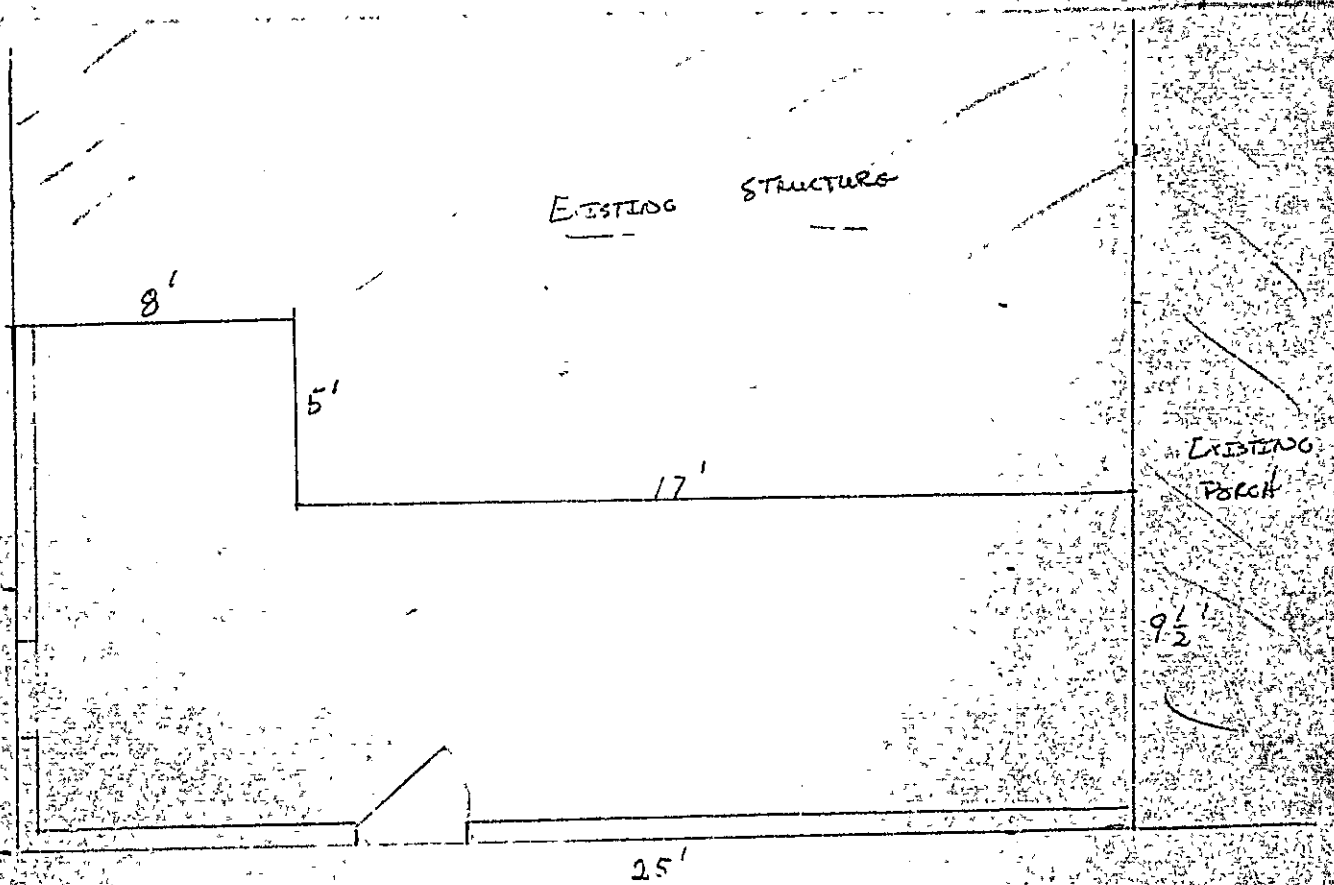


ISLAND AVENUE  
109B-D-8-39

CLIFF ISLAND



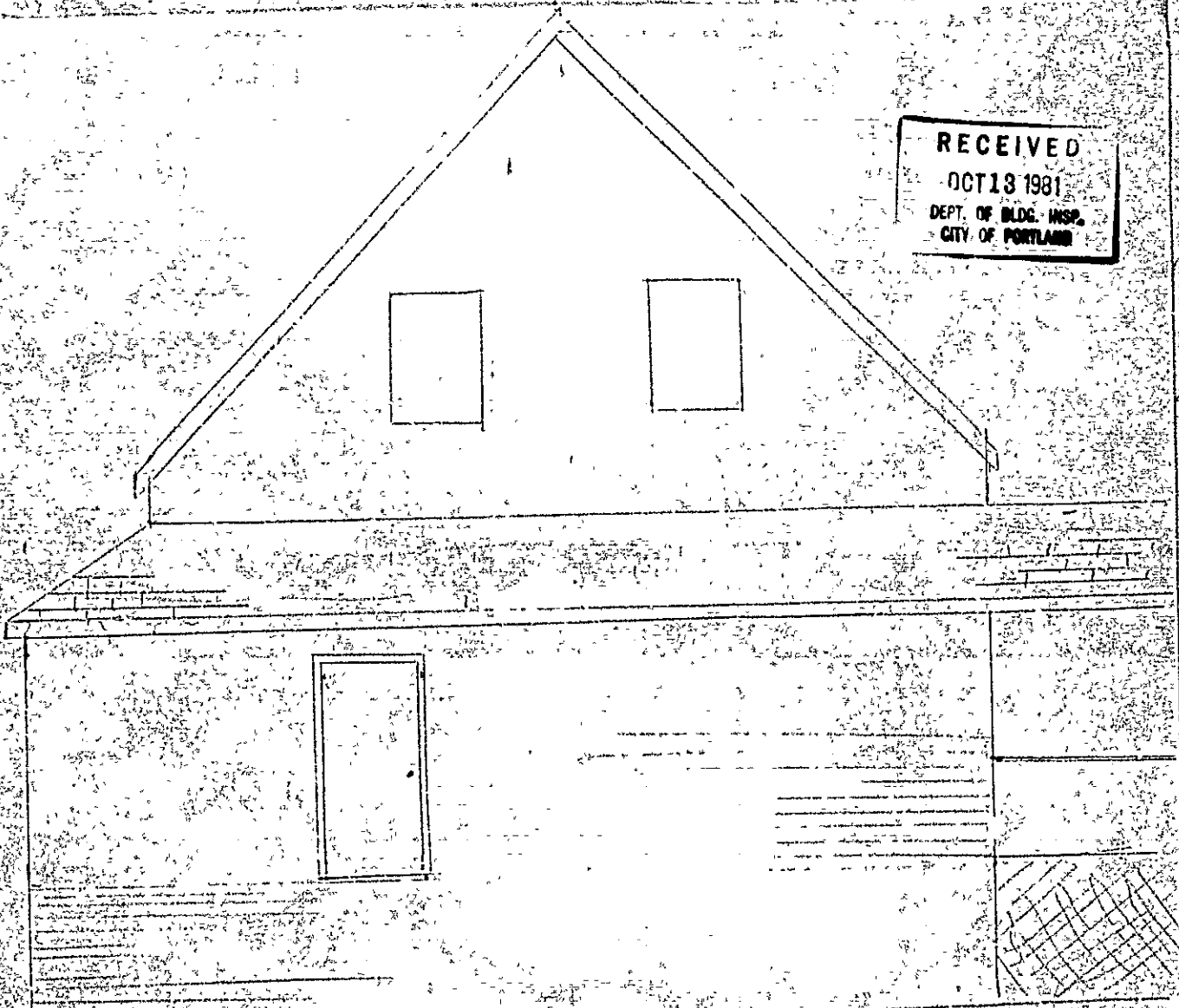
RECEIVED  
 OCT 13 1981  
 DEPT. OF BLDG. INSP.  
 CITY OF PORTLAND

FLOOR PLAN  
 CLIFF ISLAND LIBRARY ADDITION  
 LOT 159 - B-D - 8

Robert C. Howard  
 CLIFF ISLAND

16-9

RECEIVED  
OCT 13 1981  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND



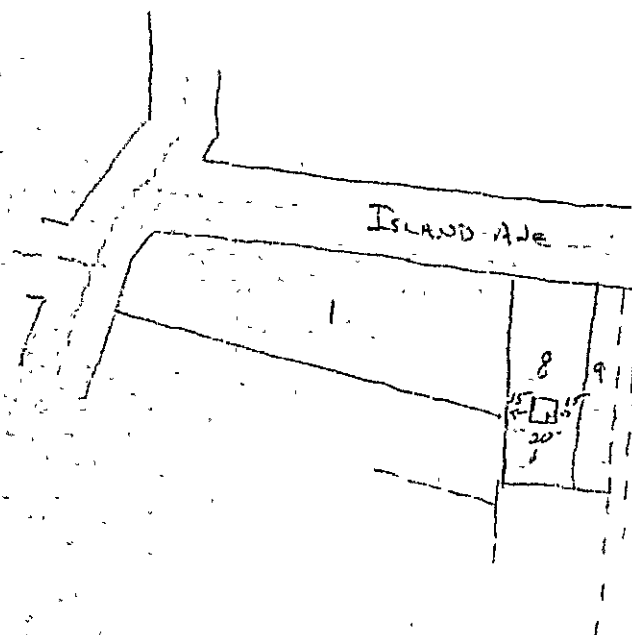
NORTH ELEVATION

ROBERT CHAMBERLAIN  
CLIFF ISLAND  
NO. 2015

CLIFF ISLAND LIBRARY ADDITION

1" = 4'

109 B-D-8



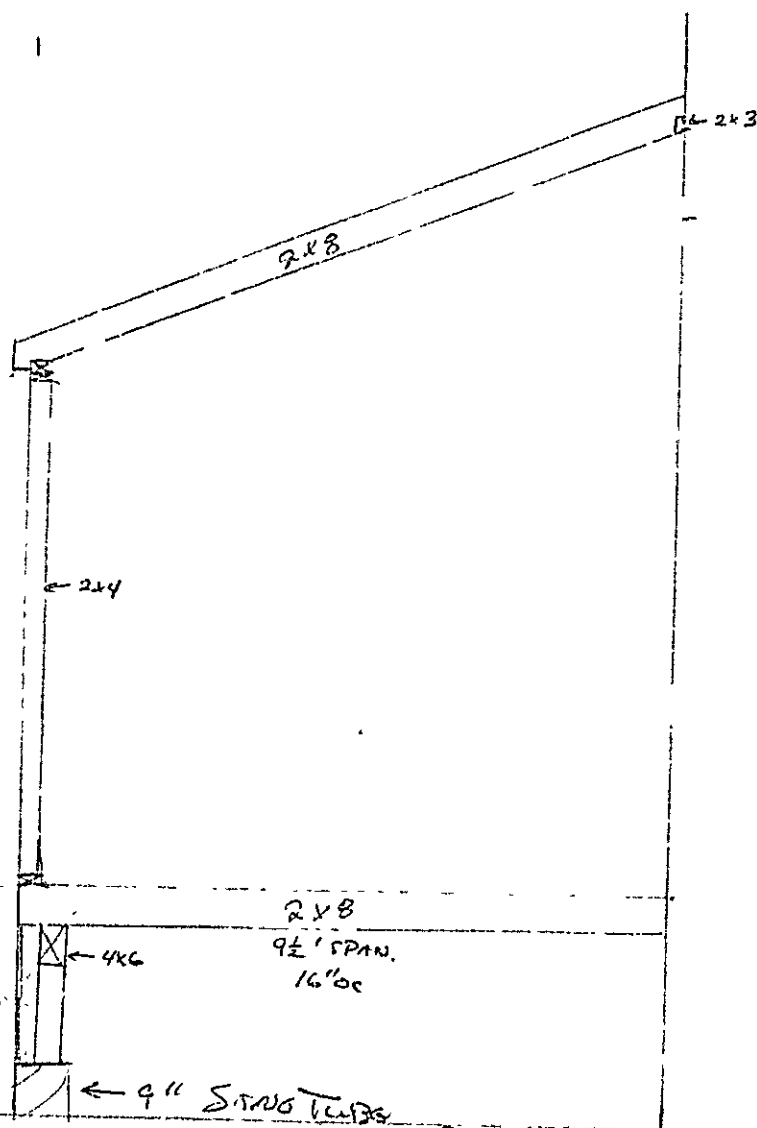
RECEIVED

OCT 13 1981

DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

ROBERT C. HANSAARD  
CLIFF ISLAND TUG  
62015

LOT PLAN  
CLIFF ISLAND LIBRARY ADDRESS



RECEIVED  
 OCT 13 1981  
 DEPT. OF BLDG. INSP.  
 CITY OF PORTLAND

ROBERT CLAWSON  
 CLIFF ISLAND No  
 3901P

FRAMING PLAN  
 CLIFF ISLAND LIBRARY ADDITION

1" = 2'



# APPLICATION FOR PERMIT

## PERMIT ISSUED

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

B.O.C.A. TYPE OF CONSTRUCTION ..... 001085 .....

OCT 14 1981

ZONING LOCATION A-2 PORTLAND, MAINE, October 13, 1981

CITY OF PORTLAND

To the DIRECTOR 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-D-8 Island Ave., Cliff Island ..... Fire District #1 , #2

1. Owner's name and address Cliff Island Library Club ..... Telephone .....

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address Robert C. Howard - Cliff Island ..... Telephone 766-5574

4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ..... library ..... No. families .....

Last use ..... No. families .....

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

Other buildings on same lot .....

Estimated contractual cost \$ 5,000 ..... Fee \$ 35 .....

### FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 To square off bldg. with addition of 25'x13 1/2'

Dwelling ..... Ext. 234 as per plan (on side of bldg.)

Garage .....

Masonry Bldg. ....

Metal Bldg. .... Stamp of Special Conditions

Alterations .....

Demolitions .....

Change of Use .....

Other .....

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

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ... no ..... Is any electrical work involved in this work? ... later .....

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 ... 10' ..... Height average grade to highest point of roof ... 13' .....

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

Material of foundation 9" sonotubes ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... pitch ..... Rise per foot ... 5/12 ..... Roof covering ... asphalt shingles .....

No. of chimneys ... 0 ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind SP ..... 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 ... 2x8 ..... 2nd ..... 3rd ..... roof ... 2x8 .....

Ceiling centers: 1st floor ... 16" ..... 2nd ..... 3rd ..... roof ... 16" .....

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: OK MCD 10/13/81 .....

BUILDING CODE: ..... 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 .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

Signature of Applicant [Signature] Phone # 766-5574

Type Name of above Robert Howard 1  2  3  4

Other and Address .....

FIELD INSPECTOR'S COPY



NOTES

8-16-82 - Complete OK  
aa

Permit No. 81/1A85  
Location 09/B-D-8  
Owner City of St. Albans  
Date of permit 10-13-81  
Approved 10-14-81

CH. D.

B2 BUSINESS ZONE



# APPLICATION FOR PERMIT

Class of Building or Type of Structure: Third Class  
Portland, Maine, October 12, 1959

**PERMIT ISSUED**  
OCT 15 1959  
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 Island Ave., Cliff Island (1.098-D-28)-39 Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Cliff Island Association, Inc., Cliff Island, Maine Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address owners Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 3  
Proposed use of building Assembly Hall No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material frame No. stories 1 Heat stove Style of roof pitch Roofing \_\_\_\_\_  
Other buildings on same lot none  
Estimated cost \$ 1000. Fee \$ 4.00

### General Description of New Work

To construct 1-story frame addition 13' x 30' on rear of building as per plans.  
To construct 6' x 7' 6" rear platform and steps

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 Mr. Paul MacVane, Pres. Cliff Island Assn., Inc.**

### Details of New Work

Is any plumbing involved in this work? no 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? \_\_\_\_\_  
Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
Height average grade to top of plate 12' Height average grade to highest point of roof 18'  
Size, front 10' depth 13' No. stories 1 solid or filled land? solid earth or rock? rock  
Material of foundation concrete piers at least 4' below grade or to ledge  
Kind of roof pitch Rise per foot 5" Roof covering asphalt roofing Class C Und. Lab.  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 2x8 1x4 Sills 6x8  
Size Girder 6x8 Columns under girders concrete piers Size 8"x8" Max. on centers 7'6"  
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 2x8, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x8  
On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"  
Maximum span: 1st floor 13', 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 13'  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

APPROVED:

*with letter by C.J.S.*

### 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

Cliff Island Association Inc.

INSPECTION COPY

Signature of owner

By:

*ref. Berle, Building Committee*  
35 Westfield St., Deham, Mass.



NOTES

10/26/60 - *MM work*  
*street, P.S.S.*

8/14/61 - *They only*  
*not to be done*  
*S.S.S.*

*[Faint, mostly illegible handwritten notes]*

~~*[Large section of text crossed out with a diagonal line]*~~

Permit No.	579/1449
Location	<i>Street, P.S.S.</i>
Owner	<i>City of St. Louis</i>
Date of permit	10/15/59
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

AP-Island Ave., Cliff Island (107B-D-2)

8-39

October 15, 1959

Mr. Paul MacVane, Pres.  
Cliff Island Assoc., Inc.  
Cliff Island, Mass.

cc to: Mr. Alf K. Beale  
35 Westfield Street  
Dorham, Mass.

Dear Mr. MacVane:

Building permit for construction of a one story addition 13 feet by 30 feet on rear of club house at the above named location is issued herewith based on plans filed with application for permit by Mr. Swire, but subject to the following conditions:

1. All sills, including those for new platform are to be all one piece in cross section (not made up of 3 pieces of 2x8) and sills are to extend around the three outer edges of the platform.
2. Unless center girder under stage is to be at a level just beneath stage floor, a support by way of a 2x4 wood partition is to be provided down to the girder.
3. There is to be no step down other than the thickness of the usual threshold at the entrance door from the coat room to the new outside platform.

Very truly yours,

Albert J. Sears  
Inspector of Buildings

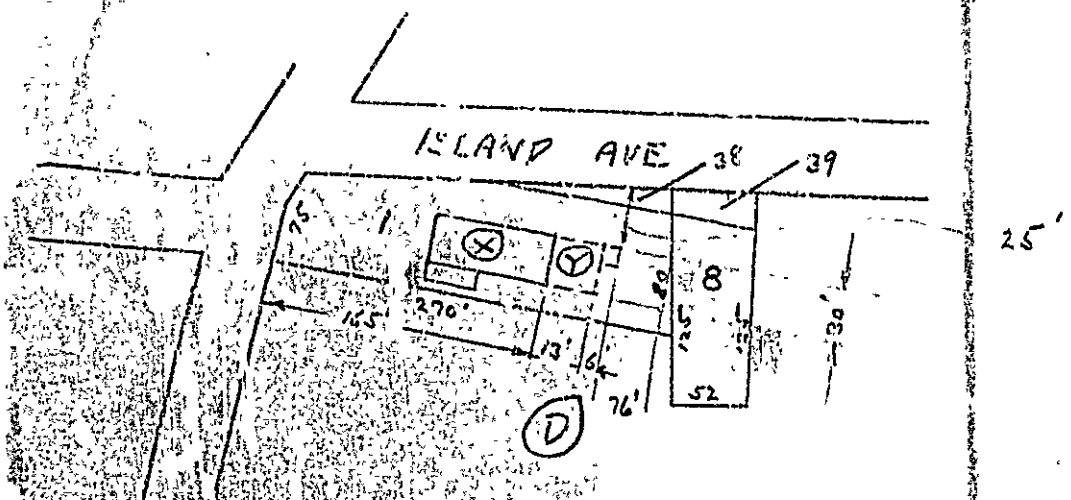
AJS/sjs

PLOT PLAN 109B-D-1-8-38-39

CLIFF ISLAND ASSOCIATION

CLIFF ID - PORTLAND

ME



- (X) - EXISTING BLDG
- (Y) - PROPOSED ADDITION

DESCRIBED IN

APPLICATION FOR PERMIT

+ 2 BLUEPRINTS

FILED TOGETHER

OCT 14 - 1959

RECEIVED  
OCT 13 1959  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

Addition to Community + use at Island Ave., Cliffside

1 - zoning: - 10-2 Business zone.  
 Addition for stage only No increase in capacity of mall.

1.33 4726  
 3.5 5401  
 6.85 210127  
 798 8275 5063

2 - a - Support of Stage Floor  
 6x8 br beam  $7\frac{1}{2}'' \approx 5063''$   
 $\frac{5063}{6 \times 7.5} = 112''$  per sqft - O.K.

112  
 45 5063  
 15  
 56  
 45  
 113

2x4 - 6 1/2' span = 199'' per sqft - O.K.

Cont'd

$$P = 3 \times 11 \times 110 = 4400$$

$$M = \frac{4400 \times 5}{2} = 660''$$

$$S_{req} = \frac{660 \times 12}{1100} = \frac{72}{11} = 6.54 \text{ O.K.}$$

S of 2x4' chr. 115.2

186  
 1595  
 21 6456  
 1728  
 199  
 867 172800  
 8610  
 7803  
 8070

Vaccant

House

20 ft.

15 ft

Howe.

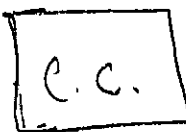


PORCH TO BE GLASSED-IN

60 ft.

100 ft

100 yds.



Road

Road

Sunset Rd.

Clyff Island.

RECEIVED  
APR 18 1954  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND



R2 RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure... Third Class

Portland, Maine, April 18, 1958

**PERMIT ISSUED**

00411

APR 22 1958

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 ~~Sunset Road~~ Cliff Island Me. (109D-229) Within Fire Limits?  no Dist. No. ....

Owner's name and address . . . . . Cliff Island Library Association Sunset Rd. Telephone  
 Lessee's name and address . . . . . Cliff Island Me Telephone

Contractor's name and address . . . . . David & Paul MacVane, Cliff Island Me. Telephone

Architect . . . . . Specifications Plans  yes No. of sheets 1

Proposed use of building Library. . . . . No. families

Last use . . . . . No. families

Material ~~frame~~ No. stories 1½ Heat . . . . . Style of roof pitch . . . . . Roofing

Other building on same lot

Estimated cost \$ 400.00 Fee \$ 2.00

### General Description of New Work

To glass in existing frame porch 9' x 16' (less than 50% will be glass-in) on side of building.

Island Ave. (10<sup>th</sup> B-D-1-38)  
(109B-15-8-39) ✓

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? . . . . . Is any electrical work involved in this work? . . . . .

Is connection to be made to public sewer? . . . . . If not, what is proposed for sewage? . . . . .

Has septic tank notice been sent? . . . . . Form notice sent? . . . . .

Height average grade to top of plate . . . . . Height average grade to highest point of roof . . . . .

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

Material of foundation . . . . . Thickness, top . . . . . bottom . . . . . cellar . . . . .

Material of underpinning . . . . . Height . . . . . Thickness . . . . .

Kind of roof . . . . . Rise per foot . . . . . Roof covering . . . . .

No. of chimneys . . . . . Material of chimneys . . . . . of lining . . . . . Kind of heat . . . . . fuel . . . . .

Framing Lumber--Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Gills \_\_\_\_\_

Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

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 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:

*C.N. - 4/22/58 - JJS*

### 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

Cliff Island Library Association

David & Paul MacVane

INSPECTION COPY

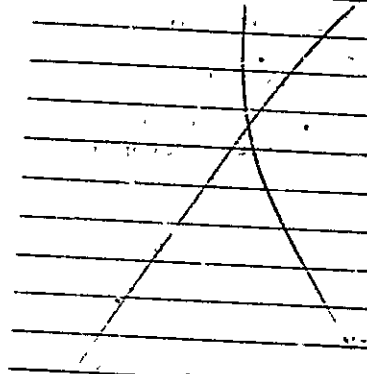
Signature of owner by:

*Cliff Island Library Association*  
*1 Mrs Richard T. Clancy, President*

NOTES

4/24/58 - MJD

*[Handwritten signature]*



Permit No. 538/411

Location *James Ford Civil Works*

Owner *City of Grand Rapids, Michigan*

Date of Permit *4/22/58*

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

Staking Out Notice

Form Check Notice

Vertical text on the right side of the form, possibly a date or reference number, partially obscured by the 'X'.

Bottom section of the form containing various fields and checkboxes, including 'Permit to be issued', 'Contractor to be named', and 'If not...'. The text is mirrored and difficult to read due to the high contrast and bleed-through.

(COPY)

CITY OF PORTLAND, MAINE

Department of Building Inspection



# Certificate of Occupancy

LOCATION Island Ave., Cliff Island

Issued to Cliff Island Assoc., Inc.

Date of Issue July 17, 1956

This is to certify that the building, premises, or part thereof, at the above location, ~~built~~ ~~erected~~ —changed as to use under Building Permit No. 56/1026, 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

Kitchen and portion of club house

APPROVED OCCUPANCY

Preparing food for retail sale on and off the premises and for catering service on the island, part time and seasonal, by parties independent of the organization

Limiting Conditions:

Appeal sustained 7/13/56

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

*Warren D. Field*

Inspector of Buildings

Notice: This certificate identifies legal 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.



CITY OF PORTLAND, MAINE

APPLICATION FOR A VICTUALER'S LICENSE

July 2.....19.56

1. Name and home address of applicant... Elizabeth W. Berle, Cliff Island, Me.....
2. Firm name and place of business... Gudri's Galley, Cliff Island, Maine .....
3. Telephone number at place of business... Public phone on Cliff Island WJ-6-3275  
or fire Dept. Phone in Seymour's Store..... Residence.....
4. Name and home address of Manager..... Gudri Pierson, Cliff Island, Me.....
5. If partnership or association, give birth date and birth place of members.  
Name Eliz. W. Berle..... birth date Aug. 3, 1900 Place Dedham, Mass..  
Name Gudrun B. Pierson..... Birth date Nov. 18, 1908 Place Wash. D. C.....  
Name..... Birth date..... Place.....
6. Name and home address of owner of building... Cliff Island Assoc. Inc. Club House Kitchen  
and/or City of Portland-Cliff Id. Pier - for counter service and/or station wagon
7. Location in building of Restaurant same as No. 6 above.....  
counter service only or delivery by car of catering service
8. Seating capacity..... Number of persons employed 2.... Total capacity.....  
(ourselves)
9. Will malt beverages be served for consumption on the premises? Yes... No...
10. Will vinous and spirituous liquors be served on the premises? Yes... No...   
counter service
11. What are the Restaurant hours? Open... 11 am..... Close... 7 pm.....
12. Were these premises licensed as a Restaurant last year? Yes... No...
13. Have you ever been arrested, indicted, convicted or court-martialed for any  
violation of the law, or of the military law of the United States? Yes... No...   
Offense..... City or town and State.....  
Date..... Disposition.....
14. Has a Restaurant license, issued to you, or to any member of your immediate  
family, ever been revoked? Yes... No...  If so, give name of licensee.....

I agree to abide by all laws, ordinances, rules and regulations governing  
Restaurants in the City of Portland, Maine

Elizabeth W. Berle  
.....  
Applicant

REPORT OF HEALTH OFFICER

Approved..... Disapproved..... Health Officer.....19...  
Recommendations.....  
.....

REPORT OF INSPECTOR OF BUILDINGS

Approved..... <sup>X</sup> Disapproved..... Building Inspector Warren McDonald .....19...  
Recommendations... Granted by Zoning Appeal sustained 7/13/56  
.....

REPORT OF CHIEF OF POLICE

Approved..... Disapproved..... Chief of Police.....19...  
Recommendations.....  
.....

REPORT OF CHIEF OF FIRE DEPARTMENT

Approved..... Disapproved..... Chief of Fire Department.....19...  
Recommendations.....  
.....

WMCB 7/30/56

J 17, 1956

AP Island Ave., Cliff Island (Assessors' Nos. 109B-D-1, 6, 38, 39) --- Cliff Island  
Association

Mrs. Elizabeth W. Berle  
Cliff Island, Me.  
Mr. Paul MacVane  
Cliff Island, Me.

Dear Mrs. Berle and Mr. MacVane,

On the day that we worked out the arrangements for use of the Club House kitchen for Gudi's Galley, while the application for the required building permit for change of use of the kitchen part time was filled out in the office, evidently through some misunderstanding Mr. MacVane did not come back and sign the application and the building permit fee of one dollar (\$1.00) was not paid.

Now that the zoning appeal has been granted, we still have to have his signature on the application on behalf of Cliff Island Association, Inc. and, of course, the payment of the fee of one dollar (\$1.00).

For his convenience I am enclosing with this copy of this letter one of our copies of the application so that he can sign it and send up the fee for the permit, which is one dollar (\$1.00).

Will you be good enough to do this promptly, Mr. MacVane? I have approved the victualer's license; but we cannot issue the building permit or the required certificate of occupancy for the use of the kitchen by the Galley until the application is completed.

It is not lawful to actually put the kitchen to use for Gudi's Galley until the certificate of occupancy has been issued.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCB/B

7/17 Mr. Berle signed application  
& paid \$1.00 3A



# APPLICATION FOR PERMIT

PERMIT ISSUED

01026

JUL 17 1956

Class of Building or Type of Structure Third Class

Portland, Maine July 2, 1956

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 Island Ave., Cliff Island Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address Cliff Island Assoc., Inc., c/o Mr. Paul MacVane, Telephone \_\_\_\_\_

Lessee's name and address Cliff Island, Me. Telephone \_\_\_\_\_

Contractor's name and address 109B-D-68, 36, 39 Telephone \_\_\_\_\_

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

Proposed use of building Club House and preparation and sale of food by No. families

List use Club House others on or off the premises and catering service \_\_\_\_\_ No. families \_\_\_\_\_

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

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

## General Description of New Work

To change use of kitchen and part of club house, part time and seasonal, by parties independent of the organization for preparing food for retail sale on and off the premises and for catering service on the island.

No alcoholic beverages to be sold or distributed under this arrangement.

Appeal sustained 7/13/56

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** Mr. Paul MacVane, Cliff Island

## Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_

Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_

Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_

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

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

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

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

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and at 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? \_\_\_\_\_

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

Cliff Island Assoc., Inc.

Paul MacVane  
By Jeff K. Berle

Signature of owner By \_\_\_\_\_

INSPECTION COPY



City of Portland, Maine  
Board of Appeals  
—ZONING—

*Sustained  
7/23/56*

July 2, 1956, 19

*56/61*

To the Board of Appeals:

Your appellant, Cliff Island Assoc., Inc., who is the owner of property at Island Ave., Cliff Island (Assessor's Lot Nos. 109 B-D1, D8, D38 & D39), respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit and certificate of occupancy to authorize use of the kitchen and part of club house by parties independent of the club organization, for preparing food for retail sale on and off the premises and for catering service on the island are not issuable under the Zoning Ordinance because the club house is located in a Limited Business Zone where, according to Section 5A of the Ordinance, such a use is only allowable when the major portion of the products prepared there are sold at retail on the premises.



The facts and conditions which make this exception legally permissible are as follows:  
An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

CLIFF ISLAND ASSOC., INC.

By *Paul MacLaren*  
Appellant

After public hearing held on the 13th day of July, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

*Ruth W. Walsh*  
*Ray B. Wilson*  
*Perley J. Leonard*  
*Carlton E. Law*  
*William H. O'Brien*  
BOARD OF APPEALS

DATE: July 13, 1956

HEARING ON APPEAL UNDER T E Zoning Ordinance OF Cliff Island Assoc., Inc.  
AT Island Ave., Cliff Island

Public hearing on the above appeal was held before the Board of Appeals

<u>BOARD OF APPEALS</u>	<u>VOTE</u>		<u>MUNICIPAL OFFICERS</u>
Ben B. Wilson	Yes	No	
Perley J. Lessard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
William H. O'Brien	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Carleton G. Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ruth D. Walch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

Record of Hearing:

NO OPPOSITION

Letter in file

Cliff Island Association  
Cliff Island, Maine

July 7th 1956.

Dear Mr O'Brien,

As a member of the  
Appeal Board, you will already be  
informed of the hearing to be  
held at City Hall on July 13th  
regarding a "zoning variance"  
granting appeal in connection with  
the opening of a mobile snack  
bar on Cliff Island by Mrs.  
Olf Birkle & Mrs. Goodwin Pearson.

As they requested the use of  
the association's kitchen, a  
special meeting was called by  
the Executive Board & it was  
unanimously agreed to let them  
use the kitchen for making  
sandwiches.

I might also add that



Cliff Island Association  
Cliff Island, Maine

They are very nice people & anything  
they are connected with will  
be for the benefit of the  
Island.

Hoping this meets with  
your approval, I am

Sincerely

Naomi Pullman  
Secretary.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

July 10, 1956

Mr. Paul MacVane  
Cliff Island Associates, Inc.  
Cliff Island, Maine

Dear Mr. MacVane:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, July 13, 1956, at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K  
cc: Mr. and Mrs. Berle  
Cliff Island, Maine

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

July 2, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, July 13, 1956, at 10:30 a. m. to hear the appeal of the Cliff Island Association, Inc. requesting an exception to the Zoning Ordinance to authorize use of the kitchen and part of the club house on Island Avenue, Cliff Island, (Assessor's Lot Nos. 109 B-D1, D8, D38 & D39) by parties independent of the club organization for preparing food for retail sale on and off the premises and for catering service on the island.

These permits are presently not issuable under the Zoning Ordinance because the club house is located in a Limited Business Zone where, according to Section 5A of the Ordinance, such a use is only allowable when the major portion of the products prepared there are sold at retail on the premises.

This appeal is taken under Section 12F of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

Appeal Cliff Island - on Island Ave. (109 B-D - 1, 5, 38, 39)  
Allen - 7.12/56

Streets Involved  
- Island Ave.  
- Enderwold St.

Assess. Books  
109-A - 109-B

A, B, C, D, E, F (11-C)

Island Ave - (109-A) - B - 7, 12, 6

(109-A) - C - 6, 5, 15

(109-D) - A - 1, 9, 2, 3, 4, 5, 7, 6, 8, 10, 11, (12)

(109-D) - B - 1, 2, 3, (32) (33), 4, 39, 5, 6, 31, 34, 35,

(36) 7, 37, 8, 9, (38), 29, 10, 30, 11

(109-B) - C - 1, 12, 11, 10, 14, 7, 5, 9 (6), 16, 17, 4, 3, 2,

13, 15

(109-B) - F - 26, 27, (28), 24, (23), (22), (21), (20), 19, (18)

(17), 16, 46, 47, 9, 10, 7, 14, 11, 67, (63), 7, 53, 50, 57, 55, 54, 62, 61, 57,

(40), 5, 65, 59, 4, 3, 2, 66, 1, 64, 70, 68, 72

(109-B) - E - 5, 14, 6, 13, 7, 40, (39), 41, 50, 16, (15), (14)

(13), 4, (11), (10)

(109-B) - D - 4, 5, 3, 24, 35, 7, 41, 28, 40, 17, 27, 29,

6, 32, 33, 9, 10, 37, 11, 12, 16, 13, 14, 2, 15, 34, (31), 36, 20, 21, 19, 18,

25, (24), (23), (22), (21)

109-B-E-18 Dup.

- 48. P. F. Neum, Edward E. Alice G. Cliff Island
- 49. Spiers, Ralph P. New York "
- 50. dup.
- 51

Oct 18  
21

109 B-D

- 2. Dyer, John F. Cliff Island
- 3. Eland, Charles Cliff Island
- 4. dup.
- 5. dup.
- 6. Brockitt, George S. R.F.D. #1 So. Windsor, Me.
- 7. Cuddeback, Lewis, Marshfield, Mass. Cliff Isl.
- 8. Cushing, Elliot H. Cliff Island
- 9. Barry, Joseph, 938 Forest Avenue
- 10. Barry, Joseph, Cliff Isl.
- 11. Barry, Charles, Cliff Isl.
- 12. Apple, Marguerite, Cliff Isl.
- 13. Mattson, Ruth, Cliff Isl.
- 14. Hill, Mary J. N.R. Durham, Mass.
- 15. dup.
- 16. dup.



- 17. dup.
- 18. Hortwich, Herbert H. Cliff Isl.
- 19. dup.
- 20. Tenney, David B. & Isabelle H. Cliff Island
- 21. Odgers, M. & Frances B. N.R. Girard College Phil. 21 Penn.
- 22. David J. Griffin, Cliff Isl.
- 23. dup.
- 24. dup.

- 25. Tabber, Wm. Alice M. Cliff Island
- 26. Mac, Walter, Thiers, J. Cliff Isl.
- 27. Brockitt, George E. Cumberland Mills, Me.
- 28. Mac Lane, Paula, Chellis, Cliff Isl.
- 29. Mynors, Raymond A. 7 Oak Hill Drive Arlington, Mass.
- 30. dup.

- 31
- 32. dup.
- 33. dup.
- 34. dup.
- 35. dup.
- 36. dup.
- 37. dup.
- 40. dup.

41. Mac Lane, David Allen Churchlan Cliff Isl.

(19)

- 109-A Helena Richard Wang, Engen Leavelle 6 N. Ridge Road  
Leicester, Massachusetts 02722
- 109-A-B-7 Mac Neagh, Elizabeth Mc Keen N.P. Brunswick
- 109-A-B-12 Shultz, Harold Thornton Calverton P.D. 3077 15th St N.W. Washington D.C.
- 109A-B-6 McClean, Daniel - Marion C. 288 Mills Ave. Laurel Hill, Penn.
- 109A-C-6 McCleugh, Elizabeth McKeen Dup.
- 109A-C-5 Davis, Joseph W. Rutha, M. 3119 West Penn St. Philadelphia 29, Penn.
- 109A-C-15 Dup.

- 109-B-A-1 Hauptli, Vernon & Alice R. 158 Cottage Place  
Ridgewood, New Jersey
- 2 Switmyer, Edward W. 4446 Germantown Ave  
Philadelphia, Pa.
- 3 Hoines, Joseph W. 497 Craigmore Ave. S.P.
- 4 Mc Donough, Patrick & Julia C. 110 West 1st St. Rochester N.Y.
- 5 Dup.
- 6 Boust, William O. Second Ave. Cliff Isl.
- 7 Dup.
- 8 Symons, Orr L. Dup.
- 9 Hawes, Ruth B. " "
- 10 Dup.
- 11 Dup.
- 12

- 109B-B-1 Benton, Nelson & Agnes M. 419 Prospect Ave, Mattanohock N.J.
- 2 Dup.
- 3 Dup.
- 4 Dup.
- 5 Olney, Richard J. Cliff Isl.
- 6 Dup.
- 7 Altshberger, Ann St. Louise N. Cliff Isl.
- 8 Tuttlefield, Elizabeth S. Cliff Isl.
- 9 Dup.
- 10 Stone, John Freeman 3140 Loughlin Ave, Wayne Penn.
- 11 Nozling, Johannes 114A Cliff Isl. Me.
- 29
- 30 Black, Norman & Margaret S. Cliff Island Me.
- 31 Barnes, Albert F. P.O. Box 172 So. Duxbury Mass.
- 32
- 33
- 34 Dup.
- 35 Dup.
- 36
- 37 Dup.

109-B-B-38

39 dup.

(16)

109-B-C-1 dup

2. Smith, Clarence E. + Euphemia

215 Eastern Ave Philadelphia  
26th St

3. Mactill, Mary Olive

Dear Mr. [unclear] [unclear]

4 dup.

6

7 dup

8. dup.

9 MacVane, Earl R + E Thel H.

Cliff Island

10. dup

11 dup.

12 dup

13. dup.

14 dup.

15 Putnam, Earl C + Norma A Cliff Island

16. Ewton, E van + Morris W 39 Cromwell Ave So. Port.

17. dup.

109-B-E-1 dup

2

3. Townsend, Leola A. 245 East Granville Road, Worthington, Ohio

4

5. MacVane, David A. Church Rd. Cliff Island

7. Griffin, Louis Max Anna J.C. Church road Cliff Island

8. Magnusson, Eunice H.

9. Adams, Charles W + Margaret E Sanford, Maine

10. Lovell, Marion B. Cliff Isd

11. Nelson, Frances M. 21 Grand Street So. Port.

19. End Dr. Griffin. 84 Chestnut St. Portland, Me

20. Ruth C. Jackson 10 Walnut Street, Box 130 Cliff Isd Me.

21. Smith E. Seymour Dup.

22. End Dr. Griffin Dup.

23

24 dup

25 dup

26. Weston, Rose A + Samuel. Cliff Island

27 dup.

47. Hersey, George W. 40 Mabel H. Burg 575 MacLay Rd.  
Novato, California.

(3)

109-B-E-48 Cushing, Carlton R. Cliff Island

49 dup.

50 Mac Names, Donald G. Jr. & Constance M. Cliff Island

51 Hodge Kirs, George W. 103 Indian St. Port J.

52 Cushing, Eleanor V. Cliff Island

53 Griffin, Malcolm B. & Marion I. Cliff Island, Me.

54 dup.

55 Cushing, Helen E. Cliff Island

56 dup.

57 dup.

58 dup.

59 Griffin, Ida M. Church Road Cliff Island

60

61 dup.

62 dup.

63

64 dup.

65 dup.

66 dup.

67 dup.

68 Kline, Raymond St. Marks Church, New Britain, Conn.

69 dup.

70 dup.

71 dup.

72 dup.

109-B-E-1

2

3 Patterngill, Julia A. 174 Mel.

4 dup.

5 dup.

6 dup.

7 dup.

8 Robinson, Edward & Alice St. Cliff Island

9 Griffin, Clapham Lewis Cliff Island Me.

10 dup.

11 Northern New England Conference of Seventh Day Adventists, Inc. 408 Foster Ave.

12 dup.

13 MacKenzie Donnell 1291 Bank Street N.Y. 14 N.Y.

14 dup.





RESIDENTIAL HOUSE ZONE

# APPLICATION FOR PERMIT (B) LIMITED BUSINESS ZONE

Class of Building or Type of Structure I Class \_\_\_\_\_  
Portland, Maine, July 1949

PERMIT ISSUED  
01167  
JUL 27 1949  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~on the lot described~~ all the following building structures ~~as shown on the plans~~ 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: 102-D-8-39

Location Island Ave., Cliff Island Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Cliff Island Library Assoc., Cliff Island Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owners Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Minor Assembly Hall No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot Library  
 Estimated cost \$ 1500. Fee \$ 5.00

### General Description of New Work

To construct 1 story frame building 30'x40' as per plans.

Permit Issued with Letter

Health Officer and thus

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** Norman I. Black, Cliff Island

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? yes  
 Height average grade to top of plate 10' Height average grade to highest point of roof 16'  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories 1 at least solid or filled land? solid to ledge earth or rock? rock  
 Material of foundation concrete & stone Thickness, top 12" bottom 12" cellar \_\_\_\_\_  
 Material of underpinning piers Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof pitch-gable Rise per foot 5" 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 second-hand Dressed or full size? dressed  
 Corner post 3-2x4 Sills 6x8 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders yes Size 6x8 Columns under girders stone pier size 12x12 Max. on centers 8'  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor id flat roof span over 8 feet.  
 Joists and rafters: 1st floor 2x10, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6  
 On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 24"  
 Maximum span: 1st floor 10', 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

APPROVED:  
with letter by ags  
 \_\_\_\_\_  
 \_\_\_\_\_

### 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  
 Cliff Island Library Assoc.

INSPECTION COPY

Signature of owner BY: Norman I. Black

PH

NOTES ON REPAIRS TO THE HOUSE

Checked location of 744/49. This lot was very well...  
 ridge cuts with some dirt. The...  
 difference in elevation is between...  
 with the high and low levels about...  
 in ridges attached to plain. The...  
 cuts and guides with a...  
 8/15/49 - Jones spec for some...  
 1/4/50 - Flood 744 also...  
 1. entrance to boldly...  
 of 5 ft

Permit No.	49/1167
Location	14th St. N. W. 11th St.
Owner	W. J. ...
Date of permit	7/27/49
Notif. closing in	2/1/52
Insp. closing in	U
Final Notif.	U
Final Insp.	U
Cert. of Occupancy Issued	6/12/52

2. Double doors to kitchen...  
 and... have 2' 8"  
 lead  
 3. Part of pier under...  
 center of side sill  
 and center girder  
 under kitchen  
 wing left out - probably  
 with... of...  
 fire truck beneath  
 4. Badlocks in front and  
 hardware  
 5. Only temporary steps  
 from front porch and  
 from...  
 from...  
 6. no...  
 7. no...  
 8. no...  
 9. no...  
 10. no...

7/26/51 - ... letter...  
 8/11 - ...  
 has changed...  
 of...  
 which...  
 affects supports of  
 roof. To be also  
 proposal...  
 in front of garage about  
 10 ft deep  
 Mr. Block is to  
 make new...  
 present  
 structural...  
 and...  
 they...  
 at...  
 with...  
 2/1/52 - Mrs. D. ...  
 window...  
 material...

COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

Issued to **Cliff Island Library Association**

Date of Issue **June 12, 1952**

This is to certify that the building, premises, or part thereof, indicated below, and built—  
~~altered—~~ **at Island Avenue, Cliff Island,**  
under Building Permit No. **49/1167**, has had final inspection, has been found to conform substan-  
tially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved  
for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Building

Community Club House and Garage  
for fire truck

Limiting Conditions:

That only heat approved by  
Fire Department and covered by building  
permit is to be provided in the garage.  
This certificate supersedes  
certificate issued

CC: Fire Department

*Waverly Hill*  
Inspector of Buildings

Notes: This certificate identifies lawful use of building or premises. It ought to be transferred from  
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

8<sup>th</sup> Island Ave., Cliff Island  
(Cliff Island Library Association-Community Building)

July 26, 1951

Mr. Norma I. Black  
Cliff Island, Maine

Copied to, Mr. Black for  
Cliff Island Library Assoc.,  
Oliver T. Sanborn  
Chief of the Fire Department  
Lyman S. Moore, City Manager \*  
See note at end of letter

Dear Mr. Black:

This letter is addressed to you in connection with the Cliff Island Community Building because you procured the original building permit. The last conference I had about the building, however, (presumably in your absence from the Island) was with Messrs. David MacVane, Paul MacVane and Jason Seymour, so, I am sending a copy of this letter to you for the record of the Association.

The City Council has amended the Building Code to lessen the requirements for fire resistive walls and ceilings between small garages and places of assembly, and I understand that the Library Association is prepared to provide these fire resistive separations between both the kitchen and toilet rooms wing and space beneath the Assembly Hall floor of the Community House at Cliff Island, and the open space beneath the wing which you propose to use as a garage for the fire truck on the Island.

If that is the case, it is now in order for you to apply for an amendment to the original building permit to show the change in framing and supports of the floor of the wing, the manner of enclosing the walls of the wing below the first floor—between the top of the foundation wall which I understand extends around at least three sides of the wing and the sill, including the arrangement for the one or more large doors intended to give access to the garage, the kind of floor to be provided in the garage, how heat, if any, is to be provided in the garage and the method of providing the required fire resistance between the kitchen and toilet rooms overhead and the garage below, and between the space under the main building floor and the garage beside it.

The requirements for fire protection over the garage can be met by providing a plastered ceiling on metal lath or perforated gypsum lath.

The wall between the garage and the space under the main floor of the hall must be of masonry in all parts below the grade of the ground under the main floor. Above that level the wall may be of 2x4 uprights, 16" from center to center, and resting upon a wooden shoe bolted to the masonry wall, covered on both sides with plaster on metal lath or perforated gypsum lath or 3/16" asbestos wallboard laid over a 3/8" thickness of gypsum wallboard. If the space under the building or in the garage is inclined to be damp, it would be bad to use any gypsum product in either the wall or the ceiling, but Portland cement plaster could be used on both. The plaster of the ceiling should be run out against the fire resistive surface of the wall, and if the present sill of the building interferes with that, the plaster should be carried on the same kind of lath down around the sill to an intersection with the fire resistive covering on the wall.

When the above three men were in the office in January, 1950 the center post and pier under the center girder under the kitchen wing and the center post and pier under one side of the wing had been left out which left the beam intended to be supported by the piers and posts entirely too weak.

Mr. Norman I. Black

July 26, 1951

The men left the office with the intention of employing someone to redesign the floor framing and supports that these posts and piers would not be needed. Nothing has been heard of that since, but at the request of the Association a temporary certificate was issued to use the building, but excluding use of the kitchen and toilet room wing, was issued by letter on March 24, 1950.

Presumably the wing has not been and is not now in use. Together with your application for an amendment to the original permit to cover the above changes, should be filed a plan showing the revised floor framing and supports to satisfy the strength requirements, and it should be borne in mind in designing these framing and supports that the live load on the kitchen is supposed to be 75 pounds per square foot and the dead weight of the floor, including the proposed plastered ceiling, should be taken at 18 pounds per square foot.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/S

LCM: I talked with Chief Sanborn briefly about this proposition, and he expressed a view that the Library Association is to do all of this work in preparing the building to prepare this new home for the fire apparatus. Therefore, it seemed best to write a letter like this, picking up the matter where we left off more than a year ago, and telling them how to proceed. WMcD

Pilo: BP Community House, Cliff Island

Lyman S. Moore,  
City Manager

Warren McDonald,  
Inspr. of Bldgs.

Application of Building Code to Locating Fire Dept. Garage beneath the Kitchen  
and Toilet Room Wing of the BP Community House at Cliff Island--reply to  
your memo of 8/29/50

The Code provides that such a minor garage, irrespective of what kind of motor vehicles are stored there, shall not be beneath such a minor assembly hall as this building is built for, unless the main building is of masonry wall construction, unless the building is sprinkled, and unless the floor over garage is a 2-hour fire resistive assembly without openings in it. This is under the the circumstances as they exist which, I am told, has a solid masonry foundation wall without openings between the space beneath the main assembly hall floor and the space under the kitchen and toilet room wing thought of for the garage.

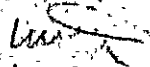
The Municipal Officers, as Board of Appeals, has no jurisdiction over a permit which is required before the space below the wing is used for a garage, unless we wish to abandon all consistency and say that the proposal represents a change of use of an existing building. Even so the Board is empowered only if there is no substantial departure from the intent and purpose of the Code.

Perhaps you can imagine the difficulties we have encountered in trying to get this building to comply with strength requirements, with all of the demands that we help to the utmost in this community project with no one in charge who knows about design or strength. Without adequate plans, they got into difficulties about the support of this very wing--not yet cleared up, and for that reason we have been able to issue a temporary certificate of occupancy only for the use of the main hall, excluding use of the kitchen and toilet room wing.

My view is that there is just as much hazard to a fire department automobile in a garage as to any other motor vehicle. If the Code is too severe for this case, then it is too severe for any similar situation, and it would be well to change the Code to what Chief Sanborn may recommend as a more rational control.

Of the three conditions required if the garage is to be established, only that of the fire resistive floor is feasible. The most economical construction to me of the 2-hour requirement would be steel beams or steel joists with 2-inch concrete slab above and 3/4-inch of sanded gypsum plaster on metal lath below.

I wonder if we would not spend more money in providing any adequate protection and getting the Association out of its structural difficulties, than a suitable separate wooden garage--and that without the Islanders getting their "toe in the door" of exposing the city to maintain the entire building for free recreation purposes as is done on Peaks Island.

  
Inspector of Buildings.

CC Chief Sanborn

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

EXECUTIVE DEPARTMENT

Warren McDonald, Inspector of Buildings  
to: Oliver T. Sanborn, Chief of Fire Department

DATE: July 17, 1951

FROM: Lyman S. Moore, City Manager

SUBJECT: Cliff Island

This is to notify you that the Council acted last night to amend the Building Code so that the Cliff Island fire engine can be located in the Community house under such conditions as Mr. McDonald may prescribe under the amended Code.

I would appreciate one or both of you getting in touch with the Community Association and particularly Mr. Black to tell him what the current score now is.

  
Lyman S. Moore

RECEIVED  
JUL 17 1951  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

EXECUTIVE DEPARTMENT

✓ To: Warren McDonald, Building Inspector

DATE: August 25, 1950

From: Lyman S. Moore, City Manager

SUBJECT: Cliff Island Firebarn

Will you please let me have a memo indicating what minimum requirements must be met in the Community Building at Cliff Island to permit the storage of the fire truck in the basement.

It seems extremely important both to the Fire Chief and to the residents of the Island that we find a more centrally place than we are using at present, and this is by far the most logical location.

  
Lyman S. Moore

cc: Chief Sanborn



EP Island Avenue, Cliff Island  
(Cliff Island Community House)

March 24, 1950

Cliff Island Library Association  
Attn: Mr. David MacVane  
Cliff Island, Maine  
Gentlemen:

Subject: Temporary certificate of occupancy for the assembly hall only in the Cliff Island Community Building on Island Avenue, Cliff Island (Assessors Lot No. 109-b-1, 8, 38, 39)

Without inspection and relying upon the report of your representatives as to the completion of the work on this new building in accordance with my letter to Mr. David MacVane of February 20, 1950, this letter may be considered a temporary certificate of occupancy so that the assembly hall only may be used, excluding use of the wing in which is located the proposed kitchen and the proposed toilet rooms.

Mr. MacVane says that you have prospects of introducing some steel beams beneath the kitchen wing. When you have fully decided upon the method of supporting and framing this kitchen and toilet room wing, the detailed plans of that work should be filed with application for an amendment to the permit under which the building has been built. If structural steel or reinforced concrete is involved in the design, the plans of the design should be by some party thoroughly competent to figure out the necessary strength of the framing and supporting members from the actual loads which will be applied to them, and the design plan should bear upon it the signed statement of design of the designer as required by Section 104-b-3 of the Building Code.

After these proceedings have been followed, the amendment issued and the building entirely completed including some of the steps or platforms which are now made safe in temporary fashion, please notify this office for final inspection; at which time, if everything is found in order, the permanent certificate of occupancy will be issued.

When filing application for the amendment, please indicate for what purpose, if any, the space beneath the floor of the kitchen and toilet room wing is proposed to be used.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/G

*File 9-11  
Bull  
Warren 740*

CITY OF PORTLAND, MAINE  
EXECUTIVE DEPARTMENT

Oliver T. Sanborn, Fire Chief

March 6, 1950

Lyman S. Moore, City Manager

Cliff Island Fire House

C  
O  
P  
Y

I have talked with Warren McDonald about housing Cliff Island Fire apparatus in the assembly hall. While I realize that the island community is different, I do not see how we can justify a direct violation of our requirements for places of public assembly. I hope you can find some other solution.

Lyman S. Moore

cc: Warren McDonald

LOCATION

*161st St. Cochin House*

DATE

*2/18/50*

PERMIT

INQUIRY

COMPLAINT

*See letter about conditions across street to Pine building of 2/10/50*

*[Signature]*

File: EP Community House  
Cliff Island

Oliver T. Sanborn, Chief of the Fire Department

February 23, 1950

Warren McDonald, Insptr. of Bldgs.

Question of garage for fire apparatus beneath new Community  
House at Cliff Island

I have no power to allow an exception to the terms of the Building Code which forbid storage of a motor vehicle beneath this new building on Cliff Island, the use of which has not been covered by the required certificate of occupancy from this office.

Since it is a new building the Board of Municipal Officers which acts as the Board of Appeals under the Building Code, is not given authority under the appeal section (Section 115) to grant an exception to the requirements of the Code.

While I can heartily agree with the idea of encouraging community organizations on the islands, it does not seem to follow that such a purpose of itself gives support to relaxing the safety requirements of the Code which we are trying to convince the public generally are necessary.

How could we answer critics, after the fact, as to having even one piece of motorized fire apparatus beneath any part of the Community House at Cliff Island with unprotected wooden frame construction overhead as compared with the expense of constructing an 8" masonry wall at considerable expense between the fire house on Peaks Island and the assembly hall, which in that case is beside the fire house, since it is well recognized that it is better to have the hazard beside the assembly hall than beneath it?

---

Inspector of Buildings

WMcD/G

CC: Lyman S. Moore  
City Manager

INTER-OFFICE CORRESPONDENCE

*File  
Inspr*

CITY OF PORTLAND, MAINE  
FIRE DEPARTMENT

To: Mr. Warren McDonald, Inspector of Bldgs. DATE: Feb. 21, 1950  
From: O.T. Sanborn, Chief  
Subject: Community House, Cliff Island.

While I realize the building code prohibits the use of any part of a public assemblage building for storage of motor vehicles, nevertheless, I feel an exception should be made in the case of Cliff Island.

The building is practically one story, with ample means of egress.

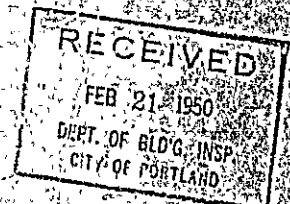
There would be no change in insurance rates, as they are now in the lowest classification possible.

Fire protection on the Island would be improved, as the apparatus would be in a more central location and would be handled by a group.

At the present time the apparatus is housed in a remote section of the Island, and is handled by one person.

I believe we should do everything possible to encourage community organizations in locations such as Cliff Island, even though it means letting up on restrictions which are required in the city proper.

*O.T. Sanborn*



BP Island Avenue, Cliff Island  
(Assessors Lot No. 109-b-D-1,8, 38, 39)

February 20, 1959

Mr. Davis MacVane  
Cliff Island  
Maine

Subject: Finishing of certificate of occupancy for and use  
of the assembly hall under construction by Cliff Island  
Library Association on Island Avenue, Cliff Island (Assessors  
Lot No. 109-b-D-1,8,38,39)

Dear Mr. MacVane:

I regret very much that pressure of work in this office has prevented getting this letter written since the day that you and Paul MacVane and James Seymour were in the office about the Community building. We discussed the report of our inspector upon his inspection of January 4 as follows:

1. Floor 7' above grade at entrance instead of 5'.
2. Each leaf of double doors at each end of building only 2' 8" wide instead of 3'.
3. Post and pier under center of side sill and center of girder beneath kitchen wing omitted—some thought of housing fire truck beneath.
4. No permanent locks but padlocks on front and rear exterior doors.
5. Only temporary steps provided from the open piazza and at the other end, the latter being different from the plan because the floor is higher from the grade than originally planned.
6. No firestops over partition between main hall and kitchen wing.

We concluded at our conference that because of the comparatively small number which the hall would accommodate at the most, the Building Code does not forbid the floor to be 7' above the grade of the entrance.

In view of the fact that one leaf of the double door at either end could not afford the required minimum width of opening of 3', you decided that you would provide anti-panic hardware for both sets of double doors with the full understanding that that type of hardware requires a "crash-bar" clear across the door which it is intended to operate. Had the doors been made 3' wide as originally indicated, the notations in my letter of July 26, 1949 would apply, but the less width means that the hardware will have to be such as to open doors of each pair instantly from the inside. Any type of hardware is costly, and before you are committed to any, it is recommended that you go over the matter again or have your hardware man go over the matter with us so that no more confusion may arise.

We found that the Building Code does not permit a garage of any character beneath this building because the building is of wooden frame construction and is an assembly hall. It appears that you have provided a concrete wall 10" thick at the top and 12" thick at the bottom and bearing upon ledge and extending about 2' above the original grade, beneath at least a part, perhaps all, of the exterior wall of the kitchen and toilet room wing, and that the piers were to be supported on this wall. Despite the knowledge that the Building Code forbids the use of this space as any type of garage, you still felt that you would like to eliminate the center pier beneath the center girder under the wing and in some way adjust the supports of one exterior wall so that you could have a large door opening. We discussed at length methods of framing the floor and supports to allow more freedom of the use of the space beneath the wing floor, and you decided to employ someone, who knew how to figure strength of materials and members from given loads, to work out the arrangement which you desire. I would like to emphasize the fact that the storage of motor vehicles of any type are not permitted beneath this building or any part of it.

Mr. David MacVane-----2

February 20, 1950

I do not remember clearly some of the other items, but it is my recollection with regard to the temporary steps that you were to provide permanent steps from the open piazza with foundations extending at least 4' below the finished surface of the ground or to ledge if that is encountered at a less depth, and provide handrails on both sides etc. as originally planned. At the other end you were to work out a plan for the foundations and framing of the higher platform and steps that originally intended and file application for amendment to the original permit to cover construction of the platform and steps with suitable foundations and handrails etc.; or you were to grade up the ground to its original relative level with the floor of the building and build a concrete slab level with the floor of the building as originally intended.

If not already done you are to supply the tight firetops over the partitions between main hall and the kitchen and toilet room wing.

It has been made clear a number of times that it is unlawful to use this building until our certificate of occupancy has been issued. We cannot issue the certificate of course until all features controlled by the Building Code are in order and in compliance with the Code. You or your associates may be tempted to use the building, when it has been finished far enough to use, before our certificate has been issued. It is my duty to point out to you, and I hope you will convey it to the officers of the Association, that those responsible for using or allowing the use of the building without the certificate of occupancy would not only be individually liable for violation of the Building Code, but, far more important, they could be criminally liable should any catastrophe occur during any such period of unlawful use.

At our conference I agreed that if you could get the main hall all in order in compliance with the Code we would be willing to issue the certificate for the use of the main hall only, as a temporary measure, upon the condition that the kitchen wing could not be used until that too is all in order and inspection shows it so.

Because our dealings thus far have been with Mr. Black, I am sending him a copy of this letter.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WKeD/G

CC: For the file of the Association

Mr. Norman I. Black  
Cliff Island, Maine

File: BP Cliff Island Community House

Oliver T. Hanbern, Chief of the Fire Department

February 16, 1950

Warren McDonald, Insptr. of Bldgs.

Proposed use of space beneath new Cliff Island Community House  
for storage of fire truck.

Some of the members of the Library Association had the idea of using the space under the kitchen wing of the new community house as a garage for the storage of the fire truck.

The Building Code does not permit the use of any part of the space beneath this building as any kind of garage because it is an assembly hall and of wooden frame construction.

They have been told of this prohibition, and this memorandum is so that we may present a consistent front if and when the matter may be brought to you.

---

Inspector of Buildings

WMCD/G

CC: Lyman S. Moore  
City Manager



# Bluff Island Community

1/21/80

$$6 \times 8 \text{ on } 15 \text{ ft } = 252 \text{ ft}$$

$$5 \times 15 \times 80 = 5600$$

$$\begin{array}{r} 75 \\ \hline 80 \\ \hline 5600 \end{array}$$

$$2 \times 10 \text{ on } 20 \text{ ft } = 896 \checkmark$$

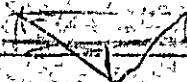
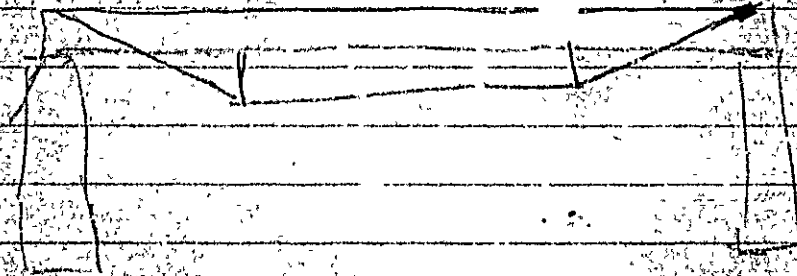
$$20 \times 11.33 \times 80 = 2128$$

$$20 \times 0.67 \times 80 = 1064$$

$$2660$$

$$80$$

$$2128$$



AP Island Avenue, Cliff  
Island-I

July 26, 1949

Mr. Norman I. Black  
Cliff Island  
Maine

Subject: Permit for construction of community hall  
on Island Avenue, Cliff Island

Dear Sir:

The permit for the above work is issued herewith based on revised plan received July 25, 1949 and subject to the following:

1. It is understood that you are to take the pencil drawing filed here, ink it in and have a photostat made of it, then return either the drawing or the photostat to us for our files.
2. We understand that the location of the building has been changed from that originally planned and staked out, the final location being nearer to the street but undoubtedly back of the lot line between the private property and the public street.
3. In order for the 6x8 sills beneath rear wall of addition housing kitchen and toilets to figure out, the studs in the sections of the wall above on each side of the girder must be trussed and the permit is issued on this basis.
4. Because the walls are to be covered only with novelty siding, we suggest that the corners of the building be well braced.
5. It is noted that studs around all door and window openings are to be doubled as indicated in a note on the plan. Attention is called to the requirement that the headers over these openings are required to rest on top of the inner one of each pair of studs instead of being cut in between the inner studs.
6. A 6x8 girder is to be provided across the full width of rear addition for support of the roof joists with posts at each end and the middle directly over the piers below. This means that the partition between the toilets will be non-bearing and can be built of 2x3 instead of 2x4 studs, spacing in either case to be 16" on centers.
7. Door to men's and women's rest rooms and the toilet rooms are to be made self-closing with suitable devices.
8. While not controlled by the Building Code, ventilation of the inside toilets is required by State Law. The Plumbing Inspector should be consulted as to requirements.
9. Metal dowels are to be provided in the tops of the concrete piers over which the sills and posts may be placed. Piers are to extend at least 4' below grade or to ledge and project at least 6" above grade.
10. The permit is issued on the basis that the floor of the building will be no more than 5' above the grade of the ground at the main entrance, as otherwise the permit for a wood frame building is not issuable.
11. The locks on all doors involved in a means of egress must be such that they may be opened at any time from inside the building even when locked against entrance from the outside by merely turning the usual knob or by pressure on the usual thumb lever. In case of doubt, it would be well to get the locks which you plan to use.

Mr. Norman I. Black-----2

July 26, 1949

*done*  
approved before installing them. No dead bolts or locks of any other nature are allowed on these doors. Since the front and rear entrances are to consist of double 3' wide doors at least 6' 4" high, the vestibule latchsets may be placed on the working doors with the latches fitting into the standing doors.

*Brick*  
12. If the chimney is to be built of concrete instead of brick, it will be necessary before starting any work on it to secure an amendment to this permit and with the application for the amendment should be filed information as to the thickness of walls and the manner in which they are to be reinforced.

13. Notice is to be given for inspection before any wallboard is applied to walls, partitions or ceilings. Before the building is put into use, notice for a final inspection is required and if everything is found in compliance with law at that time, the certificate of occupancy, without which use of the building is unlawful, will be issued.

14. If there are any of these requirements which are not understood or which you cannot or do not wish to follow, work should not be started, but the permit should be returned to this office for adjustment.

Very truly yours,

Inspector of Buildings

AJS/G

CC: Cliff Island Library Association  
Cliff Island, Maine

*done*  
P. S. The use of vestibule latchsets on entrance and exit doors is allowable only if there will never be more than 150 persons in the hall at any one time. If there is a probability that this number will be exceeded at any time, anti-panic hardware is required on both sets of doors. If decision is made to install vestibule latchsets instead of anti-panic hardware, limitation of the number of persons allowable in the hall at any one time to 150 will be placed on the certificate of occupancy when issued.

*done*  
The steps from end-of veranda must have foundations extending to ledge, treads at least 9" wide measured in the rough and risers not more than 8 1/2" high, with handrails on both sides of them.

A separate permit issuable only to the installer is required for the installation of any cooking equipment unless it be electric fired equipment that operates by plugging into the usual electrical outlet and not by being wired directly into the electrical system.

Where food is to be prepared for consumption on the premises we are required to notify the Health Officer of the situation and to notify the owner of the interest of the Health Department in the matter with the thought that both parties will get together and work will not be done under the permit unsatisfactory to the Health Department. Because the kitchen was an afterthought these notices were not sent, but we are enclosing your notice herewith and we are sending a notice to the Health Department. In case of doubt it would be well to consult Mr. Bunting of the Health Department before you are committed to relative arrangements of kitchen and toilet rooms.

*Filed with  
file copy of*

21 Island Avenue, Cliff  
Island-I

July 18, 1949

Mr. Norman I. Black  
Cliff Island  
Maine

Subject: Application for permit for construction of  
community hall on Island Avenue, Cliff Island

Dear Sir:

A check of the plans filed with the application raises the following questions as to compliance with Building Code requirements:

*OK* 1. The proposed use of the building appears to place it in the Building Code classification of Club and Lodge Building. Section 207-a-2 of the Code under this classification specifies that assembly rooms accommodating more than twenty persons shall be designed as for a minor assembly hall. The check of the plans has been made on this basis.

*OK* 2. No toilet facilities are indicated for the building. Section 212-g-1 of the Code specifies that there shall be at least one wash bowl and one water closet provided in a separate room for each sex, and a sufficient additional number of such toilet fixtures provided for each sex adequate to serve the number of persons for which the occupancy is designed.

*Heat Pater.*

3. Is there to be any equipment for heating the building or cooking equipment to be installed therein? It is noted that you propose a chimney, so apparently one or the other is planned for.

*Chimney  
concrete*

4. The brickwork of the outside chimney is required to be corbelled through the wall of the building where the smokepipe entrance occurs and should be so indicated on the plan.

*OK* 5. Since the capacity of the building on the basis of allowing fifteen square feet per person as specified by the Code is to be more than fifty people, all doors involved in a means of egress are required to swing outward. See Section 212-a-2.1 of the Code.

*Mention*

6. All doors involved in a means of egress on which locks are to be provided, are required to be equipped with vestibule latches or locks of a similar nature that will allow anyone to leave the building at any time, even though the doors are locked from the outside, by merely turning the usual knob or by pressure on the usual thumb latch. See Section 212-a-2.5 of the Code.

*Mention*

7. It is not clear from the plans on which end of the building the main entrance is to be located. This has considerable importance in checking against Code requirements because Section 206-c-3 provides that assembly halls shall not be allowable in buildings of wood frame construction if the floor is more than five feet above the grade of the ground at the main entrance. Therefore if the main entrance is to be located at the end of the building where the doors are shown in the center of the wall and no filling is planned to raise the grade at this point, it is doubtful if a permit is issuable for a wood building if the floor is more than five feet above the ledge there.

*OK* 8. An exit light is required inside the building over the doorway not used as a main entrance and a white light is required outside over this doorway. See Section 206-e-8.

Mr. Norman I. Black-----2

July 18, 1949

*OK*  
9. Since no direct step-down is allowable at either entrance or exit doors, platforms at the level of the floor of the building and at least as deep as the width of a single door will be required outside of these doors. Framing and supports of these or any other platforms made necessary by low grades outside the building should be shown.

*OK*  
10. The plan appears to indicate that some of the masonry piers will have considerable height, which must be taken into consideration in designing the size of the piers and which also raises the question of whether or not sway-bracing of the piers might be necessary. This matter should be investigated and details shown to indicate how such conditions are to be cared for.

*Spans made smaller*  
11. The 6x8 dressed hemlock sills and girders on the spans indicated will not figure out to provide the required live load strength of one hundred pounds per square foot. If the lumber used is to be full size spruce or hemlock or will be dressed Douglas Fir or Long Leaf Yellow Pine, 6x10 timbers will handle the situation, but will need to be placed with the 10" dimension upright. Of course the smaller sized timbers could be used if the spans between piers were cut down in length enough for them to figure out to provide the required strength. How do you propose to take care of this situation?

*Not mullions*  
12. What size headers are to be provided over the mullion window openings?

*2x6's to be used*  
13. If trussed rafters are to be used, we shall need a design of the truss by someone capable of doing so, with signed statement of the designer attached to the plan as specified in Section 104-b-3 of the Code. Also indicated should be details about the fastenings of the various joints. It is doubtful if the type of truss shown, with the size timbers used, can be analyzed to figure out. For your information, if 2x8 rafters and 2x6 ceiling timbers spaced 16" on centers were to be used with hangers from the center of each ceiling timber to the rafters at the ridge, no trussing of roof framing would be necessary unless a plastered ceiling is to be provided, in which case the deflection of the 2x6 ceiling timbers would be excessive.

*See plan*  
14. Are there to be any partitions inside the building? If so, their location should be shown.

All of the above questions must be cleared up in such a manner as to show compliance with Building Code requirements and shown on revised plans or otherwise before we shall be able to issue a permit for construction of the building.

Very truly yours,

Inspector of Buildings

AJS/G

CC: Cliff Island Library Association  
Cliff Island, Maine

TO  
WHARF

ISLAND AVE

335'

75'

270'

125'

62'

Cliff Island  
109.6 D-1-a  
38-39

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Minor Assembly Hall  
at Island Ave., Cliff Island Date 7/5/49

1. In whose name is the title of the property now recorded? Cliff Island Library Assoc.
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? \_\_\_\_\_
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? \_\_\_\_\_
4. What is to be maximum projection or overhang of eaves or drip? \_\_\_\_\_
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

Norman J. Black



WJH

(1) LINE ... ONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, JANUARY 2, 1952

PERMIT ISSUED

JAN 8 1952

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Island Avenue, Cliff Island (109B-D-1 & 28, 39) Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's name and address Cliff Island Association, Seaside Road, Cliff Island Telephone \_\_\_\_\_

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

Contractor's name and address Members of Association Telephone \_\_\_\_\_

Architect \_\_\_\_\_ specifications \_\_\_\_\_ Plans yes No. of sheets 1

Proposed use of building Community hall and storage of fire truck No. families \_\_\_\_\_

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

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

Other buildings on same lot \_\_\_\_\_ Fee \$ 2.00

Estimated cost \$ 200

### General Description of New Work

To ~~erect~~ ~~rebuild~~ ~~relocate~~ provide roof over space 10' x 14' at basement level (walls are existing) to house fire trucks as per plan. To fire-proof as per plan. The channel iron at center beam under kitchen supported by a 6x6 post at easterly end to concrete wall, westerly end, supported on concrete wall foundation. 6" I-beam supported in like manner.

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 Norman I. Black, Cliff Island**

### 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 \_\_\_\_\_ Cirt 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

Cliff Island Association

APPROVED:  
with letter by OJH

Signature of owner by: Norman I. Black

COPY





47 Island Ave., Cliff Island  
(Assessors Lot No. 1098-D-1 to 39)

June 5, 1952

Cliff Island Library Association  
Mr. Norman I. Black  
Mr. James Seymour  
Cliff Island, Maine

Copies to: H. Horton Maxfield  
Asst. City Manager  
Oliver T. Sanborn  
Chief of the Fire Dept.

Gentlemen:

When a group of people exhibits such a fine brand of civic cooperation and of community spirit, as you of the Cliff Island Library Association have done, both with regard to the Community Hall and especially with regard to the housing for the fire truck, it is embarrassing and unpleasant to bring to attention omissions in the work. But, not only on account of the requirements of the Building Code but because gasoline is the same dangerous liquid as a fire truck and a fire house as anywhere else, I must call your attention to a couple of omissions in connection with the garage which you have so well provided for the fire truck on the Island.

Inspector Hamilton from this department made an inspection of the building on June 3, talked with Mr. Seymour and some others, and found one omission and one indication of possible trouble later.

Apparently during Mr. Black's absence in the South sometime ago, the others misinterpreted in some manner the 5th paragraph of my letter of July 26, sent with the permit. This paragraph called for the short wooden stud walls between the garage part and the space under the main floor of the hall, to be covered on both sides with certain fire-resistant material, so that the partition would be able to withstand an extremely hot fire that might take place in the garage from communicating to the space under the floor under the main hall for the period of one hour, as calculated by laboratories making tests of such materials. This short partition has been covered on the garage side only.

Covering on the other side is necessary not only to comply with the Building Code, but, possibly to save the main hall from destruction if a quick fire should take place in the garage, bearing in mind that the place of fire apparatus which you have to fight fires with might be burning up at the same time, right even to the cause of the fire.

This becomes particularly unfortunate because I understand you had a plasterer go to the Island to provide the protective covering on the ceiling and on the garage side of the partition. In event you do not want to get him back there to do this small job, you could take advantage of the alternative in my letter of July 26--by applying 3/8" thickness of gypsum wall board over this open side of the partition and on top of that a 1/16" layer of asbestos wallboard, well cemented at the joints. Unless the space under the floor of the main building is inclined to be very damp for long periods, I doubt if there would be any deterioration of the gypsum wallboard since it would not be directly exposed but protected by the asbestos wallboard over it.

An opening, evidently for a smokepipe, had been cut in the chimney wall where it is exposed in the garage. Perhaps the question of heat in the garage

Cliff Island Library Association  
Mr. Norman I. Black  
Mr. James Seymour

June 5, 1952

will not come up until the cool weather of fall, but plans should be made in advance because any heater in the garage requires special protection to prevent gasoline fumes from any leaking or fumes gasoline from reaching the combustion chamber. Installation of such a heating device requires a separate permit to be applied for here by the actual installer and issuable only to him. The type of heater used and the permit has to be approved by the Chief of the Fire Department for use in a garage.

It would be well for you to consider this proposition now, and decide before fall what kind of a heater you will use, so that the permit may be applied for and issued and the equipment installed by the time you need it. It seems likely that you would want to use an oil burning heater. I believe there are some oil burning heaters on the market that have only one opening to the combustion chamber of the heater and that near the bottom to allow fresh air to reach the combustion chamber for the purposes of combustion. I do not mean to speak for Chief Sanborn, but in the past he has approved such heaters if a fine mesh brass gauze could be placed over the air intake opening, an arrangement which works much like the old gas mantle to prevent the small explosion in case gasoline fumes do pass through the gauze from flashing back to the place where the gas is coming from, and causing a real disaster.

When the matter of the partition is cared for, as above, please notify this office so that we may be in a position to issue the final certificate of occupancy not only for the garage but the Community Hall as well which, up to now, has been used under a temporary certificate by letter.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AP Island Avenue, Cliff Island-1  
(Assessors Lot No. 109B-D-1 to 39)

February 13, 1952

Mr. Norman I. Black  
Cliff Island  
Maine

Copy to: Chief of the Fire Department

Dear Mr. Black:

Acknowledgment is made of your notice of several days ago of readiness for closing-in the work in connection with the space below the kitchen wing of the Clubhouse on Island Avenue, Cliff Island. However, we find ourselves unable to get down there at this time of year in view of the heavy pressure of work up here.

Appreciating fully your carefulness in all of these matters, we shall rely upon you to take care of the details covered in my letter of January 7, and when you are satisfied that everything is all right, it will be all right to go ahead and close in.

This is not to say that this job is not important, so, if you have questions in your mind about the provisions of my letter, I hope you will take up any questions by letter or otherwise, since we are unable to reach you or you us by phone.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WCD/G