



CITY OF PORTLAND

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

February 3, 1982

Mr. & Mrs. Donald & Tracy Booth
35 Foreside Road
Cumberland Foreside, Maine 04110

Re: *56-158 Danforth Street

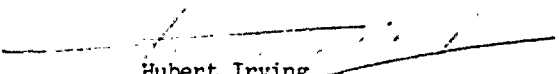
Dear Mr. & Mrs. Booth:

An inspection of this property, February 2, 1982, revealed open holes exist through the first floor ceiling up through the above floor in several rooms.

This is in violation of the City of Portland 101 Life Safety Code, Sec. 11-33.3.11, and it is necessary that all the openings in the second floor must be secured and the openings in the ceiling on the first floor not later than February 16, 1982.

Should you have any questions, do not hesitate to call this office.

Sincerely,


Hubert Irving
Code Enforcement Officer

HI/jmr

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland 53352 IC

TOWN/CITY CODE 05176 LPI NUMBER 00123 DATE ISSUED 3/7/81
Month Day Year

Certificate of App. Number

Installer's Name RUDY THE PLUMBER
Last Name F.I.M.I.

Installer Code 2

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

Owner Don Donald Booth
Address 156-158 Van Dine Street
St/Lot Number Street, Road Name Subdivision
(Location where plumbing was done and inspected)

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

Amelia J. Jenkins
Signature of LPI

OWNER'S COPY

Date Inspected APR 22 1981

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Town/City Code 05176 LPI Number 00123 Date Issued 3/7/81 INSTALLER'S License No. 11776 352 IP

Address of Where Plumbing is Done 156-158 Van Dine Street
St/Lot Number Street/Road Name Subdivision
Name of Owner Don Donald Booth
Last Name F.I.M.I. Mailing Address Zip Code

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

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

Plumbing To Serve: 1. Single (Res) 2. Multi-Fam(Res) 3. Mobile Home 4. Modular Home 5. Commercial 6. School 7. Other (Specify)

Number of Fixtures or Hook-Ups: Sink(s) Toilet(s) Bath Tub(s) Lavatory(s) Shower(s) Urinal(s)
Clothes Washer(s) Dish Washer(s) Hot Water Heater(s) Floor Drain(s) Hook Up(s)

TOWN'S COPY
MAR 31 1981

MAR 9 - 1981

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

Fixture Fee Hook-Up Fee Total Fee

Dept. of Human Services
Div. of Health Engineering

If Double Fee Check Box

Signature of LPI _____



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 9, 1982
 Receipt and Permit number A 66927

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: 158 Danforth St.
 OWNER'S NAME: Dr. Donald Booth ADDRESS: 35 Foreside Rd. Foreside

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

INSPECTION:
 Will be ready on _____, 19__; or Will Call _____
 CONTRACTOR'S NAME: Rudi the Plumber
 ADDRESS: 1231 Forest Avenue
 TEL.: _____
 MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

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



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Feb. 23, 1981 19
 Receipt and Permit number A66870

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: 156 Danforth St.
 OWNER'S NAME: Tracy Booth ADDRESS _____

	FEES
OUTLETS:	
Receptacles 63 Switches 30 Plugmold _____ ft. TOTAL 93	8.30
FIXTURES: (number of)	
Incandescent 30 Fluorescent _____ (not strip) TOTAL 30	5.00
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL ampere 400	6.00
METERS: (number of) 8	4.00
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ 5 Water Heaters _____ 1	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____ 5	
Dryers _____ Compactors _____	
Fans (hoods) _____ 5 Others (denote) _____	33.00
TOTAL _____	
MISCELLANEOUS: (number of)	6.00
Branch Panels _____ 6	
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 _____	
	62.30
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____ DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	
	62.30
	TOTAL AMOUNT DUE: _____

INSPECTION:

Will be ready on _____, 19__; or Will Call

CONTRACTOR'S NAME: Royal River

ADDRESS: Bennett Rd. New Gloucester

TEL.: 926-4547

MASTER LICENSE NO.: 3213 SIGNATURE OF CONTRACTOR _____

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

FILE

May 4, 1981

Mrs. Tracy Booth
156-158 Danforth St.
Portland, Maine

Rd: 156-158 Danforth St.

Mrs. Booth:

I regret to inform you that your request for a waiver has been denied. Whereas the enclosing of vertical openings in a primary requirement for life safety; it is our feeling; that this requirement cannot be waived and life safety still be maintained.

Therefore, all vertical openings shall be enclosed with construction having a fire rating of at least one hour, including one hour fire doors with self-closers.

If this office can assist you in any way, please feel free to contact me at my office.

Sincerely,

Lt. James P. Collins
Fire Prevention Bureau

JC:K

CITY OF PORTLAND MAINE
FIRE PREVENTION BUREAU

TO: Mrs. Tracy, South
FROM: Fire Prevention Bureau
SUBJECT: 150-158 Danforth St.

This building, permit application has been approved by this department subject to the following conditions of the applicable codes of the City of Portland and the State of Maine.

1. Each living unit shall have a single station smoke detector direct wired to the house current.
2. All stairways shall be enclosed with construction having a fire rating of at least one hour, including doors with self closers.
3. Doors going from apartments to common corridors shall be twenty minute rated and be self closing.
4. The boiler room shall be enclosed with construction having a fire rating of at least one hour including ceiling and doors with self closers.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP B.O.C.A. TYPE OF CONSTRUCTION 12

JAN 6 1961

ZONING LOCATION PORTLAND, MAINE, NOV. 14, 1960

CITY OF PORTLAND

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

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

LOCATION 156-258 Danforth St. Fire District #1 [] #2 []
1. Owner's name and address . Donald G. Tracy, Booth, 35 Foreside Rd. Telephone . 791-5159
2. Lessee's name and address Cumberland Foreside, Maine Telephone
3. Contractor's name and address Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Lay use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$. 71,000. Fee \$. 335.50

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION 25.00 appeal fee pd. 11-17-60

This application is for: @ 775-5451 Ext. 234 Change of use from 11 apartments to 7 apartments & 3 doctors offices, offices to be in basement and 1st floor Stamp of Special Conditions
This application is for a change of use from 11 apartments to 7 apartments and 3 doctors offices. The applicant has provided a plan showing the location of the proposed offices, the location of the existing apartments, and the location of the proposed offices. The applicant has also provided a list of the proposed offices and their estimated cost and per foot fee.

NOTE TO APPLICANT: Separate permits for electrical and mechanical work will be issued at a later date.
Amended by Appeal Board to 6 apps. & 3 Doctor's Office

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [] 4 []

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be a charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Tracy V. Booth Phone #
Type Name of above Tracy V. Booth 1 [] 2 [] 3 [] 4 []
Other and Address

OFFICE FILE COPY

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Findings of Fact

The applicant is Donald & Tracy Booth and he is interested in the property located at 154-160 Danforth St. cor. 59-67 Tyng St. as 8 apts & 3 doctor's offices. The owner of the property is as above and his address is 35 Foreside Rd.-Cumberland Foreside, Maine. The property is located in a R-6 Zone. The present use of the property is 11 apartments.

The applicant respectfully petitions the Board of Appeals for a conditional use permit to permit change of use from 11 apartments to 7 apts. & 3 doctor's offices

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: Tracy and Donald Booth

and the names and addresses of those appearing in opposition to the application are:

Robert Valeriano, 511 Tyng St.; Mary Coyne, 54 Tyng Street

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following:

Photos, Plans by owner

REASONS FOR DECISIONS

The proposed building or use (~~will~~/will not) be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance, as evidenced by: _____

The proposed building or use (~~will~~/will not) have a substantial adverse effect, including monetary, upon adjacent property, the character of the neighborhood, the traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, because of the following: _____

The proposed building or use (~~will~~/will not) be constructed, arranged and operated so as to interfere with the development and use of neighboring property in accordance with the applicable zoning regulations as demonstrated by: _____

The proposed building or use (~~will~~/will not) be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, as evidenced by: _____

and the persons or agencies responsible for the establishment of the proposed use (~~will~~/will not) provide adequately for such services as shown by: _____

The proposed building or use (~~will~~/will not) result in the destruction, loss or damage of any natural, scenic or historic feature of major importance, because of the following: _____

The proposed building or use (~~will~~/~~will not~~) comply with all standards imposed on it by the regulations applicable to the zone in which the use will be located and any additional standards relating to the specific conditional use as demonstrated by the following: _____

The proposed building or use at the particular location requested (~~is~~/~~is not~~) necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which (~~will~~/~~will not~~) contribute to the general welfare of the neighborhood or community, as demonstrated by: _____

The public goals described above (~~can~~/~~can not~~) be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site, because of the following: _____

All steps possible (~~have~~/~~have not~~) been taken to minimize any adverse effects of the proposed buildings or use on the immediate vicinity through building design, site design, landscaping and screening as evidenced by: _____

SPECIFIC RELIEF GRANTED

After a public hearing on Dec. 11, 1980, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a conditional use should _____ be granted in this case.

It is therefore determined that a conditional use _____ be granted
in this case by: A.D. CHARGED.

William Murphy

Guido Zajac

Jacqueline Cohn

Ernest S. Martin

J. B. Deane

Monica Kelly

Condition: Tugay St. Property ⁽¹²⁵⁾ be used for
parking.

154-160 Danforth St.
cor. 59-67 Tyng St.

December 12, 1980

Donald & Tracy Booth
35 Foreside Rd.
Cumberland Foreside, Me.

Following is the decision of the Board of Appeals regarding your appeal. Please note the Board granted approval to change use from 11 apartments to 8 apartments and 3 doctor's offices as per plans.

Also before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Yours truly,

Malcolm G. Ward
Bldg. Insp. Supervisor

P.S. Please submit 4 site plans of the parking lot.

154-160 Danforth St.
cor. 59-67 Tyng St.

November 21, 1980

Donald & Tracy Booth
35 Foreside Rd.
Cumberland Foreside, Me.

Building permit and certificate of occupancy to change the use of the building at the above named location from 11 apartments to 7 apartments and three doctor's offices are not issuable under the Zoning Ordinance for the following reasons.

1. The proposed use (doctor's offices) is not allowable in the R-6 Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Sec. 602.7.A.8.c
2. Required off street parking spaces for 21 vehicles will not be provided on this lot as required by Sec. 602.14. However parking for approximately 30 vehicles can be provided at 56 to 64 Tyng Street which is within 300 feet of said principle building. Sec. 602.14.C

We understand that you would like to exercise your appeal rights, in this matter. Accordingly, you or your authorized representative should come to this office room 317, City Hall to file the appeal on forms which are available here. A fee of \$25. for a Conditional Use Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Sec. 602.24.D

Very truly yours,

Malcolm G. Ward
Bldg. Inspection Supervisor

MGW:k

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S SELTZER
Chairman

GAIL D SNOW
Secretary

W FARLE ESKILSON
TIMOTHY E FLAHERTY
JAMES F O'MALLEY
THOMAS J MURPHY
MICHAEL E WESTORT

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall Portland, Maine on Thursday, December 11, 1980 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Donald & Tracy Booth, owners of property at 154-160 Danforth St. cor. 59-67 Tyng St. under the provisions of Section 602.24.D of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: change of use of the building at the above named location from 11 apartments to 7 apartments and three doctor's offices which are not issuable under the Zoning Ordinance for the following reasons.

1. The proposed use (doctor's offices) is not allowable in the R-6 Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Sec. 602.7.A.8.c
2. Required off street parking spaces for 21 vehicles will not be provided on this lot as required by Sec.602.14.C. However parking for approximately 30 vehicles can be provided at 56 to 64 Tyng Street which is within 300 feet of said principle building. Sec. 602.14.C

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been met.

Gail Snow Zayac
Secretary

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A CONDITIONAL USE APPEAL

Donald & Tracy Booth, owner of property at 154-160 Danforth St. corner
59-67 Tyng St.
under the provisions of Section 602.24 D of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:

Change of use of the building at the above location from 11 apartments to 7 apts. and 3 doctor's offices which are not issuable under the Zoning Ordinance because:

1. Proposed use (doctor's offices) is not allowable in the R-6 residential Zone where property is located unless authorized by the Board of Appeals under the provisions of Sec. 602.7.A.8.c
2. Required off street parking spaces for 21 vehicles will not be provided on this lot as required by Sec.602.14. However, parking for approx. 30 vehicles can be provided at 56 to 61 Tyng St. which is within 300 ft. of principle bldg. Sec.602.14.C

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Tracy Valentine Booth
APPELLANT
Partner - Callus Assoc.

602.24 D (3) Conditions for Conditional Uses.

a. Authorized Uses. A conditional use permit may be issued for: any use specifically listed as a conditional use in the regulations applicable to the zone in which it is to be located.

b. Standards. A conditional use permit for the conditional uses listed in Sections 602.2 through 602.13 shall be granted only if evidence is presented which establishes:

(1) That the proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance.

(2) That the proposed building or use will not have a substantial adverse effect including monetary, upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.

(3) That the proposed building or use will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property in accordance with the applicable zone regulations.

(4) That the proposed building or use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

(5) That the proposed building or use will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance; and

(6) That the proposed building or use complies with all standards imposed on it by the regulations applicable to the zone in which the use is to be located and any additional standards relating to the specified conditional uses.

c. General Considerations. In determining whether the evidence establishes that the foregoing conditions have been met, the Board shall consider:

(1) Whether and to what extent the proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which will contribute to the general welfare of the neighborhood or community;

(2) Whether and to what extent such public goals can be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site; and

(3) Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, landscaping and screening.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 15, 1984

Mr. & Mrs. D Booth
35 Foreside Road
Cumberland Foreside, Maine 04110

RE: 156-158 Danforth Street

Dear Mr. & Mrs. Booth:


During our inspection on February 2, 1984 the following deficiencies were found that are to be rectified before the Certificate of Occupancy can be issued.

- A. - Provide venting of the boiler rooms as required by BOCA Building Code and the BOCA Basic Mechanical Code, 101 Life Safety Code, enforced by Lt. James P. Collins, City of Portland Fire Dept - 775-5451 Ext 354. Copies of the BOCA codes attached, copies of the 101 Life Safety Code are available from Lt. Collins office.
- B. - Secure and make operative the self closer device, right rear boiler room door.
- C. - Provide a 1 hour fire rated wall in the hallway partition, leading to the 3rd floor as required by BOCA Building Code- Sec. 816-92 Table 10, type 4A construction.

It is necessary that these violations be corrected not later than March 2, 1984, that further action by this department will not become necessary.

Please notify this office when the work is completed.

Sincerely,


Hubert Irving
Code Enforcement Officer

cc to: P. Samuel Koffses, Chief of Insp. Services
cc to: Joseph Gray Jr., Dir of Planning & Urban Dev.
cc to: Lt. James P Collins, Fire Prevention
cc to: Rudi The Plumber, 1231 Forest Avenue
cc to: M. Leary, Code Enforcement Officer

HI/t

The Callus Company requests the Board of Appeals to grant a variance to allow the practice of a Medical office to occupy the first floor of 156 and 158 Danforth Street, Portland, and also the basement of 158 Danforth Street. The remainder 2/3 of the total square footage of the buildings would be utilized as 7 apartments.

Located in R 6 zone, this request is consistent with conditional uses 602.7A of the zoning ordinance. There is strong precedent for medical use in this neighborhood, comprising Mercy Hospital and the related offices on State Street. Maine Medical Center is also located within this zone.

Supporting information toward this request is the Occupancy Permit issued to 156 Danforth for a Neighborhood Center which housed clinics, medical screening, and residential use. 158 Danforth was utilized as a drug treatment center, "Day-One" until 1980. Thus, medical related activities have been located on premises for some years.

Three vacant lots across Tyng Street are also owned by this company. Listed on city map 44 Block D, Lots 22, 25, and 27 - comprising 8500 Square feet, these lots will furnish parking for 30 cars. This Lot would be ample for the office use and the tenants of the apartments also. Anticipated medical floor space= 5500 square feet. These lots more than satisfy the requirements of code 602.14 B 10 for offstreet parking.

To minimize congestion or traffic on Danforth Street a new Patient entry is planned for the rear of the building. As shown on the plans, this would consist of a ramp and stairs to accommodate handicapped persons. Patients would be able to disembark their cars in the paved area behind the building and enter there.

Medical use makes the renovation of these historic and architecturally sound buildings an economically feasible prospect. The Callus Company had prepared estimates for renovation into 14 apartments which proved to be unworkable financially. Combined usage as residential and medical space is the only method of utility which supports the costs of renovation.

We intend to be sympathetic to the architectural and historic elements of both these buildings and the surrounding neighborhood. We believe our intentions are for the improvement

of the present use of these structures as well as the taxable assets of the city. The buildings have been largely vacant recently, with a dormitory use through its history as a Chancellery of the Archdioces. These office spaces will be owner occupied.

Thank you for your consideration of this request.

Tracy Valentine Booth

Donald M. Booth M.D.

Omar D. Crothers LLJ M.D.

The Callus Company

Data:

156 Danforth= 5,828 square Feet

158 Danforth= 5,635 Square feet

Tyng Street Lots= 8,641 square feet

Apartments :

156 Danforth- Basement. 2 bedroom - approx. 1500 sq. ft.

2nd Floor left - 695 sq. ft. - one bedroom

2nd Floor right- 3 bedroom - 1012 sq. ft.

3rd Floor - 2 bedroom - 1330 sq. ft.

158 Danforth 2nd Floor- 3 bedroom - 1400 sq. ft.

2nd & 3rd Floor rear - 1 bedroom- 830 sq. ft.

3rd Floor - 3 bedroom- 1400 sq. ft.

8167 sq.ft.

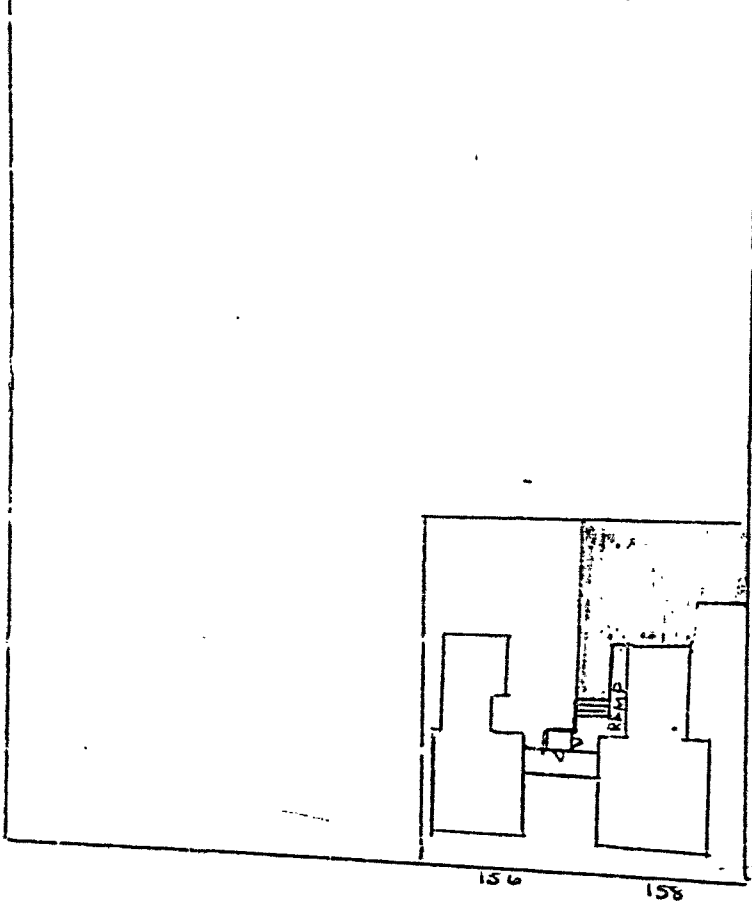
Medical Use: 156 & 158 Danforth- entire first floors= 4100 sq.ft.

158 Basement=

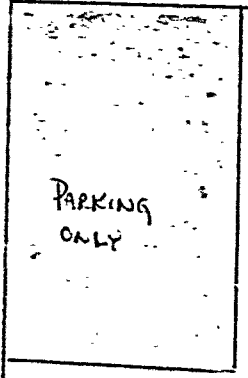
1400 sq.ft.

5500 sq.ft.

STATE STREET



TYNS



DANFORTH STREET

MEDICAL USE
INDICATING REAR ENTRY + PARKING

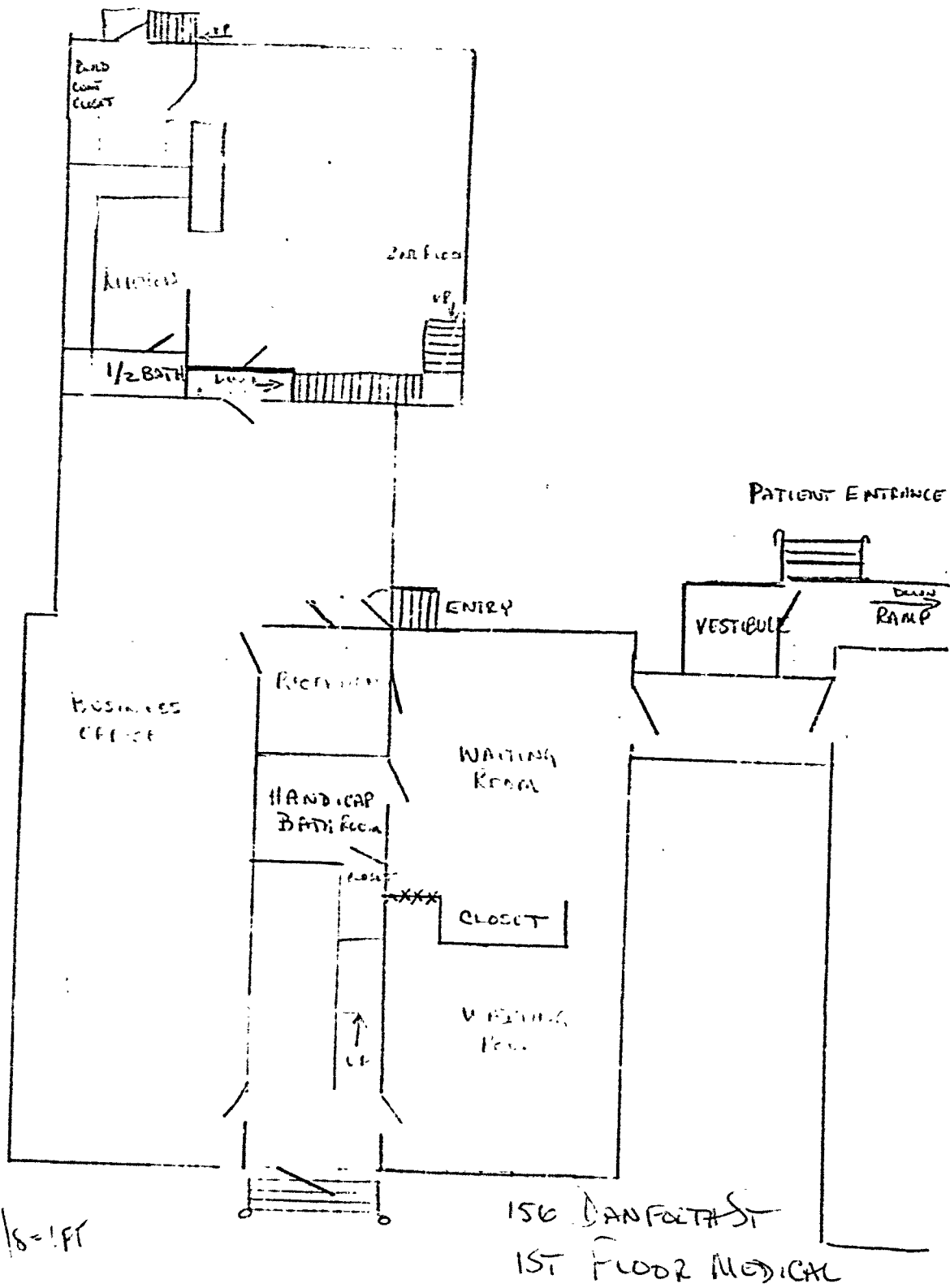
Information needed to
do Financial Analysis

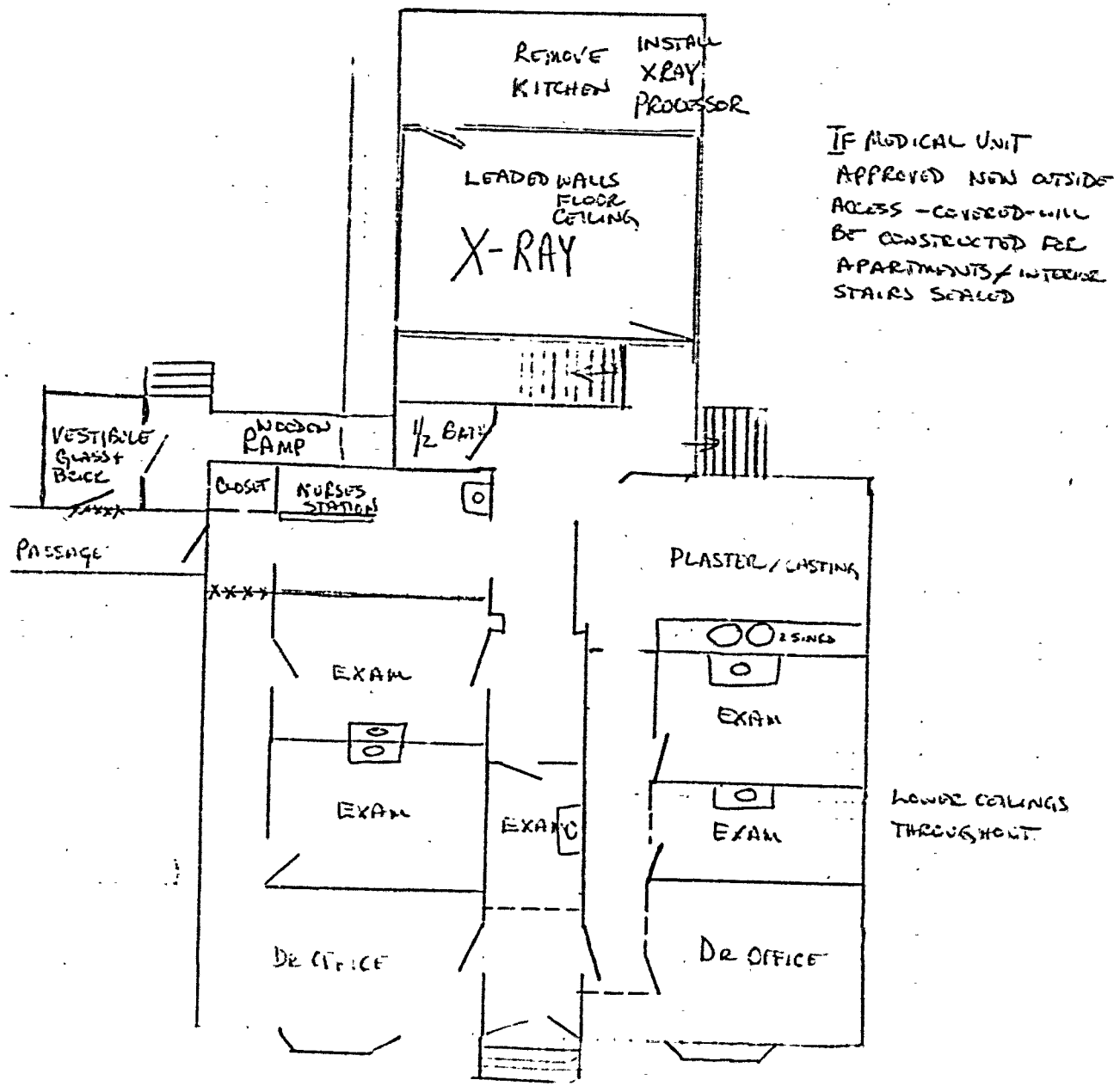
Present (Budget Before Conversion)

Amount of Mortgage, term, interest rate	New Purchase
Yearly Debt Service	
Taxes	current \$3200
Insurance	\$
Water	\$800 est.
Fuel Oil	9000gal @ \$1.25
Electricity	\$4000
Legal	\$1000 Aquisition & closing
Audit	
Trash Removal	
Maintenance	?
Repairs	
Snow Removal	
Lawn Care	
Supplies	
Payroll	
Reserve for replacement	
Reserve for vacancy	
Advertising	
Management & Bookkeeping	?
Total Gross Income	

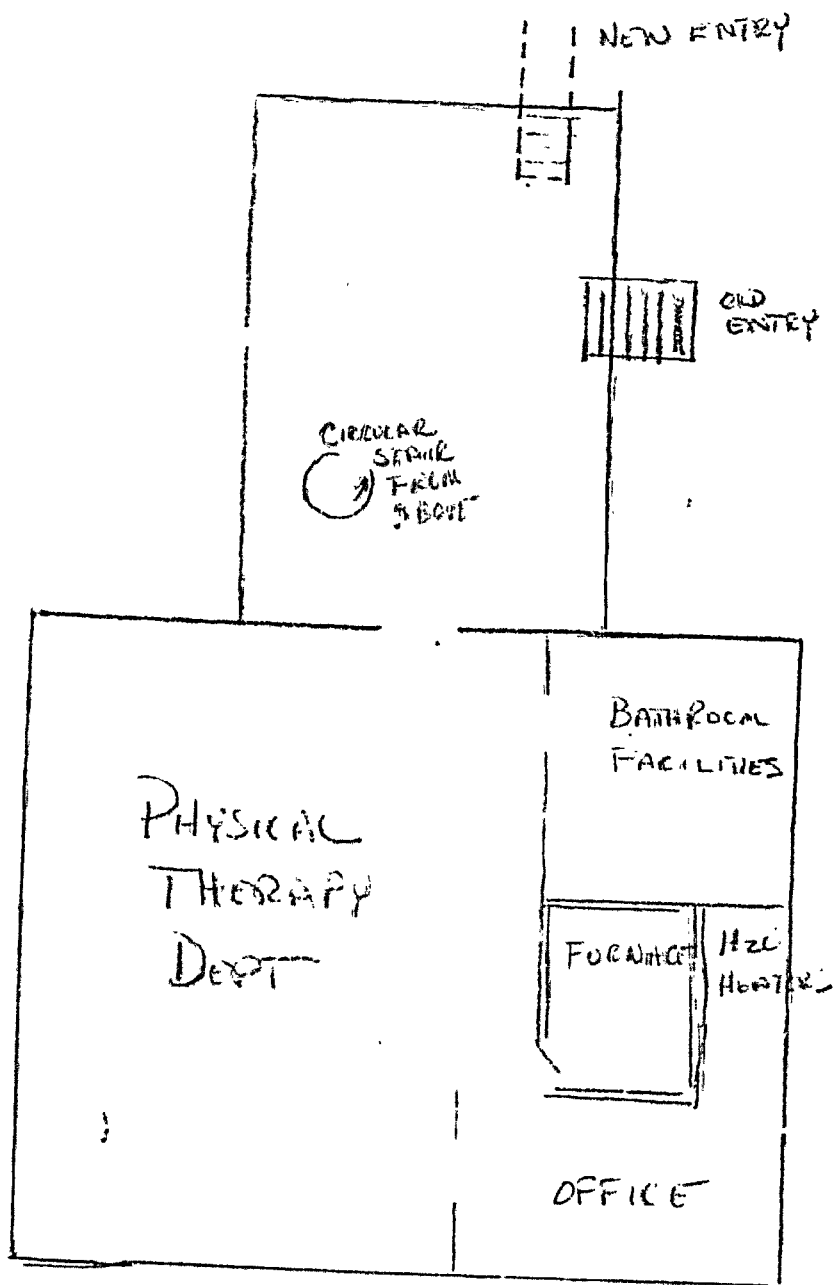
Project Expenses After Conversion

Total Amount of cost of Conversion	\$175,000
Debt Service on loan to convert (\$300,000 @ 15% for 20 years)	
Original Mortgage debt service	at completion - \$47,404.00
Taxes	\$5000
Insurance	\$1200
Water	\$800
Fuel Oil	\$7500 - 6000 gal est
Electricity	\$600
Legal	\$200
Audit	\$100
Trash Removal	
Maintenance	\$500
Repairs	
Snow removal	\$100
Lawn Care	\$250
Supplies	
Payroll	
Reserve for replacement	itor
Reserve for vacancy	
Advertising	
Management & Bookkeeping	
Total Gross Income	\$87,996

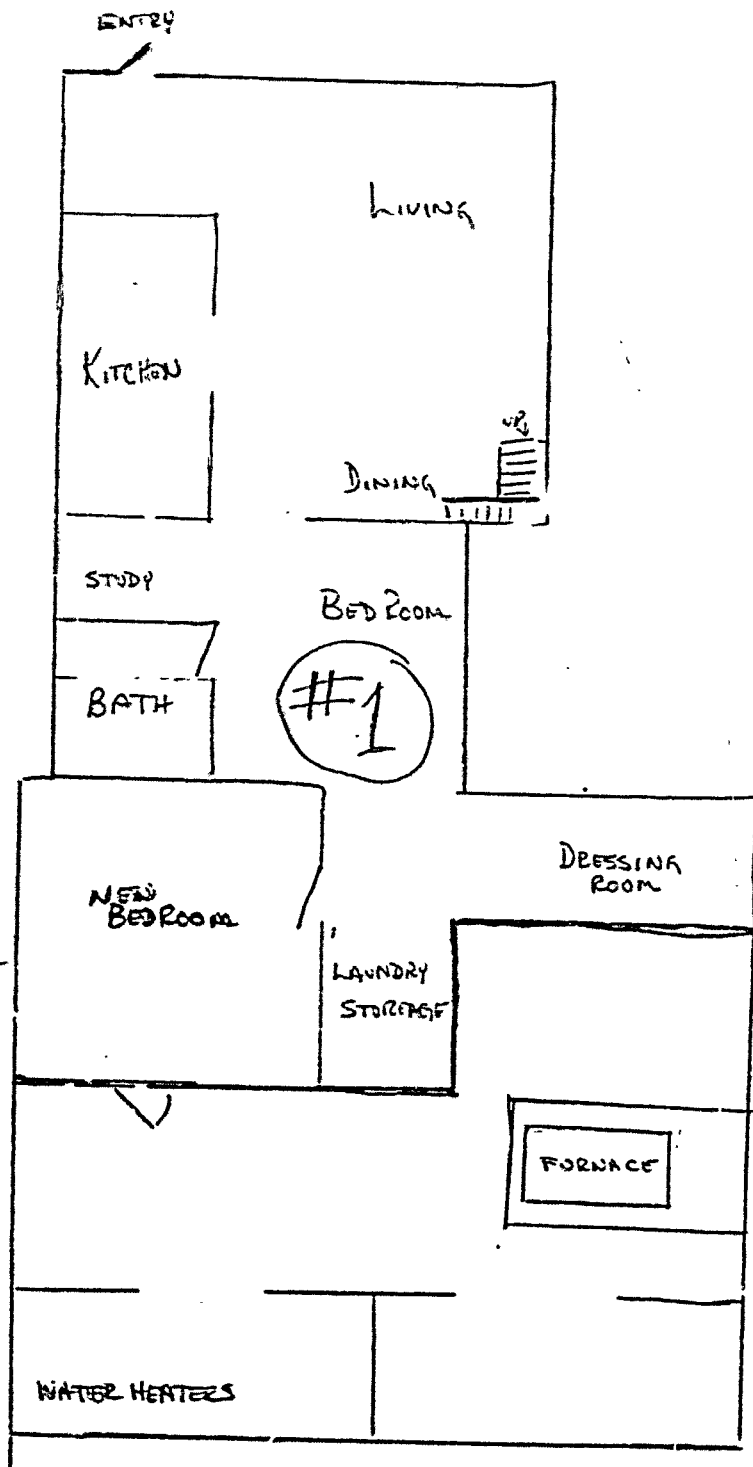




155 DANFORTH 1st FLOOR
MEDICAL USE

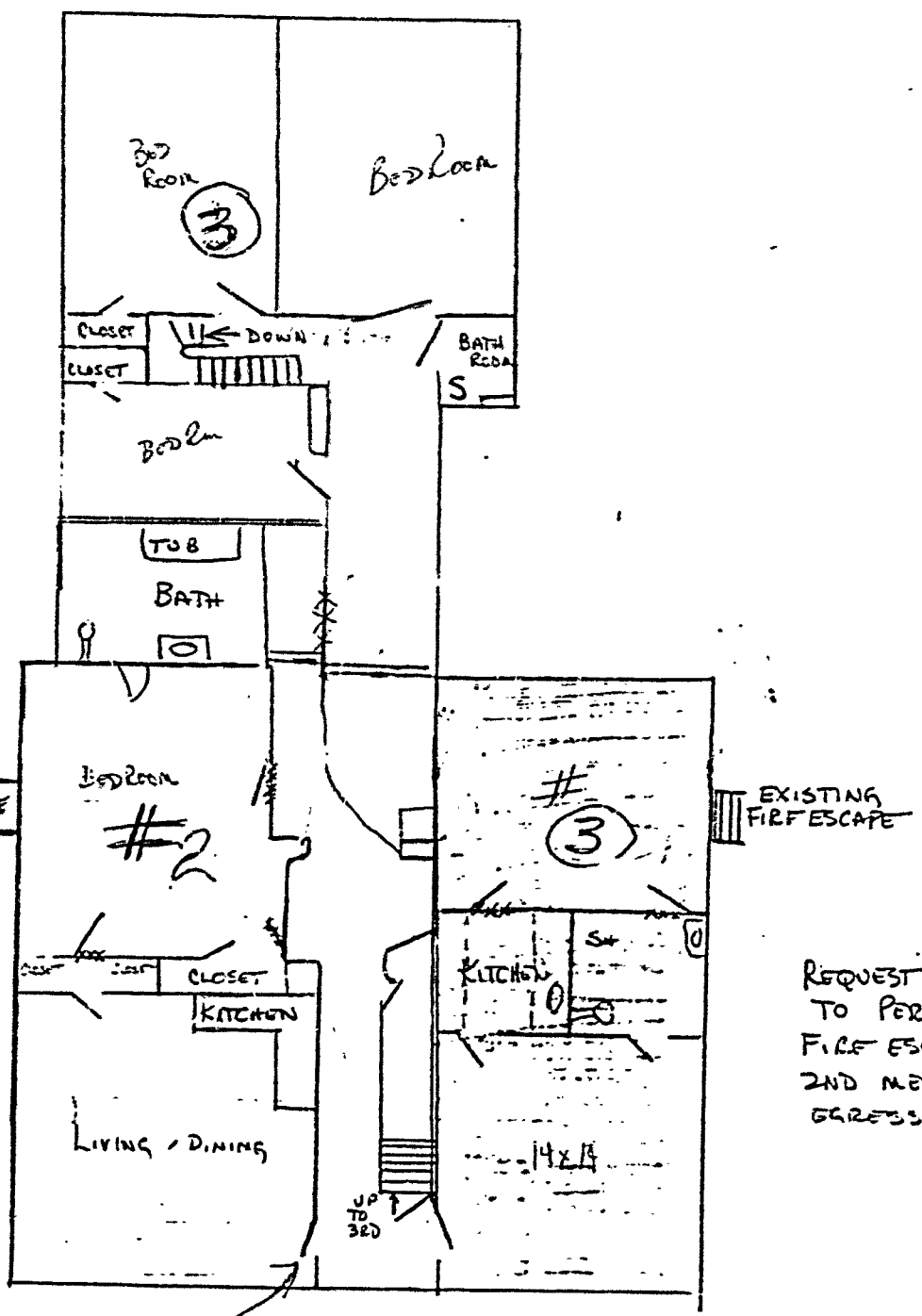


158 DANFORTH
BASEMENT MEDICAL



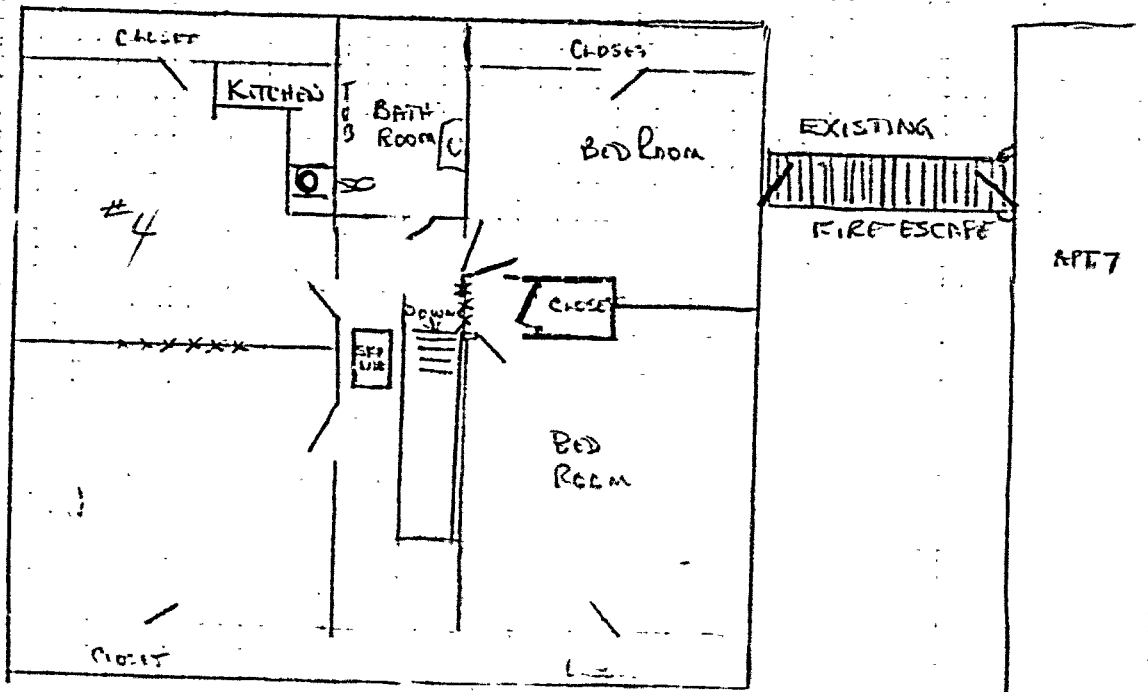
1/8" = 1 FT

156 BASEMENT APARTMENT - EXISTING OCCUPANCY



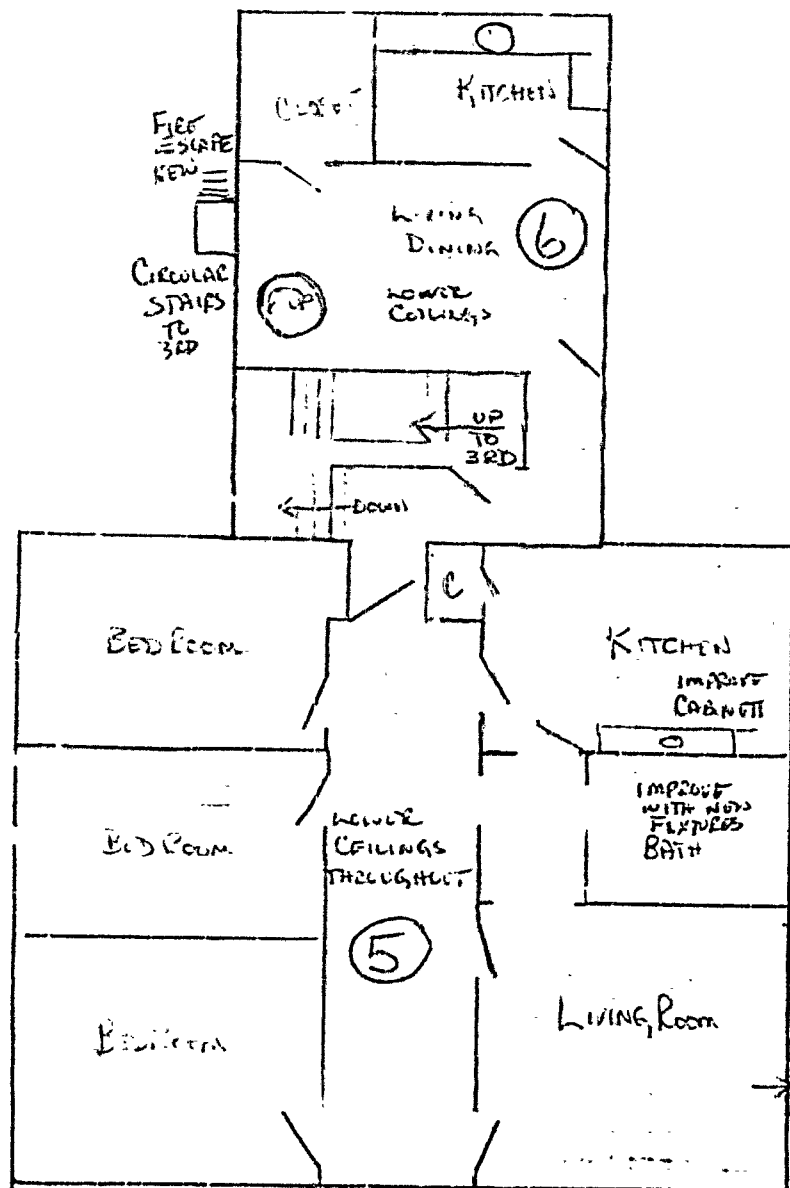
156 DANFORTH
2ND FLOOR

REQUEST WAIVER
TO PERMIT
FIRE ESCAPE AS
2ND MEANS OF
EGRESS



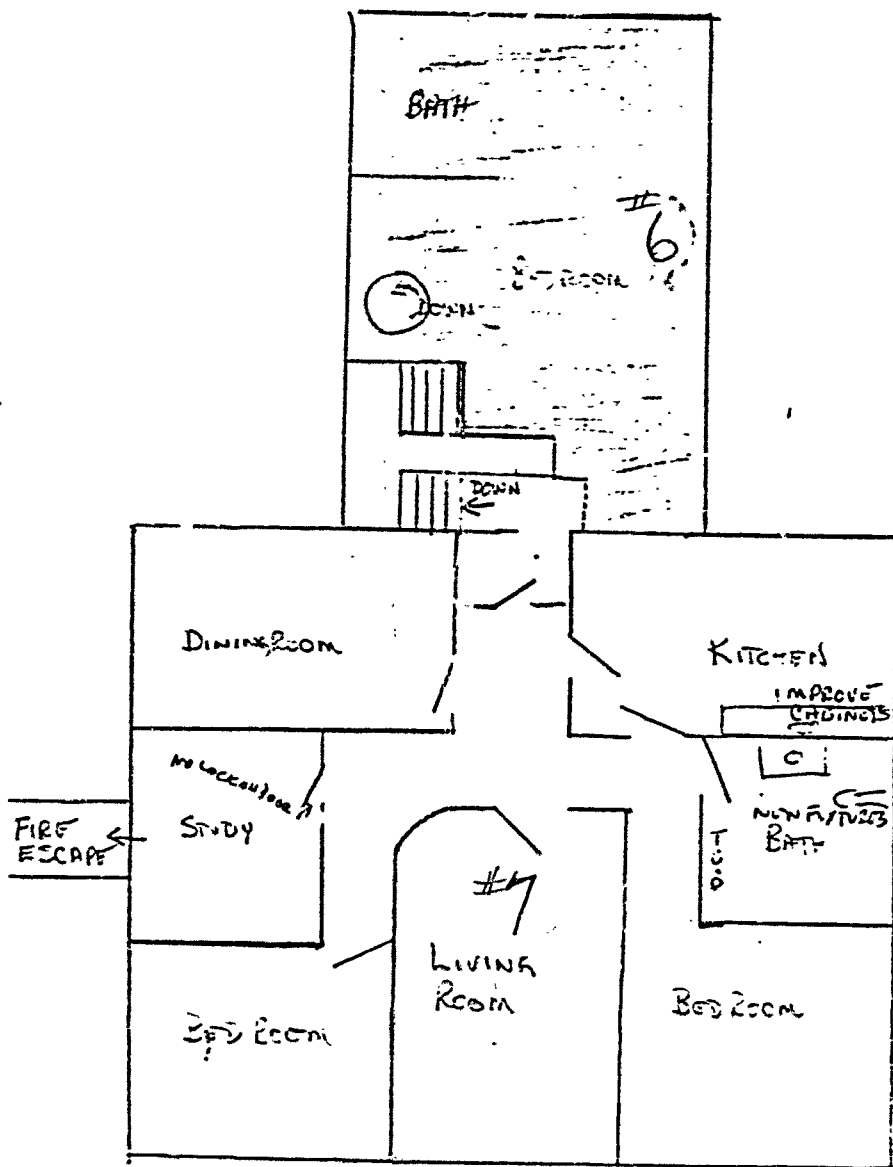
156 DOWNER
3RD FLOOR APARTMENT

1/2" = 1 FOOT



REQUEST WAIVER
TO USE
FIRE ESCAPE
AS SECOND EXIT

158 DANFORTH
2ND FLOOR - 2 APARTMENTS CURRENTLY OCCUPIED
1/8" = 1 FOOT



REQUEST
 WAIVER TO
 PERMIT FIRE ESCAPE
 AS 2ND EXIT

158 DANFORTH

3RD FLOOR

1 1/2 APARTMENTS

2 OCCUPIED
 OCCUPIED

1/8" = 1 FOOT



CITY OF PORTLAND

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

February 3, 1982

Mr. & Mrs. Donald & Tracy Booth
35 Foreside Road
Cumberland Foreside, Maine 04113

Re: 156-158 Danforth Street

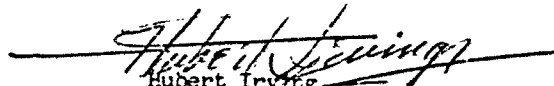
Dear Mr. & Mrs. Booth:

An inspection of this property, February 2, 1982, revealed open holes exist through the first floor ceiling up through the above floor in several rooms.

This is in violation of the City of Portland 101 Life Safety Code, Sec. 11-33.3.11, and it is necessary that all the openings in the second floor must be secured and the openings in the ceiling on the first floor not later than February 16, 1982.

Should you have any questions, do not hesitate to call this office.

Sincerely,


Hubert Irving
Code Enforcement Officer

HI/jmr

CITY OF PORTLAND MAINE
FIRE PREVENTION BUREAU

TO: Mrs. Tracy Booth
FROM: Fire Prevention Bureau
SUBJECT: 156-158 Danforth St.

Your building permit application has been approved by this department subject to the following conditions of the applicable codes of the City of Portland and the State of Maine.

1. Each living unit shall have a single station smoke detector direct wired to the house current.
2. All stairways shall be enclosed with construction having a fire rating of at least one hour, including doors with self closers.
3. Doors going from apartments to common corridors shall be twenty minute rated and be self closing.
4. The boiler room shall be enclosed with construction having a fire rating of at least one hour including ceiling and doors with self closers.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE, Nov. 14, 1980

JAN 6 1981

CITY OF PORTLAND

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

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

LOCATION 156-158 Danforth St. Fire District #1 #2
1. Owner's name and address Donald & Tracy Booth - 35 Foreside Rd. Telephone 781-5159
2. Lessee's name and address Cumberland Foreside, Me. Telephone
3. Contractor's name and address Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing 320
Other buildings on same lot
Estimated contractual cost \$ 71,000.00 Fee \$ 335.50 pd. 11-3

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234

Dwelling Garage Masonry Bldg Metal Bldg Alterations Demolitions Change of Use Other

Change of use from 11 apartments to 8 apartments & 3 doctors offices, offices to be in basement and 1st floor

Stamp of Special Conditions
appears on the plans and the contractor's certificate of completion, estimate and pay legal fee.

Appeal sustained 12-11-80

Amended by Appeal Board to 8 Apts. & 3 Doctor's Office

NOTE TO APPLICANT: Permit for doctor's office will be issued at later date. Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical.

PERMIT IS TO BE ISSUED TO 1 2 3 4 Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY DATE

MISCELLANEOUS

BUILDING INSPECTION-PLAN EXAMINER

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

ZONING

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

BUILDING CODE

Fire Dept.

Health Dept.

Others:

Signature of Applicant Tracy V. Booth Phone #

Type Name of above Tracy V. Booth 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

PERMIT ISSUED WITH LETTER

NOTES

3-4-81

There has been a change here, the contractor said the owner has changed their minds & are doing away with two of the doctors offices and making them into additional apt's. It's the contractor to get in touch with Lt Collins & Mr. Critson ~~and~~ Mr. Ward regarding an increase in the number of apt's, do it was an appeal case & any change given what gas laws in the appeal would have to have an approval of these cities & the appeal boards; that the change might have to be re-appealed?

Also there is no mention of emergency lighting being required in all the common hallways. 5' fire rated shear walled walls & stairs walls are usually not acceptable; the escape locations are in question & may have to be relocated, we may have to have your floor plans submitted. Contractor said there are to be 11 apt's & a Dr's office; the office area is to be left undivided & all part of dividing it when they find a tenant. Did the contractor ~~to~~ ~~the~~ ~~owner~~ ~~of~~ ~~my~~ ~~interest~~ ~~&~~ ~~concern~~ ~~&~~ ~~we~~ ~~should~~ ~~all~~ ~~meet~~ ~~with~~ ~~Mr.~~ ~~Hilton~~ ~~&~~ ~~Lt~~ ~~Collins~~ ~~of~~ ~~the~~ ~~fire~~ ~~dept~~ ~~to~~ ~~see~~ ~~if~~ ~~everything~~ ~~can~~ ~~accepted~~ ~~as~~ ~~is~~ ~~or~~ ~~if~~ ~~changes~~ ~~to~~ ~~bring~~ ~~it~~ ~~up~~ ~~to~~ ~~code~~ ~~are~~ ~~necessary~~ ~~in~~ ~~the~~ ~~renovation~~ ~~&~~ ~~etc~~;

Permit No. 81/12
Location 156-158 Stamford St.
Owner Beach of Stamford
Date of permit 11-17-80
Approved 1-6-81
#2

5/24/81 - Sat Prop!

3-6-81 pm I went with Mrs. Booth & she said she called Lt Collins & Mr. Hilton and has an appointment with them to go over the buildings to determine what changes are absolute to bring it all up to code or acceptable to all the concerned. Mrs. Booth said she has already sent Melcom in zoning a letter regarding the change; this is contrary to Mel who sent me on this call to relay the message. Ask the owner to come in & submit new plans. The permit is for 7 apt's, 3 offices, she said the appeals board at the hearing said she could have 9 apt's +; Mar 17, 81 Lt Collins said he has inspected the property & approves of the exits as per plans; hallways must be covered @ 5' fire rated & covered + 4 hr d/s on all apt's opening into the halls; see attached sheet;

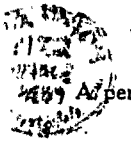
Ward 6 Permit No. 36/1840²⁴
 Location 156 Danforth St.
 Owner St. Dominics Parish
 Date of permit 10/26/36
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. 12/22/36
 Final Inspn. _____
 Cert. of Occupancy issued _____

NOTES

1. Kind of hood St. Anthony
2. Label 100439K
3. Anti-siphon ✓
4. Oil storage ✓
5. Tank distance ✓
6. Vent pipe ✓
7. Fill pipe ✓
8. Gauge ✓
9. Tightness ✓
10. Feed valve ✓
11. Pipe and appurtenances ✓
12. Connections ✓
13. Safety device ✓
14. Temperature ✓
15. Location ✓

12/23/36. The oil from the
 chimney has cleared out

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION



As permit to cover installation of Oil Burning Equipment
in your building at 156 Denforth St.

has been issued today to Ballard Oil & Equipment Co.

This installation is regulated by law for purposes of fire prevention. If you will notify this office as soon as the work is completed, a final inspection will be made. You are advised to secure inspection before acceptance of the work, as any non-compliance with the law found subsequent to final payment is likely to cause you additional expense.

Warren McDonald
Inspector of Buildings

201404



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
1/69

Permit No. SEP 15 1931

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, September 14, 1931

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 156 Danforth Street Use of Building St. Dominic's Rectory

Name and address of owner Roman Catholic Bishop of Portland Ward 6

Contractor's name and address Ballard Oil & Equipment Co of Maine Telephone F6223

124 High Street, Portland, Maine
General Description of Work

To install Oil burning equipment

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel oil

Material of supports of heater or equipment (concrete floor or what kind) Concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

IF OIL BURNER

Name and type of burner #4 Quiet Ballard Jr. Approved by Underwriters' Laboratories? Yes (label 194)

Location oil storage basement No. and capacity of tank 1 - 275 gallons

Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? None

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

Signature of contractor _____

INSPECTION COPY

OF MAINE
E.P. Archer

NOTIFICATION BEFORE LATHING
OR CLOSING IN IS WAIVED.
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Rec'd
9/15/31

Ward 6 Permit No. 31/1769
 Location 156 Janforty St. of Portland
 Owner Roman Catholic Bishop
 Date of permit 9/15/31
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. 1/19/32 - W.C.T.
 Cert. of Occupancy issued None

NOTES

9/17/31 - Burner not
 yet installed

- 1. Kind of heat Hot water
- 2. Label _____
- 3. Anti-siphon _____
- 4. Oil storage _____
- 5. Tank distance _____
- 6. Vent pipe _____
- 7. Fill pipe _____
- 8. Gauge W.C.
- 9. Rigidity _____
- 10. Feed safety _____
- 11. Pipe size & material W.C.
- 12. Control valve _____
- 13. Ash pit vent _____
- 14. Temp. or pressure safety _____
- 15. Instruction card _____

11/19/31 O.K. Great
 12/20/31 - O.K.



PERMIT

PERMIT No. 1001
JUL 8 1927

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd

Portland, Maine, July 1 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect, alter, 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 166 Danforth St. Ward 6 Within Fire Limits? yes Dist. No. 5
Owner's or Lessee's name and address John G. Sullivan - 1234 Telephone _____
Contractor's name and address Willie & Sonery 104 Woodfords St. Telephone 2775
Architect's name and address _____
Proposed use of building Parish house No. families _____
Other buildings on same lot no

Description of Present Building to be Altered

Material brick No. stories 3 Heat Steam Style of roof Flat Roofing T & G
Last use Parish house No. families _____

General Description of New Work

Interior stairs from 1st to 2nd floor to be closed up, stair opening at 2nd floor to be floored over, portion of this to be used for new bath

This alteration leaves 2 available stairways from 1st to 2nd floor

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS MET
NOTIFICATION REPORT
OR CLOSED

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____
If oil burner, name and model _____
Capacity and location of oil tanks _____
Is gas fitting involved? _____ Size of service _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
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
Plans filed as part of this application? no No. sheets _____
Estimated cost \$ 100 Fee \$.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

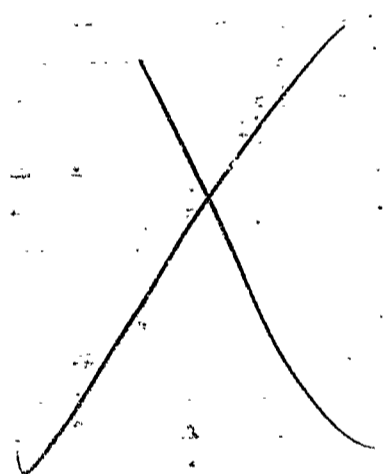
INSPECTION COPY

Signature of owner _____

5720

Ward 6 Permit No. 271,004^H
Location 156 Danforth St.
Owner Roman Catholic Bishop
Date of permit July 6/27
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 11/8/27 AM
Cert. of Occupancy issued _____

NOTES



Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 10, 1995

CALLUS ASSOCIATES
RR 1 BOX 224A
YARMOUTH ME 04096

Re: 156 Danforth St
CBL: 044- - C-027-001-01
DU: 5

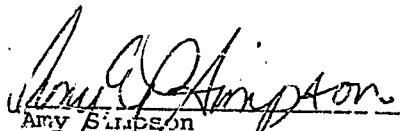
Dear Sir:

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

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

Please contact me in this office at 874-8300 X 8707 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

Sincerely,


Amy Simpson
Code Enforcement Officer