

119-128 STEVENS AVENUE

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(COPY)



City of Portland, Maine

*Sent mail 5/5/31  
31/40*

Superseding amended appeal of July 8th, 1931

Amended Appeal to the Municipal Officers to Change the Decision of the  
Inspector of Buildings Relating to the Property Owned  
by Antonio Galli at 129 Stevens Avenue

August 5, 19 31

To the Municipal Officers:

Your appellant, Antonio Galli

who is the owner of property at 129 Stevens Avenue

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 an amendment to a permit to cover making the one story building originally applied for (appeal sustained July 8th, 1931) 24' x 40' and fourteen feet high instead of 24' x 32' and ten feet and six inches high, on the ground that a permit could only be issued according to the precise terms of the sustained appeal.

The reasons for the appeal are as follows: The appellant finds that the size of the building as originally planned would not accommodate his equipment, and he is desirous of storing in the building more of the material that he now has stored on the ground in the open air.

(COPY)

3/40

Sustained 7/6/31



City of Portland, Maine

Amended Appeal to the Municipal Officers to Change the Decision of the  
Inspector of Buildings Relating to the Property Owned  
by Antonio Galli at 129 Stevens Avenue

July 6, 1931

To the Municipal Officers:

Your appellant, Antonio Galli

who is the owner of property at 129 Stevens Avenue

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 cover the construction of a one story building 24' x 32' and 10' 6" high for the storage of contractor's equipment and material and two trucks, and denies the right to extend the use of the premises for storage of building materials on the area indicated on the attached plan on the ground that such uses are non-conforming in the General Residence Zone where the property is located.

The reasons for the appeal are as follows: The appellant is a building contractor and he bought the property, which is a large tract, prior to the Zoning Ordinance partially for the purpose of storing his equipment there. He desires the privilege of housing his equipment here, and believes that it will improve the appearance of the premises, and will also protect his equipment, and is willing and prepared to set the building about three hundred feet from Stevens Avenue. The appellant desires the right to store two commercial vehicles in this building if so desired in the future. It is necessary in his business to have a large area for the storage of building materials as the different kinds of materials stored are numerous and the time which is desirable to keep the materials on the property is very uncertain.

.....(Signed) ANTONIO GALLI.....

(COPY)

3/40



City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the  
Inspector of Buildings Relating to the Property Owned  
by Antonio Galli at 129 Stevens Avenue

June 12, 1951

To the Municipal Officers:

Your appellant, Antonio Galli  
who is the owner of property at 129 Stevens Avenue  
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 der-  
ogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to cover  
the construction of a one story <sup>building</sup> ~~structure~~ 24' x 32' and 10'6" high for the  
storage of contractors equipment and material on the ground that such a  
use is non-conforming in the General Residence Zone where the property  
is located.

The reasons for the appeal are as follows: The appellant is a building  
contractor and he bought the property, which is a large tract, prior to the  
Zoning Ordinance partially for the purpose of storing his equipment there.  
He desires the privilege of housing his equipment here, and believes that  
it will improve the appearance of the premises, and will also protect  
his equipment, and is willing and prepared to set the building about  
three hundred feet from Stevens Avenue.

Galli bought in 1927

3110

3110

July 2, 1931

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of Antonio Galli with relation to the construction of a building for contractor's use at 129 Stevens Avenue, reports as follows:

A public hearing has been held upon this appeal at which no opponents appeared. Upon examination of the premises, this Committee finds that building materials of various sorts have been deposited at different places on the property. On account of this practice, which is not desirable and not in accord with the spirit of the Zoning Ordinance, this Committee has suggested to the appellant that he file an amended appeal including the right to use a definite area of the land for the storage of contractor's material. This amended appeal has been filed with a plan setting out a definitely bounded portion of the appellant's land which he desires to use for the storage of building material.

It is the belief of this Committee that failure to grant this permit involves unnecessary hardship, and that desirable relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

Recommended that the appeal be sustained, that the permit for the building be granted subject to full compliance with the terms of the Building Code, and that the right to store building material on that portion only of the appellant's land set forth on the plan attached to the amended appeal be granted.

COMMITTEE ON ZONING AND BUILDING  
ORDINANCE APPEALS.

\_\_\_\_\_  
Chairman.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

119-1411  
#5066A-I  
5538A-I

August 8, 1951

Mr. Antonio Galli  
46 Portland Street  
Portland, Maine:

Dear Sir:

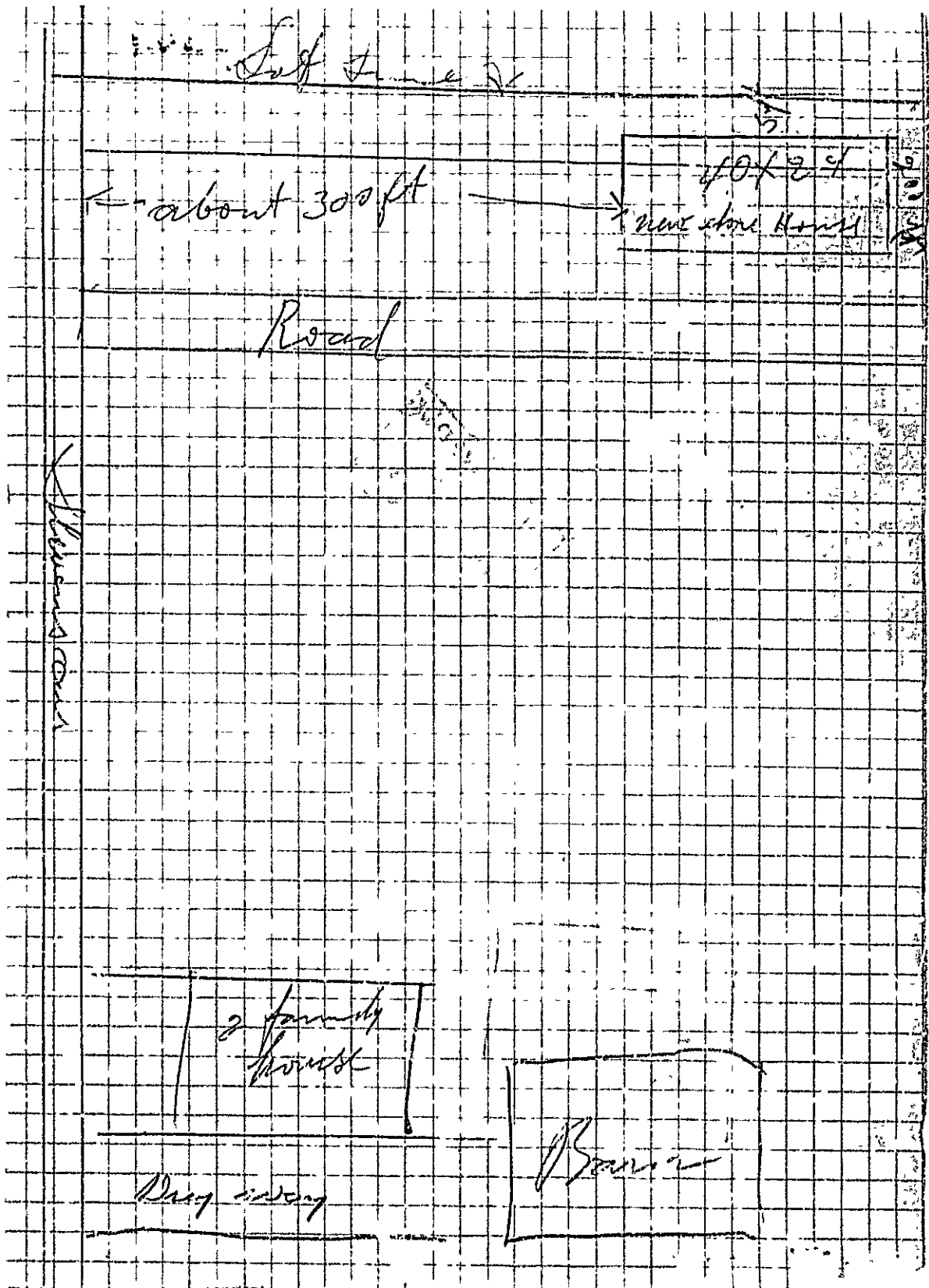
Enclosed is building permit and approved amendment of application covering construction of a storage building for tools and equipment, and for the storage of two motor trucks on your property at the rear of 129 Stevens Avenue, your appeals having been sustained by the Board of Municipal Officers.

Please note that since this is a wooden building, the storage of more than three motor vehicles in the building is not permissible under the Building Code.

Very truly yours,

Inspector of Buildings.

YRL/HO





Original Permit No. 1007

Amendment No. \_\_\_\_\_

### AMENDMENT TO APPLICATION FOR PERMIT 1007

Portland, Maine, August 5, 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an 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 of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 122 Stevens Avenue Ward B With the Fire Limits? Yes Dist. No. \_\_\_\_\_

Owner's name and address Walter G. Hall, 122 Stevens Avenue, Portland, Me.

Contractor's name and address Ortner

Plans filed as part of this Amendment Yes No. of sheets \_\_\_\_\_

#### Description of Proposed Work

- To change area of building from 24' x 32' to 24' x 40'
- \* " \* height average grade to highest point of roof from 10'6" to 14'

Amended appeal must be filed August 5, 1931

Signature of Owner Walter G. Hall

Approved: \_\_\_\_\_  
Chief of Fire Department.

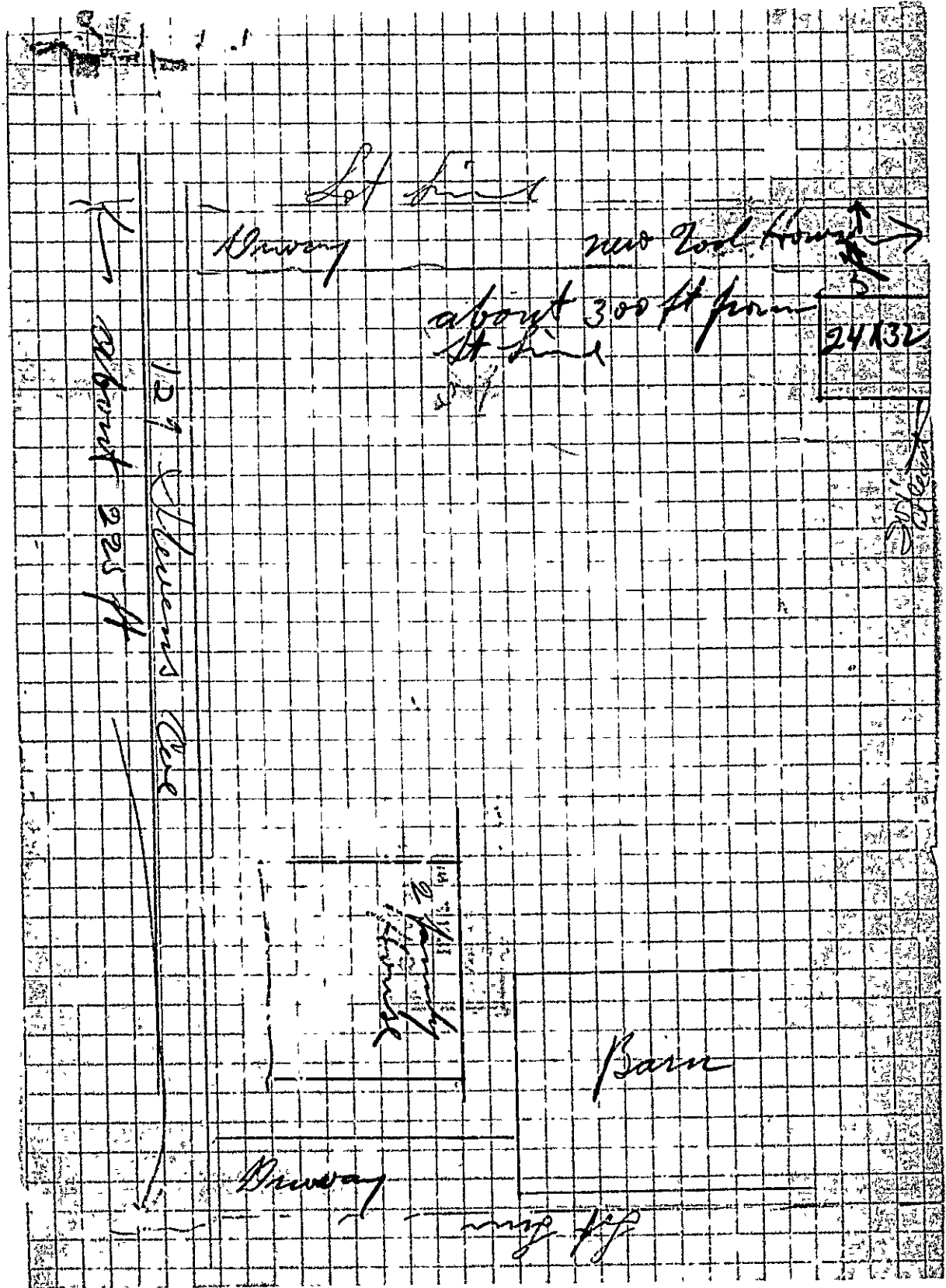
Approved: 8/7/31

INSPECTION COPY  
Commissioner of Public Works.

W. A. Sawyer  
Inspector of Buildings

Filed 25 1931





Lot line

Driveway

new well house

about 300 ft from the line

24132

about 225 ft

129 Morse's line

the front of the barn

Barn

Driveway

Lot line

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Tool House  
at 129 Stevens Avenue

Date 5/12/31

1. In whose name is the title of the property now recorded? Antonio Galli
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? fence bushes
3. Is the outline of the proposed work now staked out upon the ground? no If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? yes
4. What is to be maximum projection or overhang of eaves or drip? 12"
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Antonio Galli



(R) GENERAL RESIDENCE ZONE

PERMIT

Permit No. 1475  
AUG 7 1931

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 12, 1931

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 150 Stevens Avenue Ward B Within Fire Limits? NO Dist. No. \_\_\_\_\_

Owner's or Lessee's name and address Antonio Galli, 46 Portland St. Telephone 2 841-2

Contractor's name and address Owner Telephone \_\_\_\_\_

Architect's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Proposed use of building Tool and equipment house, possibly storage of two motor trucks No. families \_\_\_\_\_

Other buildings on same lot 2 family dwelling house, barn (2 cars)

Plans filed as part of this application? yes No. of sheets 1

Estimated cost \$ 200. Fee \$ .75

## 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 frame building 24' x 32'

The applicant is uncertain of the desirability of storing motor vehicles in this building but desires to classify the building for such use in case he plans to store them there in the future.  
Approval obtained and permit granted by Special Order of Board of Municipal Officers July 6th, 1931

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 32' depth 24' No. stories 1 Height average grade to top of plate \_\_\_\_\_  
Height average grade to highest point of roof 10'6"

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

Material of foundation concrete block Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_

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

Kind of Roof flat Rise per foot 1 1/2" Roof covering asphalt roofing Class C Und. Lab.

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

Kind of heat stove Type of fuel \_\_\_\_\_ Is gas fitting involved? no

Corner posts 4x4 Sills 8x10-10x10 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 2x10, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x8-2x8

On centers: 1st floor 15", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 20"

Maximum span: 1st floor 12', 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 12'

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

## If a Garage

No. cars accommodated on same lot 2, to be accommodated 4

Total number commercial cars to be accommodated 4

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

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

APPROVED Signature of owner Antonio Galli  
INSPECTION COPY Oliver T. Sanborn

5/26/31

Ward 8 Permit No. 31-1475

29 Stevens Ave  
Whelan Contracting Co.

Date of permit 8/7/31

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 11/2/31

Cert. of Occupancy issued none

NOTES

8/14/31 no work

8/24/31 Home Co. job

9/1/31

9/9/31 same job

9/17/31 same job

10/2/31 same job

10/14/31 same job

11/2/31 - all work compl.

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Other permits on ...  
Date ...  
Inspector ...  
Final Inspection ...  
Cert. of Occupancy issued ...  
NOTES ...  
8/14/31 ...  
8/24/31 ...  
9/1/31 ...  
9/9/31 ...  
9/17/31 ...  
10/2/31 ...  
10/14/31 ...  
11/2/31 ...  
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March 26, 1927.

Antonio Galli,  
377 Stevens Ave.,  
Portland, Me.

Dear Sir:

Referring to the alterations to your building at 129 Stevens Ave., inspection shows that the first floor joists in the rear are on a span greater than 8 ft. and have not been properly bridged, and also that the smoke pipes are closer than the lawful distance from the woodwork and some woodwork is too close to the chimney.

Please arrange to have these matters taken care of promptly, so that everything may be satisfactory at the time of the next inspection.

Yours truly,

Inspector of Buildings.



# Application for Permit for Alterations and Miscellaneous Structures

CLASS OF BUILDING OR TYPE OF STRUCTURE add

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, October 20/26-19

The undersigned hereby applies for a permit to effect the following described building according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location 129 3/4th Ward 8 Within Fire Limits? no

Owner's name and address? Roberta Collins 777 Ste ana ave

Contractor's name and address? owner

Architect's name and address? \_\_\_\_\_

Last use of building? apartment No. Families? 1

Proposed use of building? apartment No. Families? 1

### Description of Present Building

Material wood No. of Stories 2 1/2 Style of Roof pitch Roofing asphalt

### General Description of New Work

Build addition two stories high 10x16ft, cut in two windows and cut in two doors  
install bathroom on first and second floor with regulation window in each

### Size of New Framing Members

Corner posts? 4x6 Sills? 3x8 Rafters or roof beams? 2x6 on center? 16in

Material and size of columns under girders? no on center? \_\_\_\_\_

Ledger board used? \_\_\_\_\_ Size? \_\_\_\_\_ Studs (outside walls and carrying partitions) 2 x 4 16" O. C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will be all one piece in cross section.

Floor timbers: 1st floor 2x8, 2nd 2x8, 3rd \_\_\_\_\_, 4th \_\_\_\_\_

On centers: 1st floor 16, 2nd 16, 3rd \_\_\_\_\_, 4th \_\_\_\_\_

Span: 1st floor 10ft, 2nd 10ft, 3rd \_\_\_\_\_, 4th \_\_\_\_\_

### If 1st or 2nd Class Construction

External walls } thickness { 1st story \_\_\_\_\_, 2nd story \_\_\_\_\_  
Party walls } { 1st story \_\_\_\_\_, 2nd story \_\_\_\_\_

### Other Details New Construction

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

Material of foundation? stone Thickness, top? 16 bottom? 15

Material of underpinning? brick over 4 ft. high? 3ft thickness? 8in

Kind of roof (pitch, hip, etc.)? flat Kind of roofing? asphalt gravel

No. of new chimneys? no Material of chimneys? \_\_\_\_\_ of lining? \_\_\_\_\_

### If a Private Garage

No. cars now accommodated on lot? \_\_\_\_\_ Total number to be accommodated? \_\_\_\_\_

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

Distance from nearest present building to proposed garage? \_\_\_\_\_

All parts of garage, including eaves, will be at least 2 ft. from all lot lines.

Garage will be at least \_\_\_\_\_ feet from nearest windows of adjoining property.

### Miscellaneous

Will the above construction require the removal or disturbing of any shade tree on the public street? no

Plans filed as part of this application? no No. sheets? \_\_\_\_\_

Estimated total cost \$ 1,000. Fee? 1.00

Signature of owner or authorized representative? \_\_\_\_\_

In Bridge Floor  
Swp Woodwork  
around chimney to  
all old work  
12/2/07

26/1073

8

129 Stevens Ave  
Antonia Galli  
Oct 20/07

Chimney apparently old  
work, but look like  
new steam fitting and  
heaters and probably  
smoke pipes. Woodwork too  
close, doors go through  
one cleanout door had  
been taken out, others  
too high 15" from floor.

First floor back should  
be bridge of 9" span

3/10 3/14  
letter  
see  
No. 107