

ISLAND AVENUE  
109B-A-9-11 CLIFF ISLAND

#9330A-I

March 29, 1935

Mr. Leland Merrill  
Cliff Island  
Portland, Maine

Dear Sir:

I have heard nothing from you since my letter of March 17th concerning the construction of a cottage for Irving W. Spear on Cliff Island Avenue.

We are in no hurry, of course, with regard to this matter, but will you not either furnish the information requested or, at least, acknowledge receipt of the letter so that we may know that everything is understood?

Very truly yours,

Inspector of Buildings.

WM/HC

March 17, 1933

Mr. Leland Merrill  
Cliff Island  
Portland, Maine

Dear Sir:

Enclosed is a preliminary building permit covering construction of foundation only for the cottage proposed for Irving W. Spear on Cliff Island Avenue, Cliff Island.

The boat service to Cliff Island is such at this time of year that we are unable to check the location on the property, but you should make absolutely sure that the front of the cottage is at least five feet from the actual street line of Cliff Island Avenue, that both sides of the cottage are at least five feet from either side line of the property, and that the rear, or at least the side of the cottage facing the water, is at least twelve feet from the rear line of the property. If I understand your location sketch correctly, you have very much more than these dimensions to all property lines. The only question there might be with regard to the street line of Cliff Island Avenue which may or may not be definitely determined. Please be particular about making sure that you have the correct line for Cliff Island Avenue before locating the foundation.

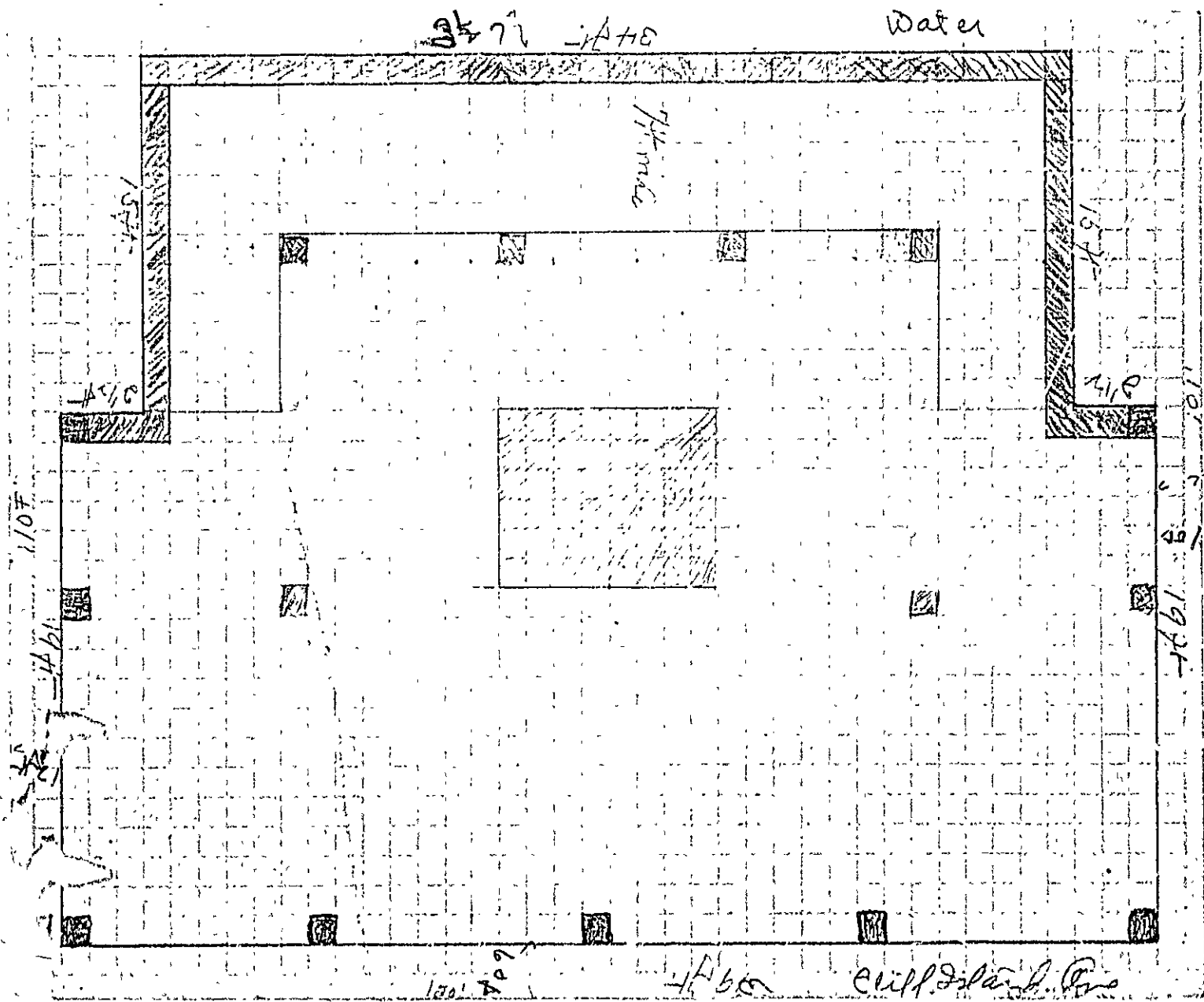
Since it is so difficult to get to Cliff Island for inspection, we have withheld the permit covering the full structure with the thought that you would come to this office with a framing plan of the cottage so that we might set down together and go over it in detail, and thus obviate the possibility of us finding something wrong when we are able to get to the island in the summer season.

You may rest assured that we will do everything possible to cooperate with you. May I hear from you with these additional details without delay?

Very truly yours,

Inspector of Buildings.

ML/10



STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for summer cottage Date 3/15/35  
at Cliff Island

1. In whose name is the title of the property now recorded? Irving W. Spear
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? 180' dist from municipal McVeagh line
3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? yes
4. What is to be maximum projection or overhang of eaves or drip? 12"
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Island Merrill



**(C) APARTMENT HOUSE PERMIT ISSUED**  
**APPLICATION FOR PERMIT** 0292

APR 1 1933

Class of Building or Type of Structure Third Class

Portland, Maine, March 15, 1933

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 Cliff Island Avenue, Cliff Island Ward 1 Within Fire Limits? no Dist No. \_\_\_\_\_

Owner's or Lessee's name and address Irving W. Spear, Upper Darby, Conn. Telephone \_\_\_\_\_

Contractor's name and address Leland Merrill, Cliff Island Telephone \_\_\_\_\_

Architect's name and address \_\_\_\_\_

Proposed use of building Cottage No. families \_\_\_\_\_

Other buildings on same lot none

Plans filed as part of this application? yes No. of sheets 1

Estimated cost \$ 1500. Fee \$ 1.25

**Description of Present Building to be Altered:**

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

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

**General Description of New Work**

To erect one story frame cottage 33' x 34'

Preliminary Permit given for foundation only 5/17/33

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**

Size, front 30' depth 34' No. stories 1 Height average grade to top of plate \_\_\_\_\_  
 Height average grade to highest point of roof 14' 8"

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

Material of foundation stone in wet mortar and piers 12" and 16" square Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of Roof pitch Rise per foot 7" Root covering Asphalt shingles Class C Und. Lab.

No. of chimneys one Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat stove Type of fuel \_\_\_\_\_ is gas fitting involved? no

Corner posts 4x4 Sills 6x6 Girt or ledger board? none Size \_\_\_\_\_

Material columns under girders stone piers Size \_\_\_\_\_ 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 2x8, 2nd none, 3rd \_\_\_\_\_, roof 2x8

On centers: 1st floor 16', 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2'

Maximum span: 1st floor 12', 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 pairing 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 Irving W. Spear  
Leland Merrill

INSPECTION COPY

9387A

Ward 1 Permit No. 33 1292

Location Cliff Dale Road

Owner W. S. Sear

Date of permit 8/1/33

Notif. closing-in

Inspn. closing-in 1090-A 9-11

Fin.

Final Inspn. 8/9/34 J.K.

Cert. of Occupancy issued 8/24/34

8/17/33, NOTES  
Cottage closed up. One  
curtain was up so  
I could see inside. There  
is no ceiling, it being  
open to the roof. Rafters  
are sheathing. There  
is a large fireplace  
in the center, the  
hearth etc. being O.K.  
It is sheathed between  
the piers from sill to  
grade. The job looks  
good. Hold over for a  
checkup of work when  
cottage is open. J.B.



APPLICATION FOR PERMIT

PERMIT ISSUED

APR 29 1985

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 0339

ZONING LOCATION ..... PORTLAND, MAINE APR 11, 22, 1985

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 109-B-A-9 Isl. Ave. Cliff Island Fire District #1 [ ] #2 [ ]
1. Owner's name and address Wendall Brooks - same Telephone
2. Lessee's name and address Telephone 27 766-2738
3. Contractor's name and address Larry Gagne - Cliff Isl. Box 117 Telephone

Proposed use of building storage shed No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing

Other buildings on same lot
Estimated contractual cost \$ 1,500 Appeal Fees \$
Base Fee 20.00
Late Fee
TOTAL \$

FIELD INSPECTOR—Mr. @ 775-5451

To construct 12' x 8' wooden storage shed as per plans, 1 sheet of plans. send permit to # 3 Attn 04019

Stamp of Special Conditions

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

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
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 arriving 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
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Larry Gagne for Wendall Brooks Phone #
Type Name of above 1 [ ] 2 [ ] 3 [ ] 4 [ ]

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP . . . . . 0-359

APR 23 1985

B.O.C.A. TYPE OF CONSTRUCTION . . . . .

ZONING LOCATION ... B-2 ... PORTLAND, MAINE APR 11 22 1985

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 ... 109-B-A-9 Isl. Ave. Cliff Island
1 Owner's name and address Wendell Brooks - same
2 Lessee's name and address
3 Contractor's name and address Larry Gagne - Cliff Isl. Box 117

Proposed use of building storage shed
Last use
Material
Other buildings on same lot
Estimated contractual cost \$ 1,500

FIELD INSPECTOR ... @ 775-5451

Appeal Fees \$
Base Fee 20.00
Late Fee
TOTAL \$

To construct 12' x 8' wooden storage shed as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 04019

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

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
Size, front depth No. stories
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 center: 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

BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
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 Applicant
Type Name of above Larry Gagne, for Wendell Brooks
Phone #
Other and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

Handwritten signature and initials at the bottom left of the page.



**City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716**

Location of Construction: <b>Island Ave, Cliff Island</b>		Owner: <b>Robert Kramer</b>	Phone:	Permit No:
Owner Address:	Leasee/Buyer's Name:	Phone:	Business Name:	Permit Issued:
Contractor Name: <b>Finestkind</b>	Address: <b>6 Island Ave cliff Island, ME</b>	Phone: <b>04019 766-2827</b>		
Past Use:	Proposed Use: <b>Dock</b>	COST OF WORK: <b>\$ 9,850.00</b>	PERMIT FEE: <b>\$ 70.00</b>	Zone: <b>CBL</b> : <b>109B-A-009</b>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: <b>Construct Dock</b>		Signature:		Zoning Approval: <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Welland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		Signature:		
Permit Taken By: <b>Mary Gresik</b>	Date Applied For: <b>06 December 1995</b>	PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied
<p>1. This permit application doesn't preclude 2. Building permits do not include plumbing 3. Building permits are void if work is not in accordance with the zoning ordinance and may invalidate a building permit and</p> <p><i>Needs safe</i></p> <p><i>7/5/96 PLAN REVIEW</i></p> <p><i>Never applied for site plan permit a permit application expired - over 6 months</i></p>		Signature: _____ Date: _____		
<p>I hereby certify that I am the owner of record or authorized by the owner to make this application if a permit for work described in the application areas covered by such permit at any reasonable time at I have been notified in addition, I agree to enter all</p> <p><i>10/2/95</i></p>		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Historic Preservation: <input type="checkbox"/> Not In District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review
SIGNATURE OF APPLICANT <b>Roger Berry</b>		ADDRESS:	DATE: <b>06 December 1995</b>	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE:	CEO DISTRICT: <b>6</b>	

White-Permit Desk Green-Assessor's Can.ry-D.P.W. Pink-Public File Ivory Card-Inspector

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

February 27, 1996

Roger Berle  
c/o Finestkind  
8 Island Avenue  
Cliff Island, ME 04109

RE: 109B-A-009 Island Ave., Cliff Island

Dear Mr. Berle,

This letter is in reference to your property at the above named location. Please note that you will need the proper permits to rebuild after fire. You will be subject to the requirements of the City's Zoning Ordinance, Building Codes, and Fire Codes. You may or may not be able to rebuild exactly what was there. This is because you did not follow the building plans and greatly exceeded the building area and increased the land use without approvals.

It will be necessary to notify this office as soon as you have definite plans and apply for a permit so that there is enough time for the proper reviews. A site plan review will probably be required.

It has also been brought to our attention that you may presently be running your business from the "workshop/storage" building of your neighbor who is in an IR-1 Zone. We have no permits on file allowing this use in that zone.

Please contact this office immediately in order to clarify these issues.

Sincerely,

Marge Schmuckal  
Zoning Administrator

cc to: Joseph Gray Jr., Director of Planning and Urban Dev.  
P. Samuel Hoffses, Chief of Inspection Services  
Arthur Rowe, Code Enforcement Officer