

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0018	Issue Date: PERMIT ISSUED	CBL: 057 K009001
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Location of Construction: 188 Danforth St	Owner Name: Thomsen Thomas W	Owner Address: 188 Danforth St	Phone: 207-774-9298
Business Name: n/a	Contractor Name: Woodward Thomsen Inc.	Contractor Address: PO Box 10359 Portland	Phone: 2077749298
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone: R-6

Past Use: Multi Family	Proposed Use: Multi Family / Adding new window to east elevation and remove several interior partitions (non load bearing)	Permit Fee: \$128.00	Cost of Work: \$15,000.00	CEO District: 3
<p><i>Legal use: 4 Dwelling units only</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 3C <i>1/16/03</i>	
Proposed Project Description: Adding new window to east elevation & remove interior walls.		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
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: gg	Date Applied For: 01/10/2003	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 type="checkbox"/> MM <input type="checkbox"/> - <i>d with conditions</i> Date: <i>1/10/03</i>	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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <i>as per H.P. Committee approval</i> <input type="checkbox"/> Denied <i>TO D.A 1/10/03</i> Date:
	#2		

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 _____

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Proposed Use: Multi Family / Adding new window to east elevation and remove several interior particians (non load bearing)	Proposed Project Description: Adding new window to east elevation & remove interior walls.
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Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 01/10/2003
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/10/2003
Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval. No lodging or guest rooms are allowed.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 01/16/2003
Note: **Ok to Issue:**

- 1) Header is a granite lintle with steel reinforcement. MJN

Dept: Fire **Status:** Approved **Reviewer:** Lt. McDougall **Approval Date:** 01/14/2003
Note: **Ok to Issue:**

Comments:

1/16/2003-mjn: need floor plans and header detail for window, left message for owner

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Note:	Ok to Issue: <input checked="" type="checkbox"/>		

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Comments: 1/16/2003-mjn: need floor plans and header detail for window, left message for owner
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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 030018

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Thomsen Thomas W/Woodville Thomsen Inc.
has permission to Adding new window to east elevation & new interior wall
AT 188 Danforth St Case 057 K009001

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 of inspection must be given and when permission procured before this building or part thereof is occupied or occupied is used-in.
HOURS NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. U.S.M.C.
Health Dept. _____
Appeal Board _____
Other _____

Department Name


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

December 17, 2002

Thomas W. Thomsen
188 Danforth Street
Portland, ME 04102

RE: 188 Danforth St., cor. Danforth St.- 057-K-009 - R-6 Zone - Historic zone

Dear Tommy,

I am writing concerning the use of your property at 188 Danforth Street. Our microfiche shows that this property has a legal use of four (4) family dwelling units. Dwelling units are a separately defined use compared to other uses such as a bed and breakfast, or a lodging house. Multifamily dwelling units are intended for rent to long-term renters as house keeping units. Lodging houses, inns, motels, hotels, rooms and bed and breakfasts are for rent to transient guests as temporary sleeping accommodations. The term "transient guest" is defined within our ordinance as, "a person who occupies a facility offering accommodations on an overnight basis for compensation and whose actual occupancy is limited to no more than fifteen (15) days out of any sixty-day period".

It is not permitted to allow another business, such as a bed and breakfast, to use any of your empty apartments for an expansion of their use. Your property has not been permitted for such a business use.

If you want to entertain the possibility of a change of use from an apartment to a bed & breakfast or lodging house, you must comply with all regulations and ordinances within the particular zone that this property is located. This is accomplished through a complete permit application to this office with all the appropriate paperwork. You shall not use, or permit the use of, any of your approved dwelling units as a different use without first obtaining permit approvals through the City of Portland's Code Enforcement Office.

I have attached a copy of the City's Zoning Ordinance definitions. I would be glad to meet with you at any time to go over any questions that you may have.

Please note that these same regulations and definitions apply to any and of **all** your properties including 188 Danforth Street. Any such transient use, or change of use without the benefit of permits shall be considered a violation of the City Code.

You have the right to dispute my interpretation of the Zoning Ordinance under section 14-472. If you wish to exercise your right to appeal you must do so within (thirty) 30 days of the date of this letter. Please contact this office for the necessary paperwork required for such an appeal.

It is expected that any illegal use of your properties shall cease immediately with this written notification. Any violations of the City's Ordinances may be subject to immediate court action.

Sincerely,

Marge Schmuckal
Zoning Administrator

Cc: Lee Urban, Director of Planning & Development
Mark Adelson, Housing & Neighborhood Services Division Director
Penny Littell, Corporation Counsel
Sarah Hopkins, Planning
Jonathan Spence, Planning
Barbara Hathaway, Winter-Danforth Corp., 163 Danforth St., Portland, 04102
File



APPROVED JAN 10, 03

Date: December 2, 2002

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

Property Name and Address: Hamlin Row - 188 Danforth Street

APPLICANT

Name: Thomas W. Thomsen Telephone 774 9298

Company, if applicable: Woodward Thomsen Co., Inc.

Address: P. O. Box 10349
Portland, ME 04104

PROPERTY OWNER, IF DIFFERENT

Name: N. A. Telephone _____

Address: _____

Architect (if any): Anthony Taylor

Contractor or Builder (if any): Woodward Thomsen Co., Inc.

Local Designation:

Landmark Within Historic District Historic Landscape District

Thomas W. Thomsen
Applicant's Signature

Thomas W. Thomsen
Owner's Signature (if different)

** Note: No application fee is required. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial

I. DESCRIPTION OF PROJECT

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

Residential unit at ground level is excessively dark
owing to small windows and limited number of windows. Would
like to add (1) 3/3 double hung unit to the east elevation
of the building, aligned with the window above at the gable
and aligned with the existing 3/3 units at the ground level.
See attached architectural drawing showing the existing
elevation and proposed unit location.

This should greatly improve the available light in the
apartment and give a restful view of the adjacent garden and yard.

The window would not really be visible from the street as
the yard is bordered all around by a seven to eight foot
high Hicks Yew Hedge.

The proposed unit would match adjacent windows in size and
detail.

II. ATTACHMENTS

Provide a copy of the plans, renderings, drawings and written specifications of the alteration. To supplement your application, it would be helpful to submit photographs or slides of current conditions, material samples, site plans, sketches, historical documentation, or anything else that will illustrate to the Committee and staff the effect of the proposed change.

The following information is enclosed:

- Exterior photographs
 - Sketches, elevation drawings and/or annotated photographs
 - Floor plans
 - Site plan showing relative location of adjoining structures, if located within a district
 - Specifications
 - Other (explain) _____
-

Please note: In order to be photocopied by the City, plans or drawings should generally not exceed 11" x 17". If you wish to submit larger plans, please provide 10 copies for distribution.

If you have any questions or need assistance in completing this form, please contact the Historic Preservation staff at 874-8721 or 874-8719 (Deborah Andrews, ext. 8726).

Please return this form and related application materials to:

Department of Planning and Urban Development
Portland City Hall
4th Floor
389 Congress Street
Portland, ME 04101

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

**~~Minor/Minor Site Review for New Detached Single Family Dwelling,~~
All Purpose Building Permit Application**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: **188 DANFORTH STREET, PORTLAND**

Total Square Footage of Proposed ^{EXISTING} Structure	5000 ±	Square Footage of Lot	4992 6300 SF
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Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:
057-K-009-001	THOS. W. THOMSEN	774-9298
Chart# 057 Block# Lot#	<i>cell</i>	<i>xx cell</i>

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work:	Fee:
N.A.	PO BOX 10359, PORTLAND	\$15,000	\$128.00
	04104		

Current use: RESIDENTIAL, Proposed use: SAME

Project description: **ADD NEW WINDOW TO EAST ELEVATION + REMOVE SEVERAL INTERIOR PARTITIONS (NON LOAD BEARING) SEE ATTACHED PLAN**

Contractor's Name, Address & Telephone: **WOODWARD THOMSEN CO. PORTLAND, ME**

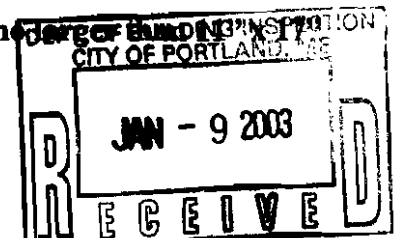
Rec'd By:

A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" X 17"

On all commercial permits the following must be submitted:

- 1 copy of the site/plot plan
- 2** X copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"



Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

A PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;*
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC
AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

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/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.

Signature of applicant: <i>Shawn W. Howard</i>	Date: <i>01/28/07</i>
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE
PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER
THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**



CITY OF PORTLAND, MAINE
Department of Building Inspections

Jan. 9 2003

Received from Woodward Thomas Co.

Location of Work 155 Danforth

Cost of Construction \$ _____

Permit Fee \$ 125.00

Building (IL) Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 057 K009

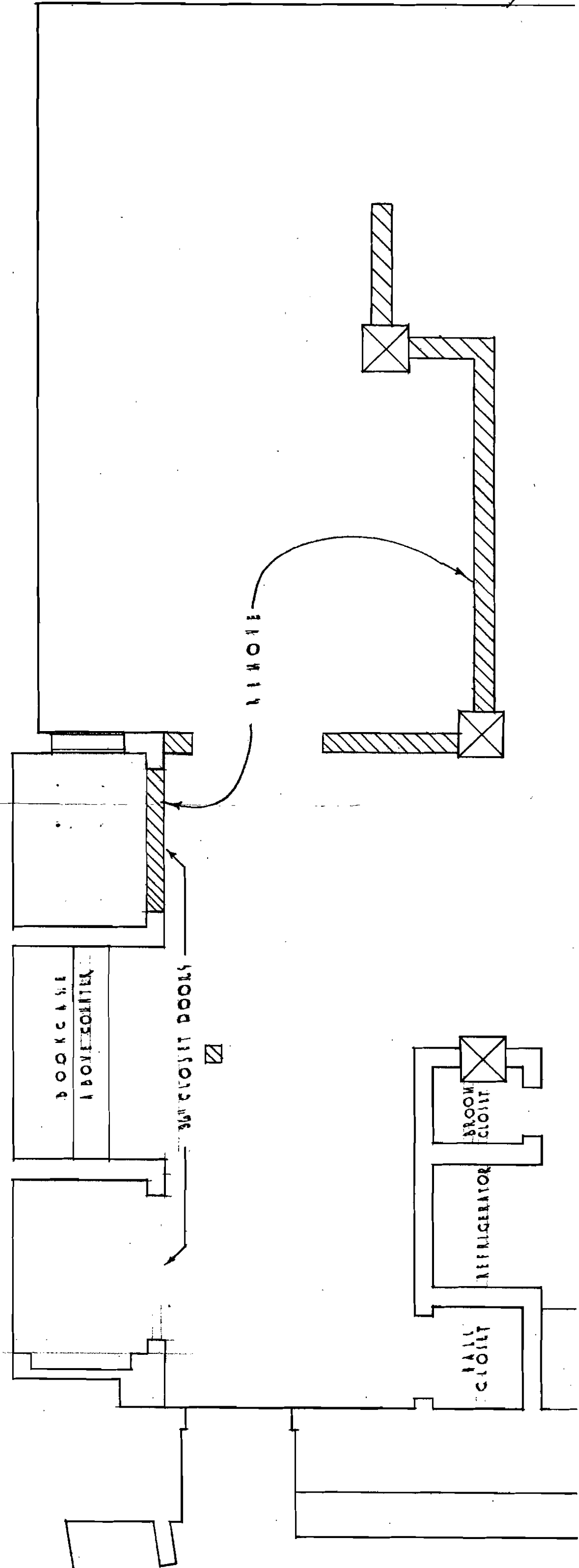
Check #: 9721 Total Collected \$ 125.00

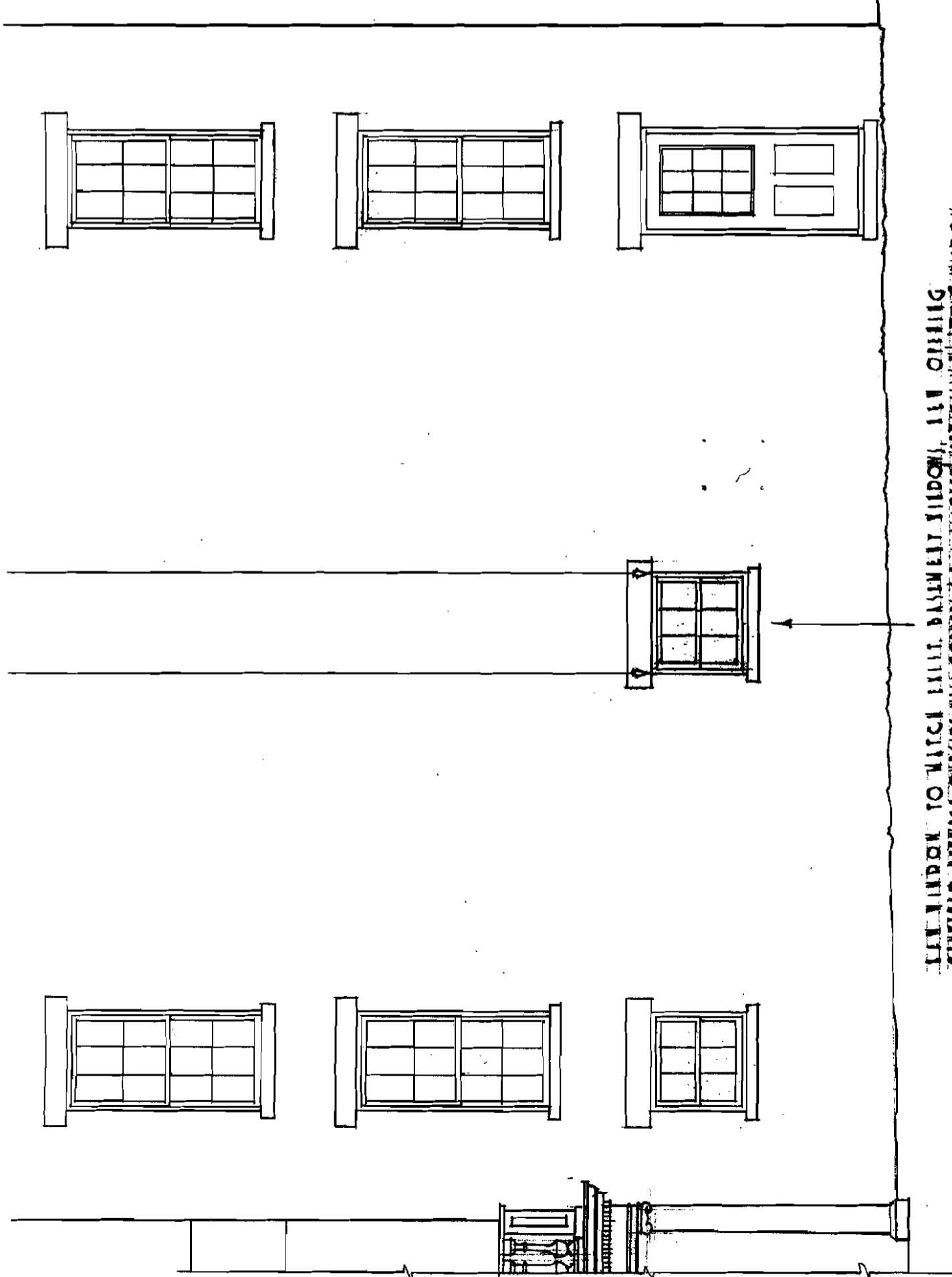
THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

Handwritten signature

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy





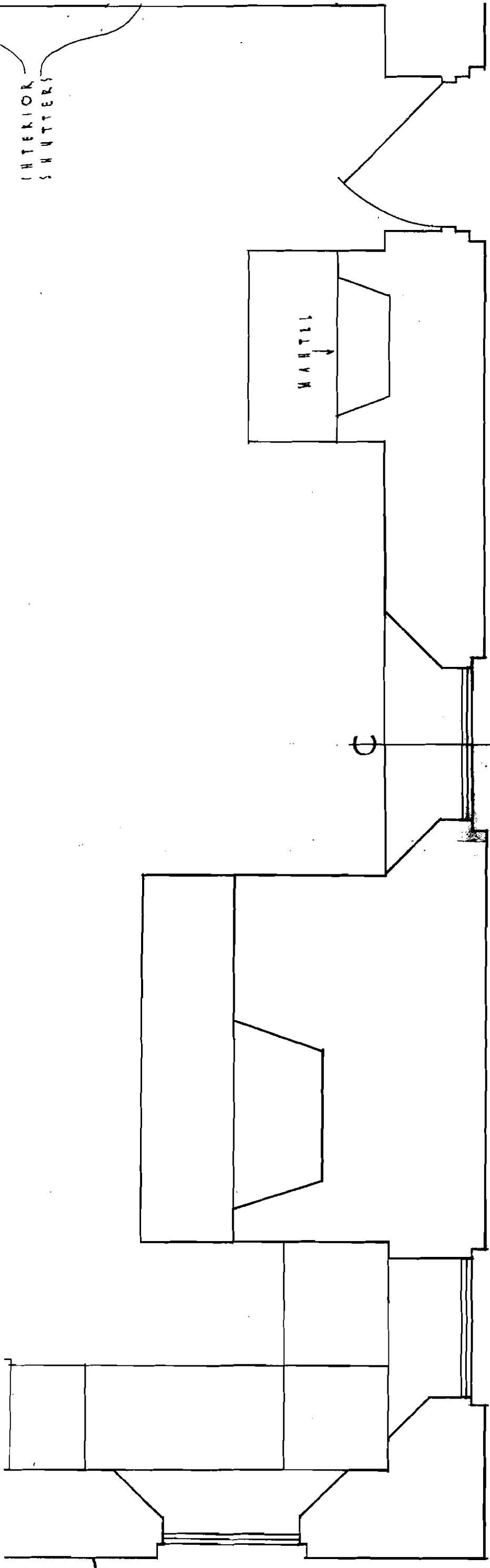
NEW WINDOW TO MATCH EXIST. BASEMENT WINDOW, 114 CHURCH
CENTRED BETWEEN OUTSIDE WALL CORNERS AND ALIGNED VERTICALLY WITH ATTIC WINDOW

PARTIAL EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED BASEMENT WINDOW
188 DARTMOUTH ST.

DATE: DEC 18 2002 DATE REVISED:



NEW WINDOW TO MATCH EXIST. BASEMENT WINDOWS. LOW OPENING
CENTERED BETWEEN OUTSIDE WALLS, ALIGNED WITH GABLE WINDOW ABOVE.

PARTIAL BASEMENT PLAN

SCALE 1/2" = 1'-0"