

BRACKETT AVENUE
87-LL-6 PEAKS ISLAND





APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, September 6, 1947

RECEIVED
02241
SEP 6 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~or~~ ~~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 Brackett Ave., Peaks Island Within Fire Limits? no Dist. No. _____
 Owner's name and address E. R. Larrabee, Brackett 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 _____ No. families _____
 Last use Cottage No. families _____
 Material frame No. stories 1 1/2 Heat _____ Style of roof pitch Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish 1 1/2 story frame cottage.

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 _____ 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

INSPECTION COPY

Signature of owner

Mildred L. Larrabee

Permit No. 47/2244

Location Brackthorn Peaks

Owner E. R. Lumb

Date of permit 9/6/47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

~~Blank lined area for notes, crossed out with a large X.~~

Location Bunabaa formerly Janga
Bradett Ar. S.
Date 4/8/47

Permit
Industry _____
Complaint _____

A. S.
Will you check this end of your road and see if you can save this safely with a ~~letter~~ prepare the letter.

I have told them after much time that in the A. S. it myself that I don't believe they could economically fix the fields for a dwelling. They are not economic and we should be open to consider.

PI 67 suggest you about as much as you can from (over)

our old data
and then our
plan - then
go down there
and make up
your mind
what is the
course to
pursue.

You will be
unable to give
this preference
over other jobs,
so I have notified
them of probable
delay.

WMA

7/8/47

AP Brackett Avenue,
Peaks Island-1

July 2, 1947.

Mr. Edgar L. Larrabee
Brackett Avenue
Peaks Island, Maine

Subject: Applications for permits in connection
with work on two cottages on Brackett Avenue,
Peaks Island

Dear Sir:

We are in receipt of your letter of recent date in which you state that you now wish to demolish the cottage on which you have filed application for permit to make alterations and to make alterations of a like nature to the building in which you are now living and which is of similar size and construction as the building to be demolished.

The only way in which we are able to handle this situation in order to keep our records straight is for you to proceed as follows:

1. File an application for a permit to demolish the building which you plan to tear down.

2. File a new application to cover the work you propose in the building in which you are now living listing a description of the work to be done. It hardly seems possible that the two buildings are identical in every respect or that you will be doing exactly the same strengthening and alterations as you proposed on the first cottage. However, this may be, there undoubtedly will be a lot of work necessary, such as providing of additional studs in walls, more rafters to strengthen roof, etc. in order to bring the building up to the requirements of a dwelling house as set forth in the Building Code. We realize that the building is being occupied as a year-round dwelling at present having been so changed from summer cottage use without any alterations being made; but when a permit for alterations is requested, we have no option but to apply the dwelling house requirements to it as regards framing etc.

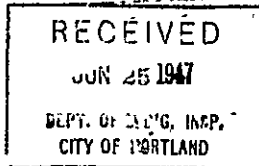
We will transfer the fee paid with application for work on the first cottage to the new application. If the plans filed with the original application can be used in connection with the proposed alterations, they may be transferred to the new application also if you wish. However, it will be very helpful if you will set down in detail just what work is proposed, so that there may be no mix-up about any of the work to be done.

The permit for the demolition of the building can be issued as soon as application is made, but the one for alterations to the cottage in which you are now living will require some checking before issuance. The more complete information that you can give us at time of making application, the sooner we shall be able to give you an answer as to whether we can issue the permit.

Very truly yours,

Inspector of Buildings

AJS/S



Edgar R. Furrabee
Brackett Ave
Peabodiland
Me

Dear Sir:

I have had plans for remodeling our summer cottage to a year round house in your ^{off.} for two months. As you know, I have two places which are identical, one which I live in and one that I wanted to remodel. I would like to change and use the plans I sent you to remodel the the house I live in and to obtain a demolition permit for the house I originally plan to remodel.

Hoping to get some speedy action on this

Thank You

Edgar R. Furrabee

AP Brackett Avenue, Peaks
Island-1 (E. R. Larrabee,
former owner Roy Yeargle)

April 8, 1947

E. R. Larrabee
Brackett Avenue
Peaks Island, Maine

Subject: Application for building permit for
altering and remodeling summer cottage on
Brackett Avenue, Peaks Island, owned by E. R.
Larrabee, former owner Roy Yeargle to make
year-round dwelling.

Dear Sir:

You are probably familiar with what has transpired with the former owner as regards application for a similar permit. At that time I reached the conclusion that probably it is not possible with reasonable economy to fit this building as a year-round dwelling, and I seem to remember talking with you or perhaps your wife about this proposition some time ago.

Apparently, you are convinced that the work can be done with reasonable economy and in compliance with the Building Code. We are willing to be convinced but the task of checking the proposal over again from the set of plans which you have filed is a formidable one.

The volume of work coming into this office and which we are trying to handle as expeditiously as possible, is very great so that we are unable to keep up with even that work which comes in in clear fashion and in the usual manner. We will get at this job of yours as soon as we can do so in fairness to those who have equal rights with you as regards demands on our time. Before we are through with it, I rather think the shape your plans are in and the difficult nature of the job will compel one of us to take the plans and go down to the Island and go over the job carefully on the ground.

The purpose of this letter is to show you under what handicaps we are working daily so that you will understand that prompt action upon this application cannot be forthcoming, and will be patient accordingly.

Very truly yours,

Inspector of Buildings

WMcD/S



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third-Class

Portland, Maine, April 5, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Plan recd 3/25/47

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 and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Brasor Avenue, Peaks Island Within Fire Limits? no Dist. No. _____
 Owner's name and address F. R. Larrabee, Brackett Avenue, Peaks Island Telephone _____
 Lessee's name and address former owner Roy Yerrgle Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 6
 Proposed use of Building Dwelling No. families 1
 Last use Cottage No. families _____
 Material frame No. stories 1 1/2 Heat _____ Style of roof pitch Roofing asphalt
 Other buildings on same lot _____
 Estimated cost \$ 1500. Fee \$ 3.75

General Description of New Work

To remove front portion of existing open piazza.
 To construct concrete foundation under entire building - front of building foundation to go to floor level - rear of building to have cedar posts for about 3' above foundation as per plan.
 To remove outside bearing wall between existing side piazza and living room and close in piazza portion to include this in living room. 6x6 beam for support of this 12' opening. Also provide 2 other 6x6 beams for support of second floor as per plan. Outside wall to be studded 2x4, 16" O.C. covered with rock lath and plaster 1st floor; in living
 To erect non-bearing partition ~~xxxxxx~~ room to provide new kitchen. 2x4 studs, 16" O.C., plaster one side and wood on living room side.
 To construct brick fireplace - concrete foundation below frost or to ledge.
 To enlarge three existing windows in living to 3' opening - 2-2x4 for header.
 To remove entire roof and reframe with 2x6's, 24" O.C. - 8" rise per ft, asphalt roofing Class C ceiling timbers for second floor 2x6, 24" O.C.
 To finish off rooms on second floor with 2x3, 16" O.C., wallboard.
 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.
 To construct 3' former window on side of building, as per plan.

Details of New Work

Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories 1 1/2 solid or filled land? solid earth or rock? earth and rock
 Material of foundation concrete at least 4' below grade or to ledge Thickness, top 3" bottom 10" cellar no
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof pitch Rise per foot 8" Roof covering asphalt roofing Class C Und. Lab.
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat _____ fuel _____
 Framing lumber - Kind hemlock Dressed or full size? dressed
 Corner posts _____ Sills 6x6 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

INSPECTION COPY

Signature of owner Edgar R. Larrabee

Permit No. 47

Location Brickett and Oak

Owner E. R. Linsbee

Date of permit 4/14/47

Notif. closing-in

Inspn. closing-in

Final Notif. 9/4/47

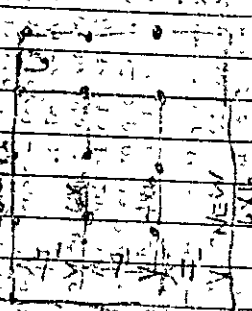
Final Inspn. 87

Cert. of Occupancy issued 11

NOTES

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9/6/47
 Plans returned to
 owner P.H.



BRACKETT AVE PEAKS ISLAND
STRENGTHENING AND ALTERATIONS TO COTTAGE

J. P. YEMBLE
5-25-44

The latest blueprinted plan (Dec. 1944) is
slight as far as it goes, but such detailed
information is missing. His estimate
cost \$200 for labor and material sum low.

I have been over this location with
Mr. Yemble and he seems to have in his
mind a satisfactory method of
strengthening the arched window sills.

The condition most difficult to overcome
is the outside wall studding. There are
24" o.c. and ledgerboard construction. This
was mentioned in the arch part of your
letter of Nov. 18, 43. Both in Yemble's letter
you are at a loss as to what to do. Mr.
Yemble is of the opinion that you and
Mr. Hoen decided what best could be
done.

The rear of main first floor ceiling is open
(eight feet wide) and second floor
is framed slight angle to front. Stud are
2x6 on 12" span 24" o.c. sold for 30¢ each but
with double floor would not be too bad.

The main problem in the bath room
comes under the outside wall and floor.
This should be 2x4 on 16" centers as it carries
part of the shed roof about 4' second floor
outside wall and main pitch roof. This
seems O.K. as the first floor joists are on
but a 5' span.

On the opposite side (marked kitchen) rear
of first floor the 4x10 shown is on a 10' span.
This will be supported at each end by 2x4x6.

To girdle sill and cornice

Shed top 8x10x45 = 135.0
 2" floor outside wall 4x10x18 = 72.0
 Mason Work 8x10x80 = 640.0
 4470.0

$\frac{4470.0 \times 1.0}{118} = 60.9$ Reg. Bud. Method

$\frac{670.37}{15} = 44.7$

bed of 4x10 = 37.5 D.
64.7 F.S.

4x10 Spruce O.K. if full size
 F.S. " " " "
 4x10 U.P. " " demand

Pier 4x10 on first floor
 center on 13-6 sq ft

$6.25 \times 45 = 281.25$
 $3.625 \times 162 = 587.25$

$7.38 \times 11 = 81.18$
 Reg. Bud. Method

$\frac{708.11}{14.2} = 49.9$

4x10 Spruce O.K. full size
 F.S. " " " "
 on 4x10 " " " "

Pier location as per plan. pier will not
 do not bear on ledge from one to die pier
 low

NOTE - Down 4x10 pier demand curve to same
 would be similar to that of the other wall
 pier " " " " " " " " " " " "
 application of the latter would be required for
 demand of all pier in detail section

447.0
 125.5
 447.0
 161.50
 1167.00 (16)
 7.5
 11767.50 (14)
 70
 7.5
 138.5
 110
 15
 40.5
 76.2
 36.45
 564.5
 29
 715.50
 765.11 (10)
 76.50
 738.11 (12)
 7.5
 13.5

Ray Young's

Smith St One (1944)

Beam row lines from

$575 \times 14 \times 49 = 3944$
 $4 \times 10 \times 14 \times 10 = 2800$
 $4 \times 8 \times 14 \times 10 = 2240$

575
 14

 2300
 575

 8050
 49

 7245
 220

 3945

Rept. 4656D-I

June 7, 1944

Mr. Roy Yeargle
Brackett Avenue
Peaks Island, Mo.

Subject: Application for building permit to cover strengthening of and alterations in cottage of Roy Yeargle on Brackett Avenue, Peaks Island to make a year round dwelling house

Dear Sir:

Mr. Hoar was in the office several weeks ago and talked over the problems in connection with the above job, especially that of making the spacing of the studding in the outside wall comply with the law. He thought all of the other questions could be settled in compliance with the law, and I suggested that he go ahead and have a plan made showing all other points in compliance with the law and I would see what I could do about the spacing of the studs in the outside walls.

On May 24 you filed a new application for building permit and with a blueprint of the proposition, making no mention of the studding in the outside walls as I had suggested. The difficulty is that the plan does not take care of all of the other problems, as follows:

Plans show neither the present or proposed construction on the first floor to support the exterior side walls of the cottage, these walls in turn supporting a part of the second floor load and half of the roof load of the main cottage, the only members on the plan being shown as single 2x6 joists. The 4x10 joists over living room and under second floor on spans of 14 feet are not adequate to support the second floor load and nothing is shown in the front wall of the main cottage and in the new partition as intended beneath the ends of these 4x10s to carry their loads down to the foundation posts below the first floor. The new 4x10 girder shown over the kitchen is not adequate to take the portion of the roof load of the main cottage and the roof loads over the kitchen which would come upon it and nothing is shown in rear wall or in side wall as supports for the new girder.

I note on the plans new stairs from first floor downwards, evidently with the idea of some type of cellar, although there is no foundation wall. I doubt if I can issue any permit involving stairs leading down to the space below the first floor unless you are willing to put a foundation wall around the part to be used for a cellar in compliance with Building Code requirements. Even though you eliminate this new stairs, I shall have to know what you propose to use between the bottoms of the gills of the main building which must be just under the first floor level and the ground, all around.

If you will correct these deficiencies and points of non-compliance with the law as shown on the plan and as indicated above, I will come down again and look over the proposition of the studding in the outside walls to see if some simple remedy cannot be worked out, but I am not willing to put in any more time on the job unless you are willing to be cooperative. When I was down at the island last fall to go over the proposition, you had been quite extensive work in the way of new supports under the building, and I understand from Mr. Hamilton, our inspector, that you have been doing more work since that time. It is commendable of course to make the building as strong as possible, but it does not seem fair to me for you to proceed with this work which you are not sure will fit in with the final plans. As a matter of fact, changing the type of foundations as you are doing or even increasing the strength

OK
This
OK
DM

✓ Mr. Roy Yeargle ----- 2

June 7, 1944

requires a permit from this department, and if you intend to proceed any farther with the matter of getting a permit, I would like to have you desist from all work of every description which seems to commit you to the final job until these other matters can be settled. On the other hand if you are going to give the proposition up, I would like to know that rightaway also, --not to have you work away for weeks longer on foundations and this and that and then bring the matter up after still more work is done which may or may not fit in with the final plan.

May I hear from you as to just what you propose to do not later than June 15, 1944? Mr. Hear has a copy of this letter.

Very truly yours,

Inspector of Buildings

WEO/S

CC: Mr. Henry Hear
Central Avenue
Peaks Island, Ms.

P. S.

With your answer please give some type detailed estimate which will support the estimated cost of \$200 which you have given in your application, bearing in mind that this estimated cost is required to include all labor and material whether the material is second hand, already in your possession, or donated and whether or not the labor is your own or donated.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class Permit No. _____

Portland, Maine, May 24, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location: Prackett Avenue, Peaks Island Within Fire Limits? no Dist. No. _____
Owner's or lessee's name and address: Ray Yeargle, Prackett Avenue, Peaks Island Telephone no
Contractor's name and address: Owner Telephone _____
Architect _____ Telephone _____

Proposed use of building: Dwelling house Plans filed yes No. of sheets 1
Other buildings on same lot _____ No. families 1

Estimated cost \$ 200. Fee \$ 1.00

Description of Present Building to be Altered

Material: wood No. stories: 1 1/2 Heat: stove Style of roof: pitch Roofing: Asphalt
Last use: Dwelling house (cottage) No. families: 1

General Description of New Work

~~To strengthen building as per plan submitted~~
To strengthen building as per plan submitted
To build new partition 13'8" first floor to divide living room to provide dining room
To rebuild inside brick chimney and fireplace, entire without a fireplace

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 _____
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 1 Material of chimneys brick of lining tile
Kind heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind _____ Dressed or full size? _____
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 eve / 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 Ray Yeargle

INSPECTION COPY

Rec'd. 4653D-I

July 10, 1944

Mr. Roy Yeargle,
Brackett Avenue,
Pouks Island, Maine

Subject: Proposed alterations of cottage of
Roy Yeargle on Brackett Avenue, Pouks Island

Dear Sir:

As I explained to Mrs. Yeargle on June 19th, my examination of the building after the coverings of walls and ceilings have been removed in the first story only raises more questions. I have decided that I cannot within my duty issue any building permit which would involve use of the building as a year round dwelling. Neither can I issue a permit which would involve putting in such heavy supporting beams under the second floor in view of the tightly constructed and distorted frame of the exterior walls.

I think no one could say that the building is positively and immediately dangerous, but certainly no one in my position could issue a permit or encourage use of the building as it now exists. In fact if you decided to use the building approximately as it is even for a cottage I feel that I should try to prevent that use unless very substantial strengthening of exterior walls and the stiffening of them accomplished beside, of course, making the foundation supports, especially under the rear of the building, safe.

The front corner of the cottage toward the ocean side is considerably distorted. The single 2x4 corner posts and several of the studs are out of plumb as much as three or four inches in the height of the first story. The other front corner is slightly distorted in the same direction. The projection on the first story on the ocean side has been damaged by fire and in my opinion is beyond repair. If I knew any way to make the frame of this building reasonably safe I would tell you of it, but I know of none short of taking it down and rebuilding it with properly sized, spaced and braced material. I do not know what your plans were with regard to the extreme outside perimeter of the cottage and underneath the first floor, -another you plan to provide some sort of enclosure there or not. If not, and we should have a very severe blow approaching hurricane velocity, it is conceivable that this light structure might be blown off its foundations and wrecked.

I am sorry that you have seen fit to enclose the small area beneath the cottage which you evidently intend to use in lieu of a cellar. These enclosing walls are not framed according to Building Code standards, and they have been put in since my former letter. I feel, however, that this expense of labor and material has been on your part with full knowledge of the uncertainty of the situation.

If you insist on trying to make something out of this structure, I strongly urge you to remove the entire substructure, and using what material is found, rebuild it in substantial fashion according to Building Code standards, enclose the space beneath it according to the same standards to prevent wind from getting underneath the cottage. This would, of course, require a building permit with full information of what you propose to do.

Mr. Roy Yeurgis-----2

July 10, 1944

If you will return the receipt for the fee paid to this office
no later than July 28, 1944, your money will be refunded by voucher.

Very truly yours,

WHD/H.
CC: Henry Hoar,
Peaks Island, Me.

Inspector of Buildings

Copy to Mrs. Mildred Larrabee
Peaks Island, Maine
February 26, 1947

Brackets Ave

Porch

17'

ground floor
showing location
of rooms stairway
and proposed
partition

Porch

Porch

stairway

living room

Proposed partition 13'-8"

bed room

dining room

Kitchen

29'
Back of house

RECEIVED

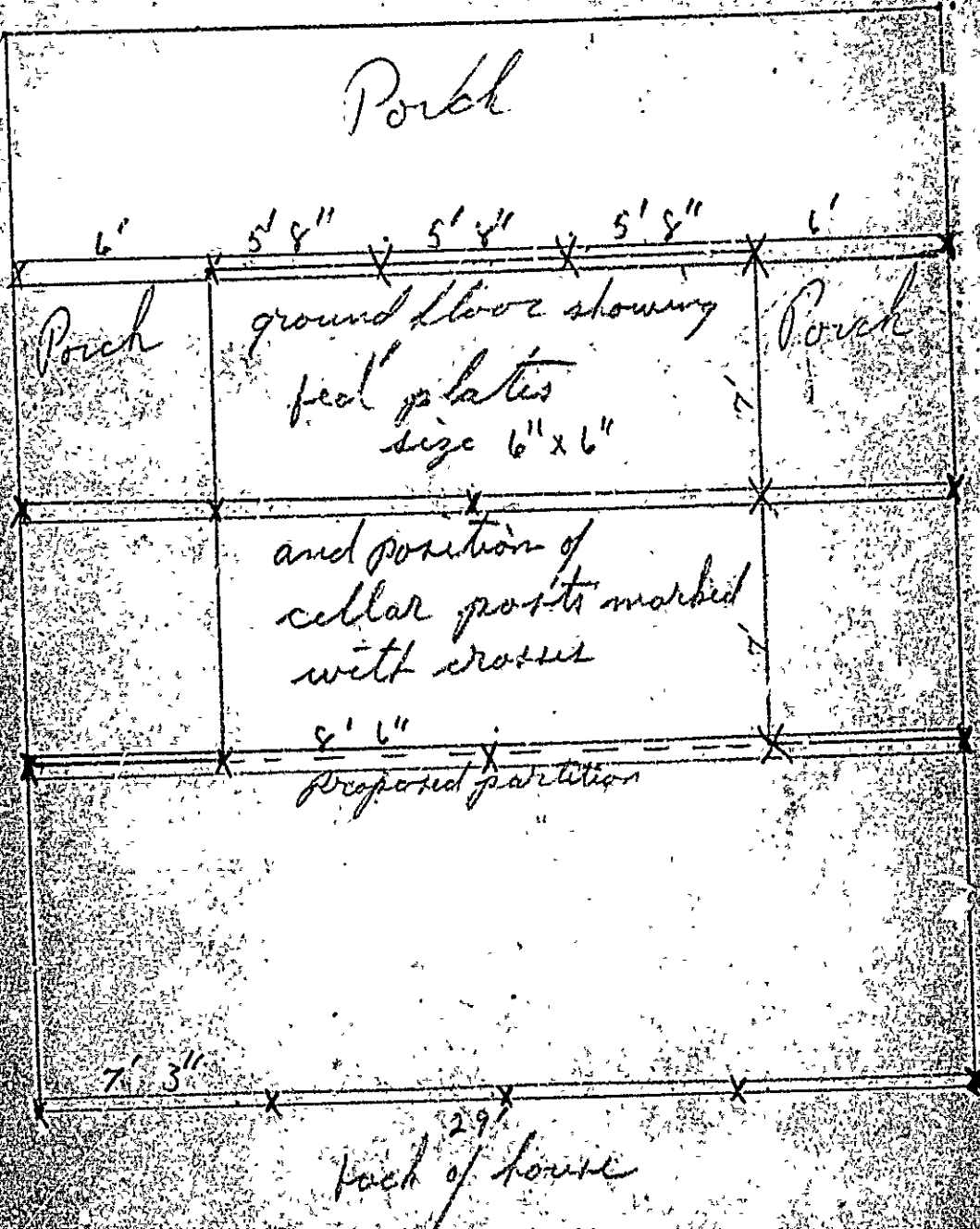
SEP 29 1943

DEPT. OF BLDG. Insp.
CITY OF PORTLAND

scale 1/4" to the foot

Brachett Ave

Porch



Porch

Porch

ground floor showing
feet plates
size 6'' x 6''

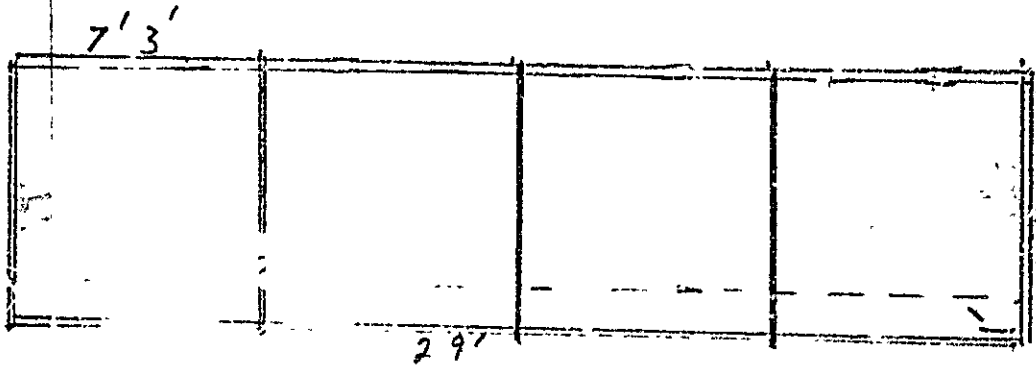
and position of
cellar pits marked
with crosses

4' 6''
Proposed partition

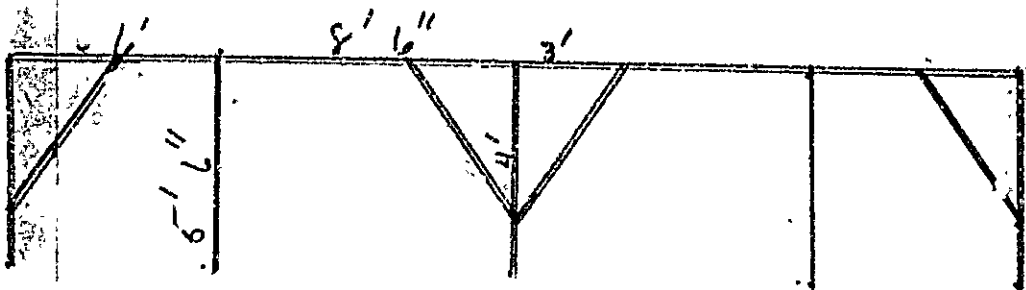
7' 3''

29'
back of house

Back wall of cellar showing uprights
and proposed she timing of uprights



Position of center uprights in cellar
showing bracing



RECEIVED
SEP 29 1943
DEPT. OF PUBLIC WORKS
CITY OF PORTLAND

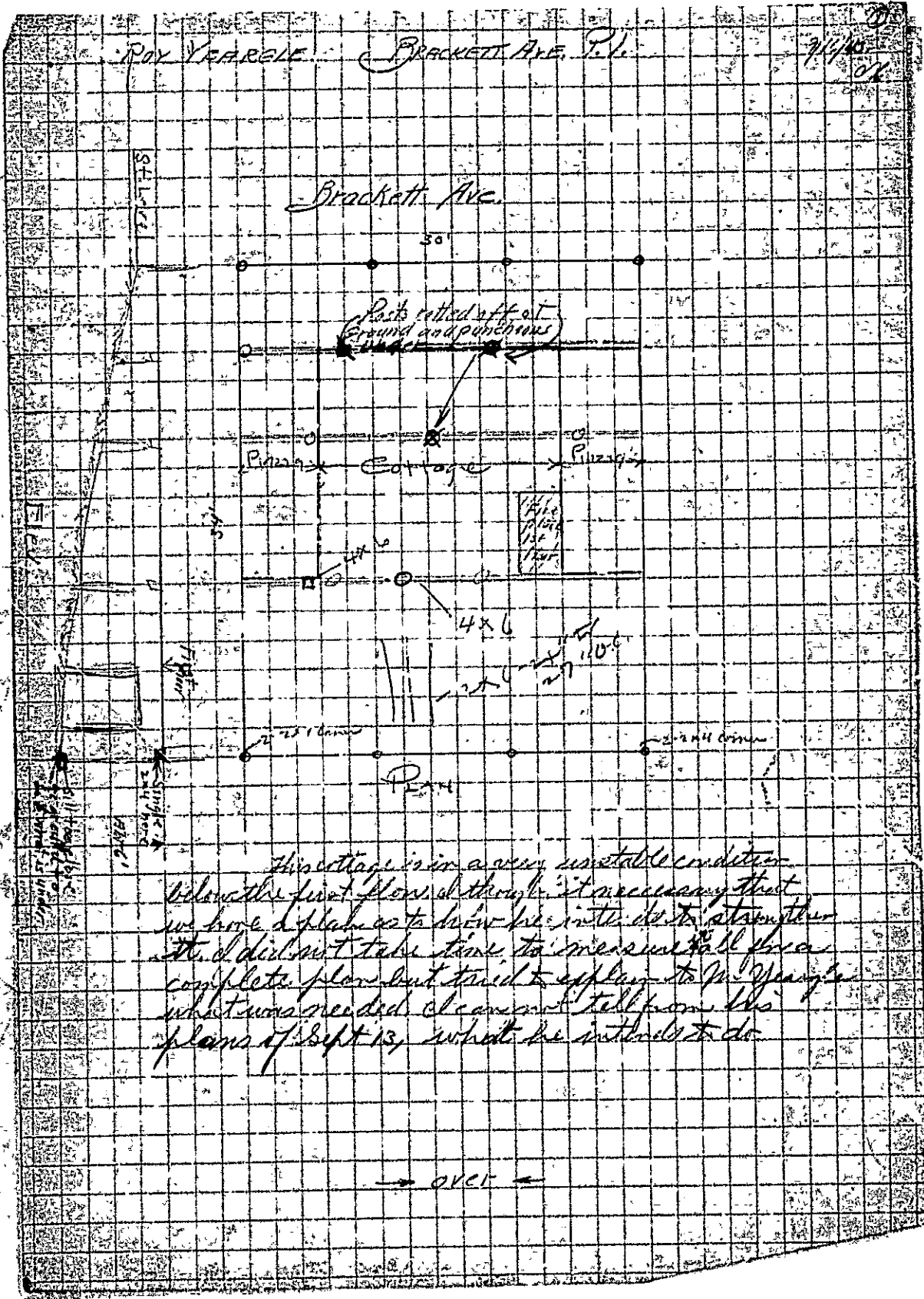
Plans for proposed alterations
of cottage on Dracutt line,
Peaks Island

Ray Yarrick

ROY YEARELE

BRACKETT AVE. P.I.

9/14/50
OK



→ OVER ←

ROY YEAGLE

BRUNETT AVE P.I.

9-30-49

Alteration of cottage
(Check of plans filed 9-29-49)

218

The new plans filed mean very little as to the present condition of this cottage and what Mr. Yeagle plans to do to strengthen it. I do not see that he has followed your letter of Sept 23 to any extent.

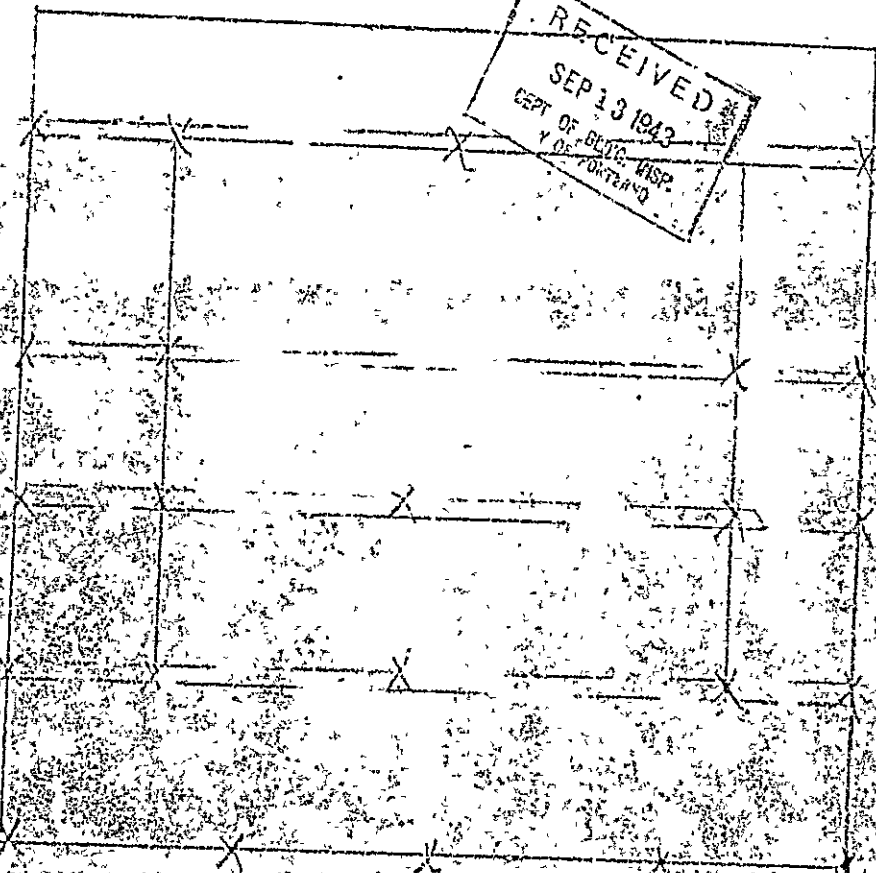
I think this man is sincere and intends to do right but the way he is going, he is getting nowhere fast. This is a very nearly 40 year old. With a good carpenter this strengthening would have probably gone along long ago. I see no other way than for him to get someone to make his plans or get a second carpenter that we can go along with it. The old he is going, the coming hard weather will catch up with him.

→ over ←
(for previous check)

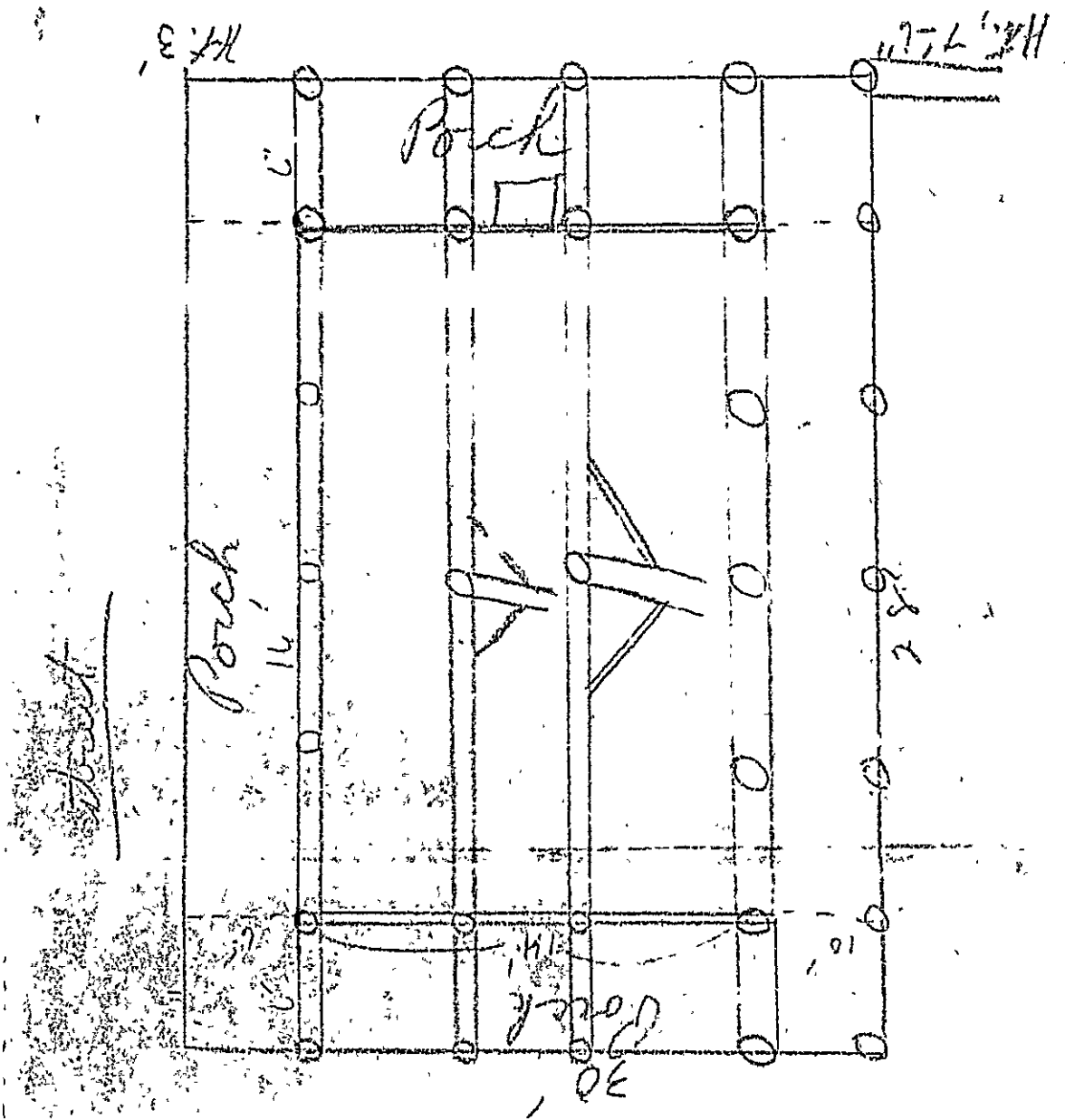
over

street

RECEIVED
SEP 13 1943
DEPT OF CIVIC MASP
Y OF PORTLAND



4" x 4" uprights on each wall



Arch

M. 3'

M. 7-11'

30'

28'

Porch

Porch

Porch

2'

16'

10'

14'



RECEIVED
SEP 13 1943
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

BP 43/868
Rept. 3756D-I

9/30/43-ATH

September 23, 1943

Mr. Roy Yeargle,
Brackett Ave.,
Peaks Island,
Portland, Maine

Subject: Application for building permit to
cover alterations in cottage to make of it a
year-round dwelling.

Dear Sir:

With the original permit issued to you, I sent a memorandum to you saying that I assumed that the cottage is in a good and safe, structural condition, and if not so, it would have to be made so. The office had your notice for closing-in inspection, and our inspector found the substructure of the cottage to be in a very unstable condition, - foundation posts rotted off, temporary puncheons used to support the building, etc., but no word comes from you as to what you intend to do to make the building permanently substantial and safe.

In the meantime you have applied for an amendment to the permit to cover construction of a new partition to divide the living room into living room and dining room. Before we can issue closing-in certificate, or the approved amendment, and, therefore, ^{before} it is lawful for you to do any of the work contemplated which requires a building permit, you must make a plan to scale of the frame, especially that of the first floor, the sills, the girders and existing posts, showing sizes, spacing and spans of each, and indicating all defects which are to be made permanently good, and with what material and in what manner you propose to do it.

This plan must be to scale and show the situation with sufficient clearness to one who has not seen the building and does not know your plans in advance, can understand what the situation is and what you intend. The plans which you filed with the application for the amendment on Sept. 15th are not intelligible to us, and will have to be made so. If you cannot make better, yourself, you will have to employ someone who is acquainted with the usual way of making plans to scale. It is suggested that you do that at once without further ado, and thus put the permit in line for issuance without further delay.

Very truly yours,

W. A. M. Donald

Inspector of Buildings.

P. 43/868-I
Amund. No. 1
12-15-43-McD.

November 18, 1945

Mr. Roy Yearzle,
Brackett Avenue,
Peaks Island, Maine

Subject: Application for building permit to
construct partition and finish off partitions
and exterior walls and ceilings of cottage owned
by Roy Yearzle on Brackett Avenue, Peaks Island
(Assessors' Lot No. 87-LI-6)

Dear Sir:

I am enclosing a copy of this letter so that you can give it to your builder if you think best. If you decide to go ahead with the work, I suggest that you do so that he may fully understand what the problem is.

After looking over the information I gathered at the Island on Monday, and thinking it over, it appears that extensive strengthening and supporting of this cottage must be completed before I can issue any permit for the new partition or the closing in any of the existing partitions and walls which would also authorize the use of the building as a year-round dwelling. I expressed doubt to you as to whether or not the building is worth the required outlay, but that is a matter for you to settle. You told me that the prospective tenant would only use the first floor and leave the second floor unused, and I believe I expressed to you the possibility of being able to work it out on that basis without strengthening the second floor. I have come to the conclusion that the entire building must be brought up to reasonably safe standards whether you would use the second floor for the present or not.

Extensive renewals are needed of the foundations under the enclosing walls of the main cottage especially under the rear wall and the rear part of both side walls. Renewal of most of the posts and the supports under the piazzas on the side toward your other house is necessary as well as those under the front piazza. It is difficult in a letter to explain just what needs to be done, but in general I should say that you require masonry piers under the entire enclosing exterior walls of the main cottage, probably spaced no more than six feet from center to center. Perhaps some of the piers which you have already put in can be used if they extend at least four feet below the surface of the ground where they stand, but all new piers should be no less than eight inches square at the top and no less than ten inches square at the bottom of the pier. All of the main cottage must have solid sills under it no less than 4x6 and set with the six inch dimension upright. Piers and sills must be so arranged that the bottoms of the sills will be no less than six inches above the ground at any point.

The 2x6 joists of the first floor are from 24 inches to 27 inches from center to center, but I think that I shall not object to that if there either is or if you will provide a double floor. The rear spans of the first floor joists are too long 2x6, however, and it will be necessary to introduce a line of beams about midway bet the rear wall and the existing 4x6 beam across the cottage, thus making the spans of the 2x6's about six feet.

In every case where wooden posts are set on top of concrete piers, the posts should be anchored to the piers by metal dowels. The supports beneath the first floor will have to be worked out after you have determined how you intend to reinforce provide adequate supports for the second floor joists, as drawn to your attention.

It is my recollection that the studs in the first story and between second floor and plate are more than sixteen inches from center to center, ledger board construction having been used to support the second floor joists. If that is

November 18, 1943

additional 2x4 studs will have to be provided, well secured in place so that the spacing of the studs in outside walls will not exceed 16 inches from center to center. This will be a difficult job in view of the ledger board construction, but perhaps your carpenter can work it out. The new studs, however, must run all one continuous length from sill to underside of plate.

The second floor joists are 2x8 - 24 inches to 27 inches from center to center on spans of at least 16 feet which is entirely inadequate, and would be even if the joists were 2x8's. I see no way to clear up this situation short of providing either a carrying partition in the first story running at right angles to the joists or adequate girders in a similar direction to cut down the span of the joists to no more than nine feet. Such a bearing partition or supporting girder would have to be adequately supported clear down through the first floor construction to a foundation below frost in the ground. I think I shall not raise the question of the spacing of the 2x8 second floor joists, if the span is cut down to no more than nine feet, and if there is or you will provide a double floor.

The rear part of the first story is extended out on both sides to form projections from the main cottage, and it is not apparent what supports the second floor joists and the exterior walls of the second floor where the openings occur in either side wall of the main cottage to give access to the projections mentioned. What this type of construction is now will have to be found out, and if it is not adequate to support the theoretical load, then it will have to be made so. Perhaps at these two points the studs in the exterior walls may be trussed to form adequate supports for the second floor joists, the walls of the second floor and the roof joists.

Some repairs are needed to the foundation of the fireplace and chimney beneath first floor. As pointed out to you most of the joints of the brickwork of the chimney from the second floor up are practically like sand and must be made sound even if it means rebuilding the chimney.

I shall not be able to approve use of the fireplace and the kitchen range connected to the same flue, so that I think it will be necessary to brick-up the fireplace opening making sure that the throat of the fireplace is clear so that soot from the chimney flue can drop down into the fireplace, and then provide a cast iron cleanout door and frame in the brickwork closing the fireplace opening so that the soot may be cleaned out. All existing woodwork above the first floor level will have to be cleared away so that no combustible material is closer than one inch to the outside wall of the chimney, and all new woodwork will have to be kept correspondingly at least one-inch away from the outside wall of the chimney. As explained to you a fire stop of incombustible material will have to be provided where the chimney goes through the second floor to prevent travel of any fire that may occur through the one-inch space left between the woodwork and the chimney, this fire stop to be of metal nailed all around to the second floor joists around the chimney and projected out to a snug fit against the chimney wall, the space to be filled with refuse mortar, coarse gravel or rock wool or some similar porous incombustible material.

The new partition which you propose will have to be built of no less than 2x3 studs set vertically, no more than 16 inches from center to center. Where the kitchen range smokepipe goes through this partition a metal collar or thimble is required no less than twice the diameter of the smokepipe and in no case less than 12 inches in diameter, extending from the face of the partition clear through to a snug fit against the chimney wall, and arrangements made so that the smokepipe will be centered upon the metal collar or thimble.

The oil stove which you showed me is apparently controlled by raising and

November 18, 1945

lowering a wick, and therefore the precise terms of the law do not require it to be vented to a chimney. Irrespective of this I strongly advise you to get some type of stove that can be vented to the chimney, and then vent it to the chimney to avoid sickness or worse on the part of the occupants of the building due to inhaling the products of combustion which are discharged from such a stove and must fill the room if not connected to the chimney. The spreading of carbon monoxide gas is highly probable in such a case, and that gas is particularly deadly, being invisible and having no odor to give a warning. Should you furnish such a stove to your tenants, knowing the circumstances, and any of them should be sickened or killed undoubtedly you would be morally if not criminally responsible. Such stoves as you have are all right for a summer cottage where the windows are open most of the time, but not for a closed dwelling in the wintertime, especially where every effort must be made to keep the fresh cold air from entering the building.

There are a number of loose bricks at the top of the chimney. The entire top of the chimney above the roof must be thoroughly examined and made safe. At the same time these loose bricks ought to be thoroughly cemented back in place so they will not fall and do damage to persons or property. The new supports necessary beneath the open piazzas may be cedar posts as far as foundations are concerned, but must extend at least four feet below the surface of the ground or to ledge if encountered at a less depth.

If you are to undertake to make this a year-round dwelling, the question is how to start. As I told you in a former memorandum, it seems necessary that you have someone who understands what he is about, make a plan showing how you intend to take care of the existing structural defects, (including foundations) of the cottage, making clear on the plan precisely what the new work will be, with enough specifications on the plan as to the type of materials, depth, spacings and spans so that the plan may be understood at any time after filing in our records. Then that plan ought to be filed here with application for a new building permit instead of an amendment to the old one. The application for the old permit was really made under a misapprehension. The application should give the estimated cost of the entire work including all labor and material, whether or not the material may be on hand or the labor may be your own or donated. We will then figure the fee for the estimated cost of the completed job, subtract the total fee that you have already paid and you can pay the remainder. Then when the plan and specifications are found to be in order the building permit will be issued and then and not until then are you permitted to go ahead with the work except such as might be necessary to make the cottage structurally safe for the time being. If you should decide not to go ahead with the work at all, please notify me in writing as soon as that decision is reached, and at the same time tell me what you propose to do about the present unsafe structural condition of the cottage, even as a cottage, especially the rear part.

Very truly yours,

RMd/H

Inspector of Buildings



Original Permit No. _____

Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, September 13, 1943

The undersigned hereby applies for an amendment to Permit No. 17702 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: Franklin Avenue, Peck Island Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address: Ray Fozzyle, Wrecketh Ave. Frank

Contractor's name and address: _____

Plans filed as part of this Amendment: yes No. of sheets: 2

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

Increased cost of work: _____ Additional fee: .25

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

Description of Proposed Work

To provide new 1 1/2" partition to divid existing living room, set to
extend the dining room - 2nd studs 16" OC parallel beam.

Approved: _____
Chief of Fire Department.

Signature of Owner [Signature]

INSPECTION COPY: _____
Commissioner of Public Works.

Approved _____
Inspector of Buildings

Memorandum from Department of Building Inspection, Portland, Maine
Brackett Ave., Peaks Island—Alterations of former cottage to make dwelling for and
by Roy Yeagle — 10/9/43

File
Dear Mr. Yeagle:

I have no doubt you intend to do what is right if you are informed what the right thing is, and I want to help you get your home fixed if that is possible. Your last plans means little more to us than the first one, and I am forbidden from issuing permits where I am not reasonably sure of compliance with the law in advance.

You will have to follow one of three courses:—(1) if you intend to do the work yourself, employ a competent man to make a plan that I can understand as explained in my previous letter; (2) employ a carpenter who we know to have experience with the law and who will make a plan showing how he intends to do the strengthening, and after approval of that plan, have him go ahead and do the work; (3) wait patiently for me to get time to look your cottage over and see what I can figure out to help you. I do not know when the latter will be as we are (Signed) Warren McDonald
completely covered up with work. Inspector of Buildings

Memorandum from Department of Building Inspection, Portland, Maine

Brackett Avenue, Peaks Island - Roy Yeargle - Finishing off one room on first floor of former cottage with wall board.- 9-2-43

To Owner: Building permit is herewith, but you can do nothing toward putting on the wall board until you have our certificate of closure (green tag). It is necessary that you put in all fire stops, if any are needed, and then notify this Office for inspection. As soon as possible we will look the matter over and if everything is in order will leave the green tag which will allow you to go ahead and finish the work. The permit is given under the assumption that the former cottage is in good and safe structural condition and fit for a year around dwelling. If at time of inspection the building does not appear so it will have to be made so.



(A) APARTMENT HOUSE
APPLICATION FOR PERMIT

Class of Building or Type of Structure apartment

Portland, Maine

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Brackett Avenue, Peaks Island Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Roy Yeandle Brackett Ave. Peaks Telephone no
Contractor's name and address Gray Telephone _____
Architect _____ Plans filed no No. of sheets _____
Proposed use of building dwelling house No. families 1
Other buildings on same lot _____ Fee \$ 50
Estimated cost \$ 50

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat stove Style of roof pitch Roofing asphalt
Last use Cottage (O'Hara) No. families 1

General Description of New Work

To put pressed boards on walls of one room on first floor

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 _____

Details of New Work

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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 no
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—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ 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 _____
Or centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, height? _____

If one story building with masonry walls, thickness of walls? _____
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

observed? yes
Signature of owner Roy Yeandle

INSPECTION NOT COMPLETE

Permit No 43/868

Location Blackett Co Peab.

Owner Ray Yeagle

Date of permit 9/5/43

Notif. closing-in 9/7/43 P.M.

Inspn. closing-in

Final Notif.

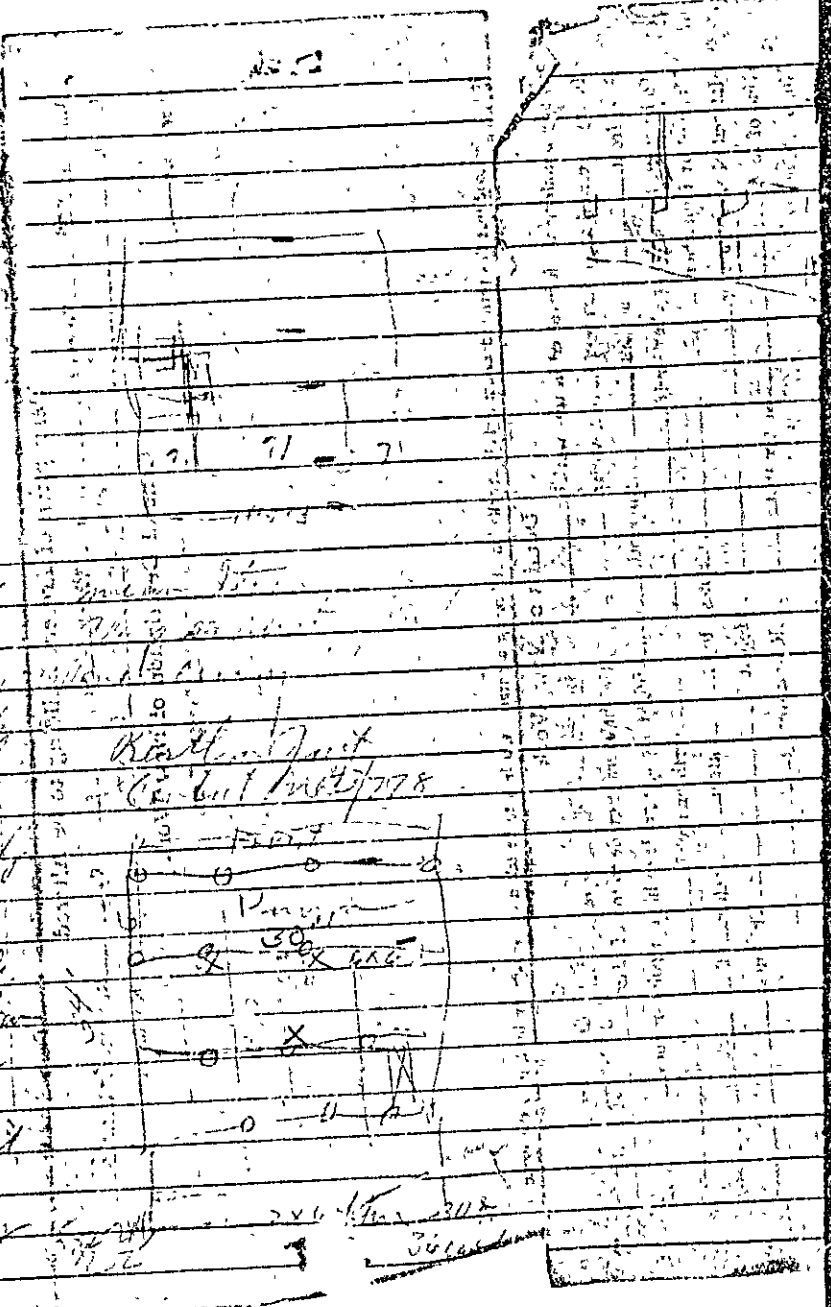
Final Inspn.

Cert. of Occupancy issued

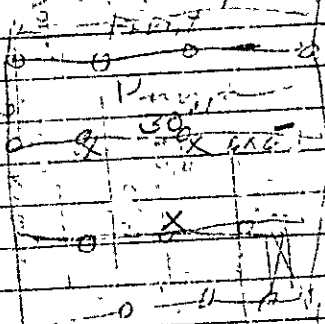
NOTES

ZONE
 MIT
 4. CLASS

87-11-6
 The one day, could
 tell what was to be
 of first floor
 that was to be
 and to be
 work on the
 this work is to be
 time does as
 work condition
 steerable. will
 is the support below
 on is very bad
 will find a
 how it
 returned to
 it'll be for any
 in and on. etc



Keathen Post
 (C. but 10/27/78)



206
 302
 302



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0.01485

DEC 30 1985

ZONING LOCATION PORTLAND, MAINE

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Nancy Hoffman - same Fire District 750-4406
1. Owner's name and address Telephone:
2. Lessee's name and address Maine Line Renovations - Crescent St. Telephone ... 768-2438
3. Contractor's name and address Pks Isl. Telephone
dwelling;
Proposed use of building No. of sheets 1
Last use No. families
Material No stories Heat Style of roof Roofing
Other buildings on same lot ... 3,600
Estimated contractual cost \$.....

FIELD INSPECTOR--Mr. @ 775-5451

Appeal Fees \$
Base Fee 40.00
Late Fee
TOTAL \$

To remove 2 windows and replace also replacing back door as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 1 04108

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

no DETAILS OF NEW WORK no

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
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
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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION--PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others: same

Signature of Applicant Nancy Hoffman Phone #
Type Name of above 1 0 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY