

FERN AVENUE  
Long Island

97-1-1,2,7,8

~~B C S~~

## BAILEY COMPUTER SYSTEMS

Data Processing Applications,  
Specializing in IBM System/3

414 Main Street  
Amesbury, Ma. 01913  
(617) 388-9255

June 3, 1976

Building Inspector  
Portland City Hall  
389 Congress St.  
Portland, Maine

Gentlemen:

We are requesting a Building Permit for maintenance and re-building on our cottage on Long Island, Lot# 97-M-5. Our contractor is a Mr Walter Metcalf, of Long Island.

See enclosed floor plan. We have demolished the Dining Room.

We intend to replace wooden posts marked "X" on Line A with concrete posts, sunk below the frost line. Where original 2x6 carrying timbers have deteriorated, we intend to replace with 2x8, doubled. 2x4 floor joists will be replaced with 2x4.

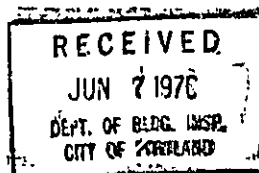
We intend to rebuild the Dining Room, on the original floor plan. This room will be built on a box foundation of 2x8 on 16" centers. The double pitched roof will have 2x6 rafters on 16" centers. Flooring, siding and roof will be  $\frac{1}{2}$ " plywood.

Please advise if you need any additional information, or if any specs do not meet your building codes.

If all is in order, please forward the Building Permit to Mr Walter Metcalf, Long Island.

Thank you.

*Ted Bailey*  
Edwin M. Bailey



June 8, 1976

Mr. Edwin M. Bailey  
Bailey Computer Systems  
414 Main St.  
Amesbury, Mass. 01913

Dear Mr. Bailey:

In your letter received this date, please be advised that your contractor is required to make application at this office to do the work outlined in your letter.

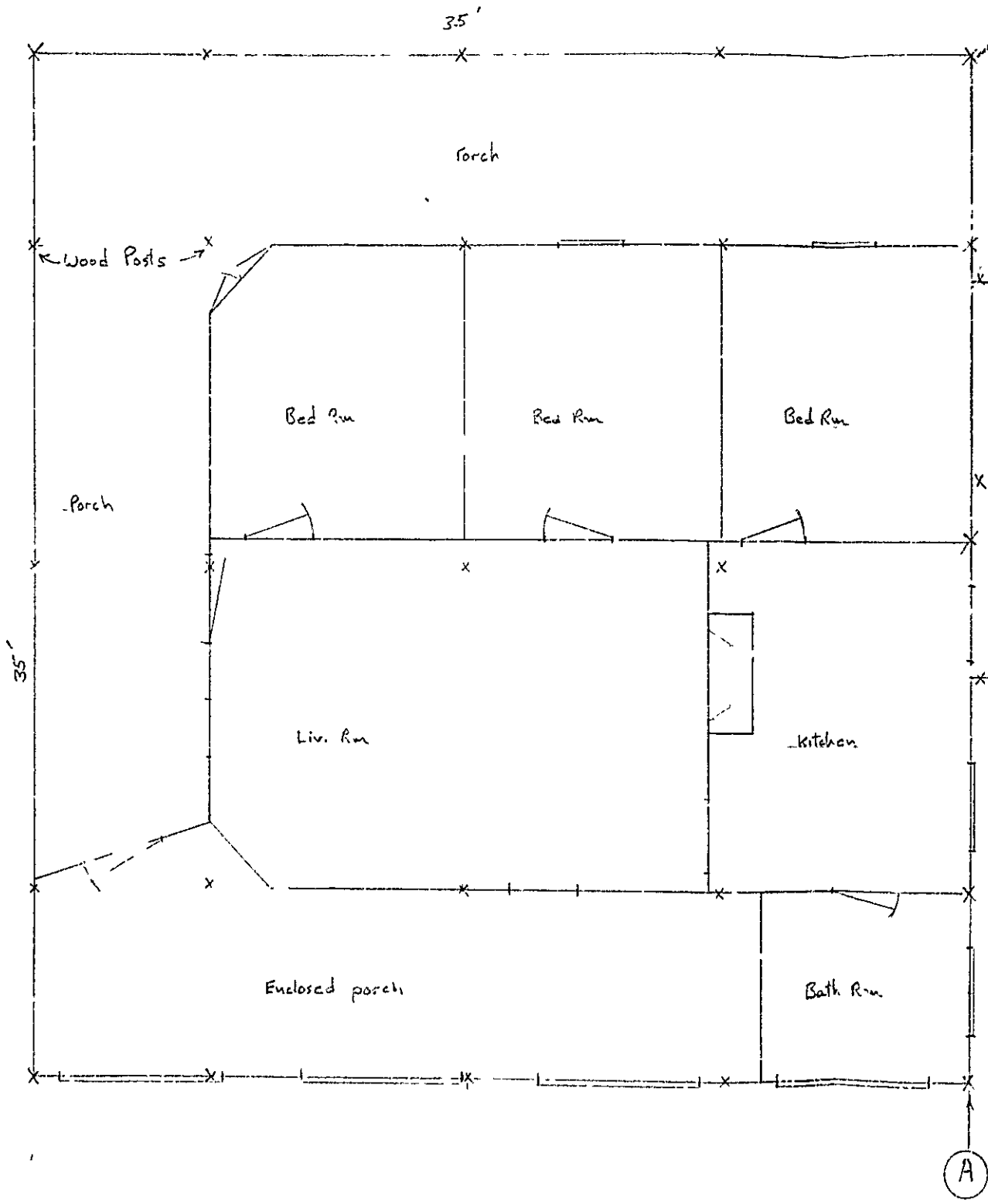
No work is to be started on the property until your contractor has applied at this office for a permit.

Very truly yours,

Earle S. Smith  
Plan Examiner

ESS:l

Beach Avenue

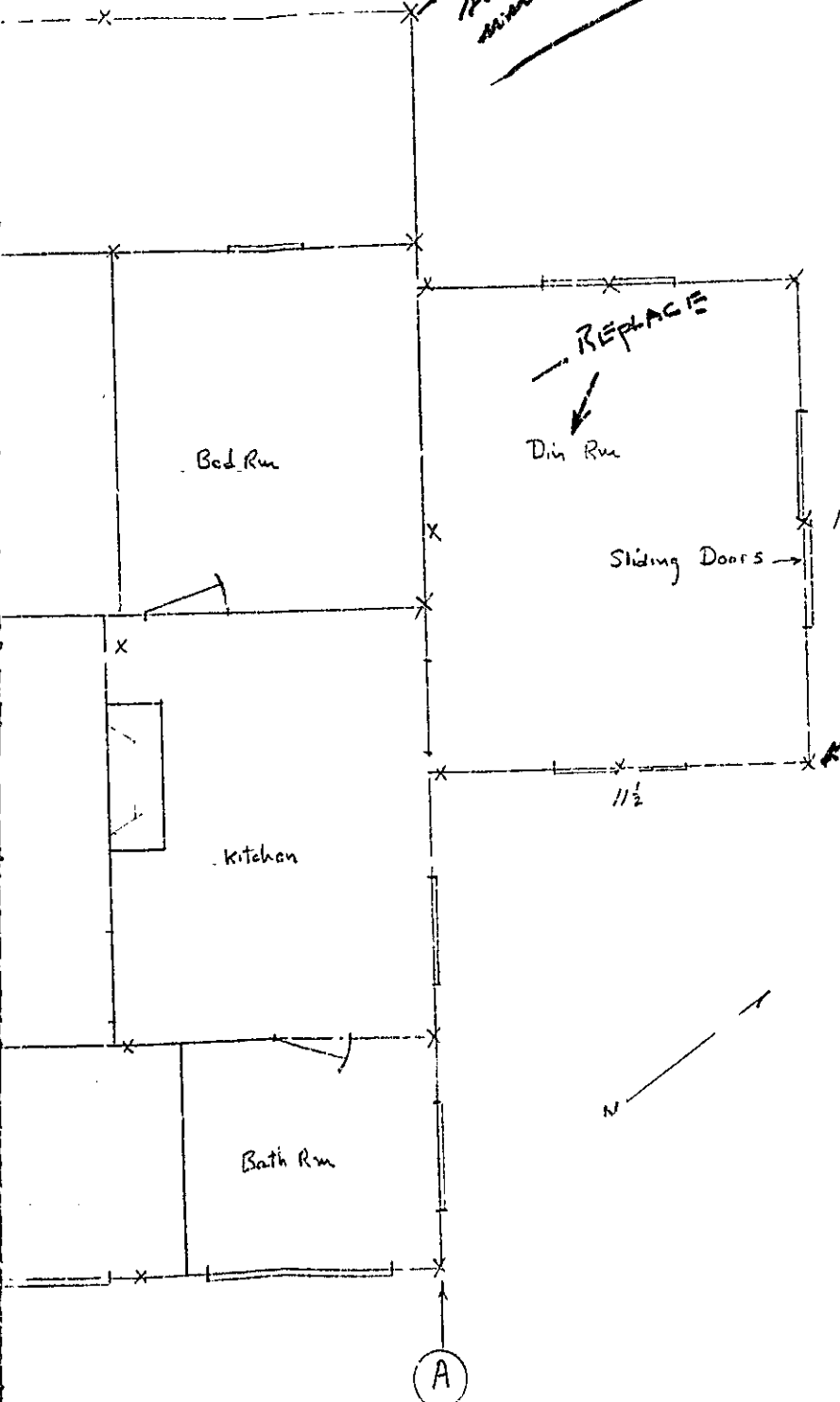


Handwritten note: *Handwritten note in the top right corner, possibly indicating a section line or reference.*

Handwritten note: *Handwritten note on the right side, possibly indicating a section line or reference.*

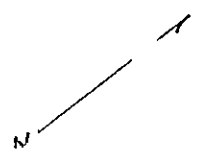
N

*See  
complete  
plans & enjoy*



REPLACE  
Din Rm

SOLID  
4x8



Property of Edwin M Bailey  
Beach Ave, Long Tr., Maine

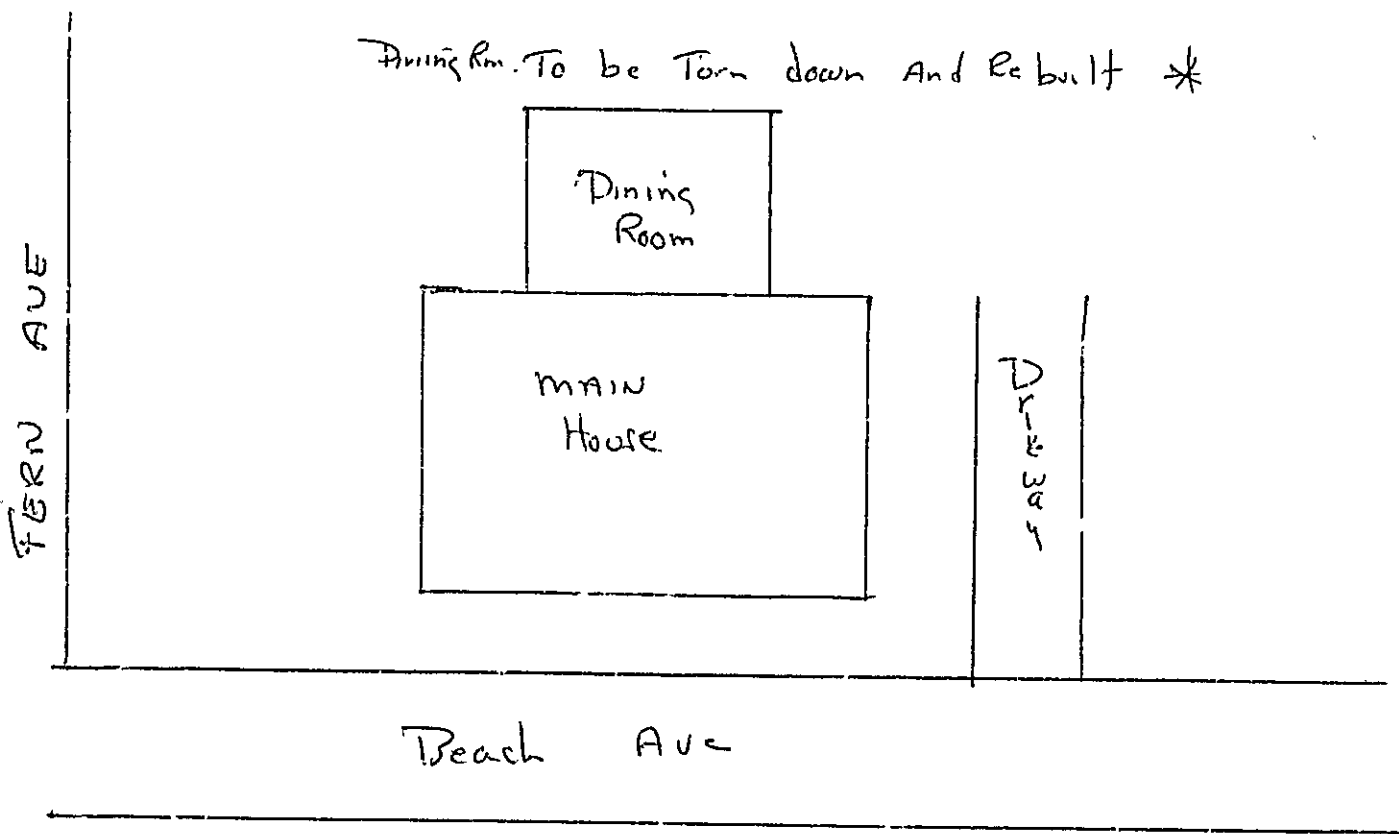
Lot # 77-M-5

1/4" = 1'

6-2-76

T. Bailey  
Long Island ME

Dining Rm. To be Torn down And Rebuilt \*



\* Replace sills under  
house and DR. w/  
sone. Tobs. and sills.



# APPLICATION FOR PERMIT

**PERMIT ISSUED**

B.O.C.A. USE GROUP ..... JUN 15 1976

B.O.C.A. TYPE OF CONSTRUCTION ..... 0510

ZONING LOCATION ..... PORTLAND, MAINE, March 26, 1976 CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... corner of FERRY & BEACON AVE., Long Island... Fire District #1 , #2

1. Owner's name and address . Ted Bailey ..... same ..... Telephone .....

2. Lessee's name and address .....

3. Contractor's name and address . Walter Metcalf RFD Long Island ..... Telephone 766-5080

4. Architect .....

Specifications ..... Plans ..... No. of sheets .....

Proposed use of building .. dwelling ..... No. families .....

Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 2,000 ..... Fee \$ 8.00

FIELD INSPECTOR—Mr. Smith

### GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling ..... Ext. 234

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

To demolish the dining room of dwelling and rebuild as per plans

*replace all under dwelling*

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... 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 ..... 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 .....

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 .....

Size Girder ..... 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? .....

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING .....

BUILDING CODE: *P. H. C. A. W. H. M.*

Fire Dept.: .....

Health Dept.: .....

Others: .....

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* .....

Signature of Applicant *Walter Metcalf* ..... Phone # *766-5080*

Type Name of above *Walter Metcalf* ..... 1  2  3  4

FIELD INSPECTOR'S COPY

Other and Address .....

Permit No. 76/0510

Loc. Ford & Beach Ave., Long Island

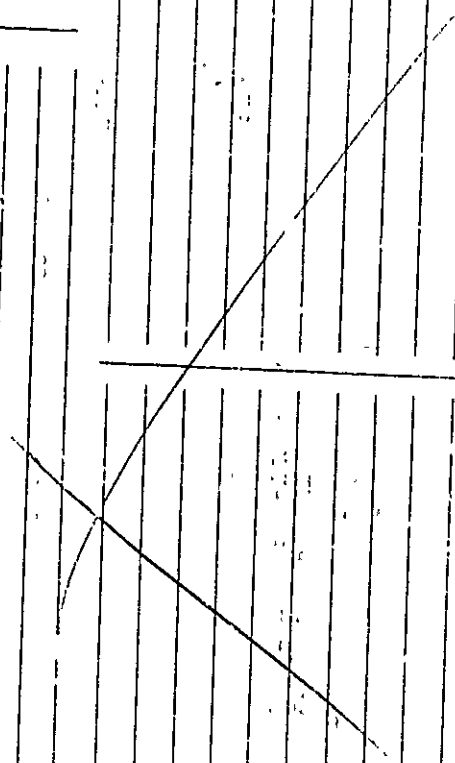
Owner Briley

Date of permit 7/6/15/76

Approved \_\_\_\_\_

NOTES

9/20/75 - 140 orb close to nest  
for analysis





# CITY OF PORTLAND, MAINE

## Application for Permit to Install Wires

Permit No. 57136  
 Issued 8/23/65

Portland, Maine, 1965

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address CITY OF PORTLAND Tel \_\_\_\_\_  
 Contractor's Name and Address MECHANICAL SERVICES EXTEL.  
 Location SCHOOL BLDG., LONG ISLAND Use of Building \_\_\_\_\_

Number of Families \_\_\_\_\_ Apartments \_\_\_\_\_ Stores \_\_\_\_\_ Number of Stories \_\_\_\_\_  
 Description of Wiring: New Work  Additions \_\_\_\_\_ Alterations \_\_\_\_\_

Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Metal Molding \_\_\_\_\_ BX Cable \_\_\_\_\_ Plug Molding (No. of feet) \_\_\_\_\_  
 No. Light Outlets \_\_\_\_\_ Plugs \_\_\_\_\_ Light Circuits \_\_\_\_\_ Plug Circuits \_\_\_\_\_  
 FIXTURES: No. \_\_\_\_\_ Light Switches \_\_\_\_\_ Fluor. or Strip Lighting (No. feet) \_\_\_\_\_  
 SERVICE: Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Underground \_\_\_\_\_ No. of Wires \_\_\_\_\_ Size \_\_\_\_\_  
 METERS: Relocated \_\_\_\_\_ Added \_\_\_\_\_ Total No. Meters \_\_\_\_\_  
 MOTORS: Number \_\_\_\_\_ Phase \_\_\_\_\_ H. P. \_\_\_\_\_ Amps \_\_\_\_\_ Volts \_\_\_\_\_ Starter \_\_\_\_\_  
 HEATING UNITS: Domestic (Oil)  No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
 Commercial (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
 Electric Heat (No. of Rooms) \_\_\_\_\_  
 APPLIANCES: No. Ranges \_\_\_\_\_ Watts \_\_\_\_\_ Brand Fed. (Size and No.) \_\_\_\_\_  
 Elec. Heaters \_\_\_\_\_ Watts \_\_\_\_\_  
 Miscellaneous \_\_\_\_\_ Watts \_\_\_\_\_ Extra Cabinets or Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_ Air Conditioners (No. Units) \_\_\_\_\_ Signs (No. Units) \_\_\_\_\_  
 Will commence \_\_\_\_\_ 19 \_\_\_\_\_ Ready to cover in \_\_\_\_\_ 19 \_\_\_\_\_ Inspection \_\_\_\_\_ 19 \_\_\_\_\_  
 Amount of Fee \$ 2.00 ✓

Signed Wayne Moody

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND	
VISITS: 1	2	3	4
7	8	9	10
			11
			12

REMARKS:

INSPECTED BY Wm. Heston  
DANA Butterfield (OVER)

LOCATION *Long Island*  
 INSPECTION DATE *8/25/65*  
 WORK COMPLETED *8/25/65*  
 TOTAL NO. INSPECTIONS *1*  
 REMARKS.

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets (including switches) \$ 2.00  
 31 to 60 Outlets (including switches) 3.00  
 Over 60 Outlets, each Outlet (including switches) .05  
 (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase 2.00  
 Three Phase 4.00

MOTORS

Not exceeding 50 H.P. 3.00  
 Over 50 H.P. 4.00

HEATING UNITS

Domestic (Oil) 2.00  
 Commercial (Oil) 4.00  
 Electric Heat (Each Room) .75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit 1.50

TEMPORARY WORK (Limited to 6 months from date of permit)

Service, Single Phase 1.00  
 Service, Three Phase 2.00  
 Wiring, 150 Outlets 1.00  
 Wiring, each additional outlet over 50 .02  
 Circuses, Carnivals, Fairs, etc. 10.00

MISCELLANEOUS

Distribution Cabinet or Panel, per unit 1.00

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

Installation of storage tank.

August 13, 1965

Location: School Building, Island Ave., Long Island Mo.

Before tank and piping is covered from view, installer is required to notify the ~~Fire Dept. Headquarters~~ <sup>Fire Dept. Headquarters</sup> readiness for inspection and to refrain from covering up until approved by the ~~Fire Dept. Headquarters~~ <sup>Fire Dept. Headquarters</sup>.

(1)

This tank of 2000 gallons capacity is required to be of steel or wrought iron no less in thickness than #7 gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.

**CITY OF PORTLAND, MAINE**

**FIRE DEPARTMENT**

**To:** Mr. Albert J. Sears, Building Inspector

**DATE:** August 23, 1965

**FROM:** Roswell M. Bruns, District Chief

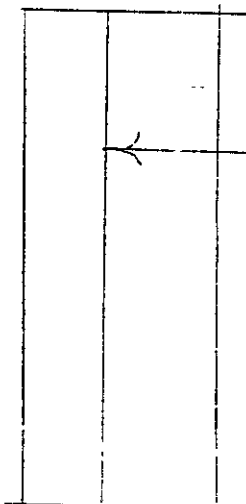
**SUBJECT:** School, Installing oil burning equipment

This application for a tank installation at the Long Island School is approved by this office providing that the tank is suitably anchored if water is encountered in the tank opening.

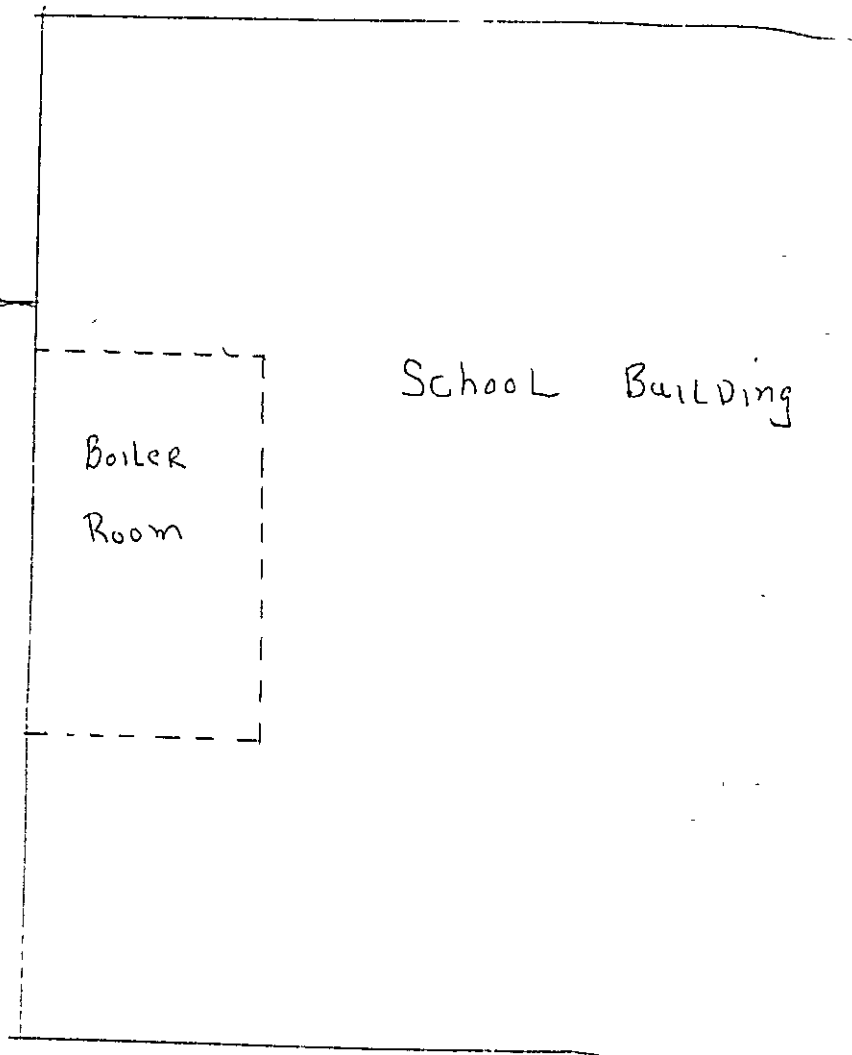
The Fire Department is to be notified before burying for possible inspection. The tank is to be labeled and of #7 gauge.

*Roswell M. Bruns*  
Roswell M. Bruns  
District Chief

2000 GAL. TANK  
TOP OF TANK 3'0"  
BELOW SURFACE



10'0"



SCHOOL BUILDING

Boiler  
Room



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED AUG 28 1965 CITY OF PORTLAND

Portland, Maine, .. August 23, 1965.....

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 School Building (97-M-1-2-7-8) Use of Building School No Stories Building Existing
Name and address of owner of appliance City of Portland
Installer's name and address Mechanical Services, 50 Union Street Telephone

General Description of Work

To install oil-burning equipment in connection with existing steam heat (conversion)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
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?

IF OIL BURNER

Name and type of burner Carland Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom top
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage outside under ground Number and capacity of tanks 1-2000 gallon
Low water shut off yes Make McDonnell-Miller No 67
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
Sent to Fire Dept. 8/23/65
Rec'd from Fire Dept.

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

Tank to be buried at least 3' below grade; coated with asphaltum; bears Ind. Lab.
Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

Signature of 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 Mechanical Services

Signature of Installer .. By: Kaye Moody

CS 300

INSPECTION COPY

Permit No.

657/858

Location

Case Sprngs Branch

Owner

City of Portland

Date of permit

8/25/65

Approved

NOTES

1	Fill pipe	
2	Vent pipe	
3	Kind of Heat	
4	Burner Rigidity & Supports	
5	Name & Label	
6	Start Control	
7	High Limit Control	
8	Reverse Control	
9	Piping Schedule & Protection	
10	Valves & Shut-offs	
11	Capacity of Tanks	
12	Utility quality & Supports	
13	Tank Distance	
14	Oil Gages	
15	Instruction Card	
16	Low Water Shut-off	

6-4-66 Completed

RD

X



(A) APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT

Class of Building: 2, 2 of Structure... Third Class

Portland, Maine, June 18, 1956

PERMIT ISSUED  
00348  
JUN 20 1956  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ ~~erect~~ ~~alter~~ ~~rebuild~~ ~~reconstruct~~ ~~renew~~ ~~repair~~ ~~replace~~ ~~rework~~ ~~work~~ the following building ~~structure~~ ~~erect~~ ~~erected~~ ~~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 ... Long Island Ave., Long Island ... Within Fire Limits? no Dist. No. Telephone Telephone 6-2213 Telephone 6-2213 No. of sheets 1 No. families No. families Roofing Fee \$ 5.00

General Description of New Work

To provide cellar entrance on westerly end of building as per plan.

INSPECTION COPY  
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. PERMIT TO BE ISSUED TO contractor

Details of New Work

Is any plumbing involved in this work? 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 Height average grade to highest point of roof Solid or filled land? earth or rock? Size, front depth No. stories Thickness, top bottom cellar Kind of roof Thickness Kind of roof Height Roof covering Kind of heat fuel No. of chimneys Rise per foot Material of chimneys Dressing or full size? Framing lumber—Kind Sills Girt or ledger board? Size Max. on centers Corner posts. Columns under girders Size Max. on centers 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?

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.

INSPECTION COPY Signature of owner by: Oliver H. Wood  
C16-254-1M-Marka



NOTES

PERMIT

Permit No. 56/548

Location 1111 P.O. Building 2nd

Owner City of Portland

Date of permit 6/20/56

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

INSPECTION NOT COMPLETED  
6/25/56

Notes section with multiple horizontal lines for recording details.

Permit details section with multiple horizontal lines for recording details.

AP - Fern Avenue, Long Island  
City of Portland Public School New Basement Entrance

June 20, 1956

Mr. Olan F. Wood,  
Long Island, Maine

Copy to: Philip Burnham, Building Engineer  
Fred West, Supt. of School Bldgs.

Dear Mr. Wood:

Building permit for the above work is issued to you, herewith, subject to the following conditions. Having talked with Mr. Burnham and found out that this new entrance will also serve as an emergency exit on occasion for school children which will probably use the basement, we have checked the matter against Building Code for school requirements and find the following changes necessary, most of which have been explained to Mr. Burnham who will adjust the entire matter with you as contractor.

1. Both the exterior door to the top of the steps and the door from the bottom of the steps to the basement are to be made to swing outwards and to be equipped with anti-panic hardware with the crash bar clear across the door. To accomplish this it will be necessary to extend the bulkhead farther from the exterior wall of the school to give room for the door at the basement level to swing outwards and clear the bottom step.

2. Since the exterior door will be so close to the highest riser of the steps, care will be necessary to adjust the height of the crash bar so that children can exert pressure on it at a normal height and thus actually open the door in case of emergency instead of having the crash bar so high that a child would be pushing against the door without hitting the bar.

As a matter of fact it would be far better for safety to make the bulkhead deep enough from the present wall of the school so that there would be about a three foot deep landing between the top riser and the door. I recommend that that be done. In that case the crash bar need only be the normal height for school pupils bearing in mind the age of the children accommodated.

3. A standard exit light (letter in the word exit showing red and not less than  $\frac{1}{2}$  inches high) necessary over the new doorway at basement level showing into the basement with the switch clearly marked exit light and controlled by the same switch should be a white light over the steps and another white light outside of the exterior door.

4. Handrails are required on both sides of the steps, projecting not more than  $3\frac{1}{2}$  inches into the width of the stairway and extending the full length of the run so as to fully guide persons descending the stairs when they reach the lowest riser.

5. The new steps require anti-slip treads for the full width where people might walk.

6. While not concerned with school safety the plan indicates a 2x6 sill.

Mr. Olan F. Wood  
Long Island, Maine — 2

July 20, 1956

This is required by the Building Code to be not less than solid 4x6 (not doubled 2x6) and of course bolted to the foundation as shown on the plan.

7. While not concerned with the Building Code, and perhaps the plan is in error, the threshold of the exterior door is shown to be about a foot below the existing grade on either side. Thus the threshold of the door would appear to be in a depression subject to collection of water running under the door and down the stairs.

If any of the above is not understood, please contact this office before the work is started.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WOM/H



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, July 30, 1949

PERMIT ISSUED

JUL 30 1949

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. ... pertaining to the building or structure comprised in the original application 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 Fern Avenue, Long Island Within Fire Limits? no Dist. No.
Owner's name and address City of Portland Telephone
Lessee's name and address Long Island Fire Dept., Long Island Telephone
Contractor's name and address Thomas Wood, Long Island Telephone
Architect Plans filed no. No. of sheets
Proposed use of building Minor Assembly Hall No. families
Last use School No. families
Increased cost of work Additional fee \$25

Description of Proposed Work

To relocate existing doorway between main hall and toilet room annex in the same partition; To construct new non-bearing partition from the wall between main building and toilet room annex through the center of the vestibule annex to the partition dividing two toilet rooms; To cut in a new doorway 34" wide and provide new door in the wall between main building and vestibule annex. The result of this will be to provide separate vestibules in front of each toilet room with solid partition between and door from main hall leading to each. The one of these doors toward the exterior wall of main building is to be a part of the emergency exit, is to swing outward and is to have a vestibule latchset. The new partition will be no less than 2x3 studs, set upright, no more than 16" from center to center covered on both sides with suitable wallboard.

Details of New Work

INSPECTION NOT COMPLETED

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
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.
Joist and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

Long Island Fire Dept.

Signature of Owner by Thomas Wood

Approved: 7/30/49 Inspector of Buildings

INSPECTION COPY

4P Fern Avenue, Long Island  
(former School)

July 8, 1949

Mr. Thomas F. Wood, Commander  
Long Island Memorial Post 9605 VFW  
Long Island, Maine

Subject: Permit for improvements of  
former West End School House, Fern  
Avenue, Long Island to fit the building  
for approval of beer license

Dear Mr. Wood:

Permit for the above work is issued on the basis of my letter of July 1, including the vestibule locksets to be provided on front and rear emergency exit doors, the main exception being that, contrary to my letter, you do not intend to provide any door at all but merely an opening in the exterior wall of the passageway between former school and toilet area, this opening being now closed with latticework.

Please note that the cedar posts under the bottom of steps are to extend no more than four feet below the surface of the ground or to ledge if ledge is encountered at a less depth, and that the frame of the steps ought to be sufficiently above the ground so that they will not rot, and so that frost will not get a "purchase" on the finished work of the bottom step.

The matter of capacity in persons has not been cleared up—the number on the application being indicated as 125, a number which would hardly be accommodated in this small building. At any rate, please note question of capacity, width and location of aisles to reach the front entrance and the rear exit is a matter for the Chief of the Fire Department to regulate.

Please notify us when the improvements are all completed so that another inspection may be made.

Very truly yours,

Inspector of Buildings

WMO/D

CC: Justin Miller  
Superintendent of Buildings



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 7, 1949

PERMIT ISSUED  
01010  
JUL 8 1949  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~change~~ the following building ~~structure~~ ~~occupancy~~ 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 Fern Avenue, Long Island 97-11-1-2 Within Fire Limits? NO Dist. No. \_\_\_\_\_  
Owner's name and address City of Portland 7-7 Telephone \_\_\_\_\_  
Lessee's name and address Long Island Fire Dept., Long Island Telephone \_\_\_\_\_  
Contractor's name and address Thomas Wood, Long Island Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building Minor Assembly Hall No. families \_\_\_\_\_  
Last use School No. families \_\_\_\_\_  
Material frms No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 25 Fee \$ .50

General Description of New Work

To Change Use of building from school to Minor Assembly Hall.  
 Front and rear doors to be made to swing out.  
 Steps to be constructed outside of rear exit, no platform. 7" risers and 11" treads - cedar post foundation  
 Exit lights and white lights to be provided where necessary.

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. 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 \_\_\_\_\_ 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 chimney? \_\_\_\_\_ 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? \_\_\_\_\_

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

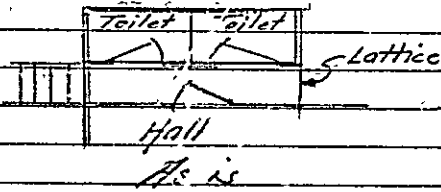
City of Portland  
Long Island Fire Dept.

Signature of owner by: Robert Johnson

NOTES

5-11-51. Work on amendment not started.

Picture near door has marks on it.  
Front door from hall has dead lock.



6/14/51 - Has letter. *[Signature]*

INSPECTION NOT COMPLETE

Permit No. 49/1010  
 Location: *New American Club*  
 Owner: *Samuel J. Miller Dept*  
 Date of permit: 7/8/49  
 Notif. closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy issued

9/12/49

June 13, 1951

Mr. Earl A. Johnson  
Long Island, Maine  
Mr. Lawrence L. Stevens, Commander  
Long Island Memorial Post 9605 VFW  
Long Island, Maine

Copy to: City Clerk

Gentlemen:

On May 11 one of our inspectors examined the former Fern Avenue schoolhouse now occupied by Long Island Memorial Post 9605, Inc. VFW as a club and lodge building where beans has been played under a license from the Municipal Officers of Portland, reports that the rear exit door has a hook on it and that the door leading from the assembly hall to the front vestibule contains a dead bolt which means that it can be locked with a key against persons on the inside getting out.

When this building was changed from school use to that of club and lodge building with a minor assembly hall in 1949 so-called vestibule latchesets were required in all of these exit doors and no other locks or fastening devices of any kind were to be put upon the doors. A vestibule latcheset is one where any person on the inside can quickly open the door merely by turning the usual knob or pressing on the usual thumb piece without requiring a key or any special knowledge.

Now that the hall is supposed to be licensed by the Municipal Officers of Portland for playing beans, the Public Assembly Ordinance of the City requires the same type of locks.

It is important that both of the above doors be equipped with a vestibule lockset or equivalent immediately and that this office be notified when the change has been made.

It is not known whether there is a knob latch or what kind of lockset may be on the rear door now, but the hook must be removed and if there is not now a vestibule latcheset on it which will operate as above and still keep persons from entering at will from the outside, one must be provided. Probably the front door from hall to vestibule can be corrected merely by removing the dead bolt which is a simple operation.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/0

Leon: We have had this beans application for a long time trying to get a chance to go down to the Island. The above is the final result, and the application is returned to you herewith.

WMcD





FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED  
Permit No. 1267

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, December 12, 1914

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 Fern Avenue, Long Island Use of Building School  
97-A-1, 2, 7, 8  
Name and address of owner of appliance City of Portland No. Stories 1 New Building  
Existing  
Installer's name and address G. H. Babb & Co., R.F.D. #6, Portland Telephone 4-5866

## General Description of Work:

To install steam heating system

*OK 1213-41*  
*TFM*

### IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story \_\_\_\_\_ Kind of Fuel coal  
Material of supports of appliance (concrete floor or what kind) concrete  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, \_\_\_\_\_  
from top of smoke pipe 5'6" from front of appliance over 4' from sides or back of appliance over 3'  
Size of chimney flue 15x18 Other connections to same flue none

### IF OIL BURNER

Name and type of burner \_\_\_\_\_ Labeled and approved by Underwriters' Laboratories? \_\_\_\_\_  
Will operator be always in attendance? \_\_\_\_\_ Type of oil feed (gravity or pressure) \_\_\_\_\_  
Location oil storage \_\_\_\_\_ No. and capacity of tanks \_\_\_\_\_  
Will all tanks be more than seven feet from any flame? \_\_\_\_\_ How many tanks fireproofed? \_\_\_\_\_  
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same  
amount at same time.)  
Signature of Installer Wilfred J. Perry

G.H.A.

G. H. Babb & Co.

55

Permit No. 44)1269

Location Fern Ave., Lindal

Owner City of Seattle

Date of Permit 12/13/44

Post Card sent \_\_\_\_\_

Notif. for insp. \_\_\_\_\_

Approval Tag issued \_\_\_\_\_

Handbook 471004 3/12/45 C. 26

Oil-Burner Check List (date) \_\_\_\_\_

1. Kind of heat Steam Heat
2. Label \_\_\_\_\_
3. Anti-siphon \_\_\_\_\_
4. Oil storage \_\_\_\_\_
5. Tank Distance \_\_\_\_\_
6. Vent Pipe \_\_\_\_\_
7. Fill Pipe \_\_\_\_\_
8. Gauge \_\_\_\_\_
9. Rigidity \_\_\_\_\_
10. Feed safety \_\_\_\_\_
11. Pipe sizes and material \_\_\_\_\_
12. Control valve \_\_\_\_\_
13. Ash pit/vent \_\_\_\_\_
14. Temp. or pressure safety \_\_\_\_\_
15. Instruction card \_\_\_\_\_
16. \_\_\_\_\_

NOTES

Empty lined area for notes or additional information.

Schubert to. case - Long Island 11/19/44

---

Check statement of design, see  
last par. letter of Oct. 21, 44

---

Check wall sections for thickness

---

EP 44/1004-1

ATH  
RMT  
XPH  
AJS  
BS

March 15, 1945

Miller & Eoal Inc.  
Robert A Verrier

Subject: Access to unused basement space in Fern  
Avenue School, Long Island

Gentlemen:

The wall between the basement stairwell and the large excavated space in the basement had been built of concrete block and a doorway opening squared out with bolt for attaching a door frame.

As explained in my letter to the architect of October 21, 1944, the Building Code does not allow any normal sized doorway for access to the large excavated space unless the ceiling over this space is plastered with one hour fire resistance, and, if the large excavated space contemplated as a playroom or for the children to go in, another means of egress provided at the far end from the inside stairwell.

As indicated in my letter to the architect, this wall could have been made a wooden lath partition covered on both sides with plaster making one hour fire resistance. The doorway could have been framed out and plastered over on both sides on the basis that when it was decided, as I feel it inevitably will be, to use the large excavated space, the protective features required by the Building Code could be provided, the plaster removed and a self-closing Class C fire door installed in the opening in a metal clad frame.

Evidently the negotiations were too far along to make this change in type of wall, and the wall has been built of concrete block which means that when the doorway and door are provided, the frame of the door will have to be structural metal instead of metal clad.

In my dual capacity as member of the Building Committee and as Building Inspector charged with enforcement of the Building Code, I feel that it is necessary that the opening now squared out, be completely filled in with concrete block or with four inches of brick masonry. There is no objection to leaving a straight joint all around, in fact that is the only way to do it now, so that the masonry can be easily removed later, if required. If the frame of the door is to be provided now, it should be structural channels or angles.

Very truly yours,

Inspector of Buildings

Wad/S

CC: Charles H. Persine  
Supt. of School Buildings

Mr. Herman R. Libby, Chairman  
Building Committee  
40 Exchange Street

*Order: 1 copy for records  
B J & J*

MILLER & BEAL, INC.  
ARCHITECTS  
BANK OF COMMERCE BUILDING  
PORTLAND 3, MAINE

November 30, 1944

Project: Me. 17-160  
School, Long Island,  
Portland, Maine.

Mr. Robert A. Verrier,  
General Contractor,  
415 Congress St. Portland, Me.

Dear Sir:

Pursuant to your November 8th. letter to us,  
you are hereby authorized and directed to install approx-  
imately 95 lin. feet of impervious base to correspond with  
the asphalt-asbestos tile floor covering in the (2) toilet  
rooms of the above project, for the sum of Forty Nine and  
80/100 Dollars (\$49.80).

The above extra was voted by the Special School  
Building Committee on Oct. 20; approved by Architect's  
letter to FWA on Nov. 18; approved by FWA Construction  
Engineer (Mr. Tyrrell) on Nov. 25; and approved and recorded  
by P. W. Fraleigh Regional Engineer FWA., New York, on  
November 28, 1944.

This change order should appear near the bottom  
of your Periodical Estimate Form 54:-

Change Order No. 1  
Toilet Rm. Base 95 l.f. \$49.80

Very truly yours,

MILLER & BEAL, INC.  
By *Arthur J. Beal, Pres.*

cc: to Sec'y of Committee (Owner)  
(1) for your subcontractor.

RECEIVED  
DEC 1 1944  
CITY OF PORTLAND

Rept. JS-25-1

*Final  
copy  
CJS  
SJV*

October 21, 1944

Mr. Robert A. Verrier,  
415 Congress Street,  
Portland, Maine

Subject: Building permit for construction of  
public school building on Fern Avenue, Long  
Island

Dear Sir:

Above building permit is enclosed. It is to be borne in mind that the Building Code applies to the construction of this building precisely in the same manner as though the building were privately owned. Please see to it that notice of readiness for closing-in inspection after wiring, piping, etc., has been installed and approved, is given and our certificate of closure (green tag) left at the job before the work is closed in. We will try to make prompt inspection when notified, but of course we cannot be as prompt perhaps, as we would if the job were on the mainland.

Certain minor adjustments as to compliance with the Building Code are to be taken up with you by the architect.

Very truly yours,

WCS/H

Inspector of Buildings

CC: Miller & Beal, Inc.  
465 Congress St.

Charles H. Perkins, Supt.  
School Buildings

Miller & Beal, Inc.:

I enclose and that you are to be aware of with the contractor matters as letter of October 9, 1944. Also that you are taking care of the discrepancy as to compliance with the Building Code contained in my letter to the Building Committee of October 6th, as follows:

1. The doorway shown on the plans between basement stair hall and excavated space "B" is to have frame installed and then the doorway bricked up instead of a door being provided. After thinking the matter over since our meeting of yesterday it is my belief that it would be far better to leave out the frame of the door and brick up the masonry opening in the rough. It is obvious by the idea of putting the door frame in that some day the opening is to be opened, and in that case the door and frame would have to be a self-closing standard fire door. The frame in that case being in a masonry wall would have to be structural metal. The Building Code would be satisfied in this short partition in which this doorway is located were of one-hour fire resistance,--wooden studs with plaster on perforated gypsum lath on both sides. I suggest that you and Mr. Perkins consider making this partition of that construction and plastering it solid on both sides. Then if a decision is reached to use base "B", the doorway can be framed out with metal covered frame and the Class C self-closing fire door provided.
2. Note that the fire door in opening from basement stair hall to heater room is required to be a standard Class B (labelled), self-closing door, the frame

Miller & Beal, Inc.-----2

October 21, 1944

to be structural metal.

3. Extra hand rails to be provided on both sides of outside steps to be supplied later by the School Department as is the inside fire alarm to the approval of the Chief of the Fire Department, these to be supplied before the school is occupied.

4. Fire stops of incombustible material are required at the floor line in all walls and partitions instead of the arrangement of wood fire stops shown on Sheet 9 of the plans.

5. The sanitary base is to be provided around both toilet rooms, time and contractor to do this work to be determined by yourself as arranged by the Building Committee.

We are still short your signed statement of design to cover design of lally columns and steel beam over heater room.

Very truly yours,

Inspector of Buildings

Long Island School Committee

October 3, 1944

Killer & Beal, Inc.  
485 Congress Street,  
Portland, Maine

Subject: Some questions about framing of proposed  
school at Long Island

Comments:

Your Section K-S is not exactly located on the plan of the building by section marks, but is evidently taken not far from the easterly end of the building, looking eastward. On that basis I presume there is no doubt that the 2x6 rafters which get their bearing on the plate of the corridor partition at about the level of the ceiling of the classrooms are to be extended clear through the main building, 20 inches from center to center.

The plans do not seem to make clear how the 2x6 ceiling joists over the corridor are to be supported upon the bearing partition between the corridor and the classrooms, this partition continuing on up by the corridor ceiling to support the ceiling of the classrooms. The indication on the plan may mean a doubled 2x4 girt which would call for cutting off the studs, thus making the upper part of the bearing partition consist of short pieces of studs only about four feet long. This may be the best way to do it, but might not give the maximum of stiffness against the kick of the roof construction. Ledgerboard construction to support the corridor ceiling joists would be acceptable, thus giving the added stiffness of the joists being full length. I presume the studs of this bearing partition are intended to extend down to the top of the 2x6 sill which rests on the concrete block wall in the cellar.

On framing plans of east and west elevations no doubled 2x4 girts are shown, and I do not know that the Building Code specifically requires them. As a practical matter, however, they are desirable if not necessary to me at least across the high level plate on west elevation and across at the level of the low plate at east elevation. Some of the studs are pretty long, and, of course, splicing is not allowable.

On both elevations I have not discovered the size of the soaker over the large six-foot wide door openings. On east elevation it looks as though doubled 2x4 might be intended, which does not seem enough. On west elevation on what sill the upper 2x4 studs in the main building wall get their bearing? It looks as though it might be intended that they rest upon the upper edge of the 2x6 rafters which run clear down to the front face of the open entrance porch. It seems to me that those 2x6's should be doubled to give a good bearing to the studs.

In a number of places where there are window or door openings it is not clear on the plans, notably the rear elevation facing on Street 3, that the headers over the openings are to get their bearing upon the supporting studs. This, of course, is required by the Building Code and I presume there is a clause in the specifications somewhere which holds the contractor responsible for complying with Building Code requirements whether the precise, minute details are shown on the plans. This understanding should be cleared up with him whether or not it is in the specifications.



Miller & Beal, Inc.-----2

October 4, 1944

Your signed statement of design is needed to cover design of lally columns and the steel truss over the heater room and perhaps some other details.

I presume the contractor knows that he is required to apply for and secure a building permit, supplying plans and specifications, in precisely the same manner as is required for a private job.

Very truly yours,

Inspector of Buildings

ELC/D/H

CC: Herman B. Libby  
40 Exchange St.

Charles H. Perkins, Supt.  
School Buildings



APPLICATION FOR PERMIT

PERMIT <sup>PS</sup> 155120

Class of Building or Type of Structure third class

Portland, Maine, October 16, 1944

GCT 21 1244

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~-install the following building structure-equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Barn Avenue, <sup>Long</sup> Island Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's or Lessee's name and address City of Portland Telephone \_\_\_\_\_

Contractor's name and address Robert A. Verrier, 415 Congress St. Telephone 3-3161

Architect Miller & Beal Plans filed yes & Spec. No. of sheets 11

Proposed use of building School house No. families \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ 18,000 Fee \$ 9.00

Description of Present Building to be Altered

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Last use \_\_\_\_\_ No. families \_\_\_\_\_

General Description of New Work

To build one story frame building app. ~~41~~ 63' x 32' as per plans

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? yes

Is any electrical work involved in this work? yes Height average grade to top of plate \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

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

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof pitch Rise per foot \_\_\_\_\_ Roof covering Asphalt roofing Glass C Und. Lab.

No. of chimneys 1 Material of chimneys brick of lining tile

Kind of heat steam Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_

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

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ 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 \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_

Total number commercial cars to be accommodated \_\_\_\_\_

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

Miscellaneous

Will above work require removal or disturbing of any shade 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

ORIGINAL

Signature of owner By \_\_\_\_\_

City of Portland

*[Handwritten Signature]*

5322D

**INSPECTION NOT COMPLETED**

Permit No. 44/186 4MPLE-3

Location Green Ave. Long Island

Owner City of Portland

Date of permit 10/21/44

Notif. closing-in 1/2/45 11:51 AM

Inspn. closing-in 1/3/45 C.T. M.

Final Notif.

Final Inspn. **INSPECTION NOT COMPLETED**

Cert. of Occupancy issued

Heater 44/1867 NOTES

10/21/44 Performance  
to install Main horizontal  
duct and by parallel etc.

10/24/44 Work progress  
on side ventilation etc

1/3/45 Final C.T. subject

to approval of duct and  
insulation. Some furniture  
East wall - front door

and cabinet blocking  
put in door stuffing  
around duct and

stack at ceiling level  
could check this

later inspection  
etc.

3/12/45. Now had no  
insulation, roof insulation

5  
area not on. Has drain  
on side of outside steps  
only. Should have  
vertical wood around  
vertical air ducts at  
ceiling level. etc  
3/13/45 - Letter about  
basement of framing.

3/14/45. Call Mr. Beal about  
statement of design etc

~~13-7-1949~~ 97-n-1, 2, 3, 4  
There are  
Long Island

CONTRACT FORM OF AGREEMENT BETWEEN  
OWNER AND ARCHITECT

THIS AGREEMENT made the twenty-ninth day of June in the year Nineteen Hundred and Forty-Four, by and between the CITY OF PORTLAND, MAINE hereinafter called the Owner, and MILLER & BEAL, INC. 465 Congress Street, Portland, Maine hereinafter called the Architect,

WITNESSETH, that whereas the Owner intends to erect a GRADE SCHOOL BUILDING at Long Island, Casco Bay, P.W.A. Project No. 17-160.

NOW, THEREFORE, the Owner and the Architect, for the consideration hereinafter named, agree as follows:

The Architect agrees to perform, for the above-named work, professional services as hereinafter set forth.

The Owner agrees to pay the Architect for such services a fee of ONE THOUSAND DOLLARS (\$1000.00) being hereinafter referred to as the fee.

The parties hereto further agree to the following conditions:

1. The Architect's Services.- The Architect's professional services consist of the necessary conferences, the preparation of working drawings, specifications, large scale and full size detail drawings; the drafting of forms of proposals and contracts; the issuance of certificates of payment; the keeping of accounts, the general administration of the business and the supervision of the work, including work relating to furnishings and equipment.

2. Reimbursements.- The Owner is to reimburse the Architect the costs of transportation and living incurred by him and his assistants while traveling in discharge of duties connected with the work, except such expenses as are incurred in travelling to and from the site of the project.

3. Extra Services and Special Cases.- If the Architect is caused extra draughting or other expense due to changes ordered by the Owner, or due to the delinquency or insolvency of the Owner or Contractor, or as a result of damage to the project by fire, he shall be equitably paid for such extra expense and the service involved.

If any work designed or specified by the Architect is abandoned or suspended, the Architect is to be paid for the service rendered prior to the date on which the Architect received notice to discontinue the work.

4. Payments.- Payments to the Architect on account of his fee shall be made as follows, subject to the provisions of Article 3:

Upon completion of specifications and general working drawings (exclusive of detail) a sum equal to 60% of the fee.

From time to time during the execution of work and in proportion to the amount of service rendered by the Architect, payments of the balance amounting to 40% shall be made until the aggregate of all payments equal the fee.

No deductions shall be made from the Architect's fee on account of penalty,

liquidated damages, or other sums withheld from payments to contractors.

5. Survey, Borings and Tests.- The Architect shall so far as the work under this agreement may require, obtain at his own expense a complete and accurate survey of the building site, giving the grades and lines of streets, pavements, and adjoining properties; the rights, restrictions, easements, boundaries, and contours of the building site, and full information as to sewer, water, gas and electrical service. The Owner is to pay for borings or test pits and for chemical, mechanical, or other tests when required.

6. Supervision of the Works.- The Architect will endeavor to guard the Owner against defects and deficiencies in the work of contractors, but he does not guarantee the performance of the contracts. The supervision of an Architect is to be distinguished from continuous personal superintendence, but does include all of the functions normally performed by a clerk-of-the-works, including without limitation the obtaining from contractors and/or sub-contractors of payrolls, insurance certificates, etc., required by the Owner or the Federal Works Agency. The Architect is to visit the site of the work at least each day on which work is being performed which requires supervision.

7. Preliminary Estimates.- When requested to do so the Architect will furnish preliminary estimates on the cost of the work, but he does not guarantee the accuracy of such estimates.

8. Ownership of Documents.- Drawings and specifications as instruments of service are the property of the Architect whether the work for which they are made be executed or not.

9. Successors and Assignments.- The Owner and the Architect, each binds himself, his partners, successors, executors, administrators, and assigns to the other party to this agreement, and to the partners, successors, executors, administrators and assigns of such other party in respect of all covenants of this agreement.

Except as above, neither the Owner nor the Architect shall assign, sublet or transfer his interest in this agreement without the written consent of the other.

10. Arbitration.- All questions in dispute under this agreement shall be submitted to arbitration at the choice of either party.

11. The Architect is to furnish 15 complete sets of plans and specifications as part of his obligation. Additional sets will be paid for at cost by the Owner.

12. Termination of Contract.- If the Architect shall fail to carry out any provisions of this contract within the time and in the manner herein provided, or if the Architect shall violate any of the covenants, agreements or stipulations of this contract, the Owner shall thereupon have the right to terminate this contract by giving seven (7) days' notice to the Architect in writing of the fact and time of such termination. In such event the Architect shall be entitled to receive just and equitable compensation for services already satisfactorily performed. Nothing contained in this contract shall be construed to relieve the Architect of liability for damages sustained by the Owner by virtue of any breach of this contract by the Architects.

The Owner and the Architect hereby agree to the full performance of the covenants contained herein.

IN WITNESS WHEREOF they have executed this agreement, the day and year first above written.

(3)

CITY OF PORTLAND, MAINE.

by (Signed) J. E. Barlow, City Manager

MILLER & BEAL, INC.

by (Signed) Lester I. Beal  
Lester I. Beal, Pres.

Long Is. School

October 6, 1944

Herbert S. ...  
Charles ...  
... and School Committee

Subject: Features of proposed school building  
not in compliance with Building Code

Re: Items:

The following questions arise as to compliance with the Building Code of the plans and specifications for the proposed school building on Long Island. The most important of these were taken up with Raymond Mayo of the architects office a few days before bids were received, and he thought best to let the bids come in as they were and leave additional work required to be considered as "extras".

1. The ceiling over the excavated space in the basement is required to be provided with one-hour fire resistance (plaster on metal lath or perforated gypsum lath with strips over the joints) and the underside of the floor joists over the unexcavated space ought to be similarly covered or else the door separating the two spaces made a fire door and the rule established that the unexcavated space is never to be used for storage or any other purpose.

2. The fire door in opening from basement stair hall to heater room is required to be a standard Class B (labelled), self-closing fire door. The door between the basement stair hall and the excavated space requires a standard Class C (labelled), self-closing fire door instead of the ordinary door shown.

3. It seems inevitable that the excavated space in the basement will be used eventually for a play room, and the building should be built now so that it can be so used from the outset. On that basis the floor is required to be of concrete or similar impervious material, an emergency exit directly to out of doors at grade is required, the stairs to the first floor are required to be at least 31 inches wide with non-slip treads and handrails on both sides, full length. In event this excavated area in basement ("B" area indicated on the plans) is to be used for a play room or for any use of the pupils a much better exit would be provided as one of the two required if the exterior door at the landing half way up the stairs were made to swing outwards and equipped with anti-panic hardware.

4. Handrails are required on both sides of outside steps. I understand from the architects that both outside doors from the first floor are to be equipped with anti-panic hardware and both vestibule doors inside of them are to have merely push plates and no latches or locks of any description.

5. An inside fire alarm system is required, and I understand that this is to be taken care of separately because the FMA will not approve inclusion of such a system in the contract involving federal funds.

6. Fire stops of incombustible material are required at the floor line in all walls and partitions instead of the arrangement shown on Sheet 3 of the plans.

7. I understand the interior ventilating ducts are to be all of metal and that no part of the wooden ventilator to be built on the roof is to extend inside of the building.

Rayman B. Libby  
Charles Perkins-----E

October 6, 1931.

8. The Building Code requires that the toilet rooms have waterproof and sanitary floor surfaces and bases. Assuming that the so-called "impervious" asphalt tile to be used is waterproof as well as sanitary, the waterproof and sanitary bases will have to be provided.

9. I presume the state authorities have been consulted and have approved the arrangements for light and ventilation.

10. There are a few questions about framing the building which I will take up direct with the architect.

Very truly yours,

WMB/H

Inspector of Buildings

CC: James E. Barlow, City Manager  
Miller & Beal, Inc., 465 Congress St.  
Lester F. Wallace, Purchasing Agent



Long Island School Committee

Miller & Beal, Inc.  
385 Congress Street,  
Portland, Maine

October 9, 1944

Subject: Some questions about framing of proposed  
school at Long Island

Gentlemen:

Your Section 8-8 is not exactly located on the plan of the building by section marks, but is evidently taken not far from the easterly end of the building looking eastward. On that basis I presume there is no doubt that the 2x6 rafters which got their bearing on the plate of the corridor partition at about the level of the ceiling of the classrooms are to be extended clear through the main building, 20 inches from center to center.

The plans do not seem to make clear how the 2x6 ceiling joists over the corridor are to be supported upon the bearing partition between the corridor and the classrooms, this partition continuing on up by the corridor ceiling to support the ceiling of the classrooms. The indication on the plan may mean a doubled 2x4 girder which would call for cutting off the studs, thus making the upper part of the bearing partition consist of short pieces of studs only about four feet long. This may be the best way to do it, but might not give the maximum of stiffness against the kick of the roof construction. Ledgerboard construction to support the corridor ceiling joists would be acceptable, thus giving the added stiffness of the joists being all one level. I presume the studs of this bearing partition are intended to extend down to top of the 4x6 sill which rests on the concrete block wall in the cellar.

On framing plans, east and west elevations no doubled 2x4 girts are shown, and I do not know that the Building Code specifically requires them. As a practical matter, however, they seem desirable if not necessary to me at least across the high level plate on west elevation and across at the level of the low plate at east elevation. Some of the studs are pretty long, and, of course, splicing is not allowable.

On both elevations I have not discovered the size of the member over the large six foot wide door openings. On east elevation it looks as though doubled 2x4 might be intended, which does not seem enough. On west elevation on what will be the upper 2x4 studs in the main building wall got their bearing? It looks as though it might be intended that they rest upon the upper edge of the 2x6 rafters which run clear down to the front face of the open entrance porch. It seems to me that these 2x4's should be doubled to give a good bearing to the studs.

In a number of places where there are window or door openings it is not clear on the plans, notably the rear elevation framing on Sheet 5, that the headers over the openings, their bearing upon the supporting studs. This, of course, is required by the Building Code and I presume there is a clause in the specifications which holds the contractor responsible for complying with Building Code requirements whether the precise, minute details are shown on the plans or not. This understanding should be cleared up with him whether or not it is covered in the specifications.

Miller & Peal, Inc.-----2

October 9, 1944

Your signed statement of design is needed to cover design of Lally columns and the steel base over the heater room and perhaps some other details.

I presume the contractor knows that he is required to apply for and secure a building permit, supplying plans and specifications, in precisely the same manner as is required on a private job.

Very truly yours,

WHD/H

Inspector of Buildings

CC: Herman B. Libby  
40 Exchange St.

Charles H. Perkins, Supt.  
School Buildings

Plans of Proposed Elementary School at Long Island 5/10/44

1- Special + General Requirements:-  
 Sect. 210-a School will come under Type  
 A use.

Sect. 210-b-2 - 3 1/2" all walls of building  
 be more than 20' from any  
 lot line? If less than 20' and  
 more than 5' fire hazard re-  
 sistance required.

Sect. 210-b-1, 3, 4 - O.K.

Sect. 210-c-1) Since accommodations will be for  
 less than 100 students and floor  
 will be less than 4' above  
 grade at entrance, third  
 class construction is permitted.  
 Concrete trench wall with brick  
 underpinning apparently  
 takes care of fire stopping with  
 incombustible material space  
 beneath portion of building  
 without basement.

Sect. 210-d - O.K. - Must comply with  
 State Requirements for School  
 Buildings.

Sect. 210-e-1 - Are two means of egress from  
 basement required in this case  
 where boiler room occupies  
 practically the entire space  
 below grade?

32  
 22  
 62  
 40 70 40 110  
 40  
 304  
 280  
 120

Sect. 210-e-2 - Are double doors from classrooms  
 with entire width of opening 54"  
 permissible? If so, should there  
 not be some provision for not  
 having one of them bolted shut?

Sect. 210-e-3 - Presumably it is from stone plate  
 doors outside buildings are  
 not included under this section.  
 If so, handrails both sides are required.

(over)

Plans of Proposed Elementary School at Long Island

Section 210-e-4.5 - O.K.

Section 210-e-6 - Do these sections require ext. lights and anti-panic hardware on outside doors?

Section 210-e-7 - Fire alarm system required.

Section 210-f - Enclosure of cellar stairs required. Cannot this be accomplished by fire door w/ brick wall at foot of stairs?

Section 210-f-2 - Class "B" fire door required for heater room door.

Section 210-f-3, 4 - O.K.

Section 210-f-5 - Wall board not permissible on walls, partitions, and ceilings of building.

Section 210-f-7 - Ceiling of entire basement must be at least 1 hour fire resistance.

Section 210-f-6 - O.K.

Section 210-g-1 - O.K.

X Section 210-g-2 - Sanitary floor and base required in toilet rooms

Section 210-b - What type heating is to be used?

Section 210-i - Electric lighting required.

Section 210-j - O.K.

Section 212-a, b, c, d, e-1, 2, 3, 4, 5, 21, 22, 23, 24 - O.K.

Section 212-e-2.5 - Vestibule lock req. which on outside doors if anti-panic bars not used.

Section 212-e-2.6 - O.K.

Section 212-e-2.7 - Room to cellar stairway enclosure required to be self-closing.

Plans of Proposed Elementary School at Wang Island

5/12/44

Section 212-e-3, 4 - O.K.

Section 212-e-5.1 - No stairs to basement  
have to be at least 3'  
wide? They scale only  
about 30"

Section 212-e-5.2 - How about hand rail  
on these stairs?

Section 212-e-5.3 - Rise & tread of stairs  
not given

Section 212-e-5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6. - O.K.

Section 212-f-1, 2, 3, 4, 5 - O.K.

Section 212-g, h, i. - O.K.

2 - Framing:-

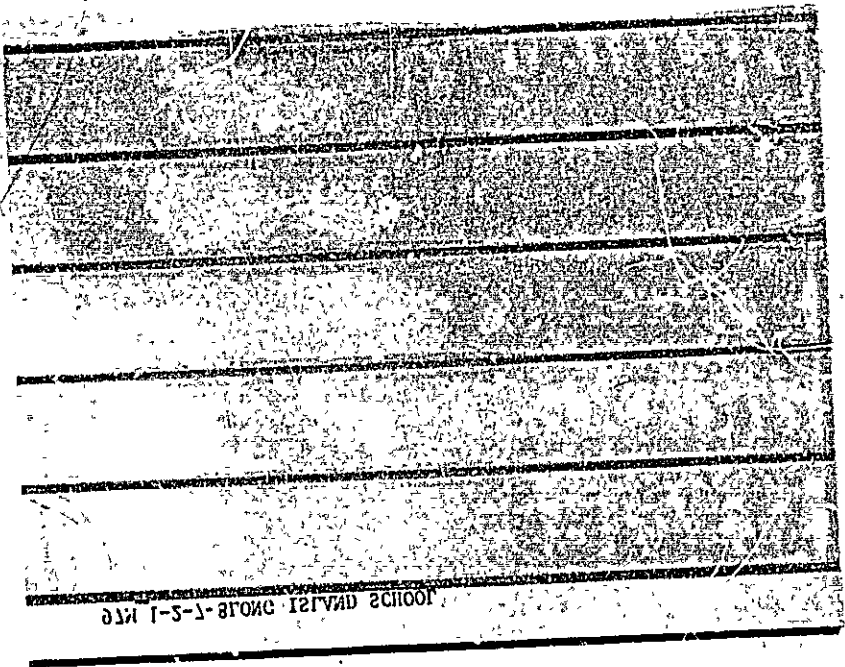
No framing details given - C.G.S.

Final Plans & Specs

Page 7 - plaster ceiling 1/2" thick

- 10-e-1 - two means of egress from  
basement

- 10-g-2 - sanitary tower toilet  
room.



10003 00152-1-5-1 R200



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date Sept 8, 19 82  
 Receipt and Permit number A 78817

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: 97-M-1-2-1 & Long Island - Long Isl. School  
 OWNER'S NAME: City of Portland, Me. ADDRESS: \_\_\_\_\_ FEES \_\_\_\_\_

OUTLETS: \_\_\_\_\_  
 Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL \_\_\_\_\_

FIXTURES: (number of)  
 Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_  
 Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

SERVICES:  
 Overhead \_\_\_\_\_ Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes \_\_\_\_\_

METERS: (number of) \_\_\_\_\_  
 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) \_\_\_\_\_

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: \_\_\_\_\_  
 DOUBLE FEE DUE: \_\_\_\_\_  
 TOTAL AMOUNT DUE: .50  
 min 3.00

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) \_\_\_\_\_

INSPECTION: Will be ready on \_\_\_\_\_, 19\_\_; or Will Call xx  
 CONTRACTOR'S NAME: Harry Zepke  
 ADDRESS: Long Island, Me.  
 TEL: \_\_\_\_\_  
 MASTER LICENSE NO.: 03088 SIGNATURE OF CONTRACTOR: Harry G. Zepke  
 LIMITED LICENSE NO.: \_\_\_\_\_

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



ELECTRICAL INSTALLATIONS—

Permit Number 78817

Location 97-M-1-2-7+8

Owner City

Date of Permit 9-8-82

Final Inspection 7-20-83

By Inspector W. J. Kelly

Permit Application Register Page No. 127

INSPECTIONS: Service \_\_\_\_\_ by \_\_\_\_\_

Service called in \_\_\_\_\_

Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS: 7-20-83 / /

/ /  
/ /  
/ /  
/ /

CODE  
COMPLIANCE  
COMPLETED  
DATE 7-20-83

REMARKS:


*Long Island Sound*





**APPLICATION FOR PERMIT**  
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
 ELECTRICAL INSTALLATIONS

CODE  
 COMPLIANCE  
 COMPLETED

Date Oct. 20 1986  
 Receipt and Permit number D 09524

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: Long Island - School  
 OWNER'S NAME: City of Portland, Me. ADDRESS: \_\_\_\_\_

	FEES
<b>OUTLETS:</b>	
Receptacles _____ 8 Switches _____ Plugmold _____ ft. TOTAL _____	3.00
<b>FIXTURES: (number of)</b>	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
<b>SERVICES:</b>	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
<b>METERS: (number of)</b> _____	
<b>MOTORS: (number of)</b>	
Fractional _____	
1 HP or over _____	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
<b>APPLIANCES: (number of)</b>	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
<b>MISCELLANEOUS: (number of)</b>	
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 "STCP ORDER" (304-16.b) .....  
 TOTAL AMOUNT DUE: 00 3.00  
 ,min 5.00

**INSPECTION:**  
 Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call xx  
**CONTRACTOR'S NAME:** Seacoast Electric  
**ADDRESS:** 26 Union Wharf  
**TEL:** 774-6179  
**MASTER LICENSE NO.:** 03088 **SIGNATURE OF CONTRACTOR:** \_\_\_\_\_  
**LIMITED LICENSE NO.:** \_\_\_\_\_

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

