

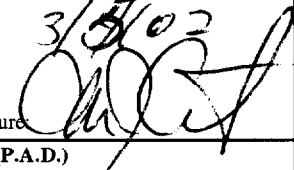
City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

MAR - 5 2002

Permit No: 02-0182 Issue Date: 5 2002 CBL: 016 B011001

CITY OF PORTLAND

Location of Construction: 62 Munjoy St		Owner Name: Thayer Matthew F &		Owner Address: 62 Munjoy St		Phone: 207-874-8689	
Business Name: n/a		Contractor Name: Preservation Timber Framing Inc.		Contractor Address: PO Box 29 Eliot		Phone: 6037815725	
Lessee/Buyer's Name: n/a		Phone: n/a		Permit Type: Alterations - Dwellings			Zone:
Past Use: Single Family		Proposed Use: Single Family / Sill replacement to existing structure, no footprint change.		Permit Fee:	Cost of Work: \$12,900.00	CEO District: 1	
Proposed Project Description: Sill Replacement to existing Structure				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type 5B 3/5/02 	
				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
				Signature:		Date:	

Permit Taken By: gg		Date Applied For: 03/05/2002		Zoning Approval			
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Special Zone or Reviews		Zoning Appeal		Historic Preservation	
		<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"/>		<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		<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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Date:		Date:		Date:	

CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

MF **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

N/A **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

MF **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

A **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

MF If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

N/A **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Matthew F. Thayer
Signature of applicant/designee

3/5/02
Date

[Signature]
Signature of Inspections Official

3/5/02
Date

CBL: 016-B-011 Building Permit #: 02-0182

874 8716

Attn: Grant

All Purpose Building Permit Application

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

Location/Address of Construction: <u>62 Manjoy St.</u>		
Total Square Footage of Proposed Structure <u>1296</u>	Square Footage of Lot <u>2354</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>016</u> Block# <u>B</u> Lot# <u>011</u>	Owner <u>Matthew F. Thayer</u> <u>Margaret L. Hazlett</u>	Telephone: h: <u>874-8689</u> w: <u>287-1594</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Matthew F. Thayer</u> <u>62 Manjoy St.</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>12,900</u> Fee: \$
Current use: <u>Single family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Single family</u>		
Project description: <u>Sill replacement to existing structure / NO footprint change</u>		
Contractor's name, address & telephone: <u>Preservation Timber Framing Inc.</u> <u>PO Box 29 Eliot, ME 03103</u>		
Who should we contact when the permit is ready: <u>Arron J. Sturgis</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>603-781-5725</u> <u>or 207 361 2091</u>		

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that 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: <u>Matthew F. Thayer</u>	Date: <u>3/5/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

PRESERVATION TIMBER FRAMING INC. P.O. BOX 29 ELIOT, MAINE 03903
(207) Cell: (603) 781 - 5725e-mail: ptfajs@aol.com

Matt Thayer and Margaret Hazlett
20 Willis Street #2
Portland, Maine 04101

July 23, 2001

Dear Matt and Margaret,

Thank you for your patience regarding this cost estimate. Upon review of my notes and my recent site visit, I have compiled a list of work necessary to ensure the structural integrity of your new home. As you know, there are a number of structural issues facing the house. Sill repair is necessary along the front gable end. Some work in the right rear corner of the house which include both the sills and a corner post foot repair will need to be done as well. I provide below, estimated costs associated with this work. My labor rate is \$35.00 per hour per man for residential work. We can keep track of the hours worked and bill accordingly. In this way, we can discuss and maintain a level of participation in the work that is comfortable for us both.

Sill Work:

Approximately 58 feet of the sills need to be repaired and or replaced. The majority of this work is in the front gable end sill. The back right rear corner of the house also needs sill repair and there is section below the entry porch that is also in need of repair.

We will replace damaged sills with new hemlock beams to match in size and scope with the original. Traditional joinery will be used to connect new and old wood throughout the sill system. Your house is framed with heavy timber mortised and tenoned together. The repair joinery will utilize the bladed scarf joint to connect old to new wood. In this way the structural integrity of the frame is ensured and the historical integrity is preserved as well. These joints are pinned together with hard wood pegs to create a strong tension joint which will resist any spreading of the house frame.

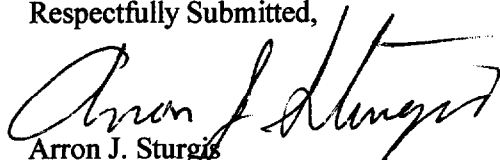
To replace the sills that are rotten, we will need to support the building on cribbing and jacks. This will allow us to remove the damaged material, straighten the frame and install the new sills without jeopardizing the lines of the house.

To access the sills, some of the siding will have to be removed. This cost estimate includes the removal and recycling of siding as needed to repair the sills. Your participation in the opening and closing of the areas to be worked on is encouraged.

Estimated Labor: \$11,900.00

Estimated Materials: \$1000.00 Total: \$12,900.00

Respectfully Submitted,



Arron J. Sturgis
Preservation Timber Framing Inc.

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 13243 PAGE 305 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 62 Munjoy Street, Portland, Maine

Job Number: 308-68

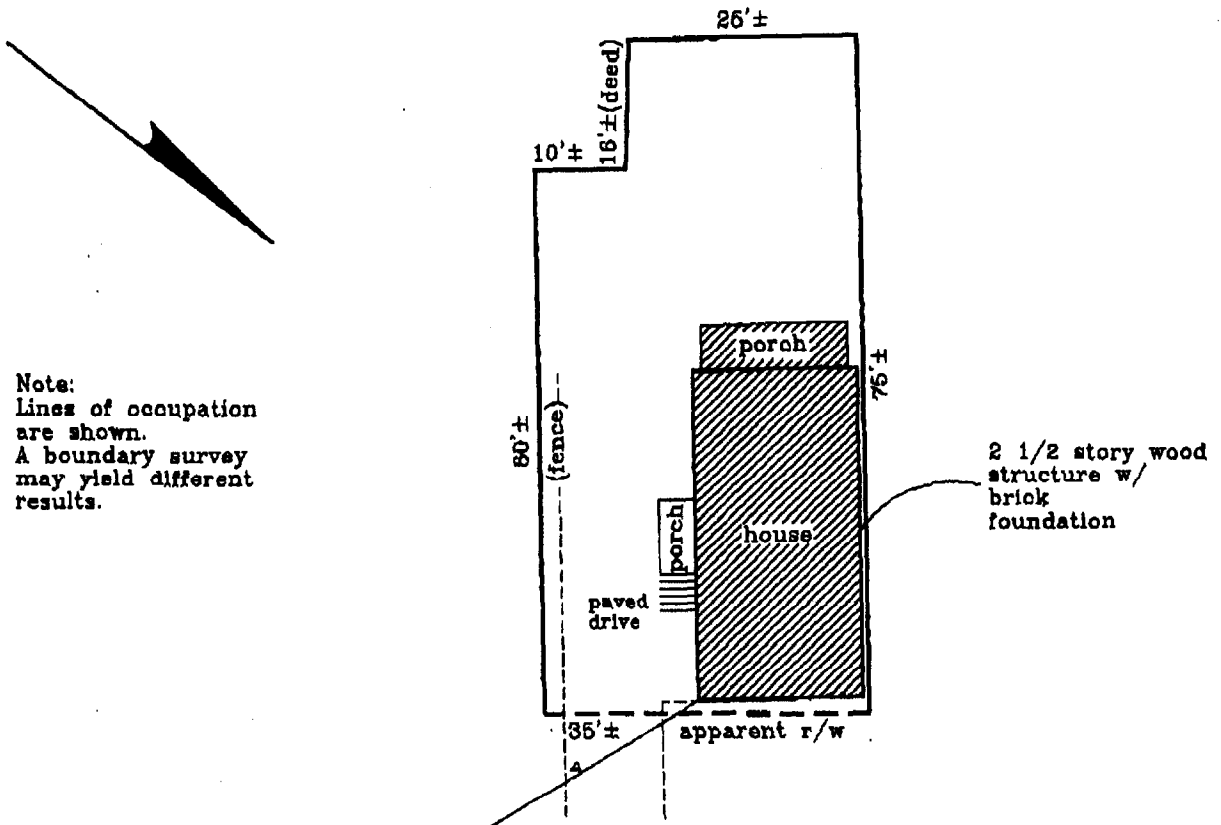
Buyers: Matthew Thayer & Margaret Hazlett

Inspection Date: 3-05-01

Scale: 1" = 20'

Sellers: Thomas Tibbetts

Client File#: 21-0244



Note:
Lines of occupation
are shown.
A boundary survey
may yield different
results.

Munjoy Street to Congress St.

I HEREBY CERTIFY TO: Guaranty Title Co., Banknorth
and its title insurer.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel: 230051-0014 E
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Copyright 1991

Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04046
207-967-9781 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Renelt



**Guaranty
Title Corp.**

22 Free Street, First Floor

P.O. Box 523

Portland, Maine 04101

Phone (207) 879-7607

Fax (207) 879-1007

February 12, 2002

Matthew F Thayer
Margaret L Hazlett
20 Willis ST #2
Portland ME 04101

Dear Mr. Thayer and Ms. Hazlett:

Enclosed please find a copy of the mortgage loan inspection sketch prepared by Livingston-Hughes for the property which you purchased at 62 Munjoy Street in Portland, Maine. As a rule, we include a copy of the mortgage loan inspection sketch with the borrower's closing file. If, in this instance, we omitted to include the sketch, I apologize.

As far as a copy of the title file, we do not make that file available to the borrower as that is considered the work product of the company. However, I would be happy to discuss this with you in more detail if you would like to call me at my office. I can be reached at 879-7607. Thank you.

Sincerely,

Charles H McLaughlin

ARRON JOHN STURGIS

P. O. Box 29 Eliot, Maine 03903 (207) 361 - 2091

Professional Experience

Preservation Contractor 1987 - present; Owner of Preservation Timber Framing Inc.

A traditional timber framing company specializing in the structural repair of historic timber framed buildings. Experienced in many facets of historic preservation.

L.P.C. Board Member 1996 - 1998; Serving the Little Peoples Center Day Care in Lee, New Hampshire. Involved with staff and parent cohesion, fund raising and building design and maintenance.

Consultant 1992 - 93; Managed the collection, cataloguing, and distribution of historic photographs and artifacts loaned or donated to the Summersworth Historical Society, Somersworth, New Hampshire. Created photographic archives and a catalog system to be integrated into the local public library.

Certified Local Government Coordinator / Project Manager 1991; Supervised structural repair of Rockingham Meeting House, Rockingham, Vermont. Scheduled contractors, Drafted grant proposals and executed conditions thereof. Aided local preservation association in efforts to fund raise for the building preservation.

Commissioner 1989 - 91; Provided technical assistance for the preservation of historic structures. Prepared and reviewed survey and designation materials. Created first Certified Local Government position in the town of Rockingham, Vermont.

Education

Cum Laude graduate of the University of New Hampshire, Durham, New Hampshire
Bachelor of Arts in Psychology, 1983.

Workshops of the Preservation Institute for the Building Crafts, Historic Windsor, Windsor, Vermont. 1990 - present. Taught wood shingle repair workshop, May, 1990.

Workshops in Grant Writing and Planning, Woodbury College, Montpelier, Vermont 1989-90.

Active Member of:

- The Timber Framers Guild
- The Traditional Timber Framers Research and Advisory Group (TTRAG)
- The New Hampshire Preservation Alliance
- The New Hampshire Farm Museum
- Maine Preservation and The Preservation Trades Network
- The Preservation Institute for the Building Crafts (PIBC)
- National Trust for Historic Preservation

PRESERVATION TIMBER FRAMING INC. P.O. BOX 29 ELIOT, MAINE 03903
(207) 439 - 9722

REFERENCES:

Old Berwick Historical Society
Wendy Pirsig
35 Wadleigh Lane
South Berwick, Maine 03903
(207) 384 - 5162

National Society of Colonial Dames
The Moffatt-Ladd House
Portsmouth, New Hampshire
Barbara Ward, Curator
(603) 436 - 8221

Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, Maine 04333
Amy Cole-Ives
(207) 287 - 2132

Topsfield Historical Society
Parson Capen House
Norman Isler
135 Perkins Row
Topsfield, Massachusetts
(978) 948 - 8188

Bill and Elizabeth Harris
180 Conant Street
Danvers, Massachusetts
(978) 777 - 8210

Additional references furnished upon request.

PRESERVATION TIMBER FRAMING INC.: JOB LIST (partial)

- *WELCH FARM, Durham, New Hampshire** 2001
Partially dismantled a traditional English Tie Beam Barn heavily damaged by past winter snow loads. Recycled original hewn timbers from the frame in its repair and introduced new timbers to create new sills and post feet.
- SAINT JOHN'S CHURCH, Portsmouth New Hampshire** 2001
Structural reinforcement of sanctuary balcony to allow for the installation of a new pipe organ. Moved and reinstalled original box pews to allow room for the organ. Created and installed a new choir loft riser system around perimeter of new organ. Created and installed original and new matching trim elements in balcony wall to accept organ positiv.
- SMITHSONIAN FOLK LIFE FESTIVAL, National Mall, Washington D.C.** 2001
Masters of the Building Arts participant, creating and raising a traditional English Tie Beam barn for public education and inquiry. A Timber Framers Guild sponsored event.
- FIRST PARISH CHURCH OF GORHAM Gorham, Maine** 2001
Structural repair and reinforcement of king post truss roof system. Work included in kind timber repair to 60' truss chords and reinforcement of tension joinery with steel straps.
- HARRIS BARN, Danvers, Massachusetts** 2000 -01
Repair and reconstruction of 18th century English tie beam barn previously taken down pending demolition in Dedham, Massachusetts. Chestnut and oak frame was repaired in white oak to match original joinery and size and location of timbers throughout.
- *COLBURN HOUSE MUSEUM, Pittston, Maine** 2000 - 01
Structural repair of two story oak timber frame house museum circa 1760. This building was 8 inches out of plumb on its south wall and had sagged 4 inches down. Sills, post feet, stud repairs, flooring repairs and re-alignment of interior trim details.
- HAYES HOUSE BARN, Berwick Academy, South Berwick, Maine** 2000
Structural repairs to early 18th century carriage barn. New sills post feet, and stud repairs. Siding and architectural trim re-used.
- *MOFFATT-LADD HOUSE MUSEUM, Portsmouth, New Hampshire** 2000
Extensive sill replacement on three story red pine timber frame structure. This museum required extensive girt, post and stud repairs along three sides. Phase one is complete with phase two encompassing the undercarriage. This high style Georgian residence dates to 1762.

- *PROPRIETORS MEETING HOUSE, Buxton, Maine** 2000
Structural stabilization and partial sill replacement for phase one of an extensive structural preservation of this gothic church circa 1864.
- *ELDER GREY MEETING HOUSE, North Waterboro, Maine** 2000
Structural sill repairs and coordination with lifting of the building while a new dry laid stone foundation was placed beneath it. Building was moved to existing site in 1832 by men and oxen.
- *UNITED SOCIETY OF SHAKERS, New Gloucester, Maine** 2000
Structural repairs to earliest timber structure on campus. Post feet repairs, tie beam splices and some replacement in kind. Open barn pre-dates the Shaker community circa 1780.
- OAKES HOUSE, Berwick Academy, South Berwick Maine** 1999
Structural Repairs and architectural trim re-production and installation on historic residence circa 1860.
- SAINT MARY'S CHURCH Rollinsford, New Hampshire** 1999
Steeple repair and painting on 90 foot spire. Structural repairs to timber floor system in brick church circa 1852.
- EATON/HART RESIDENCE South Berwick, Maine** 1999
Timber frame repair on 18th century gambrel roof home. Sills, post feet, girts and braces repaired in kind using traditional methods. Rebuilt two porches and repaired original architectural details .
- * THE COUNTING HOUSE, THE OLD BERWICK HISTORICAL SOCIETY** 1999
Transformation of in- swinging exterior entry door to out-swinging door to meet current safety codes. Included the complete dismantling of the door and Epoxy consolidation and repair of the door. The door jamb was also modified and repaired to accept the new swing of the door. New paint and hardware recycled.
- SHIRLEY-EUSTIS CARRIAGE BARN Brookline/Roxbury Massachusetts** 1999
Complete dismantling of Isabella Stuart Gardner carriage barn in Brookline, Massachusetts. The frame was photo-documented, tagged and catalogued. All repairs to frame were done using traditional timber repair techniques matching the original fabric in both size and species. Epoxy repairs made where appropriate.
- KUIST BARN Newburyport, Massachusetts** 1999
Complete dis-assembly of late 18th century barn located originally in Somersworth, New Hampshire. The barn to be repaired and re-assembled on Tim Kuist's land in Newburyport, Massachusetts as a wood shop.

- HOPKINS BARN South Berwick, Maine 1998-99
 Reproduction timber frame of first period English barn to accompany existing first period reproduction home. Timbers collected, seasoned and acquired by owner via his tree health company; Urban Tree Service.
- * PLATTS-BRADSTREET HOUSE AND BARN, 1998
 ROWLEY HISTORICAL SOCIETY Rowley, Massachusetts
 Creation and installation of doors and windows on 18th century barn recently located on the property. Also epoxy repair of historic sash in cobblers' shop.
- * PARSON CAPEN HOUSE,
 TOPSFIELD HISTORICAL SOCIETY Topsfield, Massachusetts 1998
 Replacement of red cedar shake roof on first period house museum.
- * JEWETT-EASTMAN LIBRARY South Berwick, Maine 1998
 Structural sill replacement and masonry wall alignment of 19th century home of author Sarah Orne Jewett, now the town's public library.
- ORDWAY RESIDENCE Rollinsford, New Hampshire 1998-99
 Reproduction of entire gable end of 18th century home including all timber within the wall and windows, exterior trim and siding. All interior details kept intact during repairs.
- * HAYES HOUSE Berwick Academy, South Berwick, Maine 1998
 Structural repairs to early 19th century Federal home with a double perimeter sill. Post and girt repairs. Preservation of architectural details in windows both interior and exterior.
- FIRST PARISH UNITARIAN UNIVERSALIST CHURCH OF
 KENNEBUNK Kennebunk, Maine 1998
 Assessed and removed extensively rotten belfry tower from 18th century church. Created temporary base on the ground to hold tower together in preparation for extensive preservation.
- * FOGG MEMORIAL BUILDING BELFRY TOWER, BERWICK ACADEMY
 South Berwick, Maine 1998
 Removal of extensively damaged belfry tower from stone building. Re-created timber frame structure including bed timbers upon which the new tower sits. Careful dismantling, cataloguing, and stripping of southern yellow pine exterior trim details on all levels of the tower. Re-assembly of original trim onto new frame and comprehensive paint applications to all levels and all sides of the reconditioned trim. Installation of copper roof systems at all levels. Gold leaf applied to dome and the original bell installed on a new white oak bell frame.

* REID BARN Durham, New Hampshire 1998
Created new sills and repaired historic timber joinery in 19th century English barn
Re-built gable end stone foundation wall and repaired back eave wall to accept new sills.

DUFFY BARN Topsfield, Massachusetts 1998
Extensive structural repairs on 19th century gable entry horse barn. New sills
top plates and flying purlins. Re-created soffit details and placed a new roof.

CANTWELL BARN Berwick, Maine 1997-98
Reproduced 19th century center drive barn from burned remains of original barn
and family photographs collected from neighbors and their families. Barn re-created in
hemlock and pine to match the original barn configuration including queen rod truss
long oak corner braces and principle rafter, principle purlin, common rafter roof system.

BEAL BARN Cape Neddick, Maine 1997
New 30'x 50' horse barn built with hand hewn and sawn beams in the tradition of the
English Tie Beam barn. Eave and gable entry into drive bay with 4 horse stalls.
Each stall exits out to a timber framed open air shelter attached to the main frame.
Barn is double boarded with a standing seam roof. All doors and windows created on site.

Additional Steeple Work:

SAINT ANDREWS EPISCOPAL CHURCH Saint Johnsbury, Vermont 1995
Slate Repair, Woodwork repair to gothic revival buttresses and steeple
trim.

NEWBURY METHODIST CHURCH c.1820 Newbury, Vermont 1994
Structural repair of steeple framing and roof trusses. Recreation of
original architectural elements on spire and belfry.

UNIVERSALIST CHURCH Hartland Four Corners, Vermont 1994
Woodwork repair to spire and belfry. Reinforced steeple stairway.

CHESTER TOWN HALL Chester, Vermont 1990
Rigged and staged nineteenth century belfry tower in preparation for
domed metal roof replacement. Recreation and repair of architectural elements.

* Properties listed on the National Register

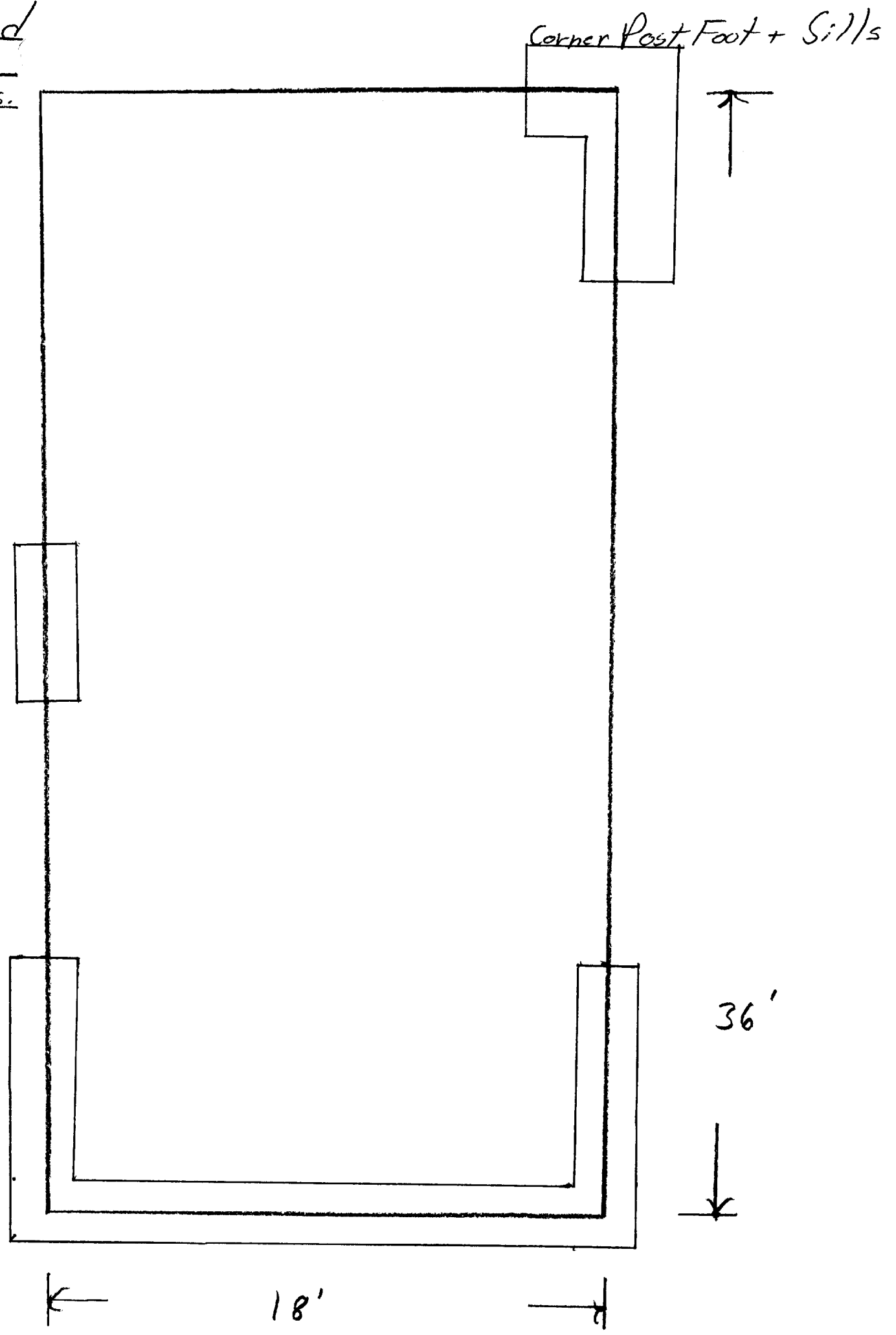
** This job list is not comprehensive. It does however, represent the type of
work that my company performs.

Preservation Timber Framing PO Box 29 Eliot, ME 03903
Arron J. Sturgis 207 361 2091 Cell: 603 781 5725

Sill Replacement denoted
by blocked out areas
approximately 58' of sills.

All replacement sills are
created in kind
from new hemlock
timbers. Traditional
mortise and tenon
joinery will be used
to join new material
to original fabric.

Sills bear fully on
existing brick foundation.

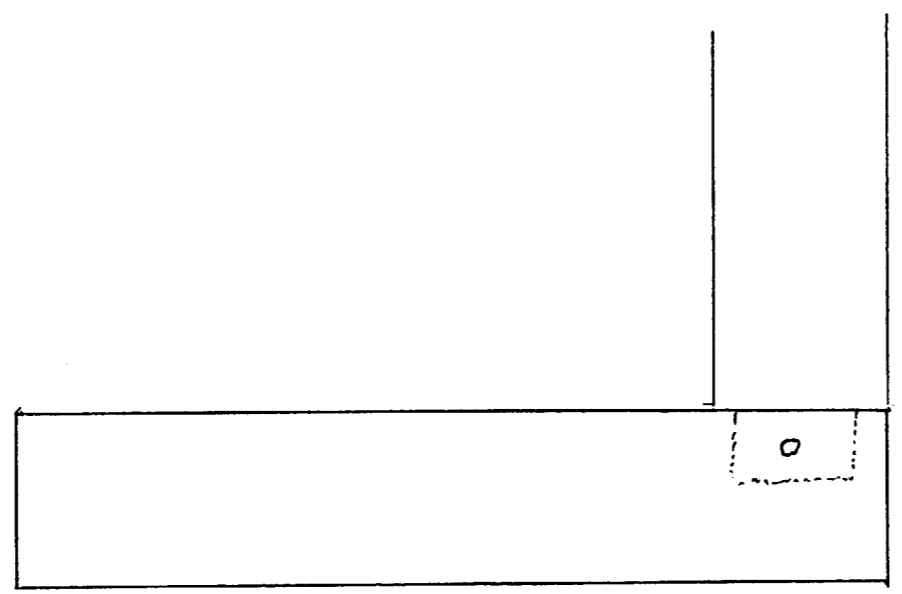
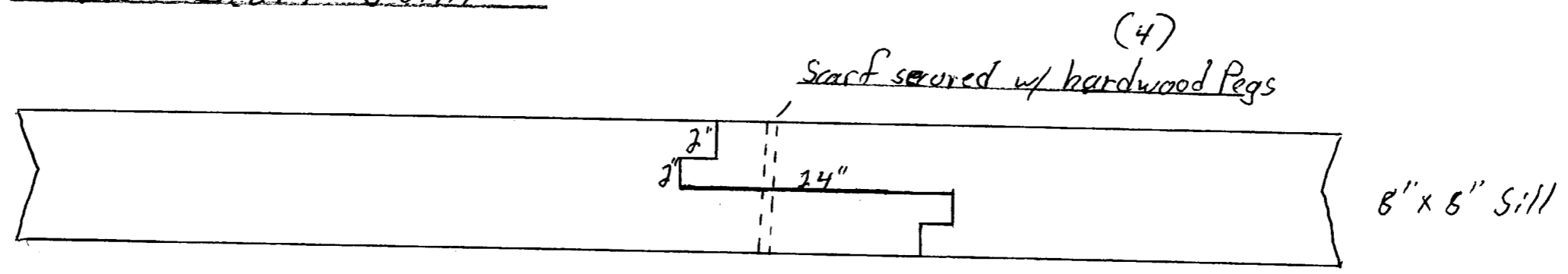


Matt Thayer and Margaret Hazlett
62 Munjoy St.
Portland, Maine
Sill Replacement Project

← Munjoy St →

Traditional Joinery for Sill Repair

Bladed Scarf Joint



Sill corner mortise + tenon joint:
tenon is 2" thick by 4 1/2" long
secured by 1" Peg.

Thayer/Hazlett Property 62 Menjoy Street