

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUANCE

Permit No: 02-1170	Issue Date: 10/11/02	CBL: 057 E009001
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Location of Construction: 207 Danforth St	Owner Name: Nicholas Pauline	Owner Address: 207 Danforth St	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-1

Past Use: Laundromat	Proposed Use: Laundromat	Permit Fee: \$36.00	Cost of Work: \$36.00	CEO District: 3
Proposed Project Description: Erect a 3' x 2' Sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: NA 10/21/02 Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gad	Date Applied For: 10/11/2002	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MIM <input type="checkbox"/> Date: 10/15/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 10/16/02
	as per HP Committee decision TO RAS MA. 10/16/02		

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

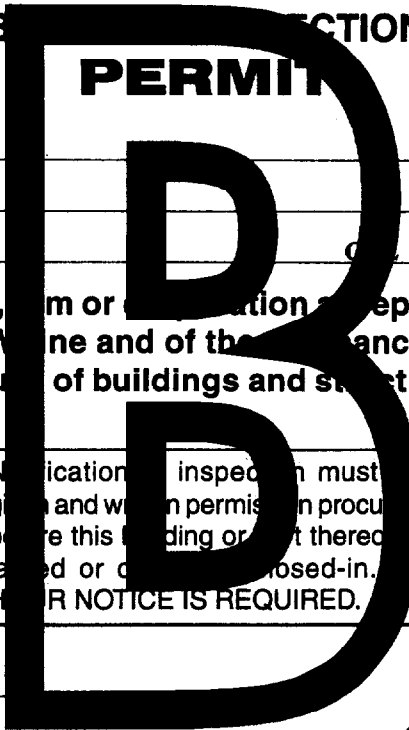
Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

Permit Number: 021170

PERMIT

PERMIT ISSUED
OCT 22 2002



This is to certify that Nicholas Pauline/Applicant

has permission to Erect a 3' x 2' Sign

AT 207 Danforth St

057 E009001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification inspection must given and when permission procured before this building or part thereof leased or closed-in. HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

02-1170

THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE PERMIT IS ISSUED

Signage Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>207 DANFORTH STREET</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>57</u> Block# <u>E</u> Lot# <u>9</u>	Owner: <u>MICHAEL NICHOLS</u>	Telephone: <u>-</u>
Lessee/Buyer's Name (If Applicable) <u>JASON WENTWORTH</u> <u>FOR THE WASHBOARD LAUNDRY</u>	Applicant name, address & telephone: <u>JASON WENTWORTH</u> <u>41 Pitt Street Portland</u> <u>775-1050</u>	Total s.f. of signage <u>6</u> x 1.00 per s.f. \$ <u>6</u> , plus \$30.00 base fee Fee: \$ <u>36.00</u>
Current use: <u>LAUNDROMAT</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>LAUNDROMAT</u>		
Project description: <u>3' x 2' SF. sign</u>		
Contractor's name, address & telephone: <u>JASON WENTWORTH 41 Pitt Street</u> <u>Portland, ME</u> <u>775-1050</u>		
Who should we contact when the permit is ready: <u>JASON WENTWORTH</u> Mailing address: <u>Portland, ME 04103</u> <u>775-1050</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$50.00 fee if any work starts before the permit is picked up. Phone: <u>775-1050</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

REC'D
10/15/02

Signature of applicant: <u>J Wentworth</u>	Date: <u>10/5/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Application ID Number: 2-1170

Delete Save Close

Department: Bullding Status: Approved with Conditions Reviewer: Mike Nugent

Comments: Approval Date: 10/21/2002

[Empty comment box]

Given On Date: 10/16/2002

OK to Issue Permit Name: Mike Nugent Date: 10/21/2002 Date 2: [Empty]

Conditions Section: Add New Condition From Add New Condition Delete Condition

<The lowest part of the sign must be 8 Feet above the Sidewalk.

Create Date: 10/11/2002 By: god Update Date: 10/21/2002 By: mjn

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 207 DANFORTH STREET ZONE: B1

OWNER: MICHAEL NICHOLAS

APPLICANT: JASON WESTWORTH FOR THE WAREHOUSE LAUNDRY

ASSESSOR NO. _____

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES NO --- DIMENSIONS _____ HEIGHT _____

MORE THAN ONE SIGN? YES NO DIMENSIONS _____ HEIGHT _____

SIGN ATTACHED TO BLDG.? YES NO DIMENSIONS 2'H, x 3'L, x 2"D $\neq 6'$

MORE THAN ONE SIGN? YES NO DIMENSIONS _____
AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK _____

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? NO, the awnings will be dark red canvas and retractable, with no printing of any kind on it.

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: There is currently one sign attached to the front of the building which is 16' long and 2' high, mounted above the front windows.

*** TENANT BLDG. FRONTAGE (IN FEET): 26'7" x 1.5 = 39' MAX

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

$2 \times 16 = 32$
 $\frac{32}{6}$
TOTAL

& bottom portion of sign will be 12' off sidewalk


YOU SHALL PROVIDE:

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: J. Westworth DATE: 10/5/02

Letter of Permission for Sign Installation

I, Michael Nicholas, do hereby give permission to Jason Wentworth to install a sign for the Washboard Laundry on my building at 207 Danforth Street in Portland, Maine. The sign will be a "blade sign" hanging from a metal bracket attached to the gable end of the building on the Danforth Street side. The sign will not be lit, and will be centered on the gable end with the bottom of the sign hanging approximately 12 feet up from the sidewalk surface.


Michael Nicholas


Date

**RENOVATION OF THE WASHBOARD LAUNDRY
207 DANFORTH STREET**

Some History: Apparently the building at 207 Danforth Street was constructed in 1925 and was originally used for an Atlantic & Pacific Market. In 1959 it was converted to a laundromat and has been used for this purpose up to the present. The building is a single story with a full (6' 4") basement, has a wood frame and a concrete foundation with a brick face on the street side. Sometime in the 1980's a pitched roof was added to the building to solve serious leakage problems with the existing flat roof. Around the same time, in response to repeated vandalism, the owner of the laundry business boarded up all the existing windows in the building except for the front where large "picture" windows were replaced with smaller ones and all the transom windows were removed. At this same time T111 plywood siding was put over the existing clapboards on the front of the building and on all the interior walls over the existing plaster.

Proposed Project: The applicant intends to continue the current use of the building as a laundromat while improving the exterior and interior of the structure and replacing all the existing equipment with modern, energy efficient machines. The business will continue to offer dry cleaning service using Portland Dry Cleaners for processing, a "wash, dry & fold" service as well as the self service coin-op laundry. The business will be run with a strong emphasis on energy conservation and environmental protection.

While each face of the building will have some changes made there are several things that will be consistent on the entire exterior:

- The siding on all walls will be smooth cedar clapboards with 4" ± exposed to the weather.
- All the flat trim will be planed pine.
- All the windows will be wood framed with the trim being painted.
- The trim will all be painted a "brick" red.
- The clapboards will be covered with a heavy body stain in "slate" blue as is now on all the walls except for the street side.
- There will not be any exterior lights on the building except on the rear wall (west side) where there will be a motion activated security light. The fixture will not be visible from the street front.

East Side (Street View): On the street side there will be several changes which are shown on Diagram A.

- The existing "picture" windows will be enlarged slightly and lowered to allow a view into the building for pedestrians on the street and a view out of the building for people inside the store. These windows will have a custom, painted, wood frame with insulated glass as shown on Diagram D in cross section.
- A row of transom windows will be added across the top of the picture windows and over the doorway with every other window being an operating awning type unit. These windows will be assembled in groups of three with spacing that allows for structural support on either side of the front doorway. Diagram D shows the cross section for these windows.
- The freeze board above the transom windows and the corner boards will be those that now exist.

South Side: On the South side there will be several changes that are shown on Diagram B. This side of the building is currently hidden almost entirely behind the existing solid plywood fence between Vespucci's Market and the Washboard Laundry. By moving the fence further down the alley more than 1/3 of the south side will be exposed to the street.

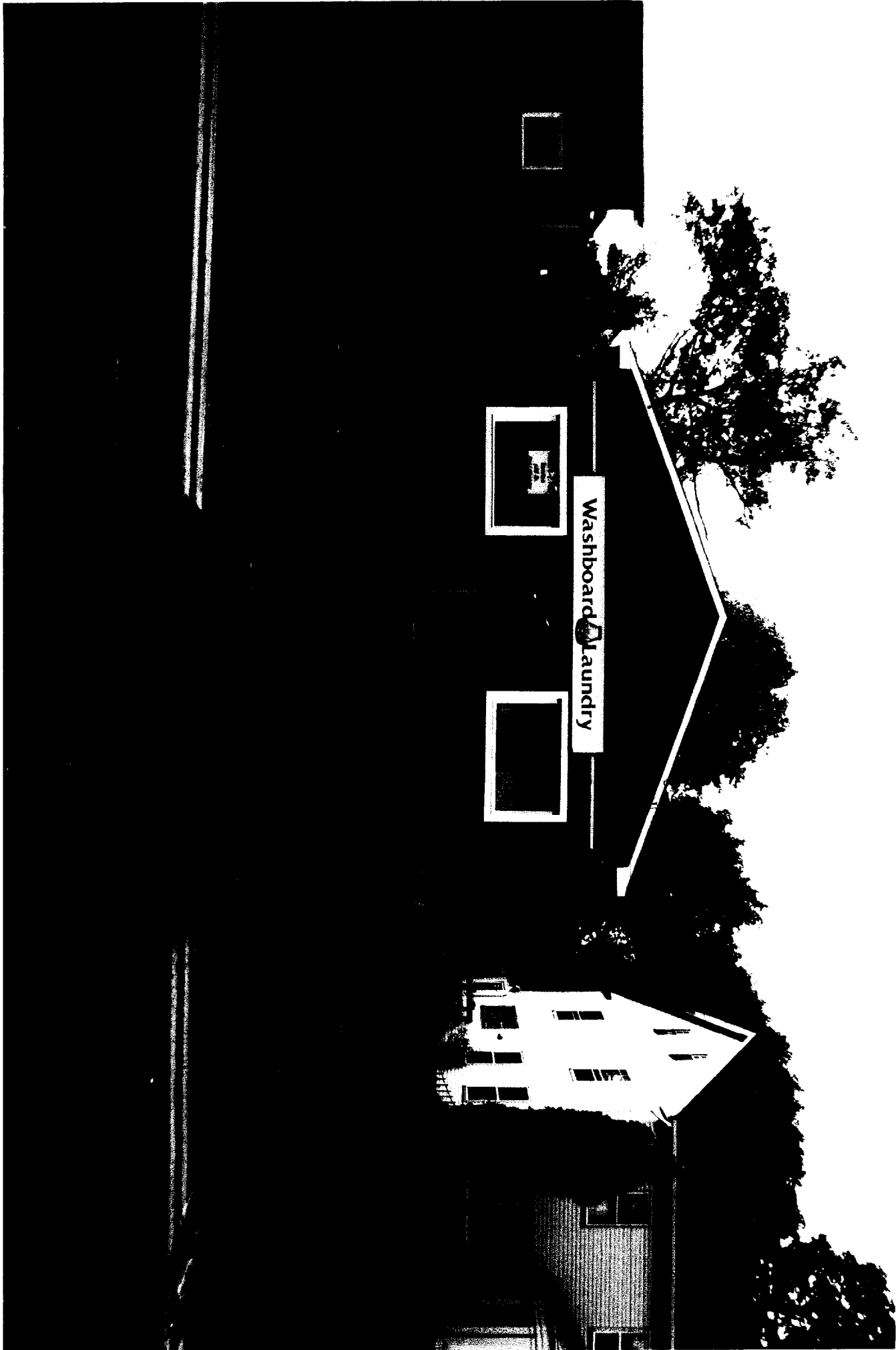
- Six windows will be added to this side of the building, 3 double hung units (see Diagram F for profile) and 3 awning type units (see Diagram E for profile) These windows will be trimmed with 3¾" x 1" painted pine and capped with a custom molding with a scotia profile on the leading edge to give the window frame additional depth.
- The corner boards, freeze boards and soffit trim will remain as they are now.
- The ground surface that will be exposed due to moving the fence will be paved with brick to match the sidewalk on the street
- The new fence will be painted the same slate blue color as the side of the building
- Two vents for the water heaters will come through this wall behind the fence so they are not visible from the street.

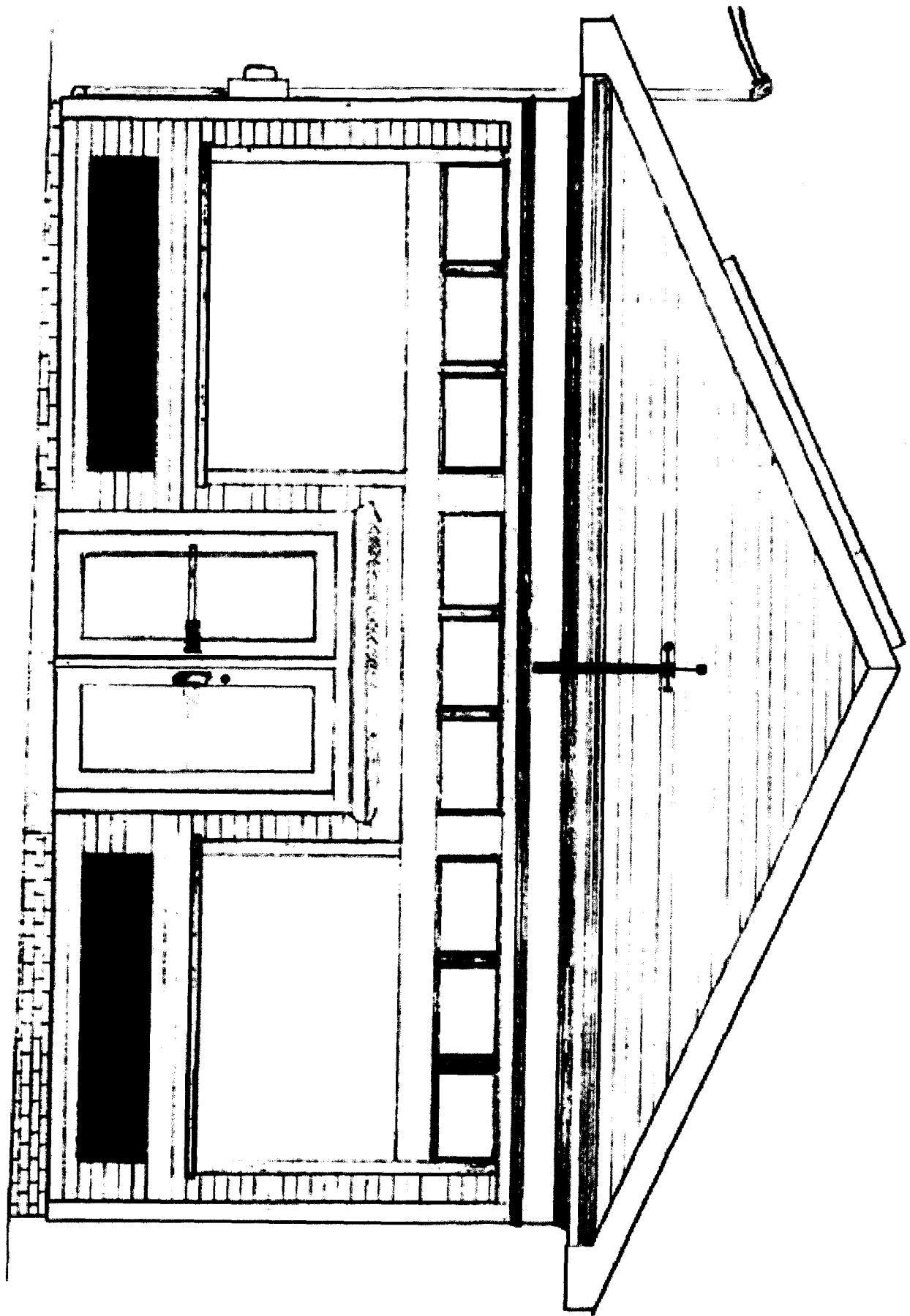
West Side: This is the back of the building and is not visible from either Danforth Street or Clark Street. This side will have several changes that are shown on Diagram C.

- Three operable awning windows will be added to this side and have the same profile as the units depicted in Diagram D.
- An out-swing steel door will be installed to give access to the dryer room. This door will be cased with 3½" painted pine.
- The existing door in the gable end is made of T111 and will be rebuilt with MD Plywood and painted. It will be trimmed with 3½" painted pine.
- There will be exhaust and intake vents for the dryers on this side which are not drawn on Diagram C. The size of these vents has yet to be determined but they will not protrude from the plane of the wall far enough to be seen from any point on Danforth Street. The exhaust vent will be located just to the right of the access door and the intake vent will be located on the far right of this wall

North Side: This side faces the house owned by the same owner of the Washboard Laundry building. The entire side is exposed to views from Danforth Street through the yard of this adjoining property. This side will have several changes that are shown on Diagram B. Not shown on the diagram are the five large hedges that line this wall and screen about 1/3 of the wall surface from view.

- Five awning type windows will be added to this side as shown in cross section on Diagram E. These windows will be trimmed with 3¾" x 1" painted pine and have the same custom molding on the cap as all the windows on the south side.
- A vent for the bathroom exhaust fan will be installed with a traditional aluminum flapper cover on the exterior wall.
- The existing corner boards, freeze boards and soffit will remain as they are now.





CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Stephen Sewall, Chair
Cordelia Pitman, Vice Chair
Edward Hobler
Susan Wroth
Camillo Breggia
Robert Parker
John Turk

September 19, 2002

Jason Wentworth
41 Pitt Street
Portland, Maine 04103

Re: 207 Danforth Street – exterior alterations

Dear Mr. Wentworth:

On September 18, 2002, the City of Portland's Historic Preservation Committee voted 4-0 (Breggia, Hobler & Wroth absent) to approve your application for a Certificate of Appropriateness. Approval is for exterior alterations to 207 Danforth Street, which is occupied by Washboard Laundry. Approved alterations modifications to the storefront, installation of new projecting sign and awnings, introduction of new window and door openings and vents on side and rear walls, and installation of solar panels on the south-facing roof slope.

Approval is subject to the following condition:

- * The corrugated panels below the storefront windows to be set within trim to match window trim. The width of the panels and trim shall correspond to that of the windows above.

All improvements shall be carried out as described in your application submitted for the 9/18/02 public hearing, except as to comply with the condition above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Stephen Sewall, Chairman
Historic Preservation Committee

cc: Roger Hutchins, Inspector

CHART: 57
BLOCK: E
LOT: 9

43' 6"
207 DANFORTH
LOT

85' 1"

100'

25' 3"

SINGLE STORY
BUILDING

41' 0"

49' 3"

26' 7"

45' 6"

SIDEWALK

DANFORTH STREET

1" = 10'

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/07/02

PRODUCER
Cross Insurance -CL/Bnds-P
(Formerly D&P/ARI)
P.O.Box 567
Portland, ME 04112

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED
Washboard Laundry DBA
Enviromat LLC
41 Pitt Street
Portland, ME 04103

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Zurich Insurance	19356
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

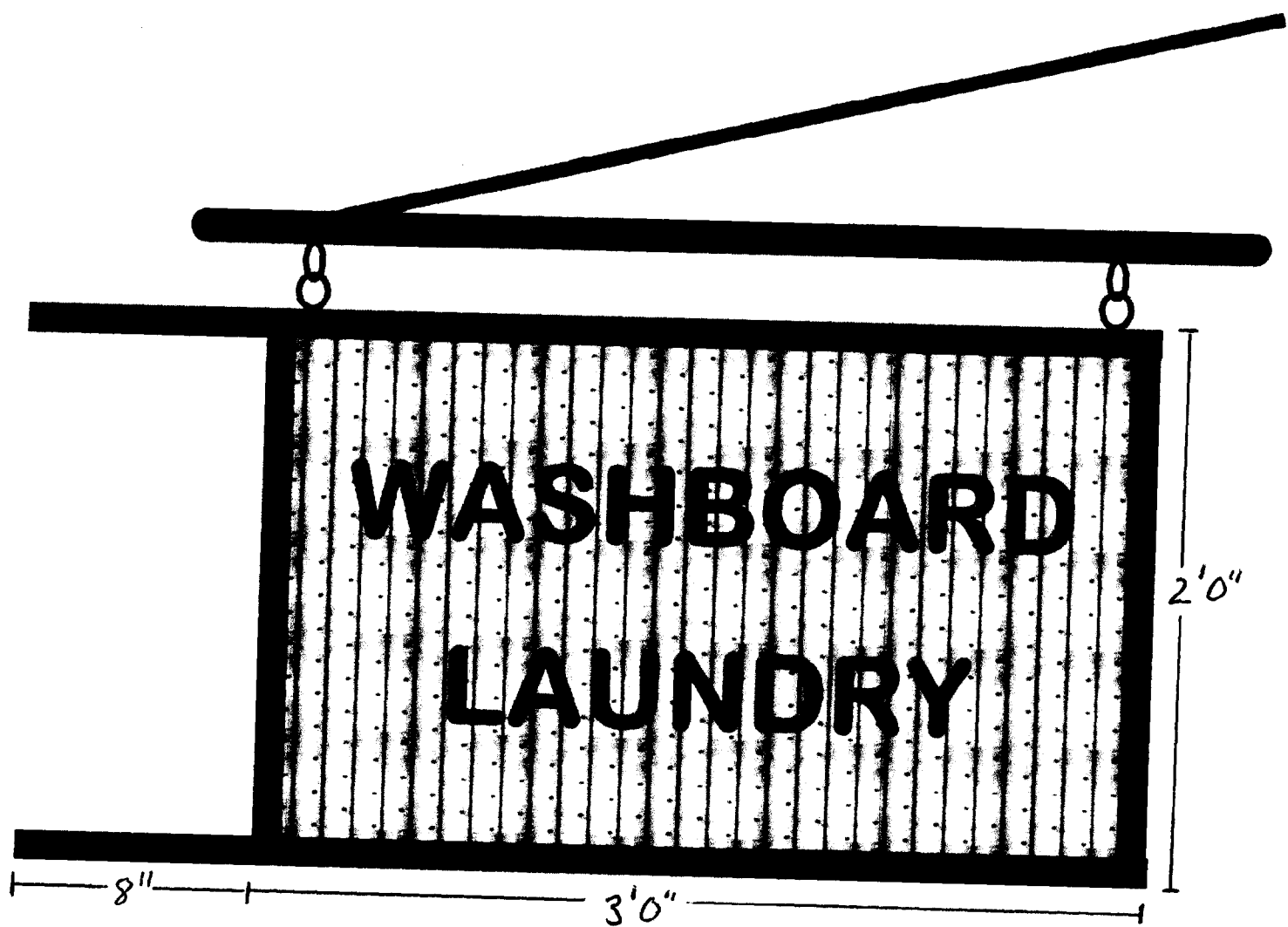
INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	PAS40528847	05/23/02	05/23/03	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER				WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER

City of Portland
389 Congress street
Portland, ME 04101

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
AUTHORIZED REPRESENTATIVE
CB



DEPTH = 2"