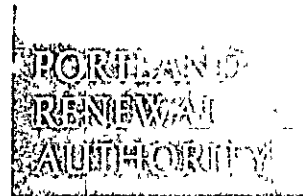


196 DANFORTH STREET

SHAW-WALKER

Full cut # 920R • Hot cut # 9202R • Third cut # 9203R • Fifth cut # 9205R



Loc. 196 Danforth Street
Proj: NDP 2
Block 57K
Issued: September 28, 1971 Expires: Oct. 28, 1971

ROOM 415, CITY HALL
PORTLAND, MAINE 04111
774 8221

Board of Commissioners
PAUL M. FOLAN, Chairman
HORACE M. BUDD, Vice Chairman
JOHN H. MALCONIAN
THE REVEREND HAROLD A. MELWAIN
CHARLES W. REDMAN, 'R
THOMAS F. VALLEAU, Executive Director

Mr. Joseph A. LaCroix
196 Danforth Street
Portland, Maine

Dear Mr. LaCroix:

An examination was made on September 24, 1971 of the premises located at 196 Danforth Street, Portland, Maine by Rehabilitation Specialist Max Furrer. Violations of Municipal Codes relating to housing conditions were found as described below.

In accordance with the provisions of the above named codes you are required to correct these defects. Some repairs or improvements will require permits which are obtained from the Building, Health, Fire or other City Departments.

Financial assistance and construction advice are available from the federal government, by contacting the Neighborhood Development Program office at 247 Danforth Street, 774-3611. Please call us to discuss these before beginning work on your property.

Very truly yours,

Joseph E. Long, Jr. (per R.C.)
Project Director

BY: *Bertrand E. Goumier*
Chief, Rehabilitation Services

VIOLATIONS

HOUSING CODE REFERENCE

Exterior

1. Repair the blistered, cracked or peeling paint on all exterior casings and trim.
2. Repair the defective and missing mortar on building walls.

3. Repair or replace deteriorated window sash
in storage room, fourth floor. 3C
4. Replace missing or loose putty overall. 3C
5. Replace all broken and cracked glass.
6. Repair or replace brick support column/s in cellar.
7. Repair or replace the loose wall cover in
rear halls and stairways.
8. Repair the flaking ceilings in rear halls and
stairways.
9. Repair or replace the defective brick and mortar
on chimney, rear. 3E
10. Repair or replace all broken or cracked cellar
stairtreads. 3D

PRINTING CO., PORTLAND

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Joseph LaCroix
196 Danforth Street
Portland, Maine

Loc 196 Danforth Street
Loc w/i S 3
Bldg X Fire X Elec X Other
Issued September 7, 1954
Expires October 7, 1954.

Dear Sir:

On August 18, 1954 an examination was made of the premises located at 196 Danforth Street

Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

- ## Structural Repairs
Repair and put in good order all dilapidated and hazardous parts of the structure as follows:
- a) Repair or replace the loose, worn, dilapidated and hazardous parts of the outside rear porch and riserway.
 - b) Replace the missing gutter on the left rear side of the structure.

The above mentioned conditions are in violation of the City Ordinance "Minimum Standards for Continued Occupancy" and must be corrected on or before October 7, 1954.

To: Housing Division, Health Department

From _____

Date _____

This is to inform you that deficiencies of which this Department has been notified, have been corrected to our satisfaction.

Remarks: _____

Loc. 196 Danforth Street
Loc w/i S 3
Bldg X Fire X Elec X Other
Issued September 7, 1954
Expires October 7, 1954

Signature _____

(Please return to Housing Division of Health Department when corrections have been COMPLETED)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 31, 1948

PERMIT ISSUED
JAN 3 1949
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 196 Danforth Street Use of Building Lodging house No. Stories 3 New Building Existing "
Name and address of owner of appliance Joseph A. LaCroix, 196 Danforth Street
Installer's name and address Lunt Heating Co., 37 Cliff Avenue Cape Elizabeth Telephone 4-3031

General Description of Work

To install forced hot water heating system and oil burning equipment (replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat cellar Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 5'
From top of smoke pipe 13" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 9x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Petro Labelled by underwriter's laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete
Location of oil storage cellar Number and capacity of tanks 1-2 5 gal.
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If hood, how protected?
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

[Blank lines for miscellaneous information]

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature]

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

Lunt Heating Company

Signature of Installer by [Signature]

Permit No. 491 ⁹⁻¹²⁻⁴⁹
Location 196 Danforth St
Owner Joseph A. LaCruz
Date of permit 1-13-49
Approved 9-13-49 *[Signature]*

NOTES

- ~~1. Fill Pipe~~
 - ~~2. Vent Pipe~~
 - ~~3. Kind of Heat~~
 - ~~4. Burner Rating & Supports~~
 - ~~5. Name & Label~~
 - ~~6. Stack Control~~
 - ~~7. High Limit Control~~
 - ~~8. Room Controlled~~
 - ~~9. Piping & Connections~~
 - ~~10. Valves in Piping~~
 - ~~11. Capacity of Piping~~
 - ~~12. Piping & Connections~~
 - ~~13. Piping~~
 - ~~14. Piping~~
 - ~~15. Instruction Card~~
 - ~~16. Piping~~
- 4-17-49 *[Signature]*
Home
1st Flr
5-20-49 *[Signature]*
1st Flr

City of Portland, Maine
Board of Appeals
—ZONING—

*Disinfect 11/10
with home program
at request of
appellant
mm
7/18/47*

July 1,

, 19 47

To the Board of Appeals:

Your appellant, Earl S. Grant, who is the owner of property at 196 Danforth Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Application for building permit to cover alterations in and change of use of the first and second stories of the lodging house at 196 Danforth Street to use as business college and proposed zoning appeal is not issuable because, according to Section 7A1 to 11, use as a private business college does not conform with the provisions of the ordinance as to allowable uses. However, Section 7A12 of the ordinance stipulates that a private business college may be allowed if and as authorized by the Board of Appeals, after the usual appeal procedure.

This property is located in an Apartment House Zone.

The facts and conditions which make this exception legally permissible are as follows:—

An exception is necessary in this case so as to grant reasonable use of this property and to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Ordinance.

Earl S. Grant
Appellant

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

*Dismissed 4:40
without prejudice
at request of
appellant 7/18/47
MKS*

Public hearing was held on the 18th day of July, 1947.
on petition of Earl S. Grant, owner of property at
196 Danforth Street, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Building permit to cover alterations in and change of use of the first and second stories of the lodging house at 196 Danforth Street to use as business college is not issuable because, according to Section 7A1-11, use as a private business college does not conform with the provisions of the ordinance as to allowable uses. However, Section 7A12 of the ordinance stipulates that a private business college may be allowed if and as authorized by the Board of Appeals, after the usual appeal procedure. This property is located in an Apartment House Zone.

Appellant having withdrawn its petition for an exception to the regulations of the Zoning Ordinance, the appeal is hereby dismissed without prejudice.

~~Therefore, it is determined that an exception to the Zoning Ordinance may be granted in accordance with the provisions of the ordinance.~~

*Henry C. Frost.
Edward J. [unclear]
Joseph [unclear]*

*M. Francis [unclear]
Edward [unclear]*

Board of Appeals

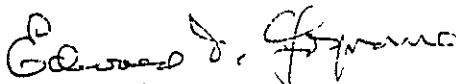
INTER-OFFICE CORRESPONDENCE

47/41

CITY OF PORTLAND, MAINE
CORPORATION COUNSEL

To: Warren McDonald, Inspector of Buildings DATE: July 22, 1947
From: Edward T. Gignoux, Assistant Corporation Counsel
SUBJECT: Appeal - 196 Danforth Street

Attached hereto please find the file in connection with the appeal under the Zoning Ordinance of Earl S. Grant at 196 Danforth Street, which appeal was dismissed without prejudice after appellant withdrew its petition.


Edward T. Gignoux
Assistant Corporation Counsel

RTG:M

cc: A. Edwin Smith
(with duplicate original copies of appeal and decision)

Planning Board
(with copy of decision)



47/40

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 15, 1947

Northeastern Business College
97 Danforth Street
Portland, Maine

Attention: Mr. Earl S. Grant

Dear Mr. Grant:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine at ten-thirty o'clock in the forenoon on Friday, July 18, 1947 concerning your appeal under the Zoning Ordinance relating to change of use of the first and second stories of the lodging house at 196 Danforth Street to use as business college. Please be present or be represented at this hearing.

Very truly yours,

BOARD OF APPEALS

Edward T. Colley

Chairman

47/40

CITY OF PORTLAND, MAINE
LEGAL DEPARTMENT

July 16, 1947

TO THE BOARD OF APPEALS

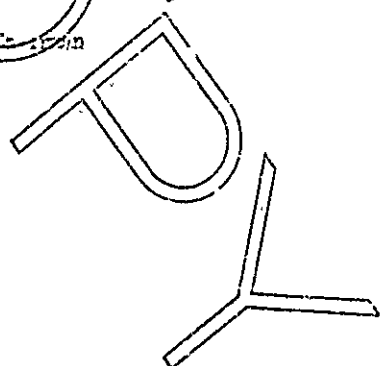
The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine at ten-thirty o'clock in the forenoon on Friday, July 16, 1947 concerning the appeal under the zoning ordinance of Earl W. Grant relating to change of use of the first and second stories of the lodging house at 196 DeForest Street to use as business college. (See attached notice to property owners for further details).

BOARD OF APPEALS

Edward T. Coll

Secretary

Enclosure



CITY OF PORTLAND, MAINE

BOARD OF APPEALS

July 8, 1947

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine at ten-thirty o'clock in the forenoon on Friday, July 18, 1947 concerning the appeal under the Zoning Ordinance of Earl S. Grant relating to change of use of the first and second stories of the lodging house at 196 Grand Street to use as business college.

This permit is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone and, according to Section 7A1 to 11, use as a private business college does not conform with the provisions of the ordinance as to allowable use. However, Section 7A12 of the ordinance stipulates that a private business college may be allowed if and as authorized by the Board of Appeals, after the usual appeal procedure.

The appellant gives us the reason for this appeal: "An exception is necessary in this case so as to grant reasonable use of this property and to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Ordinance.

This appeal is taken under Section 17E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Edward T. Colley

Chairman

WARREN McDONALD
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

On reply refer
to file 196 Danforth Street-1

Department of Building Inspection

FU

June 5, 1947

Northeastern Business College
97 Danforth Street
Portland 3, Maine

Subject: Application for building permit to cover alterations in and change of use of the first and second stories of the lodging house at 196 Danforth Street to use as business college and proposed zoning appeal relating thereto

Gentlemen:

The property being located in an Apartment House Zone under the Zoning Ordinance, the building permit for the above work and change of use is not issuable because, according to Section 7A1 to 11, use as a private business college does not conform with the provisions of the ordinance as to allowable uses.

Section 7A12 of the ordinance, however, stipulates that a private business college may be allowed if and as authorized by the Board of Appeals, after the usual appeal procedure. Mr. Grant has indicated his desire to file such an appeal with the Board of Appeals.

Accordingly, there is enclosed an outline of the appeal procedure. I am told that the best time to file such an appeal in the office of Corporation Counsel is in the afternoon, and that the appeal should be filed in the name of the party actually holding title to the property and signed by that party or an authorized agent.

It is understood that, should the appeal be successful, sufficient architectural plans will be filed with the application to show full compliance with Building Code requirements for the proposed use of the building for it is to be borne in mind that granting of an appeal under the Zoning Ordinance does not relieve the owner from the necessity of complying with Building Code requirements governing the proposition. I have examined these requirements briefly and find that the second floor could be used for business college purposes under the circumstances if not more than 23' above the grade.

I note in the application that the third floor would be used for four lodgers as at present. It takes some number more than four lodgers, under Building Code and Zoning Ordinance, to constitute a lodging house as buildings are classified, though I believe the state requires a lodging house license for some number of lodgers less than four. However, Building Code requirements for lodging house could not be applied to the building if not more than four lodgers were actually accommodated at one time.

Frequently, tenants are referred to as lodgers when the space which they occupy is actually an apartment under the law. A single room occupied by a single person, if any cooking is done in that room, is classified under the law as an apartment. Thus, if cooking is normally allowed in these rooms on the third floor or would be, you might have an apartment house in that part instead of a lodging house, and Building Code regulations for an apartment house would in that case have to be applied.

Very truly yours,

Warren McDonald

Inspector of Buildings

Outline of appeal procedure

Edward T. Cignaux, Assistant Corporation Counsel

COPY

507
47/40

Inquiry

June 2, 1947

Mr. E. S. Grant
97 Danforth Street
Portland, Maine

Subject: Your inquiry as to the application of Zoning Ordinance and Building Code to converting the half of duplex brick building numbered 196 Danforth St. for use as a business college

Dear Mr. Grant:

Unable to reach you by phone today, it seemed best to clear the matter by writing.

This half of the building at 196 Danforth Street falls wholly within an Apartment House Zone under the Zoning Ordinance, and, according to Section 7A of the ordinance, a building permit for the change proposed to a business college is not issuable. Item 3 of that section, which gives a list of the allowable uses, reads as follows:

"Educational use, exclusive of private business colleges and trade schools".

The section goes on to say, however, that a private business college or trade school may be allowed if and as authorized by the Board of Appeals after the usual appeal procedure.

A quick examination of the requirements of the Building Code (Section 210) applying to buildings to be converted for school use discloses the most important item to be to you in view of the possibility of your buying the building to convert it, that such a business college use would not be allowed in this building of Second Class Construction (brick exterior walls and wooden interior) if highest floor on which students would be more than 23 feet above the grade. This seems to exclude the use of the third floor for college use, but from photographs I have seen of the building in the Assessors' Office, it seems likely that the second floor is not more than 23 feet above the grade. Of course the sure way is to measure it.

The Atlas gotten out by the Fire Insurance Authorities indicates that there is garage space in the basement of the building. This would either have to be eliminated or fire resistive separations by way of partitions and floors or ceilings provided separating the garage part from the balance of the building without any openings at all in such separations, the separations to be of a type rated as no less than 1-hour fire resistance.

If you are interested in the appeal proceedings under the Zoning Ordinance, I suggest that you have plans made of what you propose sufficiently in detail so that the Board of Appeals can understand the proposal and so that it may be made sure there are no prohibitive provisions under the Building Code which would defeat the project. File application for the permit to make the alterations proposed and required and the change of use intended at this office in the same manner as though we could issue it, filing the plans with the application and notifying our permit clerk at the same time that you desire to file an appeal under the Zoning Ordinance. This application could be made in the name of the present owner, I would then certify the appeal to the Board of Appeals and notify you of the procedure to be followed--that procedure being considerably different than the procedure with which you were perhaps accustomed several years ago. I believe this appeal could be taken in the name of the present owner of the property with that owner's consent, if you desire to get the question fully settled before committing yourself finally to buying the building.

Very truly yours,
Inspector of Buildings

(see next page)

WMcD/S

Mr. E. C. Grant ——— 2

June 2, 1947

P.S. For your own satisfaction in looking into the requirements of the Building Code, you may like to examine carefully Section 210 of the Building Code relating to schools and Section 212 relating to general classifications by use. If a copy of the Building Code is not available to you, one may be purchased at the office of City Clerk or may be examined at this office as long as may be desired.

9/26/47

INQUIRY BLANK

ZONE A

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

FIRE DIST. _____

Verbal
By Telephone

Date 5/26/47

LOCATION 196 Danforth OWNER E. S. O. White

MADE BY Arthur E. S. O. Ins. Div. TEL. 4-4423

ADDRESS 97 Danforth St. Inspector: Sawyer

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION wood frame NO. OF STORIES 3 & 1

REMARKS: _____

INQUIRY: How does zoning Ord. 13. Code
relate to construction this kind of
building for use as business college?

ANSWER: not allowable under zoning Ord.
may require fire windows in side wall
Contractor to work in phases not allowed
not allowed if height of floor above
st. is more than 25 ft above
ground
See Ord. 13.

DATE OF REPLY 6/2/47

REPLY BY hmc

AP 196 Danforth Street-I

June 5, 1947

Northeastern Business College
97 Danforth Street
Portland 3, Maine

Subject: Application for building permit to cover alterations in and change of use of the first and second stories of the lodging house at 196 Danforth Street to use as business college and proposed zoning appeal relating thereto

Gentlemen:

The property being located in an Apartment House Zone under the Zoning Ordinance, the building permit for the above work and change of use is not issuable because, according to Section 7A1 to 11, use as a private business college does not conform with the provisions of the ordinance as to allowable uses.

Section 7A12 of the ordinance, however, stipulates that a private business college may be allowed if and as authorized by the Board of Appeals, after the usual appeal procedure. Mr. Grant has indicated his desire to file such an appeal with the Board of Appeals.

Accordingly, there is enclosed an outline of the appeal procedure. I am told that the best time to file such an appeal in the office of Corporation Counsel is in the afternoon, and that the appeal should be filed in the name of the party actually holding title to the property and signed by that party or an authorized agent.

It is understood that, should the appeal be successful, sufficient architectural plans will be filed with the application to show full compliance with Building Code requirements for the proposed use of the building for it is to be borne in mind that granting of an appeal under the Zoning Ordinance does not relieve the owner from the necessity of complying with Building Code requirements governing the proposition. I have examined these requirements briefly and find that the second floor could be used for business college purposes under the circumstances if not more than 23' above the grade.

I note in the application that the third floor would be used for four lodgers as at present. It takes some number more than four lodgers, under Building Code and Zoning Ordinance, to constitute a lodging house as buildings are classified, though I believe the state requires a lodging house license for some number of lodgers less than four. However, Building Code requirements for lodging house could not be applied to the building if not more than four lodgers were actually accommodated at one time.

Frequently, 'smalls' are referred to as lodgers when the space which they occupy is actually an apartment under the law. A single room occupied by a single person, if any cooking is done in that room, is classified under the law as an apartment. Thus, if cooking is normally allowed in these rooms on the third floor or would be, you might have an apartment house in that part instead of a lodging house, and Building Code regulations for an apartment house would in that case have to be applied.

Very truly yours,

WMCD/S

Inspector of Buildings

Encl: Outline of appeal procedure

CC: Edward T. Signoux, Assistant Corporation Counsel



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure . . . Second . . .

Portland, Maine, June 3, 1917

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~all the following building~~ 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 . . . 195 Danforth Street . . . Within Fire Limits? . . . Dist. No. . . .
Owner's name and address . . . Northeastern Business College, 97 Danforth St. . . Telephone . . .
Lessee's name and address . . . Telephone . . .
Contractor's name and address . . . not let . . . Telephone . . .
Architect . . . Specifications . . . Plans . . . No of sheets . . .
Proposed use of building . . . Business College & Rooming house . . . No. families . . .
Last use . . . Rooming house . . . No. families . . .
Material . . . brick . . . No. stories . . . 2 . . . Heat . . . Style of roof . . . Roofing . . .
Other buildings on same lot . . .
Estimated cost \$. . . 1000 . . . Fee \$. . . 2.00 . . .

General Description of New Work

To change apartment house to business college, 1st and 2nd floors, rooming house, 3rd floor.

First floor to be changed from its present rooming use to one large class room. This will require the removal of a 15' non-bearing partition. This new classroom to accommodate approximately 50 students. Present kitchen and livingroom rear first floor to be converted to classrooms with capacity of 15 each (30 total), this makes a total of approximately 80 students on this floor. No structural changes necessary for the two rear classrooms.

To remove non-bearing partition, second floor . . . roomers to remain as at present

Basement will not be used for storage of cars or garage space in any way.

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

Details of New Work

Is any plumbing involved in this work? . . . Is any electrical work involved in this work? . . .
Height average grade to top of plate . . . Height average grade to highest point of roof . . .
Size, front . . . depth . . . No. stories . . . solid or filled land? . . . earth or rock? . . .
Material of foundation . . . Thickness, top . . . bottom . . . cellar . . .
Material of underpinning . . . Height . . . Thickness . . .
Kind of roof . . . Rise per foot . . . Roof covering . . .
No. of chimneys . . . Material of chimneys . . . of lining . . . Kind of heat . . . fuel . . .
Framing lumber—Kind . . . Dressed or full size? . . .
Corner posts . . . Sills . . . Girt or ledger board? . . . Size . . .
Girders . . . Size . . . Column under girders . . . Size . . . Max. on centers . . .
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor . . . 2nd . . . 3rd . . . , roof . . .
On centers: 1st floor . . . 2nd . . . 3rd . . . , roof . . .
Maximum span: 1st floor . . . 2nd . . . 3rd . . . , roof . . .
If one story building with masonry walls, thickness of walls? . . . height? . . .

If a Garage

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

APPROVED:

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 . . .

Northeastern Business College

Signature of owner . . . by: . . .

Carl J. Grant

INSPECTION COPY

Permit No. 47
Location 196 Danforth St.
Owner National Bus College
Date of permit 6/ 147
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES

Demolished



Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the INSPECTOR OF BUILDINGS: *Portland, November 19, 1919* 191

The undersigned applies for a permit to alter the following-described building:—

Location 196 Danforth Street Ward, 6 in fire-limits? NO
 Name of Owner or Lessee, S W Shaw Address 196 Danforth Street
 " " Contractor, Fred Johnson " 53 Fessenden Street
 " " Architect, " "

Descrip- tion of Material of Building is brick Type of Roof, pitch Material of Roofing, slate
P. . . Size of Building is 50ft feet long, 30ft feet wide. No. of Stories, 2
Bl. Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.
 Underpinning is brick is inches thick, is feet in height.
 Height of Building, 35ft Kind of Brick; 1st. 2d. 3d. 4th. 5th.
 What was Building last used for? old used for shed No. of Families 1
 What will Building now be used for? private garage

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

DETAIL OF PROPOSED WORK

Cut in door and cover ceiling with asphalt
To comply with the building ordinance

Estimated Cost \$,75.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? , No. of feet high above sidewalk?
 No. of Stories high? ; Style of Roof? ; Material of Roofing?
 Of what material will the Extension be built. Foundation?
 If of Brick, what will be the thickness of External Walls? inches, and Party Walls inches.
 How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations
 No. of feet high from level of ground to highest part of Roof to be? .
 How may feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.
 Size of the opening? How protected?
 How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative, *Samuel W. Shaw*
 Address 196 Danforth St.

196 Danforth St

FINAL REPORT

191

Was the work been completed in accordance with this application and plan? and approved?

Law been violated? Dec. No. of 191

Nature of violation?

PERMIT GRANTED

November 19, 1919 191

Permit filled out by

Permit number

Location 196 Danforth Street

Violation removed, when? 191

Estimated cost of alterations, etc. \$

Inspector of Buildings

G

APPLICATION FOR PERMIT

PERMIT ISSUED
JUN 13 1985
CITY of PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0599
ZONING LOCATION .. PORTLAND, MAINE June 6, 1985

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND MAINE

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

LOCATION 198 Danforth St., 57-R-025 Fire District #1 , #2
1. Owner's name and address Telephone 775-2127
2. Lessee's name and address Telephone
3. Contractor's name and address Telephone
Proposed use of building 3 family No. of sheets
Last use 2 family No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 6,000

FIELD INSPECTOR—Mr. @ 775-5451
Appeal Fees \$
Basic Fee 40.00
Late Fees 25.00
TOTAL \$ 65.00

Change of use from 2 to 3 family with alterations, new apt in basement of building, no structural changes
Stamp of Special Conditions

00102

NOTE TO APPLICANT: Separate permits are required by the installers and sub-contractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: **DATE** **MISCELLANEOUS**
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? NO
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Josephine M. Morrison Phone #
Type Name of above
Other
and Address

PERMIT # 57 CITY OF Portland BUILDING PERMIT APPLICATION MAP # LOT #

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Josephine Messoneli

Address: 196 Danforth Street 04102 775-2127

LOCATION OF CONSTRUCTION: #196 Danforth

CONTRACTOR: David Somperthwaite SUBCONTRACTORS

ADDRESS: same mail to contractor

Est. Construction Cost: 4,000 Type of Use: Multi-family

Basement: _____ Type of Use: _____

Building Dimensions: L _____ W _____ Sq. Ft. _____ Stories _____ Lot Size _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain: Install a fire escape as per plans

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: _____ # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____

2. Set Backs - Front _____ R. T. _____ Sides _____

3. Footings Size: _____

4. Foundation Size: _____

5. Other: _____

Floor:

1. Sills Size: _____ Sills must be anchored

2. Girders Size: _____

3. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.

4. Joists Size: _____

5. Stringing Type: _____ Size: _____

6. Floor Sheathing Type: _____ Size: _____

7. Other Material: _____

Exterior Walls:

1. Studding Size: _____ Spacing _____

2. No. Windows _____

3. No. Doors _____

4. Header Size: _____ Spacing _____

5. Bracing: Yes _____ No _____

6. Corner Jo. _____

7. Insulation Type: _____ Size _____

8. Sheathing Type: _____ Size _____

9. Studing Type: _____ Weather Exposure _____

10. Messery Materials _____

11. Metal Materials _____

Interior Walls:

1. Studding Size: _____ Spacing _____

2. Header Size: _____ Spacing _____

3. Wall Covering Type _____

4. Fire Wall If required _____

5. Other Materials _____

White-Tax Assessor Yellow-GPCOG

Date	January 22, 1988	Subdiv. No.	
Block	Fire Lane	Lot No.	
Time Limit	30 Days	Permit Expiration	
Estimated Cost	\$4,000	Public	
Valid Structure		Private	
Fee	40		

Ceiling:

1. Ceiling Joists Size: _____ Spacing _____

2. Ceiling Strapping Size: _____

3. Type Ceiling: _____

4. Insulation Type: _____ Size _____ JAN 27 1988

5. Ceiling Height: _____

Roofs:

1. Truss or Rafter Size: _____ Span City of Portland

2. Sheathing Type: _____ Size _____

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

Punching:

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: _____ Square Footage _____

2. Pool Size: _____

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 Appr. Yes _____ No _____ Date _____

Planning Board Approval: Yes _____ No _____ Date _____

Conditional Use: _____ Varies _____ Site Plan _____ Substituting _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other: (Explain) _____

Date Approved: _____

Permit Received By: L. PATOIT

Signature of Applicant: David Somperthwaite Date: 1/22/88

Signature of CEO: David Somperthwaite Date: _____

Inspection Dates: _____

White Tag-CEO _____

Copyright GPCOG 1987



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date March 26, 1987
 Receipt and Permit number D 09207

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: 196 Danforth St. - basement apt
 OWNER'S NAME: Josephine Musscnelli ADDRESS: lives there

OUTLETS:	FEES
Receptacles <u>28</u> Switches <u>14</u> Plugmold _____ ft TOTAL <u>42</u>	5.00
FIXTURES: (number of)	
Incandescent <u>14</u> Flourescent _____ (not strip) TOTAL <u>14</u>	3.40
Strip Flourescent _____ ft	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of)	
MOTORS: (number of)	
Fractional	
1 HP or over	
RESIDENTIAL HEATING:	
Oil or Gas (number of units)	
Electric (number of rooms)	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler)	
Oil or Gas (by separate units)	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges <u>1</u> Water Heaters <u>1</u>	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL	
MISCELLANEOUS: (number of)	1.50
Branch Panels	
Transformers	
Air Conditioners Central Unit	
Separate Units (windows)	
Signs 20 sq. ft. and under	
Over 20 sq. ft.	
Swimming Pools Above Ground	
In Ground	
Fire/Burglar Alarms Residential	
Commercial	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under	
over 30 amps	
Circus, Fairs, etc.	
Alterations to wires	
Repairs after fire	
Emergency Lights, battery	
Emergency Generators	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	INSTALLATION FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (30+16.b)	DOUBLE FEE DUE:
	TOTAL AMOUNT DUE:
	<u>12.90</u>

INSPECTION:
 Will be ready on 3-27-87, 1987; or Will Call _____
 CONTRACTOR'S NAME: Linwood P Sherman
 ADDRESS: 92 Golin Kelley Rd, So. Port
 TEL: 774-1594
 MASTER LICENSE NO.: 840 SIGNATURE OF CONTRACTOR: Linwood P Sherman
 LIMITED LICENSE NO.: _____

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

PERMIT # 100057 CITY OF Portland BUILDING PERMIT APPLICATION

Please fill out any part which applies to job. Proper plans must accompany form.

MAP # _____ LOT# _____

Owner: Josephine Mossnelli

Address: 196 Danforth Street 04102 775-2127

LOCATION OF CONSTRUCTION: 196 Danforth

CONTRACTOR: David Somparthwaite SUBCONTRACTORS: _____

ADDRESS: same mail to contractor

Est. Construction Cost: 4,000 Type of Use: Multi-family

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size _____

Is Proposed Use _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain: Install a fire escape as per plans

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: _____

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

- 1. Type of Soil: _____
- 2. Set Backs - Front _____ Rear _____ Side(s) _____
- 3. Footings Size: _____
- 4. Foundation Size: _____
- 5. Other _____

Floors:

- 1. Sills Size: _____ Sills must be anchored.
- 2. Girder Size: _____
- 3. Lally Column Spacing: _____ Size: _____
- 4. Joists Size: _____ Spacing 16" O.C.
- 5. Bridging Type: _____ Size: _____
- 6. Floor Sheathing Type: _____ Size: _____
- 7. Other Material: _____

Exterior Walls:

- 1. Studding Size _____ Spacing _____
- 2. No. windows _____
- 3. No. Doors _____
- 4. Header Sizes _____ Span(s) _____
- 5. Bracing: Yes _____ No _____
- 6. Corner Posts Size _____
- 7. Insulation Type _____ Size _____
- 8. Sheathing Type _____ Size _____
- 9. Siding Type _____ Weather Exposure _____
- 10. Masonry Materials _____
- 11. Metal Materials _____

Interior Walls:

- 1. Studding Size _____ Spacing _____
- 2. Header Sizes _____ Span(s) _____
- 3. Wall Covering Type _____
- 4. Fire Wall if required _____
- 5. Other Materials _____

For Official Use Only

Date: January 22, 1988 Subdivision: Yes / No

Inside Fire Limits _____ Name _____

Bldg Code _____ Block _____

Time Limit _____ Permit Expiration: _____

Estimated Cost: 4,000 Ownership: _____ Public _____

Value/Structure _____ Fee: 40

CITY OF PORTLAND

Ceiling: _____ JAN 27 1988

- 1. Ceiling Joists Size: _____
- 2. Ceiling Strapping Size _____ Spacing _____
- 3. Type Ceilings: _____
- 4. Insulation Type _____ Size City Of Portland
- 5. Ceiling Height: _____

Roof: _____

- 1. Truss or Rafter Size _____ Span _____
- 2. Sheathing Type _____ Size _____
- 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: _____ x _____ Square Footage _____
- 3. Must conform to National Electrical Code and State Law.

Zoning: _____

District: R-6 Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required: _____

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other: (Explain) _____

Date Approved: 1/22/88

Permit Received By L. Benoit

Signature of Applicant: Josephine Mossnelli Date: 1/22/88

Signature of CEO: [Signature] Date: 1-26-88

Inspection Dates: _____

PLOT PLAN

N



FEES (Breakdown From Front)
Base Fee \$ _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

Signature of Applicant

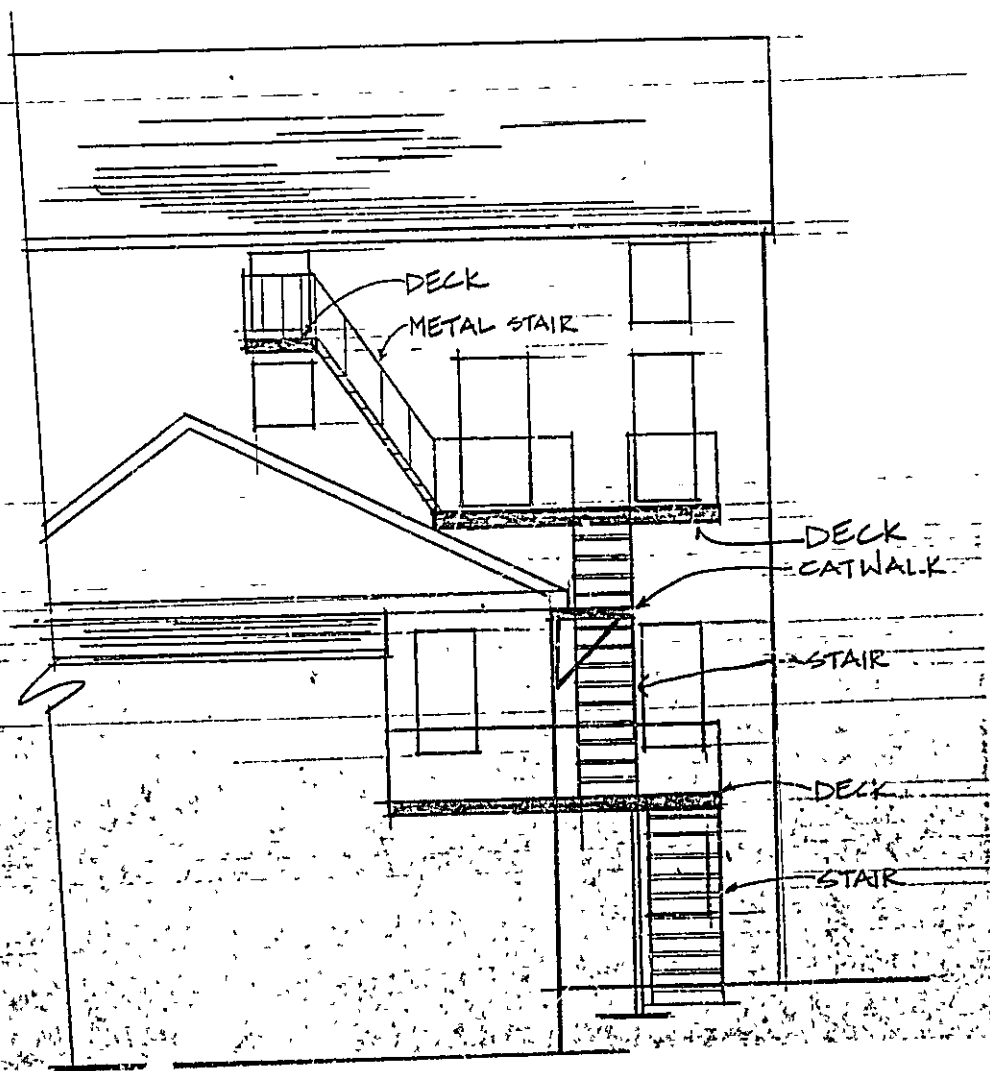
David Cap...

Date

DAVID Casperthwaite
Josephine Mossomell

RECEIVED
JAN 22 1988

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND



196 DANFORTH ST.
FIRE EXIT

RECEIVED

JAN 2 1988

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

