

WOODLAWN ROAD





**(A) APARTMENT HOUSE ZONE**  
**APPLICATION FOR PERMIT**

**PERMIT ISSUED**  
**01096**  
**JUN 30 1948**  
**CITY OF PORTLAND**

Class of Building or Type of Structure Third Class

Portland, Maine, June 28, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~at or upon~~ on 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 Cliff Island Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Per Viggo Sahmel, Cliff Island Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Fish House No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot none  
 Estimated cost \$ 50. Fee \$ .50

109A-A5

**General Description of New Work**

To construct 1 story frame building 12'x20' for fishermen's gear, etc.  
 Building will be within 200 feet of mean high water.

NOTIFICATION BEFORE LATHING  
 OR CLOSING-IN IS WAIVED  
 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? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Height average grade to top of plate 8' Height average grade to highest point of roof 14'  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories 1 solid or filled land? solid earth or rock? ledge  
 Material of foundation ledge and rock Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof pitch Rise per foot 5" Roof covering asphalt roofing Class C Und. Lab.  
 No. of chimneys none Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat none fuel \_\_\_\_\_  
 Framing lumber Kind second-hand Dressed or full size? full size  
 Corner posts 4x4 Sills 6x8 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders yes Size 6x8 Columns under girders stone Size 12" Max. on centers 7'  
 Studs (outside walls and carrying partitions) 3x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor 2x6, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6  
 On centers: 1st floor 12", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 21"  
 Maximum span: 1st floor 68, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 61  
 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? \_\_\_\_\_

**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

APPROVED:  
O.R. 6/29/48 - ajs

Signature of owner Per Viggo Sahmel

mit No. 48/1096

Location Cliff Island

Owner Ben Viggio Samuel

Date of permit 6/30/48

Notif. closing-in

Inspn. closing-in

Final Notif

Final Inspn. 8-15-49, A.J.S.

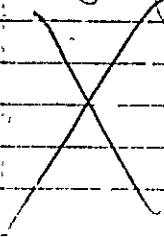
Cert. of Occupancy issued None

NOTES

7/22/48 met Mr. Samuel  
at the landing. He said  
not much has been done  
so did not see job.  
He had a photo later  
and said he planned  
to finish but doubted  
if it would be done  
this fall. Will apply  
for permits when he  
does go ahead etc.

8/15/48 - Building completed.

No chimney - OK.

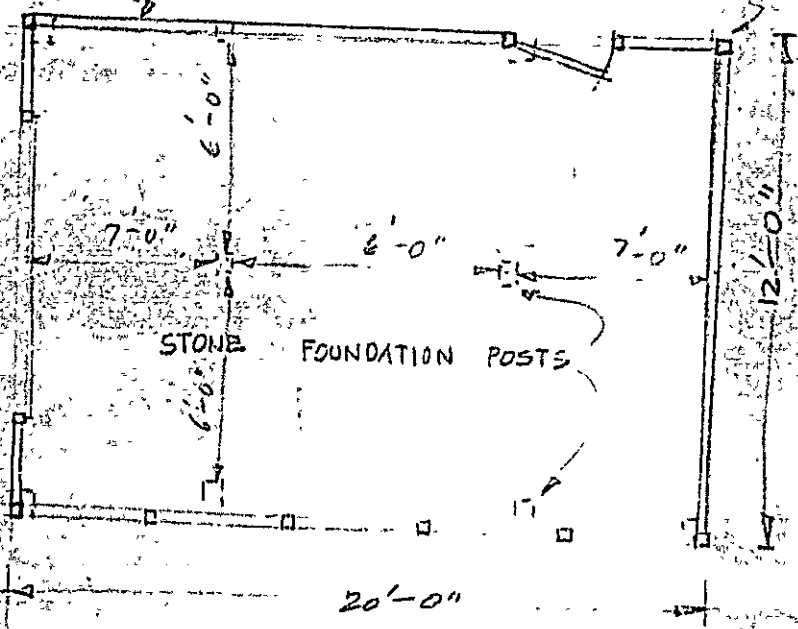
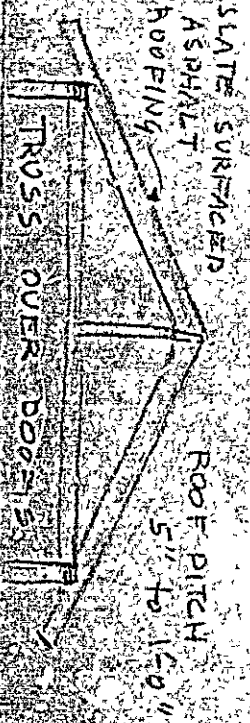


On back side of island  
to right at turn in road  
from landing

RECEIVED  
 JUN 28 1940  
 DEPT. OF BLD'G. INSP.  
 CITY OF PORTLAND

2"X4" STUDS 16" O.C.

4"X4" CORNER POSTS



ROCK FOUNDATION  
 ROOF 2X6 21" O.C.  
 FLOOR 2X6 12" O.C.

A FISH HOUSE FOR  
 PER VIGGO SAMMEL  
 CLIFF ISLAND, ME.

GRIFFIN'S COVE  
500'

RECEIVED  
JUN 28 1948  
DEPT. OF BLD'G. 'NSP.  
CITY OF PORTLAND

MRS. E

MAC V EACHT



100'

20'

SHORE LINE  
11

1098-41-5  
AP Off City Bd, Cliff Island  
(Kline) Assess. No. 1098-Ef-41

BS  
ATH  
ESS  
RMT  
FH  
AJS  
HL  
DJ

July 27, 1946

Rev. Rosmer Kline  
Cliff Island, Maine &  
St. Mark's Church  
New Britain, Connecticut

Subject: Application for building permit  
to cover moving a small building from  
the land of Norman I. Black to the land  
of Rev. Rosmer Kline, off City Road, Cliff  
Island (Assessor's Lot No. 1098-F-41), the  
building in its new location to be used  
for boat house and storage of boating  
equipment.

Dear Mr. Kline:

Not being sure whether or not you are to be at Cliff Island all summer, I have  
sent a copy of this letter to New Britain.

I am unable to issue the building permit under the Zoning Ordinance for the fol-  
lowing reasons:

Your property, as is most of the property on Cliff Island, is in an Apartment  
House Zone. In this type of Zone Section 7A of the Ordinance gives a list of allowable  
uses of land and buildings and the Ordinance forbids issuance of a permit to cover any  
other uses except by authority of the Board of Appeals after the usual appeal procedure.

The only items in this List of allowable uses that even remotely approach your  
proposed use of the small building as a boat house and storage of boating equipment are  
"shed or store house for fisherman's gear, provided it is within 200 feet of mean high  
water" and "accessory use customarily incident to any allowable use".

Because of the many ramifications of the Zoning Ordinance and the latitude way  
in which it delves into the rights of property owners, we are compelled to interpret  
the text of the Ordinance literally and quite precisely. For instance we are unable  
to accept the term boathouse as equivalent for the use given as shed for fisherman's  
gear.

As to the item of accessory use another part of the Ordinance (Section 14A)  
states that that term shall include in several particulars, among them the term ac-  
cessory use is not to include "any use not on the same lot with the building to which  
it is accessory, unless authorized by the Board of Appeals." Thus, since your cottage  
or dwelling is not yet built, and the lot is now unoccupied by any building of major use  
to which the boathouse could be termed accessory the permit is not allowable under the  
guides of an accessory use.

Your only recourse unless you wish to establish the use of this building as a  
shed for fisherman's gear more than 200 feet from mean high water, is to seek an excep-  
tion from the Board of Appeals by the usual appeal procedure, and I am, therefore, en-  
closing an outline of the appeal procedure. You will note that these proceedings neces-  
sarily take some time. Since the summer is fast slipping away, and probably you would  
like to get this matter cleared up as quickly as possible, I suggest, if you intend to  
file an appeal, that you do so quickly, before July 31, otherwise you could hardly get  
an answer before early September.



Rev. Ransom Kline \_\_\_\_\_ 2

July 27, 1946

I hope that your plans for establishing your own house on Cliff Island will be soon realized.

Very truly yours,

Inspector of Buildings

MCD/L

Encl. Outline of Appeals Procedure

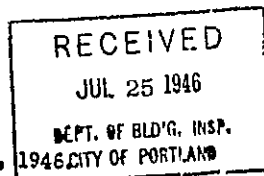
CC: V. Mayo Payson  
Corporation Counsel

St. Mark's Church

New Britain, Conn.

July 24, 1946

Mr. Warren McDonald, Inspector of Buildings  
City Hall,  
Portland, Maine.



My dear Mr. McDonald:

I write in reply to your inquiry of July 22,

You state that you find no land recorded in my name in the Assessors' Office. This property was deeded to me by Elizabeth MacVeagh, and my deed states that it was received in the Registry of Deeds November 10, 1945, and recorded in Book 1800, page 72, by A. Maude Carville, Register. I enclose a sketch showing the location of this land.

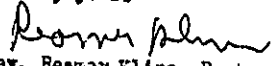
The building of Mr. Black's which I wish to move is the building covered by the enclosed permit originally issued by you.

You will note that the proposed location of this building is at considerable distance from any other building or from the present roadway. Actually the right-of-way around Griffin's Cove, across Mrs. McVeagh's land, is longer than my sketch shows. I should say my property is 300 yards from the public roadway. You will also note that the nearest buildings to this proposed location are buildings of the same character, namely the two fish houses or boat houses on the Cove.

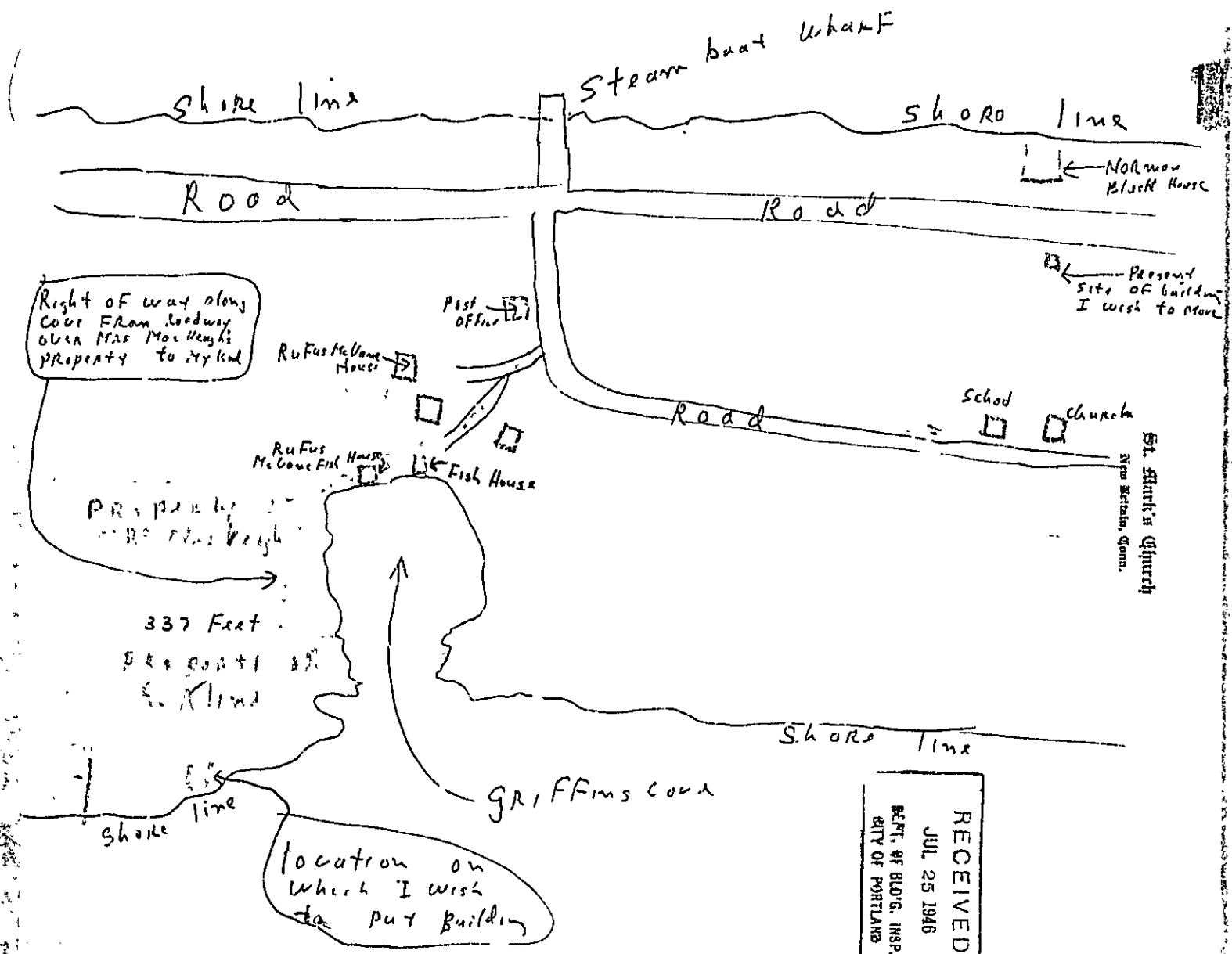
The land which I have bought on Cliff Island is a fairly large lot. I hope to buy some adjoining land from Mrs. MacVeagh, back along the Cove shore line. Since I am a clergyman, I live in a Rectory in Connecticut, owned by the Church. If and when my job changes, my house changes too. Since my year-round residence is not permanently mine, I am more interested than I otherwise would be, in a summer home. Mrs. Kline and I have been coming to Cliff Island for 13 years. It is our hope as soon as building conditions are more favorable, to build quite a fine house on this Cliff Island property, with the hope that it will be for many years a stable "home base" for a family whose year round home will probably be somewhat shifting.

In my work of clearing up the land, we are accumulating considerable tools and equipment. It is for the safe-keeping of these, as well as for housing the boat which I have, that I need this building.

Sincerely yours

  
Rev. Beamer Kline, Rector  
St. Mark's Church  
New Britain, Conn.

Summer Address:  
Cliff Island, Maine



Right of way along  
Curt from roadway  
over Mrs. MacNeely's  
property to Myland

Property  
of Mrs. MacNeely

337 Feet  
Presently at  
E. King

Location on  
which I wish  
to put building

RECEIVED  
JUL 25 1946  
REPT. OF BLDG. INSP.  
CITY OF PORTLAND

Memorandum from Department of Building Inspection, Portland, Maine

Application to move building from property of Norman Black.

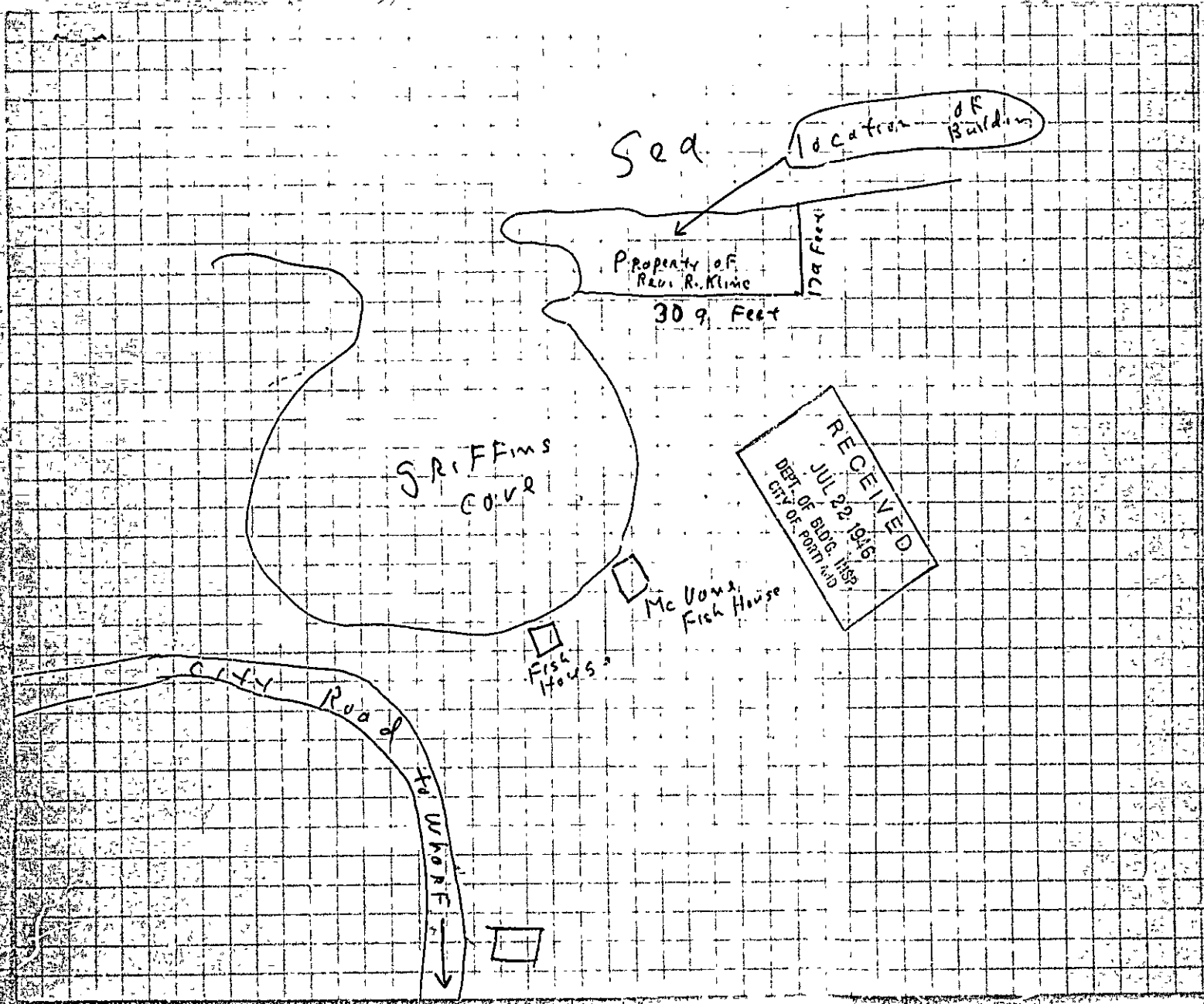
7/22/45

Dear Mr. Kline:

I cannot find any property recorded in your name in the Assessors' Office. Could you please tell me from whom you bought this property. According to the map it is located off Church Road.

Also, about the building formerly owned by Norman I. Black. Black owns considerable property on C's Island. Could you please give a definite location where this building now is - is it the storage shed on the wharf or the shed located on Sunset Road built in 1940?

(Signed) Warren McDonald  
Inspector of Buildings



RECEIVED  
JUL 22 1916  
DET. OF BLDG. DEPT.  
CITY OF PORTLAND



# APPLICATION FOR PERMIT

PERMIT ISSUED  
013833  
JUL 30 1945

Class of Building or Type of Structure. Third-Class

Portland, Maine, July 30, 1945

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: Portland, Cliff Island Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's name and address. Rev. Reamer Kline, Cliff Island Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address. Owner Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building Shed for fisherman's gear No. families \_\_\_\_\_

Last use \_\_\_\_\_ No. families \_\_\_\_\_

Material frame No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot none

Estimated cost \$ \_\_\_\_\_ Fee \$ 50

### General Description of New Work.

To move building from property of Normen Black to this lot and to use it for a shed for fisherman's gear. The building will be within 200 feet of mean high water.

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 \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation flat stone 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? \_\_\_\_\_

### 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

APPROVED:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Reamer Kline*

Signature of owner

INSPECTION COPY





(A) APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure 1st Class

Portland, Maine, July 22, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ ~~construct~~ ~~erect~~ ~~construct~~ 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 off City Road, Cliff Island Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Ray, Reamer ~~Kline~~ Kline, Cliff Island Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Boat House and storage of heating equipment No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material frame No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot none  
 Estimated cost \$ \_\_\_\_\_ Fee \$ .50

General Description of New Work

To move building from property of Norman Black. *to this lot and to move*  
 Building will be located *within 200 feet of mean high water.*  
*it is a shed for fishermen and gear.*  
*The building will be within 200 feet of mean high water.*  
 NOTIFICATION BEFORE LATHING OR CLOSING-IN 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? \_\_\_\_\_ 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 flat stone 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? \_\_\_\_\_

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

APPROVED:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of owner

*Ray Reamer Kline*

INSPECTION COPY



