

Exhibit A

OUTLINE OF ISSUES PRESENTED ON APPEAL

Mr. William Giroux, by letter to Ms. Barbara Hathaway dated January 10, 1994, granted zoning approval for conversion of 165 Danforth Street from its current use to a lodging house. Mr. David Garrity and Mr. Edward Hobler, who own 174 Danforth Street, and Mr. Thomas W. Thomsen, who owns 188 Danforth Street, are adversely affected by the Zoning Administrator's determination and appeal against it on the following grounds:

I. The current use of 165 Danforth Street, a building known as the "Rectory," is properly classified as a single-family dwelling and, as such, may not be converted to a lodging house.

A. Records of the Building Department and the Assessor's Office of the City of Portland confirm that both the City and the owner of the Rectory, the Roman Catholic Diocese have classified the property as a single-family dwelling.

B. Neither the current owner of the Rectory nor any past owner of the property has ever applied for a change in use of the Rectory from its designated status as a single-family dwelling to an institutional use. The current owner of the Rectory cannot now benefit by its failure to seek and to obtain a permit for change in use.

C. The Zoning Administrator incorrectly determined that the current use of the Rectory is institutional in nature.

D. Portland Code § 14-526(a)(15)(h) provides, in pertinent part, as follows: "In no event shall any single-family dwelling in the R-5 or R-6 zone be converted in whole or in part to a lodging house."

E. Conversion of the Rectory to a lodging house is prohibited under Portland Code § 14-526(a)(15)(b), and the Board of Appeals, therefore, must overturn the Zoning Administrator's determination as set forth in his letter to Ms. Hathaway dated January 10, 1994.

II. Ms. Hathaway's intended use of the Rectory falls within the definition of "inn," not "lodging house," and an "inn" is a prohibited use in zone R-6.

A. The Portland Code defines "Inn" as follows: "A building used for more or less temporary occupancy of individuals, who are lodged with or without meals, having ten (10) but no more than (50) rooms. Guest rooms shall not contain separate kitchen facilities." Portland Code § 14-47 (emphasis added).

B. The Portland Code defines "Lodging house" as follows: "A house, building or portion thereof containing two (2) or more rooming units and providing such

units, with or without meals, to individuals *on a weekly or monthly basis* for compensation. A lodging house, except for lodging houses located in the IR-2, IR-3 and I-B zones, shall contain common areas for use by all residents, including a kitchen. A kitchen need not be available as part of the common areas where all meals are provided on a daily basis." Portland Code § 14-47 (emphasis added).

C. The distinctions between the definition of "inn" and the definition of "lodging house" demonstrate that Ms. Hathaway intends to convert the Rectory to an "inn."

1. The definition of "inn" refers to "rooms," whereas the definition of "lodging house" refers to "rooming units."

a. The Portland Code defines "Rooming unit" as "[a] room or suite of rooms in a house, building, or portion thereof rented as living and sleeping quarters, but without full kitchens or bathrooms. In a suite or rooms, each room which provides sleeping accommodations shall be counted as one (1) rooming unit for the purpose of this article. Each rooming unit in a lodging house shall have kitchen privileges unless all meals are provided on a daily basis. There shall be no more than two (2) persons residing in each rooming unit." Portland Code § 14-47 (emphasis added).

b. Under the Portland Code, some "rooms" fall within the definition of "rooming units" and some do not. These two terms, as used in the Portland Code, have separate and distinct connotations. A "room" is not a "rooming unit" unless it is rented as sleeping quarters. The drafters of the Portland Code obviously were aware of the term "rooming unit" and just as obviously chose *not* to apply it to define an "inn."

c. The Rectory, as Ms. Hathaway proposes to modify it, would contain between ten (10) and fifty (50) "rooms" including nine (9) that fall within the definition of "rooming unit."

d. The development plan for the Rectory is properly defined as an "inn" based upon the number of rooms in the building.

2. The definition of "inn" refers to providing "more or less temporary occupancy of individuals," while the definition of "lodging house" refers to providing occupancy "on a weekly or monthly basis for compensation."

a. The development plan for the Rectory can be properly classified as a "lodging house" only in the event that Ms. Hathaway intends to accept occupants for no period of time other than on a weekly

or a monthly basis.

b. In the event that Ms. Hathaway intends to accept occupants for any period of time other than on a weekly or a monthly basis, e.g., a weekend, then the proposed use *must* be classified as an "inn."

c. The Zoning Administrator's letter to Ms. Hathaway dated January 10, 1994, acknowledges that Ms. Hathaway intends to offer rooming units on a daily basis.

d. The development plan for the Rectory is properly defined as an "inn," not as a "lodging house," based upon Ms. Hathaway's intent to offer occupancy for periods of time other than on a weekly or a monthly basis.

3. A "lodging house" must provide its occupants access to a common-area kitchen unless *all* meals are provided on a daily basis, where no such requirement exists for an "inn," and the developer's most recent plans do *not* show a common-area kitchen.

a. Attachment 14A of the development plans for the Rectory received by the City of Portland, Department of Building Inspections, on January 5, 1994 (for discussion at a January 19, 1994 meeting of the Historic Preservation Committee), depict a kitchen as part of the owner's quarters separate from and exclusive of the common areas.

b. Ms. Hathaway has indicated an intent to provide some, but not all, meals to guests.

c. The development plan for the Rectory is properly defined as an "inn," not as a "lodging house," based upon the lack of a common-area kitchen and Ms. Hathaway's intent to offer only some meals.

D. The Zoning Administrator incorrectly determined that the proposed use of the Rectory is a "lodging house" rather than an "inn."

E. Portland Code § 14-138 prohibits inns within the R-6 zone by virtue of the fact that inns are neither a permitted use under § 14-125 nor a conditional use under § 14-137.

F. Conversion of the Rectory to an "inn," which is the proper classification of the intended use of the Rectory, is prohibited under Portland Code § 14-138, and the Board of Appeals, therefore, must overturn the Zoning Administrator's determination as

set forth in his letter to Ms. Hathaway dated January 10, 1994.

III. Zoning approval for development of the Rectory as a lodging house is premature based upon the information provided by Ms. Hathaway.

A. The information available on file for review suggests that Ms. Hathaway has not provided evidence of compliance with the following provisions of the Portland Code:

1. "Minimum rooming unit areas for lodging houses: Two hundred (200) square feet of combined rooming unit and common area for each rooming unit. Each individual rooming unit shall be a minimum of eighty square feet." Portland Code § 14-139(2)(b).

2. "Open space ratio: Twenty (20) percent for those lots which contain fewer than twenty (20) dwelling units . . . . This area shall not include parking areas or other impervious surfaces as defined in section 14-47." Portland Code § 14-139(8).

B. The Zoning Administrator's letter of zoning approval does not make any express determination on other applicable zoning provisions, i.e., Portland Code § 14-139(1)(k) (minimum lot size for lodging house); § 14-139(2)(c) (minimum land area per lodging house rooming unit); § 14-139(5) (maximum lot coverage); and § 14-145(1) (off-street parking).

C. The Board of Appeals should remand the question of conformance to zoning requirements to the Zoning Administrator for consideration of these provisions prior to issuing his determination of zoning approval.

IV. The determination granting zoning approval wrongfully disregards the stated purpose of the R-6 residential zone.

A. The purpose of the R-6 residential zone is "[t]o set aside areas on the peninsula for housing characterized primarily by multi-family dwellings at a high density providing a wide range of housing for differing types of households; and to conserve the existing housing stock and residential character of neighborhoods by controlling the scale and external impacts of professional offices and other nonresidential uses. Portland Code § 14-135(1) (emphasis added).

B. The area of the peninsula in which the developer proposes to convert a dwelling into a lodging house already is losing much of its residential character to institutional and commercial uses. Taken in context of the overarching principle of R-6 zoning, and given the unfortunate erosion in residential character of the affected area, the Board of Appeals should overturn the determination of zoning approval.

V. The determination granting zoning approval was based upon information supplied as part of a "minor development" site plan even though the proposed change in use of the Rectory is a "major development."

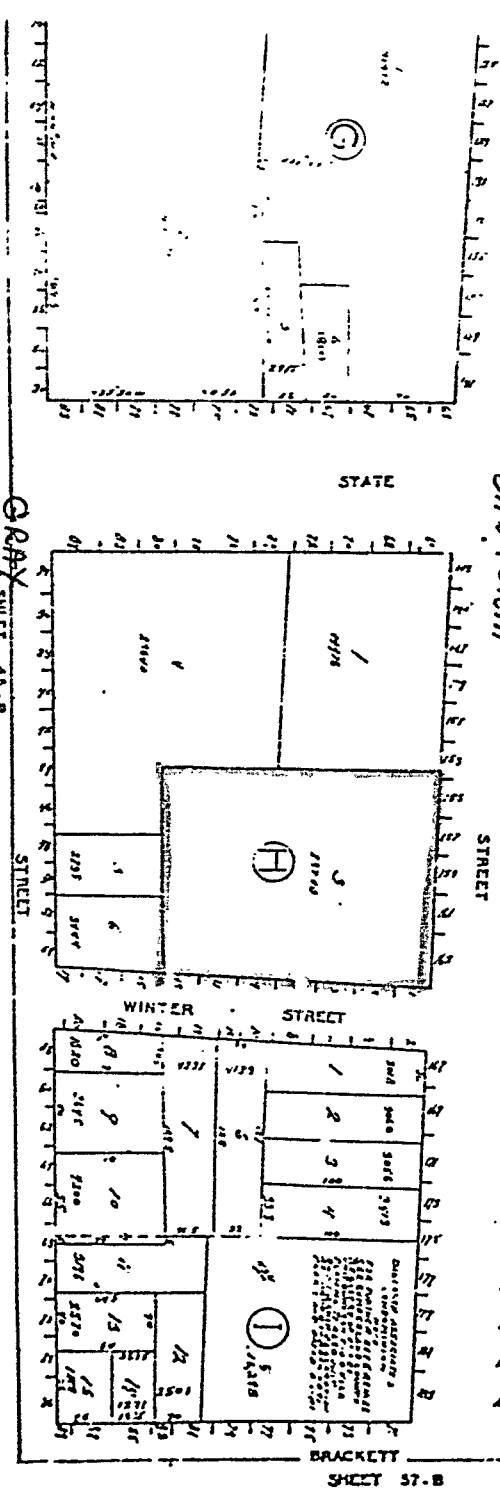
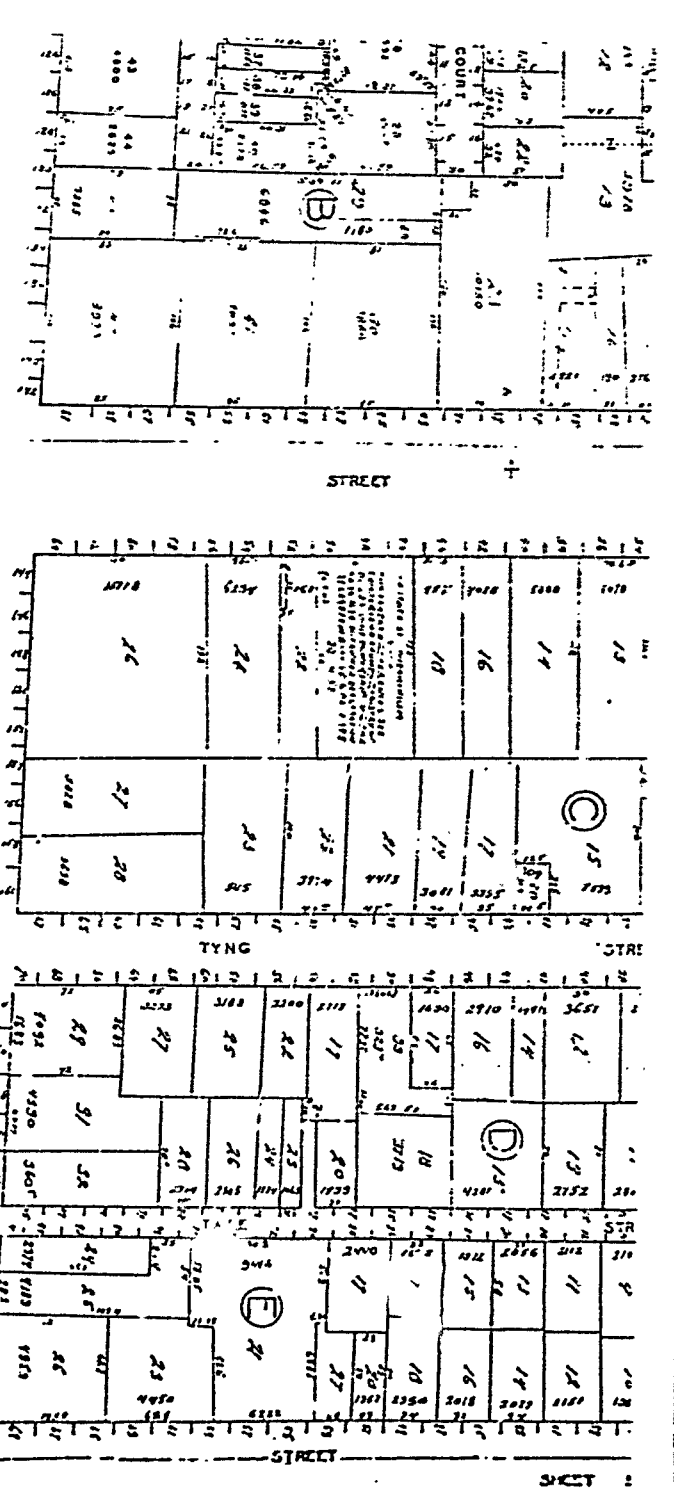
A. Ms. Hathaway apparently has not provided a statement of the square footage of the current Rectory floor plan plus the addition that she intends to construct. The total floor area of the Rectory, upon information and belief, is more than ten thousand (10,000) square feet.

B. "Major development," as defined in the Portland Code, "means and includes . . . [a] change in the use of a total floor area of ten thousand (10,000) square feet or more in any existing building cumulatively within any three-year period." Portland Code § 14-522.

1. "Floor area: A floor space enclosed by exterior or standard fire walls, exclusive of vent shafts and courts." Portland Code § 14-47.

C. The developer, as stated in a Memorandum from Ms. Deborah Andrews, Senior Planner, to the Planning Board dated January 11, 1994, currently is seeking minor site plan approval. The Portland Code, however, requires major site plan approval. Portland Code § 14-523.

D. The developer must adhere to provisions of the zoning ordinance pertaining to provision of a site plan for a major development and does not satisfy the requirements by meeting the lesser standards for a minor development.



STATE STREET  
 DRAU FORTH STREET  
 WINTER STREET  
 BRACKETT STREET

GRAY SHEET 45-B

NOVEMBER 1 2-21-87

CITY OF PEORIA  
 ASSISTANTS  
 SCALE 1" = 40'

Inspection Services  
Samuel Hoffas  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

November 19, 1999

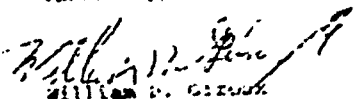
Barbara F. Hathaway  
163 Danforth St  
Portland, ME 04103

Re: 163 Danforth St

Dear Ms. Hathaway,

This letter is in reference to your application to convert property at 163 Danforth Street into a low-rise multi-residence as stated in your application. In your written statement submitted with your site plans the proposed use is referred to as a "fourteen (14) guest room inn plus owners' quarters." An inn is not a permitted use in the zone where this property is located. On page 2 of your written statement it is clear you are addressing the requirements for a lodging house. This would be consistent with our preliminary discussions regarding this project. The fact that your intentions are to have as much as 16 rooms could fall under the definition of inn. It is necessary at this early stage for you to address the issue in detail. This will allow us to make determinations as to which use this is. Needless to say, this is an important issue. You may wish to consult an attorney regarding this matter. We will be happy to answer any questions you may have.

Sincerely,

  
William B. Giroux  
Zoning Administrator

cc. Joseph E. Gray, Director of Planning and Urban Development  
P. Samuel Hoffas, Chief of Inspection Services  
Marilyn Burns, Associate Corporation Counsel  
Don Anderson, School Planner

**PLUMBING APPLICATION**

Department of Public Services  
Division of Public Engineering  
(207) 288-3120

Town of Portland  
 Street Address: 1111 1st St  
 Lot # 1111  
 Subdiv. Name: 1111 1st St  
 Section Name: 1111 1st St  
 Calling Address of Applicant: 1111 1st St  
 City/Town: Portland

PORTLAND PERMIT # 1716189 TOWN COPY  
 DATE 11/9/11  
 L.P.E. # 1111

General Applicant Statement  
 I hereby certify that the information submitted is correct and true to the best of my knowledge and belief, and that I am the owner or authorized agent of the owner of the property to which this permit applies.

Inspector Inspection Required  
 This permit requires the installation of plumbing fixtures and piping in accordance with the Maine Plumbing Rules.

OCT 7 1996

This Application is for:

NEW PLUMBING  
 RELOCATION PLUMBING

Type of Structure To Be Served:

SINGLE-FAMILY DWELLING  
 MULTIFAMILY OR MOBILE HOME  
 MULTIPLE-FAMILY DWELLING  
 OTHER - SEE PLAN

Plumbing To Be Installed By:

MECHANIC  
 CONTRACTOR  
 SPECIALTY CONTRACTOR (MECHANIC)  
 PUBLIC UTILITY EMPLOYEE  
 PROPERTY OWNER

LICENSE # 1111111

CONNECTION	CONNECTION 2	CONNECTION 1	
Number	Type of Fixture	Number	Type of Fixture
	Horizontal - Sinks		BEDS (with Shower)
	Floor Drain		Shower (See Note)
	Urinal		Sink
	Drinking Fountain		Wash Basin
	Indirect Waste		Water Closet (Toilet)
	Water Treatment System, Filter, etc.		Chemical Washer
	Grease/Oil Separator		Dish Washer
	Dental Cupboard		Garbage Disposal
	Basin		Laundry Tub
	Other: _____		Water Heater
	Fixtures (Subtotal) Connection 2		Fixtures (Subtotal) Connection 1

SEE PERMIT FEE SCHEDULE FOR CALCULATION

Federal Department of Environmental Protection  
 Agency for Oil & Hazardous Materials Control  
 State Health Division 517  
 Department of Health 5133  
 Telephone: 207-537-2651  
 Also: Tank Removal Notice

RECEIVED

SEP 11 1989

NOTICE OF INTENT  
 TO ABANDON (REMOVE) AN  
 UNDERGROUND OIL STORAGE FACILITY

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND

PLEASE TYPE OR PRINT IN INK:

Name of Facility Owner: Roman Catholic Bishop of Portland - Geny  
 Mailing Address: 510 Olden Ave. Telephone No.: 525-1171  
 City: Portland State: ME Zip Code: 04101  
 Contact Person (name, address & telephone no.): Mr. Patrick Lewis date  
 Name of Facility: St. Dominic's Church Registration No.: (not assigned)  
 Facility Location: 163 Danforth St. Portland, ME

Pat Ph. 11/11/89  
 773-8141

1. Identify the tanks at this location which are to be removed:

Tank Number	Age of Tank (Years)	Tank Size (Gallons)	Type of Product Last Recently Stored
A. 1	25	6,000g	# Oil
B.			
C.			
D.			

2. Directions to Facility (be specific):

163 Danforth St, Portland, ME

3. Is tank(s) used for the storage of Class I liquids (e.g. gasoline, jet fuel)? Yes No (IF YES, REMOVAL OF THE TANK MUST BE UNDER THE DIRECTION OF A CERTIFIED TANK INSTALLER OR PROFESSIONAL FIREFIGHTER.)

4. Name and telephone number of contractor who will do the tank removal: Clear Harbors of ME, Inc.

Certified Tank Installer Certification Number & Name (if applicable): N/A

Is owner a Firefighter? Yes No (Affiliation: \_\_\_\_\_)

5. Expected date of removal: Sept. 22, 1989

I hereby provide notice that I intend to properly abandon the underground oil storage facility as described above.

Date: Sept 11, 1989

Joseph M. Albert - sealed on  
 Signature of Tank Owner or Operator  
Joseph M. Albert  
 State: Maine

THIS FORM IS AVAILABLE FROM THE DEPARTMENT AND LOCAL FIRE DEPARTMENT ON DATE

September 15, 1938

Mrs. Elias Thomas,  
188 E. North Street,  
Portland, Maine

Dear Madam:

Although the project is a small one, your application for a building permit to cover construction of a small poultry house, filed by your son, David, raises a difficult question under the zoning law which provides that, in such an apartment house zone where your property is located, no use of buildings or premises shall be permitted which is injurious, noxious or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration or noise. The principal objections we have raised to poultry houses have to do with the odor and once in awhile with the noise from crowing of roosters.

I have never felt that my duty required me to be an authority on such matters. When poultry houses in connection with dwelling house property are planned in the outlying districts of the city, places where the land is not thickly settled, I usually issue the permit with the warning of the zoning prohibitions, but when poultry houses are proposed in the thickly settled portions of the city, we take particular pains to make sure that such a poultry house will be entirely objectionable to the neighborhood before the permit is issued. With a church, school, hospital and various dwellings and apartments fairly close to your property, I have a great deal of hesitation in issuing the permit.

How do you think that we should proceed in such a situation? Would you like to have us sound out the neighborhood with regard to it? People are inclined to be more frank with us than they are with their neighbors, so that I think we could get more truly the real reaction than you could by canvassing the neighborhood.

While I admire very much your son's initiative and industry, there are likely to be some questions arise under the building Code if he builds it, himself. In order to raise the type of building construction to a reasonable high plane we have been forced to deal fairly rigorously with even small buildings like this, and, even if the zoning question is eliminated, I would like to talk with him about the framing of the building before I issue the permit.

I hope you will understand my position on this matter which seems of small consequence, and that I would far rather go up there and help your son build it, than be forced to the position of having to interfere with his project.

Very truly yours,

W.M.C.H.

Inspector of buildings

Reg 40-1

September 17, 1938

Most Rev. Bishop Joseph E. McCarty  
Roman Catholic Bishop of Portland  
308 Congress Street,  
Portland, Me.

Dear Sirs:

I have a minor but a peculiar problem in which you may be interested.

David Thomas, 15 year old son of the late Elias Thomas, has applied for a building permit to construct a one story poultry house, ten feet by 12 feet, at the rear of the large family lot at 163 Sanford Street, corner of Winter Street, the lot abutting the property on which are several of your buildings. This entire block under the zoning law is located in an Apartment House Zone, where such a building would be permitted as long as it were not injurious, noxious or offensive to the neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration or noise.

The boy desires to keep there a few hens, assures me that there will be no roosters to disturb the neighborhood by crowing, that the birds will not be allowed to run out but will be kept in the house all of the time, and that the building will be kept clean and neat.

I am writing this letter to see how you feel about it, and if you think that the building might or probably would not be objectionable to the activities going on about your property.

Of course, I much prefer to give the permit than withhold it, but it seems desirable to make sure that objections will not arise either while he is building it or after it is finished.

Your notation at the bottom of this letter, returned in the enclosed envelope would be sufficient and would be much appreciated.

Very truly yours,

WAC:R/H

Inspector of Buildings

*No answer  
of to 10/7/38  
WAC*

1040-1

September 19, 1948

E. F. Mosau, Sgt.  
Eli & Thomas, 1877,  
104 1/2 Middle Street,  
Portland, Me

Dear Sir:

A permit has been applied for by David Thomas, son of the late Elias Thomas, to cover construction of a poultry house, 12 feet by 12 feet on the rear of the family property at 163 Danforth Street. This raises a minor problem in this office in which you as owner of or agent for abutting property may be interested.

Under the zoning law this property is located in an Apartment House Zone where such a use of a building is permissible if it does not prove "injurious, noxious or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration or noise."

The usual cognizance that we have about objectionable poultry houses, are due to odor and noise. When applications for such buildings are received from sparsely settled portions of the city, we usually issue the permits with a warning to the owner as to the provisions of the law. When such applications come from thickly settled parts, we often consult the interested neighborhood as to their feeling in the matter before issuing the permit.

David Thomas assures me that no roosters will be kept, that all of the birds will be kept in the building, not being allowed to run on the open, and that the yard surroundings will be kept clean. Naturally I much prefer to grant the permit to him, but I want to feel that no objections will arise from the neighborhood either while the building is being built or after it is put to use.

Will you not let me know as soon as convenient how you feel about the application?

Very truly yours,

Inspector of Buildings

WHD/3

RECEIVED  
SEP 15 1950  
DEPT. OF EDUC. RES.  
CITY OF WASHINGTON

16 FT  
↓  
M.C.  
HOUSE ← 27 →

140 FT 6 IN

HOUSE

DANFORTH STREET

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

For - Poultry house  
at - 163 Danforth Street

Date Sept. 11, 1938

1. In \_\_\_\_\_ the name in the title of the property now recorded? Mrs. Elsie Thomas
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Yes
3. In the outline of the proposed work now staked out upon the ground? Yes. If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?
4. What is to be maximum projection or overhang of eaves or drip? 0"
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

Yours truly,  
\_\_\_\_\_

P. 89/1656-1

C. K. [unclear]

May 16, 1933

Mr. David Thomas,  
163 Danforth Street,  
Portland, Maine

Dear David:

I want to reproach you a little bit.

You surely have not forgotten that we took a great deal of time in this office last fall to finally make it possible for you to build a poultry house at 163 Danforth Street, which you now have partially completed. On January 7, 1933, I wrote to you and suggested that you adjust the framing of the roof by January 25th to comply with the Building Code and to comply with the framing that you agreed to when you signed the application for the permit. Nothing has been done. I find that my letter of January 7th was somewhat in error. Due to a misunderstanding of our inspector's notation I said that the 2x4 roof joists were laid flat. It appears that they are laid properly with the four inch dimension upright, but you have spaced them 24" from center to center instead of 12" from center to center as you agreed, and as the strength rules of the Building Code require.

Then in your application for the permit you agreed to cover the side walls with cedar shingles or asphalt roofing, and we find that part of the walls have not been covered with anything, as yet.

Irrespective of compliance with law, will you not cooperate with us, who really did try to cooperate with you, and make good your statements in the application for the permit, at least by June 1, 1933? If you cannot see your way clear to do this, will you not drop into my office some afternoon other than Saturday between the one o'clock and three o'clock and talk the matter over with me?

Very truly yours,

Inspector of buildings

Mich/1

January 7, 1933

Mr. Fred Turner,  
125 Danforth Street,  
Port and, Maine

Dear Sir:

In the poultry house which you have built at 125 Danforth Street, it seems that you have spaced the roof with 2x6's laid flat, 24 inches from center to center and in a ten foot span. Your application called for 2x4 roof joists 12 inches on centers. The normal way and the best way to set roof joists is with their largest cross-sectional dimension upright, and that is always assumed to be the case in an application for a permit such as you have filed.

It will be necessary for you to introduce additional 2x4's set with the four inches upright midway between each pair of these 2x6 roof joists laid flat, getting a good bearing for the new joists at the plates. Please have this done at least by January 15, 1933.

Very truly yours,

W.C.H.

Inspector of Buildings

Sept. 25, 1938

Mr. Andrew McDonald  
184 1/2 Middle Street  
Portland, Maine

RECEIVED  
SEP 29 1938  
DEPT. OF CLERK. HSP.  
CITY OF PORTLAND

Dear Mr. McDonald:-

I have absolutely  
no objection to David building a new  
house on our property at 163 Danforth Street.  
David has no reasonable will keep it  
sanitary. The situation David has chosen  
to enable him here to have the sun, does  
not seem to meet with Elias, Jr's approval.  
If Jacob lives at 163 Danforth Street, do  
not object, it seems as though David  
should have the consent to build it. Of  
course it would finally be decided by  
the Building Inspector.

Respectfully  
Dorothea F. Thomas

Mrs. Elias Thomas

7

SAINT DOMINIC'S CHURCH  
163 Danforth Street  
Portland, ME 04102

which it may concern:

This will serve to give official notice that the Home  
Master Company is a part of St. Dominic's summer school  
program and has my full authorization to use the facilities  
in this regard. Please render them any assistance  
that you may in making this school program possible.

Sincerely,

*Richard G. Lonsdale*  
(Rev.) Richard G. Lonsdale,  
pastor.

FILE  
163 DANFORTH ST.

RECEIVED  
JUN 11 1984  
DEPT. OF ELDER CARE  
CITY OF PORTLAND

OFFICE OF THE BUILDING INSPECTOR  
CITY OF PORTLAND  
MAINE

*Handwritten signature*

RECEIVED  
SEP 27 1933  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

September 20, 1933.

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

FILE - REPT. 20000-1

Dear Sir:

This will acknowledge your letter of September 15th re a permit for the erection of a poultry house on the property at 163 Danforth Street.

The writer has been authorized to notify you that insofar as Mr. Thomas' control or ownership in the property surrounding 163 Danforth Street is concerned with relation to this permit the entire matter has been referred to the Trustees of the Estate of Elias Thomas, namely: Mrs. Elias Thomas, Mr. Elias Thomas, Jr., and Charles L. Hutchinson, Esq. Any decision which they may make will be acceptable to Mr. Thomas.

They have been notified by letter that the matter is referred to them and a copy of the Building Inspector's letter was enclosed.

Yours very truly,

*Andrew McDonald*

October 8, 1941.

P. W. Cunningham & Son,  
181 State Street,  
Portland, Maine

Subject: Building permit for alterations  
in the rectory at 163 Bradford St.,  
corner Winter Street

Gentlemen:

With relation to the above job, I am unable to discover anything in the application or in the plans which describes the details of the framing of the proposed porch enclosures. The enclosure of the side porch on Winter Street appears to be in the nature of a permanent enclosure making the side porch really a part of the building, while the enclosure of the front porch, while no doubt permanent, is also in the nature of a store enclosure only. If these are the intentions, no doubt the Building Code allows the enclosure of the front porch to be less than the usual requirement for the outside wall of a building, were in the order of the usual store enclosure. The enclosure of the side porch, however, ought to comply with Building Code requirements in much the same manner as any exterior wall of a frame building is expected to comply, as to the size, spacing and loadings of studs, plates, etc. In the absence of further information, I am assuming that the construction will comply with Building Code requirements in this manner.

I assume from the plans that the foundations of the porch are all in place and are adequate to support the new loads, if any, over the existing floor of what is to be a front porch and passageway is of such a type of construction as to satisfy Building Code requirements for a capacity of no less than 50 pounds per square foot live load.

The use of a building as a rectory is not even classified in the Building Code, but I am tentatively classifying the building as a rectory's dwelling house and assuming that there is to be nothing in the way of a dormitory or school or minor assembly hall in connection with this use.

Regarding this building to be classified as a dwelling house, the Building Code does not intend to regulate the means of egress. At the risk of coming to stray beyond my field of duty, I feel that I ought to call attention to the fact that the four bedrooms on the third floor appear to have only one definite means of egress to the ground. If this third floor were to be used for any purpose similar to a dormitory the Building Code would require separate and distinct alternate means of egress to the ground. It occurs to me that whether the users of these bedrooms are living in a dormitory or in a private home, the hazard in case of fire or smoke traveling the one flight of stairs to the street.

The building permit is enclosed on the above basis.

Very truly yours,

Inspector of Buildings

cc: Francis Sullivan, attorney  
Romain Catholic Bishop of Maine  
477 Congress Street

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Room 21, City Hall

Gentlemen:

In connection with the installation of oil burning equipment as indicated in statement below, please sign this statement and return to this office as promptly as possible so that the permit may be issued if everything else is found in order, retaining the copy for your file.

Very truly yours,

(Signed) Warren McDonald  
Inspector of Buildings.

\*\*\*\*\*

1. This statement is to become as much a part of the application for a permit to cover installation of oil burning equipment for Roman Catholic Bishop at 155-163 Danforth St. , as though written on the application form.

2. A switch or other manual control capable of completely stopping flow of oil to the burner will be provided, such device to be so located as to be conveniently reached and operated without being exposed to danger that may exist at or near the burner. If feasible this switch or similar device will be located at or near the top of the collar stairs. In case the burner is of a type without electrical controls, a quick-closing valve will be provided in the oil supply line so located and arranged that the valve may be manually closed from the top of the collar stairs, or outside of the room where the burner is located or from outside the building.

3. A quick action, self-closing valve designed to close at 160 to 165 degrees Fahrenheit will be provided in oil supply line.

4. Readily accessible shut-off valves, one of which may be the self-closing valve indicated in No. 3 if capable of manual operation, will be installed in oil supply line near each burner and close to supply tank. Shut-off valves will be installed on each side of oil strainers which are not a part of the oil burner unit or which are connected to oil burner unit without intervening piping or tubing. Shut-off valves will be provided both on the discharge side and the suction side of oil pumps, if any, which pump directly to the burner but which are not a part of the burner unit.

5. If there is to be a shut-off valve in the discharge line of an oil pump, a suitable pressure relief valve will be connected into the discharge line between pump and shut-off valve and arranged to return surplus oil to the storage tank or to by-pass it around the pump.

Community Oil Co.  
Installer

(Date) 11-3-41

By J. A. Philbrick

Rept. 607D-1

November 4, 1941

Subject: Oil burning equipment  
to be installed at 155-153  
Danforth Street

Community Oil Company,  
612 Cumberland Avenue,  
Portland, Maine

Gentlemen:

In connection with the above equipment I note that two-  
175 gallon storage tanks for fuel oil are to be connected to the burner.  
In such a case if the supply lines for oil from tanks to burner  
leave the tanks from the bottoms of them or so arranged that oil  
from the tanks can reach the burner assembly by gravity, the tanks  
are required to be connected to the feed pipe to the burner assembly  
through a manually operated, three-way valve in such a way that only  
one tank can discharge its contents at a time.

Please be governed accordingly.

Very truly yours,

WED/H

Inspector of Buildings

CC: Most Rev. Joseph E. McCarthy  
Bishop of Portland  
199 Western Promenade

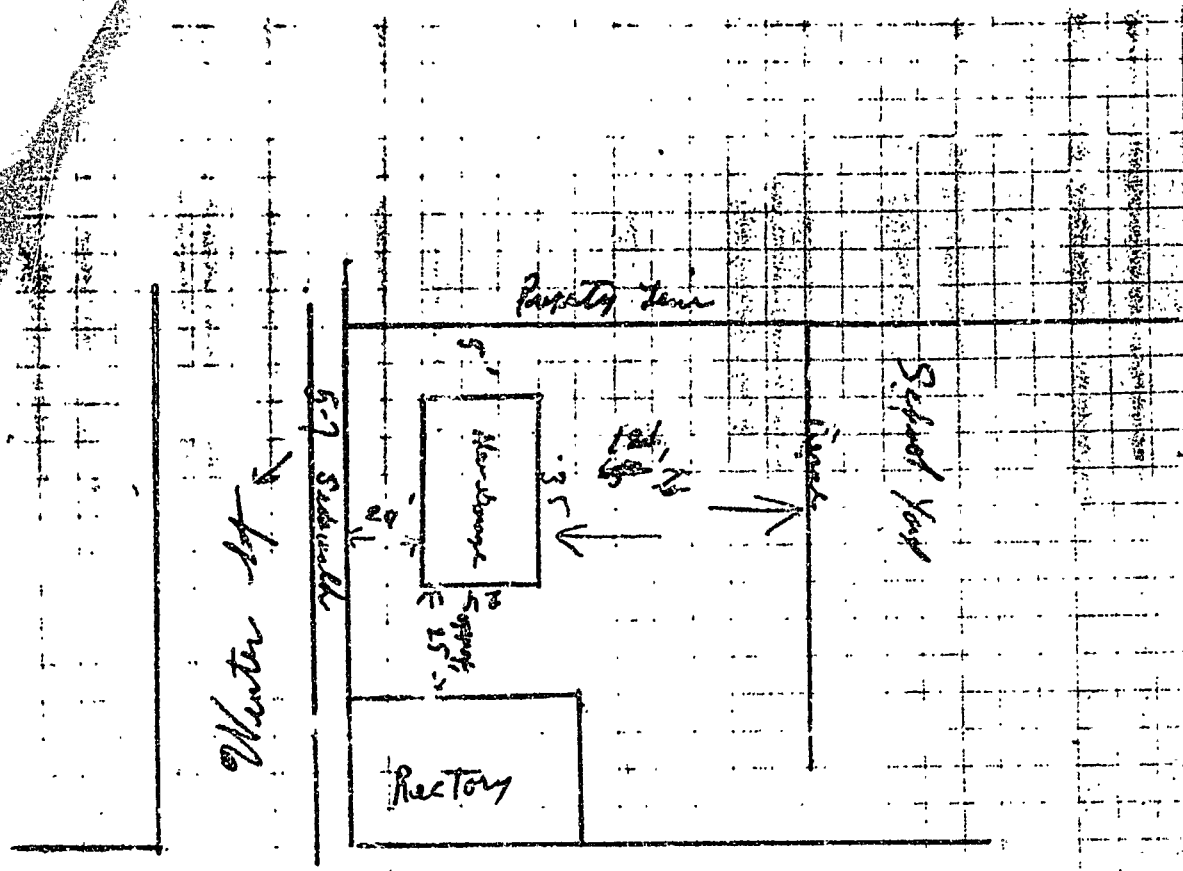
STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 2-0-1-341-002  
at 5-7 Winter St

Date Sept. 17, 1902

1. In whose name is the title of the property now recorded? St. Dominic's Parish
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? yes - stakes
3. Is the outline of the proposed work now staked out upon the ground? yes  
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? \_\_\_\_\_
4. What is to be maximum projection or overhang of eaves or drip? 12"
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 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

Finney Donatelli



163 Danforth St

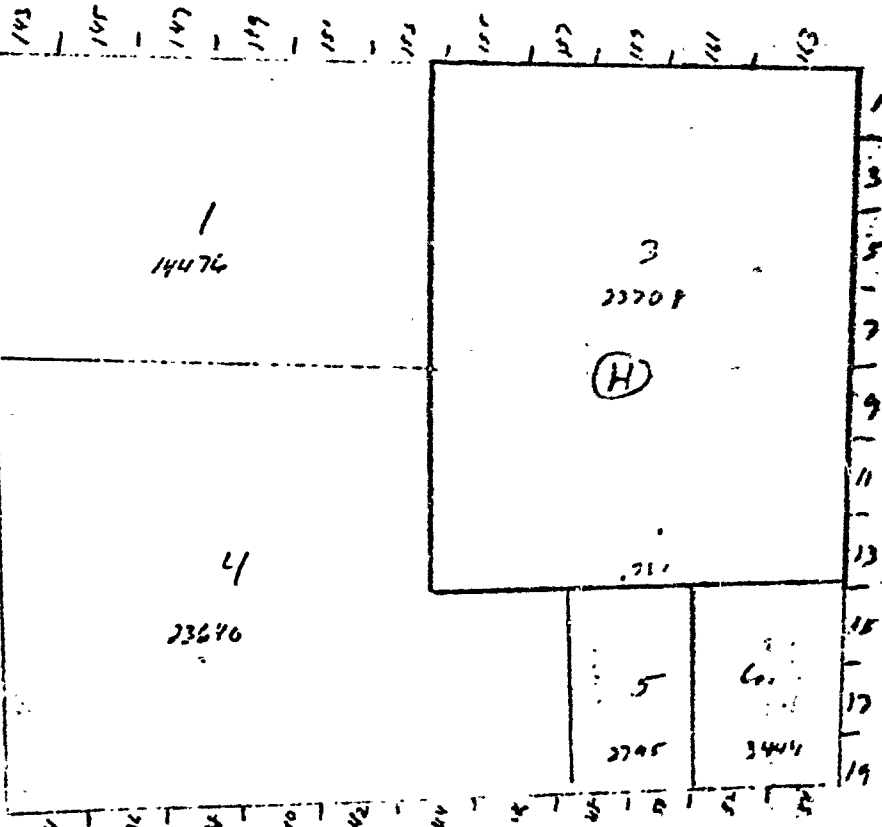
RECEIVED  
 SEP 17 1932  
 DEPT. OF BLD'G. INSP.  
 CITY OF PORTLAND

Water St -

9/18/66 - 1/1/67

44-N

Danforth St



STATE SE.

WINTER

Gray St

CITY OF BOSTON, MASS.  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 161 Beaufort Street

Date of Issue November 21, 1928

Issued to Roman Catholic Bishop

Plans for the erecting and the fitting, provision, or part thereof, of the above building, by the above named person, changed as to use under Building Permit No. 88/858, and 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 Part Thereof  
Kitchen, vestibule and chapel

APPROVED OCCUPANCY  
Church

Limiting Conditions:  
None

This certificate expires  
unless used

Approved  
11/21/28 *Walter J. Leary*  
Inspector

*Mary S. Simons*  
Assistant Inspector of Buildings

Note: This certificate is not valid until the use of building or part thereof, and work to be transferred from owner to other person, change hands. They will be cancelled by order of issue, for one dollar.



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 6/8/92, 1992  
 Receipt and Permit number 3014

To the **CITY 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:** 161 Danforth St - Amity Ctr  
**OWNER'S NAME:** St. Dominic's **ADDRESS:** \_\_\_\_\_

**OUTLETS:** Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL \_\_\_\_\_ **FEES**  
**FIXTURES:** (number of) Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_  
 Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

**SERVICES:** Overhead 1 Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes 100 .. 15.00  
**MIXERS:** (number of) 1 .. 1.00  
**MOTORS:** (number of) Fractional \_\_\_\_\_  
 1 HP or over \_\_\_\_\_

**RESIDENTIAL HEATING:** Oil or Gas (number of units) \_\_\_\_\_  
 Electric (number of ranges) \_\_\_\_\_

**COMMERCIAL OR INDUSTRIAL HEATING:** Oil or Gas (by a main boiler) \_\_\_\_\_  
 Oil or Gas (by separate units) \_\_\_\_\_  
 Electric Under 25 kw \_\_\_\_\_ Over 25 kw \_\_\_\_\_

**APPLIANCES:** (number of) Ranges \_\_\_\_\_ Dish Washers \_\_\_\_\_  
 Cook Tops \_\_\_\_\_ Wall Ovens \_\_\_\_\_ Dryers \_\_\_\_\_  
 Fans \_\_\_\_\_ Water Heaters \_\_\_\_\_  
 \_\_\_\_\_ Dish Washers \_\_\_\_\_  
 \_\_\_\_\_ Contractors \_\_\_\_\_  
 \_\_\_\_\_ Others (denote) \_\_\_\_\_

**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 lighting, battery \_\_\_\_\_  
 Emergency Generators \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE: \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE: \_\_\_\_\_  
**TOTAL AMOUNT DUE:** 16.00

**INSPECTION:** Will be ready on 6/11 am, 1992; or Will Call \_\_\_\_\_  
**CONTRACTOR'S NAME:** Seabee Elect  
**ADDRESS:** 111 Anderson St - Pt 14  
**TEL:** 774-4820  
**MASTER LICENSE NO:** 3014 **SIGNATURE OF CONTRACTOR:** William Seabee  
**LIMITED LICENSE NO.:** \_\_\_\_\_

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



Inspection Services  
Samuel P. Hoffses  
Chief



CITY OF PORTLAND

Planning and Urban Development  
Joseph E. Gray Jr.  
Director

February 9, 1994


RE: 163 Danforth Street

Barbara E. Hathaway  
163 Danforth St.  
Portland, Me 04102

Dear Ms. Hathaway:

Enclosed, please find a copy of the documents submitted for interpretation appeal review by the Board of Appeals at their meeting on March 10, 1994.

Sincerely,

  
William D. Giroux  
Zoning Administrator

/el

cc: Roman Catholic Bishop of Portland, 510 Ocean Avenue, Portland, 04103

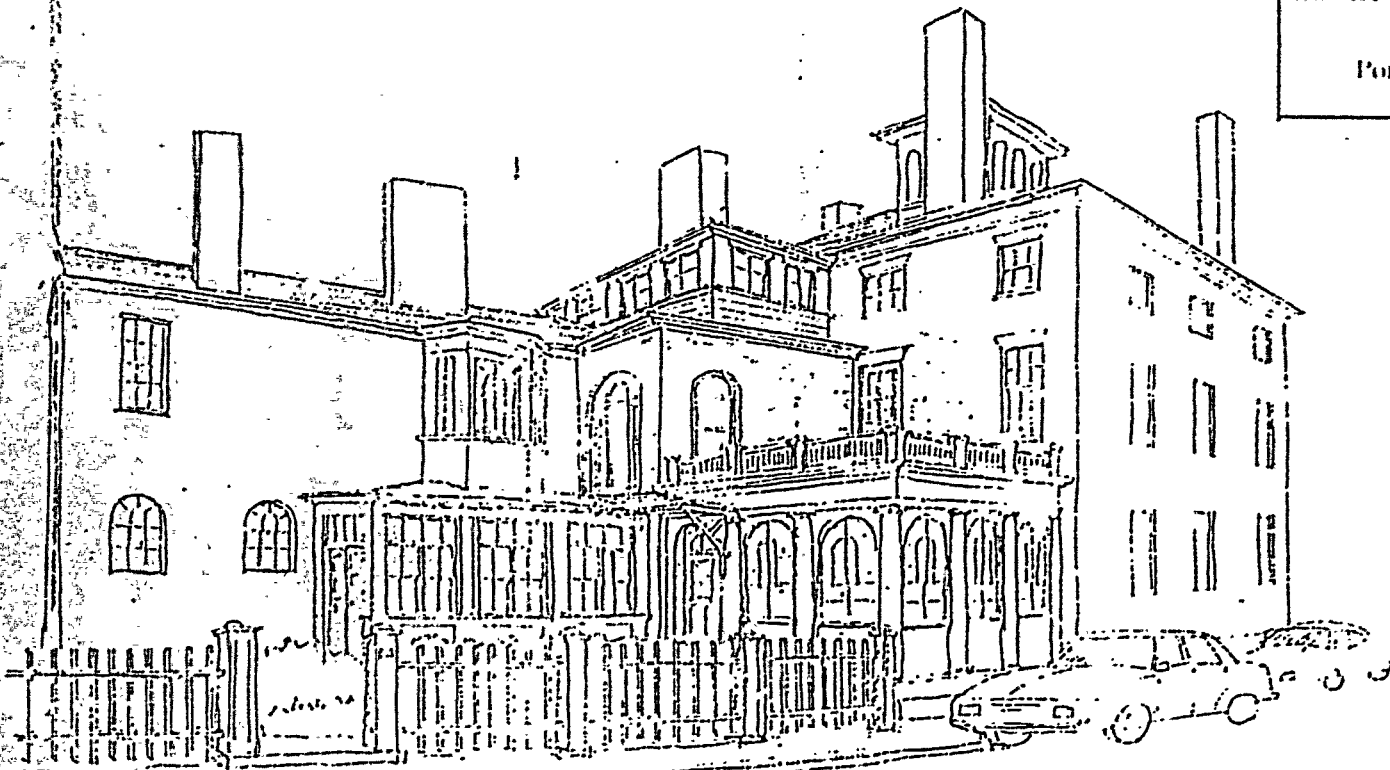
SUBMISSION PAID  
2.23.99

11 of 6  
250

Alterations  
to  
The Joseph Holt Ingraham  
House  
163 Danforth Street  
Portland, Maine  
for  
"The Danforth"  
Mrs. Barbara Hathaway  
Portland, Maine

Buell Hemmingsway and Associates  
ARCHITECTURE • PLANNING  
424 Pine Street  
Portland, Maine 04101

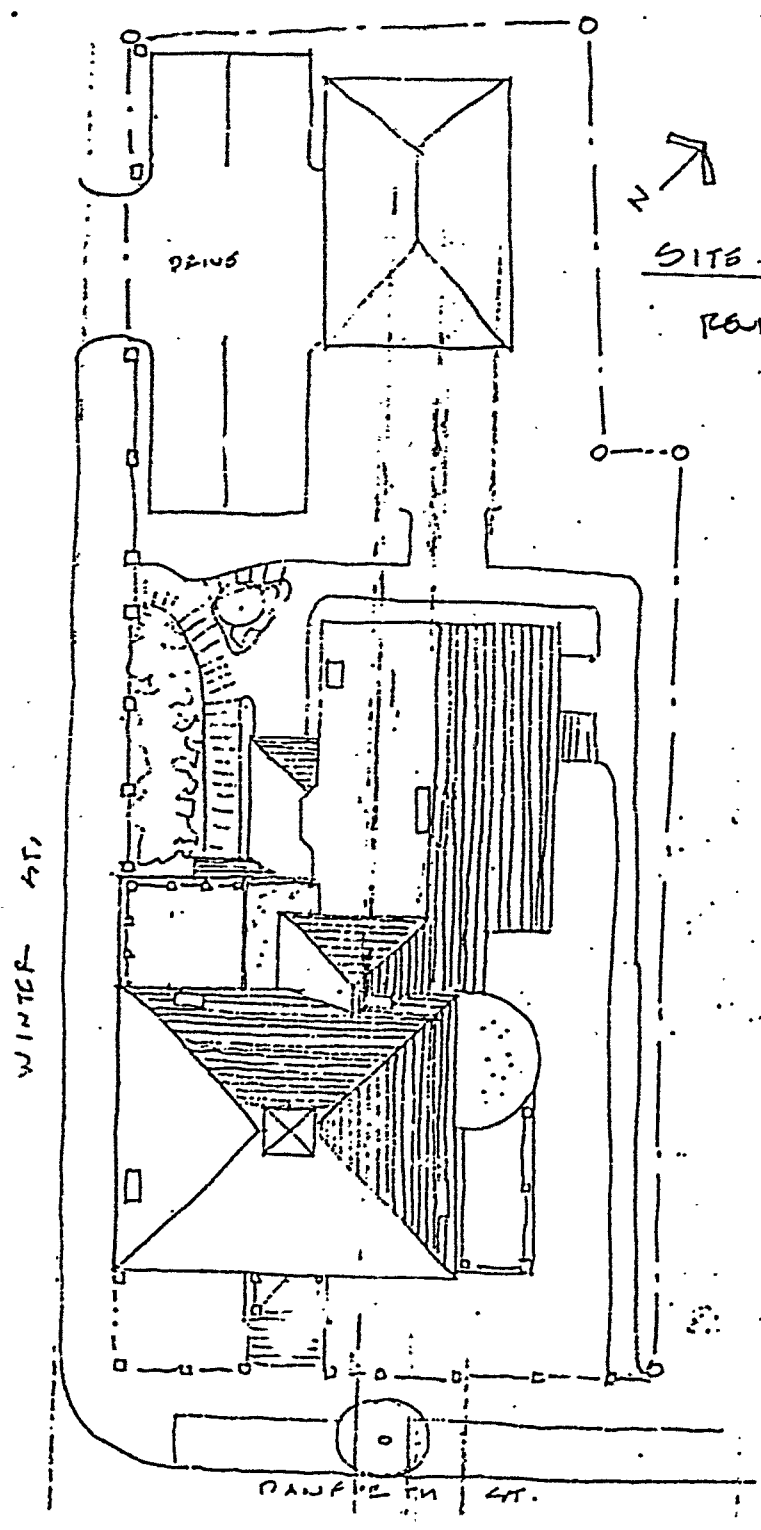
2. ROOF PLAN  
1"=20'  
3500



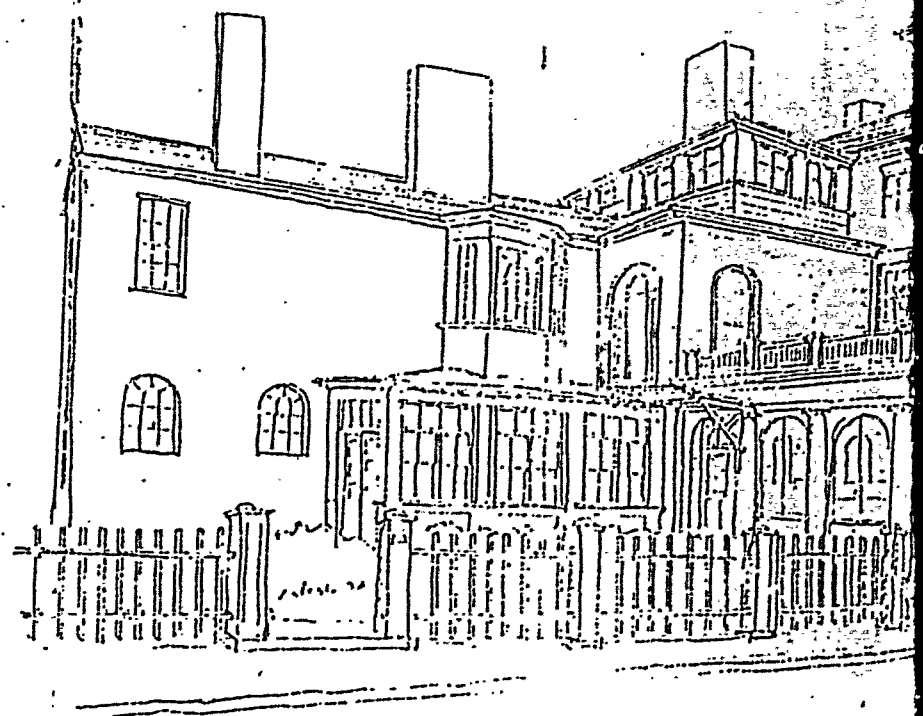
PERSPECTIVE SKETCH FROM WINTER ST. LOOKING SOUTHEAST

REVISED

501  
2.7



SITE & ROOF PLAN  
1"=20'  
R041500

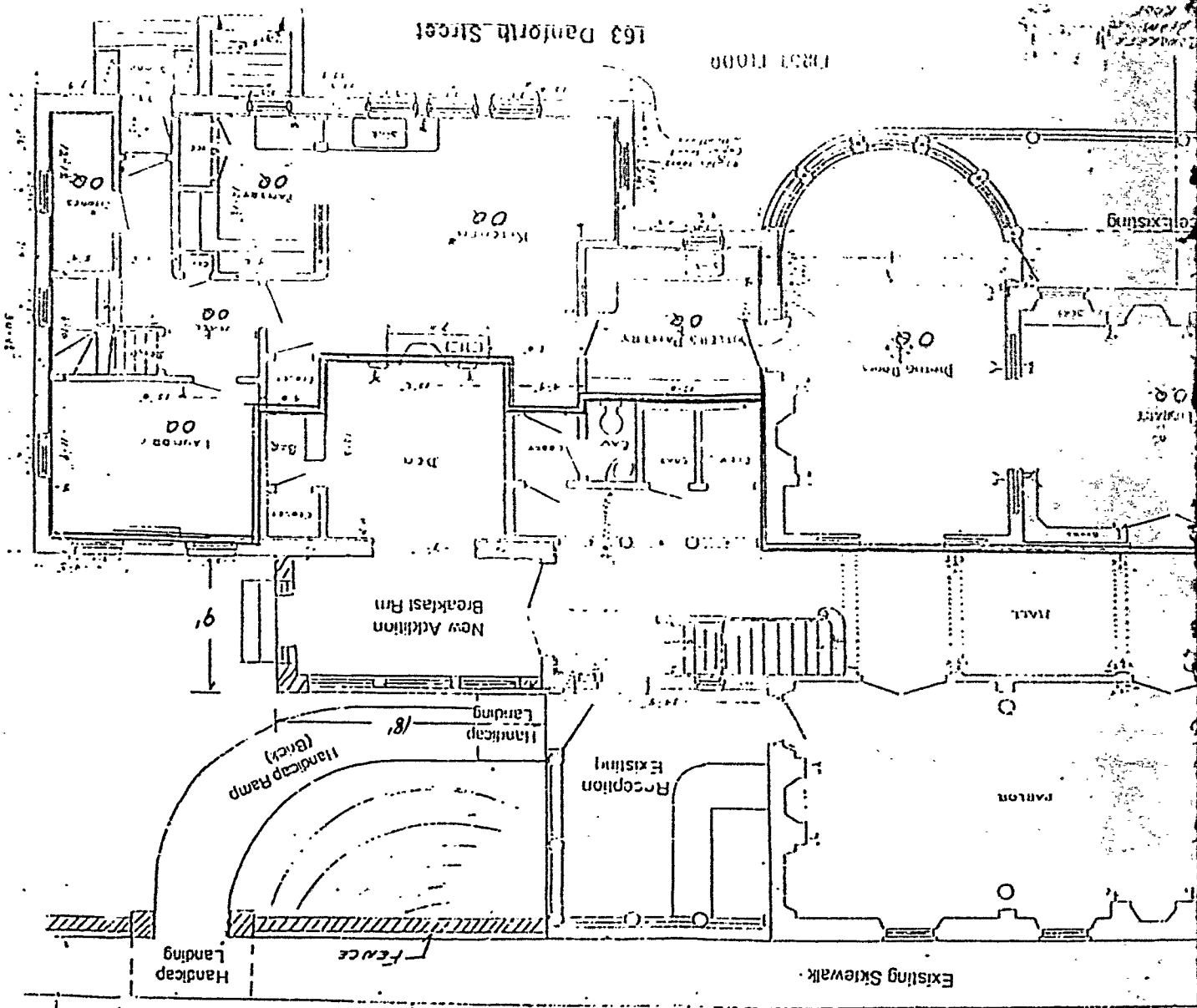


PERSPECTIVE SKETCH FROM W

APPROVED  
JAN 9 1960  
CITY OF PORTLAND  
DIVISION OF PERMITS

163 Danforth Street

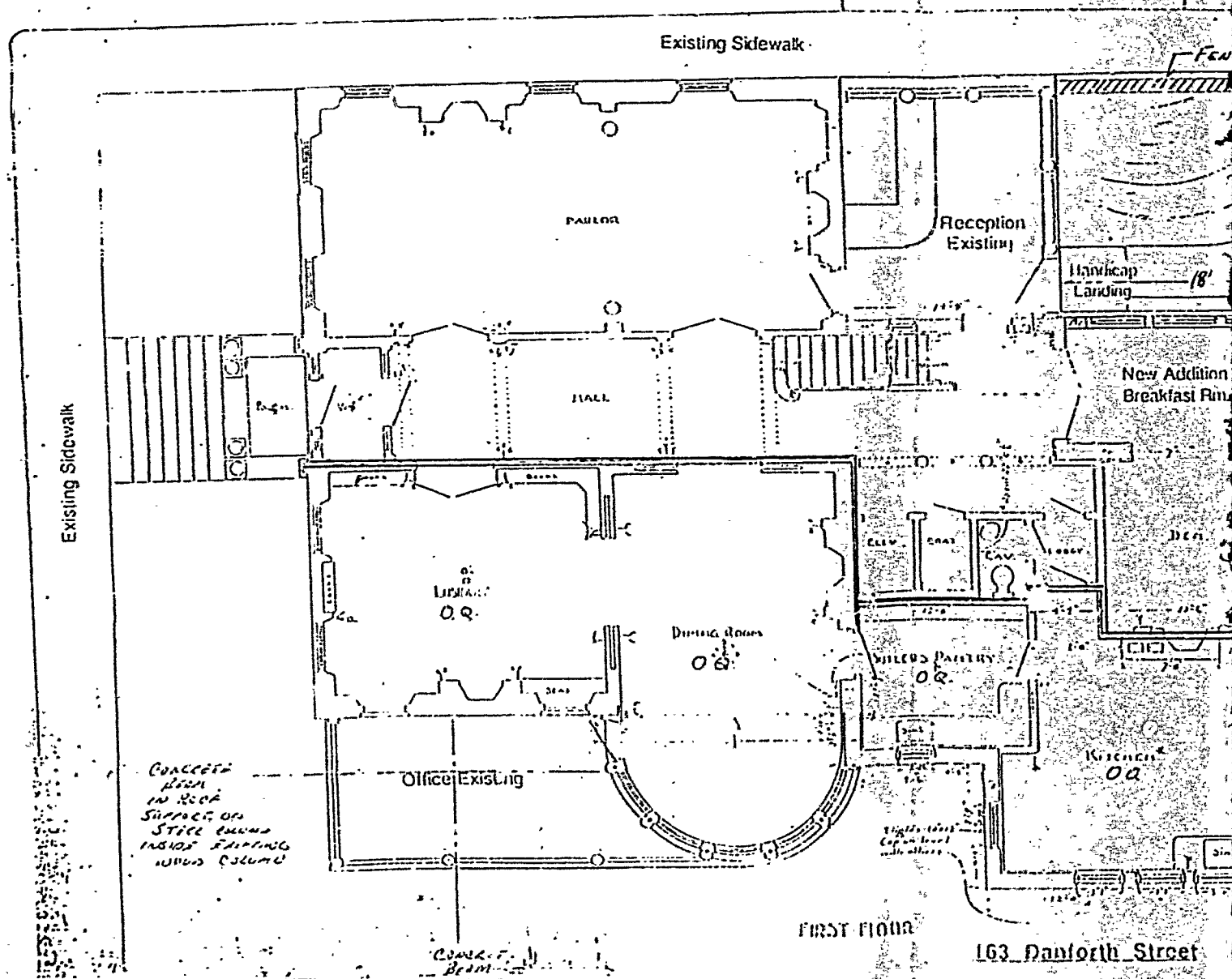
FIRST FLOOR



O.Q. = OWNERS QUARTERS

142  
H. MILLER

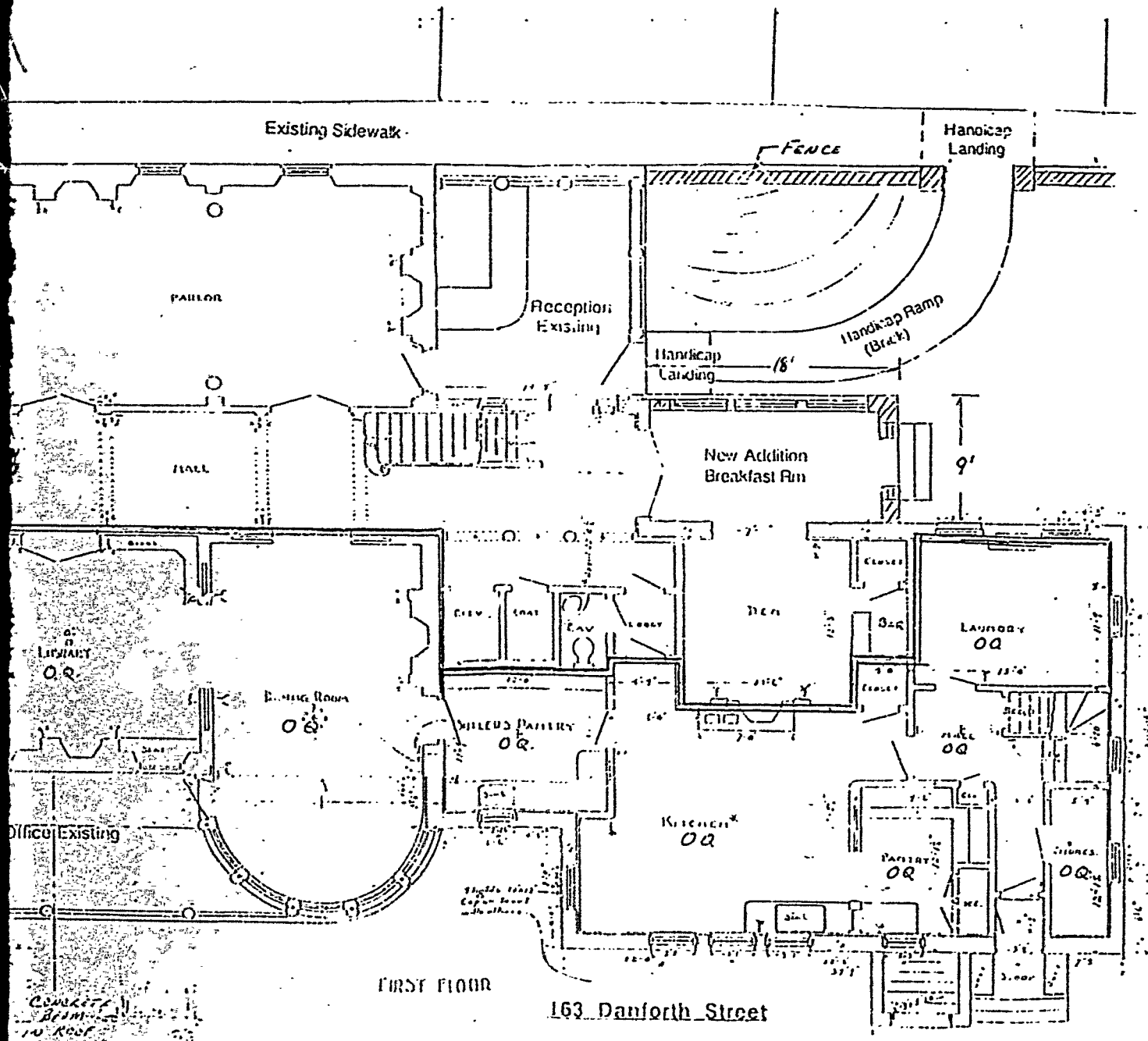
1/2" = 1'-0"



CONCRETE  
BEAM  
IN ROOF  
SUPPORT ON  
STEEL COLUMN  
INSIDE EXISTING  
WALLS

CONCRETE  
BEAM  
IN ROOF  
SUPPORT ON  
STEEL COLUMN  
INSIDE EXISTING  
WALLS

11/11/11  
1A2



Concrete beam to roof support on steel ceiling using existing wood floor.

PROCESSED  
JAN 6 8 Recd

DEPT. OF SURVEY & INSPECTION  
CITY OF PORTLAND

Alterations  
to  
The Joseph Holt Ingraham  
House  
163 Leavitt Street  
Portland, Maine  
"The Stanton"  
81 1/2 Bathua Highway  
Portland, Maine

Basil Hemingway and Associates  
ARCHITECTURAL PLANNING  
424 Five Street  
Portland, Maine 04101

223-19  
2 of 6  
230

CRANE  
SOFFIT

1/2" x 2" BRASS  
FLUSH JOINTED  
PIPELINE

DOUBLE  
MULL  
WINDOW  
T.P.

DOUBLE  
MULL  
WINDOW  
T.P.

SLAB  
FLUSH  
D.P.  
SILL  
BAND  
SLAB  
FLUSH  
D.P.

ESQ  
WINDOW

300

200

100

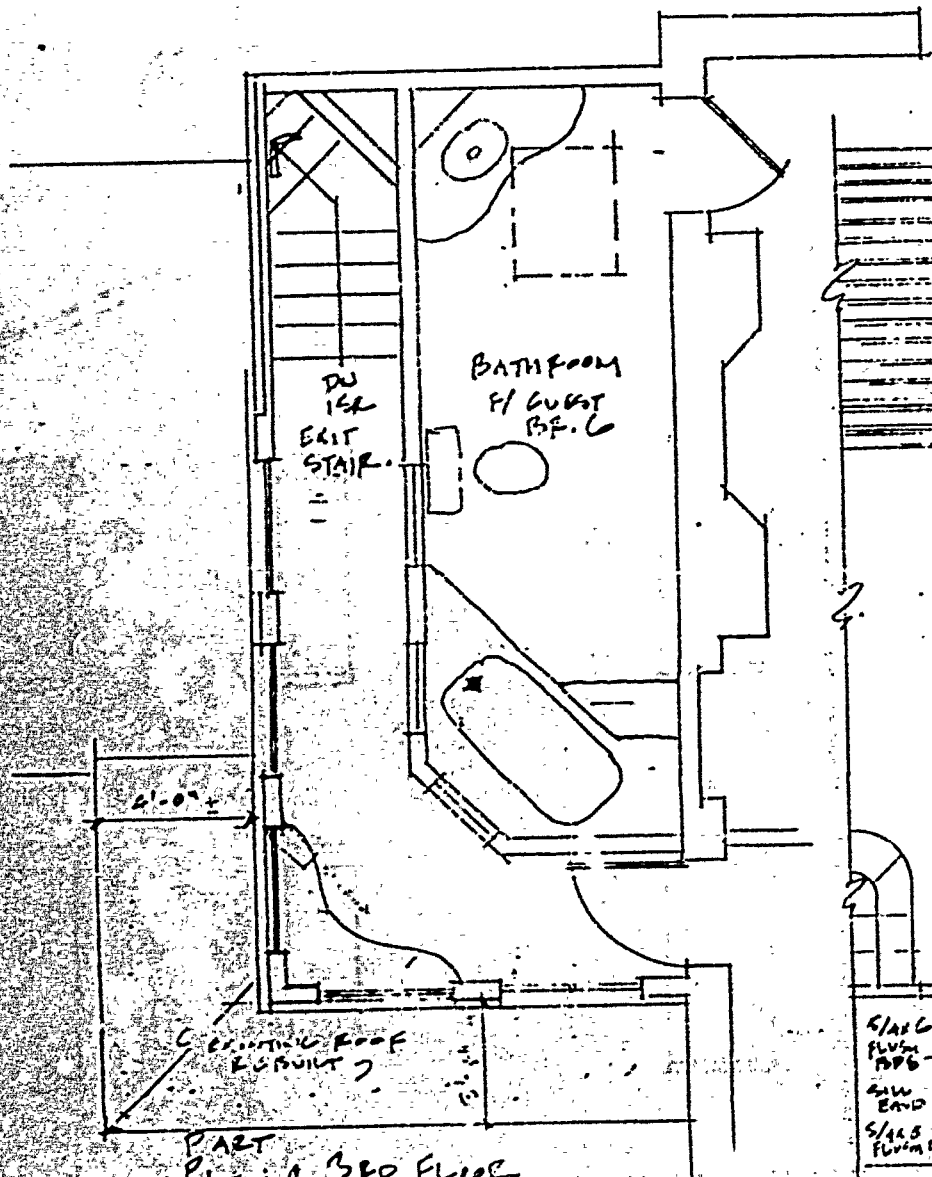
WINTER ST. ELEVATION

1/4" = 1'-0"

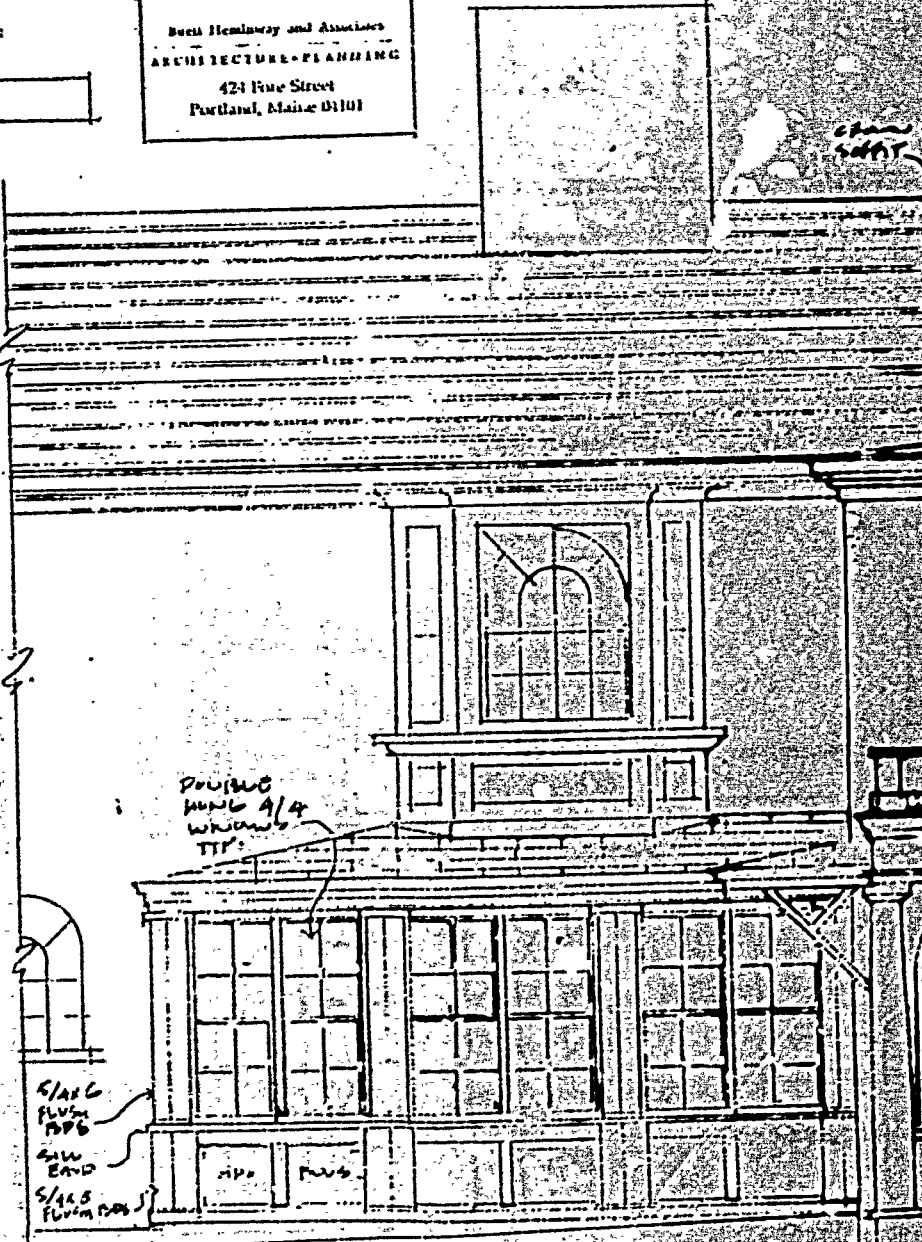
REVISED

Alterations  
to  
The Joseph Holt Ingraham  
House  
163 Cornhill Street  
Portland, Maine  
"The Dauron"  
Mrs. Barbara Hatheway  
Portland, Maine  
Burt Hemmway and Associates  
ARCHITECTURE-PLANNING  
424 Pine Street  
Portland, Maine 04101

223-19  
2 of 6  
230



PART  
Plan C 3RD FLOOR  
ADDITION 1/4" = 1'-0"  
REVISED

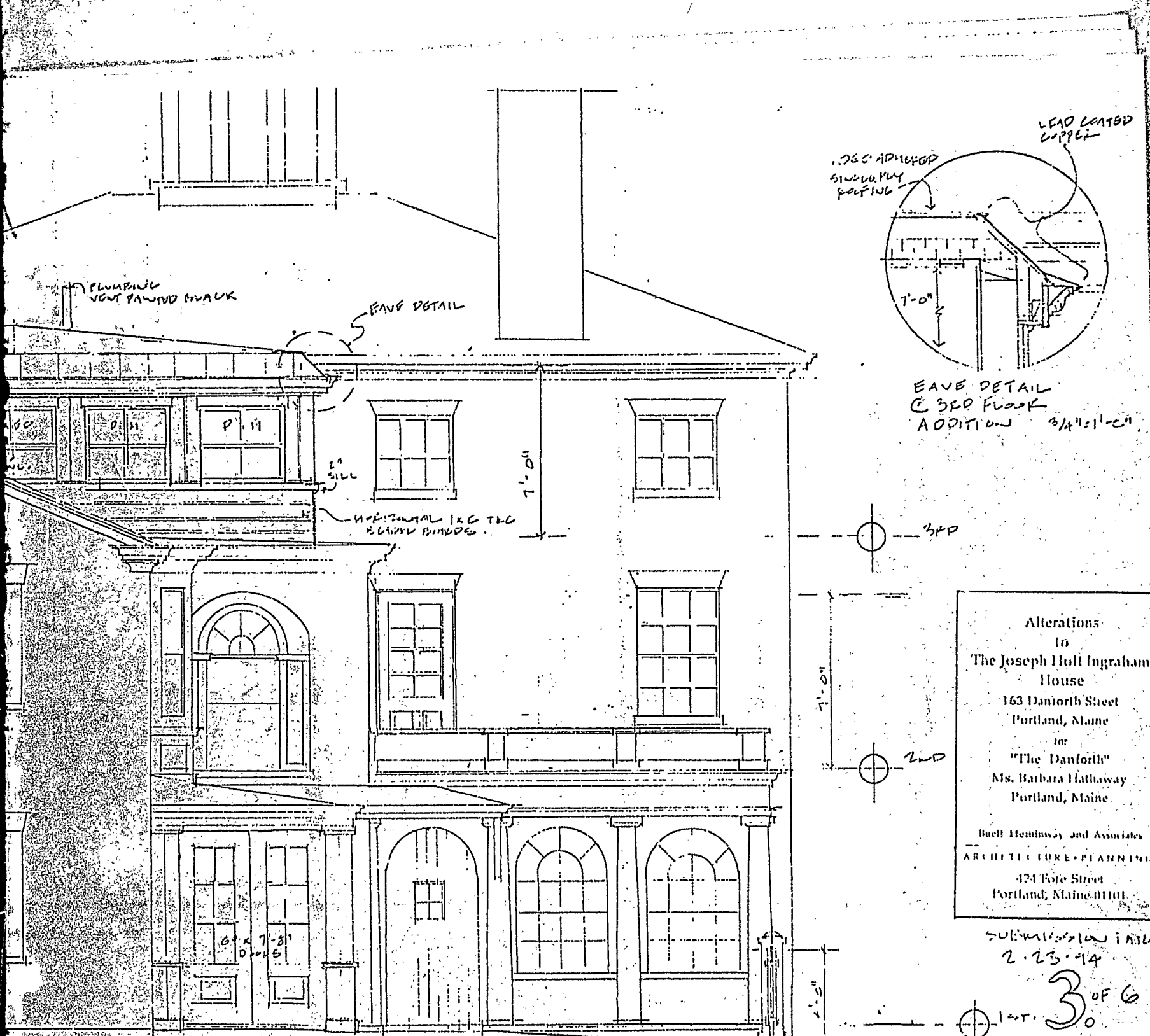


WINTER ST. ELEVATION  
REVISED



NORTH ELEVATION  
 REVISED

1/4" = 1'-0"



Alterations  
to  
The Joseph Hull Ingraham  
House  
163 Danforth Street  
Portland, Maine  
for  
"The Danforth"  
Ms. Barbara Hathaway  
Portland, Maine

Buell Hemmway and Associates  
ARCHITECTURE • PLANNING  
424 Fore Street  
Portland, Maine 04101

SUBMITTED FOR PERMIT  
2.23.94  
3 OF 6

NORTH ELEVATION 1/4" = 1'-0"  
REVISED

Alterations  
to  
The Joseph Holt Ingraham  
House  
163 Danforth Street  
Portland, Maine  
for  
"The Danforth"  
Ms. Barbara Hathaway  
Portland, Maine  
Buell Heminway and Associates  
ARCHITECTURE • PLANNING  
424 Fore Street  
Portland, Maine 04101

revised floor plan  
submitted at  
3/2/99 meeting.

GROUND FLOOR PLAN

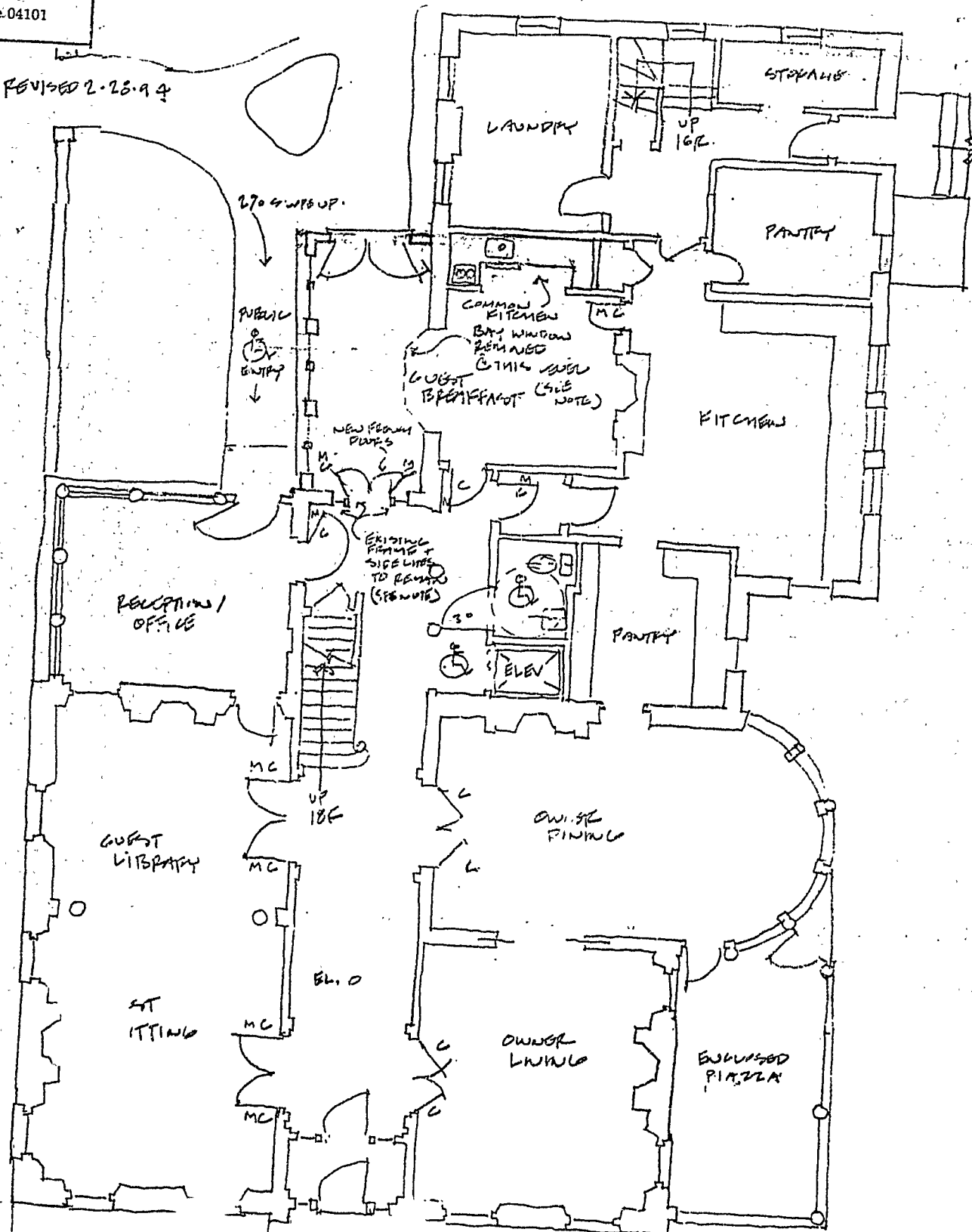
- NFPA 13D SPRINKLER SYSTEM
- FIRE DET & ALARM W/ NOTIFICATION
- SPRING HINGES & MAG. HOLD OPENS ON EACH PUBLIC ROOM DOOR, EXISTING DOORS 1 3/4 PAUNDED WOOD
- NEW LAVATORY, ELEVATOR IN EXISTING SHAFT

2.25.94  
SUBMISSION  
DATE  
REVISED 2.26.94

4 of 6

WINTER STREET

PARKING LOT



NOTE:  
SINK & SINKPILE  
REMAINED BEHIND ENTRY DOOR  
& BAY WINDOW PARTS  
AFTER THINNING PHOTO +  
DOCUMENTATION IN PLACE  
BEFORE...

"The Danforth"  
 Ms. Barbara Hathaway  
 Portland, Maine

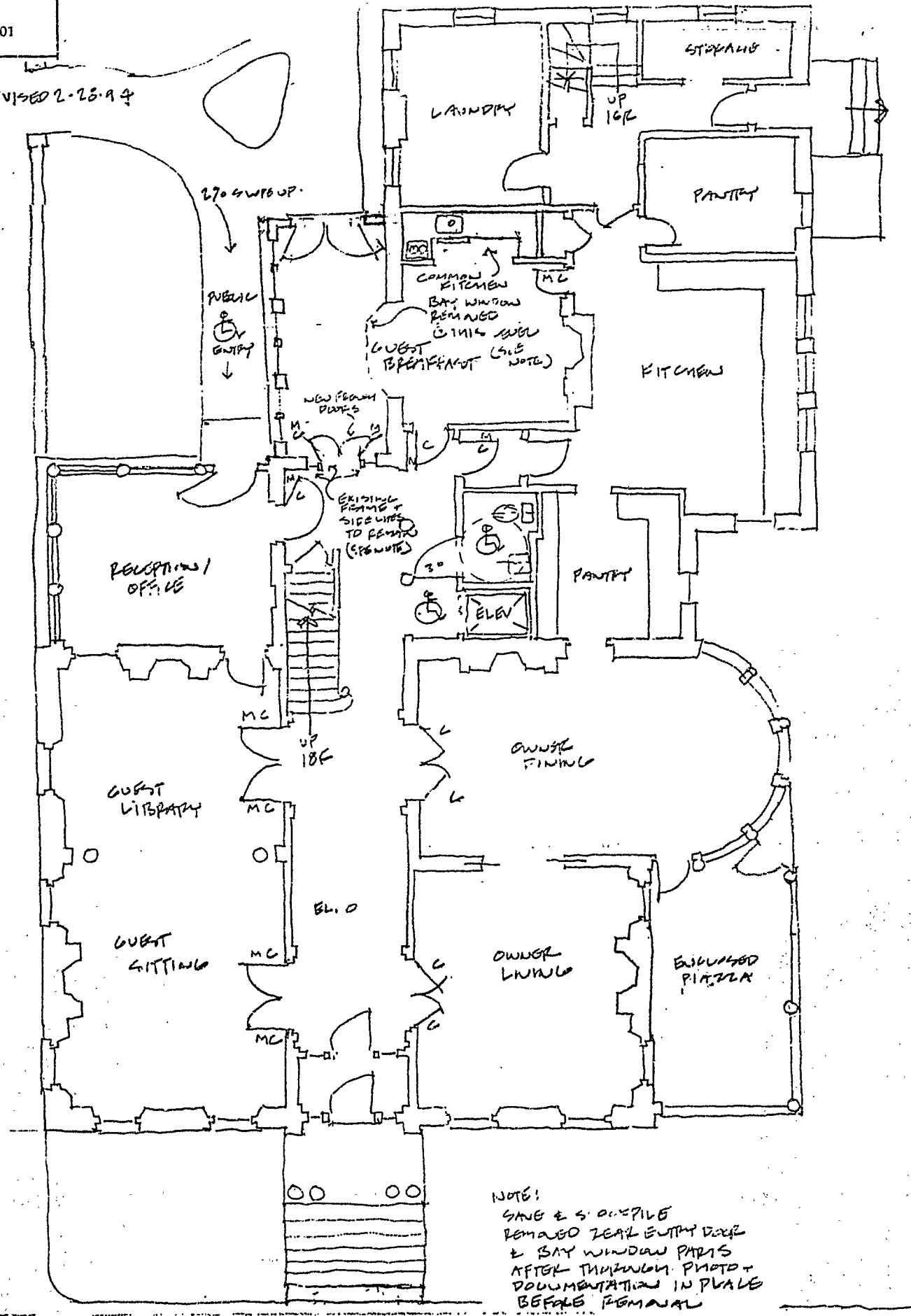
Buell Hemingway and Associates  
 ARCHITECTURE • PLANNING  
 424 Fore Street  
 Portland, Maine 04101

- NFPA 13D SPRINKLER SYSTEM
- FIRE DET. ALARM W/ NOTIFICATION
- SPRING HINGES & MAG. HOLD OPENS ON EACH PUBLIC ROOM DOOR, EXISTING DOORS 1 3/4 PAINTED WOOD
- NEW LAVATORY, ELEVATOR IN EXISTING SHAPT

2.25.94  
 SUBMISSION DATE  
 4 of 6  
 REVISED 2.25.94

WINTER STREET

PARKING LOT

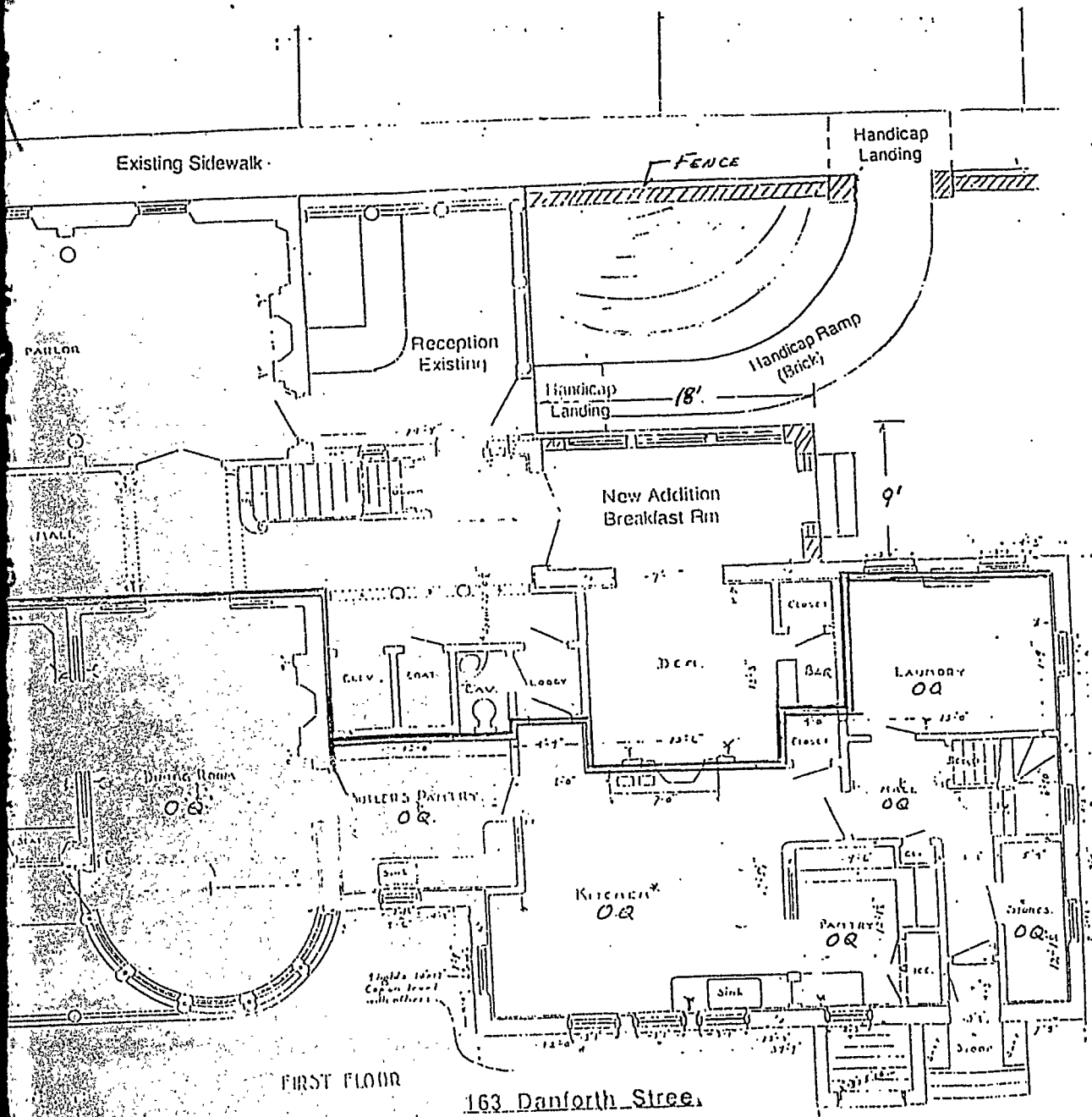


NOTE:  
 SAVE & S. OFFICE  
 REMOVE LEAD ENTRY DOOR  
 & BAY WINDOW PARTS  
 AFTER THRUWAY PHOTO  
 DOCUMENTATION IN PLACE  
 BEFORE REMOVAL

FL - 5'-4" ±

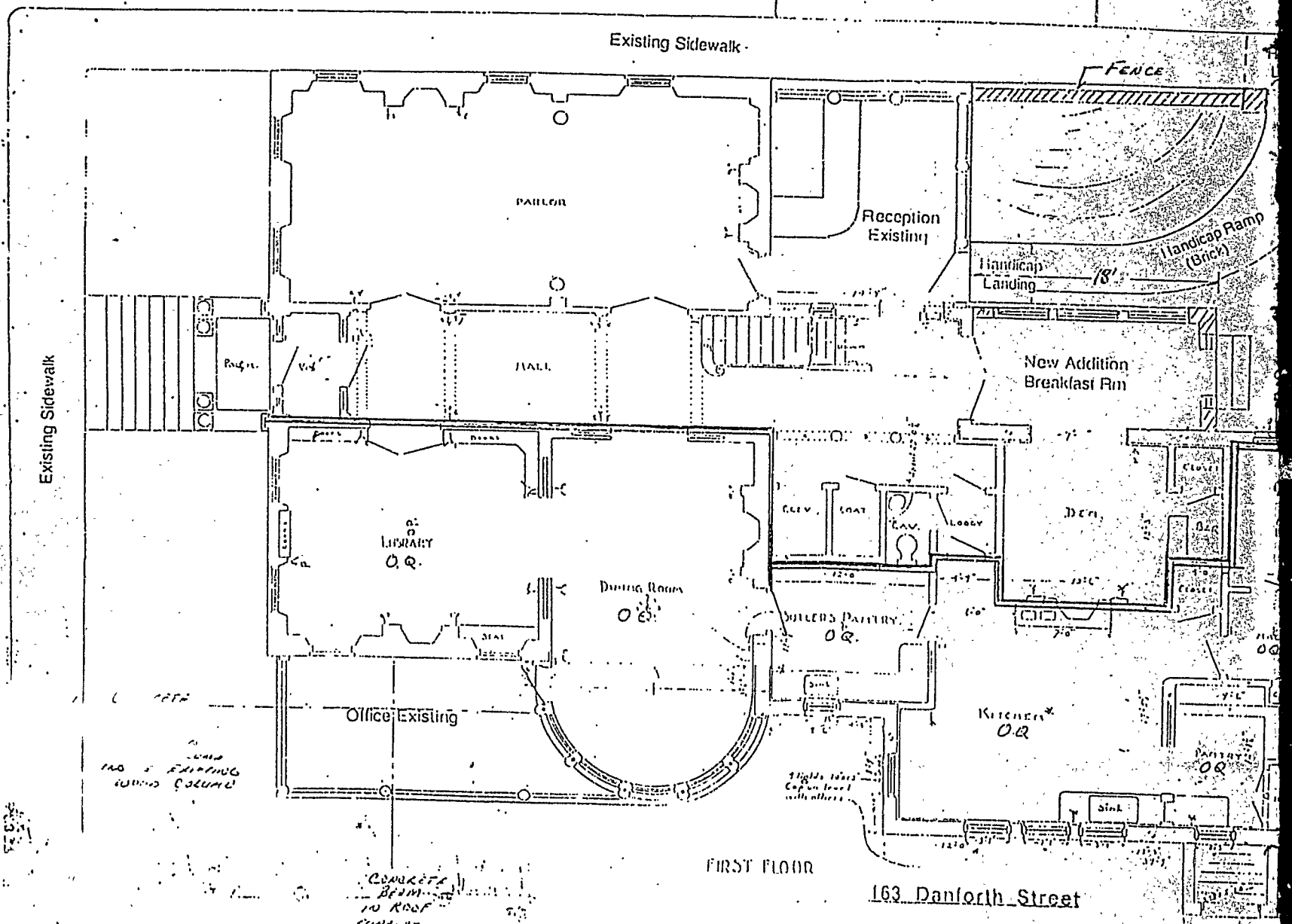
11102-11 1-7-94

M. HALL  
14.2



O.Q. = OWNERS QUARTERS

RECEIVED  
JAN 10 1960  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND

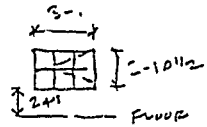


to  
**The Joseph Holt Ingraham House**  
 163 Danforth Street  
 Portland, Maine  
 for  
 "The Danforth"  
 Ms. Barbara Hathaway  
 Portland, Maine

Buell H. Ingham and Associates  
 ARCHITECTURE • PLANNING  
 424 Fore Street  
 Portland, Maine 04101

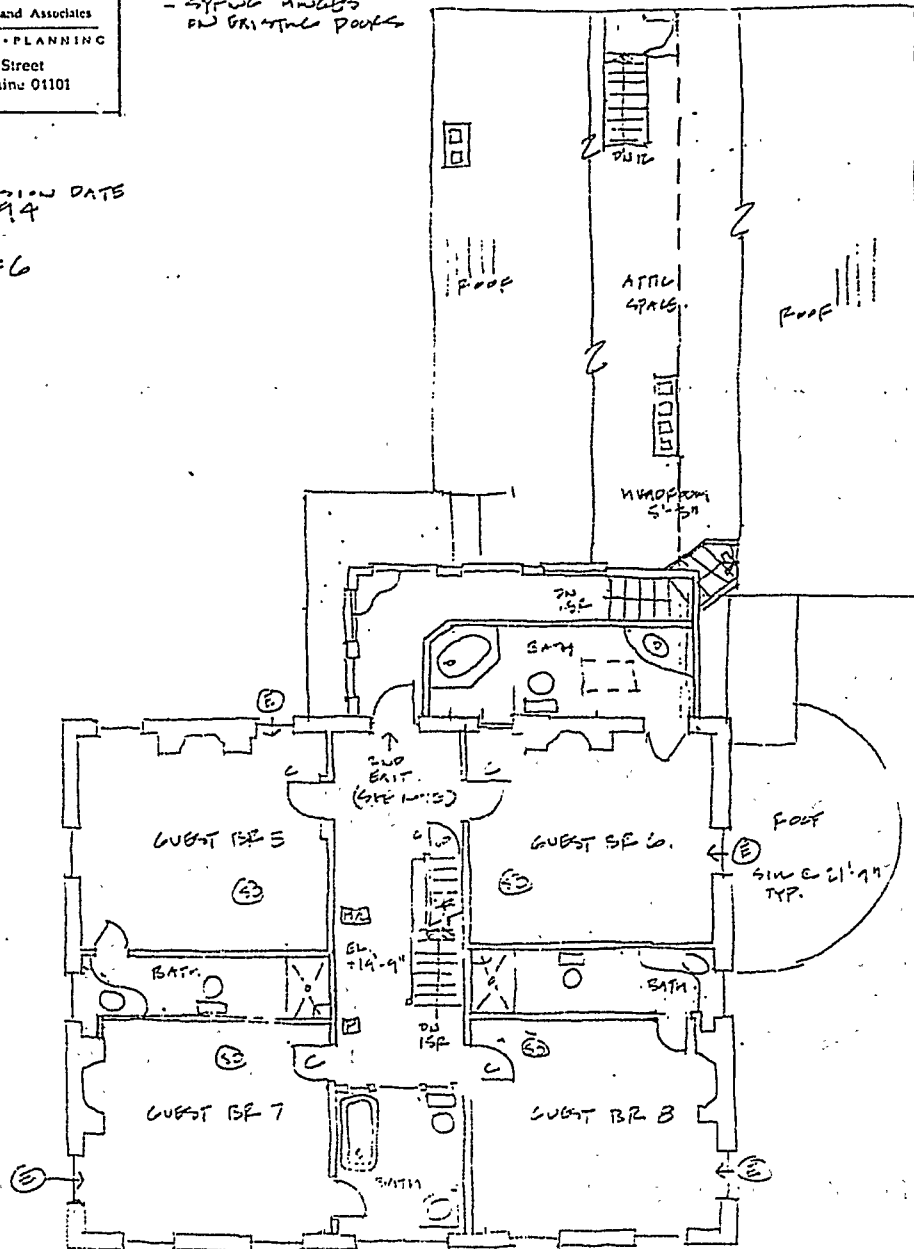
**3RD FLOOR PLAN 1/8" = 1'-0" REVISED**

- GUEST AREA 1423 SF
- F.D.A. SYSTEM FOR 2ND FL
- U.F.P.A. 13D SPRINKLER SYSTEM
- 50000.0 WINDOWS  
 NEW FDL HULLG, WITH 150 INTRINSIC ATTACHMENT
- STAIR HULLG  
 IN BRITISH PORTS



SUBMISSION DATE  
 2.23.94

60 IF 6



NOTE:  
 CHANGE 2 STAIRCASE EXIT  
 WINDOW - STONE UNIT  
 FOR NEW FDL SPRINKLER  
 ATTACHMENT TO FLOOR  
 DOCUMENTATION IN FILE

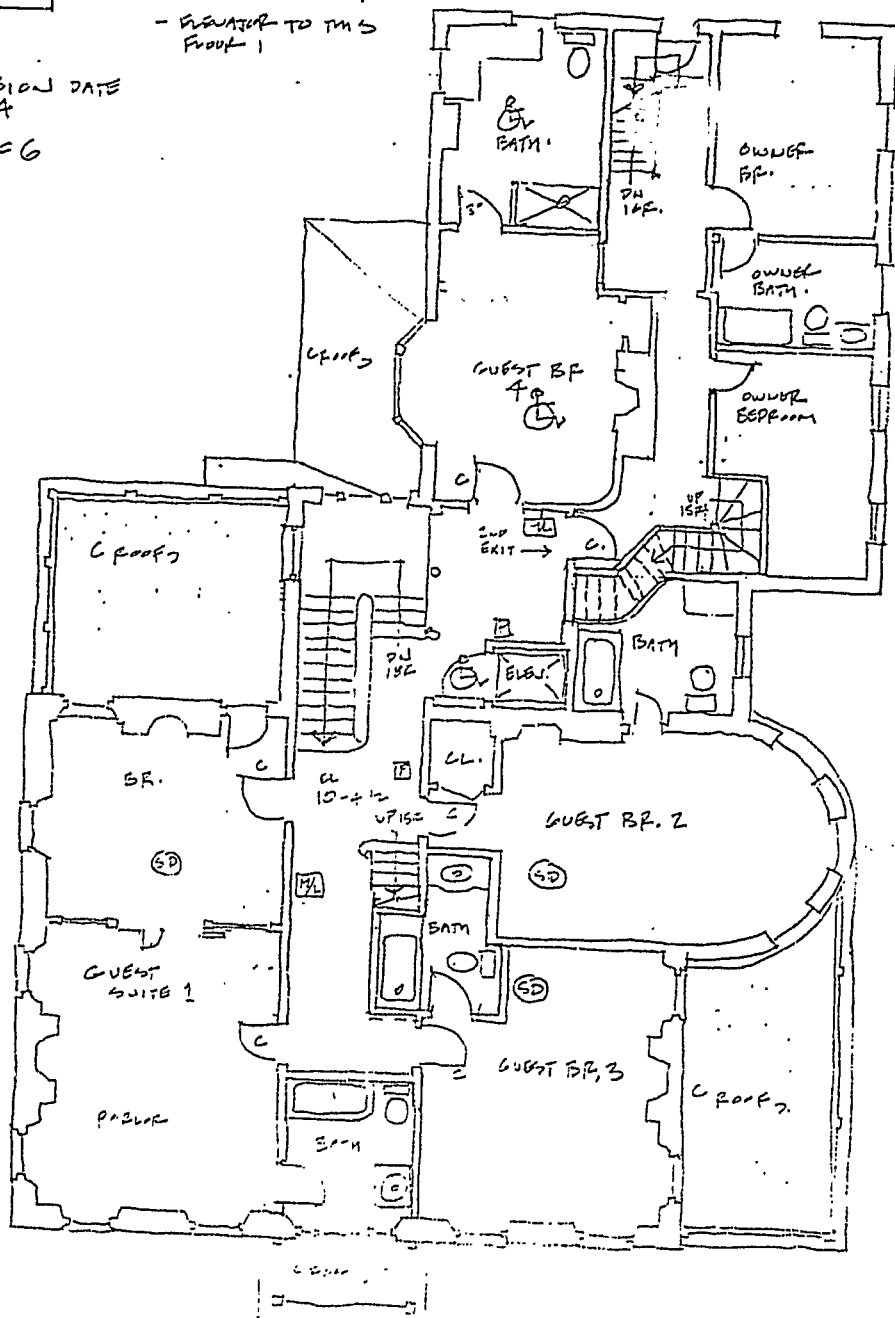
The Joseph Holt Ingraham House  
 163 Danforth Street  
 Portland, Maine  
 for  
 "The Danforth"  
 Ms. Barbara Hathaway  
 Portland, Maine

Buell Heminway and Associates  
 ARCHITECTURE • PLANNING  
 42 Fore Street  
 Portland, Maine 04101

2ND FLOOR PLAN 1/8" = 1'-0" REVISED

- GUEST AREA 1976 SF.
- FIRE DET & ALARM w/ NOTIFICATION - WFFA 13D SPEAKER SYSTEM  
 AUDIO/VISUAL SIGNALS, PULL STATIONS  
 SMOKE DETS IN EACH ROOM
- SPEAKER MOUNTS ON EXISTING DOORS
- GR. GUEST ROOM
- PLANTER TO THIS FRONT

SUBMISSION DATE  
 2.23.94  
 506  
 50





**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date July 15, 1988, 19  
 Receipt and Permit number 29354

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: St. Dominic's Rectory (Basement) - 163 Danforth St  
 OWNER'S NAME: N/A ADDRESS: 163 Danforth St

		FEES
<b>OUTLETS:</b>		
Receptacles 10	Switches 10	Plugmold: _____
		ft. TOTAL 20
		3.00
<b>FIXTURES:</b> (number of)		
Incandescent 30	Fluorescent 24 (not strip)	TOTAL 54
Strip Fluorescent _____	ft. _____	
		5.40

<b>SERVICES:</b>					
Overhead	Underground	Temporary	TOTAL amperes		
METERS: (number of)					
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 \_\_\_\_\_

<b>APPLIANCES:</b> (number of)		
Ranges _____	Water Heaters _____	
Cook Tops _____	Disposals _____	
Wall Ovens _____	Dishwashers _____	
Dryers _____	Compressors _____	
Fans _____	Others (denote) _____	
TOTAL _____		

<b>MISCELLANEOUS:</b> (number of)		
Branch Panels 2		2.00
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, 200 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 _____		

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT \_\_\_\_\_ INSTALLATION FEE DUE: \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.5) \_\_\_\_\_ DOUBLE FEE DUE: \_\_\_\_\_  
**TOTAL AMOUNT DUE: 10.40**

**INSPECTION:**  
 Will be ready on \_\_\_\_\_ 19\_\_\_\_; or W-1-Ceil \_\_\_\_\_  
**CONTRACTOR'S NAME:** E.S. Boulos  
**ADDRESS:** 40 Circus Time Road  
**TEL:** 772-3707  
**MASTER LICENSE NO.:** 3374 **SIGNATURE OF CONTRACTOR:** [Signature]  
**LIMITED LICENSE NO.:** \_\_\_\_\_



PERMIT # **000858** CITY OF **Portland** BUILDING PERMIT APPLICATION MAP # \_\_\_\_\_ LOT# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.  
 Owner: **Roman Catholic Bishop**  
 Address: **510 Ocean Ave.**

LOCATION OF CONSTRUCTION: **St. Dominics Church 163 Danforth St.**  
 CONTRACTOR: **owner** SUBCONTRACTORS: **773-6471**

ADDRESS: **510 Ocean Ave.**  
 Est. Construction Cost: **30,000** Type of Use: **Church**

Building Dimensions: L \_\_\_\_\_ W \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ # Stories \_\_\_\_\_ Lot Size \_\_\_\_\_  
 Is Proposed Use: \_\_\_\_\_ (condominium) \_\_\_\_\_ Apartment \_\_\_\_\_  
 Conversion - Duplex \_\_\_\_\_ **REPAIR RECONSTRUCTION AS PER PLANS**

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE  
 Residential Buildings Only: \_\_\_\_\_  
 Office Buildings Only: \_\_\_\_\_

Foundation:  
 1. Type of Footing \_\_\_\_\_  
 2. Mat Foundations - Footing \_\_\_\_\_ Span \_\_\_\_\_ SF4(a) \_\_\_\_\_  
 3. Postings \_\_\_\_\_  
 4. Foundation Size \_\_\_\_\_  
 5. Other \_\_\_\_\_

Floor:  
 1. Sills \_\_\_\_\_ Sills must be anchored.  
 2. Girders \_\_\_\_\_  
 3. Lally Columns Spacing \_\_\_\_\_ Size \_\_\_\_\_  
 4. Joists \_\_\_\_\_ Spacing 15" O.C.  
 5. Bridging Type \_\_\_\_\_ Size \_\_\_\_\_  
 6. Floor Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 7. Other Material \_\_\_\_\_

Exterior Walls:  
 1. Sheathing \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. Windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Count(s) \_\_\_\_\_  
 5. Window Sills \_\_\_\_\_  
 6. Window Sill Type \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_  
 9. Siding \_\_\_\_\_  
 10. Weather Exposure \_\_\_\_\_

Roof:  
 1. Sheathing \_\_\_\_\_  
 2. Roofing \_\_\_\_\_  
 3. Flashing \_\_\_\_\_  
 4. Other Material \_\_\_\_\_

**For Official Use Only**  
 Date: **July 7, 1988** Subdivision: Yes / No \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name \_\_\_\_\_  
 City Code \_\_\_\_\_ Lot \_\_\_\_\_  
 Time Limit: **30,000** Permit Expiration: \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_  
 Value/Structure \_\_\_\_\_ Private \_\_\_\_\_  
 Fee: **\$170.00**

Ceiling:  
 1. Ceiling Joist Size \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing: **ISSUED**  
 3. Type Ceiling \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_ Size **July 10, 1988**

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ City of **Portland**  
 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 \_\_\_\_\_ Square Foot. \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

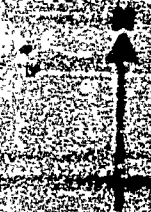
Zoning:  
 District \_\_\_\_\_ Street Frontage Req. \_\_\_\_\_ Provided \_\_\_\_\_  
 Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date \_\_\_\_\_  
 Conditional Use: Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Other: (Explain) \_\_\_\_\_  
 Date Approved: \_\_\_\_\_

Permit Received By: **Lisa Cushman**

Signature of Applicant: **Lisa Cushman** Date: \_\_\_\_\_  
 Signature of CEO: \_\_\_\_\_ Date: \_\_\_\_\_

Inspection Dates: \_\_\_\_\_

PLOT PLAN



FEES (Break down From Front)

Base Fee \$ 25.00  
 Subdivision Fee \$  
 Site Plan Review Fee \$  
 Other Fees \$ 165.00  
 (explain)  
 Late Fee \$

Type	Inspection Method	Pass

COMMENTS

*Final plan submitted 1/10*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Applicant *Frank Morrison*

Date

PERMIT ISSUED

1689

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Parish, State, November 3, 1911

TO THE INSPECTOR OF BUILDINGS, BOSTON, MASS.

The undersigned hereby applies for a permit to install the following in this building or premises in accordance with the Laws of the State, the Building Code of the City of Boston, and the following special regulations:

Location: 100-102 South Street, Boston, Mass. Use of Building: Dwelling. No. Stories: 2. Building: Existing.

Name and address of owner of appliance: Room 20, 100-102 South Street, Boston, Mass.

Installer's name and address: General Oil Co., 112 South Street, Boston, Mass. Telephone: 2-7486.

General Description of Work

To install oil burning equipment in connection with hot water (sanitary)

IF HEATER, POWER BOILER OR COOKING DEVICE

Is approval of source of heat to be in order? Yes. If not, which story? Kind of Fuel: Oil

Material of support of appliances (concrete floor or what kind): Reinforced concrete

Minimum distance to wood or combustible material, from top of appliances or casing top of furnace:

from top of main pipe: from front of appliances: from sides or back of appliances:

Size of chimney flue: Other conditions to same use:

IF OIL BURNER

Name and type of burner: 11100-21.00. Labeled and approved by Underwriters' Laboratories? Yes

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

Location of storage: basement. No. and capacity of tanks: 2 - 275 gal.

Will all tanks be more than seven feet from any flame? No. How many tanks proposed? 2

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: J. G. O'Brien

INSPECTION COPY

41/1687

165-163 Dampflor  
Cathode B. Co  
11/7/41

11/12 Emergency switch  
prohibited - 39

Per Code Book

Model for issue

Approval Signature 11/7/41

Oil Burner Check List (date) 11/9/41

- 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
- 9. Rigidity
- 10. Feed safety
- 11. Pipe signs and material
- 12. Control valve
- 13. Air vent
- 14. Temp. or pressure safety
- 15. Instruction card
- 16. No emergency switch

NOTES

12/10/41 - Emergency switch  
not yet prohibited - JG

NOTES

8/17/81 Boilers are in place  
& nothing more is to be done  
on them for a few weeks.  
Not connected to anything.

HCM 3/13/32. 1- Run fuel line.  
2- Wire up Emer. stop  
3- Water breaker  
4- Protection in ceiling

1. FUEL PIPE  
2. GAS VENT PIPE  
3. Head of Heat  
4. Burner, Manifold & Support  
5. Name  
6. Room  
7. Make & Model  
8. Protection  
9. Valve  
10. Protection  
11. Protection  
12. Valve  
13. Protection  
14. Protection  
15. Protection  
16. Protection  
17. Protection  
18. Protection  
19. Protection  
20. Protection  
21. Protection  
22. Protection  
23. Protection  
24. Protection

to install laundry  
to install air for burner  
to install in burner  
either boiler. Rec!

Permit No. 811689  
Location  
Owner  
Date of permit 7-17-81  
Approved 7-20-81

APPELLANTS' EXHIBIT LIST

On Appeal Against Zoning Approval Given to  
Ms. Barbara E. Hathaway for Conversion  
of 163 Danforth Street to a Lodging House

<u>Exhibit No.</u>	<u>Description of Exhibit</u>
Ex. 1	Application for Permit by Mr. Elias Thomas to install oil burner (Sept. 28, 1927): Use of building described as " <i>Dwelling House.</i> "
Ex. 2	Application for Permit by Mrs. Elias Thomas to construct a poultry house with attached drawing (Sept. 14, 1938): Describes other building on lot as a " <i>Dwelling</i> " and a " <i>House.</i> "
Ex. 3	Letter from Inspector of Buildings to Bishop J.E. McCarthy re application to construct poultry house (Sept. 17, 1938): Describing 163 Danforth Street as " <i>the large family lot.</i> "
Ex. 4	Application for Permit by Roman Catholic Bishop for renovations (Oct. 2, 1941): Proposed use of building described by Bishop as a " <i>Rectory.</i> "
Ex. 5	Letter from Building Inspector to F.W. Cunningham & Sons re renovations of rectory (Oct. 8, 1941): Classifies building as a " <i>Dwelling House.</i> "
Ex. 6	Application for Permit by St. Dominic's Church for construction of a 3-car garage with attached drawing (Sept. 17, 1962): Describes other building on lot as a " <i>Rectory.</i> "
Ex. 7	Records of Assessor's Department for City of Portland on 163 Danforth Street: Describe building as a " <i>Dwelling</i> " with " <i>one</i> " living unit.



Permit No. 1212

# APPLICATION FOR PERMIT PERMIT ISSUED

Class of Building or Type of Structure Ed.  
Portland, Maine Sept 28 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ 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 155 Dearborn St. Ward 6 Within Fire Limits? yes Dist. No. 8  
Owner's or Lessee's name and address Elias Thomas 145 Dearborn Telephone \_\_\_\_\_  
Contractor's name and address Sperry Turner Corp. 740 Congress St. Telephone 142  
Architect's name and address \_\_\_\_\_  
Proposed use of building Boatling House No. families 1  
Other buildings on same lot \_\_\_\_\_

### Description of Present Building to be Altered

Material Ed. No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use Boatling House No. families \_\_\_\_\_

### General Description of New Work

Install Sperry Arrow Oil Heater

RECEIVED  
CITY OF PORTLAND  
SEP 28 1927

### 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 None Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat Hot Water Type of fuel Oil Distance, heater to chimney 65' 10" 0  
If oil burner, name and model Sperry Arrow Type I  
Capacity and location of oil tank 1-2000 Gal. Outside foundation wall (2000)  
Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Stud (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof spaced 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 \$ 500 Fee \$ 2.00  
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 \_\_\_\_\_

EXHIBIT 1

INSPECTION COPY

Building or Type of Structure 1656

Portland, Maine, September 11, 1937

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 163 Danforth Street Ward \_\_\_\_\_ Within Fire Limits? yes Dist. No. 3  
Owner's name and address Mrs. W. L. Thomas, 163 Danforth Street Telephone \_\_\_\_\_  
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building dwelling No. families \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 500 Fee \$ 50

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 construct a one story 10' x 12' poultry house  
To cover side walls with cedar shingles or asphalt roofing

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

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Details of New Work

Size, front 10' depth 12' Height average grade to top of plate 5'-6"  
No. stories 1 Height average grade to highest point of roof 7'-9"  
To be erected on solid or filled land? solid earth or rock? earth  
Material of foundation brick Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof flat Rise per foot 2" Roof covering asphalt roofing Class of Und. Lab. \_\_\_\_\_  
No. of chimneys none Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat none Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Corner posts 2x4 Sills 4x6 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Joists and rafters: 1st floor 2x5 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 2x6  
On centers: 1st floor 24" 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 12"  
Maximum span: 1st floor 12' 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 20'

If one story building with masonry walls, thickness of walls? \_\_\_\_\_

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? \_\_\_\_\_

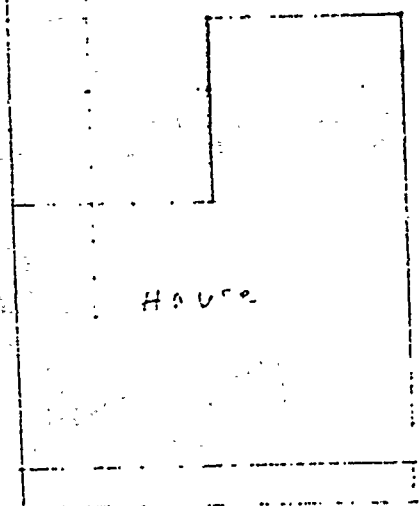
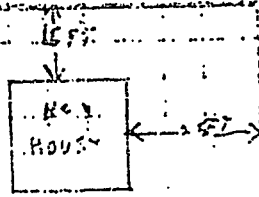
Miscellaneous

Will above work require removal or disturbing of any shade tree on 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 Mrs. W. L. Thomas  
W. L. Thomas

EXHIBIT 2

RECEIVED  
SEP 14 1883  
OFFICE OF THE  
CITY ENGINEER



100 ft

100 ft

Aug 10-1

September 17, 1933

Most Rev. Bishop Joseph E. McGarty  
Roman Catholic Bishop of Portland  
309 Congress Street,  
Portland, Maine

Dear Sirs:

I have a minor but a peculiar problem in which you may be interested.

David Thomas, 15 year old son of the late Elias Thomas, has applied for a building permit to construct a one story poultry house, ten feet by 12 feet, at the rear of the large family lot at 163 Hanford Street, corner of Winter Street, the lot abutting the property on which are several of your buildings. This entire block under the zoning law is located in an Apartment House Zone, where such a building would be permitted as long as it were not injurious, noxious or offensive to the neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration or noise.

The boy desires to keep there a few hens, assures me that there will be no roosters to disturb the neighborhood by crowing, that the birds will not be allowed to run out but will be kept in the house all of the time, and that the building will be kept clean and neat.

I am writing this letter to see how you feel about it, and if you think that the building might or probably would not be objectionable to the activities going on about your property.

Of course, I much prefer to give the permit than withhold it, but it seems desirable to make sure that objections will not arise either while he is building it or after it is finished.

Your notation at the bottom of this letter, returned in the enclosed envelope would be sufficient and would be much appreciated.

Very truly yours,

Inspector of Buildings

WMB/H

*No answer  
to me  
10/7/33*

EXHIBIT 3

APPLICATION FOR PERMIT

PERMIT ISSUED  
Permit No. 10000

Class of Building or Type of Structure Second Class

Portland, Maine, October 2, 1941

OCT 8 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby apply for a permit to erect alter (insert the following building purposes) 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 151 Dean Street Within Fire Limits? Yes Dist. No. 1  
 Owner, or Lessee's name and address James Cathello Bishop Telephone 3-0214  
 Contractor's name and address F. A. Cunningham & Sons, 181 State Street Telephone 3-0214  
 Architect \_\_\_\_\_ Plans filed yes No. of sheets 3  
 Proposed use of building Warehouse No. families \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 2,000.00 Fee \$ 2.50

Description of Present Building to be Altered

Material brick No. stories 3 1/2 Heat steam Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 and use Warehouse No. families \_\_\_\_\_

General Description of New Work

To remove existing one story open rear piazza  
 To add a one story front piazza  
 To provide hood over existing front entrance door  
 And interior changes as per plans

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 heating contractor.

Details of New Work

any plumbing work involved in this work? \_\_\_\_\_  
 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 on foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 material on underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 pitch of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering Asph. & gravel  
 size of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 kind of fuel \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 kind of lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 size of joists \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledge board? \_\_\_\_\_ Size \_\_\_\_\_  
 kind of beams under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 kind of walls and carrying partitions 2x4-16" O. C. Girders 6-8 or larger. Bridging in every floor and flat roof  
 over 8 feet. Sills and corner posts all one piece in cross section.

Joists: if rafters: 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof \_\_\_\_\_  
 if joists: 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 James Cathello Bishop  
F. A. Cunningham & Sons

By [Signature]  
Secretary

EXHIBIT 4 44

Rept. 4030-1

October 8, 1941

F. H. Cunningham & Sons,  
115 State Street,  
Portland, Maine.

Subject: Building permit for alterations  
in the rectory at 185 Danforth Street  
corner Winter Street

Re: Plans

In reaction to the above job, I am unable to discover anything in the specification or the plans which describes the details of the framing of the proposed porch enclosures. The enclosure of the side porch on Winter Street appears to be in the nature of a permanent enclosure making the rear porch really a part of the building while the enclosure of the front porch, while no doubt permanent, is more in the nature of a storm enclosure only. If these are the intentions, no doubt the Building Code allows the enclosure of the front porch to be less than the usual requirement for the outside wall of a building, save in the order of the usual storm enclosure. The enclosure of the side porch, however, ought to comply with Building Code requirements in much the same manner as any exterior wall of a frame building is expected to comply, as to the size, spacing, and bearings of studs, plates, etc. In the absence of further information, I am assuming that the construction will comply with Building Code requirements in this manner.

I assume from the plans that the foundations of both porches are all in place and are adequate to support the new loads, if any, and that the existing floor, of what is to be a front porch and passageway is of such a type of construction as to satisfy Building Code requirements for a capacity of no less than 40 pounds per square foot live load.

The use of a building as a rectory is not one classified in the Building Code, but I am tentatively classifying the building as a cleric's dwelling house and assuming that there is to be nothing in the way of a dormitory or school or mixer assembly hall in connection with this use.

Assuming this building to be classified as a dwelling house, the Building Code does not intend to regulate the means of egress. At the risk of seeming to stray beyond my field of duty, I feel that I ought to call attention to the fact that the four bedrooms on the third floor appear to have only one definite way of egress to the ground. If this third floor were to be used for any purpose similar to a dormitory, the Building Code would require appropriate and distinct alternate means of egress to the ground. It occurs to me that whether the users of these bedrooms are living in a dormitory or in a private home, the hazard in case of fire or smoke traveling the one flight of stairs is the same.

The building permit is enclosed on the above bases.

Very truly yours,

YHed/ll

Inspector of Buildings

CC: Francis Sullivan, attorney  
Roman Catholic Bishop of Maine  
477 Congress Street

EXHIBIT 5



# APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class  
Portland, Maine Sept. 17, 1962

SEP 17 1962 (112)

CITY OF PORTLAND, MAINE

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 155-163 Danforth St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address St. Joseph's Church, 155 Danforth St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address EMERY DONATELLI, 19 Melburne St. Telephone 2-2003  
 Architect \_\_\_\_\_ Specifications 19 Melburne St. Plans 25 No. of sheets 2  
 Proposed use of building 3 car garage No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material concrete No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot Parish House 441 Danforth Fee \$ 12.00  
 Estimated cost \$16,000.00

### General Description of New Work

To remove and destroy 1-story frame "burrer house" (10')

To construct 3-car masonry garage (same location) as per plans.  
 (3 openings 9' x 7' overhead doors)  
 Door located under eaves.

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

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
 Has septic tank notice been sent? \_\_\_\_\_ Fees notice sent? yes  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size of lot \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation concrete Thickness, top \_\_\_\_\_ bottom 10" cellar \_\_\_\_\_  
 Kind of soil \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimney \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing member—Kiln \_\_\_\_\_ 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 5 feet.  
 Joist and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On eaves: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_  
 Will auto's able repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

APPROVED:  
H. G. [Signature]

### Miscellaneous

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

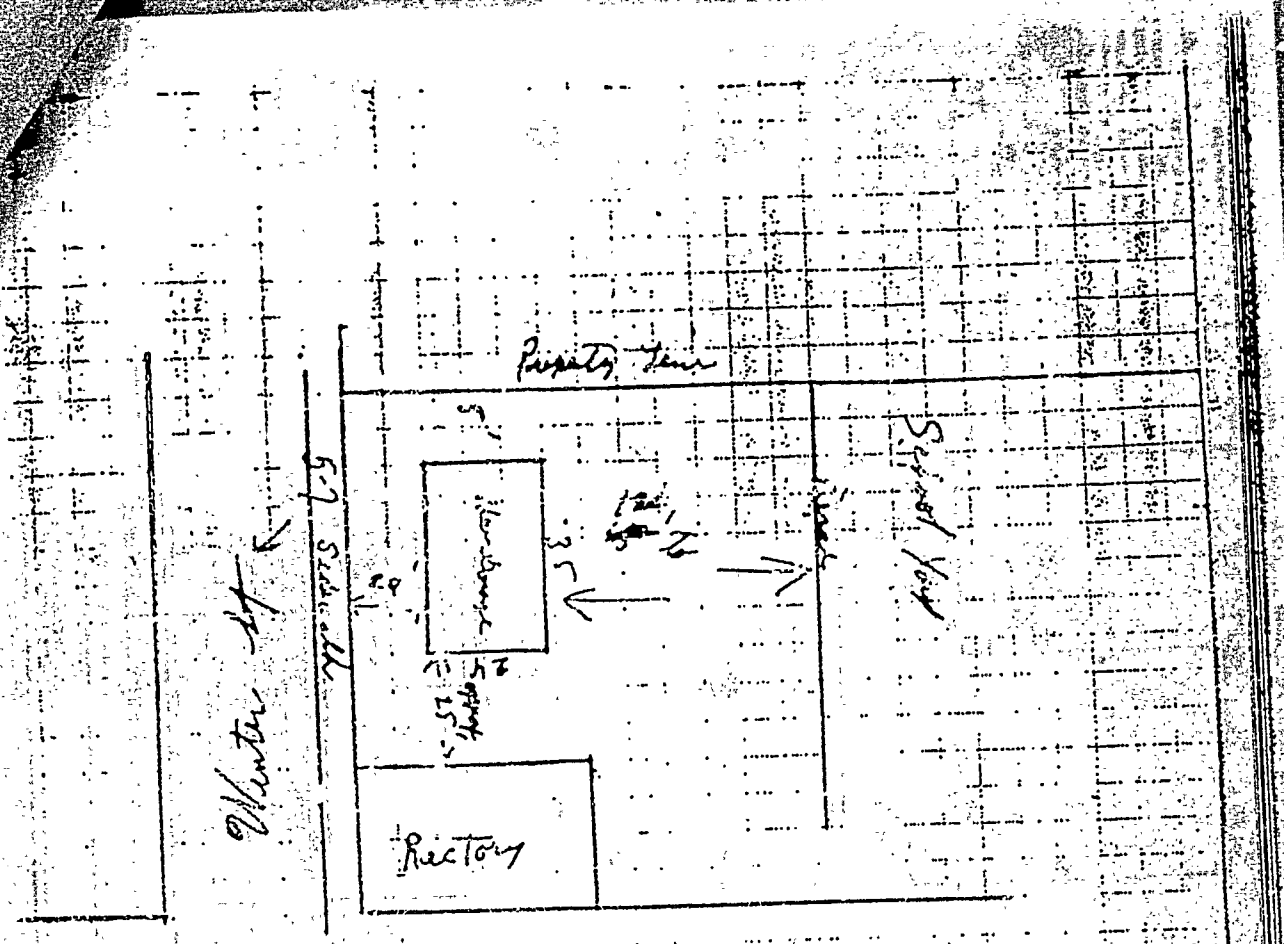
CS 301

INSPECTOR OF BLDGS

Signature of owner

Emery Donatelli

EXHIBIT 6



163 Danforth St

RECEIVED  
 SEP 17 1957  
 DEPT. OF PUBLIC WORKS  
 CITY OF PORTLAND