

ISLAND AVENUE
90-R-1

PEAKS ISLAND

HERBERT
MAYNARD

Re: Island Ave. & Trefethen Ave.
Peaks Island (Assessors 90-R-1)

December 25, 1972

Mr. Howard U. Heller
813 Washington Ave.

Dear Mr. Heller:

In answer to your letter of December 20, 1972 to change a single family residence to four apartments on Peaks Island at the corner of Island Ave. and Trefethen Ave. this property is located in a B-2 Business Zone where under Section 602.9A of the Zoning Ordinance this use would be allowable.

It would be necessary, however, to provide four parking spaces on this property meeting the requirements set forth in the Zoning Ordinance under Section 602.14.

If you have any further questions please do not hesitate to contact me here at this office in City Hall.

Very truly yours,

A. Allan Soule
Assistant Director

AAS/pc



Mark Stimson Associates *Realtors*

December 20, 1972

Mr. Alan Soule
Dept. of Building Inspection
City Hall
Portland, Maine

B-2

Dear Alan,

I have a customer for a property in Peaks Island who wishes to convert a large single family residence to four apartments. I think the structure and design of the building are excellent. We however would like to know that apartment use would be acceptable as far as the zoning is concerned. The building is currently the property of Mary Matthews located on the corner of Island Avenue and Trefethen Avenue. I believe that the zoning is B-2.

for this note

Would you please drop me a note stating whether this location could be converted to apartment use. I realize that there will be many regulations building-wise in addition to the zoning. These will be the responsibility of the new owner to work out. The sale, however, is now contingent upon the fact that the zoning will permit apartment use.

If there are any questions regarding this request, please let me know. Thanks for your help.

Sincerely,

Howard U. Heller
Howard U. Heller

HUH:bn

90-R-1

Excellence in Real Estate



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine May 17, 1955

PERMIT ISSUED

00608
MAY 17 1955

CITY OF PORTLAND, MAINE

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish 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 Island Ave., Peaks Island 90-R-1 Within Fire Limits? _____ Dist. No. _____
 Owner's name and address John Peterson, Island Ave. P. I. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Charles Franco, Winding Way, P. I. Telephone 6-4203
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building dwelling house No. families _____
 Last use _____ " " _____ No. families _____
 Material _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 450.00 Fee \$ 2.00

General Description of New Work

To repair after fire to former condition without alterations or without change of use, but if conditions in the areas of repair are found to be dangerously sub-standard of Building Code requirements, both Building Department and owner will be notified immediately.

Fire approximately two weeks ago--cause unknown--no structural damage

CERTIFICATE OF ACCURACY
REQUIREMENT FULFILLED

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

Ar. Franco

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 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 partition) 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 disking 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

John Peterson
Charles Franco

Signature of owner By: Charles Franco J.P.

INSPECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

Island Ave., cor Trafethen St., Peaks Island-Construction of fireplace for Mrs. Mary P. Matthews by Fred W. Stephenson, contractor 2/17/46

To Contractor and Owner:

Note that thicknesses of walls of fireplaces, dimensions and support of hearth, and clearances to combustible material especially 2-inches clearance from woodwork of back of fireplace, are to be as in Section 303c of Building Code. Understand that no appliance and no other fireplace is connected or to be connected to the existing flue to which the new fireplace is to be connected.

CC: Mrs. Mary P. Matthews,
21 Deering St.

(Signed) Warren McDonald
Inspector of Buildings



LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure third

Portland, Maine, Feb. 11, 1946

PERMIT ISSUED
00193
FEB 13 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter repair demolish 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 Island Ave. (Cor. Trefethen St.) Within Fire Limits? no Dist. No. _____
 Owner's name and address Mrs. Mary P. Mathews 21 Deering St. Telephone _____
 Lessee's name and address Fred W. Stephenson Elizabeth St. Telephone 250
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Dwelling No. families 1
 Last use Dwelling No. families 1
 Material frame No. stories 2 1/2 Heat _____ Style of roof Mansard Roofing _____
 Other buildings on same lot garage
 Estimated cost \$ 225 Fee \$ 1.00

General Description of New Work

brick with heat-radiator
To build fireplace at first floor, to be cut in to existing chimney.
Fireplace foundation to extend to basement, 8' below first floor level (Island Ave. grade level)
to be of brick and have cleanout door.

Permit issued with memo.

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? no Is any electrical work involved in this work? no
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Site front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation brick 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 K 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) 2x4-10" 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 Fred W. Stephenson

Fred W. Stephenson
Signature of owner Mrs. Mary Mathews

INSPECTION COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. **0369**
APR 29 1913

Class of Building or Type of Structure Third Class

Portland, Maine, April 29, 1913

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter or repair the following building structure or 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 Trofehen Avenue Peaks Island Within Fire Limits? no Dist. No. _____
Corner Island Ave.

Owner's or Lessee's name and address Mrs. Grace O. Pedersen, Peaks Island Telephone _____

Contractor's name and address Owner Telephone _____

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building _____ No. families _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 50

Description of Present Building to be Altered

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

Last use Tool shed - poultry house No. families _____

General Description of New Work

To demolish by building 6' x 10'

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 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 _____ Type of fuel _____ Is gas fitting involved? _____

Framing lumber - Pine _____ Dressed or full size? _____

Corner posts _____ Girts _____ Girt or ledger board? _____ Size _____

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

Stud (outside wall 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

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 by Mrs. Grace O. Pedersen

Carolyn P. Golden

INSPECTION COPY



APPLICATION FOR PERMIT TO BUILD

CLASS BUILDING

261
11/21/19

Portland, Maine, December 1/26 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Cor. Island Ave. & Trefoil Building Ward 1st & Within Fire Limits? no

Owner's name and address? Mrs. Grace Peterson, Island Ave.

Contractor's name and address? GARY S. PETERSEN

Architect's name and address? no

Proposed occupancy of building (purpose)? tool house

No. families? 0 apartments? _____ lodgers? _____

Size, front? 10, depth? 15 No. stories? 1 height, average grade to highest point of roof? 10

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

Material of foundation? poats Thickness, top? _____ bottom? 4

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

Kind of roof (pitch, hip, etc.)? flat Kind of roofing? tar paper

Kind of heat? _____ Material of chimney? _____, of lining? _____

SIZE OF FRAMING MEMBERS

Corner posts? 4x4 Sills? 4x6 Rafters or roof beams? 2x4 on center? 24

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 2x6, 2nd _____, 3rd _____, 4th _____

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

Span: 1st floor 10, 2nd _____, 3rd _____, 4th _____

IF 1ST OR 2ND CLASS BUILDING

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

Party wall } thickness { 1st story _____, 2nd story _____

Material of cornice? _____ How fastened? _____

IF APARTMENT, TENEMENT OR LODGING HOUSE

Dimensions of lot? _____

Descriptions of other buildings on lot? _____

Clear distance to rear lot line? _____, to one side lot line? _____, to other side lot line? _____

IF A PRIVATE GARAGE

No. cars 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.

Will there be a heating plant within building? _____

If so, how protected? _____

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 \$ 20.00 _____

Signature of owner or authorized representative? _____

Ward 1 Permit No. 24/12/13
Belvidere Ave. 1st Floor Laundry
James Peterson
December 1, 1926
 Notif. Closing in _____
 Inspn. Closing in _____
 Local Notif. _____
 Special Inspn. 12/1/26 11:30 90

in front house. then
 by bus garage (2 cars)
 and front house
 application so old
 had to check change
 James Peterson

To Building Department. ✓

REPORT OF FIRE

At No. Trefethen Ave, P. S.
Date Feb 20, 1926
Construction Wood
Height (Stories) One
Owner Wm. Bruce Pederson
User Garage
Approx. Damage \$500
Total Loss

REMARKS:

Fire Department Headquarters

By Ray G. Kordberg

YOU!

are responsible for complying with the law, whether you know the requirements or not.

READ!

Location, ownership, ~~This Application~~ ^{is} correct, complete and legible. Separate application required for every building. ^{Get All Questions Settled BEFORE Commencing Work.}



Failure To Do So
May Prove

EXPENSIVE!
APPLICATION FOR PERMIT TO BUILD
A PRIVATE GARAGE

Portland, Me., ~~March 11, 1925~~ ¹⁴ 1925... 19

To THE
INSPECTOR OF BUILDINGS

I, the undersigned hereby applies for a permit to build, according to the following specifications:—

Location Trafethen Land, Peaks Island Fire Districts no Ward 1

Name of owner is? Mrs Grace Pederson Address Peaks Island

Name of mechanic is? Chris J Pederson Address 1113

Proposes occupancy of building (purpose)? Private garage for two

cars only, and no space to be let.

Not nearer than two feet from any lot line. will not obstruct windows of adjoining property.

A Pyrene fire extinguisher to be kept in garage.

Size of building, No. of feet front? 18ft; No. of feet rear? 18ft; No. of feet deep? 20ft

No. of stories? 1

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft

Floor to be? wood

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? shingle

Will there be a chimney? no Will the flues be lined? no No stoves to be used.

Will the building conform to the requirements of the law? yes

Will the building be as good in appearance as other surrounding buildings? yes

Have you or any person acting for you previously applied for a permit to build a private garage? no

If so, state the particulars

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Estimated Cost,
\$ 400. Signature of owner or authorized representative,

Mrs Grace Pederson

Address, Peaks Island Maine

Chris J Pederson

.....

No. 1307

APPLICATION FOR
PRIVATE GARAGE

LOCATION

No. lot 10 No. 102410

March 14, 1925

WARD.

Inspection July 09
Deformed Curd
lot 32
90.00 - 5.00

PERMIT GRANTED



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 for Alterations, etc.

Portland, May 9, 1923 102

To the

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Description of Present Bldg.

Location Island Avenue Peaks Island Ward 1 in fire limits? NO
 Name of Owner or Lessee Mrs. Grace Pedersen Address Peaks Island
 " Contractor William Pedersen " Peaks Island
 " Architect " " "
 Material of Building is wood Style of Roof pitch Material of Roofing asphalt
 Size of Building is 16ft feet long; 16ft feet wide. No. of Stories 1
 Cellar Wall is constructed of posts is inches wide on bottom and batters to inches on top
 Underpinning is is inches thick; is feet in height.
 Height of Building 12ft. Wall, if Brick; 1st 2d 3d 4th 5th
 What was Building last used for? private garage (2 cars) No. of families 1
 What will Building now be used for? private garage (4 cars only all cars belong to owner)

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Detail of Proposed Work

Build addition 16x16 one story high with asphalt roof will be two feet to 1st line.
all to comply with the building ordinance
 Estimated Cost \$ 20.

If Extended On Any Side

Size of Extension, No. of feet long? 16ft; No. of feet wide? 15ft.; No. of feet high above sidewalk 12ft.
 No. of Stories high? 1; Style of Roof? pitch; Material of Roofing? asphalt
 Of what material will the Extension be built? wood Foundation?
 If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
 How will the extension be occupied? private garage connected with Main Building? joined

When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations
 No. of feet high from level of ground to highest part of Roof to be?
 How many feet will the External Walls be increased in height? Party Walls

If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Wall? in Story.
 Size of the opening? How protected?
 How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative Mrs. Grace E. Pedersen
 Address Peaks Island Maine

Island Ave., Peaks



Call for

90-R-1

Island Ave., Peaks
Permit No. 90-R-1

PERMIT GRANTED

May 9, 1922

Permit filled out by

Permit number

Location Island Ave, Peaks

FINAL REPORT

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated (.....) Dec. No. of 192.....

Nature of violation (.....)

Violation removed, when?

Estimated cost of alterations, etc., \$.....

Inspector of Buildings

RECEIVED BY THE INSPECTOR OF BUILDINGS

RECEIVED BY THE INSPECTOR OF BUILDINGS