

25 CEDAR STREET



Full cut #921R Full cut #92024 Full cut #0203R - Full cut #9203R

# PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 0020

Date Issued **12-21-72**  
 Portland Plumbing Inspector  
 By **ERNOLD R GOODWIN**

App. First Insp.

Date

By

App. Final Insp.

Date

By

Type of Bldg.

- ☐ Commercial
- ☐ Residential
- ☐ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

Address <b>25 Cedar St.</b>		PERMIT NUMBER 0020	
Installation For <b>Single</b>			
Owner of Bldg <b>Daniel Wone</b>			
Owner's Address <b>Same</b>			
Plumber <b>Paul Bray</b>		Date <b>12-21-72</b>	
NEW	REPL	<b>138</b>	<b>138</b>
		<b>Larimouth St.</b>	
		SINKS	
		LAVATORIES	
	<b>2</b>	TOILETS	<b>4.00</b>
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
TOTAL			<b>4.00</b>

Building and Inspection Services Dept.: Plumbing Inspection

1343

Date Issued **August 22, 1969**  
 Portland Plumbing Inspector  
 By **ARNOLD R. GOODWIN**

App. First Insp.  
 Date **8/25/69**  
 By **WALTER H. WALLACH**

App. Final Insp.  
 Date **8/25/69**  
 By **WALTER H. WALLACH**

- Type of Bldg.
- ☐ Commercial
  - ☐ Residential
  - ☐ Single
  - ☐ Multi Family
  - ☐ New Construction
  - ☐ Remodeling

# PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **660**

Address <b>25 Cedar Street</b>		PERMIT NUMBER <b>660</b>	
Installation For: <b>Dwelling</b>			
Owner of Bldg.: <b>Mr. Danny Vane</b>			
Owner's Address: <b>25 Cedar Street</b>			
Plumber: <b>Portland Gas Light Company</b>		Date: <b>August 22, 1969</b>	
NEW	REPL	NO.	FEE
		SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
<b>1</b>		HOT WATER TANKS <del>1</del>	<b>2.00</b>
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
TOTAL <b>1</b>			<b>2.00</b>

Building and Inspection Services Dept.; Plumbing Inspection





APPLICATION FOR PERMIT FOR  
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 9, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications.

Location 25 Cedar St. Use of Building Dwelling No. Stories 2 ~~XXXXXX~~ Existing "  
Name and address of owner of appliance George F. Powell, 25 Cedar St.  
Installer's name and address Ballard Oil & Equipment Co. Telephone 2-1991

General Description of Work

To install One Fully Automatic Oil Burner under Steam Boiler  
(Replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat \_\_\_\_\_ Type of floor beneath appliance \_\_\_\_\_  
If wood, how protected? \_\_\_\_\_ Kind of fuel \_\_\_\_\_  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace \_\_\_\_\_  
From top of smoke pipe \_\_\_\_\_ From front of appliance \_\_\_\_\_ From sides or back of appliance \_\_\_\_\_  
Size of chimney flue \_\_\_\_\_ Other connections to same flue \_\_\_\_\_  
If gas fired, how vented? \_\_\_\_\_ Rated maximum demand per hour \_\_\_\_\_

IF OIL BURNER

Name and type of burner Ballard, 4XR3S Labeled by underwriter's laboratories? Yes  
Will operator be always in attendance? NO Does oil supply line feed from top or bottom of tank? Bottom  
Type of floor beneath burner Cement  
Location of oil storage Basement Number and capacity of tanks Existing  
If two 275-gallon tanks, will three-way valve be provided? \_\_\_\_\_  
Will all tanks be more than five feet from any flame? YES How many tanks fire proofed? \_\_\_\_\_  
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance \_\_\_\_\_ Kind of fuel \_\_\_\_\_ Type of floor beneath appliance \_\_\_\_\_  
If wood, how protected? \_\_\_\_\_  
Minimum distance to wood or combustible material from top of appliance \_\_\_\_\_  
From front of appliance \_\_\_\_\_ From sides and back \_\_\_\_\_ From top of smokepipe \_\_\_\_\_  
Size of chimney flue \_\_\_\_\_ Other connections to same flue \_\_\_\_\_  
Is hood to be provided? \_\_\_\_\_ If so, how vented? \_\_\_\_\_  
If gas fired, how vented? \_\_\_\_\_ Rated maximum demand per hour \_\_\_\_\_

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

*OK 12.9.48. Pmk.*

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

*Ballard Oil*  
*ad*

Signature of Installer

INSPECTION COPY

Rept. 221D-I

September 11, 1941

Mr. Cecil Alexander,  
108 Franklin Street,  
Portland, Maine

Dear Sir:

A building permit is issued and enclosed herewith covering alterations in your building at 25 Cedar Street, corner of Oxford, upon the following bases:

This shed has a second floor and evidently a bearing partition running through the middle of it. The new outside wall on the south side of the shed is to have 4x4 corner posts at each end running from the sill clear up to the new plate under the existing rafters where they will be cut, is to have five brick piers extending at least six inches above the grade of the ground and at least four feet below the grade of the ground and no less than eight inches square supporting a 6x6 sill running the 20 foot way of the shed, the outside wall is to consist of 2x4 studs, set vertically, not more than 16 inches from center to center and bearing directly upon the top of the sill, these studs to run up to a double 2x4 girt just under the place where the new second floor joists will bear and then the studs of the outside wall above that will be 2x4, set vertically not more than 16 inches from center to center having a bearing upon the doubled 2x4 girt and extending up to the underside and giving a bearing to the new doubled 2x4 plate which will provide a bearing for the existing rafters which are to be cut off when the three and one-half foot deep width is removed. This new exterior wall is to be covered on the outside with seven-eighths inch boards and on the outside of that with with clapboard or shingle weatherboarding. A gutter is to be provided along the edge of the new roof properly drained to the sewer or otherwise so as not to do damage to this or any other building. New floor joists consisting of 2x6's not more than 16 inches from center to center are to be provided running from this new outside wall to a bearing partition about midway of the width of the shed. The new second floor joists will get a bearing directly on the outside plate of the new wall and a good bearing on this existing center partition, the width of the shed between the new exterior wall and this existing bearing partition being about six feet.

This existing bearing partition at about the middle of the width of the shed does not have proper supports but they will be provided in the cellar of suitable size beams supported by brick piers no less than eight inches by eight inches or by iron pipes no less than four inches in outside diameter with metal plate top and bottom and securely anchored in place both top and bottom. Across the tops of these columns or piers will be provided a beam of suitable size to support the bearing partition above and all loads coming upon it consistent with the span of the beam between the vertical supports.

Mr. Cecil Alexander-----

September 11, 1941

New first floor joists will be provided between the new exterior wall and the existing bearing partition, to be 2x6 not more than 18 inches from center to center and to get a bearing upon the new sill resting on the brick piers on the outside and a bearing upon the new beams supported by columns or pier on the inside.

Please be governed accordingly.

Very truly yours,

WHD/H

Inspector of Buildings

P. 41/1843-1  
Amend. No. 1

October 2, 1941

Mr. Cecil Alexander,  
108 Franklin Street,  
Portland, Maine

Subject: Alterations to make building  
a four-family apartment house.

Dear Sir:

I am unable to issue the above permit because of the question of the legality of the present use of the building as well as that proposed.

From the record you have given us the building is now being used for three apartments and you propose to have four apartments there.

From the records we have at hand this building was apparently used for a single apartment and a store in 1927 when the Building Code became effective. To legally convert the building, even if no physical changes were involved, since that time (1927) for three or more apartments has required that a permit and certificate of occupancy for that use be secured from this department before the conversion was made. It seems quite likely that this building first began to be used for three apartments since you owned it or at least have had control of it.

We doubt you or whoever was responsible for increasing the number of apartments without a certificate, were unaware of the requirements, but that fact does not clear up the question of illegal use.

When a dwelling is used for two apartments or less it is still classified as a dwelling house under the law, but when more than two apartments are provided the building becomes classified as a tenement house and many more safeguards as to means of egress, fire protection, etc., are required by law for a tenement house use than for a dwelling house use.

Irrespective of whether or not you go ahead with the minor alterations contemplated in your application for an amendment to your building permit, if the use of the building is to be continued for three or more families, the belated permit for the conversion from a dwelling house to a tenement house must be secured and the certificate of occupancy also. Before such a permit can be issued complete information by way of plans must be filed with the application for the permit showing the arrangement in all of its particulars according to the usual method of making architectural plans. The certificate of occupancy, of course, cannot be issued until the changes have been actually made.

Therefore please furnish without delay with your application for the amendment a complete set of architectural plans showing the basement and all floors above to a scale of one-quarter of an inch to the foot so that we can check the proposition against the requirements of the Building Code.



October 1, 1911

Mr. Cecil Alexander-----

In such a situation as this there is usually a considerable effort on the part of the owner to save expense by trying to make the plans himself or trying to get them made by some person unfamiliar with making such plans. I am sorry to seem precise in this matter, but we will be unable to use plans which are not made in the usual way and which are not complete. The plans should be blueprints with all of the information in prints, printed from the original, or in duplicate so that when and if we are able to issue the approved amendment you will have a copy of the exact information you have filed here.

It will be appreciated if you will try to comply with the instructions in this letter without delay and without the necessity of coming to the office for a conference. As much as we like to sit down and go over these problems with all persons who have them, we are all so busy that there is no time to devote even to such a desirable service.

The Building Code is available for you to have a copy and may be procured at the office of the City Clerk at fifty cents a copy; or you may examine a copy without charge in this office as often and as long as you desire.

Very truly yours,

Inspector of Buildings

WMB/H

P.S. It would be well to see to it that your architect draws up the plans only after consulting the Building Code so that all of the proposals on the plans will comply with Building Code requirements for a four-family tenement house; the main requirements in such a case being found in Sections 203 and 214 of the Building Code.



Original Permit No. \_\_\_\_\_

Amendment No. 1

## AMENDMENT TO APPLICATION FOR PERMIT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, September 29, 1911

The undersigned hereby applies for an amendment to Permit No. 11/1269 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 25 Ocean Street Within Fire Limits? yes Dist. No. 18  
Owner's or Lessee's name and address Edell Alexander, 104 Franklin Street  
Contractor's name and address Herbert Mizell, 49 Lancaster Street  
Plans filed as part of this Amendment yes No. of Sheets 1  
Is any plumbing work involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Increased cost of work 20 Additional fee .25  
Framing Lumber: Kind? \_\_\_\_\_ Dressed or Full Size? \_\_\_\_\_

## Description of Proposed Work

2x4 studs 16"00" centers  
To put in 6' partitions, first floor to divide former bed room to provide new kitchenette and bath, cutting in new windows in bath room  
This will provide two apartments of two rooms and kitchenette each on first floor, with one bath room for the two apartments  
Two existing apartments on the second floor

Approved: \_\_\_\_\_

Chief of Fire Department.

Commissioner of Public Works

INSPECTION COPY

Signature of Owner \_\_\_\_\_

Approved: \_\_\_\_\_

Inspector of Buildings



## APPLICATION FOR PERMIT

PERMIT  
Permit No.Class of Building or Type of Structure Third ClassPort and, Maine, September 11, 1941 <sup>SEP 11 1941</sup>

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to alter, ~~and~~ 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 25 Cedar Street Within Fire Limits? yes Dist. No. 1  
Corner of Oxford St.  
Owner's or lessee's name and address Carl Alexander, 106 Franklin St. Telephone 2-1510  
Contractor's name and address Herbert Matcalf, 89 Lancaster St. Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed no No. of sheets \_\_\_\_\_  
Proposed use of building tenement house No. families 3  
Other buildings on same lot garage  
Estimated cost \$ 200. Fee \$ 25 1.00

## Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat Steam Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use tenement house No. families 3

## General Description of New Work

To remove portion 3'6" x 20' on side of existing all of building to provide more space between this building and two car metal garage on same property  
To cover one side of all roof with asphalt roofing Class C

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

CERTIFICATE OF WORK  
REQUIREMENT IN ADVANCE

Is any plumbing work involved in this work? \_\_\_\_\_  
Is any electrical work involved in this work? \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point or roof \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation brick pier 3' 00" - 4' below grade Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering asphalt roofing Class C Und. Int.  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills 6x6 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

## If a Garage

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

## Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed yes

Signature of owner Carl Alexander

INSPECTION COPY

Permit No.

Location

Qwiler

Date of permit

'otif, closing-in

Inspn. closing-in

Final Notif.

### Final Essay

Cert. of Occupancy issued

Comp C-48-187.

## NOTES

Quitting Jan 27, 1941, 1941

18-2-1942

Donnerstag 7. Juli 1926

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

上  
下  
中  
下  
上

ISSUED

**SECRET**



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1321

JUL 21 1931

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 21, 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 25 Cedar Street Use of Building store and tenement  
Name and address of owner George A. Etter, 25 Cedar St. Ward 4  
Contractor's name and address Halverson Bros. 9 Union St. Telephone 5950

## General Description of Work

To install Oil Burner

### IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story \_\_\_\_\_ Kind of Fuel oil  
Material of supports of heater or equipment (concrete floor or what kind) concrete  
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, \_\_\_\_\_  
from top of smoke pipe \_\_\_\_\_, from front of heater \_\_\_\_\_ from sides or back of heater QC 7/21/31

### IF OIL BURNER

Name and type of burner Silent Automatic Approved by Underwriters' Laboratories? yes- labelled  
Location oil storage basement No. and capacity of tanks 1-275 gal.  
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? \_\_\_\_\_  
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)  
Signature of contractor by Halverson Bros. H. Goodrich

INSPECTION COPY

NOTIFICATION BEFORE RATHING  
ON CLOSING OF IS WAIVED.

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED.

5398A

Ward 4 Permit No. 31/1321

Location 25 Cedar St.

Owner George A. Otter

Date of permit 7/21/31

Notif. closing-in

Inspn. closing-in

Final Notif. 7/29/31

Final Inspn. 7/29/31

Cert. of Occupancy issued None

NOTES

7/29/31 - Told Mr. Otter  
that I would recom-  
mend lowering  
smokepipe, which  
is about 5' below  
plastered ceiling  
protected by  $\frac{1}{4}$ " asbestos  
board. A.G.S.



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Me. March 29, 1929

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 25 Cedar Street Ward 4 Within Fire Limits? Yes Dist. No. 1  
Owner's or Lessee's name and address George Eiter, 25 Cedar St. Telephone F 73226  
Contractor's name and address W. L. Brown, 39 Cedar St. Telephone \_\_\_\_\_  
Architect's name and address \_\_\_\_\_  
Proposed use of building Store and tenement No. families 1  
Other buildings on same lot garage

## Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof pitch Roofing wood  
Last use \_\_\_\_\_ store and tenement No. families 1

## General Description of New Work

To put 37' dormer on one side of roof  
(this is on rear side of house and is at least 20' to rear lot line)

All exterior exposed woodwork except window sashes to be covered with metal

## Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Roof covering Asphalt roofing Class C Und. Lab.  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_  
If oil burner, name and model \_\_\_\_\_  
Capacity and location of oil tanks \_\_\_\_\_  
Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2'  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

## If a Garage

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

## Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
Plans filed as part of this application? no No. sheets \_\_\_\_\_  
Estimated cost \$200. Fee \$ .75  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

INSPECTION COPY

Signature of owner George Eiter

4642

Ward 4 Permit No. 29/296  
Location 25 Cedar St.  
Owner George Etten  
Date of permit 3/20/29  
Notif. closing-in 4/2/29 3.20 PM  
Inspn closing-in 4/4/29 RT. side of St.  
Final Notif  
Final Inspn. 4/12/29 2906.  
Cert. of Occupancy issued

NOTES

Under Const. to  
satisfy before closing  
in 3/20/29 St.

Called here at 9:00 4/4/29  
was latched in, lathes  
to be taken off to  
finish top outside wall  
work. not so much as  
good but had to  
do anything at this  
stage of construction  
to save another week  
before plastering.  
4/4/29 - J. H.

Call abt 7:00







Location, Ownership and detail must be correct, complete and legible.  
Separate application required for every building.  
Plans must be filed with this application.

## Application for Permit for Alterations, etc.

To the

Portland, Me., March 20, 1924 10

### INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Location ~~208 Oxford Street~~ 25 Cedar St. Ward 4 in fire-limits? no  
Name of Owner or Lessee, George Ettor Address 25 Cedar Street  
" " Contractor, F A Rumery Co " 21 Portland Street  
" " Architect, " " "

Descrip-  
tion of  
Present  
Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, shingle  
Size of Building is 50ft feet long; 25ft feet wide. No. of Stories, 1  
Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.  
Underpinning is brick is inches thick; is feet in height.  
Height of Building 12ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,  
What was Building last used for? dwelling & store No. of Families? 1  
What will Building now be used for? dwelling & store (one family)

PLAN-  
REPORT

### Detail of Proposed Work

enlarge window all to comply with the building ordinance

Estimated Cost \$ 50.

### If Extended On Any Side

Size of Extension, No. of feet long?; No. of feet wide?; No. of feet high above sidewalk? .....  
No. of Stories high?; Style of Roof?; Material of Roofing? .....  
Of what material will the Extension be built? Foundation? .....  
If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.  
How will the extension be occupied? How connected with Main Building?

### When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations .....  
No. of feet high from level of ground to highest part of Roof to be? .....  
How many feet will the External Walls be increased in height? Party Walls .....

### If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Walls? in ..... Story.  
Size of the opening? How protected? .....  
How will the remaining portion of the wall be supported? .....

Signature of Owner or  
Authorized Representative

Address

F A Rumery, Co

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

## APPLICATION FOR PERMIT TO BUILD A PRIVATE GARAGE

Portland, Me., April 2, 1923 19

To THE

INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:-

Location 25 Cedar Street Fire Districts no Yard 4  
Name of owner is? George A Etter Address 25 Cedar Street  
Name of mechanic is? Thomas Skinner Co Address 97 Center Street  
Proposes occupancy of building (purpose)? steel private garage for two

cars only, and no space to be let.

Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.

A Pyrene fire extinguisher to be kept in garage.

Size of building, No. of feet front? 15ft; No. of feet rear? 15ft; No. of feet deep? 18ft

No. of stories? 1

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft

Floor to be? concrete

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? steel

Will there be a chimney? no Will the flues be lined? yes No stoves to be used.

Will the building conform to the requirements of the law? yes

Will the building be as good in appearance as other surrounding buildings? yes

Have you or any person acting for you previously applied for a permit to build a private garage? no

If so, state the particulars

Estimated Cost,

\$ 300.

Signature of owner or authorized representative,

Address,

George A. Etter



Location, Ownership and detail must be correct, complete and legible.  
Separate application required for every building.  
Plans must be filed with this application.

## Application for Permit for Alterations, etc.

To the

Portland, October 4, 1921 192

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Location 25 Cedar Ward, 3 in fire-limits? no

Name of Owner or Lessee, George Ertter Address 25 Cedar

" " Contractor, F A Rumery Co " 21 Portland

" " Architect \_\_\_\_\_

Descrip-  
tion of  
Present  
Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, shingle

Size of Building is 32ft feet long; 38ft feet wide. No. of Stories, 1 1/2

Cellar Wall is constructed of stone is \_\_\_\_\_ inches wide on bottom and batters to \_\_\_\_\_ inches on top.

Underpinning is brick is \_\_\_\_\_ inches thick; is \_\_\_\_\_ feet in height.

Height of Building 30ft Wall, if Brick; 1st, \_\_\_\_\_ 2d, \_\_\_\_\_ 3d, \_\_\_\_\_ 4th, \_\_\_\_\_ 5th, \_\_\_\_\_

What was Building last used for? dwelling No. of Families? 1

What will Building now be used for? same

### DETAIL OF PROPOSED WORK

Out in door all to comply with the building ordinance

Estimated Cost \$25.

### IF EXTENDED ON ANY SIDE

Size of Extension. No. of feet long? \_\_\_\_\_; No. of feet wide? \_\_\_\_\_; No. of feet high above sidewalk? \_\_\_\_\_

No. of Stories high \_\_\_\_\_; Style of Roof? \_\_\_\_\_; Material of Roofing? \_\_\_\_\_

Of what material will the Extension be built? \_\_\_\_\_ Foundation? \_\_\_\_\_

If of Brick, what will be the thickness of External Walls? \_\_\_\_\_ inches; and Party Walls \_\_\_\_\_ inches.

How will the extension be occupied? \_\_\_\_\_ How connected with Main Building? \_\_\_\_\_

### WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? \_\_\_\_\_ Proposed Foundations \_\_\_\_\_

No. of feet high from level of ground to highest part of Roof to be? \_\_\_\_\_

How many feet will the External Walls be increased in height? \_\_\_\_\_ Party Walls \_\_\_\_\_

### IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? \_\_\_\_\_ in \_\_\_\_\_ Story

Size of the opening? \_\_\_\_\_ How protected? \_\_\_\_\_

How will the remaining portion of the wall be supported? \_\_\_\_\_

Signature of Owner or  
Authorized Representative George Ertter

Address 25 Cedar St

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date April 5, 1983  
Receipt and Permit number B 08708

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 25 Cedar St.  
OWNER'S NAME: Rose Marie Wheeler ADDRESS: lives there

	FEE
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>31-60</u> .....	<u>5.00</u>
FIXTURES (number of)	
Incandescent <u>X</u> Fluorescent _____ (not strip) TOTAL <u>1-10</u> .....	<u>3.00</u>
Strip Fluorescent _____ ft. ....	
SERVICES:	
Overhead <u>X</u> Underground _____ Temporary _____ TOTAL amperes <u>100</u> ..	<u>3.00</u>
METERS: (number of) _____	<u>.50</u>
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) ...	
TOTAL AMOUNT DUE:	<u>11.50</u>

INSPECTION 4-8-83  
Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call \_\_\_\_\_  
CONTRACTOR'S NAME: Seabee Elec  
ADDRESS: 58 Victor Rd.  
TEL.: \_\_\_\_\_  
MASTER LICENSE NO.: 3014 SIGNATURE OF CONTRACTOR: \_\_\_\_\_  
LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
OFFICE COPY — CANARY  
CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 09708  
Location 25 Cedar St.  
Owner R. Wheeler  
Date of Permit 4-5-83  
Final Inspection 4-8-83  
By Inspector Lilly  
Permit Application Register Page No. 143

INSPECTIONS: Service ✓ by Lilly  
Service called in 4-8-83  
Closing in 4-8-83 by Lilly  
E8 PROGRESS INSPECTIONS: 4-8-83 AM

CODE  
COMPLIANCE  
COMPLETED  
DATE 4-8-83

REMARKS:

DATE:

# **CERTIFICATE OF APPROVAL FOR INTERNAL PLUMBING**

TOWN/CITY CODE  
**05171**

LPI NUMBER  
**00123**

DATE PERMIT ISSUED  
**04/28/83**  
Month Day Year

THE TOWN OF **Portland**

No **71424 IC**

Installer's Name  
**EORTIN CHARLES**  
Last Name F.I.M.I.

Owner **MRS. ROSE MARY WHEELER**

Address **25 CEDAR ST. PORTLAND**  
St./Lot Number Street/Road Name Subdivision

(Location where plumbing was done and inspected)

Installer Code **2**

- Certificate of App. Number
1. Owner
  2. Licensed Master Plumber
  3. Licensed Oil Burnerman
  4. Employee of Public Utility
  5. Manufactured Housing Dealer
  6. Manufactured Housing Mechanic
  7. Limited License

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

*Signature of LPI*

**OWNER'S COPY**

Signature of LPI **APR 14 1983**

Date Inspected

ORIGINAL—To be sent to: Department of Human Services  
Division of Health Engineering

## **INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF**

Town/City Code

LPI Number

Date Issued

INSTALLER'S

**05171**

**00123**

**04/28/83**  
Month Day Year

**01937**  
License No

No **71424 IP**

Address of Where Plumbing Is Done

**25 CEDAR ST.**  
St./Lot Number Street/Road Name Subdivision

Installer Code **2**

- PERMIT NUMBER
1. Owner
  2. Licensed Master Plumber
  3. Licensed Oil Burnerman
  4. Employee of Public Utility
  5. Manufactured Housing Dealer
  6. Manufactured Housing Mech
  7. Limited License

Name of Owner

**WHEELER ROSE M.**  
Last Name F.I.M.I. Mailing Address Zip Code

Type of Construction

- |              |                         |                                   |                           |
|--------------|-------------------------|-----------------------------------|---------------------------|
| 1 New        | 3 Addition              | 5 Replacement of Hot Water Heater | 7 Hook-up of Modular Home |
| 2 Remodeling | 4 Remodeling & Addition | 6 Hook-up of Mobile Home          | 8 Other (Specify)         |

Plumbing To Serve

- |                   |                |              |                   |
|-------------------|----------------|--------------|-------------------|
| 1 Single (Res)    | 3 Mobile Home  | 5 Commercial | 7 Other (Specify) |
| 2 Multi-Fam (Res) | 4 Modular Home | 6 School     |                   |

Number of Fixtures or Hook-Ups

Sink(s) ☐ Toilet(s) ☐ Bathtub(s) ☐ Lavatory(s) ☐ Shower(s) ☐ Urinal(s) ☐  
Clothes Washer(s) ☐ Dish Washer(s) ☐ Hot Water Heater(s) ☐ Floor Drain(s) ☐ Hook Up(s) ☐

**TOWN'S COPY**

**IMPORTANT. Note the following conditions.**  
1. This Permit is non transferable to another person or party.  
2. If construction has not started within 6 months from the Date of Issue this Permit becomes invalid.

Fixture Fee ☐ **2.00**  
Hook-Up Fee ☐ **0.00**  
Total Fee ☐ **2.00**

If Double Fee Check Box ☐

Dept. of Human Services  
Div. of Health Engineering

Signature of LPI

MHE



0 264  
FILL IN AND SIGN WITH INK  
APPLICATION FOR PERMIT FOR  
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 2, 1985

PERMIT ISSUED

APR 2 1985

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 25 Cedar Street Use of Building dwelling - 2 fam. Stories 2 New Building Existing " x  
Name and address of owner of appliance Rosemary Wheeler - saem  
Installer's name and address C & J BURNER Service - 796 Forest Ave. Phone 774-2082

General Description of Work

To install replacing one steam boiler & burner unit

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no  
If so, how protected? Kind of fuel? #2 fuel oil  
Minimum distance to burnable material, from top of appliance or casing top of furnace  
From top of smoke pipe From front of appliance From sides or back of appl  
Size of chimney flue 8" Other connections to same flue none  
If gas fired, how vented? Rated maximum demand per hour  
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Beckett - gun Labelled by underwriters' laboratories? yes  
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom  
Type of floor beneath burner cement Size of vent pipe 1 1/2"  
Location of oil storage basement Number and capacity of tanks 1-275 gal.  
Low water shut off yes Make McDonald Miller No. 67  
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none  
Total capacity of any existing storage tanks for furnace burners 275 gal.

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?  
If so, how protected? Height of legs, if any  
Skirting at bottom of appliance? Distance to combustible material from top of appliance?  
From front of appliance From sides and back From top of smokepipe  
Size of chimney flue Other connections to same flue  
Is hood to be provided? If so, how vented? Forced or gravity?  
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 15.00

APPROVED:

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

INSPECTION

FILE

APPLICANT'S

ASSESSOR'S COPY

Signature of Installer

00953

NOTES

Permit No. 85/264  
Location 25 Cedar St.  
Owner William M. Lusk  
Date of permit 4-20-85  
Approved 1-2-85

185 DOD

1. 100% ETL FIRE
2. 100% VENT FIRE
3. Kind of Heat
4. Burner Rating & Support
5. Burner & Label
6. Remote Control
7. High Limit Control
8. High Limit Switch
9. Main Water Control
10. Low Water Control
11. High Limit Control
12. Piping support & protection
13. Valves in supply line
14. Valves in return line
15. Valves in vent line
16. Vent pipe in clear
17. Vent pipe in clear
18. Vent pipe in clear
19. Vent pipe in clear
20. Vent pipe in clear





**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date September 3, 1991, 10  
Receipt and Permit number 3512

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 25 Cedar St  
OWNER'S NAME: SPARKS INTERNATIONAL ADDRESS: 25 Cedar St

	FEES
OUTLETS:	
Receptacles <u>20</u> Switches <u>9</u> Plugmold _____ ft. TOTAL <u>29</u> .....	\$5.80
FIXTURES: (number of)	
Incandescent <u>2</u> Fluorescent _____ (not strip) TOTAL _____ .....	.40
Strip Fluorescent _____ ft. ....	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ ..	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs, 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER": (304-16.b) .....	
TOTAL AMOUNT DUE:	\$15.00

INSPECTION:  
Will be ready on: 9/4/91, 19\_\_; or Will Call \_\_\_\_\_  
CONTRACTOR'S NAME: Town & Country Electric  
ADDRESS: 121 Holm Ave  
TEL: 772-5257  
MASTER LICENSE NO.: 03512 SIGNATURE OF CONTRACTOR: \_\_\_\_\_  
LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
OFFICE COPY — CANARY  
CONTRACTOR'S COPY — GREEN

## ELECTRICAL INSTALLATIONS -

Permit Number 3512Location 25 CedarOwner Sparks InternationalDate of Permit 9-3-91Final Inspection 10/05/91 5-15-91By Inspector [Signature]Permit Application Register Page No. 113

INSPECTIONS: Service \_\_\_\_\_ by \_\_\_\_\_

Service called in \_\_\_\_\_

Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

DATE:

REMARKS.

Electricians

- put Lts in cellar -

1ST fl. outlets -- REPID ALL wiring --

Re fnd range on 2nd fl.

-- partial payment only --

she now owes \$100.00

owes plumber \$135.00

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

August 9, 1991

RE: 25 Cedar Street

Leslie E. Lowry, Esq.  
Jensen Baird Gardner & Henry  
Attorneys at Law  
P.O. Box 4510  
Portland, Maine 04112

Dear Mr. Lowry:

This letter will acknowledge withdrawal, without prejudice, of your variance appeal on August 8th 1991. The board voted 5-0 to accept your request for withdrawal.

Sincerely,

William D. Giroux  
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Thomas F. Jewell, Chairman, Board of Appeals  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Inspection Services  
Charles Lane, Associate Corporation Counsel  
Ms. Rose Mary Wheeler, P.O. Box 70024, Portland, Maine 04101  
Mark Mitchell, Code Enforcement Officer



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date June 17, 1991  
Receipt and Permit number 5110

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 25 Cedar St.

OWNER'S NAME: SPARKS Wheeler ADDRESS: same

FEES

OUTLETS:

Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL \_\_\_\_\_

FIXTURES: (number of)

Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_

Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

SERVICES:

Overhead \_\_\_\_\_ Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes \_\_\_\_\_

METERS (number of) \_\_\_\_\_

MOTORS (number of)

Fractional \_\_\_\_\_

1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING:

Oil or Gas (number of units) \_\_\_\_\_

Electric (number of rooms) \_\_\_\_\_

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) \_\_\_\_\_

Oil or Gas (by separate units) \_\_\_\_\_

Electric Under 20 kws \_\_\_\_\_ Over 20 kws \_\_\_\_\_

APPLIANCES: (number of)

Ranges \_\_\_\_\_ Water Heaters \_\_\_\_\_

Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_

Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_

Dryers \_\_\_\_\_ Compactors \_\_\_\_\_

Fans \_\_\_\_\_ Others (denote) \_\_\_\_\_

TOTAL \_\_\_\_\_

MISCELLANEOUS: (number of)

Branch Panels \_\_\_\_\_

Transformers \_\_\_\_\_

Air Conditioners Central Unit \_\_\_\_\_

Separate Units (windows) \_\_\_\_\_

Signs 20 sq. ft. and under \_\_\_\_\_

Over 20 sq. ft. \_\_\_\_\_

Swimming Pools Above Ground \_\_\_\_\_

In Ground \_\_\_\_\_

Fire/Burglar Alarms Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under \_\_\_\_\_

over 30 amps \_\_\_\_\_

Circus, Fairs, etc. \_\_\_\_\_

Alterations to wires \_\_\_\_\_

Repairs after fire X \_\_\_\_\_ 15.00

Emergency Lights, battery \_\_\_\_\_

Emergency Generators \_\_\_\_\_

INSTALLATION FEE DUE: \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: \_\_\_\_\_

FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... TOTAL AMOUNT DUE: 15.00

INSPECTION:

Will be ready on Today \_\_\_\_\_, 19\_\_; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Wilson Elec.

ADDRESS: River Rd. Windham

TEL.: 773-1981

MASTER LICENSE NO.: MS60015110

LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR:

JB Wilson

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

INSPECTIONS: Service 6-17-91 by SB  
Service called in 6-17-91 - 1:30pm  
Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

ELECTRICAL INSTALLATIONS -  
Permit Number 5110  
Location 25 Cedar  
Owner SPARKS, L. HAYES  
Date of Permit 6-17-91  
Final Inspection 6-17-91  
By Inspector DSB  
Permit Application Registration No. 109

DATE

ORIGINAL

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Electric DATE 6-17-91

RECEIVED FROM Wilson Elec

ADDRESS 25 Cedar St

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
No charge for this permit. \$500 fee was transferred from previous valid permit to this permit.			

☐ CASH ☐ CHECK ☐ OTHER TOTAL

RECEIVED BY E. L.  
CITY OF PORTLAND, MAINE  
211000-02

**CITY OF PORTLAND, MAINE**

**ZONING BOARD OF APPEALS**



25 Cedar Street

THOMAS F. JEWELL  
Chairman

ERIC J. GOUVIN  
Secretary

RAY M. JOHNSON  
JOHN C. KNOX  
DEWEY A. MARTIN, JR.  
MERRILL S. SELTZER  
MICHAEL E. WESTORT

June 14, 1991

Leslie E. Lowry, Esq.  
Jensen Baird Gardner & Henry  
Attorneys at Law  
P. O. Box 4510  
Portland, Maine 04112

Re: Rose Mary Wheeler  
Variance Appeal

Dear Mr. Lowry:

At the meeting of the Board of Appeals on Thursday evening, June 13, 1991, the Board voted by a unanimous vote of the six members present to grant your request by Telefax letter for postponement of the space and bulk variance appeal on behalf of Rose Mary Wheeler and S.P.A.R.K. International, owners of the property at 25 Cedar Street in the R-6 Residence Zone. In the variance appeal application, Ms. Wheeler is requesting a variance for the minimum lot size requirement which states that in the R-6 Zone a lodging house must have a lot size of 4,500 square feet. Section 14-139(1) of the Zoning Ordinance.

In accordance with your request, this variance appeal has been postponed by the Board of Appeals to the July 18th meeting in Room 209, City Hall, Portland, Maine, at 7 P.M. As soon as copies of the agenda for July 18th become available for distribution, an agenda will be mailed to you.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Administrative Assistant

cc: Ms. Rose Mary Wheeler, P. O. Box 10024, Portland, Maine 04101  
Thomas F. Jewell, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
P. Samuel Hoffses, Chief, Inspection Services  
William D. Giroux, Zoning Administrator  
Mark Mitchell, Code Enforcement Officer  
Charles A. Lane, Associate Corporation Counsel

**CITY OF PORTLAND, MAINE**

**ZONING BOARD OF APPEALS**



**THOMAS F. JEWELL**  
Chairman

**ERIC J. GOUVIN**  
Secretary

**RAY M. JOHNSON**  
**JOHN C. KNOX**  
**DEWEY A. MARTIN, JR.**  
**MERRILL S. SELTZER**  
**MICHAEL E. WESTORT**

**25 Cedar Street**

May 21, 1991

Ms. Rosemary Wheeler  
S.P.A.R.K. International Corporation  
P. O. Box 10024  
Portland, Maine 04104

Dear Ms. Wheeler:

This will acknowledge receipt of your application for a space and bulk variance for your property located at 25 Cedar Street in the R-6 Residence Zone. The City Zoning Ordinance now has a minimum lot size for lodging houses of 4,500 square feet of land area. Your lot contains only 2,307 square feet of land area.

We are awaiting photographs of your house which are needed to complete your application for review by the Board of Appeals at the public hearing which is now scheduled for Thursday evening, June 13, 1991, at 7 P.M. in Room 209, City Hall, Portland, Maine. Please furnish the photographs as soon as possible. A copy of the agenda for the June 13th meeting will be sent to you as soon as copies become available for distribution.

Sincerely,

*Warren J. Turner*

Warren J. Turner  
Administrative Assistant

Enclosure: Zoning Amendment on Lodging Houses

cc: Thomas F. Jewell, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
P. Samuel Hoffses, Chief, Inspection Services  
William D. Giroux, Zoning Administrator  
Mari Mitchell, Code Enforcement Officer  
Charles A. Lane, Associate Corporation Counsel



924409

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Rosemary Wheeler Phone # 761-0711  
 Address: 25 Cedar St. - Ptld, ME 04101  
 LOCATION OF CONSTRUCTION 25 Cedar St.  
 Contractor: \_\_\_\_\_ Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: \$350 Proposed Use: 2-fam dwlg w renov  
 Past Use: 2-fam dwlg  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion Interior renovations - partition

For Official Use Only	
Date <u>12/4/92</u>	Subdivision: _____
Inside Fire Limits _____	Name <u>DEC 10 1992</u>
Blkg Code _____	Lot _____
Time Limit _____	Ownership: _____
Estimated Cost <u>\$350</u>	<b>CITY OF PORTLAND</b>
Zoning: <u>R6</u>	
Street Frontage Provided: _____	
Provided Setbacks: Front _____ Back _____ Side _____	
Review Required:	
Zoning Board Approval: Yes _____ No _____ Date: _____	
Planning Board Approval: Yes _____ No _____ Date: _____	
Conditional Use _____ Variance _____ Site Plan _____ Subdivision _____	
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____	
Special Exception _____	
Other _____ (Explain) <u>WDA 12-10-92</u>	

## Foundations:

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
5. Other \_\_\_\_\_

## Floor:

1. Sills Size: \_\_\_\_\_ Sills must be anchored.
2. Girder Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
4. Joists Size: \_\_\_\_\_ Spacing 16" O C
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
7. Other Material: \_\_\_\_\_

## Exterior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. No. windows \_\_\_\_\_
3. No. Doors \_\_\_\_\_
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
6. Corner Posts Size \_\_\_\_\_
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
10. Masonry Materials \_\_\_\_\_
11. Metal Materials \_\_\_\_\_

## Interior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. Header Sizes \_\_\_\_\_ Spacing \_\_\_\_\_
3. Wall Covering Type \_\_\_\_\_
4. Fire Wall if required \_\_\_\_\_
5. Other Materials \_\_\_\_\_

White - Tax Assessor

## Ceiling:

1. Ceiling Joists Size: \_\_\_\_\_
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_
3. Type: \_\_\_\_\_
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
5. Ceiling Height: \_\_\_\_\_

## Roof:

1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Action \_\_\_\_\_ Approved
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
3. Roof Covering Type \_\_\_\_\_

## Chimneys:

1. Type \_\_\_\_\_
2. Number of Fire Places \_\_\_\_\_

## Heating:

1. Type of Heat: \_\_\_\_\_

## Electrical:

1. Service Entrance Size \_\_\_\_\_
2. Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

## Plumbing:

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
2. No. of Tubs or Showers \_\_\_\_\_
3. No. of Flushes \_\_\_\_\_
4. No. of Lavatories \_\_\_\_\_
5. No. of Other Fixtures \_\_\_\_\_

## Swimming Pools:

1. Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. ChaseSignature of Applicant Rosemary Wheeler Date 12-4-92CEO's District 2 Rosemary Wheeler

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

[2] MR. IRVING





APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date 12/4/92, 19  
Receipt and Permit number 2708

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 25 Cedar St.

OWNER'S NAME: Rosemary Wheeler

ADDRESS: \_\_\_\_\_

	FEES
OUTLETS:	
Receptacles <u>8</u> Switches <u>8</u> GFIP plugmold _____ ft. TOTAL <u>16</u>	3.20
FIXTURES: (number of)	
Incandescent <u>2</u> Fluorescent <u>1</u> (not strip) TOTAL <u>3</u>	.60
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead <u>X</u> Underground _____ Temporary _____ TOTAL amperes <u>100</u>	15.00
METERS: (number of) <u>1</u>	1.00
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans <u>2</u>	Others (denote) _____
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential <u>6</u> smoke detectors	5.00
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circuits, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ... DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16b) ...	
TOTAL AMOUNT DUE: <u>24.80</u>	

INSPECTION:

Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Ralph Eger 563-8035

ADDRESS: 341 Winthrop Rd

TEL: 563-8035

MASTER LICENSE NO.: #2708 SIGNATURE OF CONTRACTOR: \_\_\_\_\_

LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

## ELECTRICAL INSTALLATIONS

Permit Number 7108Location 25 Chas AveOwner Rosamary WheelerDate of Permit 12-4-92Final Inspection 12-16-92By Inspector CRPPermit Application Register Reg. No. 132INSPECTIONS: Service 12-10-92 by RBService called in 7:40 AMClosing in 12-16-92 by RBPROGRESS INSPECTIONS:        /        /              /        /

924409

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$25. Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lct# \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Rosemary Wheeler Phone # 761-0711  
 Address: 25 Cedar St. Ptld, ME 04101  
 LOCATION OF CONSTRUCTION: 25 Cedar St.  
 Contractor: \_\_\_\_\_ Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: \$350 Proposed User: 2-fam dwlg w renov  
 Past Use: 2-fam dwlg  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion: Interior renovations - partition

For Official Use Only		PERMIT ISSUED
Date <u>12/4/92</u>	Subdivision _____	DEC 10 1992
Inside Fire Limits _____	Name _____	
Bldg Code _____	Ownership _____	CITY OF PORTLAND
Time Limit _____	Estimated Cost <u>\$350</u>	
Zoning: <u>R6</u>		
Street Frontage Provided: _____		
Provided Setbacks: Front _____ Rack _____ Side _____ Side _____		
Review Required:		
Zoning Board Approval: Yes _____ No _____ Date: _____		
Planning Board Approval: Yes _____ No _____ Date: _____		
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____		
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____		
Special Exception _____		
Other: <u>WDA-2-12-10-92</u> (Explain)		

Foundation:

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
5. Other \_\_\_\_\_

Floor:

1. Sills Size: \_\_\_\_\_ Sills must be anchored.
2. Girder Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
7. Other Material: \_\_\_\_\_

Exterior Wall:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. No. windows \_\_\_\_\_
3. No. Doors \_\_\_\_\_
4. Header Size \_\_\_\_\_ Span(s) \_\_\_\_\_
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
6. Corner Posts Size \_\_\_\_\_
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
10. Masonry Materials \_\_\_\_\_
11. Metal Materials \_\_\_\_\_

Interior Wall:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. Header Size \_\_\_\_\_ Span(s) \_\_\_\_\_
3. Wall Covering Type \_\_\_\_\_
4. Fire Wall if required \_\_\_\_\_
5. Other Materials \_\_\_\_\_

Ceiling:

1. Ceiling Joists Size: \_\_\_\_\_
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_
3. Type Ceiling: \_\_\_\_\_
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
5. Ceiling Height: \_\_\_\_\_

Roof:

1. Truss or Rafter Size \_\_\_\_\_ Spacing: \_\_\_\_\_
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
3. Roof Covering Type \_\_\_\_\_

Chimneys:

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:

Type of Heat: \_\_\_\_\_

Electrical:

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
2. No. of Tubs or Showers \_\_\_\_\_
3. No. of Flushes \_\_\_\_\_
4. No. of Lavatories \_\_\_\_\_
5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:

1. Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ Square Footage \_\_\_\_\_
3. Must conform to National \_\_\_\_\_ Law.

Permit Received By Louise Signature of Applicant Rosemary Wheeler Date 12-4-92  
 CEO's District 2 Rosemary Wheeler

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

White - Tax Assessor

# PLOT PLAN

Sink in rear bedroom.

N



## FEES (Breakdown From Front)

Base Fee \$ 25-  
 Subdivision Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ \_\_\_\_\_  
 Other Fees \$ \_\_\_\_\_  
 (Explain) \_\_\_\_\_  
 Late Fee \$ \_\_\_\_\_

## Inspection Record

Type	Date
Work in progress, RC	12/14/92
Work in progress, RC	12/18/92
" " " " RC	1/18/93
" " " " RC	2/12/93
" " " " RC	2/12/93

COMMENTS 1-8-93, Mr. Wheeler was not available - See inspection reports attached - 19

## CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Russ Mary Wheeler  
 SIGNATURE OF APPLICANT

Thank You  
 ADDRESS

761-0711  
 PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

= 25 Cedar St =

Hugh - 2/1/93

Is Rosemary  
wheeler finished  
with her job?

There was a

Jan 31st

Deadline

We need to nail down  
specifically what's  
missing and

2-1-93 - Mon -

Inspected the property at  
300;

The work to be completed was  
incomplete -

The exterior was boarded up;

The interior work was ~~about~~ 1

progress;

Much remains to be  
completed; mostly cosmetic;

Wood's paint throughout interior, + flrs.

2-2-93. 11:00 am, 1993 -

Same as above -

Returning at 1:30 to meet with the

owner to go over this list of work that's

been completed or about completed;

2:45 - Client (an owner & contractor) sent over the  
list of what's left to be completed -

Est. ~~at~~ 80% completed; 1/2

\* Six items left to be completed 1 1/2

Shingles on the el section still missing;

Furnace Rm. is to be punkled instead of closed in;

House full of debris & furniture -

Back door, steps to be placed. Trim to be secured, loose -

Storm windows missing, Sink in store room in position;

Is this a conclusive list  
OR OTHER?  
Can the above expectations  
can be added?

To: Charles A. Lane, Associate Corporation Counsel  
From: P. Samuel Hoffses, Chief of Inspection Services  
Subject: 25 Cedar Street

On January 6th, 1992, Ms. Marge Schmuckal and myself made an inspection at the above referred property, and the following items must be repaired or constructed before Building Inspection Services would consider issuing a certificate of occupancy.

This structure has been used in the past as a duplex dwelling unit with one apartment on the first floor and a second unit on the second floor. Therefore, all items stated will be used for both units.

1. The foundation is a mixture of stone and brick, brick being used on the exposed section of the foundation. This brick section has bricks missing in a number of areas which must be replaced.
  2. The screw jacks used as lally columns in the basement to support the carrying beam must be replaced with permanent columns. (Done) (left them)
  3. Sills need replacing where necessary. DONE -
  4. Flooring must be replaced where missing or burned out. DONE
  5. Ceiling to be replaced where missing. DONE
  6. Broken windows to be replaced (possibly including framing). (Storm windows needed)
  7. Broken, asbestos siding needs to be replaced. EL-Buckham Siding (AS PER CODE)
  8. (Completed) Front and rear stairs need replacement with handrails. (Candy in back) (Rear)
  9. (Front) and rear doors need work. (IN PROGRESS - Front about completed - 2)
  10. Electrical need complete updating. (Completed) -
  11. All plumbing needs to be inspected and replaced where necessary. (Completed) -
  12. Heating system needs (complete repair) (DONE) possible replacement (Has safety device of c's operating)
  13. Gutters need adjustment with downspouts. (Done)
  14. Construction in rear section of building need to be completed. - not h -
  15. Complete cleanup of building needed. (still needed) (Make work needed) (still ext) (interior)
- In general this structure, although structurally sound, will need major rehab before a certificate of occupancy can be granted.
16. Floor buckling OK for joist & carrying beams -  
no problem w/ new jacks & lallys supporting the floor system -

# BUILDING PERMIT REPORT

ADDRESS: 25 Cedar ST.

DATE: 10/Dec/92

REASON FOR PERMIT: To make interior renovation  
as per plan.

BUILDING OWNER: Rosemary Wheeler

CONTRACTOR: Dwight

PERMIT APPLICANT: /

APPROVED: \*3 \*4 \*5 \*6 \*7 \*9 \*12 \*13 \*14 \*15

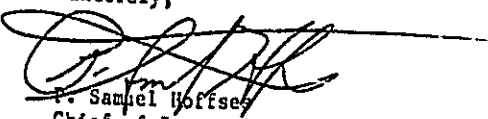
**CONDITION OF APPROVAL:**

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)
- 2.) Precaution must be taken to protect concrete from freezing.
- \* 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- \* 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. *2nd floor - 2-3-93, 2nd floor operating*
- \* 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler. *Discussed: This with Sam... if we agree... sprinkler... low temp... would be ok... 2-8-93*
- \* 6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). *Discussed: 2-8-93*
- \* 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19. *Installed: 2-8-93*

2-8-93. Maybe approx 80% or less completed —

- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- X 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.
- 10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- X 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.
- X 13.) Headroom in habitable spaces is a minimum of 7'6".
- X 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.
- X 15.) All construction and demolition debris must be disposed at the RWS by a licensed carrier or solid waste at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

Sincerely,

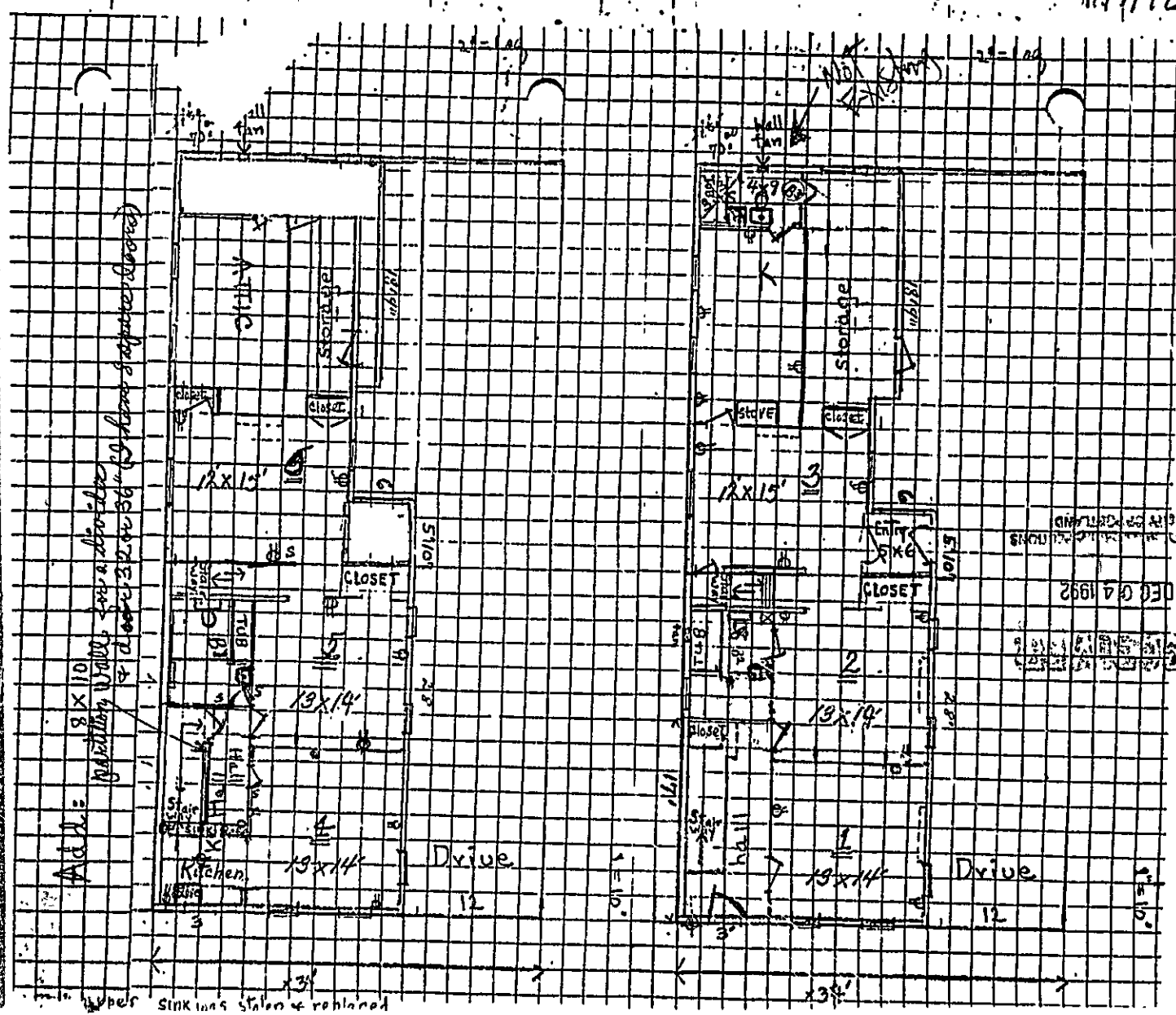
  
P. Samuel Hoffsey  
Chief of Inspection Services

/el

11/16/88-11/27/90-8/14/91-9/2/92-10/14/92



11/5/92



Add: 8x10

Kitchen Wall, for a divider

SINK was stolen & replaced

DEC 04 1992  
 CITY OF PORTLAND  
 OFFICE OF PLANNING



Hugh, FYI

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

February 17, 1993

Rose Mary Wheeler  
25 Cedar Street  
Portland, ME 04101

Re: 25 Cedar Street

Dear Ms. Wheeler,

As we did a walk thru of the second floor of your building on February 12, 1993, I told you I would follow up on the question of storm windows. As originally stated to you many times, prior to releasing the building for work, the building would have to be brought up to minimum building and housing codes before we would release a Certificate of Occupancy.

The Housing Code states that every exterior window shall include storm sashes with screens, all in operable condition. You will be held responsible to bring this building up to all codes, including installing storms.

All of the other items, discussed in your presence, with your lawyer, concerning the second floor must also be completed prior to an occupancy permit.

This office would be willing, when all codes are met, to issue a partial Certificate of Occupancy, for the second floor only. At this time, the first floor has much more work to be done before even a walk thru can be done.

Sincerely,

Marge Schmuckal

Marge Schmuckal  
Asst. Chief of Inspection Services

cc: P. Samuel Hoffses, Chief of Inspection Services  
Charlie Lane, Associate Corporation Counsel  
Leslie E. Lowry, III, Esq., 10 Free St., POB 4510, Portland, ME 04112  
Robert Ganley, Portland City Manager  
Charles Harlow, Portland City Mayor

/mg

25 CEDAR STREET

11/20/89 Fire in Bldg. - bldg posted

01/06/92 No Utilities - Posted - Sam & I went thru the bldg. Took videos - Rosemary not present. Sam made up list.

Charlie Lane & Managers office negotiating with Rosemary and Lee Lowry on settling debts and showing resources and contracts to complete the job.

10/29/92 9:00 met contractors and Rosemary at the bldg for a walk thru for bids on the job. I reiterated the criteria - see memo I wrote describing the walk thru.

11/03/92 Met with Charlie Lane to go over bids and bldg requirements.

12/02/92 noon - First met Lee Lowry, Rosemary's lawyer at the site. He hadn't seen the bldg yet & wanted a walk thru. Dan Stone appeared to be living in front unit: bed, food, tv.

12/04/92 Rosemary applied for her permit

12/10/92 Permit issued

01/14/93 Complaint from neighbor on people living in bldg - Gave to Hugh - He claims no one living there.

01/20/93 Neighbor claims Rosemary is putting adds in the paper for roomers. I found the ads & made copies (Sunday 1/17/93 & thurs 1/21/93) for Lee Lowry. Showed to Charlie Lane & had discussions.

01/26/93 Alexander Rushton moved in per his court testimony 2/26/93.

02/05/93 Fri 3:00 p.m. Call from "friend" of Gretchen & Merlin Robinson who were living 3 or 4 days at 25 Cedar St. - Deplorable conditions - Junk filled rooms - she said she was sick and had cancer - they paid \$460 for rent (had a receipt) - Saw the ad in the paper. I called Bob Duranleau to place them in good housing. He reacted immediately. Access to 1st floor only.

02/08/93 Monday. I went back with my own camera and took pictures for evidence.

02/09/93 Started legal action with Charlie Lane & wrote memo to City Manager & councilors keeping them up-to-date on the situation to fend off Rosemary's early morning calls.

02/11/93 Met Rosemary outside of Cedar St & served her with court papers. She said no one was living there & I couldn't go in because she had a class to go to. She made an appt. for next day. I met Eli Webber outside working on side steps. He told me that he was not living there. Late in after noon I served Alexander Rushton, who is living on the 2nd floor at his place of business, Burger King 449 Forest Ave. - He said he

was upstairs when Rosemary said no one was there - she lied. She also told him not to be there when I'm meeting her the next day.

02/12/93

Got upstairs to the 2nd floor for 1st time - served Daniel Stone who is living in rear of 2nd floor. Alex lives up front. Lee Lowry was present also. We did a walk thru of what needed to be done to get a C of O for 2nd floor only. Rosemary flipped out and did a routine of stealing her tenants' items. I threatened to leave unless she quit her theatrics. We did look at the 1st floor, but I refused to do a check list since the place was so loaded with stuff. I did tell her I would not accept the air bubbles in the 1st floor kitchen vinyl.

02/17/93

I wrote letter confirming the requirement for storm windows & reiterating other requirements. Lee Lowry wrote up a checklist from our walk thru.

02/18/93

I responded to Lee Lowry's letter.

02/19/93

Another visit - not all storms are on, not all windows work. Needs to take locks off the door to the front room; it can't be used for sleeping.

02/22/93

Not ready - same things.

02/23/93

2nd floor done - lock off the front room door. Ready for C of O, but I want verification from gas company because of reported gas leak. Rosemary invited me to see the 1st floor & what she accomplished. As soon as I saw the room off the kitchen by the side door with a bed and a small bureau with personal items and a TV hooked up. I told her that she was illegally occupying the 1st floor & I walked out.

02/24/93

I spoke to the gas company & they said their previous inspection gave an ok to occupy. I issued 2nd floor only - 1 family occupancy.

02/26/93

9:00 - 4:00 Charlie & I took Rosemary to court & won! I told Rosemary not to call me for inspection until 1st floor was finished.

03/02/93

Rosemary said 1st floor was finished - it wasn't.

03/08/93

Again Rosemary said it was finished - it wasn't.

03/12/93

Rosemary called for another final inspection on the 1st floor but said she was still working, so I refused to go & told her to call when it was actually finished.

03/15/93

Was supposed to meet Rosemary at 2:00, but she called & said she was locked out - she was going to call when she could get in.

03/16/93

Rosemary called & said "the later the better" for an insp. She still wasn't done & argued about a temporary C of O - I refused until the work was completed in its entirety.

03/17/93 3:30 appt - Rosemary nailed down the kitchen floor to get rid of the air bubbles. I refused it & said now she had to replace it. It wasn't in good repair. She had another fit.

03/24/93 10:45 Another request for insp. As I walked over, I noticed several outside places not completed, so I turned around & left.

03/25/93 Rosemary wants 10:00, but Eli said to wait til he calls when she's gone so we can get thru the inspection without the theatrics. Kitchen floor is new - trim completed - side rooms off of kitchen are for storage only. (pretty packed with stuff I had her remove from the living space) No bathroom per her "plans". Ready to issue C of O for 1st floor (reiterated that she only had 1 bedroom, the front room).

04/02/93 12:30 Dan Goodwin called. Rosemary wanted him to put in a bathroom in rear on 1st floor off kitchen. I explained situation to him.

04/16/93 Rosemary (at 4:00) applied for a permit. She admitted to me that she already added a new bedroom (without the benefit of a permit) on the 1st floor where the store room was off the kitchen. She was also applying to add a wall to the middle room to create another bedroom. She also applied for adding the use of roomers.

04/22/93 Bill Biroux denied her permit and told her she could appeal.

05/17/93 9:40 Robert Viles 539-8197 called. Rosemary asked him to rent out as a single family then rent out to roomers. He's out \$100.

05/18/93 3:00 Fleet Van Riper 780-3376 from Social Security office asked about the use. I told him it was not a rooming house only a 2 family. Wanted to know who actually owns the bldg, SPARKS, Inc. or Rosemary. Who would benefit if it was sold? I gave him the name of Lee Lowry.

05/19/93 1:00 Rosemary came in to change her old application that was denied. She applied for another only for the 2nd floor. Now she wants to just forget about the 1st floor even tho part or maybe all the work was done.

25 Cedar St — 2-4-93-

Left 4:40-

1. ~~Ext. Exterior~~ — shingles left
2. Back stairs, — new one's —
3. Interior paint ~~0/4~~ \* was old <sup>white</sup> paint <sup>which they had</sup> too
4. Front stairs finish work — trim
5. 2nd means of egress (for 2nd flr)  
(2nd flr, 2nd out) — confusion &
6. Windows, need, storm comb's.
7. Debris to be removed from interior — its a mess

8. Sink in store room, she said it was allowed by Marge.  
— I said it had to come out —

9. ~~Need sprinkler heads over door~~  
~~insurance~~  
~~to have them installed~~  
He called Rudy 2-30-93 — he said he got her order to do it & he sent a crew & will call & give up the date & time, so we've looked it up.  
(Mon. pm. 2:30 cash) V. Dane



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

April 22, 1993

RE: 25 Cedar Street

Ms. Rosemary Wheeler  
(SPARK)  
25 Cedar Street  
Portland, ME 04101

Dear Ms. Wheeler:


This letter is to act on the permit you applied for to allow four roomers in the building at 25 Cedar Street as accessory to the two family dwelling which already exists. This permit is not issuable for the following reasons.

- 1.) By your own admission to me, this property was used for several years including the period from 1986 through 1991 as a lodging house and that no permit was ever applied for or issued to authorize such a use. The housing files here in Building Inspections substantiate that this illegal use took place.
- 2.) Your application for a variance to authorize the lodging house which we encouraged as an alternative to our taking legal action was withdrawn by you in 1991.
- 3.) The illegal lodging house use was not discontinued until the City took possession of the property for failure to pay taxes and or other fees.
- 4.) Based on the floor plans you submitted, there does not appear to be enough room for 2 families and 4 roomers.
- 5.) Section 14-404(5) (attached) of the Land Use Code, I believe, was intended for the tenant or owner occupier to rent out rooms. In the past your arrangements have been for each individual tenant to pay you their rent on a weekly or monthly basis. The intent of this section was not for the landlord to rent out rooms within an apartment that another family has already rented. The section was meant to allow a tenant to get a roommate or two to help pay the base monthly rent.
- 6.) The use you described to me appears like an attempt to circumvent the ordinance. In fact it seems more like a "lodging house" as defined in section 14-47 of the Land Use Code which I have attached for your reference.
- 7.) The floor plans submitted show a bathroom is to be added on the first floor which is prohibited by section 14-404(5)c.

Based on the reasons listed above, your application for permit to add 2 bedrooms and 4 roomers to the 2 family dwelling at 25 Cedar Street is denied as provided for in section 14-461 of the Land Use Code which is attached. Also attached, please find a copy of section 14-472 which outlines your right to appeal to the Board of Appeals. Please note that such an appeal shall be taken within thirty (30) days of this action.

  
S. Hoffses  
Chief of Inspection Services

/el

  
William D. Giroux  
Zoning Administrator

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development  
Marge Schmuckal, Asst. Chief of Inspection Services  
Charles Lane, Assoc. Corporation Counsel  
John C. Knox, Chairman, Board of Appeals



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

April 22, 1993

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25 Cedar Street  
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S. P. Hoffses  
Chief of Inspection Services

/el

  
William D. Giroux  
Zoning Administrator

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development  
Marge Schmuckal, Asst. Chief of Inspection Services  
Charles Lane, Assoc. Corporation Counsel  
John C. Knox, Chairman, Board of Appeals

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

June 1, 1993

RE: 25 Cedar St.

Ms. Rosemary Wheeler  
25 Cedar St.  
Portland, ME 04101

Dear Ms. Wheeler,

This letter is intended to reiterate the Permanent Injunction dated March 5, 1993 regarding SPARKS International Inc. and the City of Portland as it applies to the permit applied for on April 22, 1993. I failed to mention in my letter that your request for a roomer or roomers would violate the injunction and so this is another reason for not issuing your permit. I have attached a copy for your reference.

Sincerely,

  
William D. Giroux  
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
P. Samuel Hoffses, Chief of Inspection Services  
Marge Schmuckal, Asst. Chief of Inspection Services  
Charles Lane, Assoc. Corporation Counsel  
John C. Knox, Chairman, Board of Appeals

STATE OF MAINE  
CUMBERLAND, ss.

MAINE DISTRICT COURT  
DISTRICT NINE  
DIVISION OF SO. CUMBERLAND  
DOCKET NO. POR-93-LU-002

CITY OF PORTLAND,

Plaintiff

v.

SPARKS INTERNATIONAL, INC.;  
ROSEMARY WHEELER, ALEXANDER  
RUSHTON, AND DANIEL J. STONE,

Defendants

PERMANENT INJUNCTION

This matter came to be heard on the Plaintiff's verified Land Use Citation and Complaint, seeking a Permanent Injunction, pursuant to 30-A M.R.S.A. §4452(3)(C).

The Defendant SPARKS International, Inc. (hereinafter "SPARKS") is the owner of property at 25 Cedar Street in Portland. The Defendant Rosemary Wheeler is the agent of SPARKS. The Defendants Alexander Rushton and Daniel J. Stone presently occupy the premises either as tenants of SPARKS or with its permission. All the Defendants have been previously advised by Code Enforcement officials of the City of Portland that occupancy of the property was unlawful until a certificate of occupancy has been issued.

The continued use and occupancy of the subject premises for human habitation constitutes a serious threat to the health and safety of its inhabitants.

Therefore, on Plaintiff's motion, it is ORDERED that the

Defendants, and each of them, including any person not named as a defendant herein who may be residing in the premises, their officers, agents, servants, employees, and attorneys, and all persons in active concert or participation with them, be and they hereby are ordered:

(i) to use and occupy the premises as a two-family home in accordance with the codes and ordinances of the City of Portland

(ii) notwithstanding the above, no person may occupy the first floor of the premises until a certificate of occupancy has been issued for it;

(iii) neither SPARKS nor Rosemary Wheeler shall advertise, offer for rent or occupancy, or permit use of the premises for any purpose except as a two-family residence;

(iv) SPARKS and Rosemary Wheeler will provide a copy of this injunction to every prospective tenant of the premises as well as to any person residing therein; and, in addition, SPARKS and/or Rosemary Wheeler shall post and thereafter maintain a copy of this order conspicuously on display on each floor of the said premises;

(v) SPARKS shall contribute Five Hundred and No/100 Dollars (\$500.00) towards the Plaintiff's attorney's fees;

(vi) SPARKS shall pay a civil penalty to the Plaintiff in the amount of One Hundred and No/100 Dollars (\$100.00); and

(vii) pursuant to Me. Rule. Civ. Proc. 4.2, any official of the City of Portland who is authorized to enforce land use laws and ordinances, pursuant to 30-A M.R.S.A. §4452, et seq., is hereby authorized to serve this injunction upon the Defendants.

This permanent injunction is issued at Portland, Maine, at  
11:00 o'clock A.M., this 5<sup>th</sup> day of March, 1993.

G. M. - N. M.  
Judge, Ninth District Court

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTIONS

**LIMITED CERTIFICATE OF OCCUPANCY**  
**SECOND FLOOR - SINGLE FAMILY ONLY**

LOCATION 25 CEDAR STREET

Issued To: S.P.A.R.K., Inc. Date of Issue: 2/24/93

This is to certify that the second floor of the building at the above location, altered as to use under Building Permit No. 92-4409 has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for LIMITED OCCUPANCY, as indicated below:

Portion of Building or Premises  
2nd Floor ONLY

Approved Occupancy  
1 family only

Limiting Conditions:

first floor is not approved for occupancy of residential purposes of any kind

Approved:

2/24/93

Date

Inspector

Inspector of Buildings

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTIONS

**CERTIFICATE OF OCCUPANCY**

TWO FAMILY ONLY

LOCATION 25 CEDAR STREET

ISSUED TO: S.P.A.R.K., INC. DATE OF ISSUE 3/25/93

This is to certify that the building at the above location, altered as to use under Building Permit No. 92-4409 has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for OCCUPANCY, as indicated below:

Portion of Building or Premises

Approved Occupancy

1st floor ONLY

1 family only (1 bedroom in front)

2nd floor ONLY

1 family only (2 bedrooms, middle & rear)

Limited Conditions:

No rooming units or roomers permitted. This Certificate is subject to the permanent injunction issued by the 9th District Court on March 5th, 1993

Approved:

3/25/93

Date

Inspector

Inspector of Buildings

Inspection Services  
Samuel P. Hoffes  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

November 02, 1993

WHEELER ROSEMARY  
12735 SARAH AVE  
SAN FERNANDO, VALLEY  
NO HOLLYWOOD, CA 91005

Re: 25 Cedar St  
CBL: 026 C 001-001-01  
DU: 2

Dear Ms. Wheeler,

As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

You are hereby ordered to make the structure secure by boarding up all doors, windows and other openings on all vertical walls of the structure so that no damage to life or property or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17 MRSA Section 285, the city has the right, and may exercise that right to secure the structure and to recover, from you, the expense in so doing if you have not completed the order by November 12, 1993.

If you have any questions regarding this action, please do not hesitate to contact this office.

Sincerely

*P. Samuel Hoffes*  
P. Samuel Hoffes  
Chief of Inspection Services

931212

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$25 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot # \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: SPARK Int'l Phone # \_\_\_\_\_  
 Address: 25 Cedar St- PORTLAND, ME. 04101  
 LOCATION OF CONSTRUCTION 25 Cedar St.  
 Contractor: John Hayman Sub: 874-0986  
 Address: 35 Hemingway St- Ptd. Phone # ME. 04103  
 Est. Construction Cost: \$300 Proposed Use: 2-fam dwlg w renov  
 Past Use: \_\_\_\_\_  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion interior renovations - 1st floor

## Foundation

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
5. Other \_\_\_\_\_

## Floors

1. Sills Size: \_\_\_\_\_ Sills must be anchored.
2. Girder Size: \_\_\_\_\_ Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Spacing 16" O.C.
4. Joists Size: \_\_\_\_\_ Size: \_\_\_\_\_
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
7. Other Material: \_\_\_\_\_

## Exterior Walls

1. Siding Size: \_\_\_\_\_ Spacing \_\_\_\_\_
2. No. windows \_\_\_\_\_
3. No. Doors \_\_\_\_\_
4. Header Size: \_\_\_\_\_ Span(s) \_\_\_\_\_
5. Bracing: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_
6. Corner Posts Size: \_\_\_\_\_
7. Insulation Type: \_\_\_\_\_ Size \_\_\_\_\_
8. Sheathing Type: \_\_\_\_\_ Size \_\_\_\_\_
9. Siding Type: \_\_\_\_\_
10. Masonry Materials \_\_\_\_\_
11. Metal Materials \_\_\_\_\_

## Interior Walls

1. Siding Size: \_\_\_\_\_ Span(s) \_\_\_\_\_
2. Header Size: \_\_\_\_\_
3. Wall Covering Type: \_\_\_\_\_
4. Fin. Wall if required: \_\_\_\_\_
5. Other Material: \_\_\_\_\_

White - Tax Assessor

## For Official Use Only

Date 12/22/93  
 Inside Fire Limits \_\_\_\_\_  
 Bldg Code \_\_\_\_\_  
 Time Limit 300  
 Estimated Cost \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 Name: DEC 29 1993  
 Lot: \_\_\_\_\_  
 Ownership: CITY OF PORTLAND

Zoning: Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required: \_\_\_\_\_  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Side Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_

## HISTORIC PRESERVATION

Ceiling: 1. Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Ceiling Scrapping Size \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_  
 4. Insulation Type: \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_  
 Not in District nor Landmark  
 Does not require review  
 Requires Review

## Roof

1. Truss or Rafter Size: \_\_\_\_\_ Span \_\_\_\_\_ Approved \_\_\_\_\_
2. Sheathing Type: \_\_\_\_\_ Size \_\_\_\_\_
3. Roof Covering Type: \_\_\_\_\_

## Chimneys

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

## Heating

Type of Heat: \_\_\_\_\_

## Electrical

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

## Plumbing

1. Approval of soil test if required \_\_\_\_\_
2. No. of Tubs or Showers \_\_\_\_\_
3. No. of Flushes \_\_\_\_\_
4. No. of Lavatories \_\_\_\_\_
5. No. of Other Fixtures \_\_\_\_\_

## Swimming Pools

1. Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ Square Footage \_\_\_\_\_

Permit Received \_\_\_\_\_  
 Signature of Applicant \_\_\_\_\_  
 CEO's District: 22-1 Hayman

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

[2] Ms Manson.



# PLOT PLAN

N



## Inspection Record

FEES (Breakdown From Front)

Base Fee \$ 25

Subdivision Fee \$ \_\_\_\_\_

Site Plan Review Fee \$ \_\_\_\_\_

Other Fees \$ \_\_\_\_\_

(Explain) \_\_\_\_\_

Late Fee \$ \_\_\_\_\_

Type	Date
<i>Final inspection</i>	<i>12-23-93</i>
_____	_____
_____	_____
_____	_____
_____	_____

## COMMENTS

*12-23-93 Final inspection released 1st floor from posting - checked  
bedroom 2nd floor, smoke detector, hallway with HHS*

## CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

*John H. Homan*  
SIGNATURE OF APPLICANT

*25 CEDAR ST.*  
ADDRESS

*874-0986*

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

# BUILDING PERMIT REPORT

Address 25 Cedar ST. Date 28/DEC/93  
Reason for Permit MAKE INTERIOR RENOVATIONS (FIRE FLOOR ONLY)  
Bldg. Owner: SPARK TIT'L  
Contractor: JOHN HAYMAN (OWNER)  
Permit Applicant: JOHN HAYMAN  
Approval: \*4 \*5 \*6 \*7 \*9 \*12 \*13 \*14 \*15

## CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with self-closers.
- \* 4. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- \* 5. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- \* 6. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- \* 7. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990), and NFPA 101 Chapter 18 & 19.
8. Private garages located beneath rooms in buildings of Use Group R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2 inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102mm) above the garage floor. The door opening protectives shall be 1 3/4 inch solid core wood doors or approved equivalent.

\*9. A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 35 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code. All other Use Group shall have guards at least 42" in height.

10. Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

11. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

\*12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

\*13. Headroom in habitable space is a minimum of 7'6".

\*14. The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

\*15. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate or occupancy is issued or demolition permit is granted.

16. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.

17. All exit signs, lights and means of egress lighting shall be done in accordance with Article 8 section & subsections 822.0 & 823.0 of the City's building code (The BOCA National Building Code/1990).

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspections

/dm 10/28/93  
(redo w/additions)

25 CEDAR ST.

1ST FLOOR. APT #1

