

25-27 HEMLOCK STREET

631
50
90



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

September 17, 1982

Mr. Benjamin Beard
D/B/A Portland Costume Rental Company
25 Hemlock Street
Portland, Maine 04102

Re: Home Occupation

Dear Mr. Beard:

As I explained to Mrs. Beard, during a visit to your premises on November 3, 1981, the operation of your costume business is in violation of Chapter 602.18 of the Municipal Zoning Ordinance of the City of Portland.

If you have any questions regarding the proper procedures involved in the establishment and/or operation of a Home Occupation, please contact Mr. Malcolm Ward, Zoning Officer, at this office.

Sincerely,

Kevin W. Carroll
Code Enforcement Officer

KWC/jmr

cc: Joseph E. Gray, Jr., Director of Plan & Urban Dev.
P. S. Hoffses, Chief of Insp. Services
Malcolm Ward, Zoning Officer

P 258 792 580

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO

Mr. Benjamin Beard
STREET AND NO.
D/B/A Portland Costume
Rental Co.

25 Hemlock St., City 04102

POSTAGE

CERTIFIED FEE		\$
SPECIAL DELIVERY		10
RESTRICTED DELIVERY		5
OPTIONAL SERVICES	RETURN RECEIPT SERVICE	6
	SHOW TO WHOM AND DATE DELIVERED	6
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	6
	SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	6
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		

PS Form 3800, Apr. 1976

K Carroll



CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location

INSPECTION COPY

COMPLAINT NO. _____

Date Received November 30, 1981

Location _____ Use of Building _____

Owner's name and address _____ Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address _____ Telephone _____

Description:

NOTES:

Mr. Francis Egan, 17 Hemlock Street, (Phone 773-1645) called this morning to report that the Portland Costume Rental is still doing business at 25 Hemlock Street. His objections have to do with the amount of traffic and parked vehicles on a one-way street.

He received a copy of the letter sent informing the operator of the business that he is functioning in violation of the Zoning Ordinance (R-6 Residence Zone).

Mr. Egan said the business is continuing to operate at #25 Hemlock Street.

11/30/81 - Made no inspection. Mr. Beard claims he has discontinued operation at this location. Rental clerk of apartment supports this opinion.

RP



✓
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location: 17 Hemlock

(Kevin Carroll) 11/81
214/81
R008611
11/81

INSPECTION COPY

COMPLAINT NO. 81/82

Date Received November 2, 1981

Location 17 Hemlock Street - Portland Costume Use of Building Business Use
Co.
 Owner's name and address _____ Telephone _____
 Tenant's name and address Ken Beard - Operator of business Telephone _____
 Complainant's name and address Mr. Francis Egan Telephone _____

Description: Operating a business in a R-6 Residence Zone. One-way street. Traffic is reported to be complicated by such use. Also sign that should be removed, Mr. Egan said. Is there a license issued for this use? Mr. Egan would like a report of findings.

NOTES:
 11-3-81 - Visited property, business is being operated in violation of zoning ordinance - gave verbal notice to Mrs. Beard. Formal notification sent to Mr. Beard via certified mail w/cc to S.P. Office, Malcolm Ward & Warren Times. (P)

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55409
 Issued 10-15-71
 Portland, Maine 10-15, 1971

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address James Cagan Tel. _____
 Contractor's Name and Address Manning Electric Co Tel. _____
 Location 15 Hemlock St Use of Building _____
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work _____ Additions _____ Alterations _____
Aluminum - ledging
 Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added _____ Total No. Meters _____
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence _____ 19 _____ Ready to cover in _____ 19 _____ Inspection _____ 19 _____
 Amount of Fee \$ 1.00

Signed Louis D Manning

DO NOT WRITE BELOW THIS LINE

SERVICE ... <input checked="" type="checkbox"/>	METER	GROUND <input checked="" type="checkbox"/>
VISITS: 1	2	3
7	8	9
10	11	12

REMARKS:

INSPECTED BY [Signature]
 (OVER)

LOCATION *Hemlock ST 15*
INSPECTION DATE *10/18/71*
WORK COMPLETED *10/15/71*
TOTAL NO. INSPECTIONS *1*
REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	9.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

November 3, 1981

Mr. Benjamin Beard
D/B/A Portland Costume Rental Company
25 Hemlock Street
Portland, Maine 04102

Re: Home Occupation

Dear Mr. Beard:

As I explained to Mrs. Beard, during a visit to your premises on November 3, 1981, the operation of your costume business is in violation of Chapter 602.18 of the Municipal Zoning Ordinance of the City of Portland.

You must cease operation of this business at this location upon receipt of this notification.

If you have any questions regarding the proper procedures involved in the establishment and/or operation of a Home Occupation, please contact Mr. Malcolm Ward, Zoning Officer, at this office.

Sincerely,

Kevin W. Carroll
Code Enforcement Officer

KWC/jmr

cc: P. S. Hoffses, Chief of Inspection Services
Malcolm Ward, Zoning Officer
Warren J. Turner, Planning Office



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 2, 1956

PERMIT ISSUED

001451946

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 27 Hemlock St. Use of Building dwelling. No. Stories 2. Building Existing. Name and address of owner of appliance Howard Brown, 27 Hemlock St. Installer's name and address Peterson Oil Co., 377 Cumberland Ave. Telephone 3-7209

General Description of Work forced hot air furnace and oil burning equipment (replacement)

IF HEATER, OR POWER BOILER

Location of appliance basement. Any burnable material in floor surface or beneath? no. Kind of fuel? oil. Minimum distance to burnable material, from top of appliance or casing top of furnace 6" with shield from plenum. From top of smoke pipe 30". From front of appliance over 4". From sides or back of appliance over 3". Size of chimney flue 8x8. 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 Home Art. 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. Low water shut off. Make. No. Will all tanks be more than five feet from any flame? yes. How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners none

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

APPROVED [Signature] 10.2.56 [Signature]

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

Peterson Oil Co.

Signature of Installer [Signature]

CITY OF PORTLAND PRINTING CO.

INSPECTION COPY

HB

NOTES

- 1 Mill Pipe
- 2 Vent Pipe
- 3 Kind of Heat 40.000
- 4 Burner Rigidity & Supports
- 5 Name & Label
- 6 Slack Control
- 7 High Limit Control
- 8 Remote Control
- 9 Pipe Support & Protection
- 10 Valves to See
- 11 Capacity of Tank
- 12 Tank Height & Supports
- 13 Tank Distance
- 14 Oil Gauge
- 15 Instruction Book
- 16 Low Water Shut-off

10-18-56. Warm air
 duct coming SE
 side to the Council
 RM Card, Installer
 not finished.
 10-18-56. Called Plumber
 and told him to face
 his man over the
 roof before they left
 the job

Permit No. 5611964
 Location: 272 New York St.
 Owner: Edward J. Powers
 Date of permit: 10/2/56
 Approved: 11-13-56 [Signature]

1015 CONGRESS R-2

10-29-56. Job not
 finished.
 11-13-56. Installer called
 and said installation
 completed.

[Empty lined area for additional notes]



UNLIMITED ROOMS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 30, 1953

PERMIT ISSUED
00679
MAY 7 1953
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 25-27 Hemlock Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Morris Greenberg, 102 Exchange St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Napoleon Dupuis, 151 Franklin St. Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Dwelling No. families _____
Last use _____ " _____ No. families _____
Material frame _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 135. Fee \$ 2.00

General Description of New Work

6'x18'
To demolish existing/second story piazza on rear of building and
To construct 6'x10' second story piazza.

Inspector: Pls. be sure to give early and frequent enough information to keep this job straight. If anything found wrong after present piazza has been removed - tell him with letter - let me know quickly.

Permit issued with Letter

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Dupuis

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
In connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete piers at least 4' below grade Thickness, top 12" bottom 12" cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof none Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 6x6 Sills 4x6 Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof none
On centers: 1st floor 16', 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor 10', 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

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

INSPECTION COPY

Signature of owner By: Napoleon Dupuis

PX

NOTES

5-28-53 No work has been done
re rear second story porch. WJM

6/9/53 - Mr. Prueber said
that he was going to
merely demolish the
porch permanently
close the bottom half
of exterior doorway at
2nd floor and leave

up per hall of door
operable so tenant
can hang out clothes.
He was told that
no further permits
are needed, and
he said he would
have it done for
within a week.

WJM

Pls set this
to come up 7/10 and
see if you can
then take it
off - 12/11/53
6/9/53

6-14-53 Work done. WJM

7/12/53. Rear 2nd story
porch demolished & door
boarded up halfway up.

7/12/53 Rear porch is
not to be rebuilt. Permit
repair has been made on
wall where old porch
remained. WJM

6-11
7-9
Permit No. 53/679
Location 25-27 Skidde St.
Owner Maria Lumberg
Date of permit 5/7/53
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 7/14/53 WJM
Cert. of Occupancy issued

Blank lined area for additional notes or signatures.

AP 25-27 Hemlock St.,

WMCB 5/11/53

May 7, 1953

Mr. Napoleon Dupuis
151 Franklin St.,

Copy to: Morris Greenberg, Esq.
102 Exchange St.,

Dear Mr. Dupuis:

We are directed by law not to issue building permits until we have plans or other information to show that the Building Code will be complied with. Your application and the rough sketch filed with it for the building permit to construct a second story rear piazza at 25-27 Hemlock St., fall far short of showing compliance with the Building Code, and it appears evident that you have no copy of the information that you have filed here so that you are in no position to know what you have agreed to. Nevertheless, in order that this very necessary work may not be delayed longer, as agreed with you over the telephone, the permit is issued to you, herewith, but subject to the following conditions.

If these conditions are not understood, or, if you are unable or unwilling to comply with them, it is important that you proceed no further than demolition of the present dangerous piazza and contact this office with more information.

1. You have indicated that you will use concrete piers for foundation 12 inches square at the top and 12 inches square at the bottom. This is slightly larger than required by the Building Code, but if you should decide to make them smaller than that, you must contact this office and tell us how large you are to make them, filing application for amendment now issued.
2. The foundation piers are required to extend no less than four feet below the finished surface of the ground and no less than six inches above the finished surface of the ground. The 6x6 wooden posts which you have indicated to bear on the piers are to be anchored to the piers (not built into the concrete) by casting metal dowels into the concrete of the piers and setting the posts on over the dowels after having drilled into the posts holes which will fit tightly around the dowels-- or any equivalent method of anchorage will be satisfactory.
3. A substantial railing is required, of course, around three sides of the piazza and the method of construction of the posts of this railing at the outside corners makes quite a lot of difference in the length and framing of the 6x6 corner posts which are shown as supports of the piazza upon the concrete piers. The most common method is to extend these 6x6 posts from the top of the piers clear up to the top of the railing, all in one length. If you mean to do it any other way furnish a reasonable sketch of your proposal and bring it down here with application for amendment to the permit now issued.
4. Assuming that you are to make the posts as above, the beams under each end of the piazza floor will have to be framed into the posts.
5. The 2x6 at each end of the floor to support the floor joists are not strong enough, but you are to use the solid 4x6 (not doubled 2x6) set with the 6-inch dimension upright. The outer ends of these 4x6s are to be let-in to the 6x6 posts, and the other ends of the 4x6s are to be let-in to and firmly supported upon the frame of the building, not supported on any sort of a strip nailed against the building.

Mr. Napoleon Dupuis -----2

May 7, 1953

6. The 2x6 floor joists are to be not more than 16 inches from center to center and are to be supported on each end by notching the 2x6 floor joists over a 2x3 nailing strip spiked to the inside surface of the end 4x6 with the bottom of the nailing strip flush with the bottom of the 4x6.

7. At the outside face of the floor you are to use doubled 2x6s, one, the inside one (toward the house) to be supported on the nailing strip and spiked to the 6x6 posts, the outside one to be spiked to the faces of the 6x6 posts or to be let-in the 6x6 posts if that will not weaken the posts too much in view of the fact that you are letting the 4x6s in the other side of the 6x6. Between these double 2x6s you are to fit in 2-inch pieces not more than three feet six inches from the 6x6 corner posts and spike altogether solidly.

8. For the benefit of the owner and good maintenance it is important that the openings in the outside wall of the building where the 4x6s enter, be thoroughly flashed with metal to prevent moisture entering and doing damage to the piazza and to the building frame.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

Mr. Greenberg:

Please note the above. We shall do the best we can to get you a good job, but we cannot put very much time into it. No doubt you intend to have the piazza painted, but whether or not that is in Mr. Dupuis's contract I do not know. At any rate to leave it unpainted would, of course, be inviting early depreciation.

Warren McDonald



(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
 Portland, Maine, October 4, 1952

PERMIT ISSUED

0817892

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 27 Hemlock Street Within Fire Limits? Dist. No. _____
 Owner's name and address Earl White, 27 Hemlock Street Telephone 2-6814
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building dwelling house No. families 2
 Last use _____ " " _____ No. families 2
 Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 50
 Estimated cost \$ 90

General Description of New Work

To remove existing platform 21' x 5 1/2' on right hand side of building and rebuild 10' 6" x 6'. Cedar post foundation, at least 4' below grade, 4x6 sill, 10x10 span, 4x6 floor joists, 24" on centers, 10' 6" span. Concrete foundation under bottom step. Provide railing.

To replace 4x4 corner posts of existing rear 2-story open piazza and replace 4x4 floor brackets which support second floor joists.

To replace wooden foundation of existing front 1-story open piazza with cedar posts at least 4' below grade and replace steps and railing. Piazza to be jacked up.

*excluded - see letter
 see complaint of 7/30/52 and letter*
 It is understood that this permit does not include installation of heating apparatus which is to be taken out separately and in the name of the heating contractor. **PERMIT TO BE ISSUED TO owner**

INSPECTION NOT COMPLETED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

APPROVED:

Signature of owner Earl S White

INSPECTION COPY

NOTES

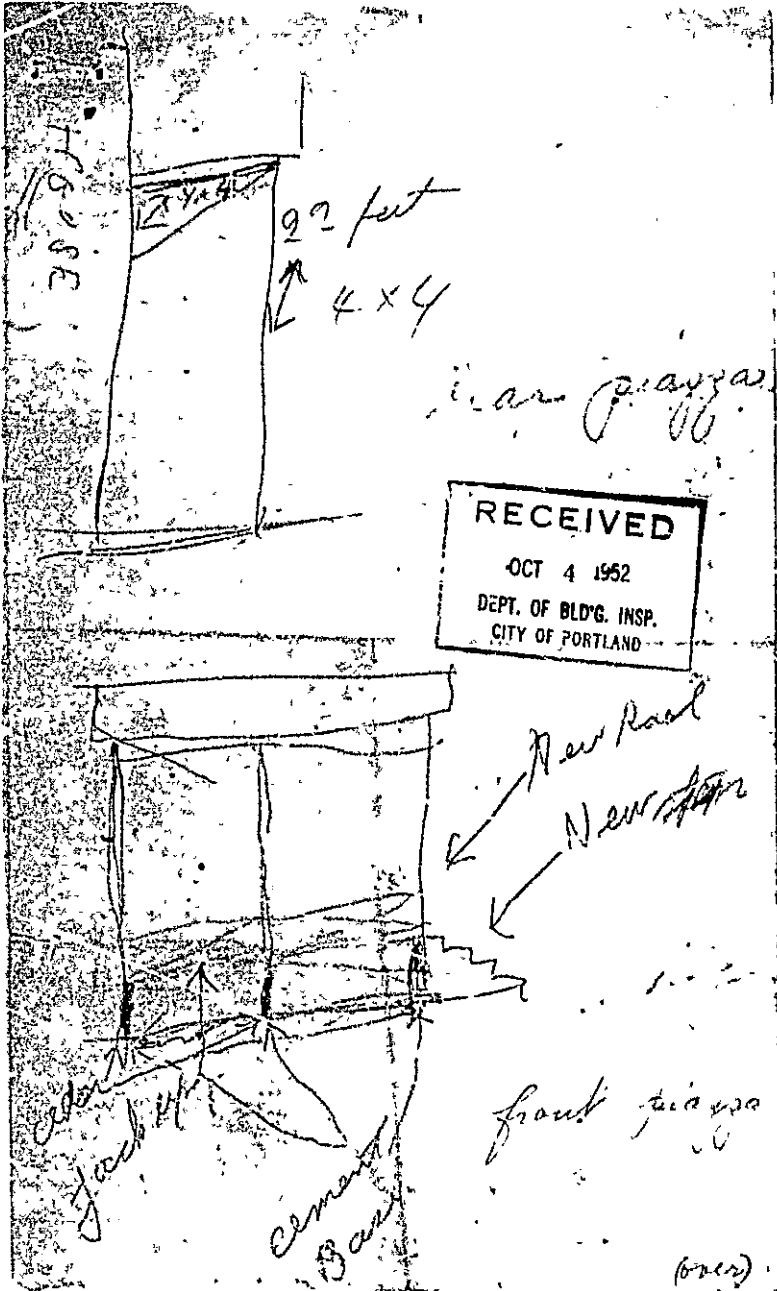
1-14-53. Front porch roof is still
 missing & appears to be supported
 with timbers at the building. Corner
 post appears to have dropped - show
 evidence of being cemented to floor
 of porch. 5' x 10' porch is completed
 by Diligence
 2nd floor rear porch is in bad
 shape. Work should be started on
 this porch as soon as possible

1/19/53 - For inspect
 notes on side
 piazza - see
 inspect notes under
 this date on copy
 #52/1326 - WMT

1/5/53 - See copy
 #4/16 and section
 of this date
 WMT

Permit No. 52/1783
 Location 27 Glenhurst St.
 Owner Carl White
 Date of permit 10/10/52
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued

Blank lined area for additional notes or signatures.



AP 27 Hemlock Street

October 10, 1952

Mr. Earl D. White
27 Hemlock Street
Portland, Maine

Dear Mr. White:

A partial permit to authorize replacement and alteration of the platform on the right hand side (as one faces the building from the street) of your dwelling at 27 Hemlock Street, is issued, herewith, but subject to the following conditions. If these conditions are not understood, or, if you are unable or unwilling to follow them, it is important that none of the work be started unless immediate temporary measures are needed to make the structures temporarily safe, ^{and} that you return the permit card to this office immediately with more information for adjustment.

1. The repairs indicated on the application of the rear two story piazza and for replacing the foundation of the front one story open piazza are excluded from this permit because our inspector, in looking over these two structures, reports that they are in such condition that he believes that fairly complete replacement of both structures will prove to be the only permanent remedy. Nothing in the exclusion of these two structures from the permit, however, is to prevent temporary repairs or propping-up, if the two structures are immediately dangerous in any particular, until such time as we can clear up the matter of what should be done.

If, after examining the structures again in the light of our inspector's report, you are thoroughly convinced that substantial replacement is not necessary, please contact me, personally, by phone to tell me of your final conclusions, so that I may decide what is the right course for this department to take.

If you should decide that our inspector is right and that substantial replacement of both structures is really the necessary course, you should make or have made suitable, understandable sketches showing what kind of foundations and the spacing of them, and the size, spacing and spans of all structural members, you propose to use--then file these sketches with application for amendment to the permit now issued.

2. As regards the side platform to be rebuilt of smaller size (10'6"x6') you should make sure that the foundation posts are genuine cedar; that the 4x6 sill is solid lumber in cross section, not built up of 2x6s; that both sills (the sills are to run along under the face or long dimension of the platform as well as across the ends) and the floor joists are set with the 6-inch dimension upright.

The 4x6 floor joists must not be more than 22 inches from center to center instead of the 24 inches indicated on the application. The sills should be lap-spliced at the outer corners where the end pieces of sill connect with the sill under the front, over the corner foundation posts. The 4x6 floor joists should get their bearing on the top edges of the end sills, and if you do not want to do it this way, do not start the work but contact this office with a diagram of how you intend to support the floor joists on the sills.

3. Cedar posts may be used under the bottom step if desired instead of the concrete foundation indicated, but in any case the foundation should extend no

Mr. Earl D. White-----2

October 10, 1952

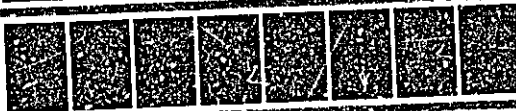
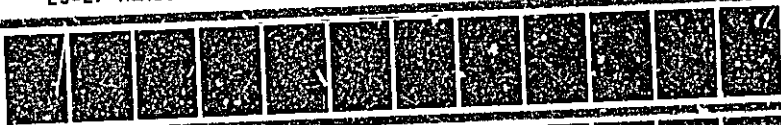
less than 4 feet below the surface of the ground or to solid ledge if ledge should be encountered at a less depth. If you use concrete, the piers should be no less than 8 inches in least cross sectional dimension at the surface of the ground, and no less than 10 inches at the bottom of the pier. The foundation, whether posts or piers, should extend far enough above the surface of the ground to keep the framing of the steps above the dampness of the ground. A good way that is often done is to make a single pier for the foundation but long enough and deep enough and wide enough to form the bottom step, and then support the stair stringers upon it.

Very truly yours,

Warren McDonald
Inspector of Building

WMcD/B

25-27 HEMLOCK ST.





CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

File
INSPECTION COPY

COMPLAINT NO. 82-88

Date Received Sept 9, 1982

Location

Location 25 Hemlock Street

Owner's name and address Kenneth Beard - same

Use of building dwelling with custom rental
business

Tenant's name and address doing business as Portland Custom Rental

Telephone 772-7430

Complainant's name and address Frances Egan - 17 Hemlock St.

Telephone _____

Description: Mr. Egan is concerned with the traffic and noise from the (773-1645) business being done during Halloween. Also parked vehicles on a one way street.

NOTES: Sept 10, 82

sent new letter to Mr. Beard -
he is moving to a new com. location
at 284 Brighton Ave next week.
9/24/82 -
has moved into new location

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: PORTLAND
 Street: 2511 ENCLAVE ST.
 Subdivision Lot # 2511

PROPERTY OWNERS NAME

Last: DIND First: WILLIAM
 Applicant Name: DAVID BUDDE
 Mailing Address of Owner/Applicant (if Different): 5 VARNUM RD PORTLAND ME

PORTLAND U PERMIT # 1,307 TOWN COPY

Date of Issue: 10/8/85 \$ FEE Double Fee Charged

Local Inspector Signature: [Signature] L.P.I. #

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 10-8-85

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules

Local Plumbing Inspector Signature: [Signature] Date Approved: NOV 12 1985

PERMIT INFORMATION

<p>This Application is for</p> <p>1 <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2 <input type="checkbox"/> RELOCATED PLUMBING</p> <p>OCT 9 1985</p>	<p>Type Of Structure To Be Served:</p> <p>1 <input type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2 <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3 <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4 <input type="checkbox"/> OTHER - SPECIFY: _____</p>	<p>Plumbing To Be Installed By:</p> <p>1 <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2 <input type="checkbox"/> OIL BURNERMAN</p> <p>3 <input type="checkbox"/> MFG'D HOUSING DEALER/MECHANIC</p> <p>4 <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5 <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>173532</u></p>
--	---	--

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type Of Fixture	Number	Column 1 Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District		Hose/bib / Silcock		Bathub (and Shower)
			Floor Drain	2	Shower (Separate)
			Urinal	4	Sink
	HOOK-UP: to an existing subsurface wastewater disposal system		Drinking Fountain	3	Wash Basin
			Indirect Waste	3	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc		Clothes Washer
	PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures		Grease/Oil Separator		Dish Washer
			Dental Cuspidor		Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____	2	Water Heater
\$	Hook-Up Fee		Fixtures (Subtotal) Column 2	15	Fixtures (Subtotal) Column 1
					Fixtures (Subtotal) Column 2
				15	Total Fixtures
				\$ 4.1	Fixture Fee
				\$	Hook-Up Fee
				\$ 40.	Permit Total

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

SEP 12 1985

B.O.C.A. TYPE OF CONSTRUCTION 1028

ZONING LOCATION PORTLAND, MAINE Sept. 5, 1985

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 25 Hemlock St. Fire District #1 , #2

1. Owner's name and address ... ~~xxxxx~~ William Dowd-446 Fore St. Telephone ... 773-62150

2. Lessee's name and address

3. Contractor's name and address John Guphill - 222, Saco, Me. Telephone ... 282-4844

..... No. of sheets

Proposed use of building ... 4 family No. families

Last use ... 2 family No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$... 15,000.

FIELD INSPECTOR—Mr.

@ 775-5451

Appeal Fees \$... 95.00

Base Fee ... ~~225.00~~

City of use 25.00

TOTAL \$... 120.00

Change of use from 2 to 4 families with new
apts on ~~xxxxxx~~ 1st floor front 1 apt
1st floor rear, as per plans.
2nd floor front and 2nd floor rear
alterations, no structural changes

Stamp of Special Conditions

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? **yes** Is any electrical work involved in this work? **yes**

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

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Kind of roof: Rise per foot Roof covering

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

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent

to see that the State and City requirements pertaining thereto

are observed?

Signature of Applicant Phone # **SAME**

Type Name of above William Dowd 1 2 3 4

Other

and Address

8

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 25 Hemlock Street

Issued to William Dowd

Date of Issue December 11, 1985

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 85-1028, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

4 dwelling units

Limiting Conditions:

This certificate supersedes
certificate issued 10/4/85

Approved:

12/11/85
(Date)

Kathleen G. Taylor
Inspector

Inspector of Buildings

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

25 Hewlock Street

Issued to William Dowd

Date of Issue Oct. 4, 1985

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 85-1028 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Apt # 3 only

1 family

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

12/4/85

(Date)

Inspector

Inspector of Buildings

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



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 9, 1985

Mr. William Dowd
446 Fore Street
Portland, Maine 04101

RE: 25 Hemlock Street, Portland, Maine 04102

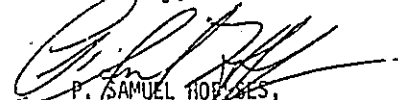
Dear Sir:

Your application to change the use of 25 Hemlock Street from a two family dwelling to a four (4) family dwelling has been reviewed and a permit is herewith issued, subject to the following requirements:

1. The boiler room shall be enclosed with construction having a fire rating of at least one hour, including the ceiling, and fire doors with self-closers.
2. Each apartment shall have two separate and remote exits. Access to these exits shall not be through a bathroom.
3. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour, including fire doors with self-closers.
4. See attached Building Code requirements, Sections 809.4 and 1716.3.4.
5. All electrical and plumbing permits must be obtained by masters of their trade.

If you have any questions, please call.

Sincerely,


P. SAMUEL HOBBS,
CHIEF OF INSPECTION SERVICES

PSH/mlb

CC: Lieut. Collins

ENC.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION 1028

SEP 12 1985

ZONING LOCATION R-6 PORTLAND, MAINE Sept. 5, 1985

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 25 Hemlock St. Fire District #1 #2
 1. Owner's name and address ... ~~William Dowd~~ William Dowd-446 Fore. st. Telephone ... 773-62450
 2. Lessee's name and address Telephone
 3. Contractor's name and address John Guphill - 222, Saco, Me. Telephone ... 282-4844
 Proposed use of building ... 4 family No. of sheets
 Last use ... 2 family No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$... 15,000...

FIELD INSPECTOR—Mr
 @ 775-5451

Appeal Fees \$... 95.00
 Base Fee ... 125.00
 Plan & use 25.00
 TOTAL \$... 120.00

Change of use from 2 to 4 families with new
 -apts on ~~xxxxxxx~~ 1st floor front 1 apt
 1st floor rear, as per plans.
 2nd floor front and 2nd floor rear
 alterations, no structural changes

Stamp of Special Conditions
**PERMIT ISSUED
 WITH LETTER**

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes.
 Is connection to be made to public sewer? existing .. If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind Dressed or full size? Corner posts Sills
 Size Girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1. floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span. 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING OK 9/11/85

BUILDING CODE:

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

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant William Dowd Phone # same

Type Name of above William Dowd 2 3 4

Other
 and Address

**PERMIT ISSUED
 WITH LETTER**

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

TITLE OFFICE FILE COPY

21-23
5,063
6-13-19

6600?
MR. PUP

NOTES

12/4/85 Apt 1, Apt 2,
Apt 3, Apt 4

C of O for Apt 3
only

12/10/85 - C of O for entire - 4 dwelling
units

Permit No. 85/1028

Location 85/DeKalb Co. St 11

Owner Nam Chawng

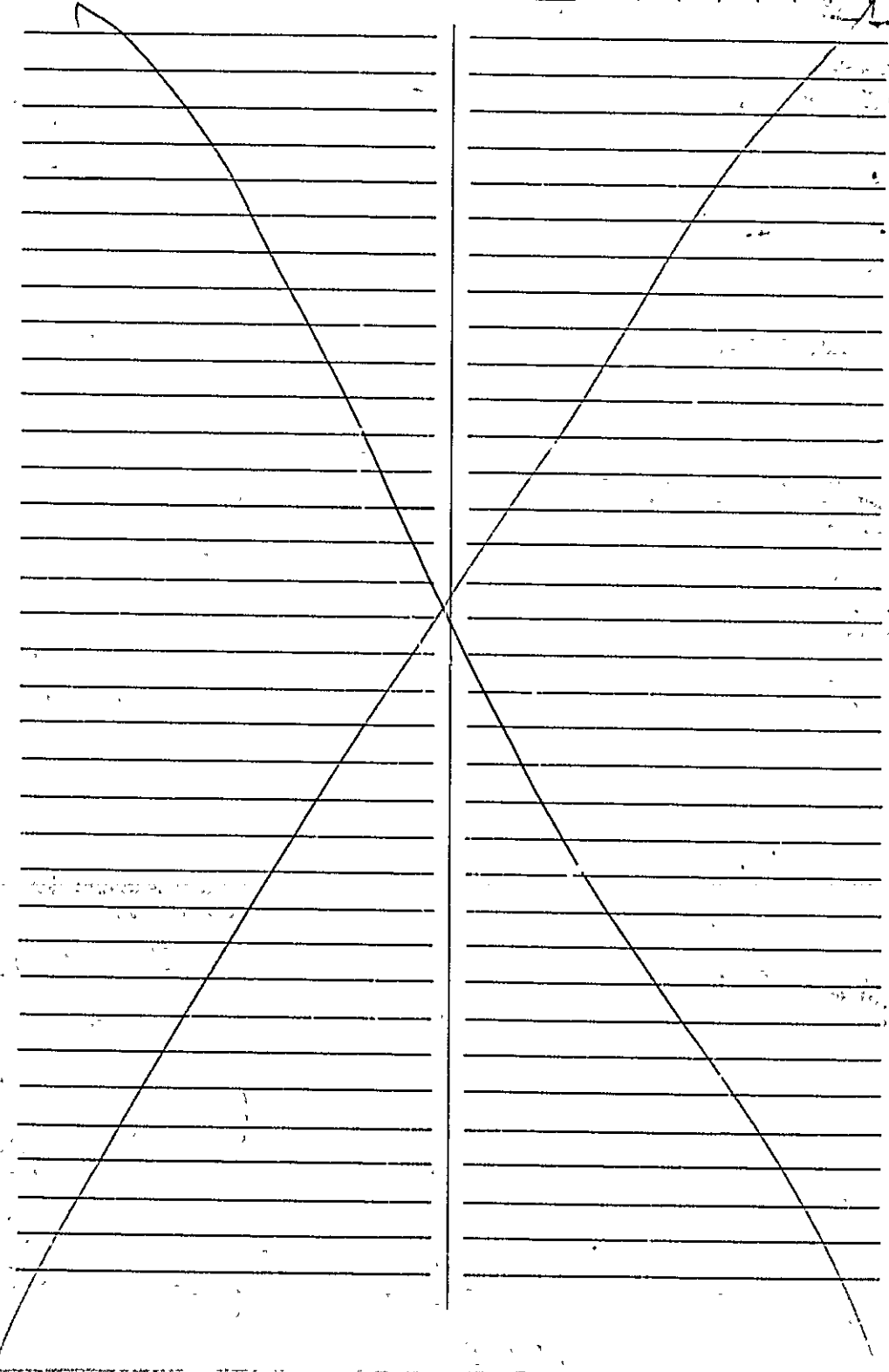
Date of permit 9-5-85

Approved 9-12-85

Dwelling Change/more

Garage

Alteration





CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

25 Hemlock Street, first floor rear apt

8 December 1989

Roger Flannery
383 US Route 1
Scarborough ME 04074

Dear Mr Flannery:

We recently received a complaint and an inspection was made by Code Enforcement Officer Merle Leary of the property owned by you at 25 Hemlock Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

Interior - Third floor bathroom - loose wiring on wall	113-5
Interior - First floor bathroom - provide ventilation	112

The above mentioned conditions are i. violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before 1/8/90.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E Gray, Jr.
Director of Planning & Urban Development

By P Samuel Hoffses
Chief of Inspection Services

Merle Leary
Merle Leary
Code Enforcement Officer

/bm



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Sept. 11, 19 85
 Receipt and Permit number D 04307

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 Hemlock St.
 OWNER'S NAME: Bill Dowd ADDRESS: 144 Fore St.
Fore St. Associates

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u>	<u>3.00</u>
FIXTURES: (number of)	
Incandescent <u>x</u> Fluorescent _____ (not strip) TOTAL <u>1-10</u>	<u>3.00</u>
Strip Fluorescent _____ ft.	
SERVICES:	
4-100 amp services	
Overhead <u>x</u> Underground _____ Temporary _____ TOTAL amperes <u>400</u> ..	<u>6.00</u>
METERS: (number of) <u>4</u>	<u>2.00</u>
MOTOR: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) <u>20</u>	<u>20.00</u>
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 <u>2</u> _____ Water Heaters <u>2</u> _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL	<u>6.00</u>
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>40.00</u>

INSPECTION:

Will be ready on _____, 19____; or Will Call xx

CONTRACTOR'S NAME: Seabee Electric

ADDRESS: 75 Commercial St.

TEL: 774-4380

MASTER LICENSE NO.: 3014 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

