OAKLAND AVENUE PEAKS ISLAND
84-C-9

APARTMENT HOUSE ZONE
CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-39-72

COMPLAINT

INSPECTION COPY

Date received May 20, 1939

Location Corner Island and Oakland Avenues, Peaks Use of Building Cottage

Owner's name and address John Crowther, 11 Deacon, New York. Telephone

Tenant's name and address Telephone

Complainant's name and address Margaret E. Milliken, Oakland Ave, Peaks Telephone

Description: Condition of toilet, which is partly on bor land, in very bad condition.

(A) APARTMENT HOUSE ZONE

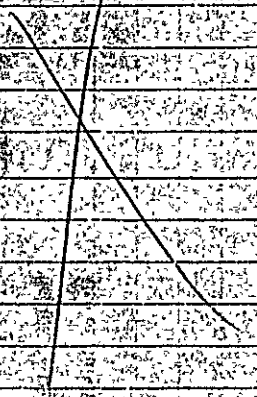
Complaint No. C-39-72

Location Cor. Island & Oakland Area Sub

Date Received 5/20/39

Date Disposed of

NOTES 84 C 9



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
31524
OCT 10 1960
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, October 7, 1960

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 (84-C-9) Within Fire Limits? _____ Dist. No. _____

Owner's name and address Marguerite Lopez, 23 Berwick St. So. Portland Telephone PO-6-2760

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Dwelling No. families 1

Last use _____ No. families 1

Material frame No. stories 1½ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $100.00 Fee $.50

General Description of New Work

To demolish existing outside brick chimney on rear of dwelling.
To rebuild outside brick chimney (same location) on rear of dwelling.

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 send permit to Mrs. Florence Tuttle Island Ave. Peaks Island Me

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 concrete Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat _____ fuel _____

Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____

Size Girder _____ 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

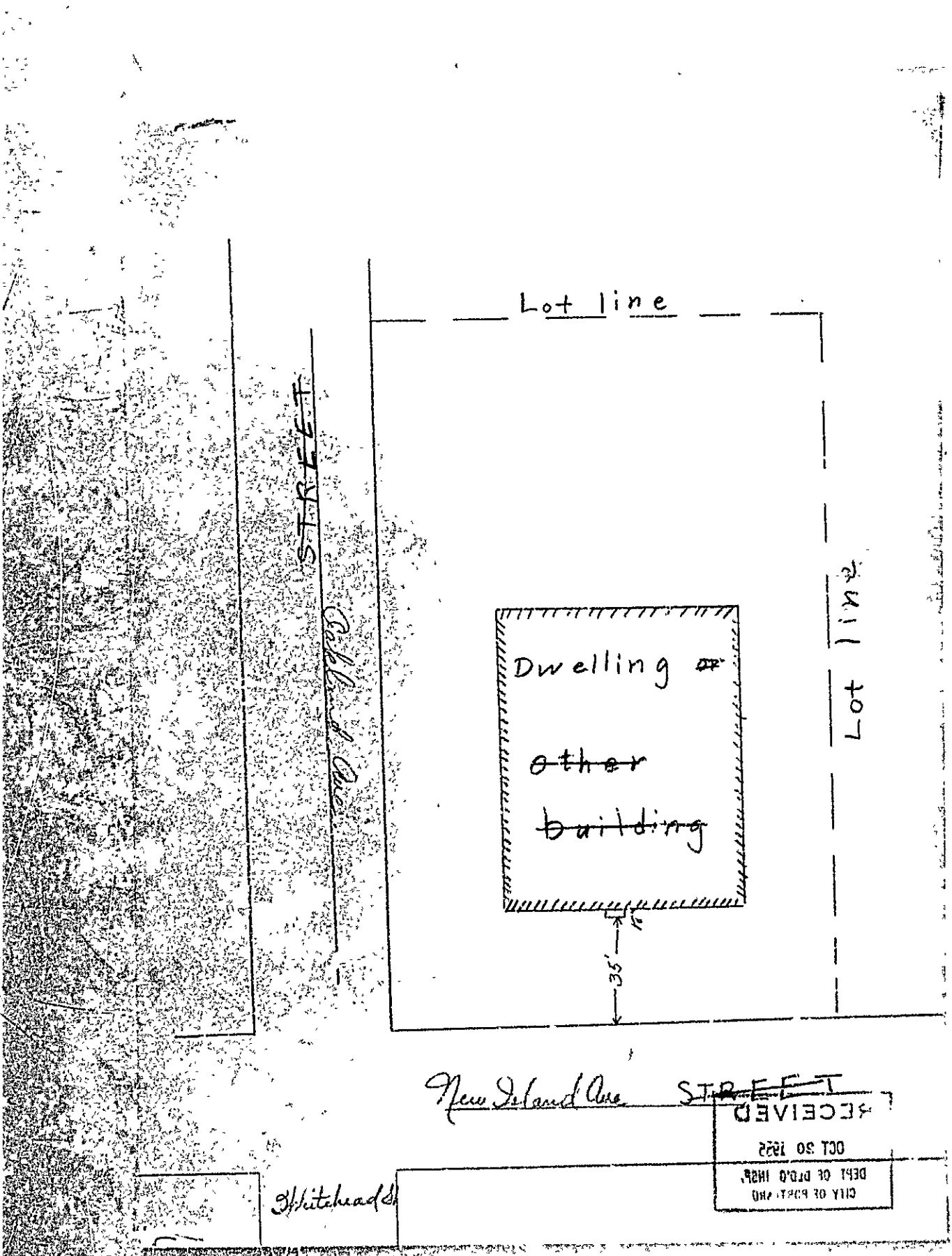
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Marguerite Lopez

CS 301

FILE COPY

Signature of owner by: Mrs Florence Tuttle



RECEIVED
OCT 20 1955
DEPT OF BLD'G INSP.
CITY OF PORTLAND

Memorandum from Department of Building Inspection, Portland, Maine

New Island Ave., Peaks Island (Assessors' Lot No. 84-C-9) - Alterations to Dwelling for Florence Tuttle by Donald DiBiase--10/21/55

Permit for construction of an outside brick chimney on front of dwelling at the above location is issued herewith subject to the following conditions:-

1. Chimney wall is to be kept not less than one inch away from the combustible wall of building.

2. Brickwork of chimney where smokepipe opening is located is to be corballed through the wall of the building to the inside face of the studding.

3. Chimney is to be anchored to the building at intervals not exceeding 10 feet.

AJB/G

Copy to: Donald DiBiase
New Island Ave.
Peaks Island

(Signed) Warren McDonald
Inspector of Buildings

CS-27

PERMIT ISSUED
01940
OCT 21 1955
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Oct. 20, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ *alter* ~~[illegible]~~ *the following building* ~~[illegible]~~ *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:* [illegible]

Location New Island Ave., Peaks Island 84-C-9 Within Fire Limits? no Dist. No.

Owner's name and address Florence Tuttle, New Island Ave., Peaks Island Telephone

Lessee's name and address Telephone

Contractor's name and address Donald DiBiase and Edward Tuttle, New Island Ave Peaks Island Telephone none

Architect Specifications Plans no No. of sheets

Proposed use of building dwelling house No. families 1

Last use " " No. families 1

Material wood No. stories 2 Heat Style of roof Roofing

Other building on same lot

Estimated cost $ 150. Fee $ 2.00

General Description of New Work

To construct outside brick chimney on front of building, tile flue lining, concrete foundation at least 4' below grade.

INSPECTION NOT COMPLETED 2/25/57

Permit Issued with Memo

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*** Edward Tuttle

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 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:
with memo by [illegible]

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

Florence Tuttle

Signature of owner by: Edward J. Tuttle

INSPECTION COPY

Permit No. 55/1940

Location New Island Ave. Peaks

Owner Florence Tuttle

Date of permit 10/21/55

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice INSPECTION NOT COMPLETED

2/25/57

NOTES

(A) APARTMENT HOUSE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. 47/113

COMPLAINT

INSPECTION COPY

Date Received July 7, 1947

Location Oakland Ave., Peaks Island 84-3-9 (Corner Island Avenue) Use of Building Peaks Island

Owner's name and address Florence E. & Edward J. Tuttle, Oakland Ave., Telephone

Tenant's name and address Telephone

Complainant's name and address Margaret E. Milliken, Oakland Ave., P. I. Telephone 321 ring 3
10 t second St, Hallowell, Me.

Description: Outside toilet built on property without permit.

(A) APARTMENT HOUSE ZONE

Complaint No. 47/1130 11-1-49

Location Ireland Ave., Peaks Island

Date Received 7/7/47

Date Disposed of 7/30/47 [illegible]

NOTES 11-16-49 [illegible]

7/10/47 - [illegible]

[illegible]

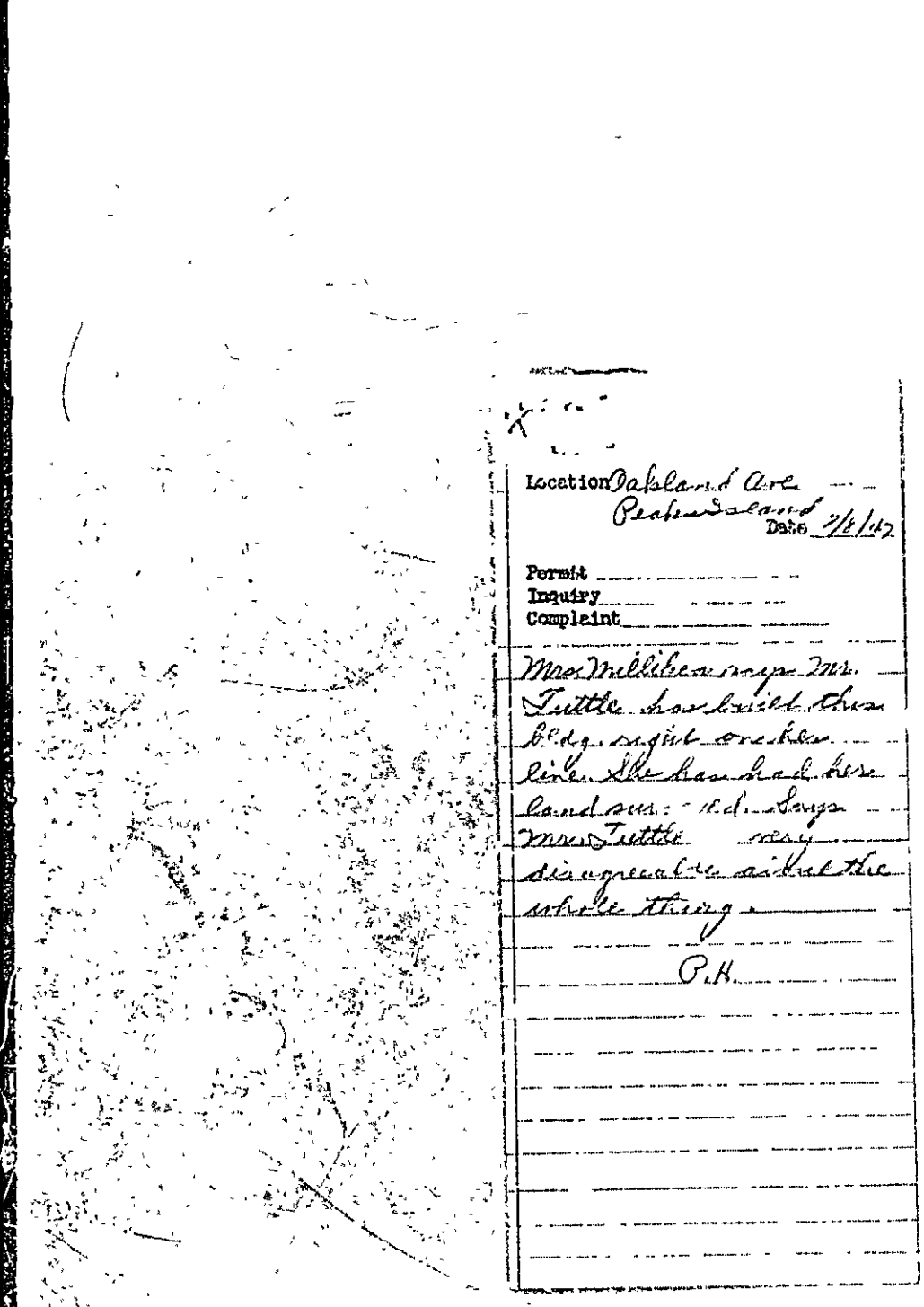
7/30/47 This complaint is worded wrong for the actual work done without permit. Outhouse was demolished and section of rear piazza enclosed for storage. Toilet off the kitchen (east-early side) was made into bathroom. See permit covering this work. [illegible]

8/6/47. See note without application for permit. [illegible]

9/26/49 Mrs. Milliken comm. plains that Mrs. Tuttle is doing some more work without a building permit. Some of the new work is on her land. B Soper

10/7/49 Mrs. Milliken was in again and said Mrs. Tuttle was still building. She is at 88 Polk St. now. B Soper

11/13/49 - Mrs. Tuttle has built a platform about 4'x5' on ocean side of dog (cannot be an idea to comply with B.C. without rebuilding) and has enclosed all of the remaining open piazza with rough board and old sash at top. He decided to remove additional enclosure of piazza, replace posts. Shall file application to enclose piazza.



Location Oakland Ave
Peaks Island
Date 7/8/47

Permit
Inquiry
Complaint

Mrs Milliken says Mr. Tuttle has built this bldg. right on her line. She has had her land surveyed. Says Mr. Tuttle very disagreeable about the whole thing.

P.H.

File: C-47-113-I
FU 7/15/47/T

July 10, 1947

To: John F. Newell
Chief of Police

From: Warren McDonald
Inspr. of Bldgs.

Subject: Report of small outbuilding built without permit on property of Florence E. & Edward J. Tuttle on Orchard Avenue, corner of Island Ave., Peake Island (Assessors Lot No. C-9)

Will you be kind enough to have the day officer on Peake Island look up on the above and see if this small building, evidently for outside toilet, has been recently built on this property? We have no record of a permit and if the building has been recently built, it must have been without securing a permit as required by law.

From our report it also seems evident that the small building has been built in a location on the lot contrary to the Zoning Ordinance.

Inspector of Buildings

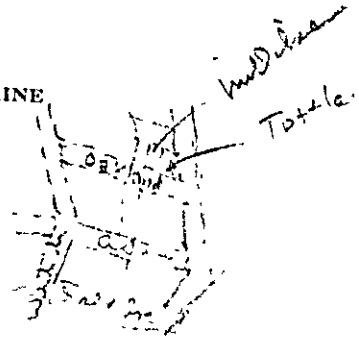
WMcD/S

INTER-OFFICE CORRESPONDENCE

File: C-47-113-I
FU 7/15/47/T

CITY OF PORTLAND, MAINE

BUILDING INSPECTOR



July 10, 1947

To: John F. Newell
Chief of Police

From: Warren McDonald
Insptr. of Bldgs.

Subject: Report of small outbuilding built without permit on property of Florence . & Edward J. Tuttle on Oakland Avenue, corner of Island Ave., Peaks Island (Assessors Lot No. 84-C-9)

Will you be kind enough to have the day officer on Peaks Island check up on the above and see if this small building, evidently for outside toilet, has been recently built on this property? We have no record of a permit and if the building has been recently built, it must have been without securing a permit as required by law.

From our report it also seems evident that the small building has been built in a location on the lot contrary to the Zoning Ordinance.

Inspector of Buildings

84-C-10 millidge

RECEIVED
JUL 22 1947
DEPT. OF BUILDINGS
CITY OF PORTLAND

WMcD/S

This is evidently a neighbor's complaint about property lines. There was an outhouse off the end of the rear porch and Tuttle, who has the place looking better than it ever has, took it down from where it extended, about 4 or 5 feet, beyond the porch towards neighbor. He then closed in end of porch where outhouse was and moved toilet inside house and fixed up a nice bathroom. Outhouse porch is now a store room. He said he did not take out a permit as he thought repairs did not

call for a permit.

Tuttle will go to City Hall Monday to straighten it out with Mr. McDonald.

Courthouse had been there evidently since cottage was built.

LeRoy J. Mullin

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 21, 1947

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 1 Oakland Avenue, Peaks Island Within Fire Limits? no Dist. No.

Owner's name and address E. J. Tuttle, Oakland Ave., Peaks Island Telephone

Lessee's name and address Telephone

Contractor's name and address owner Telephone

Architect Specifications Plans no No of sheets

Proposed use of building Dwelling No. families 1

Last use " No. families 1

Material frame No. stories 1½ Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 15 Fee $ .25

General Description of New Work

To demolish outside toilet room.
To enclosure one end of existing rear piazza to provide toilet room.
Studs 2x4, 24" O.C.,

Dwelling is setting on lot lines

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 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 or 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?

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

Signature of owner E. J. Tuttle

INSPECTION COPY

Permit No.

Location

Owner

Date of permit

Notif. closing-in

Inspn. closing-in

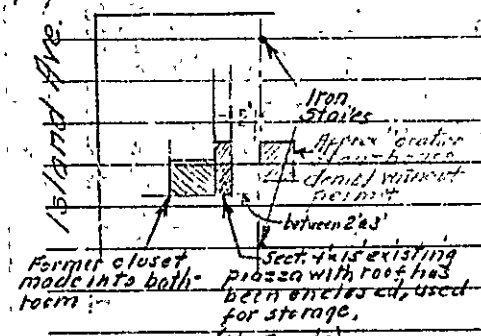
Final Notif.

Final Inspn.

Cert of Occupancy issued

NOTES

7/30/47 Oakland Ave.



PLAN (No Scale)

I talked with Mrs Tuttle and above sketch is situation as she described it to me.

Two questions arise, the matter of lot line and of work done without a permit.

As to lot line there are two iron stakes clearly marking Mrs Tuttle near line. The complainants claim Mrs Tuttle has moved these. It seems this is clearly a matter for them to settle between themselves.

Regards work done without a permit, there is a defin. improvement in [illegible] as been done. If the enclosed piazza work on the complainants land, the outhouse removed certainly very, and conditions so much better I would be inclined to forget the whole thing. The wording of the permit is not correct as to new bath and should be changed.

It seems to me it would be well to write the complainant and explain the result of our inspection and inform her that the matter of questionable lot line, especially since there are stakes would be up to here.

(Tuttle)

Location Oakland Ave., Peaks Isld.

Date 8/6/47

Permit X
Complaint C47/113
Inquiry

PH: Pls: destroy all copies of application of 7/21/47 except applicx inspn. copy, and file that with above complaint together with this note.

wmcd

Upon investigation WTH found that work had been done without permit as explained in back of inspn copy of belated application; but that the present owner had madea very definite improvement over former condition.

Unfortunately the enclosure of rear piazza, which has been done without permit is technically somewhat closer than would be allowed under Zoning Law

There is evidently feeling between neighbors about location of property line, and rather than subject Board of Appeals to this argument, I decided to let thingsrest as they are for a while and see what develope.

wmcd 8/6/47

See note on inspection

BI 67 Copy

C-47-113-I
(Oakland Avenue, Peaks Island)
11/16/49/T

November 7, 1949

Florence L. & Edward J. Tuttle
Oakland Avenue
Peaks Island, Maine

Subject: Violations of the Building Code at dwelling owned by Florence L. & Edward J. Tuttle on Oakland Avenue, Peaks Island (Assessors Lot No. 84-C-9)

Dear Madam & Sir:

While I feel sure that the work you have done in violation of the Building Code both as regards not securing a permit therefor, and as regards the details of the construction, has been done in that way because you are not aware of the requirements of law, I am compelled to take steps to get compliance with the law unless you have already put the building in compliance.

We were finally able to get the matter of the construction of the toilet room cleared up after a fashion, but on October 13, when I personally inspected the building, it was found that you had also built an open platform, about 4' x 5', on the side of the dwelling toward the ocean, and that you had enclosed all of the remaining open rear piazza with rough boards and old sash at the top—all of this without having secured a permit therefor.

Neither the platform nor the enclosure of the open part of the piazza had been done with anything like compliance with the Building Code as to the details of construction to such an extent that the only remedy seems to be to remove the work in both cases.

We talked the matter over on October 13 and you decided to remove all of the additional enclosure work on the piazza, to replace the posts under the roof which you had removed; then to apply for building permit in regular fashion to enclose the open part of the piazza and to construct the open platform in compliance with the law.

Perhaps you have already removed the enclosure of the piazza and supplied the posts to support the roof, but we have had no application for the building permit to construct the enclosure lawfully or for the construction of the platform. Since the platform was the only means of reaching the ground from the rear door, I was planning that it could be left in place until you could have made arrangements to reconstruct it in a manner in compliance with the law, so that, even if you had decided to forego the enclosed piazza, you must still apply for a permit to straighten out the rear platform.

It is important that I hear from you before November 16 as to what you now propose to do. If by this time, we do not have a good understanding in the matter, and if it is found that you have not removed the enclosure of the piazza put up without a permit and replaced the posts under the roof in substantial fashion, I am afraid I shall be compelled to take action against you for violation of the Building Code as directed in that law—this being an action which I very much dislike to take.

You will remember that closing the open part of the piazza in and would be contrary to the provisions of the Zoning Law, as I explained to you because the piazza is much closer to your rear property line than the Zoning Law allows for such new work. I explained to you on October 13 that you have appeal rights under the Zoning Ordinance

to see whether or not the Board of Appeals would grant you a special right to construct closer to the property line than would otherwise be allowed. It is useless for you to approach the Board of Appeals, however, with the idea of any such make-shift construction as you have done thus far.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

LOCATION Oakland Ave Peakofield

DATE 10/13/69

PERMIT

INQUIRY

COMPLAINT ✓

RMT

Pls hold and

Call to my attention

Nov. 1

[illegible]

RMT

Pls hold until

[illegible] comes up -

then see what

the situation

is

See letter

[illegible]

BI-67