

PERMIT ISSUED

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

Permit No: 03-1112	Issue Date: NOV 03 2003	CBL: 039 G004001
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Location of Construction: 91 Park St	Owner Name: Bonebakker Erno R &	Owner Address: 91 Park St CITY OF PORTLAND	Phone: 207-874-6664
Business Name:	Contractor Name: Sewall Associates	Contractor Address: P.O. Box 6610 Portland	Phone: 2077744755
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R6

Past Use: Duplex Three D.U.	Proposed Use: <i>change use to Duplex w/interior renovations & exterior</i> ZOH	Permit Fee: \$615.00	Cost of Work: \$65,500.00	CEO District: 2
Proposed Project Description: Interior renovations & exterior		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 5B
		Signature:		Signature: JMB 11/03/03

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: kwd	Date Applied For: 09/10/2003	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied</p> <p><i>OK with conditions</i> Date: 9/10/17/03</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>TO D.A. 10/17/03 Date: _____</p>
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D. Andrews
10/20/03

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 APPLICANTADDRESSDATEPHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLEDATEPHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1112	Date Applied For: 09/10/2003	CBL: 039 G004001
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Location of Construction: 91 Park St	Owner Name: Bonebakker Erno R &	Owner Address: 91 Park St	Phone: 207-874-6664
Business Name:	Contractor Name: Sewall Associates	Contractor Address: P.O. Box 6610 Portland	Phone: (207) 774-4755
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: change of use to Duplex w/interior renovations and exterior changes in rear	Proposed Project Description: Interior & exterior renovations
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Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 10/28/2003
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/17/2003
Note: 09/23/03 called Stephen Sewell and asked for more info - no plot plan - got one from the past permit in may - **Ok to Issue:**

- Is this a ch of use from legal 3 to 2 du? On the bulkhead, is it a replacement of the same size or different, what is it? On 2nd floor deck, from what size to what size is the enlargement? What size of the new stairway, is it the same size or different. Should show the changes on a plot plan.
10/9/03 received changes - This is now a two unit so the third unit has been combined with another - this is a change of use
- 1) ANY exterior work requires a separate review and approval thru Historic Preservation
 - 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
 - 3) This property shall remain a two (2) family dwelling . Any change of use shall require a separate permit application for review and approval. The previous third unit can not be returned with this change without an appeal because of the current lot size.
 - 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/03/2003
Note: **Ok to Issue:**

- 1) The new entry wall/door assembly to access the 2nd floor unit shall be 1 hour fire rated or the contractor will submit details on the existing 1st floor unit wall separating the hallway to determine the existing rating. This wall could be made a 1 hour separation so the 2nd floor unit entry door would not have to be fire rated.
- 2) One 5.7 sq. Ft. Egress window will be installed in the new first floor rear bedroom.
- 3) Structural specs shall be submitted on the new iron balcony and stairway prior to final inspection
- 4) Separate permits are required for any electrical or plumbing work.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 031112

NOV 03 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Bonebakker Erno R &/Sewal Associates

has permission to Interior renovations

CITY OF PORTLAND

AT 91 Park St

039 G004001

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

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

Notification of inspection must be given and work on permit must be completed before this building or part thereof is leased or otherwise used-in. **NO OTHER NOTICES REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Janie Bank 11/03/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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 initialzing 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.

JB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at ~~874-8652~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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

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

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

[Signature]
Signature of applicant/designee Date 11/03/03
[Signature]
Signature of Inspections Official Date

CBL: 39-G-4 Building Permit #: 03-1112

03-1112

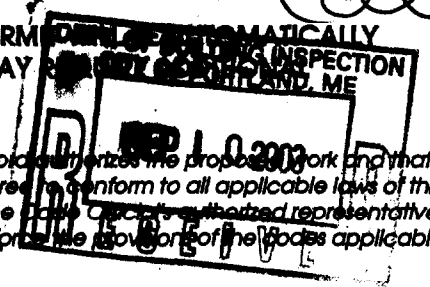
All Purpose Building Permit Application

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>91 PARK STREET</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>039</u> Block# <u>G</u> Lot# <u>001</u>	Owner: <u>ERNO + VICTORIA BONEBAKKEE</u>	Telephone: <u>874-6664</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SEWALL ASSOC. INC</u> <u>STEPHEN SEWALL</u> <u>PO BOX 6610, PORTLAND, ME</u> <u>774-4755/838-7981</u>	Cost Of Work: \$ <u>65,500</u> Fee: \$ <u>615.00</u>
Current use: <u>2 Family owned occupied</u>		
If the location is currently vacant, what was prior use: <u>—</u>		
Approximately how long has it been vacant: <u>—</u>		
Proposed use: <u>2 Family owned occupied</u>		
Project description: <u>interior. kitchen renovation</u> <u>with minor enlarge Deck - replace</u> <u>stairway</u>		
Contractor's name, address & telephone: <u>STEPHEN SEWALL SEWALL ASSOC INC</u> <u>PO BOX 6610 PORTLAND, ME.</u>		
Who should we contact when the permit is ready: <u>838-7981 (STEPHEN SEWALL)</u>		
Mailing address: <u>PO BOX 6610 PORTLAND, ME</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>838-7981</u>		

Owes for
C/O
11/3

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 REQUEST 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 has authorized 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 duly 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>Stephen Sewall</u>	Date: <u>9-8-03</u>
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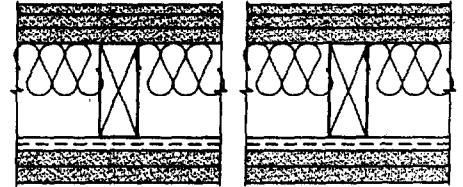
This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

**GYPSUM WALLBOARD, RESILIENT CHANNELS,
GLASS FIBER INSULATION, WOOD STUDS**

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 1" Type S drywall screws. **Base layer** 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 12" o.c. **Face layer** 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 3/4" daubs of adhesive 12" o.c. vertically and horizontally.

OPPOSITE SIDE: **Base layer** 5/8" type X gypsum wallboard or gypsum veneer base applied parallel to studs with 5d coated nails, 1 3/8" long, 0.086" shank, 1 5/16" heads, 32" o.c. **Second layer** 1/2" type X gypsum wallboard or gypsum veneer base applied parallel to studs with 8d coated nails, 2 3/8" long, 0.113" shank, 9/32" heads, 12" o.c. **Face layer** 3/8" regular gypsum wallboard applied parallel to studs with 3/4" daubs of adhesive 12" o.c. vertically and horizontally. 2" glass fiber insulation, 0.90 pcf, stapled to three layer side in stud space.

Joints staggered 16" each layer and side. (LOAD-BEARING)



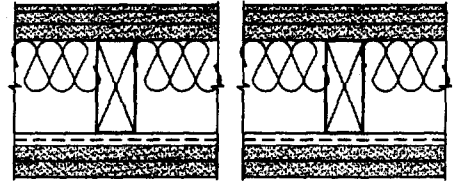
Thickness: 6 7/8"
 Approx. Weight: 12 psf
 Fire Test: UL R3660-2, 12-3-68,
 UL Design U313
 Sound Test: RAL TL69-117, 12-16-68

**GYPSUM WALLBOARD, RESILIENT CHANNELS,
GLASS FIBER INSULATION, WOOD STUDS**

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 1" Type S drywall screws. **Base layer** 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 12" o.c. **Face layer** 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 3/4" daubs of adhesive 12" o.c. vertically and horizontally.

OPPOSITE SIDE: **Base layer** 5/8" type X gypsum wallboard or gypsum veneer base applied parallel to studs with 5d coated nails, 1 3/8" long, 0.086" shank, 1 5/16" heads, 32" o.c. **Second layer** 1/2" type X gypsum wallboard or gypsum veneer base applied parallel to studs with 8d coated nails, 2 3/8" long, 0.113" shank, 9/32" heads, 12" o.c. **Face layer** 1/4" regular gypsum wallboard applied parallel to studs with 3/4" daubs of adhesive 12" o.c. vertically and horizontally. 2" glass fiber insulation, 0.90 pcf, stapled to three layer side in stud space.

Joints staggered 16" each layer and side. (LOAD-BEARING)



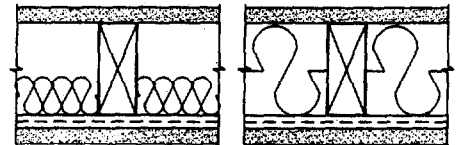
Thickness: 6 3/4"
 Approx. Weight: 2 psf
 Fire Test: UL R3660-2, 12-3-68,
 UL Design U313
 Sound Test: RAL TL69-286, 6-20-68
 (Rev. 9-4-68)

**GYPSUM WALLBOARD, RESILIENT CHANNELS,
GLASS FIBER INSULATION, WOOD STUDS**

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 6d coated nails, 1 7/8" long, 0.086" shank, 1 1/4" heads. 1/2" x 3" gypsum wallboard filler strips attached to plate at floor line with 6d nails. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 6" o.c. at horizontal joints and 12" o.c. at intermediate channels. 1 1/2" glass fiber insulation, 0.8 pcf, stapled to studs in stud space.

OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 6d nails 8" o.c.

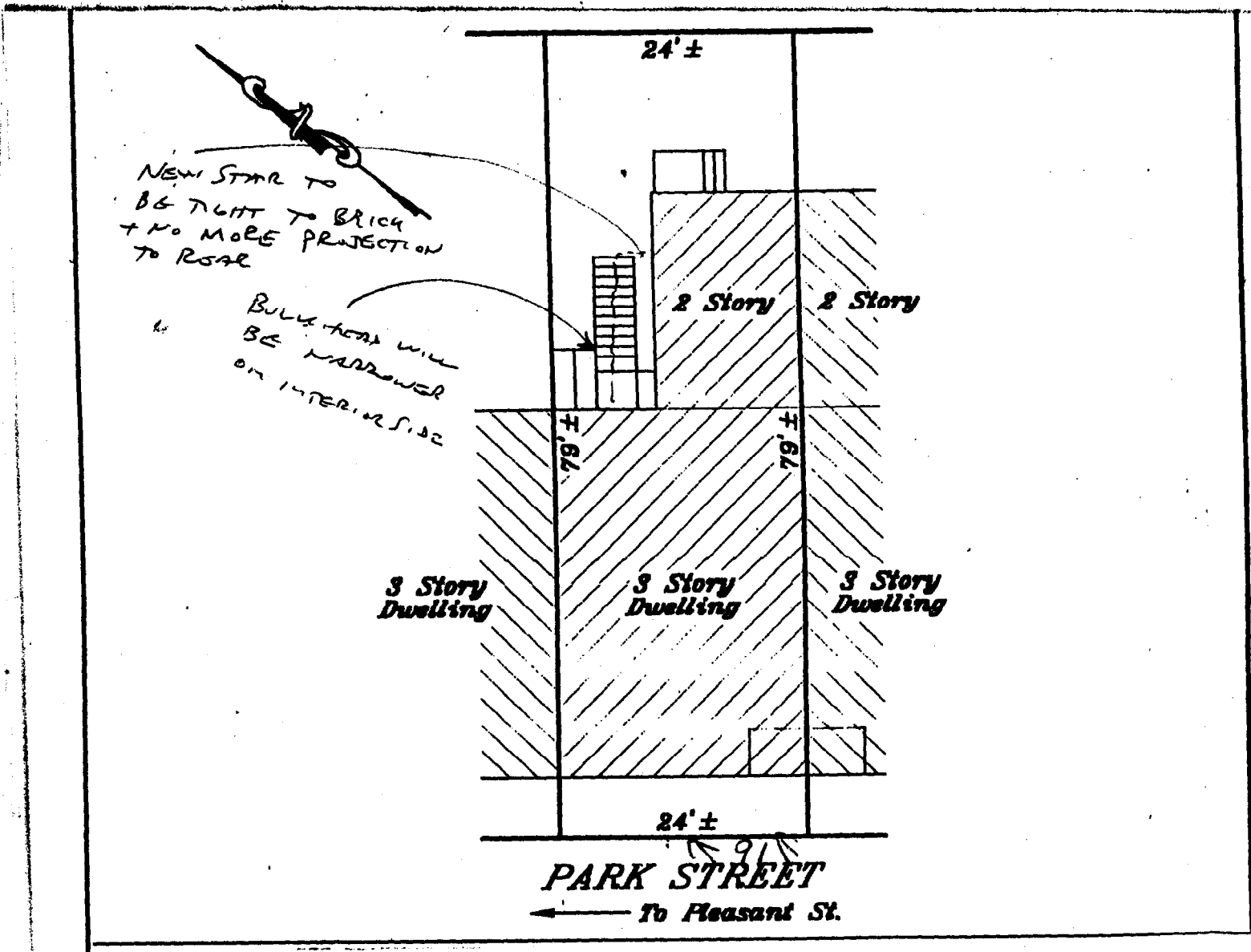
End joints staggered 48" on opposite sides. Sound tested with 3 1/2" glass fiber insulation in stud space. (LOAD-BEARING)



FIRE SIDE

Thickness: 5 3/8"
 Approx. Weight: 7 psf
 Fire Test: OSU T-3127, 10-4-65
 Sound Test: RAL TL77-138, 5-5-77

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from old permit application

Doc# 87819 Bk:19891 Pg: 5b

Received
Recorded Registrar of Deeds
Jun 17 2003 12:07:00P
Cumberland County
John S. O'Brien

WARRANTY DEED
(Maine Statutory Short Form)
(Joint Tenants)

MAINE REAL ESTATE TAX PAID


KNOW ALL PERSONS BY THESE PRESENTS, that We, **THOMAS L. YALE AND DEBRAH P. YALE**, of Portland, County of Cumberland, and State of Maine, for consideration paid, grant to **ERNO R. BONEBAKKER AND VICTORIA B. BONEBAKKER**, of Portland, County of Cumberland and State of Maine, whose mailing address is 317 Spring Street, Portland, Maine 04101, as Joint Tenants with rights of survivorship with **WARRANTY COVENANTS**, the land with buildings thereon, in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of Park Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning twenty-four (24) feet from the westerly corner of land formerly of C.Q. Clapp; thence running northwesterly twenty-four (24) feet by said Park Street, and from these two points extending northeasterly seventy-nine (79) feet through the middle of the partition walls on each side of the premises to the back passageway; preserving the width of twenty-four (24) feet; together with the right in common with others of the adjoining lots to the perpetual use of the back passageway and the well thereon.

For grantor's source of title see deed of the Estate of Marcus M. Ingalls dated January 31, 2003 and recorded in the Cumberland County Registry of Deeds in Book 18824, Page 289.

Witness our hands and seals this 18 day of June, 2003.


Witness


THOMAS L. YALE


Witness


DEBRAH P. YALE

STATE OF MAINE
COUNTY OF CUMBERLAND, SS

June 18, 2003

Then personally appeared before me the above named **THOMAS L. YALE AND DEBRAH P. YALE** and acknowledged the foregoing instrument to be their free act and deed.

Before me,  JUN 18 2003
Notary Public/ Attorney at Law

G. WEND SPENCE
Notary Public, Maine
My Commission Expires February 6, 2006



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 039 6004001
Location 91 PARK ST
Land Use THREE FAMILY

Owner Address BONEBAKKER ERNO R & VICTORIA B BONEBAKKER JTS
 91 PARK ST
 PORTLAND ME 04101

Book/Page 19591/056
Legal 39-G-4
 PARK ST 91

 1896 SF

Valuation Information

Land	Building	Total
\$29,930	\$122,740	\$152,670

Property Information

Year Built 1890	Style Old Style	Story Height 3	Sq. Ft. 3080	Total Acres 0.044		
Bedrooms 4	Full Baths 4	Half Baths	Total Rooms 11	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/01/2003	LAND + BLDING	\$360,000	19591-56
02/01/2003	LAND + BLDING	\$310,000	18824-289
07/01/1998	LAND + BLDING		14006-106

Picture and Sketch

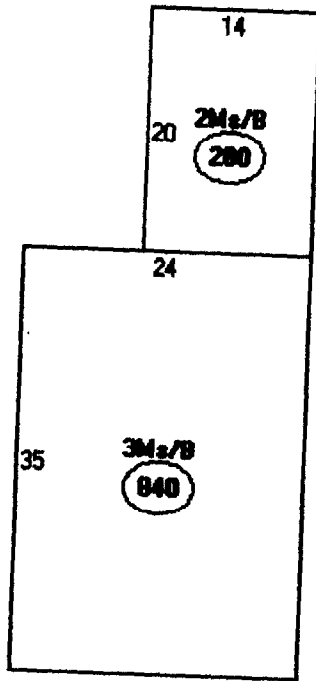
[Picture](#)

[Sketch](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).





Descriptor/Area

A: 3Ms/B
840 sqft

B: 2Ms/B
280 sqft

1120[#]

1896[#] x 50% =
948[#]
Already open max
lot coverage

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0478	Issue Date: MAY 23 2003	CBL: 039 G004001
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Location of Construction: 91 Park St	Owner Name: Yale Thomas L &	Owner Address: 91 Park St	Phone: 776-2613
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: Multi Family/ 3 Unit	Proposed Use: Multi Family/ 3 Unit	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: CITY OF PORTLAND
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legal use: 3 family dwelling units

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB 5/22/03
Signature: [Signature]	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:

Proposed Project Description:
Enlarge Bathroom/Upgrade Electrical/Interior Renovations

Permit Taken By: [Signature]	Date Applied For: 05/07/2003	Zoning Approval
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This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.

- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 5/16/03	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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 Any exterior work requires A. Separate review P.A. 5/20/03
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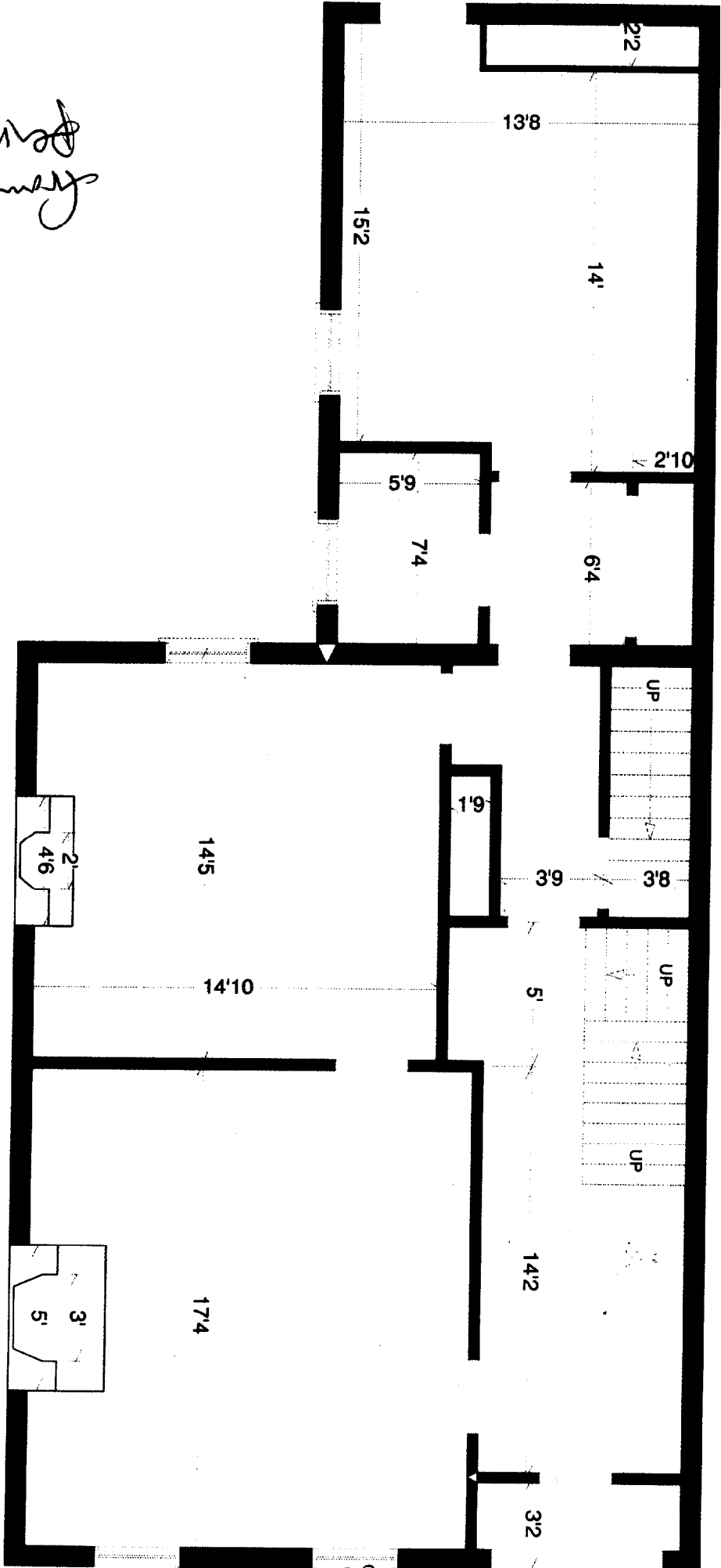
Previous permit

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.

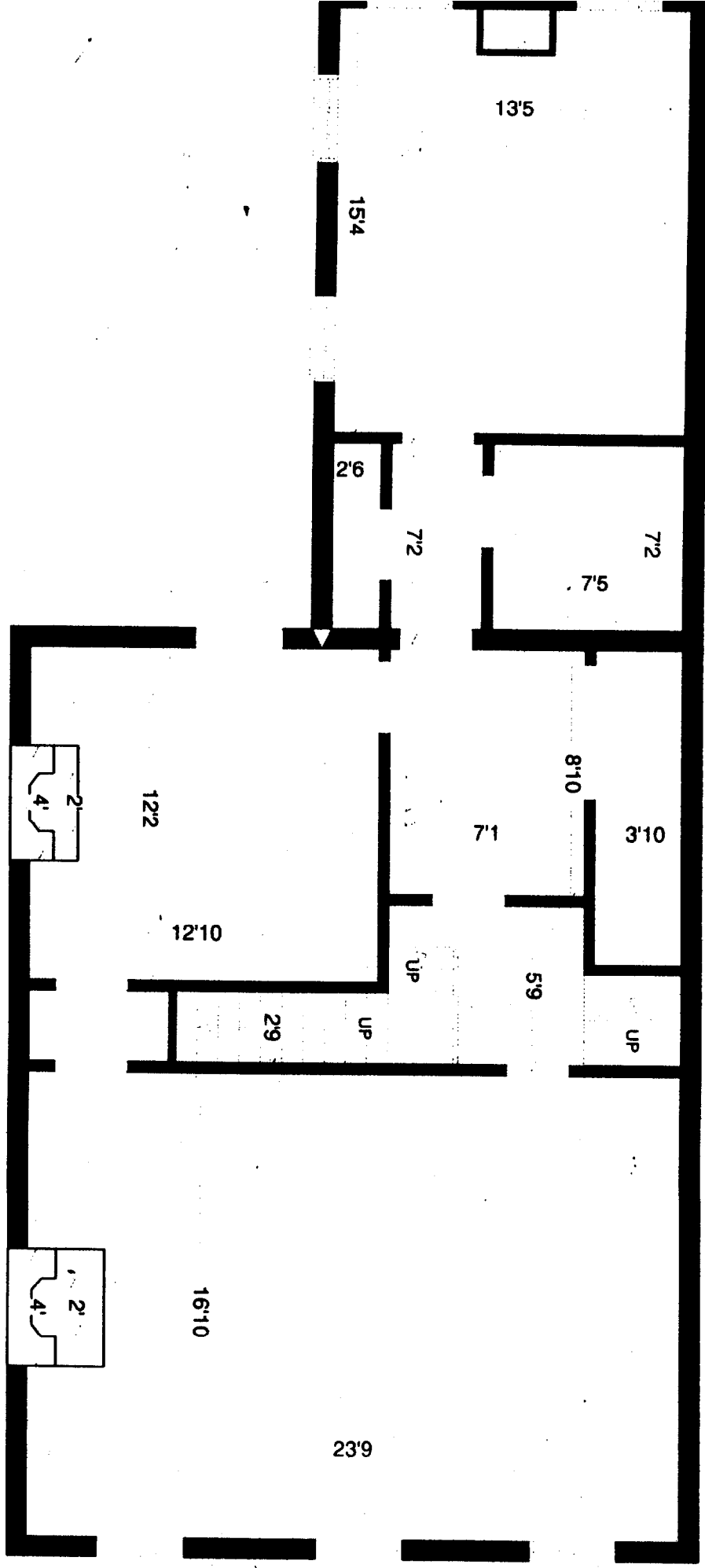
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

from previous permit



LIVING AREA
1066 sq ft

1ST FLOOR
NO CHANGES



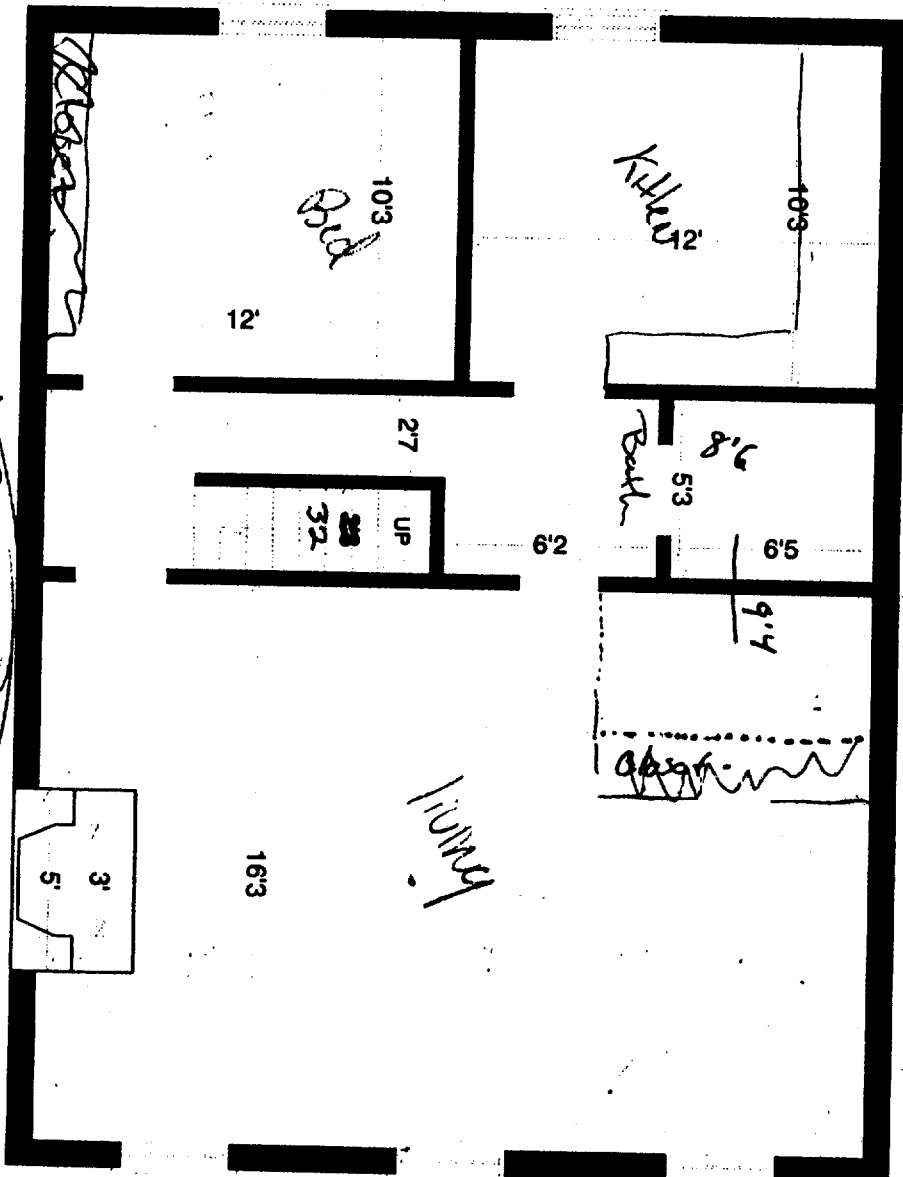
Park St.

LIVING AREA
1053 sq ft

2nd FLOOR
NO CHANGES

From
Previous
permit

from previous tenant
Fire
Escape



Existing
LIVING AREA
762 sq ft
3rd FLOOR