

# City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 361 Danforth St. Portland 04102		Owner: Nancy & Roger Prince		Phone: 224-7823		Permit No: 990829	
Owner Address: P.O. Box 604 N. Turner ME 04266		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: *** Gnome Landscapes, Design & Masonry		Address: P.O. Box 66803 Falmouth ME 04105		Phone: 781-2955		Permit Issued: AUG 9 1999	
Past Use: 1-Family		Proposed Use: Same		COST OF WORK: \$ 5,400		PERMIT FEE: \$ 60.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Construct stone retaining wall				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:			
Permit Taken By: SP		Date Applied For: ap August 2, 1999					

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..

PERMIT ISSUED  
WITH REQUIREMENTS

## 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 provisions of the code(s) applicable to such permit

August 4, 1999

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

## Zoning Appeal

- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

## Historic Preservation

- ☐ Not in District or Landmark
- ☐ Does Not Require Review
- ☐ Requires Review

## Action:

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Date: See A.P. H. L. J. 10/10/99

CEO DISTRICT



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

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

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

**NOTE\*\*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: 361 DANFORTH ST. PORTLAND, ME 04102			
Tax Assessor's Chart, Block & Lot Number Chart# 64 Block# E Lot# 14		Owner: NANCY & ROGER PRINCE	Telephone#: (207) 224-7823
Owner's Address: 04266 P.O. BOX 604 N. TURNER, ME		Lessee Buyer's Name (If Applicable) N/A	Cost Of Work: \$5,400.00 Fee \$45.00
Proposed Project Description: (Please be as specific as possible) CONSTRUCT A STONE RETAINING WALL ALONG DANFORTH STREET.			
Contractor's Name, Address & Telephone GNOME LANDSCAPES, DESIGN & MASONRY P.O. BOX 66803 FALMOUTH, ME 04105		Rec'd By:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

•All construction must be conducted in compliance with the 1996 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 1996 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.

You must Include the following with you application:

1) A Copy of Your Deed or Purchase and Sale Agreement

2) A Copy of your Construction Contract, if available

3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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 required zoning district setbacks

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- 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 dampproofing
- 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.

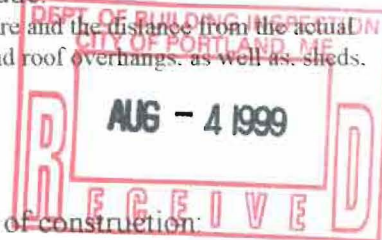
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Signature of applicant: <i>Larry Carmelone</i>	Date: <i>July 27, 1999</i>
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Building Permit Fee: \$25.00 for the 1st \$1000 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

0:\INSP\CORRESP\MNU\GENT\APADSFD.WPD





**ITY OF PORTLAND, MAINE**  
**ISTORIC PRESERVATION COMMITTEE**

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July 26, 1999

**RECEIVED**  
JUL 29 1999

Susan Wroth, Chair  
Edward Hobler, Vice Chair  
Camillo Breggia  
Robert Parker  
Rick Romano  
Steve Sewall  
Cordelia Pitman

Roger and Nancy Prince  
361 Danforth Street  
Portland, Maine 04102

Re: Construction of Stone Retaining Wall

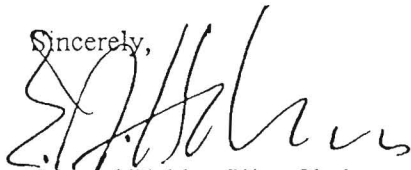
Dear Mr. and Mrs. Prince:

On July 21, 1999, the City of Portland's Historic Preservation Committee voted 5 - 0 (Wroth, Sewall absent) to approve your application for a Certificate of Appropriateness as submitted. The approval is for construction of stone retaining wall along the Danforth Street frontage of your property at 361 Danforth Street.

All improvements shall be carried out as shown on the plans and specifications submitted for the 7/21/99 meeting. Changes to the approved plans and specifications and any additional work which 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,



Edward Hobler, Vice Chair  
Historic Preservation Committee

cc: Deborah Andrews, Senior Planner  
Building Inspections  
Larry Johannesman, Gnome Landscaping ✓

G N O M E

L A N D S C A P E S , D E S I G N & M A S O N R Y

P.O. BOX 66803, FALMOUTH, ME 04105 ♦ 207-781-2955 ♦ FAX: 207-781-5705



July 26, 1999

City of Portland  
Inspection Services  
Room 315, Portland City Hall  
389 Congress Street  
Portland, ME 04101

RE: Application for Building Permit to Construct a Stone Wall at 361 Danforth Street.

Dear Sir or Madam:

I work for Gnome Landscapes Design & Masonry as a landscape designer. I am submitting this application on behalf of Roger and Nancy Prince the owner's of the Danforth Street Property.

The proposed construction is a stone wall to replace an existing steel pipe and wood soil retaining structure which is rotting and in disrepair. The new stone wall will retain the slope and greatly improve the existing look of the streetscape. The stone will be a type of New England fieldstone. The color is gray and the individual stones are flatish producing neat horizontal lines when stacked.

I believe all the necessary materials are enclosed. Please note that I visited the Inspections Office on Monday July 26<sup>th</sup> and was informed the enclosed plan would meet the site plan requirement for the application. Also, the City's Historic Preservation Committee approved the project at their July 21, 1999 meeting. If you require additional information or have any questions please call me.

Please send the permit to Gnome Landscapes, Design and Masonry at the above address. Your office has been very helpful in this matter. Thank you for your assistance.

Sincerely;

Larry Johannesman  
Landscape Designer

cc: Nancy and Roger Prince  
c/o Bill Skoolicas, President  
Maine State Builders, Inc.

**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION COMMITTEE**

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July 26, 1999

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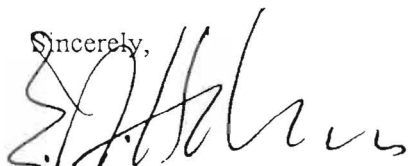
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Sincerely,



Edward Hobler, Vice Chair  
Historic Preservation Committee

cc: Deborah Andrews, Senior Planner  
Building Inspections  
Larry Johannesman, Gnome Landscaping ✓

GNOME LANDSCAPE, DESIGN & MASONRY  
P.O. BOX 66803 / 305 US ROUTE 1  
FALMOUTH, ME 04105  
(207) 781-2955



CONTRACT PREPARED FOR:

DATE: 7/21/99

**Prince Residence (Nancy and Roger)**

361 Danforth Street

Portland, ME 04102

**C/O Bill Skoolicas @ Maine State Builders, Inc. 245 Warren Ave. Portland, ME 04101**

**Phone: 773-5504 Fax: 797-3886**

**3' HIGH RETAINING WALL ALONG DANFORTH STREET:**

**DESCRIPTION**

**New Materials**

3/4" Crushed Stone - Base

Old New England Wall Stone (Turner)

Geotextile

Loam Backfill

Porous Backfill

LABOR/Install Retaining Wall

DELIVERIES

<b>Sub-Total Wall</b>	<b>5,400.00</b>
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<b>TOTAL PROJECT:</b>	<b>5,400.00</b>
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FILE - MAINE STATE BUILDERS  
- PRINCE

6/24/99

Rec'd deposit  
# 33906

\$1800.00



→ CF → TRM  
✓

**GNOME LANDSCAPE, DESIGN & MASONRY**

P.O., BOX 66803 / 305 US ROUTE 1

FALMOUTH, ME 04105

(207) 781-2955

**CONTRACT PREPARED FOR:**

Prince Residence (Nancy and Roger)

361 Danforth Street, Portland, ME 04102

C/O Bill Skoolieas @ Maine State Builders, Inc. 245 Warren Ave. Portland, ME 04103

Phone: 773-5504 Fax: 797-3886

DATE: 06/22/99

**This contract includes the following:**

Please See Statement of Work Attached

- 1) Install stone retaining wall with cement to hold top of wall in place similar to existing walls on the property.
  - 2) Backfill behind the wall with porous fill and loam in preparation for planting.
- Note: Planting and mulching not included in this contract.

\*Site clean-up has been included.

\*Underground problems/hazards that are not evident may require an adjustment to the total project cost.

\*Add-ons and changes will be charged on a time and material basis.

\*Restocking and handling charges will be assessed for client "changes of mind" should this result in extra time and / or a change of materials.

We propose hereby to furnish material and labor complete in accordance with specifications above, for the sum of \$ 5,400.00

Payments to be made in thirds: \$ 1,800.00  
 Deposit prior to work commencing \$ 1,800.00  
 Interim payment when billed \$ 1,800.00  
 Final payment due upon completion of the project. All balances past 30 days will accrue interest at a rate of 1.5% per month.

Any bill not paid in full or any unauthorized withholding of money owed will result in loss of all guarantees. Legal and collection costs will be assessed to the client for any monies owed Gnome.

All material is guaranteed to be within industry standards. All work to be completed in a workmanlike manner according to standards and practices. All agreements contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workers Compensation.

This is a fixed priced contract for work to be performed. Signature of this document constitutes a legally binding contract under the laws of the State Of Maine. Should the work content of this contract be increased or decreased due to customer request, this price will be altered to reflect the work changed. It is advised that clients allow for a contingency fund as scope of work frequently changes due to client request.

Should the price change due to unexpected material cost changes, subcontract costs or Gnome performance, the total cost may be changed only upon mutual agreement of both parties.

Authorized Signature Larry Johnson Date 6-22-99  
 Acceptance Signature [Signature] Date 6-22-99

Note: This Contract may be withdrawn if not accepted within 30 days.

**WARRANTY DEED**  
**Joint Tenancy**  
**Maine Statutory Short Form**

**KNOW ALL PERSONS BY THESE PRESENTS, That**

Charles D. Bartlett

of Falmouth, County of Cumberland, State of Maine

for consideration paid, grant to Nancy T. Prince and Roger O. Prince

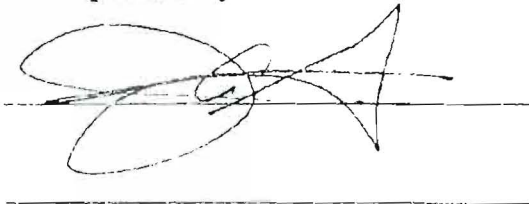
of North Turner, County of Cumberland, State of Maine,

whose mailing address is P.O. Box 604, North Turner, Maine 04266

with warranty covenants, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

**WITNESS** our/my hand(s) and seal(s) this 16th day of April, 1999

*Signed, Sealed and Delivered in  
presence of:*

  
Charles D. Bartlett

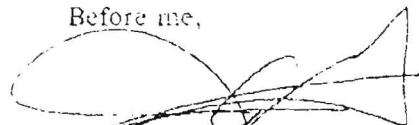
**STATE OF MAINE**

April 16, 1999

**COUNTY OF Cumberland**

Then personally appeared the above named Charles D. Bartlett and acknowledged the foregoing instrument to be his/her/their free act and deed

Before me,



Notary Public

Printed

Name

My Commission Expires.

*David A. Guinard*  
*12/29/05*



### Exhibit A - Property Description

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: beginning at the intersection of the northerly sideline of Danforth Street with the westerly sideline of Fletcher Street; thence westerly by said Danforth Street sixty (60) feet to a point; thence northerly at right angles to Danforth Street and parallel to Fletcher Street one hundred twenty (120) feet to land now or formerly of Sherwood Picking; thence easterly parallel to Danforth Street sixty (60) feet to Fletcher Street; thence southerly by Fletcher Street one hundred twenty (120) feet to the point of beginning.

Also the right in common with others to use the twenty (20) foot passageway extending from Fletcher Street northerly to Spring Street, together with all of the Grantors' interest in the land fronting said lot to the center of Fletcher Street.

Being the same premises conveyed to the Grantors by deed of Steven J. Adamowski et al dated June 15, 1982 and recorded in the Cumberland County Registry of Deeds in Book 4975, Page 88.

# BUILDING PERMIT REPORT

DATE: 6/Aug./99 ADDRESS: 361 Danforth St. CBL: 064 E-014

REASON FOR PERMIT: Stone Retaining wall

BUILDING OWNER: Prince's

PERMIT APPLICANT: Contractor Gnome Landscapes

USE GROUP U CONSTRUCTION TYPE \_\_\_\_\_

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)

The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

## CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1 \*2 \*35 #36

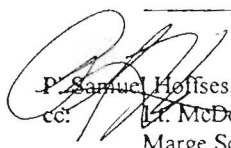
### Approved with the following conditions:

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. Before concrete for foundation is placed, approval from the ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread. 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)



17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).

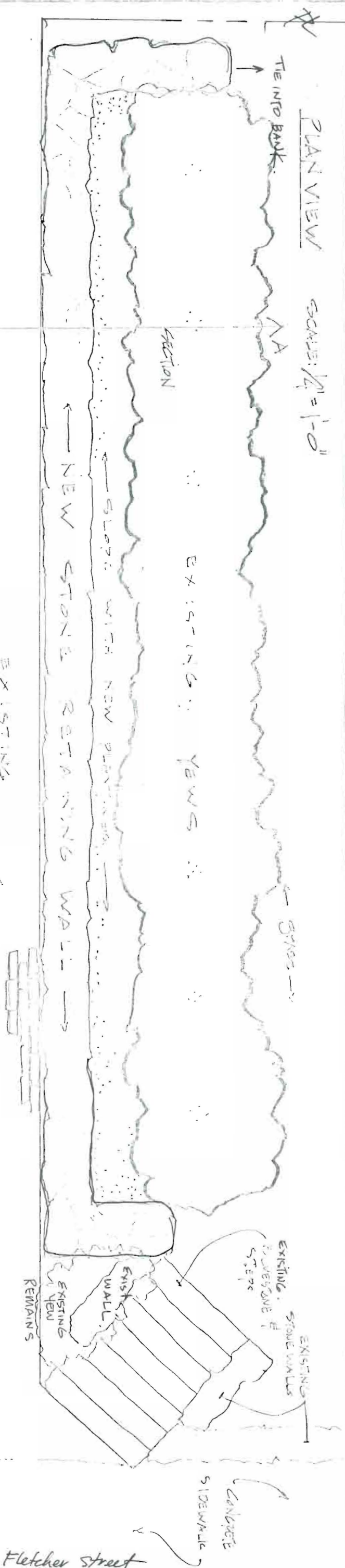
- X 35. IF proposed retaining wall is over 4' and within 2' of walk, path, parking lot or driveway on the high side a guard shall be placed on retaining wall.
36. shall meet all the requirements of the attached ~~plan~~ Historic Preservation committee report
37. \_\_\_\_\_
38. \_\_\_\_\_

  
 P. Samuel Hoffses, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PS11 7/24/99

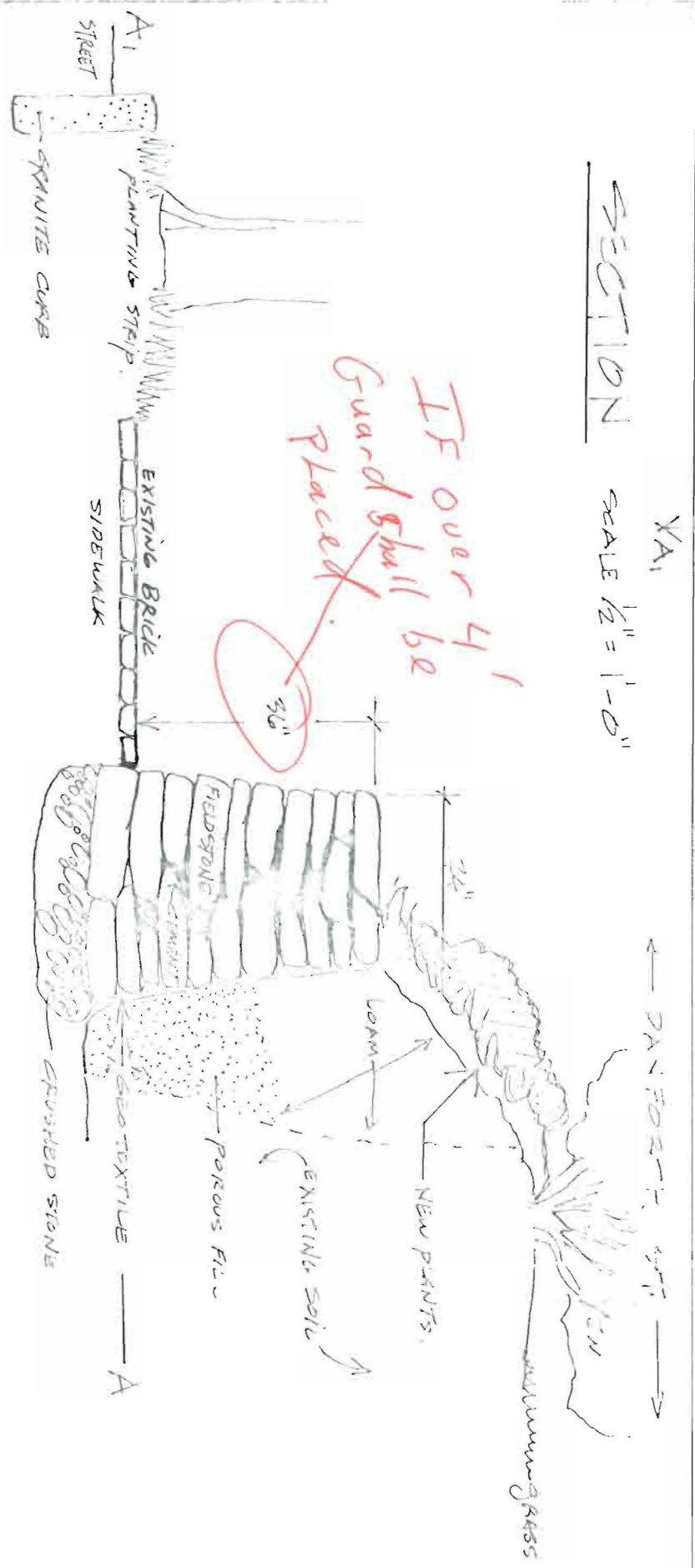
**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**





GRASS STRIP & TREES

SECTION XA1  
SCALE 1/2" = 1'-0"



# Landscape Plan for

PRINCE RESIDENCE  
36 DANFORTH ST BOSTON, ME

Gnome Landscapes, Design & Masonry  
713 BOX 66803, FALMOUTH, ME 04105 • FAX: 207-781-5705

DATE: 10-1-00 DESIGNER: [Signature]  
This plan is illustrative only, all dimensions, locations and elevations to be verified in the field.

