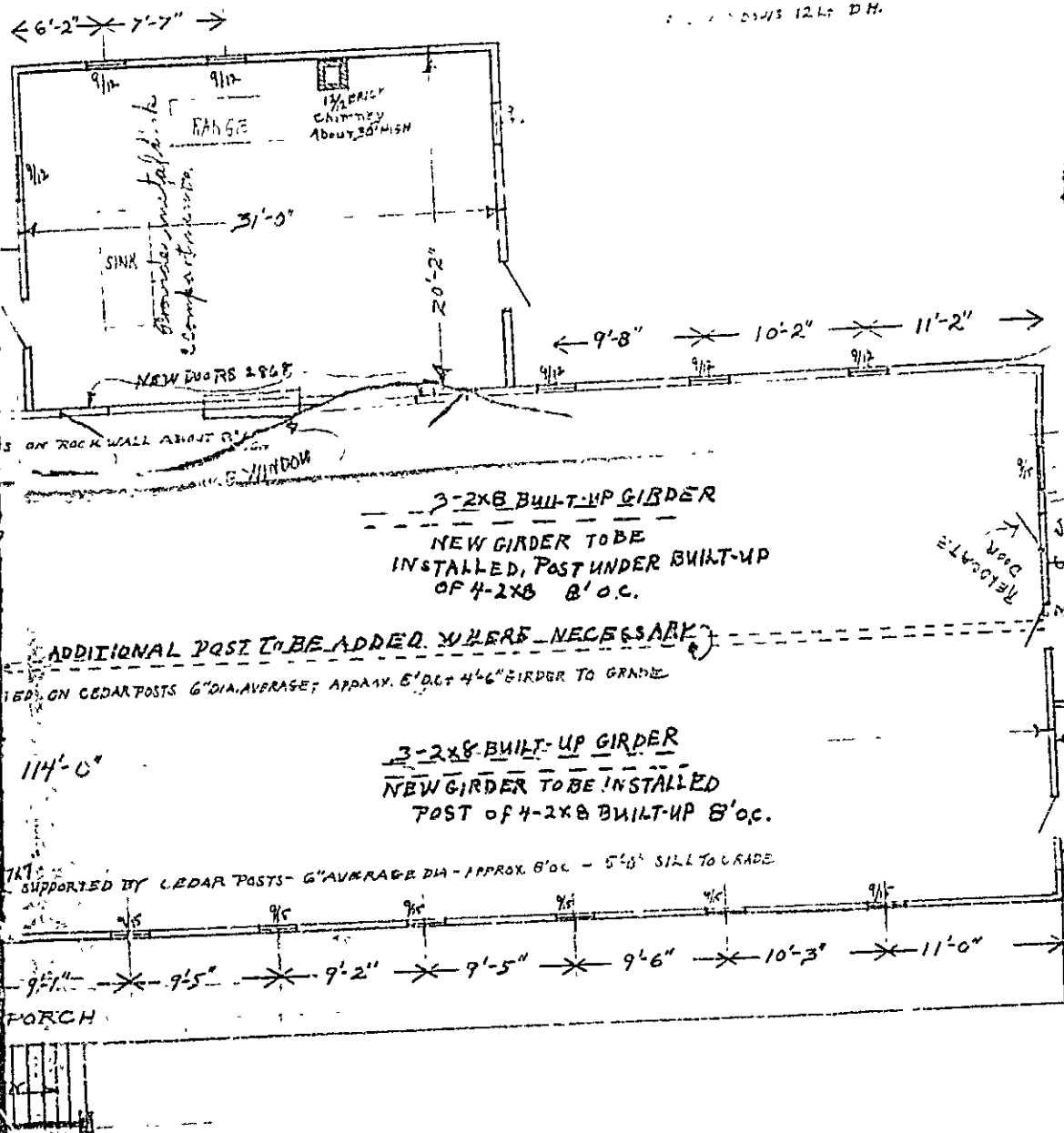
Provide handrails on both
sides of stairs to the...



Remove range & sink
at 1st floor level

ALL WALLS OF MAIN BUILDING 2"x4" STUDS 16' LONG - JACK OR
SQUARE STUD AT ALL OPENINGS - WALL FINISHED WITH 1"x6" NOVELTY
WOOD - NO INTERIOR FINISH.
TRUSS METHOD USED IN ROOF FRAMING - TRUSSES SPACED APPROX
15'0" O.C.
DOORS 12'4" D.H.

RECEIVED
JUN 25 1942
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



with 4" Vertical
(3) 4" x 4" posts
(1) 4" x 4" post
(1) 4" x 4" post
as shown on provided

PRESENT PRIVES TO BE
REMOVED AND FINISH
TO BE INSTALLED
AS PER SEPARATE PLAN

Note.-
ALL NEW POSTS
TO BE FOOTED ON LEDGE
OR ON SK'D FOOTING OF WOOD

FLOOR PLAN SCALE 1/8" = 1'-0"

FLOOR PLAN OF LAMP BARN BUILDING
PONCE LANDINGS LONG ISLAND
CASCO BAY MAINE
DRAWN BY I. MCCOY 6/24/42

Water



(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, June 25, 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to work alter inside the following building structure equal parts 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 Island Avenue, Long Island Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address Walter Cushing - Long Island Telephone 8017 - Peaks

Contractor's name and address Luther Moore, 222 Valley Street Telephone 2-8963

Architect _____ Plans filed yes No. of sheets 1

Proposed use of building Restaurant No. families _____

Other buildings on same lot _____

Estimated cost \$ 300 Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 1 Heat none Style of roof pitch Roofing asph

Last use Pavilion for elem. bakes No. families _____

General Description of New Work

To build one story frame addition 8' x 6' to enlarge existing men's toilet (southwesterly end of building), and to put in new partition to provide vestibule in existing women's toilet - partitions to go to ceiling, 2x3 studs 16" OC covered with plywood both sides, cutting in new door to extension of men's toilet - doors to be at least 24" wide and made self-closing in such a way that there will be little chance of both doors being open at the same time

Existing rear door to be made to swing outward (existing outside platform)

To cut in one new door being kitchen and dining room

Beer to be sold on premises - seats 300 or 400 persons

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately beyond the jurisdiction 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 _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof 9'

To be erected on solid or filled land? solid earth or rock? ledge

Material of foundation concrete footings Thickness _____ bottom _____ cellar _____

Material of underpinning fill at least 6" above grade Thickness _____

Kind of roof shed (addition on end of existing roof) Rise per foot 6" Roof covering asphalt roofing Class C End. Lab.

No. of chimneys no Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Framing - lumber - Kind spruce Dressed or full size? dressed

Corner posts 2x4 Sills 4x6 Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x4

On centers: 1st floor 12", 2nd _____, 3rd _____, roof 20"

Maximum span: 1st floor 8', 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 _____

Total number commercial cars to be accommodated _____

Will any work be done other than minor repairs to cars habitually stored in the proposed building? _____

Will any work be done involving removal or disturbing of any shade tree on a public street? no

Will there be any work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Walter Cushing
By S. L. Armstrong

INSPECTION COPY
Held Office

Permit No 42

Location Beland Ave., Lyndal

Owner Walter C. King

Date of permit 6/1/42

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

99
57

NOTES

9/1/42. This guide will
not figure under H.P.
or like. Several matters
called for in letter not
checked on plan. See
Mr. McDonald's letter +
Commissioner R.G. Hilkey
of this date relative to
elimination of certain
requirements. No.

NO.	DATE	DESCRIPTION	BY	REMARKS
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APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

CODE
 COMPLIANCE
 COMPLETE
 DATE 3/10/87

Date Nov. 19 1986
 Receipt and Permit number D 09589

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 93-E-25 Isl. Ave. Long Isl.
 OWNER'S NAME: Veterans of Foreign Wars ADDRESS: ~~xxxx~~ same

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30	3.00
FIXTURES: (number of) Incandescent _____ Flourescent _____ (not strip) TOTAL	
Strip Flourescent _____ ft.	
SERVICES: Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes 100 ..	3.00
METERS: (number of) 150
MOTORS: (number of) Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING. Oil or Gas (number of units) _____ Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____ Oil or Gas (by separate units) _____ Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____ Separate Units (windows) _____	
Signs 20 sq. ft. and under _____ Over 20 sq. ft. _____	
Swimming Pools Above Ground _____ In Ground _____	
Fire/Burglar Alarms Residential _____ Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____ over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 6.50

INSPECTION:
 Will be ready on _____, 19____; or Will Call
 CONTRACTOR'S NAME: Seacoast Elec Co.
 ADDRESS: 26 Union Wharf
 TEL.: 774-6179
 MASTER LICENSE NO.: 3088
 LIMITED LICENSE NO.: _____
 SIGNATURE OF CONTRACTOR: *[Signature]*

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

