

185-187 CLARK STREET



Full cut * 920A Half cut * 920B Third cut * 9203R First cut * 0203R



APPLICATION FOR PERMIT
 DEPARTMENT OF PUBLIC UTILITIES AND CONSERVATION
 ELECTRICAL INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date April 14, 1980
 Receipt and Permit number A 45625

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 185 ClarkSt.

OWNER'S NAME: Boreen Casso ADDRESS lives there

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u> ✓	3.00
FIXTURES (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____ Strip Fluorescent _____	
SERVICES: <u>3-100 amp services</u> Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>300</u> ✓	6.00
METERS (number of) <u>3</u>	1.50
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: _____	10.50

INSPECTION.
 Will be ready on ready, 1980; or Will Call _____
 CONTRACTOR'S NAME: N & M Electric
 ADDRESS: 16 Chevrus Rd. Cape Elizabeth
 TEL.: 767-2411
 MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

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

1539

PERMIT TO INSTALL PLUMBING

Date Issued **Oct 20, 1970**
Portland Plumbing Inspector
By **ERNOLD R GOODWIN**

PERMIT NUMBER **1854**

Address **188 Clark St.**
Installation For **dwelling**
Owner of Bldg **Dorina Casso**
Owner's Address **22 Bradford St.**
Plumber **Portland Gas Light**

Date **Oct 23, 1970**

App. Final Insp.
Date **10/30/70**
By **WALTER H. WALLACE**
DEPUTY PLUMBING INSPECTOR

App. Final Insp.
Date **10/30/70**
By **WALTER H. WALLACE**
DEPUTY PLUMBING INSPECTOR

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

NEW	REPL.			
				SINKS
				LAVATORIES
				TOILETS
				BATH TUBS
				SHOWERS
				DRAINS FLOOR SURFACE
		x		HOT WATER TANKS
				TANKLESS WATER HEATERS
				GARAGE DISPOSALS
				SEPTIC TANKS
				HOUSE SEWERS
				ROOF LEADERS
				AUTOMATIC WASHERS
				DISHWASHERS
				OTHER

TOTAL **1** **2.00**

Building and Inspection Services Dept. Plumbing Inspection

Heater Cancelled

PERMIT TO INSTALL PLUMBING PERMIT NUMBER 951

Date Issued **Dec. 1, 1969**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.
 Date **12/4/69**
 By **WALTER H WALL**
 PORTLAND PLUMBING INSPECTOR

App. Final Insp.
 Date
 By

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

Address		222 Clark St. (S.W.)	
Installation for		dwelling	
Owner of Bldg		Doris Reese	
Owner's Address		22 Bradford St.	
Plumber		Portland Gas Light Co.	
Date:		12/4/69	
NO	REP		
	SINKS		
	LAVATORIES		
	TOILETS		
	BATH TUBS		
	SHOWERS		
	DRAINS	FLOOR	SURFACE
	HOT WATER TANKS		
	TANKLESS WATER HEATERS	1	2.00
	GARBAGE DISPOSALS		
	SEPTIC TANKS		
	HOUSE SEWERS		
	ROOF LEADERS		
	AUTOMATIC WASHERS		
	DISHWASHERS		
	OTHER		
		TOTAL	1 2.00

Building and Inspection Services Dept: Plumbing Inspection



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
NOV 15 1961
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
Portland, Maine, November 14, 1961

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

Location 187 Clark St. Use of Building Dwelling No. Stories 2
 Name and address of owner of appliance Mrs. Martha Robinson, 187 Clark St. New Building
 Installer's name and address Fortland Gas Light Co. 5 Temple St. Telephone 2-8321

General Description of Work

To install (1) gas-fired #302-21X Roberts Gordon conversion burner in connection with existing steam heat. (conversion from coal-fired)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
 If so, how protected? Kind of fuel?
 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 appliance
 Size of chimney flue Other connections to same flue
 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?

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
 Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
 Type of floor beneath burner Size of vent pipe
 Location of oil storage Number and capacity of tanks
 Low water shut off yes Make McDonnell-Miller No. 67
 Will all tanks be more than five feet from any flame? How many tanks enclosed?
 Total capacity of any existing storage tanks for furnace burners

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

Gas-fired appliance is equipped with device which shall shut off all gas supply in case pilot flame is extinguished.

A. G. A. 19-556. P.M.

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]
NOV 15 1961

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

Fortland Gas Light Company

Signature of Installer by: *[Signature]*

INSPECTION COPY

7m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
01371
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
Portland, Maine, Oct. 14, 1955

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 . 185 Clark St. Use of Building . installing
Name and address of owner of appliance Mrs. A. Casso, 22 Bradford St. No. Stories 2 New Building
Installer's name and address Ballard Oil & Equipment Co., 135 Marginal Way Telephone 2-1091 Existing "

General Description of Work

To install steam boiler and re-install existing oil burner

IF HEATER, OR POWER BOILER

Location of appliance basement
If so, how protected?
Any burnable material in floor surface or beneath? no
Minimum distance to burnable material, from top of appliance or casing top of furnace 30" Kind of fuel? oil
From top of smoke pipe 18" 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
Will operator be always in attendance?
Type of floor beneath burner
Location of oil storage
Low water shut off
Will all tanks be more than five feet from any flame?
Total capacity of any existing storage tanks for furnace burners
Does oil supply line feed from top or bottom of tank?
Size of vent pipe
Number and capacity of tanks
Make McDonnell Miller
How many tanks enclosed?
No. 67
Labelled by underwriters' laboratories?

IF COOKING APPLIANCE

Location of appliance
If so, how protected?
Skirting at bottom of appliance?
From front of appliance
Size of chimney flue
Is hood to be provided?
If gas fired, how vented?
Any burnable material in floor surface or beneath?
Height of Legs, if any
Distance to combustible material from top of appliance?
From sides and back
Other connections to same flue
From top of smokepipe
Forced or gravity?
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]
10-14-55

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 & Equipment Co.

Signature of Installer by: [Signature]
CITY-254-1M-MAR-55

INSPECTION COPY

NOTES

1. Inlet Pipe _____

2. Vent Pipe _____

3. Kind of Res. _____

4. Support Rigidity & Supports _____

5. Name & Label _____

6. Stack Control _____

7. High Limb Control _____

8. Remote Control _____

9. Piping Schedule & Dr. Details _____

10. Valves in the pipe line _____

11. Capacity of _____

12. Tank Height & Supports _____

13. Tank Diameter _____

14. Oil Gauge _____

15. Instruction Card _____

16. Low Water Alarm _____

Permit No. 5514878
 Location 155 Cliff St
 Owner Mrs. D. Casio
 Date of permit 10/14/55

INSPECTION NOT COMPLETE

12/23/55
 B.2

Return to _____

INSPECTION CO. Y

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 185 Clark Street
Loc w/1 S 2
Bldg # Fire Elec # Other
Issued July 17, 1952
Expires August 18, 1952

Mrs. Arrippa Case
24 Bradford Street
Portland, Maine

Dear Sir: May 30, 1952

185 Clark Street, Portland, Maine. An examination was made of the premises located at 185 Clark Street, Portland, Maine. Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action. Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

- | ## | Responsibility of Owner or Agent | ** Responsibility of Occupant |
|----|--|-------------------------------|
| ## | Electrical Equipment
Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.
a) Provide adequate double convenience toilets in all the rooms of the first floor apartment and in the bedroom of the third floor apartment so as to avoid the danger of excessive use of extension cords. | |
| ## | Plumbing
Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.
a) Repair or replace the defective water line in the lavatory in the bathroom of the first floor apartment. | |
| ## | Structural Repairs
Put in good order all dilapidated and hazardous parts of the structure as follows:
a) Repair or replace the dilapidated out-side rear stairway.
b) Repair or replace the loose or missing bricks that sit up through the foundation above the ground level and below the sill, at the right rear side of the structure. | |

The above mentioned conditions are in violation of the City of Inance, "Minimum Standard for Continued Tenancy" and "Authority to Vacate Buildings", and must be corrected on or before August 18, 1952.

To: Housing Division, Health Department
From _____

Date _____
This is to inform you that deficiencies of which this Department has been notified, have been corrected to _____ satisfaction.

Remarks: _____

Loc. 185 Clark Street
Loc w/1 S 2
Bldg # Fire Elec # Other
Issued July 17, 1952
Expires August 18, 1952

Signature _____

(Please return to Housing Division of Health Department when corrections have been COMPLETED)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED 0230 NOV 27 1950 CITY of PORTLAND

Portland, Maine, November 25, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 177 Clark Street Use of Building 3-family apartment house No. Stories 2 New Building Name and address of owner of appliance A. Casso, 167 Clark Street Exist. g Installer's name and address A. M. Hunt, Bag. Road, Falmouth Foreside Telephone 5-0095

General Description of Work

To install steam boiler and oil burning equipment in place of stove heat on second floor.

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete Kind of fuel oil If wood, how protected? Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3' From top of smoke pipe 2' From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 9x12 Other connections to same flue stove on third floor If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Homax Labeled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Location of oil storage basement Number and capacity of tanks 1-275 gal 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

Permit Issued with Letter

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

Handwritten signature and date: 11-25-50

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

A. M. Hunt

Signature of Installer by: [Handwritten Signature]

INSPECTION COPY

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

CERTIFICATE OF OCCUPANCY

This is to certify that the building at 46/1553
Street, has been inspected under Building Permit No.
46/1553 has been finally inspected and may now be oc-
cupied for the purposes of tenement house.

Date 10/29/40

Inspector of Buildings

Issued to A. S. S. S. S.

(See reverse side for conditions)

Temporarily Certificate only
Final to be issued later

Rept. 0787D-I

September 13, 1945

M. A. Casso,
22 Bradford Street,
Portland, Maine

Subject: Application for permit to alter the
two family dwelling house at 185 Clark Street,
to make there a 3-family apartment house

Dear Sir:

The following features do not satisfy requirements of law, in view of the fact that the class of use is now to be changed from a two family dwelling house to a three family apartment house:

(1) Southeast exterior wall less than five feet from side lot line; (2) height from floor to ceiling, third floor, less than required seven foot six inches (seven foot one inch), heads of windows in bedrooms and kitchen less than required six feet above floor (five foot nine inches), windows of both proposed third floor bedrooms have an overall area of sash less than ten per cent of the floor area of rooms.

(3) Lights in public and stairhalls, both front and back, may be on owner's meter, but must be adequate to illuminate both exits from top to bottom and must be controlled in that case by a single switch and are required to be kept burning from sunset to sunrise each night, or if these lights are on the tenants' meters then there must be a separate light for each tenant at each level both front and back so arranged as to switches that any tenant may turn a single switch just outside of his apartment both front and back and turn on a light at each level clear down to the outside door, which of these arrangements to be followed are to be shown on the plan or in written specifications; (4) four consecutive winding treads at top of front stairs first to second, top of front stairs from second to third - only three consecutive winding treads allowed; (5) no handrail, front stairs from second to third and rear stairs from first to second and from second to third, handrail at top of front stairs first to second requires adjusting so that it will run full length from second to first floor levels - handrail required full length on each run of stairs; (6) probably a closet beneath front stairs from first to second, if so, to be eliminated by some other more permanent method than merely fastening the door shut - no closets permitted under any stairs.

Because of above deficiencies I cannot issue permit, as I am bound by the precise provisions of the law. These questions are subject to appeal to the Municipal Officers who have authority to grant variances in a particular case where application of the precise terms of the law works unnecessary hardship and where a change may be granted without substantially departing from the intent and purpose of the law, but not otherwise. Obviously the Appeal Board would hardly grant variances in a case where details could reasonably be expected to be changed to comply with the law. Several of the above items can reasonably be supplied, with others more difficulty will be encountered and with at least one - the distance from the side line to comply with the law would be practically impossible. If you would like to file an appeal, it may be done on forms supplied at this office. I will show you how if you will make arrangements in advance to meet me here, but cannot, of course, do anything to persuade the Appeal Board to grant what you ask. The first thing to do is to decide which of these deficiencies you can make good as required by the law, then you may appeal for those that you think you cannot accomplish.

Mr. A. Casso

September 13, 1943

I note that you have already installed a sink and a toilet in the room on the third floor intended to be the kitchen; also that some person has removed a part of partition forming a closet without first having secured a building permit. I must caution you against doing any more work without a permit and especially from allowing the third floor to be occupied in any way until you have in your possession the legal certificate of occupancy from this department. If you decide to file an appeal you should have the plan made over indicating the above mentioned defects that you intend to correct, making the plan on this paper so that it may be blueprinted and then have one blueprint with the corrections on it and all printed from the original filed with the application at the time you fill out the appeal form. This revised plan should also show the size and the material of the proposed duct to vent the inside toilet room.

A number of questions occur to me. How will you be able to heat the living room in the new apartment? How will you be able to heat the kitchen? Probably insufficient room near the kitchen chimney for a coal or oil range; if in some other part of the kitchen there may be a problem of smokepipe connection. If no connection to the chimney from the kitchen, the present opening in the chimney should be closed tightly with masonry in mortar. If there is to be a connection to the kitchen chimney on third floor, that will probably make three appliances connected to this same chimney flue besides the now heater in the cellar which raises the question of sufficient draft and perhaps undue accumulation of soot increasing fire hazard.

A number of existing conditions require correction in the cellar and these will have to be taken care of before the certificate of occupancy can be issued. Most of them ought to be taken care of even though you should decide to give up the idea of the third floor apartment. The rear chimney to which the new heater is connected requires a cast iron cleanout door and frame at the bottom of each flue and each flue to be thoroughly cleaned out if found necessary. This chimney has practically every masonry joint below the smoke pipe connection in the cellar so soft that the mortar may be removed with a small knife or stick. Perhaps all the soft mortar may be removed and the joints thoroughly refilled, but if the soft mortar extends all the way through the wall, the chimney will have to be shored up and the bottom part rebuilt in which case the entire chimney below the first floor should be removed if the chimney is not already lined and a lining introduced in the new part. Adjustment of at least two floor joists and the main girder around this chimney is required, the end of one joist butts against the chimney without any support, one joist and the main girder are set snug against the chimney wall. This woodwork should be removed so as to be at least one inch from the chimney wall and all timbers properly and permanently supported, all openings thus left between the chimney and the woodwork and it to be fire-stopped from the underside by fastening metal or other incombustible material to the underside of the woodwork so arranged as to extend out tight against the chimney wall. The other chimney requires a cast iron cleanout door and frame and to be cleaned out if found necessary.

Very truly yours,

W McD/R

Inspector of Buildings

P.S. Frequently when one receives a letter like this instead of revising the plan as directed, he tries to come into this office and cover the situation by merely telling us that he will take care of the features mentioned or writing it upon the letter and returning the letter. This will not suffice. I am not able to help you or show you how to file the appeal until you have done your part by providing the revised plan as directed.

ATH
VSS
RME
XAS
YH
TJ
AD
BS

AP-187 Clark Street-I

August 23, 1946

Mrs. Agrip Ina Casso
22 Bradford Street
Portland, Maine

Subject: Building permit for alterations in and
change of use of the building at 187 Clark Street
from a family dwelling house to a three family
apartment house.

Dear Madam:

Your appeal under the Building Code relating to the bedroom on third story
having been sustained by the Council Officers on August 19, 1946, the building permit
is herewith subject to the following:

1. It is not necessary to provide handrails on both sides of the cellar stairs,
but of course is allowable. A handrail full length on one side only is required.
2. It is not sufficient to merely "nail-up" the door of the closet under the
stairs on first or second floor. The door and trim must be removed and the opening
closed with wooden studs and finished on the outside in the same manner as the parti-
tion adjoining in which the door is located. If this doorway is now located in the
hallway the studs would have to be plastered on non-burnable lath, irrespective of the
present finish on the adjoining partition.
3. As to the smokepipe connection for the kitchen range and the stove to heat
the front rooms, Section 602d4 of the Building Code provides that where these smoke-
pipes pass through the partition around the chimneys a thimble of sheet metal or equiv-
alent non-burnable material shall be provided through the partition making a snug fit
against the chimney wall. This thimble to be no less than twice the diameter of the
smokepipe. The smokepipe would normally enter the chimney through a metal thimble or
collar built in to the masonry wall, and the smokepipe must be supported by means of
non-burnable material so that it will be centered on the thimble so that no burnable
material is closer to the smokepipe than one-half its diameter.

Very truly yours,

Inspector of Buildings

WMD/J

Such chimney will be overloaded on account of

22 Bradford St

Portland Maine

Aug. 4, 1946

Mr. Warren McDonald
Inspector of Buildings
Dear Sir:

RECEIVED
AUG 15 1946
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Re: A.P. 187 Clark St. I

In reply to your letter of Aug. 1st, 1946. I did expect to be corrected and advised concerning several features in this change over. So I will try to show you additional I have or in writing the correction of several features you mentioned, in the order in which they appear in your letter.

- #1 The addition of switches and lights for other tenants in front and back halls to be provided.
- #2. New hand rails on stairs shown on revised drawings. A new drawing showing proposed railings on cellar stairs.
- #3. Closet under first to second floor stairs to be nailed up.

A drawing showing the location of the kitchen range in relation to chimney and partitions, submitted.

- #4 A drawing showing the proposed heating arrangement of the front rooms by a circulating heater or pot burner, submitted. You will no doubt, find some things that may have to be corrected. These I believe we can do, before, as you say, the permit of occupancy is issued. He would like to get started on this as soon as possible, providing, of course that the appeal is sustained and we can satisfy the requirements of your office.

Yours truly
Edward B. Sandell

Mr. Sandell's letter of August 1, does not answer the question of how you will heat the living room of third floor apartment or the question of whether or not the size of an chimney will be overloaded on account of too many connections. The question of avai-

VATH

ATH
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PH
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AP 187 Clark Street-I

August 12, 1946

Mrs. Agrippina Casco
22 Bradford Street
Portland, Maine

Subject: Application for building permit
for alterations in the two-family dwell-
ing house at 187 Clark Street to make a
new apartment on third floor thus convert-
ing a dwelling house to a three-family
tenant house with one apartment on each
of the three floors.

Dear Madam:

My letter on the above subject on August 10, referred to the appeal proposition mainly. Examination of the plans received August 1st and Mr. Randall's letter of the same date in the light of Building Code requirements other than that involved in the appeal, reveals the following:

1. Presumably the indication of "3W" at third floor level, both front and rear stairs means that you plan to have the switches in the hall on the outer's meters with a light in each of the three halls front and rear on the meter for third floor apartment and switches so arranged that occupants of that apartment may turn on a light at each of the three levels by turning a single switch just outside of the front or rear door of their apartment. This satisfies the requirements of law as far as the third floor apartment is concerned, but a similar arrangement is required for the second floor apartment and also the first floor apartment since, after the change, each apartment will have to be considered as one of a tenement house and protected accordingly.

2. More than three consecutive winding treads are now allowable in case of such a conversion but a handrail is required full length of the stairs on the side where the greatest width of winding treads occur. There is no objection to putting a handrail on the side where the narrow part of the winding treads occur also, in fact this is desirable, but the one on the other side is required and there must not be less than 24 inches between the handrails. Plans should be revised to show this feature clearly as well as the fact that there is a handrail, full length, on at least one side of every stairway used by the tenants, including the collar stairs. This latter proposition is not shown either as existing or as proposed on the plans received here August 1, and should be shown and fresh prints furnished.

3. With reference to item (6) of my letter of September 13, 1945, you have not cleared up the question of closet beneath front stairs from first to second floor and if there is one now how it will be permanently eliminated. It is not clear how you have improved the possibilities of suitable location of the range proposed for the kitchen by relocation of a portion of one partition and the relocation of the doorway to the hall. We are not particularly concerned with this except that unless care is exercised a fire hazard may be created especially as regards location of the vent pipe to the chimney. I advise you to get this matter thoroughly cleared up before you go any farther.

4. Randall's letter of August 1, does not answer the question of how you will heat the living room of third floor apartment or the question of whether or not the kitchen chimney will be overloaded on account of too many connections. The question of over-

Mrs. Agrippina Casco

2

VATH
1200

August 12, 1946

loading the chimney may be a matter of opinion, but we shall have to know how you propose to heat the living room on third floor as the front room will hardly be "livable", as referred to in Mr. Randall's letter, in the winter time unless there is some source of heat within the room itself.

5. Mr. Randall says in his letter that the deficiencies in the basement called to attention in the last paragraph of my letter of September 13, 1943, have all been taken care of. It is to be borne in mind that if your appeal with regard to third floor headroom is sustained and after the building permit has been issued, it is not lawful to occupy the third floor apartment for living quarters until all features controlled by the Building Code have been provided, final inspection made, and the certificate of occupancy, authorizing the use of the building as a three-family tenement house, issued from this department. After the building permit is issued you will also be required to notify this office of readiness for closing-in inspection after any plumbing pipes, electric wiring, etc. are in place as well as necessary fire stops and before any of the partition work is closed from view, none of the work to be covered up until our certificate of closure (green tag) has been left at the job. At the time of closing-in inspection the inspector will go over the house generally, especially the cellar, to note any conditions which should be corrected, and if any are found, they will have to be corrected before the certificate of occupancy can be issued.

Very truly yours,

Inspector of Buildings

MHD/D

AP 185-187 Clark Street-I

ATH
ESS
RAT
AJS
PH
DJ
HD
ES

August 10, 1946

Mrs. Agrippina Cesso
22 Bradford Street
Portland, Maine

Subject: Application for building permit to
make alterations in the ten-family dwell-
ing house at 185-187 Clark Street and make
there a 3-family apartment house with one
apartment on each of the three floors.

Dear Madam:

In reply to Mr. Randall's letter of August 1, relating to the above, we will con-
vise your application of November 9, 1944, to cover this project, using as a basis Mr.
Randall's letter on your behalf and the two blueprints which accompanied it.

There have been some extensive amendments to the Building Code since the 1944 ap-
plication, and there have been also changes in the method of handling appeals.

As a consequence of the Building Code changes relating to Apartment Houses made
from dwelling houses which existed in 1926, only one of the items mentioned in paragraph
number (1) of my letter of September 15, 1945 will have to be adjusted by appeal—namely
the deficiency in headroom in third floor, seven feet one inch instead of the minimum
allowable under the precise terms of the Building Code as at present of seven feet six
inches.

This discrepancy as to headroom (height from floor to ceiling) on third floor oc-
curs under Section 10345.1 of the Building Code applying to tenement houses which reads:
"Minimum height from floor to ceiling of rooms and hallways, shall be 90 inches."

Because Mr. Randall has indicated that you wish to ask the Board of Municipal Of-
ficers for an exception as to this portion on the basis that to increase the headroom by
five inches in this existing building would be prohibitive, I am enclosing an outline of
the present appeal procedure so that you may be governed accordingly. Mr. Randall has
explained over the telephone that you would like to get started very quickly, and, if you
could go to the Corporation Counsel's office not later than Tuesday morning, August 13,
or better still, the afternoon before that, I have an idea that they might be able to ar-
range for this matter to come to hearing before the Board at hearings on other matters
next Friday morning, August 16.

We have not fully checked the plans against other requirements of the Building
Code, but probably some changes in the plans will be needed. We will try to have this
check made and notify you in writing so that you may have time to make the changes and
have the revised prints ready for the hearing on Friday.

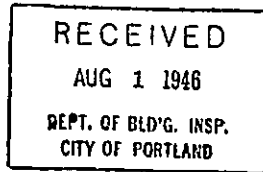
Very truly yours,

(Signed) WARETT McDONALD
Inspector of Buildings

WAC/D
Encl. Outline of appeal procedure

22 Bradford St
Portland Maine
Aug 1, 1946

Mr. Warren W. Donald
Dept. of Building Insp.



Re: Application for
permit to alter the two
family home at 185 Kent St
for 3rd floor occupancy.
(FILE RCPT 3755 D-I
" " 5462 DI

Dear Sir:

I am enclosing under separate cover, plans to alter the above-mentioned apt. No action was taken after receiving your letter dated Nov. 13, 1944, due to the fact, that changes to conform to the building code, made the cost too high, and other interests took up my time.

We now have a returned S.I. in our family with a wife and baby, and with no prospects of a place to live. If we can help him by furnishing a home at a reasonable sum, we would be happy to do so. We propose to make some changes you mention, such as, lights in the hall, and hand rails on stairs, to cut doors through partitions. The deficiencies in the basement have been taken care of. We wish to appeal the following features mentioned in your letter (3755 D-I) dated Sept 13, 1943.

#2 Change to 185 Leach St 3rd floor.

- #1 South west exterior wall less than five feet, side lot line, #2. Height from floor to ceiling. (now 7'1")
#3. Windows in bedrooms and kitchen #4. One more winding tread on front stairs than allowed.

In reply to the second section of your letter (paragraph 2) It is proposed to heat kitchen by oil burning stove w. combination oil and gas. We show a change in in the partition and location of present door, to have sufficient room back of stove to enter room.

We have tried to show on these revised plans, the necessary changes that we feel we can afford to make this apt livable for a young couple and baby. Hoping you can give this your early attention,

Yours truly
Harold E. Randall
(for Mrs. Agrippina Cacco)

Handwritten notes:
2.1
11/13/44

Went

Location 187 Clark St.

Date 11/13/44

Permit X
Inquiry
Complaint

Hold! See letter.

RMT. Pls. look these papers over
after you have read my letter of
11/13, especially my letter of
9/13/44; then go up there to see
how much of the chimney work etc.
has been and especially noting
what they have done any more on
3rd floor toilet room partitions
and whether or not the 3rd floor is
or clearly has been in use as a
separate apartment.

wmod 11/13/44

Handwritten notes:
11-15-44 Mrs. Cassa
daughter did not have a key
that would fit door & put
tenant to prison in case of
fire right away.
12/8/44 - Mr. Cassa
and will go ahead
in future re the 3rd floor

Location 187 Clark St
Date 11-20-44
Permit
Inquiry
Complaint

The third-floor forms
could it might have
been used at one time
for bedrooms.

In the den room
Exterior pipe. A sink has
been set up in the
den room is a toilet.
Just from the appearance
I doubt if it is connected
to what has been
shown on the chimneys
on this floor.

In two rooms on this
flooring, but I doubt
very much if this floor
has ever been used as a
separate apartment.
Nothing has
been done in the 3rd
floor partitions. Permit

11-22-44 Mrs. Cass's daughter
called on the phone, and wanted to
know if this third floor
could be used as a unit.
I referred her to letter B Nov 13, 1944
Pm

Ropt. 5462D-I

November 13, 1944

Mrs. A. Casco
Mr. Ralph Casco

Subject: Application for building permit to cover alterations and change of use of the 2-family dwelling house at 187 Clark Street to make a 3-family tenement house

Dear Madam and Sir:

I find that a similar application but less complete was filed here more than a year ago on September 2, 1943, that I was unable to issue that permit because of deficiencies in plans and in the building as compared with Building Code requirements for a change from a two family dwelling house to a tenement house.

On September 15th, I wrote you a letter which explained in detail these deficiencies, how to proceed in case you desired to try a variance appeal to the Municipal Officers with relation to the most difficult of the deficiencies, and called to your attention a number of existing conditions in the building, especially with regard to matter of loat and chimneys and conditions as to closeness of wood-work, etc., to the chimney which would require attention whether the conversion were made or not.

While your new plans are in a number of particulars more complete than the old, you are still omitting indication of a number of details such as how the electric lights in the public halls are to be cared for, the matter of taking care of the conditions called to your attention in the latter part of my letter of September 15, 1943, and whether or not you desired to file an appeal with the Board of Municipal Officers.

It is necessary that you go carefully over my former letter, see to it that the questions raised there are all answered either in writing or on the plans and then indicate what you want to do about appeal.

If you desire to file an appeal and will notify this office of that fact, I will make out the appeal form with my part of it showing why the permit cannot be issued and mail it to you so that you can fill in your part (the reasons for the appeal) and return here so that it may be presented in the regular manner to the Board of Municipal Officers. I cannot make out any appeal form, however, until all of the matters in connection with Building Code requirements are cleared up on the plans or in writing except those which you wish to cover by appeal. I want to be helpful to you in this matter, but after going over my letter of September 15, 1943, you will have to make up your own mind which of these items you want to appeal about, for this appeal is yours, not mine, and if you do not feel capable of working out this matter yourself I suggest that you consult your attorney or someone else who can clear the matter up for you. I tried to make my letter of September 15, 1943 very clear and I think if you will study it you will find enough information in it to guide you as to the appeal and most everything else.

Very truly yours,

Inspector of Buildings

WLOD/H



(A) APARTMENT HOUSE ZONE
 APPLICATION FOR PERMIT
 (B) LIMITED BUSINESS ZONE
 Class of Building or Type of Structure Third Class **PERMIT ISSUED**
 Permit No. 34553

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 187 Clark Street Within Fire Limits? yes Dist. No. 3
 Owner's or Lessee's name and address Mrs. A. Casso, 22 Bradford Street Telephone _____
 Contractor's name and address Ralph Casso, 22 Bradford Street Telephone 3-0456
 Architect _____ Plans filed yes No. of sheets 2
 Proposed use of building _____ Tenement No. families 3
 Other buildings on same lot _____ none _____
 Estimated cost \$ 150. Fee \$ 1.00

Description of Present Building to be Altered

Material frame _____ No. stories 3 Heat steam-store Style of roof pitch Roofing asphalt roofing
 Last use _____ Dwelling No. families 2

General Description of New Work

To change use of building from dwelling to tenement house
 To partition off new toilet room 4'x5'6"
 To cut in three new doorway between rooms as per plans
 2x3 studs, 16" O.C. covered with rock lath both sides

Permit Issued with Letter

Appeal sustained 8/19/46

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

Is any plumbing work involved in this work? yes
 Is any electrical work involved in this work? yes Height average grade to top of plate _____
 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 _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 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 _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, height? _____
 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 Ralph M. Casso

ORIGINAL

546294

Permit No. 44

Location 187 Clark St.

Owner Mrs. O. Casso

Date of permit 11/1/44

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Handwritten notes and signatures on the lined section of the form.

Vertical text on the right side of the form, including 'No. care now recommended on same building', 'Total number commercial cars to be accommodated', and 'Maximum span:'. It also includes a signature 'G. W. Casso' and the title 'Superintendent of street widening'.

Form fields for 'On centers', 'Maximum span', and 'If one story building with masonry walls, thickness of walls?'. It includes a grid for floor levels (1st, 2nd, 3rd, roof) and height.



APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, September 2, 1943

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 185 Clark Street Within Fire Limits? yes Dist. No. 3
 Owner's or Lessee's name and address A. Casso, 22 Bradford Street Telephone 3-5156
 Contractor's name and address Owner Telephone _____
 Architect _____ Plans filed _____ No. of sheets. _____
 Proposed use of building tenement house No. families 3
 Other buildings on same lot _____
 Estimated cost \$ 27,750 Fee \$ 50

Description of Present Building to be Altered change of use

Material wood No. stories 3 Heat 1st 2-3d steam stove Style of roof pitch Roofing asphalt
 Last use dwelling house No. families 2

General Description of New Work

To partition off new toilet room 4' x 6' in corner of existing room on 3d floor
 2x3 studs 1 1/2" of plaster - vented thru roof
 To provide new apartment of four rooms and toilet on third floor of building
 To cut in new doors between rooms as shown on plan (4x6 header over 5' opening)

It is understood that this permit does not include install _____ heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? yes
 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 of roof _____
 To be erected on 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 _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 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 _____
 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 Ralph H. Casso

45-165301

185 Clark St

Owner A. Casso

Date of permit 9/25/46

Notif. closing-in

Inspn. closing-in

Final Notif. 10/19/46

Final Inspn. 10/22/46 - OK

Cert. of Occupancy issued

NOTES

9/11/46 - One window

removed in partition

and 1st floor

9/21/46 - Wall

with same in rear

part of 1st floor placed

in rear of building

from rear of building

to rear of building

10/13/46 - Sold Mrs. Randall's

about conditions in basement

76 sq ft of floor in rear of

part of 1st floor

as a final inspection called for

10/27/46 - Chemistry Dept.

of City

167

City of Portland, Maine
Municipal Officers
—BUILDING CODE APPEAL—

5 years
August 12th , 19 46

To the Municipal Officers:

Your appellant, **Agrippina Casso**, who is the owner of property at **185-187 Clark Street**, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided in Section 115, Paragraph a of the Building Code, on the ground that the enforcement of the Code in this case involves practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Building Code.

Application made for building permit to make alterations in the two-family dwelling house at 185-187 Clark Street and make there a 3-family apartment house with one apartment on each of the three floors, which said permit has been denied by the Building Inspector because of headroom deficiency in third floor, same being seven feet one inch instead of the minimum allowable under the precise terms of the Building Code as at present of seven feet six inches.

The facts and conditions which make this exception legally permissible are as follows:—

To increase the headroom by five inches in this existing building would be prohibitive. My reason for the alteration of these rooms into an apartment, is, that I have a grand daughter married to a farmer, L.D. who finds it quite impossible to obtain suitable quarters for themselves and baby, at a price they can afford. As the cost of the proposed alterations, to partitions, wiring and painting would run into a considerable sum, I feel that the added cost of tearing down and raising the present ceilings would be more than I can afford. The rent that I would expect from these children would make the cost prohibitive, and so deny them the use of these rooms.

Agrippina Casso
Appellant

Harry St. Fandall
Appellant

Appeal 46/70
permitted
8719146
WMD

City of Portland, Maine
Municipal Officers

—BUILDING CODE APPEAL—

Decision

Public hearing was held on the 16th day of August, 1946,
on petition of Agrippina Casso, owner of property at
185-187 Clark Street, seeking to be permitted an exception to the provisions of the
Building Code relating to this property.

Application made for building permit to make alterations in the two-family dwelling house at 185-187 Clark Street and make there a 3-family apartment house with one apartment on each of the three floors, which said permit has been denied by the Building Inspector because of headroom deficiency in third floor, same being seven feet one inch instead of the minimum allowable under the precise terms of the Building Code as at present of seven feet six inches.

Approval of appeal unanimous without conditions.

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

Helen C Frost
John W. Lake
Edmund Colley
H. H. Hemenway
Herbert D. Libby

Frederick H. Gault
B. William Halbrook
Robert L. Gabel
Gerald A. Clark
Municipal Officers

HEARING ON APPEAL UNDER BUILDING OF AGRIPPINA CASSO
AT 185-187 CLARK STREET

16/79

August 16, 1946

Hearing on above appeal was held before the
Board of Municipal Officers today.

*Mr. Randall present in
support.*

W.M.D.

Present for City

Board Members

- P* Helen G. Frost, Chairman
- P* Gerald A. Cole
- P* Edward T. Colley
- P* Frederick H. Gabbi
- A* Robert L. Getchell
- A* B. William Holbrook
- P* N. Francis Jensen
- A* John W. Lake
- A* Herman B. Libby
- A* Corp. Counsel W. Mayo Payson
- P* I of B Warren McDonald

46

City of Portland, Maine
Municipal Officers

August 13, 1946

Mrs. Agrippina Casso
22 Bradford Street
Portland, Maine

Dear Madam:

The Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Friday, August 16th, 1946, at 11 o'clock in the forenoon upon your appeal under the Building Code relating to a proposal to make alterations in the two-family dwelling house at 185-187 Clark Street and make thereon a three-family apartment house with one apartment on each of the three floors.

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

MUNICIPAL OFFICERS

Helen C. Frost
Chairman



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1723

AUG 17 1942

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Aug. 16, 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 187 Clark St. Use of Building Dwelling house No. Stories 2 Existing 3930 Existing

Name and address of owner of appliance John B. Casno, 22 Bradford Street

Installer's name and address D. F. Sprague, 196 Danforth St. Telephone 2-4295

General Description of Work

To install steam boiler (this is in place of existing steam boiler) a.k. 8/17/42

INSTALLATION NOT COMPLETED

NOTIFICATION OF THE LATHING OR CLIPPING IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story Kind of Fuel coal

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 4'

from top of smoke pipe 5' from front of appliance over 4' from sides or back of appliance over 3'

Size of chimney flue 8x12 Other connections to same flue none

IF OIL BURNER

Name and type of burner Labeled and approved by Underwriters' Laboratories?

Will operator be always in attendance? Type of oil feed (gravity or pressure)

Location oil storage No. and capacity of tanks

Will all tanks be more than seven feet from any flame? 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 Installer D. F. Sprague

36424

INSPECTION COPY

Permit No. 43/792

Location 187 Clark Street

Owner John R. Casso

Date of Permit 8/17/43

Post Card sent

Notif. for insp.

Inspection NOT COMPLETE 1-549
Approved by Inspect
Camp-C-79-86

Oil Burner Check List (date) Pmt

1. Kind of heat Steam
2. Label
3. Anti-siphon
4. Oil storage
5. Tank Distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
- 16.

NOTES

8/17/43. Ins chimney needs
rebuild design for 3' or 4' above
the ceiling floor as here

down pipes has rotted
the water also clean
out down etc

1-549 Lack of time
prevented additional
inspections
Pmt

**SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE**

1. Location Clark St - 185-187 Date investigation commenced _____
2. References: Complaints C-43-86 Appl. BP _____ Inq. _____
3. Present Owner and Address Caroline Nelson Hrs. - 185 Clark-st
4. Present Lessee and Address _____
5. Building Permit Record: _____

Assessors' Record

6. Survey 1924: Owner Caroline Nelson Estate. No. tenants 1
- No. rooms 8; Class of Use D. Two Family
7. Assessors' change record since 1924 _____
8. Change of Owners, 1924 to date 1888 Caroline Nelson 1926 Caroline Nelson Est.

1934 Caroline Nelson Hrs.

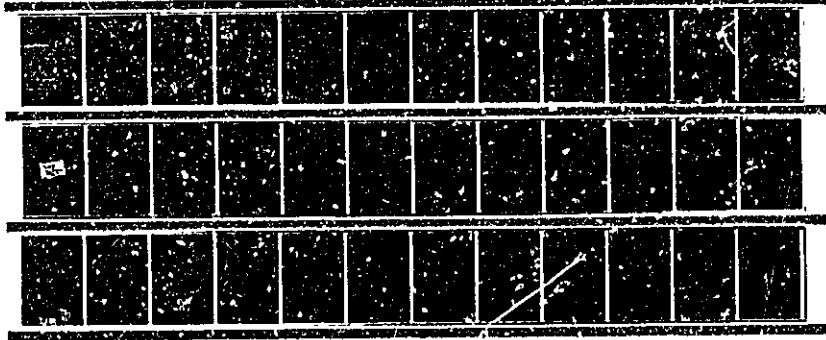
9. City Directory Record

1926 <u>Frank A Nelson</u> <small>(157) Mrs. Araline T. Kyes</small>	1936 <u>Frank A Nelson.</u> <small>(157) Mrs. Araline T. Kyes.</small>
1927 <u>Frank A. Nelson</u> <small>(157) Mrs. Araline T. Kyes</small>	1937 <u>Frank A Nelson</u> <small>(157) Mrs. Araline T. Kyes.</small>
1928 <u>Frank A. Nelson.</u> <small>(157) Mrs. Araline T. Kyes</small>	1938 <u>Frank A Nelson</u> <small>(157) Mrs. Araline T. Kyes</small>
1929 <u>Frank A. Nelson</u> <small>(157) Mrs. Araline T. Kyes</small>	1939 <u>Frank A Nelson</u>
1930 <u>Frank A. Nelson.</u> <small>(157) Mrs. Araline T. Kyes.</small>	1940 _____
1931 <u>Mrs Araline T. Kyes.</u> <small>(157) Mrs. Araline T. Kyes</small>	1941 _____
1932 <u>Frank A. Nelson.</u> <small>(157) Mrs. Araline T. Kyes</small>	1942 <u>Mrs. Alice Hoyt</u> <u>Albert A Chamberlain.</u> <small>Augustine P. Feury</small>
1933 <u>Frank A. Nelson.</u> <small>(157) Mrs. Araline T. Kyes</small>	1943 _____
1934 <u>Frank A. Nelson.</u> <small>(157) Mrs. Araline T. Kyes</small>	1944 <u>Mrs. Alice Hoyt.</u> <small>(157) - Malcolm Horton</small>
1935 <u>Frank A. Nelson</u>	1945 _____

10. Miscellaneous

Conclusions and Action

185-187 CLARK STREET



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location
187 Clark Street

C.B.O.: M. Leary

INSPECTION COPY

FILE COPY

COMPLAINT NO. 83-37

Date Received April 27, 1983

Location 187 Clark Street Use of Building Board up apt. hoo.

Owner's name and address Mrs. Affie Casso, Rte. 1, Scar., Me 04074 Telephone

Tenant's name and address

Complainant's name and address Rebecca Murray - 193 Clark St., City Telephone 773-7500

Description: Building boarded up. She says there is a mess in back yard, mattresses, etc.
New Owner.

NOTES:

Lined area for notes, currently blank.

COMPLAINT

~~INSPECTION COPY~~

FILE COPY

COMPLAINT NO. 83-47 Date Received May 19, 1983

185-187 Clark Street

Location 185-187 Clark Street Use of Building dwelling

Owner's name and address Agrippina Casso deceased owner, this is all Telephone _____
Assessors office had for owner

Tenant's name and address _____ Telephone _____

Complainant's name and address given to me thru Malcolm Ward Telephone _____

Description: Dwelling has corner foundation that is broken and in bad repair

NOTES:

Lined area for notes, consisting of approximately 25 horizontal lines.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

INSPECTION COPY
FILE COPY

COMPLAINT NO. 83-47

Date Received May 19, 1983

Location:
185-187 Clark Street

Location 185-187 Clark Street

Use of Building dwelling

Owner's name and address Agrippina Casso deceased owner, this is all
Assessors office had for owner

Telephone _____

Tenant's name and address _____

Telephone _____

Complainant's name and address given to me thru Malcolm Ward

Telephone _____

Description: Dwelling has corner foundation that is broken and in bad repair

NOTES:

*This building is in the process of being
sold. The new owner is going to take care of all
of these problems as soon as the papers are signed.
The building is vacant at the present time.*

*Mark Legay
Building Inspector*

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Location:
187 Clark Street

COMPLAINT

C.E.O.: M. Leary

INSPECTION COPY
FILE COPY

COMPLAINT NO. 83-37

Date Received April 27, 1983

Location 187 Clark Street Use of Building Board up apt. hse.

Owner's name and address Mrs. Affie Casso, Rte. 1, Scar., Me 04074 Telephone 883-3957

Tenant's name and address Mr. Biczhuso Telephone 799-8157

Complainant's name and address Rebecca Murray - 193 Clark St., City Telephone 773-7500

Description: Building boarded up. She says there is a mess in back yard, mattresses, etc.
New Owner.

NOTES: All the rubble & mattresses have been removed from the property. This building is now in the process of being sold.

M. Leary
Inspector



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to: Gary Santantello

LOCATION: 87 Clark Street, Portland

Date of Issue: June 14, 1983

This is to certify that the building part thereof, at the above location, built—altered—changed as to use under Building Permit No. 62,400, 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 as use listed or otherwise, as shown below:

PORTION OF BUILDING OR PERMIT:

FIRST FLOOR

APPROVED OCCUPANCY:

3 family with office/resident

Limiting Condition:

This certificate supersedes certificate issued

As of 12/15/82 by Michael J. Sullivan
Inspector

James F. Collins, Sr.
Inspector of Buildings

Notice: This certificate (denial or any use of building or premises) may be transferred from owner to owner or other property change, as long as it will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION: 187 Clay Street, Portland

Date of Issue: June 14, 1963

Issued to: Mr. & Mrs. [illegible]

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. 80/560, 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

Fire: [illegible]

3 family with office/resident

Limiting Conditions

This certificate supersedes certificate issued

Approved:

[Signature]
Inspector

[Signature]
Inspector of Buildings

This certificate identifies lawful use of building premises, and ought to be transferred from owner to owner when premises are transferred to owner or lessee for one dollar.

Participant of Occupancy
Ray Santorillo
101 Clark St

First floor only for home occ.
with office machines Casso Bay
Mark Seay

PERMIT # **000360** CITY OF **Portland** BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out every part which applies to job. Proper plans must accompany form.
 Owner: Tim & Jean Sanders
 Address: Lowth Road South Portland 04706
 LOCATION OF CONSTRUCTION: 107 W. W. 151-261
 CONTRACTOR: Gary Santaniello CONTRACTORS
 ADDRESS: 187 Clark Street 775-6601

For Official Use Only

Date	2-19-88	Subdivision	Yes
Inside Fire Lines		Name	
Block Code		Lot	
Map Unit		Permit Expires	
Specialty Code		Ownership	Public
Permit Type		Private	

Est. Construction Cost: _____ Type of Use: Office/Resid.
 Plac. Use: Office/Resid.
 Building: _____ Stories: 1
 Is Proposed Use: _____
 Conversion: Change of use from three family to office
COMPLETE ONLY: THE NUMBER OF UNITS WILL CHANGE w/off. use (Office/residence)
 Residential Buildings Only: _____
 No. of Dwelling Units: _____

Foundations
 1. Type of Soil: _____
 2. F.A. Beams - Front _____ Rear _____ Sid. (s) _____
 3. Footings Size: _____
 4. Foundation Blot: _____
 5. Other: _____

Floor
 1. Sills Size: _____ Sill or to be anchored _____
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Spacing: _____ O.C.
 4. Joists Size: _____
 5. Railing Type: _____
 6. Floor Sheathing Type: _____
 7. Other Material: _____

Exterior Walls
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Size _____
 5. Dripping: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____
 8. Sheathing Type _____
 9. Siding Type _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls
 1. Studding Size _____ Spacing _____
 2. Header Size _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceilings
 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 _____
 2. Sheathing Type _____
 3. Roof Covering Type _____
 4. Other _____

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: _____
 3. Must conform to National Electric Code and State Law.

Zoning
 District: _____ Street Frontage Req. _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____
 Review Required: _____
 Zoning Board Approval: Yes _____ No _____
 Planning Board Approval: Yes _____ No _____
 Conditional Use _____
 Shore and Floodplain Map _____
 Other (explain) _____

Permit Received By: Lyone Renoir

Signature of Applicant: _____ Date: 5/2/88

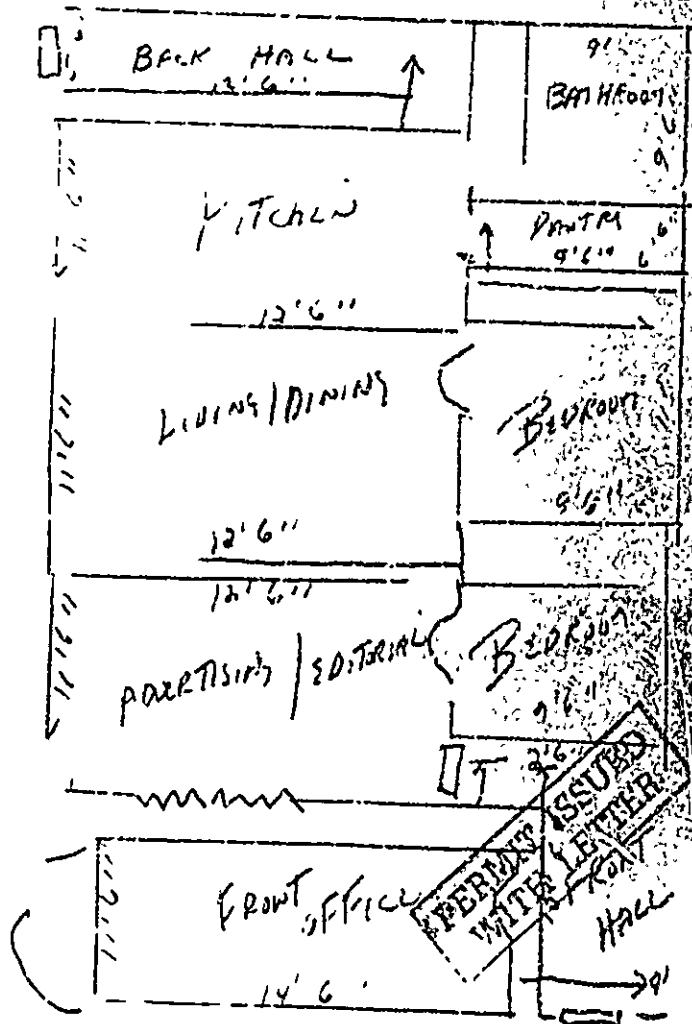
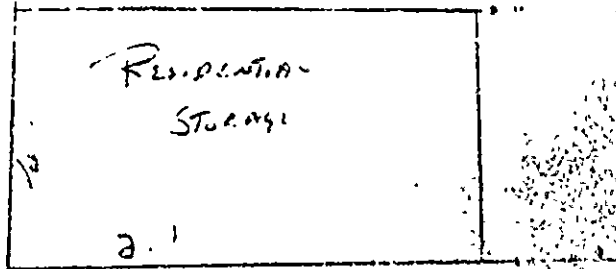
Signature of CEO: _____ Date: _____

Inspection Dates: _____

PERMIT ISSUED
LETTER

White-Tax Assessor Yellow-GPCOG White Tag-CEO
 5 May 1988
 Copyright GPCOG 1987
 Copy of Home Call

EXHIBIT A



This Revised Floor Plan

RECEIVED

MAY 1 1955

DEPT OF BUILDING
CITY OF PORTLAND

PERMITS ISSUED WITH LETTER

EXHIBIT B

	Total Square Feet	Business Square Feet
Front Office	167	167
Hall - front	57	
Editor/Advertising	144	144
Living/Dining	144	
Bedroom	105	
Bedroom	105	
Kitchen	144	
Pantry	62	
Bath	96	
Hall - Back	69	
Storage	336	
	---	---
Total Sq'	1419	311

$$\frac{\text{Business}}{\text{Total Sq'}} = \frac{311 \text{ sq}'}{1419 \text{ sq}'} = 21.9\% \text{ Business}$$



CITY OF PORTLAND, MAINE

389 CORDELL STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

187 Clark Street

May 3, 1988

S. Gary Santaniello, Lessee
187 Clark Street
Portland, Maine 04102

Dear Mr. Santaniello:

This is in reference to your recent application for a change of use from three apartments to three apartments with office space at 187 Clark Street. It appears from the City Zoning Map that your building is located within the R-6 Residence Zone, which is measured 100 feet in depth from the center line of Pine Street, for the B-1 Business Zone.

Section 14-410 of the City Zoning Ordinance provides restrictions for home occupations in the residence zones, and from the floor plan which you submitted, it appears that you are exceeding the amount of floor space which a home occupation may occupy within a dwelling, not more than 25 percent of the dwelling unit. As a home occupation, the size of floor area devoted to office is excessive and exceeds the 25 per cent permitted in the Zoning Ordinance. The amount of office space on the first floor nearly equals the amount of apartment or living space on the same level.

Please review the floor plan which you submitted and determine whether or not you can reduce the amount of office area and increase the amount of apartment living area in keeping with the limitations of the Zoning Ordinance. Upon reaching a decision, perhaps you will amend the floor plan submitted to show a reduction in the office floor area for a home occupation.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer

May 10, 1988

Mr. Warren J. Turner
Zoning Enforcement Inspector
Dept. of Planning & Urban Development
389 Congress Street
Portland, Maine 04101

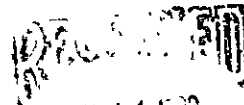
Dear Mr. Turner,

Enclosed, per our discussion, is the Revised Floor Plan (Exhibit A) for 187 Clark Street. The allocation of Business to Residential is shown on Exhibit B. As presented, the percentage of business (21.9%) is below the 25% allowed under section 14-410 of the city zoning ordinance.

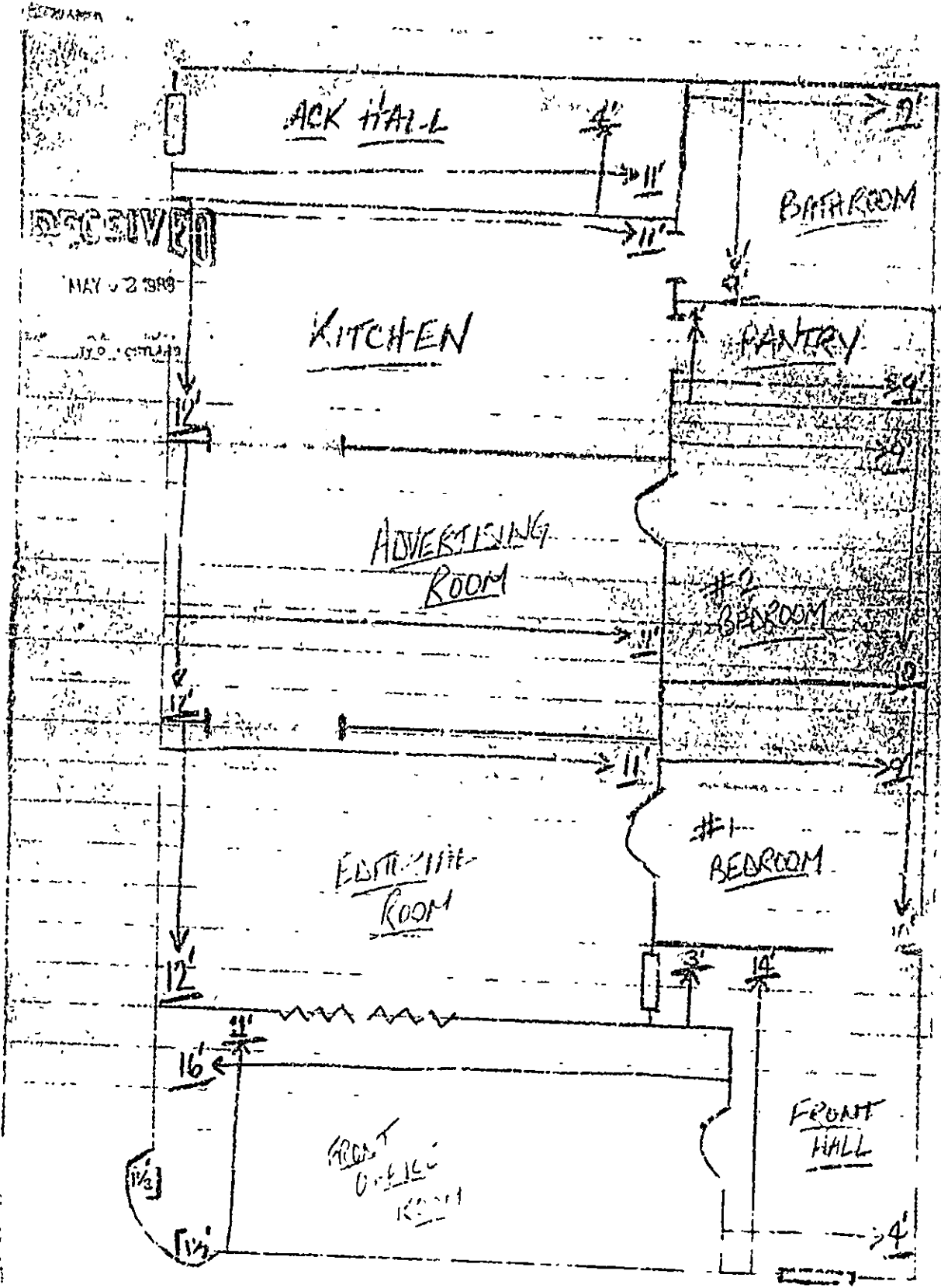
I appreciate your assistance and cooperation with this matter.

Sincerely,

John Sanders
John Sanders
Landlord



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND





CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-4451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

187 Clark Street

May 3, 1958

S. Gary Santandello, Lessee
187 Clark Street
Portland, Maine 04102

Dear Mr. Santandello:

This is in reference to your recent application for a change of use from three apartments to three apartments with office space at 187 Clark Street. It appears from the City Zoning Map that your building is located within the R-6 Residence Zone, which is measured 100 feet in depth from the center line of Pine Street for the B-1 Business Zone.

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Sincerely,

Harren J. Turner

Harren J. Turner
Zoning Enforcement Inspector

cc: Joseph E. Gray, Jr. Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Merlin Learv, Code Enforcement Officer

PERMIT # 560 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Jim & John Sanders
 Address: Bowers Road South Portland 04106
 LOCATION OF CONSTRUCTION: 187 Clark Street
 Lessee:
 CONTRACTOR: S. Gary Santaniello SUBCONTRACTORS:
 ADDRESS: 187 Clark Street 775-6601

Est. Construction Cost: _____ Type of Use: Office/Residential
 Part Use: Residential - Three Family ~~Two Family~~ ~~Single Family~~
 Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain Change of use from three family to three family

NOTE ONLY IF THE NUMBER OF UNITS WILL CHANGE w/office (Office/residential)
 Residential Buildings Only: _____ no renovations
 # of Dwelling Units _____ # of New Dwelling Units _____

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

Floor:
 1. Sill 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 Materials _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. of Joists _____
 3. No. Doors _____
 4. Header Size _____ Span(s) _____
 5. Bracing Yes _____
 6. Corner Posts Size _____
 7. Insulation Type _____
 8. Sheathing Type _____
 9. Siding Type _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Size _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

For Official Use Only

Date: May 2, 1988 Subdivision: Yes / No _____
 Initials of Landlord: _____ Name: _____
 Block Code: _____ Lot: _____
 Time Limit: _____ Block: _____
 Estimated Cost: _____ Permit Expiration: _____
 Value Structure: _____ Ownership: _____ Public _____ Private _____
 Fee: 25

PERMIT ISSUED

Ceiling:
 1. Ceiling Joists Size _____
 2. Ceiling Strapping Size _____ Spacing _____ MAY 28 1988
 3. Type Ceilings _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____ City of Portland

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 4. Other _____

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 Toilets 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

Zoning:
 District _____ Street Frontage Req. _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____ Side _____

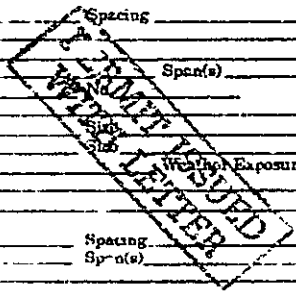
Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other (Explain) _____
 Date Approved _____

Permit Received By Lynne Penoit

Signature of Applicant _____ Date 5/2/88

Signature of CEO S. Gary Santaniello Date _____

Inspection Dates _____





CITY OF PORTLAND, MAINE

390 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

187 Clark Street

May 3, 1988

S. Gary Santaniello, Lessee
187 Clark Street
Portland, Maine 04102

Dear Mr. Santaniello:

This is in reference to your recent application for a change of use from three apartments to three apartments with office space at 187 Clark Street. It appears from the City Zoning Map that your building is located within the R-6 Residence Zone, which is measured 100 feet in depth from the center line of Pine Street, for the B-1 Business Zone.

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Sincerely,
Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer

Inspection Services
Samuel P. Hoffkes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 22, 1993

Jack Sprague
Michelle Martin
P.O. Box 8184
Portland, ME 04104

Re: 185-187 Clark St
CBL: 056-C-010

Dear Mr. Sprague & Ms. Martin,

I am sending you this letter to request an inspection at the property which you own or manage at the above listed address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every 5 years.

Please contact me in this office at 874-8300 X8707 between 7:00-9:00AM or 3:00-3:30PM to make arrangements to inspect the building.

Sincerely,



Kathleen Lowe
Code Enforcement Officer