

Memorandum from Department of Building Inspection, Portland, Maine
80 Bell St.-Casco Bottling Co. March 6, 1940

To Builder:

Concrete piers under wooden posts are required to be extended at least 6 inches above the finished grade of the ground, or 2 inches and have bottoms of posts treated with hot asphalt, posts to be anchored to piers.

No less than 6x6 should be used over the new 8 foot door because the header will support part of roof of building.

OO Casco Bottling Co., 80 Bell St.

(Signed) Warren McDonald
Inspector of Buildings



APPLICATION FOR PERMIT **PERMIT ISSUED 0198**

Class of Building or Type of Structure Third Class

Portland, Maine, March 6, 1940 **MAR 6 1940**

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 80 Bell Street Within Fire Limits? NO Dist. No. _____
 Owner's or Lessee's name and address Casco Bottling Co. 20 Bell Street Telephone _____
 Contractor's name and address John Pistaki Page & Sons, 12 Briggs Street Telephone 2-1742
 Architect _____ Plans filed yes No. of sheets 3
 Proposed use of building Bottling Plant No. families _____
 Other buildings on same lot Storehouse
 Estimated cost 2,100 Fee \$ 75

Description of Present Building to be Altered

Material wood No. stories 1 Heat _____ Style of roof flat Roofing Asphalt
 Past use Bottling Plant No. families _____

General Description of New Work

To provide mullion window and small door in place of existing front door opening 12' wide to loading space inside of building - this loading space is now to be floored over (18' x 38') at the same level as existing loading platform, 6' above grade, and also a section also 12' x 48' on the northwesterly side of this space is to be raised to the same level, 6' above grade - all framed as per plan submitted
 To cut in new 8' x 5' door on northwesterly side of building - 4x6 header supported on 4x6 posts
 The side walls of this room are all to be sheathed, with insulation, and a new metal ceiling (ceiling has 3" I-beams, and metal will be in between them with strapping for support)

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

Details of New Work

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? _____ Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation concrete piers 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 2x8, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor 16", 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor 6', 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: By John Pistaki Page & Sons

INSTRUCTION COPY

Permit No. 45/198
Location 80 Bell St.
Owner Casio Building Co.
Date of permit 3/6/40
Notif. closing-in
Inspn. closing in
Final Notif.
Final Inspn. 4/8/40
Cert. of Occupancy issued None

NOTES

~~3/9/40 - Work on land
3/12/40 - Work on
ceiling - A.G.S.
3/16/40 - Ceiling work
about completed - A.G.S.
3/21/40 - Work on
slab - A.G.S.
3/26/40 - Work on
new platform - A.G.S.
4/8/40 - Work on
platform - A.G.S.~~



City of Portland, Maine

Appeal sustained
10/16/39 39/68

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by **Casco Bottling Co.** at **30 Bell Street**

October 3, 19 ~~39~~

To the Municipal Officers:

Your appellant, **Casco Bottling Co.**

who is the **owner** of property at **30 Bell Street**

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c, of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to cover construction of a one story, all metal building 20 feet by 24 feet at the rear of the above property because the building is proposed to be used for storage in connection with the wholesale beverage distribution business on the same premises, which is not allowable use in the Limited Business Zone where the property is located.

The reasons for the appeal are as follows: The appellant company has twice increased the volume of the main building housing their business on this property, have acquired more land and find it necessary to have more storage room. The opposite side of Bell Street is in an Industrial Zone and there are heavy industries there which makes the property on the side of Bell Street where the appellant's property is located unfit for development for habitation. It is the belief of the appellant company that this additional building will be in no way detrimental to the neighborhood.

*Notice returned from Medred W. Arblay
Dulwich, Me.*

Casco Bottling Company

By

56/90

PUBLIC HEARING ON THE APPEAL OF CASCO BOTTLING CO. AT 80 BELL STREET

October 16, 1939

A public hearing on the above appeal was held before the Committee on Zoning Ordinance Appeals this evening. Present for the city were Councillors Eskilson, Ward and Martin and the Inspector of Buildings.

Mr. Levy represented the Casco Bottling Co. in support of the appeal and there were no opponents present.

Warren McDonald

39/68

October 18, 1939

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of Casco Bottling Company at 80 Bell Street, relating to the construction of a one story, all-metal building 20 feet by 24 feet at the rear of the property to be used for storage in connection with the wholesale beverage distribution business, which is a non-conforming use in the Limited Business Zone where the property is located, reports that the appeal ought to be sustained.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

37/66

that the appeal under the zoning Ordinances of Casco Bottling Company at 80 Bell Street, relating to the construction of a one story all-metal building 20 feet by 24 feet to be used for storage in connection with the wholesale beverage distribution business which is a non-conforming use in the Limited Business Zone where the property is located, be sustained and that a building permit be granted to said appellant, subject to full compliance with all terms of the Building Code;

BECAUSE enforcement of the Ordinance in this specific case would cause unnecessary hardship by needlessly hampering the expansion of the business on property already owned by the appellant company; and desirable relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the proposed building would not produce any detrimental effects upon the neighborhood, in that all of the land across Bell Street is in an Industrial Zone and already occupied by heavy industry, the neighboring land not in an Industrial Zone could hardly be harmed by the proposed building.

31/6

Room 21, City Hall
October 10, 1939

Casco Bottling Co.,
80 Bell Street,
Portland, Maine

Gentlemen:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at Room 32, City Hall on Monday, October 16, 1939 at seven o'clock in the evening upon your appeal under the Zoning Ordinance relating to construction of a one story, all metal building, at 80 Bell Street in a Limited Business Zone.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

39/68

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall
October 5, 1939

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at Room 32, City Hall, Monday, October 16, 1939 at 7:00 o'clock in the evening upon the appeal under the Zoning Ordinance of Casco Bottling Company, relating to construction of a one story building about 20 feet by 24 feet on the rear of the company property at 80 Bell Street.

The appellant company proposes to use the building for storage of various boxes, material, etc., in connection with the wholesale business of preparing and distributing beverages which the company conducts on these premises. The property is located in a Limited Business Zone where the business of the company, being wholesale and some elements of manufacture, is not allowed under the precise terms of the Zoning Ordinance, and therefore no increase in the volume of buildings given over to this business is permissible. On this account, the Inspector of Buildings is unable to issue the permit.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for ~~one-story metal building for storage~~
at 80 Bell Street

Date 10/3/39

1. In whose name is the title of the property now recorded? *Caulson - Building dismantled*
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? *yes*
3. Is the outline of the proposed work now staked out upon the ground? *No* If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? *yes*
4. What is to be maximum projection or overhang of eaves or drip? _____
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? *yes*
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? *yes*
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? *yes*

*Lease of Pottling Co
M. Lewis*



(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure First Class

Portland, Maine, October 3, 1939

1824
OCT 17 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect or 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 80 Bell Street Ward 9 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Casco Bottling Co., 80 Bell St. Telephone 2-1629
Contractor's name and address Owner Telephone _____
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building Storage of cases, bottles, etc. No. families _____
connected with business
Other buildings on same lot Bottling Plant
Estimated cost \$ 200. Fee \$ 75.

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

To erect one story net building 20' x 24', angle iron frame

Approval sustained 10/17/39

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

Details of New Work

Size, from _____ depth _____ No. stories _____ Height average grade to top of plate no 0.2
Height average grade to highest point of roof 1.5
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation corner posts Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof pitch Rise per foot _____ Roof covering metal
No. of chimneys no Material of chimneys _____ of lining _____
Kind of heat no Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills 4x6 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 2x4 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

INSPECTION COPY

Signature of owner Casco Bottling Co.
By M. J. [Signature]

Ward 9 Permit No. 39/1844

Location 80 Bell St.

Owner Casco Bottling Co

Date permit 10/17/39

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 11/9/39

Cert. of Occupancy issued None

NOTES
10/17/39 Working out
OK - A.G.D.
10/24/39 Working under
way - A.G.D.

~~Handwritten notes and scribbles, including a large diagonal mark.~~

No.	Date	Description	Remarks
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LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
6019

Class of Building or Type of Structure Gasoline Station

JAN 10 1939

Portland, Maine, January 9, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect and 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, ~~plans~~, submitted herewith and the following specifications:

Location 80-92 Fall Street Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Casco Bottling Co., 77 Fall St. Telephone _____
 Contractor's name and address N. T. Simpson, 191 St. John St. Telephone 3-0631
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building _____ No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 350. Fee \$.75

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To install one 900 gallon tank, one electric pump, for gasoline, new installation, private use, tank will bear Underwriters' Label, coated with asphaltum, will be at least 3' below grade, and minimum diameter of piping tank to pump 1 1/2"

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

Details of New Work

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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 N. T. Simpson
 Casco Bottling Co.
 INSPECTION COPY Charles G. Johnson
 CHIEF OF FIRE DEPT.

Herbert W. Rhodes
ARCHITECT



51½ EXCHANGE STREET
PORTLAND, MAINE

Rec'd 10/14/38
WMS

October 14, 1938.

Mr. Warren McDonald,
Inspector of Buildings,
Portland, Maine.

Sept. 29760-1

Dear Mr. McDonald:

Your letter referring to the proposed addition for the Gasco Bottling Co., 80 Bell Street, received and I beg to reply as follows and the accompanying blueprint.

I have indicated on the revised plan the framing of the platforms.

The foundation walls will extend around the entire addition and the words "line of foundation" refer to the retaining wall across the building at that point to show that that is the inside of the wall. The walls are increased to 12 x 12 to 16 x 16 at the bearing points of the posts, as now indicated. Steel pins in the concrete will stay the posts at the bottom and the steel will be bolted into the posts on the top.

I am enclosing a certificate of design which of course is only a form as the posts and girders are way over size but are being used as the contractor has them on hand and wants to use them. I understand these come from the Texas Co. Buildings at Bath, Maine which have recently been removed, no wreck or fire having occurred.

The water of the present roof drip onto the ground and the intention was to have this roof do the same. The soil is all loose sand and as the nearest drip is about 15' from the street line I do not believe it will give the city any concern. I am sure in event it did the owners would co-operate with you in overcoming any nuisance.

The 6x10 Girder over the new openings

Robert W. Rhodes
ARCHITECT



51½ EXCHANGE STREET
PORTLAND, MAINE

Mr. Warren McDonald #2.

Rept. 2976C-1

is an additional beam put under the present girder to re-enforce it. The roof area is 10x12 @50# and the second floor area is 5x10 @ 150#.

You will note that the roof timbers have been changed to 2x8 - 18" O. C. and as these are used lumber I judge they are rough lumber.

I trust the above with the accompanying plan and certificate will enable you to proceed, at the proper time, to issue this permit and if there are any other questions or suggestions will you kindly let me have them so that there will be no delay and I will do my best to assist you.

Sincerely yours,

Robert W. Rhodes.

REFERRING TO THE USED STRUCTURAL STEEL PROPOSED IN THE ADDITION FOR
THE CASCO BOTTLING COMPANY AT 80 BELL STREET

October 17, 1933

This statement is to certify that the 35 inch second hand I-beams intended to be used in the one story addition for the Casco Bottling Company at 80 Bell Street came from one or more buildings of the Texas Company in Bath, Maine, the buildings now having been demolished; and that these steel beams have not been in a fire in any building or structure or through any sort of wreck.

Lyle C. Butland

October 13, 1933

Mr. H. W. Rhodes,
517 Exchange Street,
Portland, Maine

Dear Sir:

✓ What is to be the arrangement of wooden posts to support the joists of the raised platform in the proposed addition for the Casco Bottling Company at 80 Bell Street, what size and material of girders are to be used between these posts and what type of foundation is to be used beneath them?

✓ Is the concrete foundation wall to run around the entire length of the side and two ends of the proposed addition, what is the meaning of the phrase "line of foundation" shown beneath the cross partition, to what size are the foundation walls to be increased to take 12x12 posts, and are the bottoms of the sills to be at least eight inches above the grade of the ground outside?

✓ The cross section shows no sill on top of the foundation wall, shows no plate on top of the 33 inch steel beam, and no definite method of bracing the top flanges of those steel beams.

✓ Are there to be bearing plates beneath the steel beams on the wooden posts, and how are the posts to be anchored to the foundations and the steel beams anchored to the posts?

✓ No provision is shown on the plan for taking care of the water from the roof which will amount to a rather large volume of water in case of a heavy storm because apparently the roof of the present building or half of it will drain down on to the addition roof and thence run off on the ground. The Building Code provides: "All buildings fronting on a street or alley shall be provided with metallic leaders for conducting the water from the roof or marquee to the sewer, street, gutter or dry wall in such a manner as shall protect all walls and foundations from damage therefrom. The law goes on to say that none of such water shall be run upon or across the public sidewalk, and I think the city would certainly object to draining such a volume of water directly upon the street.

✓ The plans indicate that used steel is to be provided in the roof. Under these circumstances it will be necessary to file with the application for the permit a signed statement of the man selling this steel to the owner or contractor, certifying in what building or buildings the steel has been used and that it has not been through a fire or wreck of any kind.

✓ A statement of design is required to be attached to the plan preferably by yourself stating that the structural steel has been designed according to the Building Code and according to the latest accepted practice.

There is not enough information on the plan to show how much load may be expected to come upon the 6x10 hard pine headers to be provided over the new openings in the wall of the present building leading to the addition. Assuming that half the load of the roof of the existing building plus half the load of the roof of the addition,

October 13, 1938

plus a considerable load from the second floor of the existing building will come upon these headers, a question whether or not the 6x10's shown will be adequate.

In event the zoning appeal is sustained at the Council meeting on Monday, October 17th, we should like to be in a position to issue the building permit if possible the following day. In order that this may be accomplished, will you be kind enough to go into all of these matters and furnish a new print of the revised tracing showing clearly the answer to all of these questions, and also furnishing the statements required. It is not a satisfactory method to mark up the print that we have.

It is not clear whether the 2x8 floor joists are full size or dressed. If they are to be dressed, they do not figure adequate to take the stipulated load of 100 pounds per square foot live load.

Very truly yours,

Inspector of Buildings

W McD/N

CO: Casco Bottling Co
80 Bell Street

L. E. Butland
76 Munjoy Street



Original Permit No. 467

PERMIT ISSUED

Amendment No. NOV 17 1928

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, November 17, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 38-1761 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 89 Bell Street Ward 4 Within Fire Limits? No Dist. No. _____

Owner's or Lessee's name and address Casco Bottling Co., 40 Bell Street

Contractor's name and address L. E. Butland, 75 Munjoy Street

Plans filed as part of this Amendment _____ No. of Sheets _____

Increased cost of work _____ Additional fee .25

Description of Proposed Work

To change steel beams supporting roof over rear section of addition to 10"x 12" 12"x 12" H. P. timbers on 19' span. These timbers are full size.

Signature of Owner Casco Bottling Company

By _____

File - P.38/1761-I
11-21-38-S

November 15, 1938

Mr. L. E. Butland,
78 Munjoy Street
Portland, Maine

Dear Sir:

There are a few items in connection with the addition for the Casco Bottling Company at 80 Bell Street which require correction at once:

You have made changes in the roof framing of the addition over substantial details indicated on the plan, and it is necessary that you file an amendment to the permit and a sketch showing these changes. This should be done before you proceed any further with the work.

You have spaced 2x4 studs in the walls 24 inches on centers to a height of about 15 feet while the Building Code requires the spacing not greater than 16 inches. Incidentally you signed a statement to that effect on your application for the permit.

You have not framed the window openings as required by the Building Code having used single 2x4 headers over windows 40 inches in width where double 2x4 headers are required and you have not used the jack studs under each end of these headers as required by law. It is necessary to make over these details to comply with the law at once, and it would be well for you to indicate to this office what method you intend to follow before you do it.

Very truly yours,

WMO/D/H
CC: Casco Bottling Co.
80 Bell Street

Inspector of Buildings

Rept 1976-1

October 17, 1933

Mr. L. E. Rutland,
76 Munjoy Street,
Portland, Maine

Dear Sir:

Enclosed is the building permit covering a one story addition for the Casco Bottling Company at 80 Bell Street, their appeal under the Zoning Ordinance having been sustained on October 17, 1933. It was decided to make the matter of roof drainage a condition of sustaining the appeal. Under this arrangement, if no cause for acquiring roof drainage facilities develops, these facilities will not be required. If on the other hand at any time after the building is built conditions due to the lackage of roof drainage facilities become unbearable, it will be necessary for the Casco Bottling Company to provide them. It should be understood by the Casco Bottling Company, that accepting the permit under these circumstances binds them to follow this procedure. In other words, if Mr. Rhodes theory is right, it will never be necessary to provide gutters and conductors, etc.

Iron bars ought to be embedded in the footers beneath the 6x6 posts, and the posts drilled to cut on over the bars for anchorage. On this basis the six inch depth of footer does not seem to be adequate.

No cross-section of the retaining wall beneath the cross partitions is shown, but I presume that adequate thickness will be provided to fully retain the height of earth and the load on the concrete floor, the height of the earth to be retained being about six feet.

The new detail shows a 4x6 laid flat on and bolted to the top flanges of the steel beams. These flanges are probably at least 11 inches wide, and I should think a much better bolting job could be done if the wooden strip were made much wider than six inches.

The application says that the roof joists are to be full size. If that is true they are all right; if not, additional strength will be necessary. The 2x8 joists in the platform are also all right if full size, if not additional strength is required. The 2x8 joists on the north side are not adequate on the 12 foot span. 2x10's are necessary or an additional support of them through the center. The method of resting a sill directly on the ground under these joists does not seem permanent. I recommend that low piers be constructed under the sills or girders and the wood be raised up off the ground. The section now shows the foundation wall eight inches thick at the top. Ten inches is required. I presume the eight inches is intended to show the height of the wall above the grade. The 6x10's at the rear where two sections of present wall are to be taken out does not figure out. Mr. Rhodes in his letter has failed to take into account any of the load which comes from the new roof. Either 8x10 or 6x12 hard pine is indicated.

Very truly yours,

FMGJ/H

Inspector of Buildings

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for addition to bottling plant
at 80 Bell Street

Date 10/25/38

1. In whose name is the title of the property now recorded? _____
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Yes
3. Is the outline of the proposed work now staked out upon the ground? No. If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? Yes
4. What is to be maximum projection or overhang of eaves or drip? 1 ft
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches, and other projections? Yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? Yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? Yes

L. E. Butland



3) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT NO. 1761
OCT 18 1938

Class of Building or Type of Structure Third Class

Portland, Maine, October 2, 1938

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 80 Bell Street Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Casco Bottling Co., 80 Bell St. Telephone _____
 Contractor's name and address L. F. Rutland, 7 1/2 Munjoy St. Telephone 1-1101
 Architect _____ Plans filed yes No. of sheets _____
 Proposed use of building Bottling Plant No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 1,700. Fee \$ 3.75

Description of Present Building to be Altered

Material wood # of stories 2-1 Heat steam Style of roof pitch Roofing Asphalt and metal
 Last use Bottling Plant No. families _____

General Description of New Work

To erect 7th story frame addition 40' x 65' on northly side of building as per plan
 To cut in one new double door into main building
 To repair two 10' sections of main walk, between new and old buildings
 Appeal sustained 10/17/38 conditional upon providing roof drainage facilities if found necessary.

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

Details of New Work

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WANTED

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? solid earth or rock? earth
 Material of foundation Concrete trench wall thickness, top 10" bottom 12" cellar no
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering Asphalt roofing Class C Ind. Lab.
 No. of chimneys _____ Material of chimneys _____ Lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing Lumber—Kind SPRUCE Dressed or Full Size? 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 observed? yes

Casco Bottling Co.

Signature of owner L. F. Rutland

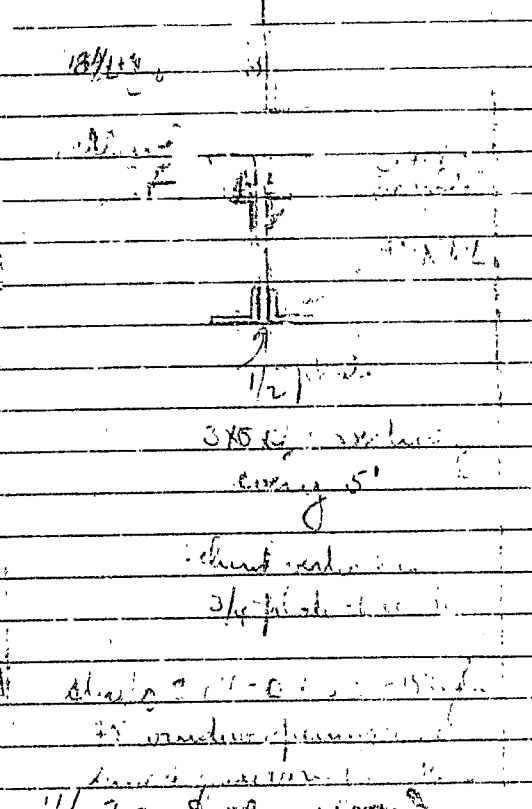
DITION COPY

Permit No. 38/1761 P
 Location 80 Bell St.
 Ow Mason Building Co.
 Date of permit 10/18/38
 Insn. closing-in
 Final Insn. 11/33/38
 Cert. of Occupancy issued None

11/11/38 Mr. Kistland
 agreed to provide
 double shutters around
 windows and bearing
 low bridging against
 side wall. J.G.

NOTES

10/21/38 - Pouring concrete
 on wall above
 11/9/38 - Putting on
 on Rakers on top of
 3x7 sill - 18"
 on 13' span (1407) = 73' height OK
 12x12 H.P. on 9' span is
 good for 15,116 $\frac{15,168}{19,812} = 66\%$
 sq. ft. OK
 10x12 H.P. on 9' span is
 good for 12,640 $\frac{12,640}{19,812} = 55\%$
 sq. ft. OK
 2x8 on 14' span - 16"
 798 = 48' per sq. ft. - OK
 1767



3x5 on 5' span
 1/2" dia.

11/15/38 - See below

ELECTRICAL PERMIT
City of Portland, Me.



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 City of Portland Electrical Ordinance,
National Electrical Code and the following specification:

Date 18 Oct 95

LOCATION: 80 Bell St

Permit # 2569

OWNER Bell St Assoc. ADDRESS _____
Advantage Linen

						TOTAL EACH FEE	
OUTLETS		Receptacles	Switches				.20
FIXTURES	(number of)	incandescent	fluorescent				.20
		fluorescent strip					.20
SERVICES		Overhead	Upgrade	3ph TTL AMPS TO	800	200	15.00
		Underground			800		15.00
TEMPORARY SERV.		Overhead		AMPS OVER	800		25.00
		Underground			800		25.00
METERS	(number of)						1.00
MOTORS	(number of)						2.00
RESID/COM		Electric units					1.00
HEATING		oil/gas units					5.00
APPLIANCES		Ranges	Cook Tops	Wall Ovens			2.00
		Water heaters	Fans	Dryers	1		2.00
Disposals		Dishwasher	Compactors	Others (denote)			2.00
MISC. (number of)		Air Cond/win					3.00
		Air Cond/cent					10.00
		Signs					5.00
		Pools					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty				2	2.00
		Outlets					4.00
		Circus/Carnv					25.00
		Alterations					5.00
		Fire Repairs					15.00
		E Lights					1.00
		E Generators					20.00
		Panels					4.00
TRANSFER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
						TOTAL AMOUNT DUE	
						MINIMUM FEE	25.00
							25.00

INSPECTION: Will be ready _____ or will call xxx

CONTRACTORS NAME Fred Newcomb / cliff thomas

ADDRESS 484 Gray Rd Windham

TELEPHONE 892-0403

MASTER LICENSE No. 2569

LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR

Fred Newcomb

INSPECTIONS: Service 12-22-90 by RB
 Service called in 11:30 AM
 Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____

ELECTRICAL INSTALLATIONS
 Permit Number 2569
 Location 80 Bell
 Owner BELL ASSOCIATES
 Date of Permit 10-18-95
 Final Inspection 1-12-96
 By Inspector Stan [Signature]

DATE:	REMARKS:
12-19-95	met with electrician - Building use - has residential apts - 6? - commercial GARAGE LEFT SIDE commercial LAUNDRY right side - all one building NO fire walls? - building is sprinkled - - small tank of oil in basement service location They want to ADD 3Φ service - existing to stay 1Φ. / owner believe out buildings in REAR ALSO Fed from 1Φ service. City to check
	History - 3-13-85 Service Al Higgins
	7-24-79 meters, PULS - Falmouth Electric
	8-5-79 BAR REC, FRT, SER, HT Falmouth Electric
	5-15-78 SERVICE - Falmouth Electric
	5-12-78 SERVICE - Falmouth Electric
	12-15-77 Ground Oil - Burner
	11-28-77 Service - Falmouth Electric