

16-20
18 Casco Street 3706

SHAW-WALKER
#2503-1R

INSPECTION RECORD

C B L

LOCATION 16 Casco St. OWNER/AGENT John Quirk

37 C 6

INSP	DT	CONDITIONS FOUND	ACTION TAKEN (INCLUDE PERSONS CONTACTED)
BM	2-3-75	First Insp 53 violations	NOHC - contacted owner
"	4-10-75	Reinsp. 31 viol. remaining	60 day WTX " "
"	7-10-75	Reinsp. 23 " BATHROOMS	30 " OTX " "
"	8-11-75	Reinsp. 23 " "	30 " " " "
"	"	CHANGING OWNERSHIP FROM M. NICHOLS TO J. QUIRK	
"	9-11-75	Reinsp. 23 viol. remain	30 day OTX " "
"	10-14-75	Reinsp. 23 " "	
"	"	WORK IN PROGRESS	30 day OTX " "
"	11-14-75	Reinsp. 23 BATHROOMS TO BE INSTALLED	" " " " "
"	1-5-76	Reinsp. STACK COMPLETED	
"	"	WORK IN PROGRESS ON 1 UNIT	" " " " "
"	2-11-76	Reinsp. Satisfactory progress	" " " " contacted mgr.
"	6-30	Re " "	" " " " "
"	9-1	Re Satisfactory	OTX 30 days
"	11-1	Reinsp. " "	Contacted mgr.
"	1-1-77	Reinspect " "	" " "
"	3-15-77	" " 2 units repaired installed	" " "

1. CBE

C E R T I F I C A T E
O F
C O M P L I A N C E

September 18, 1980

CITY OF PORTLAND

Department of Neighborhood Conservation And Inspection Services
Housing Inspections Division
Telephone: 775-5451 - Extension 448 - 358

Mr. John Quirk
16-20 Casco Street
Portland, Maine 04101

Re: Premises located at 16-20 Casco Street, Portland, Maine 37-C-6. Gau.

Dear Mr. Quirk:

A re-inspection of the premises noted above was made on September 15, 1980
by Housing Inspector Marland Wing

This is to certify that you have complied with our request to correct the violation
of the Municipal Codes relating to housing conditions as described in our "Notice of
Housing Conditions" dated February 3, 1975.

Thank you for your cooperation and your efforts to help us maintain decent, safe and
sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing
inventory, it shall be the policy of this department to inspect
each residential building at least once every five years. Although
a property is subject to re-inspection at any time during the said
five-year period, the next regular inspection of this property is
scheduled for September 1985.

Sincerely yours,

Joseph E. Gray, Jr. Director
Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector Marland Wing
Marland Wing

ADMINISTRATIVE HEARING DECISION

City of Portland
Health Department - Housing Division
Tel. 775-5451 Ext. 448

Stuply
774-6967

Date April 10, 1975

~~Mr. Myron A. Macisae~~ **JOHN QUIRK**
~~7 Ocean Terrace~~
Cumberland Foreside, Maine **799-3398**

Re: Premises located at 16-20 Casco Street, Portland, Maine 37-C-6

Dear Mr. Nichols:

You are hereby notified that as a result of a reinspection and your request for additional time

on April 10, 1975, regarding our "NOTICE OF HOUSING CONDITIONS" at the above referred premises resulted in the decision noted below.

XX Expiration time extended to June 10, 1975 in order to complete the work now in progress to correct the remaining Thirty-one (31) Housing Code violations as shown on the attached list.

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned date, so that a "CERTIFICATE OF COMPLIANCE" may be issued.

In Attendance

Mr. Nichols
B. Macisae, Housing Inspector

Very truly yours,

David C. Bittenbender
Acting Health Director

By Lyle D. Noyes
Chief of Housing Inspections

Encl. 1
LDN:rl

OTX 8/1/78 Hy

5/1/78 Faint
5/30/78

16-20 Casco Street - continued

MR. VERMETTE - MGR
#1 1ST FLOOR

REMAINING HOUSING CODE DEFICIENCIES TO BE CORRECTED WITHIN THE TIME GRANTED ON THE ATTACHED ADMINISTRATIVE DECISION.

101	Remove the peeling paint in the living room and bedroom ceilings. Second Floor 66A	3b
102	Remove the peeling paint in the living room ceiling. Third Floor 33	3b
103	Remove the peeling paint in the bathroom. Third Floor 31A	3b
104	Repair or replace the broken plaster in the bedroom ceiling. Fifth Floor 55A	3b
105	Determine the reason and remedy the condition causing leaking in the ceiling of the kitchen. Sixth Floor 62A	3b
106	Repair or replace the broken plaster in the kitchen ceiling. Sixth Floor 62A	3b
107	Repair or replace the broken plaster in the wall of the living room. Sixth Floor 62A	3b
108	Remove the peeling paint in the bedroom ceiling. Sixth Floor 62A	3b
109	Install a three piece bathroom consisting of a flush toilet, lavatory basin, and bathtub or shower within the walls of these dwelling units:	
110	" " " " Apt. #21	6a
111	" " " " Apt. #24	6a
112	" " " " Apt. #25	6a
113	" " " " Apt. #26	6a
114	" " " " Apt. #31 5/22/74	6a
115	" " " " Apt. #32 2/2/74	6a
116	" " " " Apt. #34	6a
117	" " " " Apt. #35	6a
118	" " " " Apt. #36	6a
119	" " " " Apt. #41 2/17/72	6a
120	" " " " Apt. #42 5/22/74	6a
121	" " " " Apt. #44	6a
122	" " " " Apt. #45	6a
123	" " " " Apt. #46	6a
124	" " " " Apt. #51 2/12/72	6a
125	" " " " Apt. #54	6a
126	" " " " Apt. #55	6a
127	" " " " Apt. #56	6a
128	" " " " Apt. #57	6a
129	" " " " Apt. #58	6a
130	" " " " Apt. #64	6a
131	" " " " Apt. #65	6a
132	" " " " Apt. #66	6a

24 LAV Toilet
COMBINED UNITS

- ~~22 & 23~~ ~~2~~ 1'S TO BE ONE ROOM APTS.
- ~~25 & 26~~
- ~~31 & 33~~
- ~~35 & 36~~
- ~~43 & 44~~

2

NOTICE OF HOUSING CONDITIONS

DU 65 RU 1

LDN/72

CITY OF PORTLAND
Health Department - Housing Division
Telephone 775-5451 - Extension 448

Mr. Myron A. Nichols
7 Ocean Terrace
Cumberland Foreside, Maine

Chart-Bl.-Lot: 37-C-6
Location: 16-20 Casco Street
Project: General
Issued: February 3, 1975
Expires: April 3, 1975

Dear Mr. Nichols:

An examination was made of the premises at 16-20 Casco Street
Portland, Maine, by Housing Inspector MacIsaac. Violations of Municipal Codes
relating to housing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are requested to correct these
defects on or before April 3, 1975. You may contact this office to arrange a
satisfactory repair schedule if you are unable to make such repairs within the specified time.
We will assume the repairs to be in progress if we do not hear from you within ten days from
this date and, on re-inspection within the time set forth above, will anticipate that the premises
have been brought into compliance with Code Standards.

Your cooperation will help this Department in its goal to maintain all Portland residents in
decent, safe and sanitary housing.

Very truly yours,
David Bittenbender
Health Director

Inspector B. MacIsaac

By [Signature]
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING"		Section(s)
4-3-1	Repair or replace the broken plaster in the third floor hall wall.	3b
4-3-2	Repair or replace the broken plaster in the walls and ceiling of the fifth floor hall.	3b
4-8-3	Repair or replace the broken plaster in the walls and ceiling of the sixth floor hall.	3b
4-9-4	Remove the peeling paint from the hall ceiling.	3b
4-8-5	Remove the peeling paint from the bathroom ceiling.	3b
4-9-6	Remove the peeling paint from the bathroom ceiling.	3b
4-9-7	Replace the missing sash cords in the living room window.	1c
4-9-8	Remove the peeling paint in the hall ceiling.	3b
4-9-9	Remove the peeling paint in the living room and bedroom ceilings.	5b
4-10	Remove the peeling paint in the living room ceiling.	3b
4-11	Remove the peeling paint in the bathroom.	3b
4-12	Remove the peeling paint from the kitchen ceiling.	3b
4-13	Repair or replace inoperative electric fixture in the bathroom ceiling.	8e
4-7-14	Correct the condition at the fixture causing a cross connection in the bathtub of the bathroom.	6d

~~60A~~ - ~~55A~~ - ~~51A~~ - ~~54~~ - ~~41A~~ - ~~26A~~

16-20 Casco Street - continued

- 48 15. ~~Fifth Floor - 54~~ Repair or replace the broken plaster in the living room wall. 3b
- 16. ~~Fifth Floor - 51A~~ Remove the peeling paint in the living room ceiling. 3b
- 410 17. ~~Fifth Floor - 53A~~ Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d
- 410 18. ~~Fifth Floor - 54A~~ Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d
- 410 19. ~~Fifth Floor - 55A~~ Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d
- 20. ~~Fifth Floor - 56A~~ Repair or replace the broken plaster in the bathroom ceiling. 3b
- 410 21. ~~Sixth Floor - 62~~ Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d
- 410 22. ~~Sixth Floor - 61A~~ Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d
- 410 23. ~~Sixth Floor - 62A~~ Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d
- 24. Determine the reason and remedy the condition causing leaking in the ceiling of the kitchen. 3b
- 25. Repair or replace the broken plaster in the kitchen ceiling. 3b
- 410 26. Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d
- 27. Repair or replace the broken plaster in the wall of the living room. 3b
- 28. Remove the peeling paint in the bedroom ceiling. 3b
- 410 29. ~~Sixth Floor - 66A~~ Remove the peeling paint in the hall ceiling. 3b
- 410 30. Correct the condition at the fixture causing a cross-connection in the bathtub of the bathroom. 6d
- 31. Install a three piece bathroom consisting of a flush toilet, lavatory basin, and bathtub or shower within the walls of these dwelling units:

Apt. #22	6a
" Apt. #24	"
" Apt. #25	"
" Apt. #26	"
" Apt. #31	"
" Apt. #33	"
" Apt. #34	"
" Apt. #35	"
" Apt. #36	"
" Apt. #41	"
" Apt. #43	"
" Apt. #44	"
" Apt. #45	"
" Apt. #46	"
" Apt. #51	"
" Apt. #54	"
" Apt. #55	"
" Apt. #56	"
" Apt. #61	"

COMBINED:
22 & 23
32 & 33

continued ----

16-20 Casco Street - cont. nued

Install a three piece bathroom consisting of flush toilet, lavatory basin, and bathtub or shower within the walls of this dwelling unit:

			Apt. #63	6a
"	"	"	Apt. #64	"
"	"	"	Apt. #65	"
"	"	"	Apt. #66	"

At the time of the survey we were unable to gain access to Apt. 44A and Apt. 53. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the structure.

LDN:rl

53
22
31

REINSPECTION RECOMMENDATIONS

LOCATION 16-20 Casca St

INSPECTOR M. King

PAGE 2082

PROJECT _____

OWNER _____

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired

A reinspection was made of the above premises and I recommend the following action:

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	POSTING RELEASE
9/15/80	GM	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		SATISFACTORY Rehabilitation in Progress	
9/1/78		Time Extended To: OTX 9/1/79	
		Time Extended To: _____	
		Time Extended To: _____	
		UNSATISFACTORY Progress Send "HEARING NOTICE"	"FINAL NOTICE" _____
		"NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____	
		UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____	
9/11/78	GM	INSPECTOR'S REMARKS: OTX 90 days	
9/15/80	GM	all viol. corrected	
		INSTRUCTIONS TO INSPECTOR: _____	

(3)

REINSPECTION RECOMMENDATIONS

INSPECTOR MACISANO

LOCATION 16-00 Casco
 PROJECT 712
 OWNER VICHALES

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>2-3-75</u>	<u>4-3-75</u>				

A reinspection was made of the above premises and I recommend the following action:

DATE		ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____	"POSTING RELEASE" _____
<u>4-10-75</u>	<u>BM</u>	SATISFACTORY Rehabilitation in Progress	
		Time Extended To <u>June 10, 1975</u>	
<u>7-10-75</u>	<u>BM</u>	Time Extended To <u>August 10, 1975</u>	
<u>8-10-75</u>	<u>BM</u>	Time Extended To <u>Sept 10, 1975</u>	
		UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____	
		"NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____	
		UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____	
<u>6-10-75</u>	<u>BM</u>	INSPECTOR'S REMARKS: <u>Change ownership - check in 30 days</u>	
<u>9-11-75</u>	<u>BM</u>	<u>CTX 11-11</u>	
<u>10-14-75</u>	<u>BM</u>	<u>CTX 11-14</u>	
<u>11-19-75</u>	<u>BM</u>	<u>work in progress CTX 12-19-75</u>	
<u>1-5-76</u>	<u>BM</u>	<u>CTX 2-5-76</u>	
<u>2-11-76</u>	<u>BM</u>	<u>Satisfactory progress CTX 60 days</u>	
<u>4-12-76</u>	<u>BM</u>	<u>" " " "</u>	
<u>9-1-76</u>	<u>BM</u>	INSTRUCTIONS TO INSPECTOR: <u>Working steadily - satisfactory progress</u>	
<u>3-15-77</u>	<u>BM</u>	<u>" " " "</u>	
<u>12-15-77</u>	<u>GM</u>	<u>CO will start work next month</u>	

(Check every couple months)

SECTION 8 - EXISTING - LEASED HOUSING PROGRAM

ADDRESS 18 Casco Street DATE 3/30/78

OWNER John Quirk ADDRESS 759 Highland Ave
So Portland

Location of Dwelling Units or
Number of Dwelling Units Under
Section 8 - Lease - 23

NEIGHBORHOOD CONSERVATION PROJECT _____

INSPECTED BY HOUSING DIVISION - YES NO

"NOTICE OF HOUSING CONDITIONS" ISSUED 2/3 1975 ABATED _____ 19____

LOAN PARTICIPANT _____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JULY 01, 1997

MURIEL O'DONNELL
18 CASCO ST - APT # 2
PORTLAND ME 04101

Re: 18 CASCO ST
CBL: 037-- C-006-001-01
DU: 59

Dear Ms. O'Donnell:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owners, John J & Sally L Quirk, have been notified of the above-mentioned condition and have been directed to take immediate steps to vacate the apartment.

Sincerely,

David Jordan
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 13, 1996

QUIRK JOHN J & SALLY L QUIRK
1122 SHORE RD
CAPE ELIZABETH ME 04107

Re: 18 Casco St
CBL: 037- - C-006-001-01
DU: 62

Dear Mr. & Mrs. Quirk:


The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referenced property.

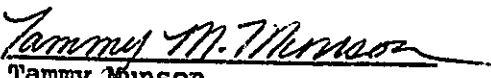
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,


Marland Wing
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr. / Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

JULY 01, 1997

CITY OF PORTLAND

QUIRK JOHN J & SALLY L
1122 SHORE RD
CAPE ELIZABETH ME 04107

Re: 18 CASCO ST
CBL: 037 - - C-006-001-01
DU: 59

Dear Mr. & Mrs. Quirk:

As owner or agent of the property located at the above-referred address, you are hereby notified that as the result of a recent inspection, the occupied apartment #2 (first floor/rear) is hereby declared unfit for human occupancy.

The above-mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon (i.e.; extremely insanitary conditions/health hazard):

Article V, Section 6-120:

- (1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public --

Therefore, you will not occupy, permit anyone to occupy, or rent the above-mentioned apartment without the written consent of the Health Officer or his/her agent.

Sincerely,

David Jordan
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 1, 1997

John Quirk
1122 Shore Road
Cape Elizabeth, Maine 04107

Re: 18 Casco Street Apartment #2 First Floor Rear (37 - C - 6)

Dear Mr. Quirk:

An inspection was made of the above referenced address. The premises were found to be unfit for human habitation and were vacated immediately. The premises were also found to be extremely unsanitary and a health hazard.

You are hereby ordered to do the following:

1. A professional cleaning company must be placed under contract immediately to clean the unit.
2. You must submit a copy of a signed contract with the professional cleaning company to this office.
3. The premises must be kept vacant until a re-inspection is made by this office of the unit.
4. The unit must be kept secure and should NOT be entered by anybody until it is clean.

If the above orders are not immediately adhered to, we will be forced to vacate the entire building due to the severe health ramifications that may be caused if unit #2 is unattended to. Please contact this office if you have any questions at 874-8300 x8706.

Sincerely,

Tammy M. Munson

Tammy M. Munson
Code Enforcement Officer / Field Supv.

cc: Dave Jordan, Code Enforcement Officer
P. Samuel Hoffses, Chief of Inspections

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph B. Gray Jr.
Director

JULY 17, 1997

CITY OF PORTLAND

QUIRK JOHN J
1122 SHORE RD
CAPE ELIZABETH ME 04107

Re: 18 CASCO ST
CBL: 037-- C-006-001-01
DU: 59

Dear Mr. Quirk:

We recently reinspected apartment #2 (first floor/rear), which was posted against occupancy on July 1, 1997. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - 1ST FLR - APT #2 - LIVING ROOM/BATHROOM 109.30
ODOR IS STILL PRESENT
2. INT - 1ST FLR - APT #2 - LIVING ROOM/BATHROOM 113.50
CEILING WIRING IS NOT TO CODE
3. INT - 1ST FLR - APT #2 - LIVING ROOM 113.50
WALL RECEPTACLES ARE LOOSE
4. INT - 1ST FLR - APT #2 - LIVING ROOM/BATHROOM 116.40
CEILING TILES MUST BE APPROVED "MELT-WAY" TYPE
5. INT - 1ST FLR - APT #2 - LIVING ROOM/BATHROOM 109.30
FLOOR TILES MUST BE REMOVED
6. INT - 1ST FLR - APT #2 - ENTIRE UNIT 109.30
PAINT ALL WALLS & WOODWORK
7. INT - 1ST FLR - APT #2 - LIVING ROOM 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS REQUIRED
8. INT - 1ST FLR - APT #2 - BATHROOM 112.00
OPERATIVE WINDOW IS REQUIRED & MUST BE POWER-VENTED
9. INT - 1ST FLR - APT #2 - BATHROOM 108.20
WALL BEHIND THE SINK IS BROKEN
10. A CONTRACT FROM THE CLEANING COMPANY IS REQUESTED

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within thirty (30) days. FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THE MATTER'S BEING FILED WITH THE CITY'S CORPORATION COUNSEL FOR LEGAL ACTION.

Sincerely,

David Jordan
Code Enforcement Officer

Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 03, 1997

Quirk John J & Sally L Quirk
1122 Shore Rd
Cape Elizabeth ME 04107

RE: 18 Casco St.
CBL: 037- - C-006-001-01
DU: 59

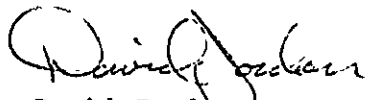
Dear John & Sally Quirk:

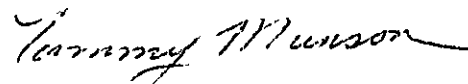
This is to inform you, as owner or agent of the property located at the above referenced address, that we have released apartment #2 on the first floor from posting.

Therefore, you may rent this apartment to others or occupy it yourself.

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

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc. Offc./Field Supv.

BUILDING PERMIT REPORT

DATE: 2/13/55

ADDRESS: 16 Coxe St

REASON FOR PERMIT: inst. 11 / ABOVE GROUND L/P TANKS

BUILDING OWNER: Q. H. Haskell Inc

CONTRACTOR: H. S. H. Co

PERMIT APPLICANT: —

APPROVED: DENIED

CONDITION OF APPROVAL OR DENIAL:

- 1.) All above ground L/P storage tanks shall be located in accordance with NFPA #58 standards.
- 2.) Any tank located near the path of vehicle movement shall be protected with appropriate permanent barricades.
- 3.) All piping shall be protected from possible mechanical damage and vandalism.

Owen Haskell, Inc.

16 Casco St.

Portland, Me. 04101

Parking Lot

① 1-125

#16

S
H
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P
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Y

S
T

CASCO ST.

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

ORDERED:

That a building permit, to include projection of about 3 inches over the public sidewalk from the building of the Portland Water District at 14-16 Casco Street of a masonry veneer extending from the surface of the sidewalk to a height about 18 feet above, be and hereby is approved subject to compliance with all terms of the Building Code applying thereto.

AP - 16 Casco Street

August 8, 1963

Paul B. McLellan Co.,
52 Marginal Way

cc to: Portland Water District
16 Casco Street

Hadsworth & Boston,
615 Congress Street

Gentlemen:

Building permit for alterations to front of first story of building at the above named location is issued herewith based on plans filed with application for permit, but subject to the following conditions:

1. All parts of anchors for stone veneer are to be of non-corrodible material of no less than No. 8 gauge.
2. It is noted that existing windows in front wall below first floor level are to be filled in with masonry. While there is no regulation forbidding this, it is suggested that, unless there are similar openings in side wall near the front of the building through which firemen could gain access for a hose line in case of a cellar fire, one or more such openings be provided.

Very truly yours,

Albert J. Sears
Director of Building Inspection

N/S/h

SPECIFICATION
of
LABOR AND MATERIAL
for
ALTERATIONS TO BUILDING OF
PORTLAND WATER DISTRICT
16 CASCO STREET
PORTLAND, MAINE

Wadsworth & Boston
Architects - Engineers
201-208 Congress Building
Portland, Maine

C-6029

RECEIVED

AUG 8 1963
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

SECTION ONE. ORDER OF WORK.

It will be necessary that access by the public to the area in front of the existing cashier's windows be maintained during office hours during the time work is carried on. No demolition of righthand or center windows can be performed until new material is ready to put in place promptly; lefthand windows can be removed when necessary and any counter changes or moving will be done to the owners when necessary.

Exterior railings shall be removed and stored and re-installed.

SECTION TWO. TEMPORARY WORK.

Permit for work will be obtained and paid for by Contractor.

Temporary wood plank stairs and platform with wooden railings will be built by Contractor and removed by him after work is completed. Opening in lefthand window must be enclosed temporarily in a weathertight manner and a door and frame must be installed complete with hardware.

Space around interior vestibule, and where windows are removed must be enclosed so as to separate them from the offices in a weatherproof and dust-proof manner.

SECTION THREE. DEMOLITION.

When necessary, remove metal railing, existing wooden exterior door and frame, glass and frames, column casings, and basement sash as necessary to install new work.

SECTION FOUR. STRUCTURAL STEEL.

Furnish and install structural steel indicated, including angles and anchors on columns, shelf angle and its parts to receive frieze stone, and all incidental steel and iron necessary to make a complete job. Shop drawings shall be furnished for checking, and all metal work shall have a coat of red lead.

SECTION FIVE. MASONRY WORK.

New stone on columns shall be as shown, of limestone matching existing stone in color and tooling. Stone fascia shall be of thickness shown, jointed as shown, of limestone matching other new limestone but with a sand finish. Anchoring shall be as shown and in accordance with requirements of the City of Portland. Cut existing stone and reset as necessary to perform the work as shown.

FIVE. (Continued).

new granite panels in existing basement window openings, some to be with brick. Drill this stone as necessary for oil fuel and vent pipes.

stone shall be laid with a tight tooled joint matching existing stone in a non-staining cement.

existing door sill for new metal door hardware as necessary.

Provide and install new 1" polished "Radio Black" marble stools for windows shown, installing brick, etc., to receive marble as necessary and setting in plaster of Paris.

SECTION SIX. GLASS, GLAZING AND METAL WORK.

Existing plate glass will become the property of the Contractor when removed.

Furnish and set new metal work of anodized aluminum as shown, including door and hardware. Shop drawings of all work shall be furnished for approval and necessary dimensions shall be taken at the job by the Contractor. Details shall be stock but shall conform to what is shown on the drawings.

Furnish and install aluminum and glass jalousies as shown, complete with hardware.

Provide new polished plate glass for windows and set same in glass set provided by glass contractor.

SECTION SEVEN. PLASTERING.

Perform lathing and plastering as indicated on drawings and necessitated by the work. Finish shall match that adjoining, and where patched new and old surfaces must line.

SECTION EIGHT. ACOUSTIC CEILING.

New portion of acoustic ceilings shall line perfectly with old, shall be similarly suspended, and shall be of tile matching existing tile remaining.

SECTION NINE. CARPENTER WORK.

Install new rough and finished woodwork as indicated on drawings and as work above requires. New finish shall be of oak to match the existing vestibule and counter woodwork. Rough woodwork which is concealed from view shall be of native spruce. Changes in existing vestibule doors will be performed by the Owner under another Contract.

(Continued).

Woodwork shall be sanded, with nails set for puttying and shall be of quality as existing; woodwork in counter and vestibule.

8. PAINTING.

Paint work will be performed by the Owners under another Contract.

9. SHEET METAL WORK.

Top of stone shall be fabricated and installed of 16 oz. lead. Cutting of reglets in brick joint and drilling of stone will be Contractor. Elastic cement and caulking material used shall meet approval of the Architects.

10. RESERVED WORK.

Letters and numbers and lettering on glass will be furnished and installed by the Owners under another Contract.

Painting will be performed by the Owners under another Contract.

Roof ventilation changes will be performed by the Owners under another Contract.

Roof changes will be performed by the Owner under another Contract.

Plumbing and fixtures will be performed by the Owners under another Contract.



B3 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, August 8, 1963

PERMIT ISSUED
00349
AUG 8 1963
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 16 Casco Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Portland Water District, 16 Casco St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Paul B McLellan Co. 52 Marginal Way Telephone 772-5751
Architect _____ Specifications yes Plans yes No. of sheets 2
Proposed use of building Offices No. families _____
Last use _____ " _____ No. families _____
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 6000.00 Fee \$ 12.00

General Description of New Work

To Change front of building as per plans and specifications.
(first floor)

Permit Issued with Letter

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

Details of New Work

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

If a Garage

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

APPROVED:

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

Portland Water District
Paul B McLellan Company

Signature of owner by: Paul B McLellan

INSPECTION COPY

CS 301

7m

NOTES

9-30-63 Not started *JD*
 10-21-63 Steel Lintel
 Beams Fire proofed
 Masonary front going
 on. *JD*
 12-30-63 Completed *JD*

X

12-3-63
 Permit No. 63/949
 Location 16 Wells St
 Owner *Edna M. Pitts*
 Date of permit 8-1-63
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice



B3 BUSINESS ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class

Portland, Maine, April 26, 1961

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 16 Casco St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Portland Water District, 16 Casco St. Telephone 2-6557
 Lessee's name and address _____ Telephone _____
 Contractor's name and address not let Telephone _____
 Architect _____ Telephone _____
 Proposed use of building Offices Specifications _____ Plans yes No. of sheets 4
 Last use _____ No. families _____
 Material masonry No. stories 3 Heat _____ Style of roof _____ No. families _____
 Other buildings on same lot _____ Roofing _____
 Estimated cost \$ 30,000 Fee \$ 30.00

General Description of New Work

To make alterations to building as per plans.

Approved by Inspector 5/1/61

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 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? _____

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
 Portland Water District

CS 301

INSPECTION COPY

Signature of owner

by:

Wade was the one of Bob Tom
J. Brad Pitt

F m.

Permit No. 611
Location 16 Quail
Owner Paul Edward Water District
Date of permit 4/1/61
Notif. closing-in _____
Inspn. closing-in _____
Final Notif _____
Final Inspn. _____
Cert of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

Paul Edward Water District
4/1/61
Owner in place

GENERAL BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure.

Portland, Maine, May 2, 1956

PERMIT ISSUED

00551 MAY 4 1956

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following building 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 16 Casco St. Within Fire Limits? YES Dist. No. 1
Owner's name and address Portland Water District, 16 Casco St. Telephone
Lessee's name and address
Contractor's name and address Fels Co., 42 Union St. Telephone 2-1939
Architect Specifications Plans YES No. of sheets 1
Proposed use of building offices. No. families
Last use " No. families
Material masonry No. stories 3 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To install automatic wet sprinkler system as per plan.

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 Fels Co.

Details of New Work

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

If a Garage

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

APPROVED:

OK-5/3/56-ags

Miscellaneous

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

Portland Water District Co. Fels Co.

INSPECTION COPY

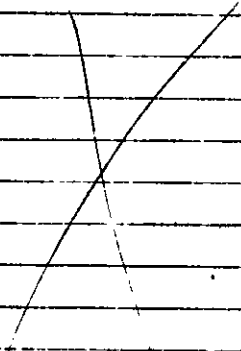
Signature of owner's agent

C16-354-1M-Mark

John L. Bradley

NOTES

6/10/56 - No work started
on the sprinker system as
yet. *Allen*



Permit No. *561551*
Location *Casey St.*
Owner *Eastland State District*
Date of permit *5/4/56*
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Standing Out Notice
Form Check Notice