

OAKLAWN ROAD, PEAKS ISLAND 90-II-1



APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class or Type of Structure 3rd Class
Portland, Maine, May 7, 1951

PERMIT ISSUED
00832

MAY 16 1951

CITY OF PORTLAND

To the INSPECTOR, BUILDINGS, PORTLAND, MAINE

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

Location Oaklawn Rd., Peaks Island 90-H-1 Within Fire Limits? no Dist. No. _____
Owner's name and address Robert Skillings, Peaks Island Telephone 6-4469
Lessee's name and address _____ Telephone _____
Contractor's name and address George E. Jordan, Pleasant Ave., Peaks Island Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Cottage No. families _____
Last use _____ No. families _____
Material frame _____ No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 200. Fee \$ 2.00

General Description of New Work

To widen out existing side piazza 3'4". Piazza to be screened in 8' to side lot line

Permit Issued with Letter

4x4 header - 5' span
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 owner

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 _____ at least 4' below grade No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation cedar posts Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof shed flat Rise per foot 4" Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts - 4x4 Sills 4x6 Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x4
On centers: 1st floor 16", 2nd _____, 3rd _____, roof 24"
Maximum span: 1st floor 31 1/2", 2nd _____, 3rd _____, roof 31 1/2"
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

George E. Skillings
by Robert F. Skillings

PH

NOTES

*5-31-51 Called Mrs Skillings and she
 merely notified us in case we
 wished to see the work before the
 carpenter got away. Told her the
 job was such that it could be
 inspected at a later date when
 the inspector would be coming
 to the island etc.

Permit No. 51/832
 Location: Island of St. John's Island
 Owner: Robert Skillings
 Date of permit: 5/16/51
 Notif. closing-in:
 Inspn. closing-in:
 Final Notif: 5/31/51 10:30 AM
 Final Inspn.
 Cert of Responder must COMPLETED
 INSPECTION NOT COMPLETED

Oaklawn Road
Peaks Island

May 16, 1951

Mr. Robert Skillings
Peaks Island, Maine

Copy to, Mr. George E. Jordan
Peaks Island, Maine

Dear Mr. Skillings:

After discussion with Mr. Jordan of the manner in which the roof of existing porch and the proposed addition to it on your cottage on Oaklawn Road, Peaks Island is to be framed it appears that, because of the construction of the present roof and its height at the eaves, it is impractical to use new rafters extending for the full width of both porch and addition, as has been suggested. Therefore it appears necessary to provide a support at the edge of the present roof and rest the short rafters of the addition on it.

Mr. Jordan says that the addition is to be only about 19' instead of 22' long as you have indicated, but even on the 19' span the 4x6 plate proposed is nowhere near adequate to take care of the roof loads involved. However, if a 4x4 post were to be provided at the center of long span of the 4x6, thus placing it on spans of about 9', it would be adequate to take care of the situation. Mr. Jordan feels that this is the most feasible solution to the problem short of building an entirely new roof over the entire porch. A support would be needed beneath the sill of the present piazza where this post would get its bearing unless it should happen that there is one there already. This post will, of course, come within the combined floor areas of the existing porch and the addition.

*Post provided
16/25/51*

Realizing that you are anxious to get work started on the addition, we are issuing the permit herewith on the basis that the roof framing will be done in the manner outlined above. If, however, this arrangement is not satisfactory to you and you do not wish to proceed with the work in this manner, no work is to be started and the permit is to be returned to this office for adjustment.

Very truly yours,

Warren McDonald
Inspector of Buildings

WJS/B

AP Oaklawn R.I.
Peaks Island

90-4-1

May 11, 1951

Mr. Robert Skillings,
Peaks Island,
Portland, Maine

Copy to George E. Jordan,
Peaks Island, Maine

Dear Mr. Skillings:

In checking your application for a permit for increasing the width of the open piazza on the side of your cottage on Oaklawn Road, Peaks Island, we find that you state that there will be only about 8' between the side of the proposed addition and the side lot line. If this is right, we are unable to issue a permit for the proposed addition because a minimum clearance of ten feet from the side lot line is required for any new work in the Apartment House Zone where the property is located. Will you therefore please furnish a location plan showing the exact distances from the proposed addition to street and lot lines?

We are not sure that we fully understand just what is planned, but it would appear from the framing indicated in the application that both floor and roof construction of the addition are to be supported on the framing of the existing porch. While this may be feasible in the case of the floor, it would appear that insofar as the roof is concerned this would mean that the posts and plate supporting the outer ends of the rafters of the existing roof are to remain in place with the posts forming obstructions within the combined area of the existing porch and the addition. This may be the way in which you intend for the work to be done, but if such is not to be the case, information will be needed as to how the roof is to be framed and supported if the work is to go ahead.

Very truly yours,

Warrar McDonald
Inspector of Buildings

AJS/H

Lot A

Hazel E. Skillings

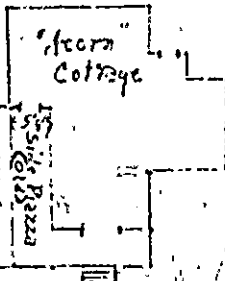
Lot #6

Venton
Randall

Proposed
Piazza
Addition
3'4" wide
25' Long

Lot A to Edge of
Bank = 117'

Lot #7-Hazel E.
Skillings



40'±
10'±

Road

Lot #8

Charles A.
Holden

Oak Lawn

RECEIVED
MAY 14 1951
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

65'

Bank

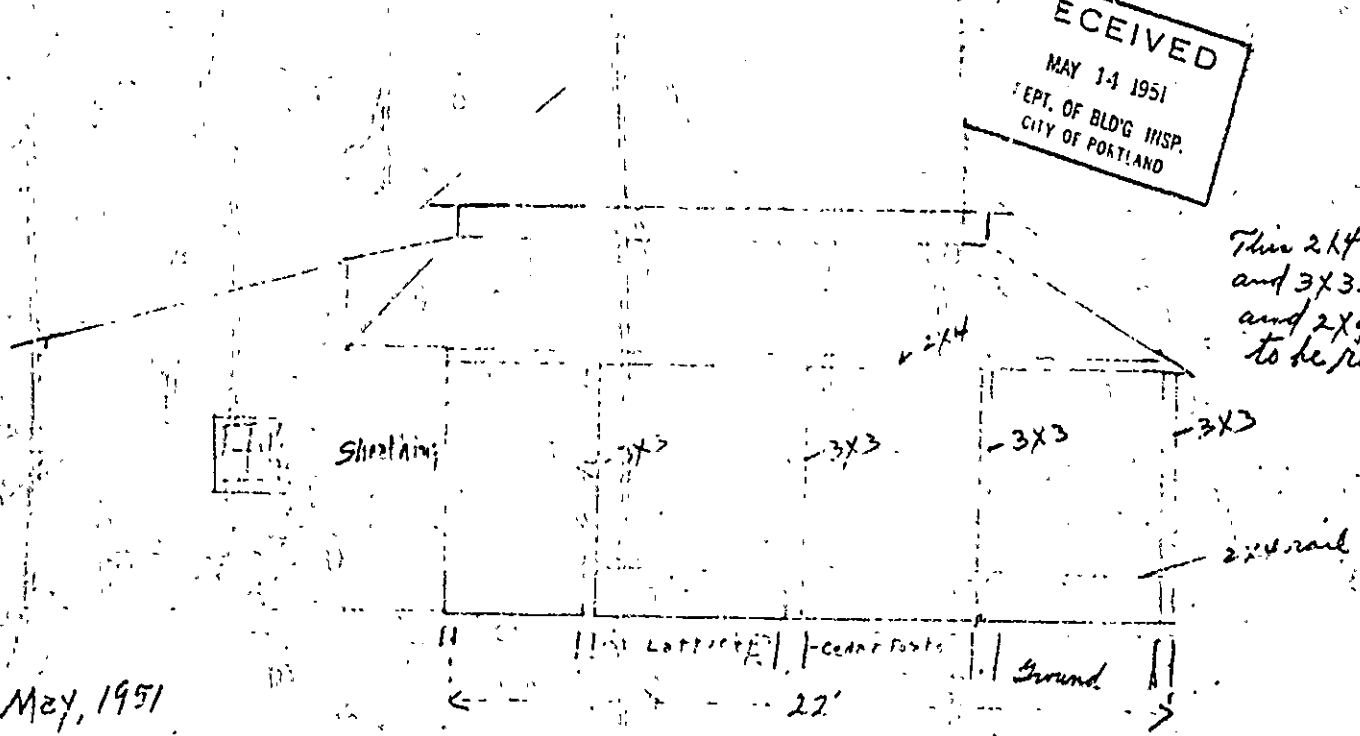
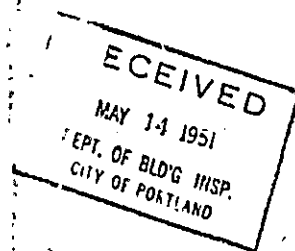
Beach

Scale:

1" = APPROX. 20'

Acorn Cottage lot
720ks Island
May, 1951

$4.5 \times 4 \times 45 = 1523''$
 $4 \times 6 = \text{head D.T.} - 9' \text{ above} = 2123''$

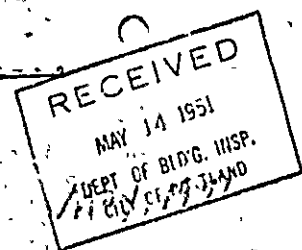


This 2x4 header
 and 3x3 upright
 and 2x4 rail
 to be removed

May, 1951

Hazel E. Skillings
Owner

Acorn Cottage - Oak Lawn Road - Peaks Is.
 Front view of Side Piazza - Present Size 5'8" x 22' at floor.
 To be enlarged to 9' x 22' - 3'4" width to be added.
 See Sheet #2 for new construction.



Sheet #2 New Construction
Side Piazza Charges Acorn Cottage
Oak Lawn Trd - Peaks Island - Hon. E. Skillings
Owner

Put 4" x 6" x 22' header in place of present 2" x 4" header.
Support this with two 4" x 4" corner posts at the ends
of the 4" x 6" x 22' header. - See note below
At outer edge of new roof place header 4" x 4" x 22'
supported by two 4" x 4" corner posts and by 3 inter-
mediate 4" x 4" posts. There will be 3 6' spans
and one 4' span between these posts. - O.K.

For support of roof boards (to be covered by asphalt roll
roofing) run 2" x 4" rafters from the inside 4" x 6"
plate to the outside 4" x 4" plate, these rafters
to be placed 24" apart, center to center. - O.K.

Support new floor flooring by an outside 4" x 6" x 22' beam,
set on cedar posts. From present floor beam to new outside
floor beam place 2" x 6" stringers set 16" apart center to center.

Set the 5 cedar posts either on ledge or below front line.
5/16/51 - Mr. Jordan says length of addition will be 19' instead of 22'
and that there will be a cylinder post under the 4x6 plate where ledge
of existing roof is now, so that span will be only about 4'. 4x6 is
lengthed for.

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained 4/29
6/22/47

May 27, 19 47

To the Board of Appeals:

Your appellant, Robert F. Skillings, who is the owner of property at Oaklawn Road, Peaks Island, Maine, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit to construct one story building for garden tools, etc. on lot on Oaklawn Road, Peaks Island is not issuable under the Zoning Ordinance because the proposed tool house, being a building of accessory use to the cottage on the same lot, would be located closer than 50' to Oaklawn Road and a minimum of 2-1/2' from the side lot line instead of the minimum of 5' from the side lot line stipulated by Section 14a6 of the Zoning Ordinance where a building of accessory use is located closer than 50' to any street line, the property being located in an Apartment House Zone.

The facts and conditions which make this exception legally permissible are as follows:—

An exception is necessary in this case so as to grant reasonable use of this property and to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Robert F. Skillings
Appellant

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Sustained
6/2/47
47/29

Public hearing was held on the 29th day of May, 19 47,
on petition of Robert F. Skillings, owner of property at
Oaklawn Road, Peaks Island, Me. seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Building permit to construct one story building for garden tools, etc. on lot
on Oaklawn Road, Peaks Island is not issuable under the Zoning Ordinance because
the proposed tool house, being a building of accessory use to the cottage on the
same lot, would be located closer than 50' to Oaklawn Road and a minimum of
2-1/2' from the side lot line instead of the minimum of 5' from the side lot line
stipulated by Section 14a6 of the Zoning Ordinance where a building of accessory
use is located closer than 50' to any street line, the property being located
in an Apartment House Zone.

An exception is necessary in this case so as to grant reasonable use of this
property and to avoid confiscation and can be granted without substantially
departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted
in this specific case.

.....
.....
.....
.....

Nelson C. Frost
Chairman
Charles B. ...
Robert ...
Board of Appeals

47/29

June 6, 1947

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF ROBERT F. SKILLINGS
AT PEAKS ISLAND, MAINE

Public hearing on above
appeal was held before
the BOARD OF APPEALS

today.

Present for City

Board of Zoning Appeals members:-

- Edw. T. Colley
- Helen C. Frost
- Gerald A. Cold
- Robert L. Getchell
- Raymond E. Jensen

VOTE

Yes No

Mr. Colley	(x)	()
Mrs. Frost	(x)	()
Mr. Cole	(x)	()
Mr. Getchell	(x)	()
Ray. E. Jensen	(x)	()
	()	()
	()	()
	()	()
	()	()

Municipal Officers:-

City officials:-

Mrs. Denton W. Randall
10 Everett Road
Winchester, Massachusetts

47/29

5-15-47

Dear Robert;

Suey & I are looking forward to Peaks and we may see you all this week-end.

Regarding your proposed garage, we can see no objection at all, and, as far as we are concerned, feel free to go ahead with your plans.

Cordially yours
Denton W. Randall

WARREN McDONALD
INSPECTOR OF BUILDINGS

47/29

On reply refer to File _____
Oaklawn Road, Peaks Island
(Robert Skillings)-Department of Building Inspection

CITY OF PORTLAND, MAINE

FU

May 27, 1947

Mr. Robert F. Skillings
Oaklawn Road
Peaks Island, Maine

Subject: Application for building permit to construct
one story building for garden tools etc. on lot on
Oaklawn Road, Peaks Island, owned by Robert F. Skillings

Dear Mr. Skillings:

Your latest application brings to bear other zoning rules than the location of the building first proposed, but I am still unable to issue the permit under the Zoning Ordinance because the proposed tool house, being a building of accessory use to the cottage on the same lot, would be located closer than 50' to Oaklawn Road and a minimum of 2 1/2' from the side lot line instead of the minimum of 5' from the side lot line stipulated by the Zoning Ordinance (Section 14A6) where a building of accessory use is located closer than 50' to any street line, the property being located in an Apartment House Zone.

Due to a misunderstanding in this office this letter was not written on May 19 when you filed your revised plan, and I understand you will try to get the new appeal formulated and request the Board of Appeals to afford public hearing at 10:30, Thursday, May 29 at the same time as other hearings are being held.

It appears that you have a letter from the only abutting property owner which could be affected, giving consent to the proposal, and I suggest you file this letter with the Assistant Corporation Counsel when you file the appeal, so that the need of notifying that property owner of the hearing will be obviated.

Very truly yours,

~~(SIGNED)~~ WARREN McDONALD

Inspector of Buildings

WMCD/J

CC: Edward F. Gignoux
Assistant Corporation Counsel

C
O
P
Y

47/29

City of Portland, Maine
Board of Appeals
—ZONING—

May 1, 19 47

To the Board of Appeals:

Your appellant, Robert F. Skillings, who is the owner of property at Oaklawn Road, Peaks Island, Maine, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit to construct one-story building for garden tools, etc. on lot on Oaklawn Road, Peaks Island, Maine is not issuable under the Zoning Ordinance because the proposed shed would be located closer to the line of Oaklawn Road than the exterior wall of the dwelling or cottage on the next lot contrary to Section 15J of the ordinance.

The facts and conditions which make this exception legally permissible are as follows:—

An exception is necessary in this case so as to grant reasonable use of this property and to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

Robert F. Skillings
Appellant

4-7/29

City of Portland, Maine
Board of Appeals
—ZONING—

May 1, 19 47

To the Board of Appeals:

Your appellant, Robert F. Skillings, who is the owner of property at Oaklawn Road, Peaks Island, Maine, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit to construct one-story building for garden tools, etc. on lot on Oaklawn Road, Peaks Island, Maine is not issuable under the Zoning Ordinance because the proposed shed would be located closer to the line of Oaklawn Road than the exterior wall of the dwelling or cottage on the next lot contrary to Section 15J of the ordinance.

The facts and conditions which make this exception legally permissible are as follows:—

An exception is necessary in this case so as to grant reasonable use of this property and to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Robert F. Skillings
Appellant

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to File AP Oaklawn Road, Peaks
Island (Robert F.
Skillings)-1
FU

CITY OF PORTLAND, MAINE
Department of Building Inspection

April 30, 1947

From 50 City Bldg
Sears
47/29

Mr. Robert F. Skillings
Oaklawn Road
Peaks Island, Maine

Subject: Application for building permit to construct one-story building for garden tools etc. on lot on Oaklawn Road, Peaks Island, owned by Robert F. Skillings

Dear Mr. Skillings:

As explained to you by Mr. Sears of this office, building permit for the above work is not issuable under the Zoning Ordinance because the proposed shed would be located closer to the line of Oaklawn Road than the exterior wall of the dwelling or cottage on the next lot contrary to Section 15J of the ordinance.

I am told that you wish to exercise your appeal rights seeking a variance from the Board of Appeals. Accordingly, there is enclosed an outline of the appeal procedure. I am told that the best time to file such an appeal in the office of Corporation Counsel is in the afternoon, and that the appeal ought to be filed in the name of the party who has actual title to the property.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings

W McD/S

Encl: Outline of appeal procedure

CC: Edward T. Gignoux
Assistant Corporation Counsel

C
O
P
Y

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

47/29
May 12, 1947

Mr. Robert F. Skillings
Room 50, City Building
Portland, Maine

Dear Mr. Skillings:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, May 16, 1947 at ten-thirty o'clock in the forenoon concerning your appeal under the Zoning Ordinance relating to construction of one-story building on lot on Oaklawn Road.

Please be present or be represented at this hearing in support of your appeal.

Yours truly,

BOARD OF APPEALS

Edward T. Colley, Chairman

47/29

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

May 12, 1947

Mrs. Edith L. Blake
91 Elmore Avenue
South Portland, Maine

Dear Madam:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, May 16, 1947 at ten-thirty o'clock in the forenoon concerning the appeal under the Zoning Ordinance of Robert F. Skillings relating to application for building permit to construct one-story building for garden tools, etc. on lot on Oaklawn Road, Peaks Island, Maine.

This permit is not issuable under the Zoning Ordinance because the proposed shed would be located closer to the line of Oaklawn Road than the exterior wall of the dwelling or cottage on the next lot contrary to Section 15J of the Ordinance.

If you wish to be heard in connection with this appeal, please be present or be represented at this hearing.

Yours truly,

BOARD OF APPEALS

Edward T. Cooley, Chairman

CITY OF PORTLAND, MAINE

47/29

May 12, 1947

TO THE BOARD OF APPEALS:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, May 16, 1947 at ten-thirty o'clock in the forenoon on the following appeals under the Zoning Ordinances:

George E. Rogers - 10 Sewall Street - addition to bakery at that address
(see attached copy of notice for details)

Albertine Guilletta - 245 Brighton Avenue - increase number of apartments
(see attached copy of notice for details)

Robert F. Skilling - Building permit to construct one-story building for garden tools, etc. on lot on Oaklawn Road, Peaks Island, Maine, owned by Mr. Skilling; is not feasible under the Zoning Ordinance because the proposed shed would be located closer to the line of Oaklawn Road than the exterior wall of the dwelling or cottage on the next lot contrary to Section 153 of the Ordinance.

BOARD OF APPEALS

Edward T. Colley
Chairman

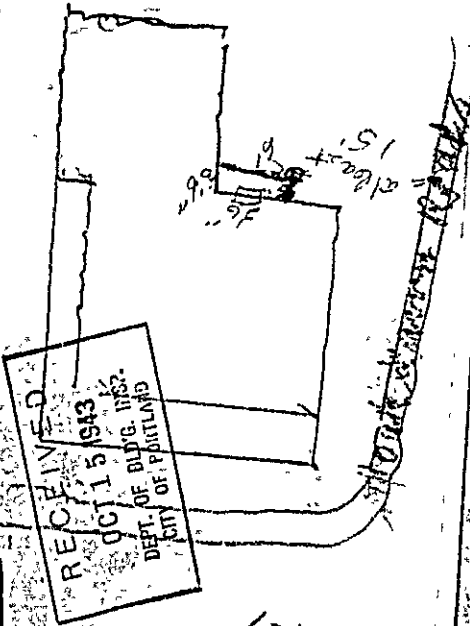
TO THE MUNICIPAL OFFICERS:

The Municipal Officers will hold a hearing in the Council Chamber, City Hall, Portland, Maine on Friday, May 16, 1947 at ten-thirty o'clock in the forenoon concerning appeal under the Safety Ordinance of Mrs. Gertrude H. Usher, 76 Frederic Street relating to order of the Fire Chief for construction of another means of egress and installation of an automatic fire alarm and detection system at that address.

MUNICIPAL OFFICERS

Robert L. Gatchell
Chairman pro tem

Robert Stebbins



RECEIVED
OCT 15 1943
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

96-H-1



APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure third class

Permit No. 103

OCT 18 1943

Portland, Maine, October 15, 1943

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 Oak Lawn Road, Peaks Island Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Robert P. Skillings Telephone _____
Contractor's name and address J. P. Toss, Pleasant Ave., Peaks Telephone 167
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building Cottage No. families _____
Other buildings on same lot _____
Estimated cost \$ 80 Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat _____ Style of roof pitch Roofing asphalt
Last use Cottage No. families _____

General Description of New Work

To build one story frame addition 2'6" x 5' in log of building in place of existing platform
To cut in new opening 2'6" between main building and addition

a.k.a 10/15/43.000

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

CERTIFICATE OF COMPLIANCE
PERMIT IS WAIVED

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, from _____ depth _____ No. stories 1 Height average grade to highest point of roof 9'
To be erected on solid or filled land? solid earth or r. ? earth and ledge
Material of foundation concrete pier to ledge Thickness, top 12x12 bottom _____ ceiling _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof shed Rise per foot 6" Roof covering Asphalt roofing Class C Und. Ins.
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind knock Dressed or full size? dressed
Corner posts 4x4 Sills 4x6 Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x4
On centers: 1st floor 18", 2nd _____, 3rd _____, roof 18"
Maximum span: 1st floor 6', 2nd _____, 3rd _____, roof 3'6"
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total number commercial cars to be accommodated _____
Will 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 Robert Skillings

INSPECTION COPY

Signature of owner

Handwritten signature and date: 10/15/43

~~INSPECTION NOT COMPLETED~~

Permit No 43/1053

Location Oak Lawn Pl. Peaks

Owner Robt A. F. Skilling

Date of permit 10/18/43

Notif. closing-in

Inson. closing-in

Final Notif.

Final Inspn. 7/30/47 *DR*

Cert. of Occupancy issued *DR*

NOTES

~~At curio where
it goes to *DR*
7/30/47 *DR*
G.R.~~

Memorandum from Department of Building Inspection, Portland, Maine
Oaklawn Road-Peaks Island-Construction of fireplace and outside chimney for
Robert F. Skillings by George Keening, Builder-4/10/43

To Owner and Builders:

I believe you are aware of the requirement of at least one inch space between the wall of the outside chimney and the existing wall of the building or of providing equivalent fire protection at this point.

CC Mr. Robert F. Skillings

(Signed) Warren McDonald
Inspector of Buildings



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 0307

Class of Building or Type of Structure _____

Portland, Maine, _____

APR 10 1943

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

This is designed 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 specifications:

Location On Farm Road, Peaks Island Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Robert F. Skillings, City Hall Telephone _____
Contractor's name and address Geo. Keating Willow St. Peaks Telephone _____
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building Cottage "ACORN" No. families _____
Other buildings on same lot _____
Estimated cost \$ 150 Fee \$ 2.00

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat stove Style of roof _____ Roofing _____
Last use Cottage No. families _____

General Description of New Work

To build new outside (masonry) brick chimney with fireplace of first floor

o.w. 4/13/43. o.c.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on sound or filled land? solid earth or rock? earth or rock
Material of foundation concrete Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys 1 (to outside) Material of chimneys brick of lining tile
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Joists (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and lat 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 _____ 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 Robert F. Skillings

Signature of owner by _____

INSPECTION COPY

George A. Keating

344

INSPECTION ~~NOT~~ COMPLETED

Permit No 43/304

Location: Oaklawn Rd. Peab

Owner Robert F. Skilling

Date of permit 4/10/43.

Notif. closing in

Inspn closing-in

Final Nctif

Final Inspn. 7/30/47. *OK*

Cert. of Occupancy issued *1/1/48*

NOTES

*7/30/47. Checked for 90
to working done H
only. *OK**

Acorn Cottage Job
Oak Lawn Road, Trefethen Landing, Peaks Is.

Proposed plan for foundation under two-
story sill, 13' x 13'.

If large enough to carry load, set 8 cement
posts, 12" square at base and 8" square at top,
from ledge or hard pan to sills.

These posts would be located one on each
corner and one in middle of each side, making a
six-foot span between posts.

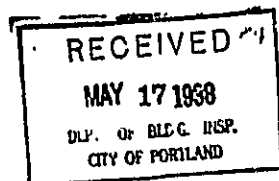
On front and one side place 4" x 6" sills
on top of posts 6" above grade. Between these
4" x 6" sills and existing 4" x 4" sills under
floor (which are in sound condition) set cedar
posts and 2" x 4" braces, and cover these spaces
with lattice. ~~XXXXXX~~

On side joining main house run ~~new~~ cement posts
from ledge or hard pan to 4" x 6" sill under floor.

On rear side run cement posts to new 4" x 6"
sill under existing sound 4" x 4" sill, these
coming close to grade.

May 17, 1938.

Alonzo Foss, Contractor Peaks 260
Robert F. Skillings, Owner, 3-0471





PERMIT ISSUED
Original Permit No. _____
Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT

MAY 17 1938

Portland, Maine, May 17, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 33/600 pertaining to the building or structure comprised in the original application 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 Caklean Road, Peaks Island Ward 1st & 2 Within Fire Limits? no Dist. No. _____

Owner's name and address Robert F. Skillinge, City Hall

Contractor's name and address A. P. Boss, Pleasant Ave, Peaks 200

Plans filed as part of this Amendment no No. of Sheets _____

Increased cost of work _____ Additional fee 25

Description of Proposed Work

To provide concrete piers 12x12 at bottom 6x8 at top under addition, with new 4x8 sills as per statement attached

Approved:

Signature of Owner Robert F. Skillinge

Chief of Fire Department.

Approved: 5/17/38

Commissioner of Public Works.

[Signature]
Inspector of Buildings

INSPECTION COPY

A51C

Rept. 1875C-I

May 11, 1938

Mr. A. P. Foss,
Pleasant Avenue,
Peaks Island
Portland, Maine

Dear Sir:

Enclosed is the building permit covering alterations in the cottage of Robert F. Skillings on Oaklawn Road, Peaks Island.

If I understand the application, the entire job seems to be largely one of strengthening the existing building and therefore a definite improvement with the exception of the raising of the sidewalls of the existing rear ell. The question arises as to whether or not this increased height will make a two story ell of it. If it does, the existing cedar posts will not be adequate for the foundation as the building Code requires that buildings more than one and one-half stories in height have such foundations as masonry piers or walls.

In raising cottages, the question always comes up as to whether or not the existing work below is adequate to take the new work. It is hardly practicable to go into all of this on the application or in a letter, but I would suggest that you work freely with Mr. Hamilton of this office who covers the island and make sure that everything is all right before you go ahead. There will also be the matter of splicing the new 4x4 corner posts as to when you will splice to, etc.

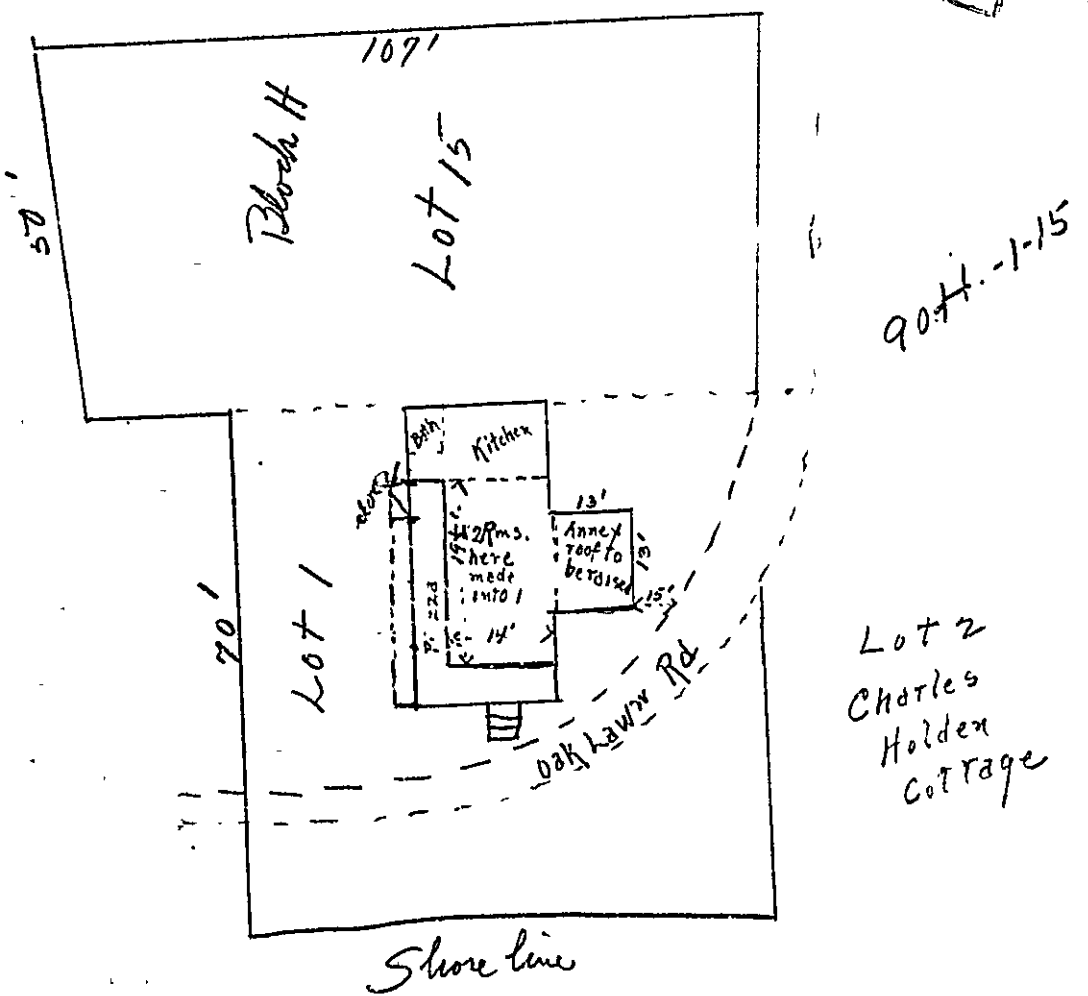
I talked with Mr. Skillings sometime ago about alterations to this cottage and at that time there was some question of removing what might be termed bearing partitions. As far as I can see none of this is contemplated in the present application.

Very truly yours,

W McD/R
CC: Robert Skillings

Inspector of Buildings

RECEIVED
MAY 7 1938
DEPT. OF PUBLIC WORKS
CITY OF PEAKS IS.



Acorn Cottage
Oak Lawn Rd. - Trefethen Lndg. Peaks Is.
T.F. Skillings - Room 50
Contractor Alonzo Foss



APARTMENT HOUSE ZONE PERMIT ISSUED 6860
APPLICATION FOR PERMIT

of Building or Type of Structure Third Class MAY 11 1938

Portland, Maine, May 7, 1938

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 Oaklawn Road, Peaks Ward 1st Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Robert E. Skillings, City Hall Telephone _____
Contractor's name and address A. P. Foss, Pleasant Ave. Peaks Telephone 260
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building cottage No. families _____
Other buildings on same lot _____ Fee \$ 75
Estimated cost \$ 250

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat stove Style of roof pitch Roofing asphalt-wood
Last use cottage No. families _____

General Description of New Work

To relocate stairway, first to second floor
To put in new 2x8 floor joists beside existing 2x4 joists for second floor in main building
To raise side walls of existing rear ell 7' (putting in new 2-2x4 plate, splicing on new 4x4 corner posts, and adding a 2x4 on one side entire length to strengthen sams), framing entire new roof, making new floor 2x3 - 18" OC 18' span
To cover entire roof with asphalt roofing Class C

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 average depth dressed No. stories 1 1/2 Height average grade to top of plate FOUNDATION IS WAIVED
To be erected on id or filled land? existing cedar posts earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof flat (pitch) Rise per foot 4" Roof covering Asphalt roofing Class C Ind. Lab.
No. of chimneys no Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts 4x4 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 2x8
On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 8'
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 Robert F. Skillings

INSPECTION COPY

14702

Ward 2 Permit No. 35/660

Location Dahlmann Rd. Peabody

Robert F. Skilling

Date of permit 5/11/38

Closing-in

ing-in

Off.

Final Inspn. 6/12/38. OK.

Cert. of Occupancy issued None

NOTES

5/12/38 Mr. Skilling arrived at 9:00

Photo taken of ground H

Excavation level shown 1

Location of H.

5/12/38 Saw the location of the island and went over the proposed work according to the County engineer. He said that it will make their laboratory all the time and there was a possibility of putting on a small down material if increasing the height of the island. He said island according to the permit the size of piles and spacing of piles should be given. OK.

5/12/38 Went over this work with Mr. Skilling. Spectra Cement and went to morning paper & Co. 6/6/38 Old at island removed and new ones in. 2x4 header carrying section of old work to be tied to new bridge. OK.



APPLICATION FOR PERMIT

Permit No. 1015

Class of Building or Type of Structure Third Class

Portland, Maine, June 1, 1928

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 Oak Lawn, Trefethen Idg. Peaks Ward 4 Within Fire Limits? No Dist. No. _____
 Owner's name and address Arthur Berry, 149 Middle St. Telephone _____
 Contractor's name and address Geo. A. Keening, Willow St. Peaks Telephone Peaks 80
 Architect's name and address _____
 Proposed use of building Cottage No. families _____
 Other buildings on same lot _____

Description of Present Building to be Altered

Material Wood No. stories 1 1/2 Heat Stove Style of roof _____ Roofing _____
 Last use Cottage No. families _____

General Description of New Work

To remove present outside tile chimney and rebuild with brick

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation Concrete Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Roof covering _____
 No. of chimneys 1 Material of chimneys brick of lining brick
 Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 Is gas fitting involved? _____ Size of service _____
 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
 Plans filed as part of this application? no No. sheets _____
 Estimated cost \$ 62. Fee \$ 1.50
 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 Arthur Berry

Signature of owner _____

INSPECTION COPY

George A. Keening 16629

Ward 1 Permit No. 28/1019

Location Oak Lawn, Trefethen, Va. 22080

Owner Arthur Berry

Date of permit 6/1/28

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 6/24/28

Cert. of Occupancy issued 90

NOTES

11-0 inspected
Arthur Berry
Contractor
Lynch

~~Arthur Berry
Contractor
Lynch~~

Arthur Berry
Contractor
Lynch
Mobile to locate
probably O.K. maybe
some other name

(S) APARTMENT HOUSE ZONE

Rear Property Line

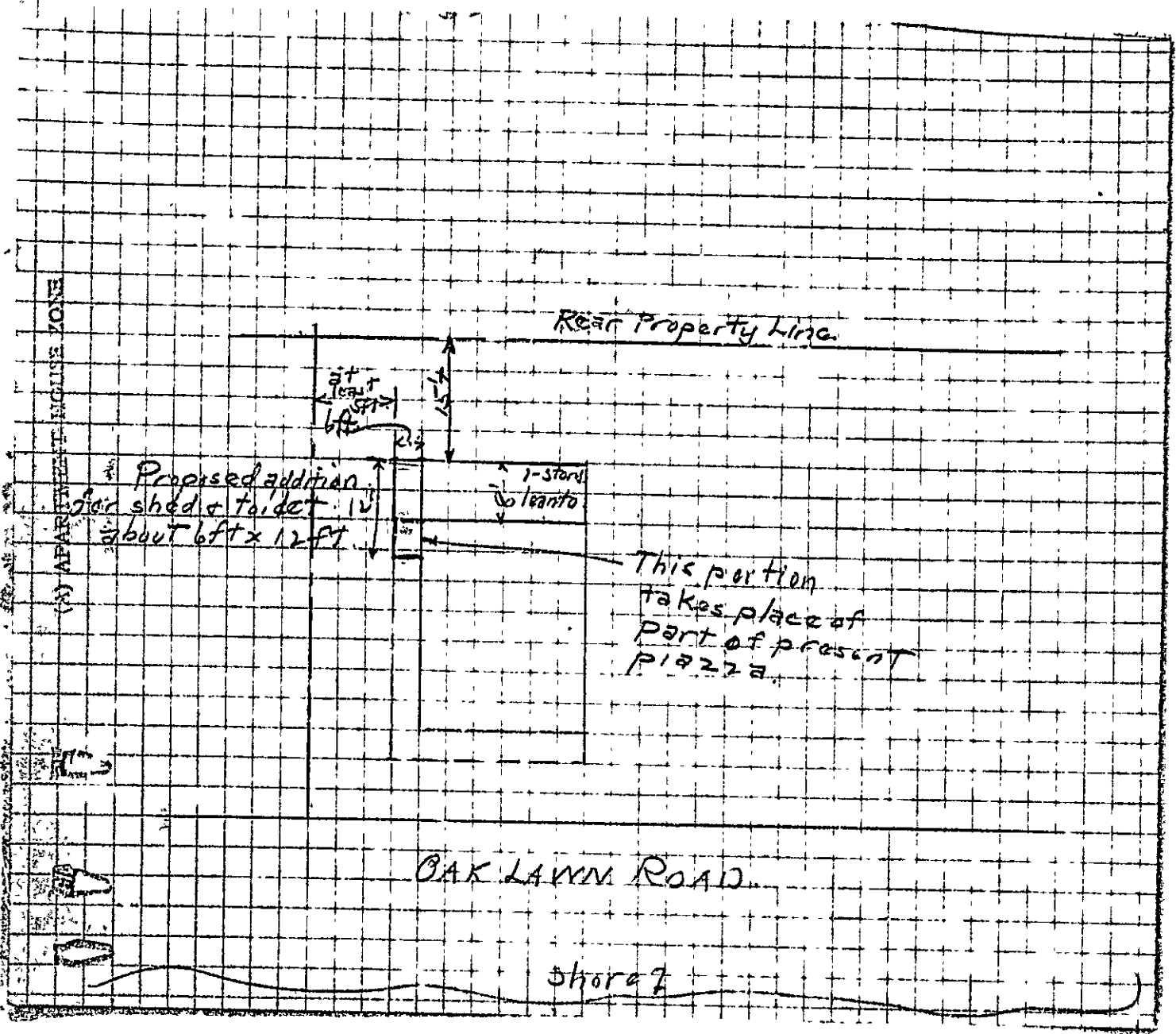
Proposed addition
gar shed & toilet
about 6ft x 12ft

1-Storey
to lean to

This portion
takes place of
part of present
PIAZZA

BAK LAYN ROAD

Shore?





APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class PERMIT ISSUED

Portland, Maine, May 16, 1920

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

MAY 18 1920

The undersigned hereby applies for a permit to alter ~~the~~ ^{with 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 Oak Lawn Rd., Peaks Island Ward 1 Within Fire Limits? NO Dist. No. _____
 Owner's or Lessee's name and address Mrs. Flora Bliss, Kautland Hotel Telephone _____
 Contractor's name and address E.H. Weaver, Peaks Island Telephone _____
 Architect's name and address _____
 Proposed use of building cottage No. families _____
 Other buildings on same lot none

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat _____ Style of roof pitch Roofing _____
 Last use cottage No. families 1

General Description of New Work

To build addition 6' x 12' one story high to be used as toilet and shed.

NOTIFICATION BEFORE WORKING
OR CLOSING IS WAIVED
CERTIFICATE OF OCCUPANCY
IS WAIVED

Details of New Work

Size, front 6' depth 12' No. stories 1 Height average grade to highest point of roof 10'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation posts Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof shed roof Roof covering asphalt roofing Class C
 No. of chimneys none Material of chimneys _____ of lining _____
 Kind of heat _____ 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 4x8 Sills 4x8 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 2x8, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor 16", 2nd _____, 3rd _____, roof 16"
 Maximum spar: 1st floor 6", 2nd _____, 3rd _____, roof 6"
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
 Total number commercial cars to be accommodated _____
 Will 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
 Plans filed as part of this application? yes No. sheets 1
 Estimated cost \$ 75. Fee \$ 50
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Mrs. Flora Bliss
 Signature of owner: [Signature]

INSPECTION COPY

67-530

Ward ~~1~~ Permit No. 2863

Location 24th St. & 1st St. Peabody

Owner Mrs. Flora Bliss

Date of permit 5/15/28

Notif. closing-in 9' - 5'

Insp. closing-in 1

Final Notif. _____

Final Inspn. 1

Certif. of Occupancy issued 90

NOTES

