

73-87 COBB AVENUE

STANDARD  
3-9205-117

73-87  
73-87  
Cobb Ave  
7-5

Amend.#1 - 73-87 Cobb Avenue

June 1, 1965

Mr. Philip Boissoneau  
73 Cobb Avenue

Dear Mr. Boissoneau:

A belated amendment is being issued to change the framing of the attached single car garage with flat roof and sundeck to a 2-car garage with gable roof and patio subject to revisions which you have proposed today to make the framing comply with Building Code requirements as follows:

1. It is understood that you are to add a 2x8 inch vertical member to stiffen up the sill to help compensate for the inadequate thickness of the existing sill.
2. The 2x6 inch rafters are to be doubled at the front so as to support Building Code design roof loads for the span and spacing of rafters existing.

Very truly yours,

Gerald E. Mayberry  
Deputy Building Inspection Director

GEM:m

6-14-65 Framed out ~~to~~  
7-6-65 Ready for door + roof covering  
GAN

X

Amend.#1 - 73-87 Cobb Avenue

May 27, 1965

Mr. Philip Boissoneau  
73 Cobb Avenue

Dear Mr. Boissoneau:

We are unable to issue an amendment to your permit to change the attached single car garage with flat roof and sundeck to a 2-car garage with gable roof and patio until information that Building Code requirements are to be met as follows:

1. Attached garage sills are required to be solid 4x6 inch members as is shown on your plans.
2. 2x6 inch rafters spanning 13 feet and spaced at 2 feet on centers are not adequate to support Building Code design roof loads.
3. In answer to your previous inquiry the header over the 15 foot wide garage door can be not less than a solid 4x14 inch timber member.

*Put upright 2x6  
beach sticks face  
of studs and  
walk  
follow up  
rafters*

*Has used  
4x16 + 2x4 flat*

Very truly yours,

Gerald E. Hayberry  
Deputy Building Inspection Director

GEM:m

P. S.: All work on the above garage is to be stopped except for corrective measures until this amendment is issued.





R2 RESIDENCE ZONE  
APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1  
Portland, Maine, May 24, 1965

PERMIT ISSUED  
JUN 1 1965  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. ... pertaining to the building or structure comprised in the original application 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 73-87 G.O.B. Avenue Within Fire Limits? Dist. No.  
Owner's name and address Philip Boissoneau, 73 Cobb Ave Telephone  
Lessee's name and address Telephone  
Contractor's name and address OWNER Telephone  
Architect Plans filed yes No. of sheets 1  
Proposed use of building 2-car garage No. families  
Last use No. families  
Increased cost of work 50.00 Additional fee 2.00

Description of Proposed Work

To alter garage and construct 6x20 open porch as per plan

Permit Issued with Letter

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no  
Height average grade to top of plate 8' H'ght average grade to highest point of roof 12'  
Size, front 20' depth 20' No. stories 1 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 of lining  
No. of chimneys Material of chimneys Dressed or full size?  
Framing lumber—Kind Sills Girt or ledger board? Size  
Corner posts Size Columns under girders Size Max. on centers  
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 2x6  
On centers: 1st floor 2nd 3rd roof 2x11  
Maximum span: 1st floor 2nd 3rd roof 10' 16'

Approved: M. E. M. w/ memo

Signature of Owner Philip Boissoneau  
Approved: Albert J. Sears  
Inspector of Buildings

INSPECTION COPY  
cs. 105

PERMIT TO INSTALL PLUMBING

2013  
PERMIT NUMBER

Date Issued 9.20.62  
PORTLAND PLUMBING INSPECTOR

Address 73 Cobb Avenue  
Installation For Phillip Boissonneau  
Owner of Bldg. Phillip Boissonneau  
Owner's Address: 63 Brackett Street, Westbrook  
Plumber OWNER: Phillip Boissonneau Date: 9.20.62

By J. P. Welch  
APPROVED FIRST INSPECTION

Date Dec. 18-62

BY JOSEPH E. WELCH  
APPROVED FINAL INSPECTION

Date Dec. 18-62  
BY JOSEPH E. WELCH

- TYPE OF BUILDING
- COMMERCIAL
  - RESIDENTIAL
  - SINGLE
  - MULTI FAMILY
  - NEW CONSTRUCTION
  - REMODELING

NEW		REPL.	PROPOSED INSTALLATIONS	NUMBER	FEE
1			SINKS	1	\$ 2.00
1			LAVATORIES	1	2.00
1			TOILETS	1	2.00
1			BATH TUBS	1	2.00
			SHOWERS		
			DRAINS	1	2.00
1			HOT WATER TANKS		
			TANKLESS WATER HEATERS		
			GARBAGE GRINDERS		
			SEPTIC TANKS	1	.60
			HOUSE SEWERS		
			ROOF LEADERS (Conn. to house drain)		
1			Washing Machine	1	.60

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TC A: \$11.20

**Memorandum from Department of Building Inspection, Portland, Maine**

**B.P. 61/634 73-87 Cobb Avenue**

**Jan. 7, 1964**

**Mr. Philip Boissoneau  
73 Cobb Avenue**

**Dear Mr. Boissoneau:**

Enclosed herewith is a certificate of occupancy for your new dwelling at the above named location. While construction of an attached garage was included in the work covered by the original permit, it has not been built. It will therefore be necessary to secure another permit for its construction before work is started on it at a later date.

**Very truly yours,**

**Albert J. Sears  
Building Inspection Director**

**A. J. S.**

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION #73-87 Cobb Ave.

Date of Issue December 31, 1963

Issued to Mr. & Mrs. Philip Boissonneau  
73-87 Cobb Ave.

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 62/634, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

One family dwelling house.

Entire

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

*Nelson F. Cartwright*  
Inspector

*Albert J. Sears*  
Inspector of Buildings

Notwithstanding to whom issued, this certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

AP-73-87 Cobb Avenue

June 12, 1961

Mr. Philip Boissoneau  
63 Brackett Street  
Westbrook, Maine

Dear Mr. Boissoneau :

Permit to construct a one-story frame dwelling house with one-car garage attached (60' x 28') is being issued subject to compliance with the following:

1. The underpinning at the rear is to be changed from wood construction to a 10" uniform thickness concrete wall with box sill over. Window openings are not to be over 30" wide and individual windows are to be separated by no less than 2' of concrete wall.
2. The brick veneer shall be tied to the wood framing by metal wall ties spaced not more than 16" on centers at every fifth course of brick. Ties shall be crimped or corrugated galvanized metal weighing 48 pounds per thousand for a 7/8" wide tie 7" long or the 22 gauge tie of the same size. Use of two ties nested at each location is required.
3. We understand that you desire to run the floor joists over the girder rather than to set these joists on a nailing strip at the side of the girder.
4. You plan to delete the canopy above the underpinning at the rear of the building.
5. The nailing strip against the sill shown in section through garage storage is to be a minimum of a 2x3" member rather than the 2x2" member shown.
6. The garage rafters which also serve to support the sundock are to be 2x10" members spaced at 16" on centers rather than 2x6" members as listed on your application.

Very truly yours,

Gerald E. Mayberry  
Deputy Building Inspection Director

GEM/jg

P.S. It is our understanding from the discussion with you and information on your application that the lot on which this house is to be built is to consist of the entire lots 19, 20, 21, and 22 as they now exist.



CITY OF PORTLAND, MAINE

Department of Building Inspection

NOTICE RELATING TO SEWAGE DISPOSAL

X means copy sent to the parties

(date) May 31, 1961

Location 73-87 Cobb Ave. Description Single Family Dwelling & Garage

Owner and Address Philip Boissonneau, 63 Brackett St. Westbrook Maine

Contractor and Address owner

Architect or Engineer and Address Asa Baxter c/o L.C. Andrew Company

Actual Area of Lot 20,000 Sq. Ft. Zone R-2 Residence

Area required by Zoning Ord. if sewer were available 8000 sq.ft.

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.

Albert J. Sears  
Inspector of Buildings

2 copies to Health Director

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(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 20 minutes. On this basis area required by Zoning

Ordinance is 11,800 + sq. ft.

Comments in event zoning appeal is filed: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Boris A. Karadzhiev  
Director of Health



R2 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 29, 1961

PERMIT ISSUED

JUN 13 1961

CITY OF PORTLAND

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 Lots 20, 21 & 22 Cobb Ave. (73-87) Within Fire Limits? Dist. No. 5312
Owner's name and address Mrs. & Mrs. Philip Boissonneau, 63 Brackett St. Telephone PL 9463
Lessee's name and address
Contractor's name and address
Architect Specifications Plans yes No. of sheets 5
Proposed use of building Dwelling & Garage No. families 1
Last use
Material frame No. stories 1 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ 10,000.00 Fee \$ 10.00
15,000.00 General Description of New Work addition fee of 5.00 paid 6/22/61

To construct 1-story frame dwelling house with 1-car garage attached 30' x 28'
The inside of the garage will be covered where required by law with sheetrock.
no fire door required.

Permit Issued with Letter

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 owners

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? no If not, what is proposed for sewage? septic tank
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate 10' Height average grade to highest point of roof 16'
Size, front 60' depth 28' at least 4' below grade solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top 10" bottom 8" on ledge yes
Material of underpinning " to sill Height Thickness
Kind of roof pitch Rise per foot 5" Roof covering Asphalt Class C Und. Lab.
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat electric fuel elec.
Framing Lumber—Kind homlock Dressed or full size? dressed Corner posts 3-2x4 Sills 4x6
Size Girder 6x10 Columns under girders Lally Size 3/4" Max. on centers 7 1/2"
Kind and thickness of outside sheathing of exterior walls?
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 3 feet. 10' all
Joists and rafters: 1st floor 2x8 -conc. gar. 2x6 ceiling timb. roof 2x6 2x6-gar
On centers: 1st floor 16" 2nd 16" 3rd roof 16" 16"
Maximum span: 1st floor 16' 2nd 3rd roof 15' 16'

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 1 number commercial cars to be accommodated nor
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

Signature of owner: Philip Boissonneau

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

Mr. & Mrs. Philip Boissonneau

Signature of owner: Philip Boissonneau

INSPECTION COPY