

HERMAN AVE., PEAKS ISLAND

87-HH-14

C-47-100-I

6/3/47

June 3, 1947

Mr. Archie Beaton
Peaks Island, Maine
Mr. Eugene Temple
Herman Avenue
Peaks Island, Maine

Subject: Use of the land and the building on the
lot at Ernest Street and Herman Avenue (Assessors
Lot No. 87-KH-14) Peaks Island, reported to be
owned by Eugene Temple.

Gentlemen:

I have a report that the garage on the above lot has been converted to use as an ice house for storage of ice which is sold on the Island by truck or otherwise.

If this be true, the mere change of use of the building from a garage to an ice house without first securing a building permit at this office is unlawful under the Building Code. Under the Zoning Ordinance the property is located in an Apartment House Zone where such a business use is not an allowable use.

If this building has been so changed in use and if either or both of you are responsible for the change and the present use, this letter is your notice to discontinue the new and unlawful use without delay and that the building revert to its lawful use.

For the law in the matter you are referred to Building Code Section 103a1 and to Zoning Ordinance Section 7A, applying to Apartment House Zones.

Please acknowledge receipt of this letter by letter and advise what will be done and how soon.

Very truly yours,

Inspector of Buildings

WMC/S

T (A) APARTMENT HOUSE ZONE

Complaint No... 47/100

Location ~~Ernest St. & Herman Avenue~~
Peaks Island 87-111-14

Date Received 5/29/47

Date Disposed of

NOTES

Re: ... 5/31/47

DEPARTMENT OF
PUBLIC HEALTH
DIVISION OF
INSPECTION
AND
HYGIENE

Blank lined area for notes or additional information.



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT
01208
JUL 6 1946

Class of Building or Type of Structure Third Class

Portland, Maine, July 5, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter repair or demolish 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 Herman Avenue, Peaks Island 87-44-14 Within Fire Limits? no Dist. No. _____
Owner's name and address Richard F. Howland, Herman Ave., Peaks Island Telephone 129-4
Lessee's name and address Jerry Small Engine Supply, etc. Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Dwelling and store No. families 1
Last use _____ " " " " No. families 1
Material frame _____ No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 25. Fee \$ 50

General Description of New Work

To partition off 3'x3' vestibule in front of existing toilet room.
Studs 2x3, 16" O.C., Celotex one side.

Doors to vestibule and toilet to be at least 24" wide and made self-closing in such a way that there will be little chance of both doors being open at the same time.

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

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledge board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____ 2nd _____ 3rd _____ roof _____
On center: 1st floor _____ 2nd _____ 3rd _____ roof _____
Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

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

APPROVED:

Signature of owner

Richard F. Howland

INSPECTION COPY

INSPECTION NOT COMPLETED

Permit No. 46/1203

Location Winnipeg, Peabody

Owner Richard J. Howard

Date of permit 7/6/46

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

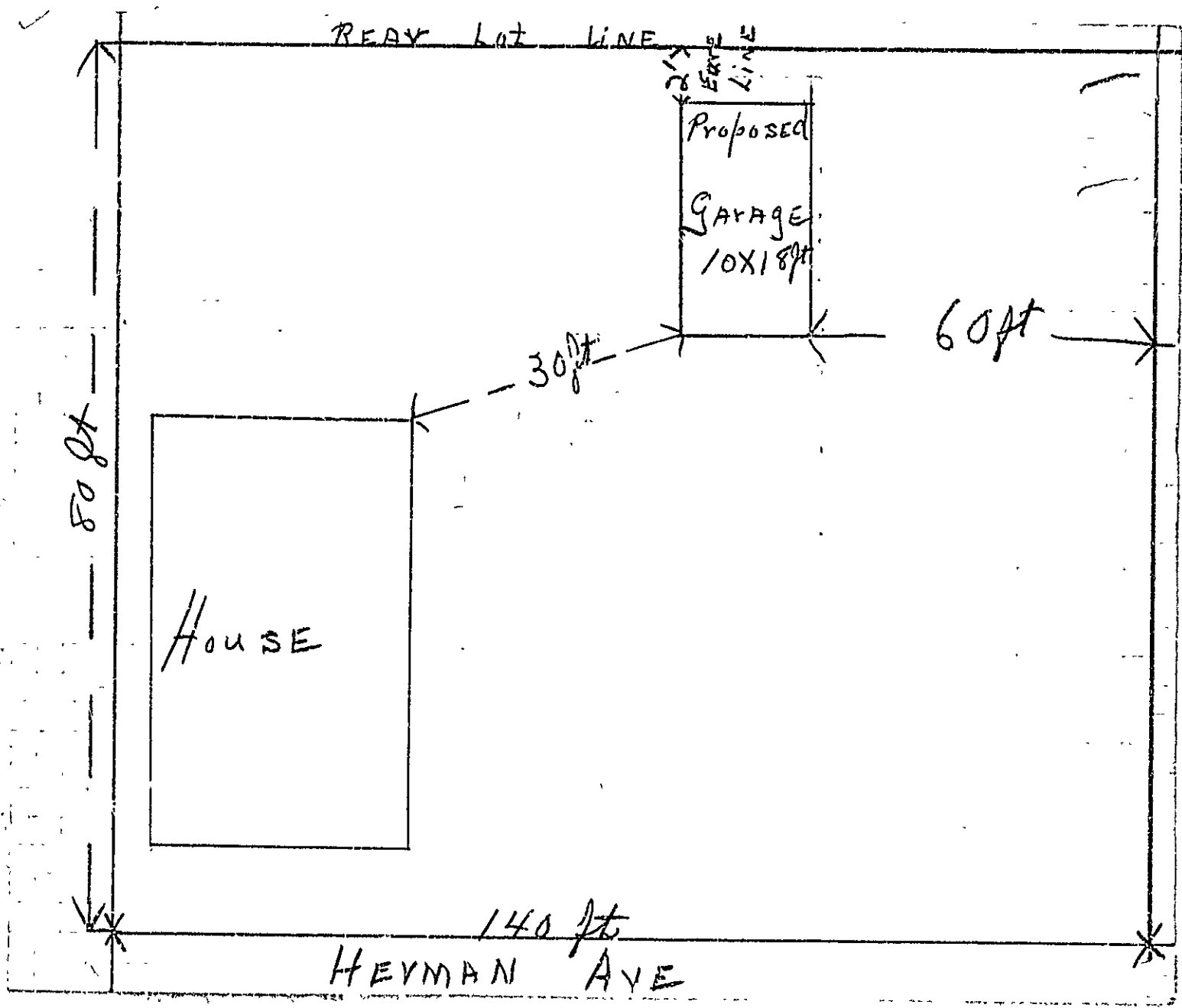
NOTES

87

HH

14

1946



STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for one-car garage _____
at Herman Avenue, Peaks Island Date 10/4/34 _____

1. In whose name is the title of the property now recorded? Elmyr E. Temple
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Yes
3. Is the outline of the proposed work now staked out upon _____ ground? Yes. If not, will you notify the Inspector. Office when the work is staked out and before any of the work is commenced? _____
4. What is to be maximum projection or overhang of eaves or drip? 10"
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

Elmyr E. Temple



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

1547
OCT 6 1934

Class of Building or Type of Structure Trial Class

Portland, Maine, October 4, 1934

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ 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 Harrison Avenue, Peaks Island Ward Isl. 2 Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Eligro Temple, Peaks Island Telephone _____
 Contractor's name and address F. W. Stephenson, Elizabeth St. Peaks Telephone 169-3
 Architect's name and address _____
 Proposed use of building 1 car garage No. families _____
 Other buildings on same lot 1 family dwelling h use
 Plans filed as part of this application? yes No. of sheets 1
 Estimated cost \$ 250. Fee \$.75

Description of Present Building to be Altered

Material _____ No. stories _____ Floor _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To erect ~~one~~ car frame garage 10' x 18'

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED

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 10' depth 18' No. stories 1 Height average grade to top of plate 0'
 Height average grade to highest point of roof 13'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete trench wall thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof hip Rise per foot 6" Roof covering Asphalt roofing Class 0 Und. Lab.
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Is gas fitting involved? _____
 Corner posts 4x4 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 dirt 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 24"
 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 1
 Total number commercial cars to be accommodated none
 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

Signature of owner

Mrs. Eligro Temple

INSPECTION COPY

[Handwritten signature]

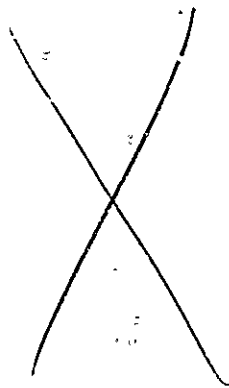
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109B

Wa ²⁴⁸ Permit No. 34/1547
Location Herman Air Parks
Owner Elmer E. Temple
Date 10/6/34
Notif. closing-in _____
Inspn. closing-in 87
Final Notif. HH
Final Inspn. 6/21/35 14
Cert. of Occupancy issued None

NOTES

10/5/34 - Location as
staked O.K. - A.G. S
6/25/35 - work done -
A.G.S.





Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

APPLICATION FOR PERMIT TO BUILD

(3D CLASS BUILDING)

Portland, Me., November 20, 1922 19

TO THE
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Location Herman Avenue, Peaks Island Ward 1 Fire Limits? no
 Name of owner is? Eugene P Temple Address Herman Ave, Peaks Island
 Name of mechanic is? Henry Hoar Address Peaks Island
 Name of architect is? _____ Address _____
 Proposed occupancy of building (purpose)? dwelling & store
 If a dwelling or tenement house, for how many families? 1
 Are there to be stores in lower story? _____
 Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____
 Size of building, No. of feet front? 28ft; No. of feet rear? 28ft; No. of feet deep? 42ft
 No. of stories, front? 2; rear? _____
 No. of feet in height from the mean grade of street to the highest part of the roof? 26ft
 Distance from lot lines, front? _____ feet; side? _____ feet; rear? _____ feet
 Firestop to be used? yes
 Will the building be erected on solid or filled land? _____
 Will the foundation be laid on earth, rock or piles? _____
 If on piles, No. of rows? _____ distance on centres? _____ length of? _____
 Diameter, top of? _____ diameter, bottom of? _____
 Size of posts, 4 x 6 Studding 2 x 4 16 O. C. Sills 4 x 8 Roof Rattlers 2 x 6 24 O. C. Girders 6 x 8
 Size of girts 4 x 4
 Size of floor timbers: 1st floor 2x8, 2d _____, 3d _____, 4th _____
 O. C. " " " " 16, 2d _____, 3d _____, 4th _____
 Span " " " " not over 16 ft, 2d _____, 3d _____, 4th _____
 Will the building be properly braced? _____
 Building, how framed? _____
 Material of foundation? stone thickness of 18in laid with mortar? yes
 Underpinning, material of? cement height of 3ft thickness of 8in
 Will the roof be flat, pitch, mansard or hip? pitch Material of roofing? asphalt
 Will the building be heated by steam, furnaces, stoves or grates? hot water Will the flues be lined? yes
 Will the building conform to the requirements of the law? yes
 Means of egress? _____

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

If the building is to be occupied as a Tenement House, give the following particulars

What is the height of cellar or basement? _____
 What will be the clear height of first story? _____ second? _____ third? _____
 State what means of egress to be provided _____
 Scuttle and stepladder to roof? _____

Estimated Cost, \$ 2500.
 Signature of owner or authorized representative, Eugene P Temple
 Address, Peaks Island
 Plans submitted? _____ Received by? _____

Herman A. Peabody

192

5929

APPLICATION FOR
Permit to Build
3rd CLASS BUILDING

LOCATION

No. _____
Hert. n. Ave., Peaks

11, 7, 68

13, 7, 25

WARD

7, 7, 11, 7, 74

Inspector.

CONDITIONS

PERMIT GRANTED
Nov 20, 1922

102

Permit filed and by _____

Permit number _____

Plan number _____

FINAL REPORT

Has the work been completed in accordance
with this application and plans filed and ap-
proved?

Law been violated? _____

Nature of violation? _____

Violation removed when? _____ 192

Estimated cost of building, etc., \$ _____

Building Inspector.

APPROVAL OF P

Super

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: Portland

Street: 87-11-14-23

PROPERTY OWNERS NAME

Last: W. J. ... First: ...

Applicant Name: W. J. ...

Mailing Address of Owner/Applicant (if different): ...

PORTLAND PERMIT # 498 TOWN COPY

Date Permit Issued: 6-11-84

FEE: _____ L.P.I. # _____

Local Plumbing Inspector Signature: ...

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: W. J. ... Date: 6-11-84

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: ... Date Approved: JUL 3 - 1984

PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type Of Structure To Be Served:</p> <p>1. <input type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER - SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>1924</u></p>
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Number	Hook-Ups And Piping Re location	Number	Column 2 Type Of Fixture	Number	Column 1 Type Of Fixture
<input checked="" type="checkbox"/>	HOOK-UP, to public sewer in those cases where the construction is not regulated and inspected by the local Sanitary District.		Hosobibb / Silcock		Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal		Sink
	HOOK-UP, to an existing subsurface wastewater disposal system.		Drinking Fountain		Wash Basin
			Indirect Waste		Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
	PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cuspidor		Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____		Water Heater
\$	Hook-Up Fee		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
					Fixtures (Subtotal) Column 2
					Total Fixtures
				\$	Fixture Fee
				\$ 6.	Hook-Up Fee
				\$ 6.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

FINAL NOTICE TO SECURE

Date March 19, 1991

Robert McTigue
Peaks Island, ME 04108

Re: 87-HH-14 Herman A. Peaks Island, ME. 3-Fam

Dear Sir:

The above noted property owned by you has been the subject of several inspections, the most recent being March 15, 1991.

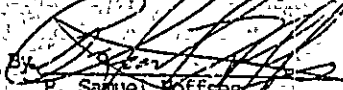
Despite direct communications with you, including orders dated January 18, 1990 and March 14, 1991 the entire structure remains a serious threat to the public health, safety and welfare.


You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17 of MRSA Section 2856, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before: March 29, 1991.

If you have any questions regarding this action, you may contact this office by calling 874-8300, Ext. 8704 or

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By: 
P. Samuel Hoffses
Chief of Inspection Services


Arthur Addato
Code Enforcement Officer (7)

jmr

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

ERIC J. GOVIN
THOMAS F. JEWELL
RAY M. JOHNSON
DEWEY MARTIN, JR.
MICHAEL E. WESTORT

Herman Avenue
Peaks Island

December 17, 1990

Mr. Robert T. McTigue, Jr.
97 Brackett Avenue
Peaks Island, Maine 04108

Dear Mr. McTigue:

This will acknowledge receipt of your application for a variance to request approval of a change of use from a two unit building to a three unit building in the IR-2 Island located at Herman Avenue Peaks Island. For documentation, the applicant submits copies of an appraisal done on March 21, 1985 showing the existence of three apartment units.

It appears that no change of use has ever been processed to show a change from two apartments to three units for your building. If this space and bulk variance is granted by the Board of Appeals, such a building permit may then be processed through this office.

This space and bulk variance request will be scheduled for review by the Board of Appeals at its next meeting on Thursday evening, January 10, 1991, at 7 P.M. in Room 209, City Hall, Portland, Maine. A copy of the agenda for that meeting will be sent to you as soon as copies become available for distribution.

Sincerely,

Warren J. Turner
Administrative Assistant

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

ERIC J. GOUVIN
THOMAS F. JEWELL
RAY M. JOHNSON
DEWEY MARTIN, JR.
MICHAEL E. WESTORT

Herman Avenue
Peaks Island

January 11, 1991

Mr. Robert T. McTigue, Jr.
Brackett Avenue
Peaks Island, Maine 04108

Dear Mr. McTigue:

At the meeting of the Board of Appeals, on Thursday evening, January 10th, the Board voted by a unanimous vote of four members present to deny your application for a use variance to permit a change of use from a two unit building to a three unit building, at Herman Avenue and Ernest Street, Peaks Island, in the IR-2 Island Residence Zone. The Board determined that a third unit was not essential to obtaining a reasonable return from the building and that the hardship is the result of action taken by the applicant or a prior owner.

A copy of the Board's decision is enclosed for your records.

Sincerely,

Warren J. Turner
Administrative Assistant

Enclosure: Copy of Board's Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffes, Chief, Inspection Services
William D. Giroux, Zoning Administrator
Arthur Addato, Code Enforcement Officer
Marge Schmuckal, Deputy Chief, Inspection Services
Charles A. Lane, Associate Corporation Counsel

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 209-3826

PROPERTY ADDRESS

Town Or Plantation: Rocke Island

Street Subdivision Lot #: Herman Ave. Map 67, HH #14, 73

PROPERTY OWNERS NAME

Rocke Island Childrens Work Shop
First

Applicant Name: Charles De Roche

Mailing Address of Owner/Applicant (if different): 205 Federal Ave #27, Rocke Island ME, 04101

PORTLAND

Date Permit Issued: 14.29.95

5373 TOWN CODE

\$ 164.1 FEE (Double Fee Charged)

L.P.L. # 01241

Local Plumbing Inspector Signature

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Board of Inspectors to deny a Permit.

Signature of Owner/Applicant: Charles De Roche

Date: _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: Arthur Rowe

Date Approved: 9-29-95

PERMIT INFORMATION

This Application is for:

1 NEW PLUMBING

2 RELOCATED PLUMBING

Type Of Structure To Be Served:

1 SINGLE FAMILY DWELLING

2 MODULAR OR MOBILE HOME

3 MULTIPLE FAMILY DWELLING

4 OTHER - SPECIFY Day Care

Plumbing To Be Installed By:

1 MASTER PLUMBER

2 OIL BURNERMAN

3 MFG'D. HOUSING DEALER/MECHANIC

4 PUBLIC UTILITY EMPLOYEE

5 PROPERTY OWNER

LICENSE # 15007K-78

Hook-Up & Piping Relocation (Maximum of 1 Hook-Up)	Column 2		Column 1			
	Number	Type of Fixture	Number	Type of Fixture		
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hose/bibb <u>Silcock</u>	0	Bathub (and Shower)		
	0	Floor Drain	1	Shower (Separate)		
OR	0	Urinal	4	Sink		
	0	Drinking Fountain	3	Wash Basin		
HOOK-UP to an existing subsurface wastewater disposal system.	0	Indirect Waste	2	Water Closet (Toilet)		
	0	Water Treatment Softener, Filter, etc.	1	Clothes Washer		
PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures.	0	Grease/Oil Separator	1	Dish Washer		
	0	Denial Cuspider	0	Garbage Disposal		
Number of Hook-Ups & Relocations	0	Bidet	0	Laundry Tub		
	0	Other	1	Water Heater		
Hook-Up & Relocation Fee	Fixtures (Subtotal) Column 2		14	Fixtures (Subtotal) Column 1		
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE					2	Fixtures (Subtotal) Column 2
					1	Water Heater
					1	Fixture Fee
					5	Hook-Up & Relocation Fee
					\$ 64	Total

TOWN COPY