

EASTERN AVENUE
104-P-32-33

LONG ISLAND



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 20, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~ALTER OR RECONSTRUCT~~ the following building structure equipment in accordance with the laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Eastern Avenue, Long Island Within Fire Limits? no Dist. No. _____
 Owner's name and address Florence Fitzgerald, Long Island 88 Cornhill Telephone _____
 Lessee's name and address 104-1' 22-33 Telephone _____
 Contractor's name and address James Kneeland, 28 Marshall Telephone 2-9896
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Cottage No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 1500 Fee \$ 2.50
2570.

General Description of New Work

To construct $1\frac{1}{2}$ story frame cottage 24'x28'.

Denied

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. James Kneeland

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 714' 11' 4" Height average grade to highest point of roof 18'
 Size, front _____ depth _____ No. stories 1 1/2 solid or filled land? solid earth or rock? earth
 Material of foundation concrete block Thickness, top 8" bottom 12" cellar no
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof pitch-gable Rise per foot 7" Roof covering asphalt roofing Class C Und. Lab.
 No. of chimneys none Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 4x4 Sills 6x6 Girt or ledger board _____ Size _____
 Girders yes Size 6x6 Columns under girders con. block Size 8x12' Max. on centers 7'
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2x6, 2nd 2x6, 3rd _____, roof 2x6
 On centers: 1st floor 16", 2nd 16", 3rd _____, roof 24"
 Maximum span: 1st floor 12', 2nd 12', 3rd _____, roof 12'
 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 repair, 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

Florence Fitzgerald

Signature of owner

James B. Kneeland

INSPECTION COPY

Permit No 481
 Location Clinton Ave, Long Island
 Owner Florence Fitzgerald
 Date of permit 4/1/48
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn _____
 Cert. of Occupancy issued _____

that was not a angle that cut.
 2 1/2" x 4" guide one 6 x 6
 F.S. on 8" x 8" one 1" x 2" x 6"
 spirit level used
 Floor joists are 2 x 6
 dissolved on 24" centers
 The floor joists are 2 x 6
 24" o.c.
 Sills laid and fast
^{plates in place}
 (1) only work done 4/26

NOTES

5/6/48 I could find no stakes
 defining position lines and the
 only check for straight line
 was from the light poles
 there was an iron stake
 about 6" from the rear
 light panel ^{to the frame noted.}
 purpose or meaning of
 this is not certain.

7/15/48 No further work has been
 done. While and material on
 job have not been cleared
 away as to

No firm report of a
 permanent nature was
 in yet. Some flat loose
 stakes on top grade have
 been used, and sills
 set on grade except
 at front where it is
 4" x 14" above. Some
 applied to center guide

5548
only sink. I located wood
near pipe at rear right
hand corner looking from
street. This was practically
at the intersection of sill
and rear sill.

no permanent ^{found} posts are
in. The rear sill on the
ground at outfall ends, with
flat stone ^{found} at center
but sill ^{found} on grade

The left sill (looking from st)
sets on grade its full length.
The right one on grade for
half its length, with a

flat stone, never splice. (2)

Right corner of front sill is
14" above grade setting on 2 level
stone on grade. Center and left
corner are 4" x 6" above grade
on level stone.

Center girdle on grade (right
angle to etc.) for most of its
length, with flat stone in
6" splice at center.

All sills are 6x6 F.S.

Flare joints are 2x6 dressed
although in some cases they are
close to full 2" over 6 on 24" D.C.

12" square.

Sill laid out flare joints in place
is very well done.

Concrete blocks in place or marking

LOCATION: Eastern Ave. Long Island

DATE 4/20/48

PERMIT _____

INQUIRY _____

COMPLAINT _____

This man has the
flour and sells
I passed his head the
flour just in 24" OC -
that him and more
than 16" OC.

P.H.

Nearby cottage
~~is in the~~
of S. I also check the
feet you can when
you have a chance
You may have to
use W.P.H. to go
down there and look
it over.

See letter - Plus
books also one of
these jobs is with
(over)

only get settled
after we have
done a lot of
work and written
a long letter
perhaps letting
the work proceed
by stages - for with
just the price
then adjust -
money past flow
and so on
M D 1/1/28

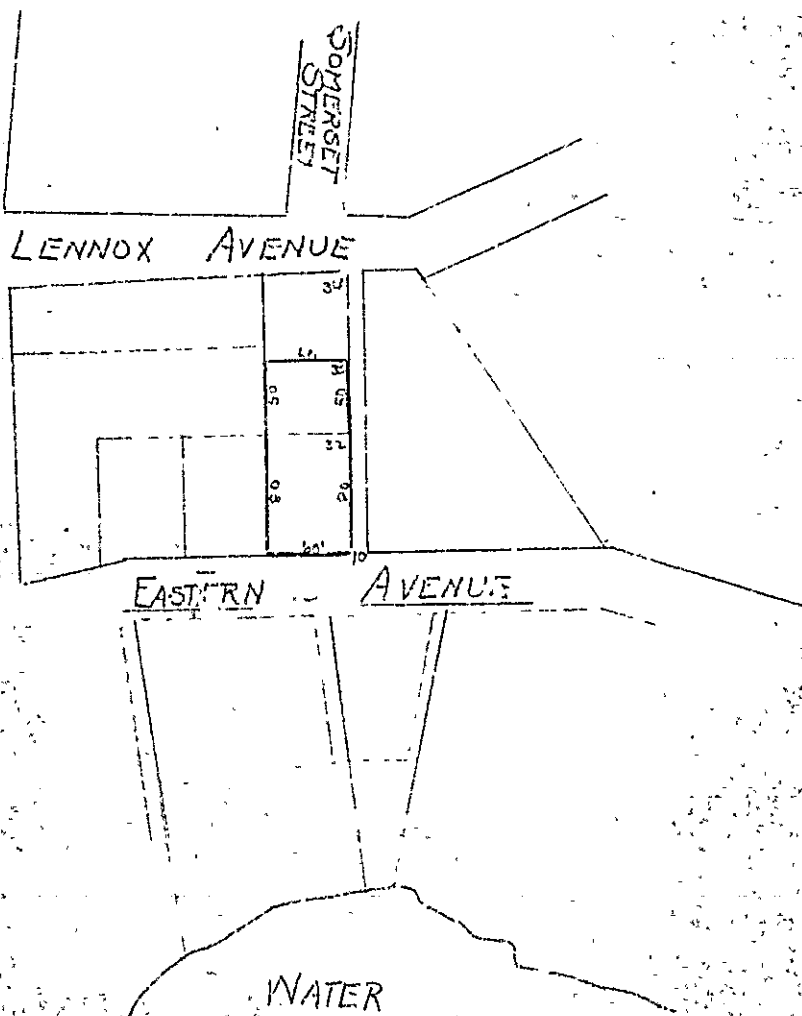
104-H

LENNOX AVENUE

SOMERSET
STREET

EASTERN AVENUE

WATER



✓ 6x6 sill does not figure out on 7' span

Use 6x8

✓ 6x8 girders must be on edge and have same no of piers as sills

Concrete piers 4' below grade on to ledger
How are ceiling timbers to be supported
across living room where there is no
✓ ceiling partitions

Location:

25

File
with
me
in
June 15, 1948.

Mr. Warren W. Donald

Dear Sir, ^{Rec'd} 6/17/48

In regard
to your letter of June 7, I will
say that Mr. Greenland in-
tends to finish the cottage
as soon as he can get some
pleasant weather to do so.
In the meantime he has gone
on some other work but will
be in to see you soon.

I remain
Yours truly
Flurence Fitzgerald 88 Park St. City

AP Eastern Avenue, Long
Island (Assessors Lot No.
6/22/43/M 104-H-32-33-I

June 7, 1948

Mr. James Kneeland
29 Marshall Street
Miss Florence Fitzgerald
88 Park Street

Subject: Construction of cottage started
on Eastern Avenue, Long Island (Asses-
sors Lot No. 104-H-32-33), without
first securing a building permit

Dear Madam & Sir:

Having heard nothing definite from you as a result of my letter of
May 13, 1948, I am concluding that you do not intend to proceed with the
project.

If that is the case, it is necessary that you dismantle the framing
which has already been set up no later than June 21, 1948.

If, on the other hand, you do intend to go ahead with the work, your
revised plan showing the building to be in compliance with the Building Code,
especially the details called to your attention in my letter of May 13, must
be filed here no later than June 15.

Since most of the work that has been done is contrary to the Building
Code anyway, it will no doubt be necessary to remove it before any permit can
be issued. At any rate, we cannot allow the situation to remain in its pre-
sent condition for very much longer, as it is clearly in violation of the
Building Code in more than one particular. If the above indicated actions
by the dates mentioned are not taken, I shall find it my duty to proceed
against one or both of you for violation of the Building Code.

Very truly yours,

Inspector of Buildings

WJed/S

P.S. If you conclude that you will not go ahead with the work, and
will return the receipt for the building permit fee paid to this office,
the fee will be refunded by check as soon as the present work has been
dismantled in orderly fashion.

AP Eastern Avenue, Long
Island (Assessors Lot
No. 104-S-32 and 33)-I

May 13, 1945

Mr. James Kneeland
23 Marshall Street
Port Jervis, Maine

Subject: Application for 1½-story wood frame
cottage on Eastern Avenue, Long Island,
Assessors Lot No. 104-S-32 and 33

Dear Sir:

A check of the plans filed on May 11, 1945 for the above work raised the following questions as to compliance with Building Code and Zoning Ordinance requirements:

1. The 6x6 sills on piers of about 7' beneath the side walls of the building will not figure out to safely carry the theoretical loads involved. Either extra concrete piers may be used, those cutting down the length of span between each or 6x8 on edge may be used for the sills on the 7-foot spans shown. The 6x8 girder beneath the center of building must be placed with the 9" dimension vertical to figure out, and number of piers supporting it must be such that the span between them will not exceed seven feet.
2. Cross-bridging is required at the center of the span of floor and ceiling joists.
3. The concrete piers are required to extend at least 4' or 6" ledge below grade and at least 6" above grade. The sills must be kept at least this latter distance above the surface of the ground.
4. Nothing is shown as to how the ceiling timbers are to be supported across the large room where the central carrying partition does not carry through to the rear wall of the building. If the ceiling joists over this area are reversed to be parallel to the side walls, a problem arises as to a tie across the building at the plate line for this section of the building and as to providing proper support in firm floor framing for the crosswise partition which becomes a carrying partition.
5. In attempting to check the location our inspector was unable to find any markings to show the corners of the lot. However, the Assessors records show the lot to be 60' wide instead of a width of 45' as given on the plan filed here. The Zoning Ordinance specifies a minimum distance of 10' from the side lot line, whereas your plan shows a distance of 5'. Something has been said about the proposed building replacing a cottage destroyed by fire and that the new building is to be placed in the same location as the former cottage. However, there are no evidences on the ground of any cottage having been burned at this location at any recent date, so it is extremely doubtful if any allowances as to location can be made on that score. It is necessary that the corners of the lot be marked clearly on the ground by stakes or otherwise and the location staked out in compliance with Zoning Ordinance requirements for us to check before issuance of any permit.
6. Since the work started on the building before application was made for a permit does not probably comply in location with Zoning Ordinance requirements and the framing does not meet Building Code specifications, the only thing to do seems to be to remove what framing has been started and start anew after location has been staked out in such a position as to satisfy the zoning law and the permit has been issued upon receipt of such information needed as noted above to show compliance with the Building Code.

Very truly yours,

MJS/S:
Miss Florence Fitzgerald, 23 Park St.

Inspector of Buildings

AP Eastern Ave., Long
Island (Owner Florence
Fitzgerald)-I

April 21, 1948

Miss Florence Fitzgerald
25 Park Street
Mr. James Kneeland
20 Marshall Street

Subject: Application for building permit to
cover construction of cottage for Florence
Fitzgerald on Eastern Avenue, Long Island
(Assessors Lot No. 104-H-32-33)

Dear Madam & Sir:

It is unfortunate that Mr. Kneeland should proceed with the construction of this proposed cottage without first securing the building permit. I understand that the piers have been built and the sills laid and first floor framing constructed before the permit was even applied for on April 20. Over the phone this morning Mr. Kneeland has assured me that no more work will be done until the building permit has been issued and posted upon the premises.

The plan filed with the application for the permit is not very clear to us, but it is clear enough so that we can tell that some of the work has to be changed.

The application says that concrete piers are to be 8" x 8" concrete blocks. It is not known whether these are already in place or not. At any rate such piers will not satisfy the requirements of the Building Code.

The floor joists as indicated both in first floor and second floor are too light—2x6 on spans of 12',—while I am told that they have actually been placed in first floor 24" from center to center instead of the 16" indicated on the application. Under no circumstances are they permitted to be more than 19" from center to center.

As soon as time affords, we will try to make something out of the incomplete framing plan and foundation plan filed here and will try to help you all we can to get the matter straightened out without prejudice as to this work having been done without a permit having been secured. However, you will have to be patient about it as we have more jobs, in fairly good shape as to information, than we are able to handle, so that yours which is very incomplete as to information will naturally have to be delayed.

We may have to require something more complete in the way of a framing plan, but at the least you must notify us what you intend to use for weather boarding or permanent weather protection on the outside of the exterior walls. It will also be necessary for you to either furnish an estimate of cost which seems more rational for a 1½-story cottage 24' x 29' than the \$1500 you have given; or else give a detailed estimate of all labor and material to go into the building (using a fair estimate of cost for any second-hand material or any material you may have on hand) to support the estimate that you have given.

Very truly yours,

Inspector of Buildings

WMO/S