

ORWAY AVENUE  
86-C-5-6

PEAKS ISLAND

MI-0026  
LITHOGRAPHED



(A) APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT

PERMIT ISSUED  
Permit No. 1456  
AUG 5 1941

Class of Building or Type of Structure Third Class  
Portland, Maine, August 4, 1941

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 Off Cornish Ave. Peaks Ward 1 Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's or Lessee's name and address Corn Hall, Peaks Island (H.J.) Telephone \_\_\_\_\_  
Contractor's name and address R. H. Weaver, Sargent Road, Peaks Telephone 222  
Architect's name and address \_\_\_\_\_ No. families \_\_\_\_\_  
Proposed use of building Cottages  
Other buildings on same lot \_\_\_\_\_  
Plans filed as part of this application? \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Estimated cost \$ 500. Fee \$ 75

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof hip Roofing \_\_\_\_\_  
Last use Cottage No. families \_\_\_\_\_

General Description of New Work

To change roof from hip with two dormers to pitch roof with dormer on either side app 10' wide  
To build up one existing chimney above new roof

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.

Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of Roof pitch Rise per foot 10" Roof covering Asphalt roofing Class C Imp. Ldb.  
No. of chimneys 1 Material of chimneys brick of lining \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-18" 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 2x6  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x4 dormer 12'  
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

Signature of owner R. H. Weaver  
By \_\_\_\_\_

INSPECTION COPY

3535 A

Ward 1 Permit No. 31/1456

Location Off beach on the Peaks

Owner Cora Hall

Date of permit 9 5 / 31

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn 6/2/32

Cert. of Occupancy issued None

NOTES

85

C.C.

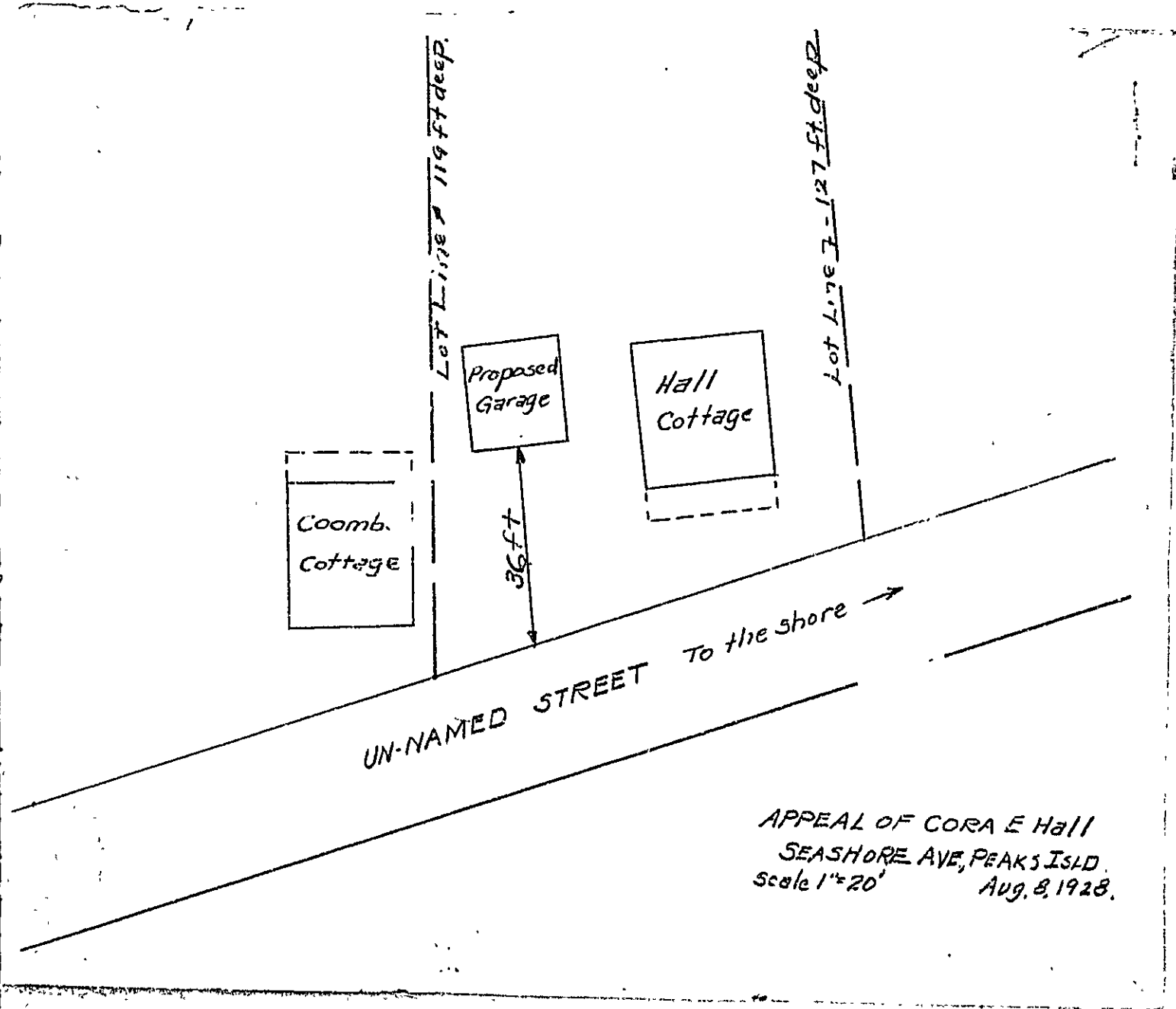
1

~~87~~

~~86~~

~~18~~

~~6/2/32 Work done.  
Cottage closed up is  
unable to get inside  
to check books & etc.  
from outside. P.J.D.~~



APPEAL OF CORA E Hall  
SEASHORE AVE, PEAKS ISLD.  
Scale 1"=20' Aug. 8, 1928.

SEA SHORE AVE

VACANT LAND

STREET NOT NAMED

WOOD COTTAGE  
MISS CORA E. HALL

PROPOSED METAL 2 CAR GARAGE  
18' X 18'

WOOD COTTAGE ON LINE

VACANT

July 26, 1928

127' LOT LINE

74'

36'

13'

13'-10"

65'

LOT LINE 119'

PROPOSE GARAGE FOR MISS CORA E. HALL LOT #310 PEAKS ISLAND

70'



## City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the  
Inspector of Buildings Relating to the Property Owned  
by Cora E. Hall at Oceanside, Peaks Island

July 26, 1928

To the Municipal Officers:

Your appellant, Cora E. Hall

who is the owner of property at Oceanside, Peaks Island.

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13 Paragraph c of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to erect a two car garage on the above property on the ground that the garage is proposed on the front half of the lot and less than 50 feet from the street line in this Apartment House Zone.

The reasons for the appeal are as follows:

The appellant desires to build the garage so as to spare a group of trees upon her property and finds it impossible to spare the trees if the garage is to be at least 50 feet from the street line. The owner of the next adjoining property has given consent in writing to the building of the garage closer to the street line than is permitted by the Ordinance. In addition, there are some out-buildings on the adjoining property which are less than 50 feet from the street line, and the appellant holds that if permitted to erect the garage as desired, it will obscure these out-buildings and cover an undesirable view, and the proposed location of the garage will accord more privacy to the owners of the adjoining lot.

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BOARD OF MUNICIPAL OFFICERS.

August 3, 1928

Miss Corn E. Hall,  
Peaks Island,  
Portland, Maine

Dear Madam:

A public hearing upon your appeal from the decision of the Inspector of Buildings with relation to the erection of a garage at Peaks Island closer to the street line than permitted by the Zoning Ordinance, will be held before the Committee on Building and Zoning Ordinance Appeals in Room 35, City Hall on Tuesday afternoon, August 7th, 1928 at three o'clock, Eastern Standard Time.

You or an authorized representative should appear in support of this appeal at the above time and place. Failure to appear in support of this appeal will be considered equivalent to withdrawal of the appeal, and will be so reported to the Board of Municipal Officers.

COMMITTEE ON BUILDING AND ZONING ORDINANCE APPEAL

BOARD OF MUNICIPAL OFFICERS.

August 3, 1928

To Whom It May Concern:

A public hearing upon the appeal of Cora S. Hall from the decision of the Inspector of Buildings with relation to the erection of a garage at Peaks Island, will be held before the Committee on Building and Zoning Ordinance Appeals in Room 35, City Hall, Tuesday Afternoon, August 7<sup>th</sup>, 1928 at three o'clock Eastern Standard Time.

The appellant desires to erect a single car garage closer than fifty feet to the street line in front of her property which is in violation of the terms of the Zoning Ordinance in this Apartment House Zone.

All persons interested either for or against this appeal are invited to be present at the above time and place.

COMMITTEE ON BUILDING AND ZONING ORDINANCE APPEALS.



7067-

July 23, 1928.

Thomas Skinner Company  
127 Main Street  
South Portland, Maine.

Gentlemen:

The location plan accompanying your application in the name of  
Gowd R. Hall for a building permit to erect a two car garage off Seashore  
Avenue, Peaks Island indicates that you propose to locate the garage on  
the front half of the lot, that is upon the half of the lot nearest the  
street.

This property, if we get the location correctly, is in an Apart-  
ment House Zone where buildings of accessory use such as this proposed  
garage are not permitted to be located on the half of the lot nearest  
the street unless the building of accessory use is attached to the build-  
ing to which it is accessory or is at least 50 feet from the street line.

We shall be able to issue the permit if you will push the pro-  
posed garage to the rear of the lot so that it is at least 50 feet from  
the street line.

It is necessary to hold the permit in this office awaiting fur-  
ther information from you. Until the negotiation, it is unlawful for you  
to proceed with any of the work until the permit card is actually in  
your possession and posted upon the premises.

Very truly yours,

Inspector of Buildings.

VS/EP

IN THE BOARD OF MUNICIPAL OFFICERS

August 8, 1929.

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of Corn E. Hall, near Seashore Avenue, Peaks Island, reports as follows:

The appellant seeks a change in the decision of the Inspector of Buildings so that she may be permitted to erect a two car garage on her property to be located partially on the front half of the lot and less than fifty feet from the street line which is in violation of the exact terms of the Ordinance in an Apartment House Zone.

A public hearing has been held at which a letter from the owner of the next lot was presented giving full consent to the location of the garage as proposed. The cottages on this street are stepped back in such a fashion that the location of the garage as proposed would place it entirely in the rear of the cottage on the adjoining lot. It is the belief that relief may be granted without departing substantially from the intent and purpose of the Zoning Ordinance.

Recommended that the appeal be sustained and the permit granted.

Committee on Zoning and Building Ordinance Appeals.

Appeal of Miss Cora E. Hall, near Seashore Avenue, Peaks Island

A public hearing upon the appeal of Miss Cora E. Hall relating to the construction of a garage near Seashore Avenue, Peaks Island was held before the Committee on Zoning and Building Ordinance Appeals on the afternoon of Tuesday, August 7th, 1928.

Mr. J. F. Chisholm of the Thomas Skinner Company appeared as a representative for Miss Hall, the appellant.

The Inspector of Buildings presented at the request of Miss Hall a letter signed by Mrs. Bertha E. Coombe who represents that she owns the property next door to Miss Hall. This letter stated that the owner of the adjoining property would be very glad indeed to have Miss Hall erect the garage between the two cottages as she desired.

This appeal involves the erection of a two car garage about 35 feet from the street line and on the front half of the lot property, the Ordinance stating that such an accessory use may be located either on the rear half of the property or at least 50 feet from the street line.

Mr. Chisholm stated that the appellant was very desirous of being able to construct a garage this year and she just had a few weeks more upon the island. He stated that it would take about a day and a half to erect the garage.

Inspector of Buildings.

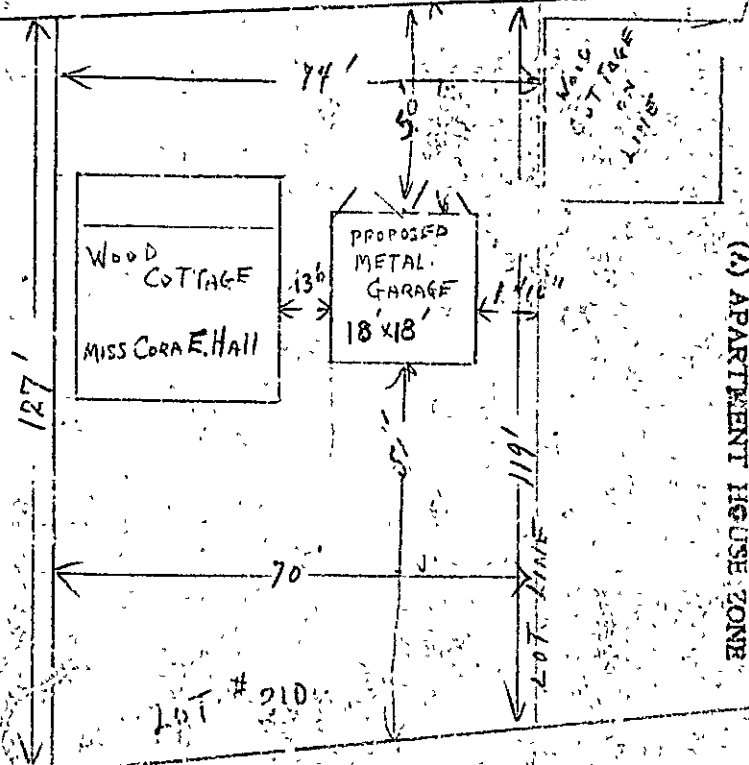
JM/EP

July 23 '28

35' D STREET NOT NAMED

SEA SHORE AVE

VACANT LAND



(1) APARTMENT HOUSE ZONE

BUILT BY THOMAS SKINNER CO. INC. MISS CORA E. HALL  
 PROPOSED GARAGE FOR PEAKS ISLAND ME



(A) APARTMENT HOUSE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure 1st Class

Portland, Maine, July 23, 1929

PERMIT ISSUED  
Permit No. 1463  
JUL 24 1929

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 Off Seaside Ave. Peaks Island Ward 1 Within Fire Limits? No Dist. No. \_\_\_\_\_  
Owner's or Lessee's name and address Cora E. Hall, Peaks Island Telephone \_\_\_\_\_  
Contractor's name and address Thos. Skinner Co., 127 Main St., So. Portland Telephone F 7739  
Architect's name and address \_\_\_\_\_  
Proposed use of building 2 car garage No. families \_\_\_\_\_  
Other buildings on same lot Cottage

### 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 erect 2 car metal garage

Appeal for change in location of garage as per revised location plan dated July 26, 1928 sustained by City Council 9/8/28 and permit ordered.

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED  
NOTICE OF OCCUPANCY  
OR CLOSING IS WAIVED

### Details of New Work

Size, front: 16' depth 18' No. stories 1 Height average grade to highest point of roof 11'  
To be erected on solid or filled land? solid earth or rock? earth and ledge  
Material of foundation cedar posts Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof pitch Roof covering galv. iron  
No. of chimneys no Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat no Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_  
If oil burner, name and model \_\_\_\_\_  
Capacity and location of oil tanks \_\_\_\_\_  
Is gas fitting involved? no Size of service \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills 4x4 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 dist, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof metal  
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 no, to be accommodated 2  
Total number commercial cars to be accommodated 5000  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

### Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
Plans filed as part of this application? yes No. sheets 1  
Estimated cost \$ 350. Fee \$ 75

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 owner Cora E. Hall  
By Thos Skinner Co.  
J. F. Chisholm

INSPECTION COPY

Anna P. Saubon

7067

Ward 1 Permit No. 28/463

Location Off Seaside Co. Grabs

Owner Erica E. Hall

Permit 7/24/28

Notif. closing

Disposal

Final Notif.

Final

Cert. of Occupancy issued

NOTES

*11/6/29*  
*[Signature]*