

ISLAND AVE., PEARL ISLAND

90-6-5-7



CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55056

Issued

Portland, Maine Aug 1, 1966

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Lawrence Banks 2195 Congress St Portland
 Contractor's Name and Address E P Corcoran Peaks Island
 Location Beach Rd Peaks Island Use of Building Dwelling
 Number of Families . . . Apartments . . . Stores . . . Number of Stories . . .
 Description of Wiring: New Work . . . Additions . . . Alterations . . .

 Pipe Cable .. Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires Size
 METERS: Relocated Added Total No. Meters
 MOTORS: Number .. Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
 APPLIANCES: No. Ranges 1 Watts 7000 Brand Feeds (Size and No.) 3 No. 6
 Elec. Heaters Watts
 Miscellaneous .. Watts .. Extra Cabinets or Panels
 Transformers .. Air Conditioners (No Units) .. Signs (No. Units)
 Will commence .. 19 .. Ready to cover in .. 19 .. Inspection .. 19
 Amount of Fee \$ 1.50
 Signed E P Corcoran

DO NOT WRITE BELOW THIS LINE

SERVICE ...	METER				GROUND	
VISITS: 1	2	3	4	5	6	
... .. 7	8	9	10	11	12	...

REMARKS:

INSPECTED BY JW. Hinkley
(OVER)

Peaks Island
LOCATION Beach Rd.
INSPECTION DATE 8/1/66
WORK COMPLETED 8/1/66
TOTAL NO INSPECTIONS 1

REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dish washers, etc. — Each Unit		1.50
EXTRAORDINARY WORK (Limited to 6 months from date of permit)		
Service, Single Phase		1.00
Service, Three Phase		2.00
Wiring, 1-50 Outlets		1.00
Wiring, each additional outlet over 50		10.00

90-6-3-Dohann Inc
90-6-3-Dohann Inc



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Sept. 14, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter ~~repair~~ ~~and~~ ~~to~~ ~~with~~ the following building ~~work~~ ~~or~~ ~~work~~ 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: 90-6-5-7

Location Island Avenue, Peaks Island Within Fire Limits? no Dist. No. _____

Owner's name and address Mrs. Esther W. Burke, 34 Glenwood Avenue Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address _____ Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building _____ Restaurant _____ No. families _____

Last use Minor Garage _____ No. families _____

Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot none _____

Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To change use of minor garage 36' x 20' to restaurant. 9065-7

This application is preliminary to get settled on a decision of zoning appeal. In event the appeal is sustained, the applicant shall complete information, the estimated cost and will pay legal fee.

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**

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 _____ 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 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 _____, 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 _____ 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

Mrs. Esther W. Burke

Signature of owner by: Lawrence M. Burke

INSPECTION COPY

Permit No. 191

Location *Shirley Park*

Owner *Shirley Park*

Date of permit *1/19/49*

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

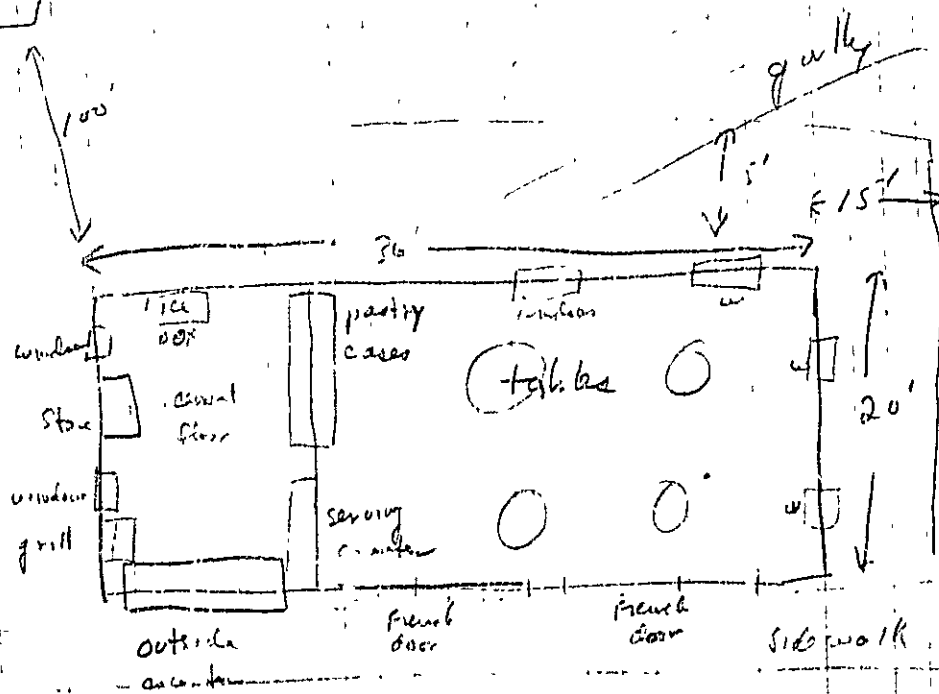
NOTES

General Description of Work

This permit is for the construction of a building to be used as a school. The building is to be constructed on a lot of 1.5 acres. The building is to be a two-story structure with a total area of 10,000 square feet. The building is to be constructed of brick and concrete. The building is to be constructed in accordance with the plans submitted and approved by the Board of Health. The building is to be constructed in accordance with the provisions of the Building Code of the City of New York. The building is to be constructed in accordance with the provisions of the Fire Code of the City of New York. The building is to be constructed in accordance with the provisions of the Sanitary Code of the City of New York. The building is to be constructed in accordance with the provisions of the Electrical Code of the City of New York. The building is to be constructed in accordance with the provisions of the Mechanical Code of the City of New York. The building is to be constructed in accordance with the provisions of the Plumbing Code of the City of New York. The building is to be constructed in accordance with the provisions of the Gas Code of the City of New York. The building is to be constructed in accordance with the provisions of the Elevator Code of the City of New York. The building is to be constructed in accordance with the provisions of the Staircase Code of the City of New York. The building is to be constructed in accordance with the provisions of the Fire Escape Code of the City of New York. The building is to be constructed in accordance with the provisions of the Sign Code of the City of New York. The building is to be constructed in accordance with the provisions of the Advertisement Code of the City of New York. The building is to be constructed in accordance with the provisions of the Public Works Code of the City of New York. The building is to be constructed in accordance with the provisions of the Public Health Code of the City of New York. The building is to be constructed in accordance with the provisions of the Public Safety Code of the City of New York. The building is to be constructed in accordance with the provisions of the Public Welfare Code of the City of New York. The building is to be constructed in accordance with the provisions of the Public Utility Code of the City of New York. The building is to be constructed in accordance with the provisions of the Public Works Code of the City of New York. The building is to be constructed in accordance with the provisions of the Public Health Code of the City of New York. The building is to be constructed in accordance with the provisions of the Public Safety Code of the City of New York. The building is to be constructed in accordance with the provisions of the Public Welfare Code of the City of New York. The building is to be constructed in accordance with the provisions of the Public Utility Code of the City of New York.

dwelling

75'



street

AP Island Ave., Peaks Island
(Assessors Lot No. 90-G-5-7)-I

September 15, 1949

Mrs. Esther W. Burke
54 Glenwood Avenue
Portland, Maine

Subject: Application for building permit intended to cover alterations of the garage owned by Mrs. Esther W. Burke on Island Avenue, Peaks Island, (Assessors Lot No. 90-G-5-7) and change of use to a restaurant; and proposed zoning appeal relating thereto.

Dear Mrs. Burke:

Building permit to cover change of use of the minor garage (about 20' x 36') which you own on Island Avenue, Peaks Island (Assessors Lot No. 90-G-5-7) to use as a restaurant (it is understood that the establishment would be more in the nature of a tearoom and that there would be no intention whatever either now or in the future of selling salt beverages for consumption on the premises) is not issuable under the Zoning Ordinance because a restaurant or tearoom is not included in the list of uses allowable in the Apartment House Zone where the property is located, according to Section 88 of the Ordinance.

You have indicated your desire to seek an exception from the Board of Appeals, so an outline of the appeal procedure is enclosed. If you desire to have the required public hearing held at the earliest possible date, it is essential that your appeal be filed at the office of Corporation Counsel no later than tomorrow, Friday, September 16; otherwise considerable delay will ensue.

Your attention is called to the fact that there is considerable question under the appeal clause of the Zoning Ordinance, Section 88, if the Board of Appeals have power to grant an exception to allow a restaurant in an Apartment House Zone unless such a grant is necessary to avoid confiscation of the property. However, I have the impression that the building has been used since 1938, when the Zoning Ordinance was adopted for the storage of more than one commercial automobile. If that is true and if that use or the storage of more than one commercial automobile has been habitual since April, 1946, it may be possible that the Board of Appeals would not be bound by the confiscation clause.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMB/G

Enclosure: Outline of appeal procedure

CC: Mark Barrett
Assistant Corporation Counsel

File

INQUIRY BLANK

ZONE A

FIRE DIST. 25

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone 31-57-1 Date 8/31/49

LOCATION Ed. C. Peabody Bldg OWNER Lawrence Burke

MADE BY Brad Minott TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS CONSTRUCTION _____

REMARKS _____

INQUIRY Can this garage, used since 1938
+ before as storage for multiple trucks & storage
of ice machinery, be converted to tear room?

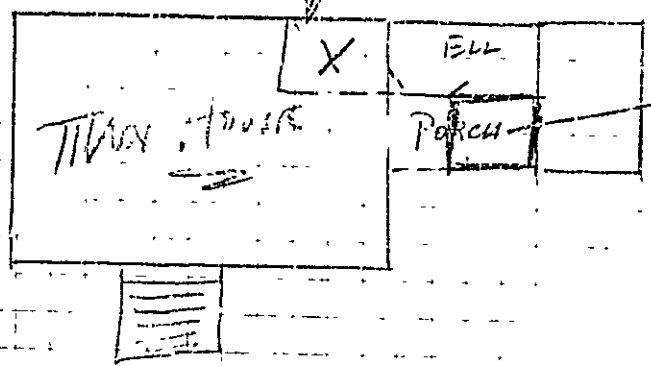
ANSWER allowance change of use, but no
structural alterations allowed,
any of the latter being subject to
appeal.

DATE OF REPLY 8/31/49 REPLY BY MMZ

90-9-65

Prop New Location
Revised 9/12/43

NEW LOCATION



BATH ROOM
(re. prop. New Location)
1 per amend.



151-AND AVENUE

RECEIVED
 - AUG 23-1943
 DEPT. OF BLD'G. INSP.
 CITY OF PORTLAND



Original **PERMIT ISSUED**

Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT

SEP 15 1943

Portland, Maine February 13, 1943

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 121028 pertaining to the building or structure contemplated in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, and specifications, if any, submitted herewith, and the following specifications:

Location Talbot Avenue, Peaks Island Within Fire Limit? no Dist. 00
Owner Licensee's name and address Lawrence W. Burke, Talbot Avenue, Peaks Island
Corporation name and address None
Plan as part of this Amendment 22 No. of Sheets 1

Is any plumbing work involved in this work? no Is any electrical work involved in this work? no
Increased cost of work 0.00 Additional fee 0.25
Framing Lumber: Kind? None Dressed or Full Size? None

Description of Proposed Work

To relocate 7' non-bearing partition wall setting pantry to provide new bedroom, 2nd story, J.L. O.G., existing window for ventilation

APPROVED

Chief of Fire Department

Commissioner of Public Works

Signature of Owner

Approved:

Inspector of Buildings

COPY

Memorandum from Department of Building Inspection, Portland, Maine

Assessors' number 90-0-5,7, Island Avenue, Peaks Island - Enclosure of portion of 1-story open porch to make bathroom for Lawrence M. Burks by Hanz, S. Hoar, builder - 8/25/43

To Owner and Builder:

It is assumed that the floor framing and foundation of the present porch satisfy Building Code requirements for strength, depth, etc. If they do not, they should be made to so satisfy. It is also assumed that the enclosing walls are to be built of 2x4 studs set vertically, doubled at the corners and no more than 16 inches from center to center.

I am obligated to report such jobs as this to the War Production Board offices at Portland and Boston under Conservation Order 1-41, when the building permit is issued, and that is being done. If you have not already done so, I suggest that you get in touch with the local WPB office at 142 High Street before starting work or getting material on the job to make sure that you are in the clear under the Conservation Order.

CC: Mr. Henry S. Hoar

(Signed) Warren McDonald

Central Avenue, Peaks Island

Inspector of Buildings



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 0828

Class of Building or Type of Structure Third Class AUG 28 1943

Portland, Maine, August 23, 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 submitted herewith and the following specifications:

Location Island Avenue, Peaks Island Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address Jarvis M. Burt, Island Ave., Peaks Telephone 213

Contractor's name and address Henry B. Hoar, Central St., Portland Telephone _____

Architect _____ Plans filed yes No. of sheets 1

Proposed use of building dwelling house No. families 2

Other buildings on same lot none Fee \$ 1.00

Estimated cost \$ 200

Description of Present Building to be Altered

Material used _____ No. stories 1-1 Heat _____ Style of roof _____ Roofing _____

Last use _____ Dwelling house No. families 2

General Description of New Work

To enclose portion 6' x 6' of existing one story open porch for new bath room (window for ventilation)

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 OCCUPANCY
REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? yes

Is any electrical work involved in this 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 _____ earth or rock? _____

Material of underpinning _____ Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Height _____ Thickness _____

No. of chimneys _____ Rises per foot _____ Roof covering _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Framing, lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Sill or layer board? _____ Size _____

Material columns under girders _____ Size _____ Max. on center _____

Grade 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 of one piece in cross section.

Joist and rafters: 1st floor _____ 2nd _____ 3rd _____ roof _____

On center: 1st floor _____ 2nd _____ 3rd _____ roof _____

Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof _____

If a factory building with masonry walls, thickness of walls? _____ height? _____

In a Garage

Are any cars accommodated on same _____ 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 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 _____

INSPECTION COPY

~~INSPECTION NOT COMPLETED~~

Permit No. 43) 828

Location: Island On Park

Owner: Lawrence M. Burke

Date of permit: 8/25/43

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 7/10/47 dlc

Cert. of Occupancy issued None

NOTES

~~4/10/43, approved for permit
of this island. Special
inspection required as per 5-11
lightly erected. All
should be in the condition
of this permit. No filling
framing at least etc.
4/30/43. Checked as to
completeness of work. dlc~~

Table with multiple columns and rows, mostly illegible due to heavy noise and poor scan quality. Some faint text is visible in the middle section, possibly including 'Guest' and 'No. 4/10/43'.



Original Permit No. 12/551
PERMIT ISSUED
Amendment No. 2

AMENDMENT TO APPLICATION FOR PERMIT 4 1942

Portland, Maine, October 22, 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 12/551 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 Island Avenue, Peaks Island Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Lucretia V. Burke, Peaks Island
 Contractor's name and address P. Knight, Peaks Island
 Plans filed as part of this Amendment _____ No. of Sheets _____
 Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Increased cost of work 50 Additional fee 25
 Framing Lumber: Kind? _____ Dressed or Full Size? _____

Description of Proposed Work

To finish of two rooms, first floor, with dressed ~~board~~ board

INSPECTION NOT COMPLETE

Approved: _____

Chief of Fire Department.

Commissioner of Public Works.

Signature of Owner

Lucretia V. Burke

Approved: 10/24/42 - [Signature]

Inspector of Buildings

INSPECTION COPY

PAID



Original Permit No. 12/901 **PERMIT ISSUED**

Amendment No. 5 **OCT 5 1942**

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, October 5, 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME

The undersigned hereby applies for an amendment to Permit No. 12/901 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 Island Avenue, Seak Island Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address Lawrence M. Burke, Seak Island

Contractor's name and address Martin O. Holt, Seak Island

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

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____

Increased cost of work 75 Additional fee 25

Framing Lumber: Kind? _____ Dressed or Full Size? _____

Description of Proposed Work

To build one inside brick chimney, brick with tile lining, concrete foundation.
To finish off one room second floor, pressed board.

Approved: _____
Chief of Fire Department.

Commissioner of Public Works.

Signature of Owner Lawrence M. Burke

Approved: 10/7/42 Inspector of Buildings

INSPECTION COPY

City of Portland, Maine
INSPECTOR OF BUILDINGS



17

NOTIFIED

Second Notice, No Reply
No First Notice Mailed

APR 18 1930

6022

Return Receipt Requested

Mrs. Margarette D. Thompson

~~Portland, Maine~~

Portland, Maine

RECEIVED
8960

90484

117 5
RECEIVED
J. J. JOYCE
117 5
J. J. JOYCE
RECEIVED
117 5
J. J. JOYCE
RECEIVED

Appeal denied
4/21/30

See letter
Recrd # 30

inv
4/21/30



City of Portland, Maine

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by Mrs. Ida F. Trefethen at Island Avenue, Peaks Island

April 12, 1930

To the Municipal Officers:

Your appellant, Mrs. Ida F. Trefethen
who is the owner of property at Island Avenue, 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 10, 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 erect
a five car garage on the above property on the ground that the building
would accommodate more than the three cars permitted, and more than one
commercial vehicle permitted in the Apartment House Zone where the
property is located.

The reasons for the appeal are as follows: The appellant desires to
rent at least a portion of these car spaces in the summer time, and to
store possibly all his three ice trucks there in the winter time. The
proposed garage, if built, would accommodate several nearby property
owners who are without garage privileges in the summer time.

30/12

April 21, 1930

PUBLIC HEARING ON THE APPEAL OF MRS. IDA F. TREFETHEN CONCERNING THE
ERECTION OF FIVE CAR GARAGE ON ISLAND AVENUE, PEALS ISLAND.

A public hearing upon this appeal was held before the Committee on Zoning and Building Ordinance Appeals, Wednesday afternoon, April 16th.

There were present for the City, Councilors Craig, and Mrs. Stevens, Corporation Counsel, and the Inspector of Buildings.

Honorable Edgar E. Rounds appeared for the appellant in support of the appeal merely reiterating the statements set forth upon the appeal form.

Mr. John A. E. Hoyes who owns a cottage directly across Island Avenue from the proposed site of the garage appeared in opposition to the appeal stating that he felt that the garage if built would be harmful to his property on account of being objectionable to the view and reducing the value of the property.

Inspector of Buildings.

Attached letter received from
Margaret H. Ross 4/21/30.

W.M.E.

Auburndale
Telephone
West Newton
969 R



WATER POLISH
MANUFACTURED BY
RO.'S GLOSS CO.

Boston
Auburndale, Mass. April 19 30

39/12
Boston
Telephone
Main
6786

APPEALS COMMITTEE

PORTLAND BLDG.,-

Gentlemen,-

I wish to enter my support of the appeal of
Mrs Ida F. Trefethen for a permit to erect a all metal five car Garage
on her property on the Easterly side of Island Ave, PEAKS ISLAND.

I own a Cottage opposite on the Westerly side
of Island Ave, and land on the Westerly Side of Island Ave at Trefethen
Landing, and two Cottages at Sterling Row Trefethen Landing.

One of the bad features of PEAKS ISLAND IS
no Garage Space, there are so few Garages where you can leave your Cars
we have to leave our Cars in the street, as we only have room in one yard
to build a Garage.

I feel that it would be a Hardship for Mrs
Trefethen if you do not grant her this permit, and from what I know of her
as a Neighbor I know she will not depart from the intent and purpose of
the Zoning Ordinance. if you grant her the permit.

Most Sincerely Yours

Margaret H. Ross
1874 Commonwealth Ave

2/1/52

PLEASANT AVE

ISLAND AVE

TO TREFETHEN LDG

Present Trefethen Garage

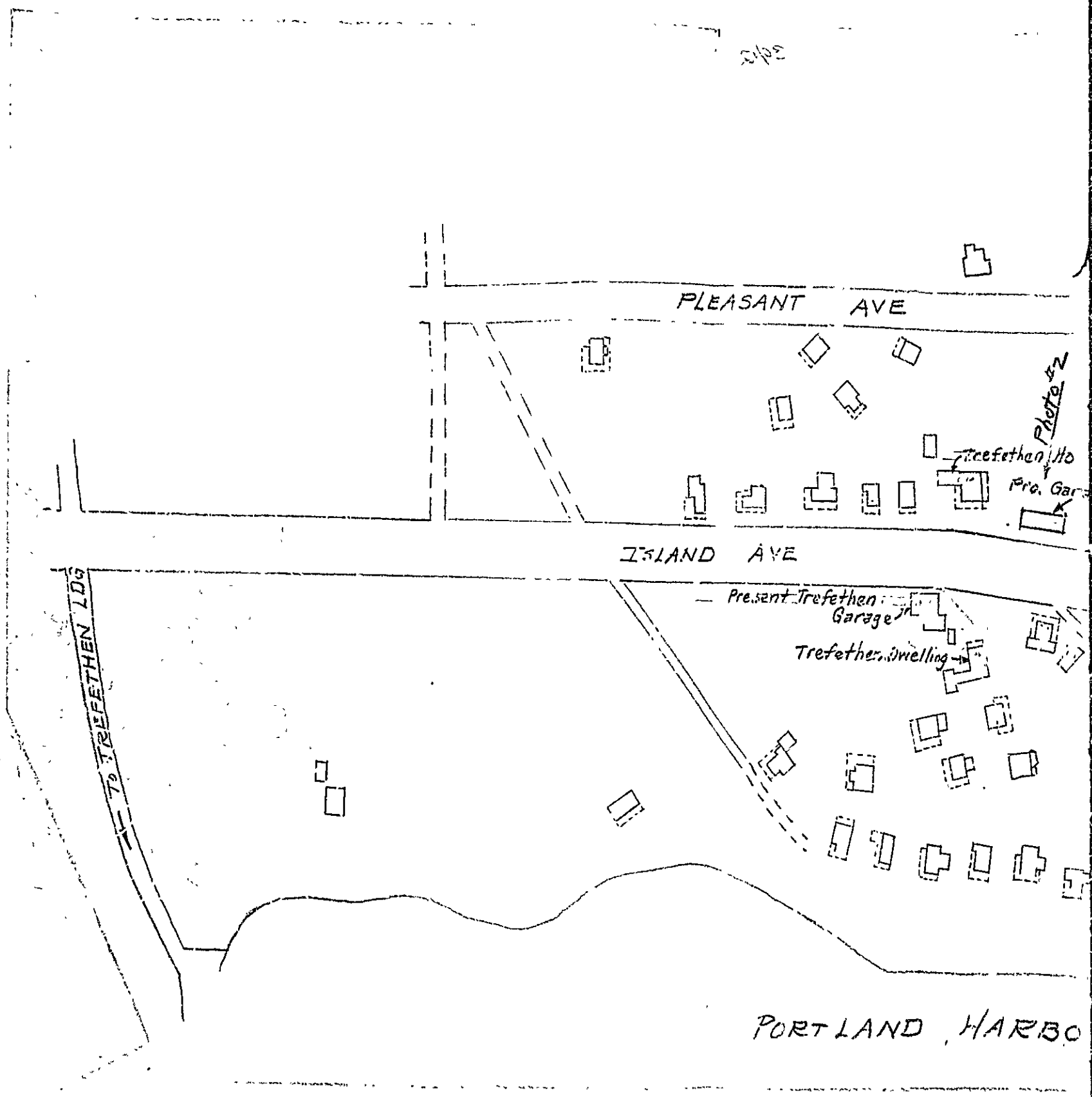
Trefethen Dwelling

Photo 52

Trefethen Ho

Pro. Gar

PORTLAND HARBO



39/12

1/08

PLEASANT VE

ISLAND AVE

Present Trefethen Garage

Trefethen Dwelling

Trefethen Ho.

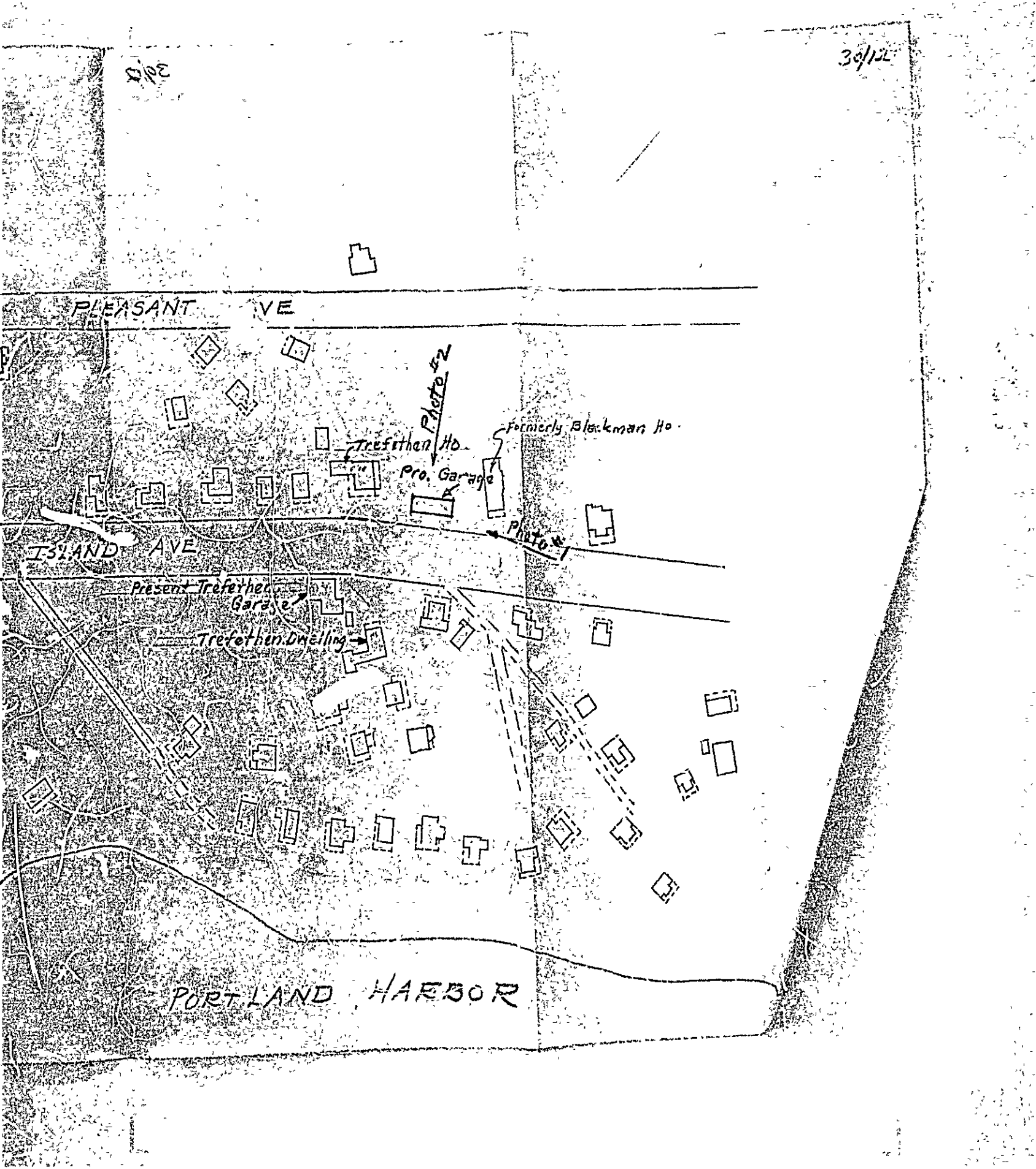
Pro. Garage

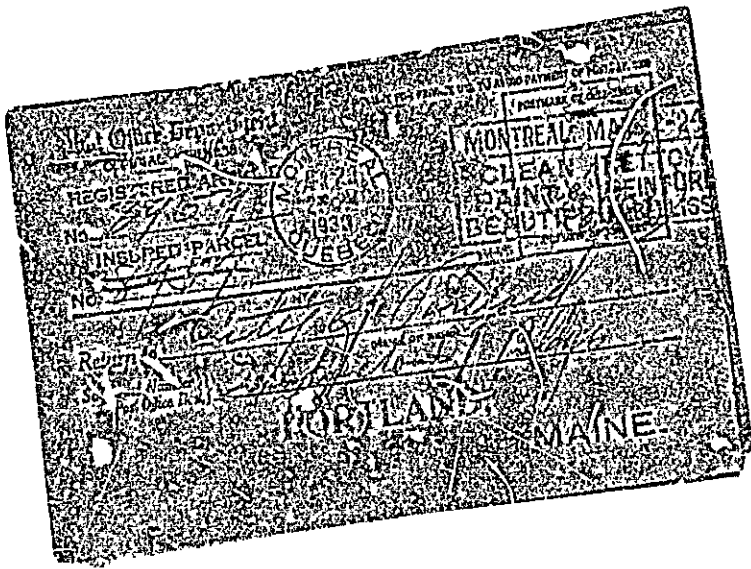
Formerly Blackman Ho.

Photo 42

Photo 41

PORTLAND HARBOR





Net G.W. 5 lbs. 10 oz.

REGISTERED PARCEL

No. 1234

REGISTERED PARCEL

No. 1234

RECEIVED

Jan 1930

PORTLAND

MAINE

MONTREAL, QUEBEC
CLEAN PAINT & REINFORCED
BEAUTIFUL

QUEBEC
JAN 1930

TO ALSO PAYMENT OF POSTAGE

3012
April 22, 1930

Mrs. Ida P. Trefethen
Peaks Island,
Portland, Maine

Dear Madam:

With reference to your appeal to the Board of Municipal Officers with relation to the erection of a five car garage on your property on Island Avenue, Peaks Island, the Board of Municipal Officers found themselves unable to sustain your appeal on April 21st under the belief that the erection of the garage would not be permitted without substantially derogating from the intent and purpose of the Zoning Law.

Very truly yours,

Inspector of Buildings.

W/MC

Dear Mr. Rounds:

Under the circumstances, if you will return the receipt for the fee paid to this office on or before May 5, 1930, your money will be refunded by voucher.

Very truly yours,

WARREN McDONALD

Inspector of Buildings.

CC-Hon. Edgar E. Rounds-Portland Pier

XXXXXXXXXXXX

IN THE BOARD OF MUNICIPAL OFFICERS

April 21, 1980

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of Mrs. Ida F. Trefethen concerning the erection of a five car garage on Island Avenue, Peaks Island, reports as follows:

A public hearing has been held upon this appeal at which one of the owners of neighboring property appeared in opposition.

It is the belief of this Committee that this garage as proposed cannot be erected without substantially derogating from the intent and purpose of the Zoning Ordinance.

Recommended that the appeal be denied.

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS.

Chairman

39/2

XXXXXXXXXXXX

IN THE BOARD OF MUNICIPAL OFFICERS

April 14, 1930

NOTICE OF PUBLIC HEARING UPON APPEAL OF MRS. IDA F. TREFETHEN, ISLAND AVENUE, PEARS ISLAND

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers, City of Portland, Maine will hold a public hearing at Room 35, City Hall, Wednesday, April 16th at four o'clock in the afternoon, upon the appeal of Mrs. Ida F. Trefethen who seeks a change in the decision of the Inspector of Buildings so that she may be permitted to erect an all metal five car garage on her property on the easterly side of Island Avenue, Pears Island.

The property in question is a triangular lot adjoining some other land of same ownership directly across Island Avenue from the end of Sergeant Road, and lies between what was formerly the Blackman house and W. H. Sargent house one thousand feet or more southwest of Trefethen Landing. The garage is proposed 18' x 45', one story in height, and of all metal construction with the front of it set fifteen feet from the street line of Island Avenue. It is proposed to use the garage largely for rental for passenger cars in the summer time, and at various times for the storage of probably three commercial ice trucks.

The Inspector of Buildings found it necessary to deny the permit under the precise terms of the Zoning Ordinance, since the property is located in what is termed an Apartment House Zone where the car storage is limited to a total of three cars and not more than one commercial vehicle. The owner has resorted to the appeal clause of the Ordinance claiming that failure to secure the permit involves unnecessary hardship, and that the building may be built without substantially departing from the intent and purpose of the Zoning Ordinance. The Board of Municipal Officers sitting as an Appeal Board are authorized by the Ordinance to permit this construction provided they find that the contentions of the owner are true. The above hearing will be held before the Committee, and the Committee will make report to the full Board on Monday evening, April 22nd at which further opportunity will be given for hearing, and probably a final decision reached.

It is your privilege to appear at the meeting or the meeting of the Board, or to write to the Appeals Committee, care of the Inspector of Buildings, Room 21, City Hall, either in support of or in opposition to this appeal.

COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS.

LESTER F. WALLACE, Chairman

39/12

XXXXXXXXXXXXXXXX

IN THE BOARD OF MUNICIPAL OFFICERS

April 14, 1953

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall, Wednesday, April 15th at four o'clock in the afternoon on the appeal of Mrs. Ida F. Trefethen with relation to the erection of a five car garage on her property on the easterly side of Island Avenue.

It is her desire to erect a five car all metal garage with the front of it no less than fifteen feet from the street line of Island Avenue on the triangular lot across Island Avenue from the end of Sargent Road. It is the intention to use the garage for the most part for the storage of passenger automobiles in the summer time, and at various times for the storage of ice delivery trucks.

The permit for this building could not be issued under the terms of the Zoning Law for the reasons that the property is located in an Apartment House Zone where a total of three car storage and one commercial vehicle is permitted under the precise terms of the law. The appellant appeals to the Municipal Officers claiming that failure to secure the permit involves unnecessary hardship, and that the garage will be built without substantially departing from the intent and purpose of the Zoning Law.

All persons interested for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.
LESTER F. WALLACE, Chairman

39/12

XXXXXXXXXXXX

IN THE BOARD OF MUNICIPAL OFFICERS

April 14, 1930

Mrs. Ida F. Trofethen
Peaks Island,
Portland, Maine

Dear Madam:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers, City of Portland, will hold a public hearing in Room 35, City Hall, Wednesday, April 16, 1930 at four o'clock in the afternoon upon your appeal from the decision of the Inspector of Buildings with relation to the construction of a garage on your property on the easterly side of Island Avenue, Peaks Island.

It is necessary, of course, that you be represented at this hearing. Hon. Edgar E. Rounds has indicated that he will be present to represent you at the hearing, and a copy of this notice is being sent to him also.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS,

LESTER F. WALLACE, Chairman

CC-Mr. Edgar E. Rounds, 60 Portland Pier.

3912
April 9, 1930

Mr. Harvey H. Trefethen
Peaks Island
Portland, Maine

Dear Sir:

Since my conversation with you on the Island boat about two weeks ago concerning the construction of a garage on your property on Island Avenue, I have not heard directly from you with regard to this matter, but I have heard from various sources that you are somewhat disturbed in regard to the matter.

I am writing with the hope of clearing up any misunderstanding if a misunderstanding exists.

Permits are only issued from this office after a formal application has been made, and after sufficient information has been filed to determine that the project complies with the law. You have not applied for a permit yet, and have not furnished definite information with regard to what you propose.

Would it not be advisable for you to file a formal application for a permit at this office, furnishing definite information with regard to the size, proposed location, and material of the garage? If the proposition complies with the Building Code and the Zoning Ordinance, the permit will be issued promptly. If, on the other hand, some of the details of the proposition do not comply, you will be told exactly what those conditions are. Provided you do not feel that you can change any such conditions, you have appeal rights under the law, and if you desire to exercise them and will then come to this office, we will undertake to assist you in any way possible in filing your appeal without cost to you.

As explained to you on the boat, a decision upon such an appeal would ordinarily be reached by the Board of Municipal Officers within two or three weeks of the time of filing such an appeal.

Very truly yours,

Inspector of Buildings.

WM/HO
CC-Mr. Arthur W. Jordan

- 90 - D.12 - Walter B. Elwell - 66 Sherman St.
- D.11 - Jessie D. Horath - Peabody Island 3000' alt
- D.10 - Blanch Fuller S. 40' - "
- Rm. G 1 - Margaret N. Ross - Newton, Mass.
- G 2 - John & Julia M. Briggs - 55 B. ramhall
- G 3 - Julia M. Briggs - Peabody Island
- G 4 - P - "
- G 7 - Ida F. Prefetten - "
- I 2 - Boardman T. Shillings - Peabody Island
- O - 9 - Walter B. Elwell - above
- O - 10 - Nancy E. Shillings - Peabody Island
- O - 11 - Walter B. Elwell - above
- Rm. O - 12 - Margarette D. Thompson - Peabody Island
- O - 13 - Flora S. Bliss - Eastard Hotel
- O - 14 - Ida Prefetten - "
- P - 2 - Patrick Horan East - 80 Zuefoc St.
- P - 3 - Emma Currier Owen - 25 B. olton
- P - 4 - Emma S. Briggs - Palumth Hotel?
- Rm. P - 5 - Everett Shillings - Middlebury St.
- Rm. P - 6 - Anne Margaret B. mm. - Peabody Island

77 B. ramhall St



Permit No. 6005
PERMIT ISSUED

APPLICATION FOR PERMIT

Class of Building or Type of Structure 3rd

Portland, Maine, May 19 1925 AY 21 1925

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~add~~ 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, any, submitted herewith and the following specifications:

Location Island Ave. Trefoil's Ldg. Ward 1 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Harvey Trefoil's Island Ave. Telephone _____
Contractor's name and address Geo. Keating Willow St. Telephone 21 80
Architect's name and address _____
Proposed use of building Dwelling House No. families _____
Other buildings on same lot _____

Description of Present Building to be Altered

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

General Description of New Work

Build 1 Brick Chimney

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 _____ Thickness, top _____ bottom _____
Material of darning _____ Height _____ Thickness _____
Kind of roof _____ Roof covering _____
No. of chimneys 1 Material of chimneys Brick of lining tile
Kind of heat stove Type of fuel Coal 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 2 feet. Sills and corner posts all one piece in cross section.
Roists and rafters: 1st floor _____ 2nd _____ 3rd _____ roof _____
On centers: 1st floor _____ 2nd _____ 3rd _____ roof _____
Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof _____
If on 1 story building with masonry walls, thickness of walls _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ 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 \$ 1000 00 Fee \$ 80

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 Harvey Trefoil

Geo. Keating

INSPECTION COPY

65211

Ward 1 Perm. No. 28/925

Location Trillium Island Ave. Beaba

Owner Harvey Trefeliner

Date of permit 5/21/58

Notif. closing-in

In spn. closing-in

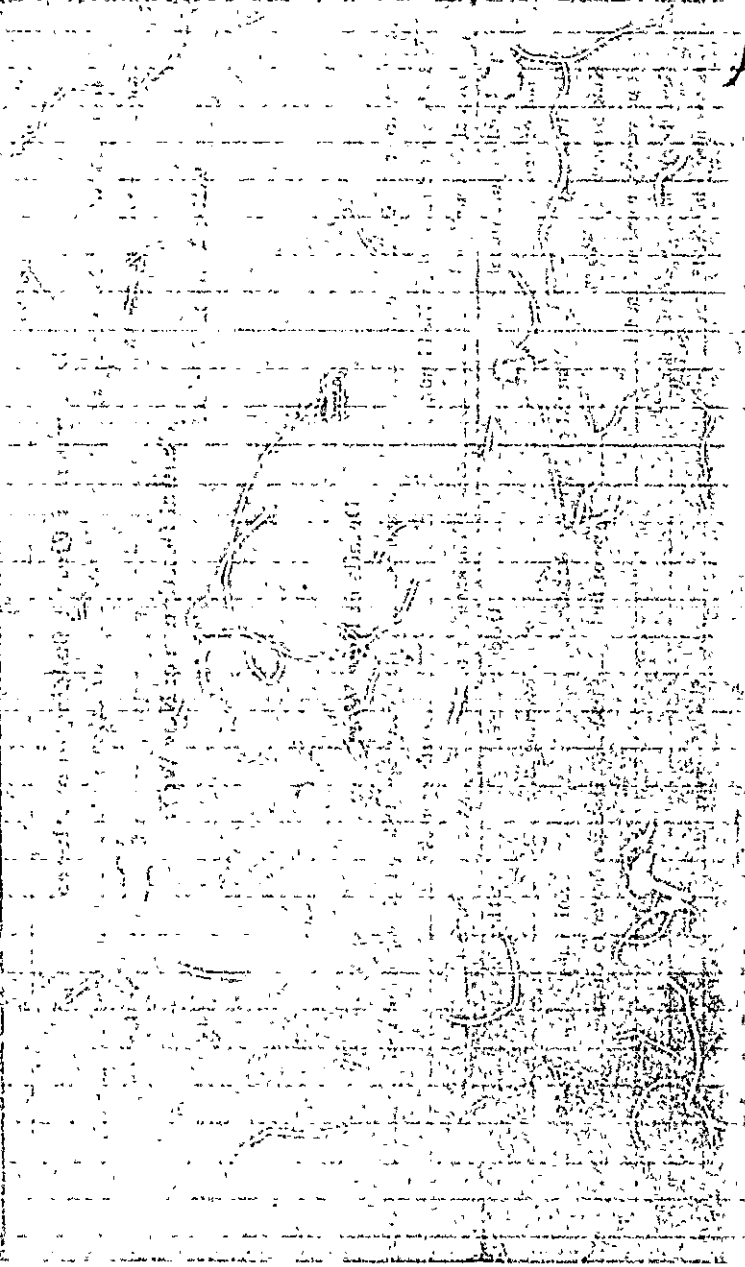
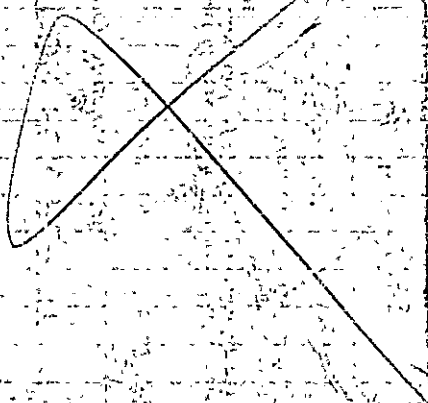
Final Notif.

Final Inspn. 6/9/58

Cert. of Occupancy issued 90

NOTES

*Build out let us
clear out for whole lot.*





Permit No. 128 ISSUED

APPLICATION FOR PERMIT

MAY 15 1928

Class of Building or Type of Structure Third Class

Portland, Maine, May 15, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter ~~erect~~ the following building 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 Island Ave. Peaks, Trefoaten Ldg. Ward 1 Within Fire Limits? No Dist. No. 1
 Owner's or Lessee's name and address Ida Trafethan, Peaks Island Telephone 128
 Contractor's name and address E. H. Weaver, Sycamore Rd. Peaks Island Telephone Peaks 128
 Architect's name and address _____
 Proposed use of building Dwelling house No. families 2
 Other buildings on same lot _____

Description of Present Building to be Altered

Material Wood No. stories 2 1/2 Heat _____ Style of roof Pitch Roofing Asphalt
 Last use Dwelling house No. families _____

General Description of New Work

To put french windows (3) on one side of roof (about 27' long) (this side of building is 18' or more to side of line)
 To recover entire roof
 To enlarge closet on second floor for use as bathroom (one of the new windows for ventilation)

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 _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof Pitch Roof covering Asphalt Asphaltum Glass of Urd. Lab.
 No. of chimneys _____ 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? _____ 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 \$ 400. Fee 25

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 Ida Trafethan
E. H. Weaver

Ward _____ Permit No. 28/881

Location Doland Ave. Pearl

Owner E. A. Trefethen

Date of permit 5/15/28

Notif. closing in _____

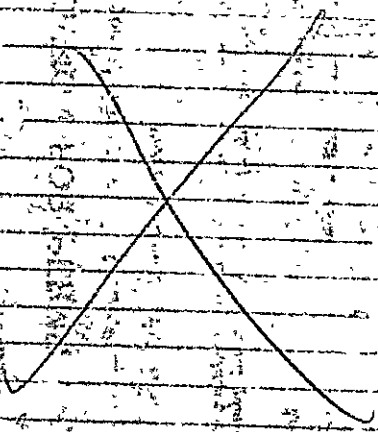
Inspn. closing in _____

Final Notif. _____

Final Inspn. 6/29/28

Cert. of Occupancy issued 90

NOTES





Application for Permit for Alterations and Miscellaneous Structures

CLASS OF BUILDING OR TYPE OF STRUCTURE 3rd

Portland, Maine, November 22/26 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to alter 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 Island Farm, Beane Island Ward 1 Within Fire Limits? no

Owner's name and address? Harvey Trefethen, Beane Island

Contractor's name and address? Charles Loda, Beane Island

Architect's name and address? _____

Last use of building? private garage 3 cars No. Families? _____

Proposed use of building? private garage 3 cars No. Families? _____

Description of Present Building

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

General Description of New Work

Build outside brick tile lined chimney

NOTIFICATION
BEFORE
LATHING OR SETTING IN
WALLS

Size of New Framing Members

Corner posts? _____ Sills? _____ Rafters or roof beams? _____ on center? _____

Material and size of columns under girders? _____ 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 _____, 2nd _____, 3rd _____, 4th _____

On centers: 1st floor _____, 2nd _____, 3rd _____, 4th _____

Span: 1st floor _____, 2nd _____, 3rd _____, 4th _____

If 1st or 2nd Class Construction

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

Other Details New Construction

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

Material of foundation? _____ Thickness, top? _____ bottom? _____

Material of underpinning? _____ over 4 ft. high? _____ thickness? _____

Kind of roof (pitch, hip, etc.)? _____ Kind of roofing? _____

No. of new chimneys? _____ 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. sheets? _____

Estimated total cost \$ 75. Fee? .50

Signature of owner or authorized representative? _____

26/11/91

Set 1

Island One Peaks
Harvey Prefetcher
Nov 22/26

~~27/11/91~~