

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

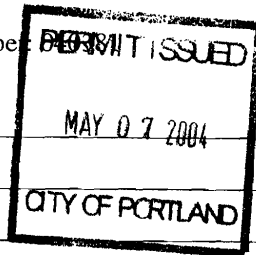
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number



This is to certify that Victoria Society Of Maine/Congli Con
has permission to Tower restoration, remove and replicate winston facade.
AT 109 Danforth St

044 F004001

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

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

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or enclosed-in.
HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 5/6/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Location of Construction: 109 Danforth St		Owner Name: Victoria Society Of Maine		Owner Address: 109 Danforth St		Phone: 207-772-4841			
Business Name: n/a		Contractor Name: Consigli Construction		Contractor Address: 50 Monument Square Suite 300 Portla		Phone: 2077484173			
Lessee/Buyer's Name n/a		Phone: n/a		Permit Type: Alterations - Commercial			Zone: R6		
Past Use: Museum <i>Victoria Mansion</i>		Proposed Use: Museum / Tower restoration, remove and replicate brownstone facade.		Permit Fee: \$255.00		Cost of Work: \$25,930.00	CEO District: 2		
Proposed Project Description: Tower restoration, remove and replicate brownstone facade.				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>N/A</i> Type: <i>5/6/04</i> <i>CLX</i>			
				Signature: <i>WAM</i>				Signature: <i>CLX</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)					
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied					
				Signature: _____ Date: _____					
Permit Taken By: gg		Date Applied For: 04/07/2004		Zoning Approval					
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 				Special Zone or Reviews		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 checked="" type="checkbox"/> Minor <input type="checkbox"/> MMT <input type="checkbox"/> Date: <i>4/20/04</i>		<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: _____		<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>as per previous review</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>TO D.A 4/26/04</i> Date: _____	

D. Anderson
4/26/04

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

5/18/04 - GTC work and progress of work done Tamara

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0381	Date Applied For: 04/07/2004	CBL: 044 F004001
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Location of Construction: 109 Danforth St	Owner Name: Victoria Society Of Maine	Owner Address: 109 Danforth St	Phone: 207-772-4841
Business Name: n/a	Contractor Name: Consigli Construction	Contractor Address: 50 Monument Square Suite 300 Portla	Phone (207) 748-4173
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Museum / Tower restoration, remove and replicate brownstone facade.	Proposed Project Description: Tower restoration, remove and replicate brownstone facade.
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 04/26/2004**Note:** **Ok to Issue:** ☒

1) As per previous review.

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 04/20/2004**Note:** **Ok to Issue:** ☒**Dept:** Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 05/06/2004**Note:** **Ok to Issue:** ☒**Dept:** Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 05/04/2004**Note:** **Ok to Issue:** ☒

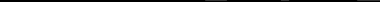
All Purpose Building Permit Application

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>109 Danforth Street, Portland ME</u>		
Total Square Footage of Proposed Structure <u>No New Structure</u>			Square Footage of Lot <u>17,250 SF</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>44</u> Block# <u>F</u> Lot# <u>4</u>		Owner: <u>Victoria Mansion</u> <u>C/O: Robert Walterstorff</u>		Telephone: <u>207-772-4841</u> <u>ext. 11</u>	
Lessee/Buyer's Name (If Applicable) <u> </u>		Applicant name, address & telephone: <u>Consigli Construction Co.</u> <u>C/O: Chris Dabek</u> <u>50 Monument Square, Suite 300</u> <u>Portland, ME 04101</u>		Cost Of Work: \$ <u>25,930</u> Fee: \$ <u>255.00</u>	
Current use: <u>Museum</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>No Change in Use</u>					
Project description: <u>Tower Restoration: Remove + Replicate Brownstone Facade</u>					
Contractor's name, address & telephone: <u>Consigli Construction Co. Inc.</u>					
Who should we contact when the permit is ready: <u>Chris Dabek</u>					
Mailing address: <u>50 Monument Square, Suite 300</u> <u>Portland, ME 04101</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. <div style="text-align: right;">PHONE: 508-328-1794 (cell) 207-798-4173 (office)</div>					

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: 	Date: 3/30/04
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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**



CONSIGLI CONSTRUCTION CO. INC.

EST. 1905

City of Portland
City Hall Room 315
389 Congress Street
Portland, ME 04101
ATTN: Michael J. Nugent, Inspection Services Manager

RE: Victoria Mansion – Building Permit Application

Dear Mr. Nugent:

Pursuant to our March 15th meeting, I am writing this letter to identify the “structural work” associated with the historic restoration of the Victoria Mansion Tower.

Below is a detailed list of the items which we believe are structural in nature, and would be included in the permit fee:

- | | |
|--|----------------|
| - Face pinning of damaged brownstone (w/ stainless steel anchors)
As illustrated in Details A13 on Drawing A302 | \$4,375 |
| - Installation of stainless steel anchors for ashlar replacement stones
As illustrated in Detail F8 on Drawing A302 | \$6,160 |
| - Installation of stainless steel helical anchors in decorative Brownstone Quoins
As illustrated in Details A1 & A7 on Drawing A302 | \$3,000 |
| - Replace damaged brick backup @ Belvedere level
As illustrated in Detail A10 on Drawing A205 | \$3,750 |
| - Repair damaged brick backup (all levels)
No illustration provided | \$4,125 |
| - Installation of new stainless steel rafter ties
As illustrated in Detail A1 on drawing S301 | \$3,240 |
| - Installation of Stainless Steel Joist Ties
As illustrated in Detail E6 on Drawing S301 | \$1,280 |

According to the estimated values present above, the total anticipated cost of the structural work associated with the restoration of the tower is **\$25,930** (Twenty-Five Thousand, Nine-Hundred and Thirty Dollars).

Please do not hesitate to contact us with any questions or concerns regarding the scope of work described, or estimated values presented in this letter. Also, once the permit has been processed, we would like to review the project with one of your inspectors before we begin the restoration of this historic structure.

We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Dabek', written over a horizontal line.

Christopher J. Dabek
Project Manager
Consigli Construction Company

CC: Matthew Tonello, Consigli Construction Co., Inc.

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Stephen Sewall, Chair
Cordelia Pitman, Vice Chair
Edward Hobler
Susan Wroth
Camillo Breggia
Robert Parker
John Turk

March 19, 2004

Robert Wolterstorff
Victoria Mansion
109 Danforth Street
Portland, ME 04101

Re: Tower Restoration

Dear Mr. Wolterstorff:

On March 17, 2004, this office reviewed and approved the final construction drawings and specifications for the tower restoration at Victoria Mansion. As the project meets the criteria for "restoration" under the definitions of Portland's historic preservation ordinance, no further review is required by the full Historic Preservation Committee.

All improvements shall be carried out as shown on the plans and specifications dated January 22, 2004. 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,



Deborah G. Andrews
Historic Preservation Program Manager

cc: Building Inspections
Approval File



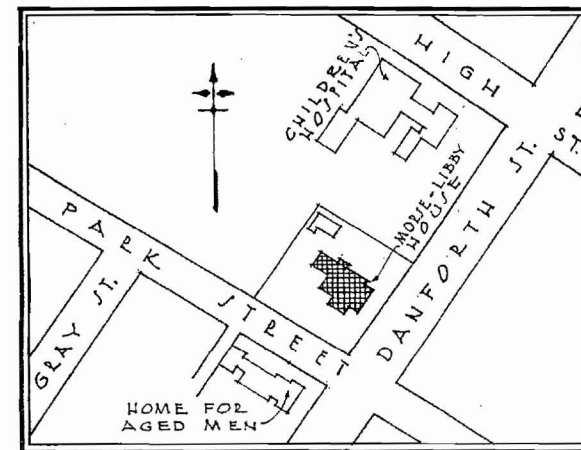
VICTORIA MANSION BROWNSTONE CONSERVATION

PORTLAND, MAINE

LIST OF DRAWINGS

Cover	DRAWING INDEX
Architectural Drawings	
A101	FIRST AND SECOND FLOOR PLANS
A102	THIRD FLR PLAN AND BELVEDERE FLR PLAN AND ROOF
R201	REMOVAL-SALVAGE SOUTH & NORTH
R202	REMOVAL-SALVAGE WEST & EAST
A201	ELEVATIONS SOUTH & EAST
A202	ELEVATIONS WEST & NORTH
A203	INTERIOR ELEVATIONS IN TOWER
A204	INTERIOR ELEVATIONS IN TOWER
A205	BELVEDERE SECTIONS - FOR REFERENCE ONLY
A301	DETAILS
A302	DETAILS
A303	DETAILS
Structural Drawings	
S201	STRUCTURAL REPAIRS
S301	DETAILS
Electrical Drawings	
E101	MAIN ROOF PLAN - SNOWMELT SYSTEM

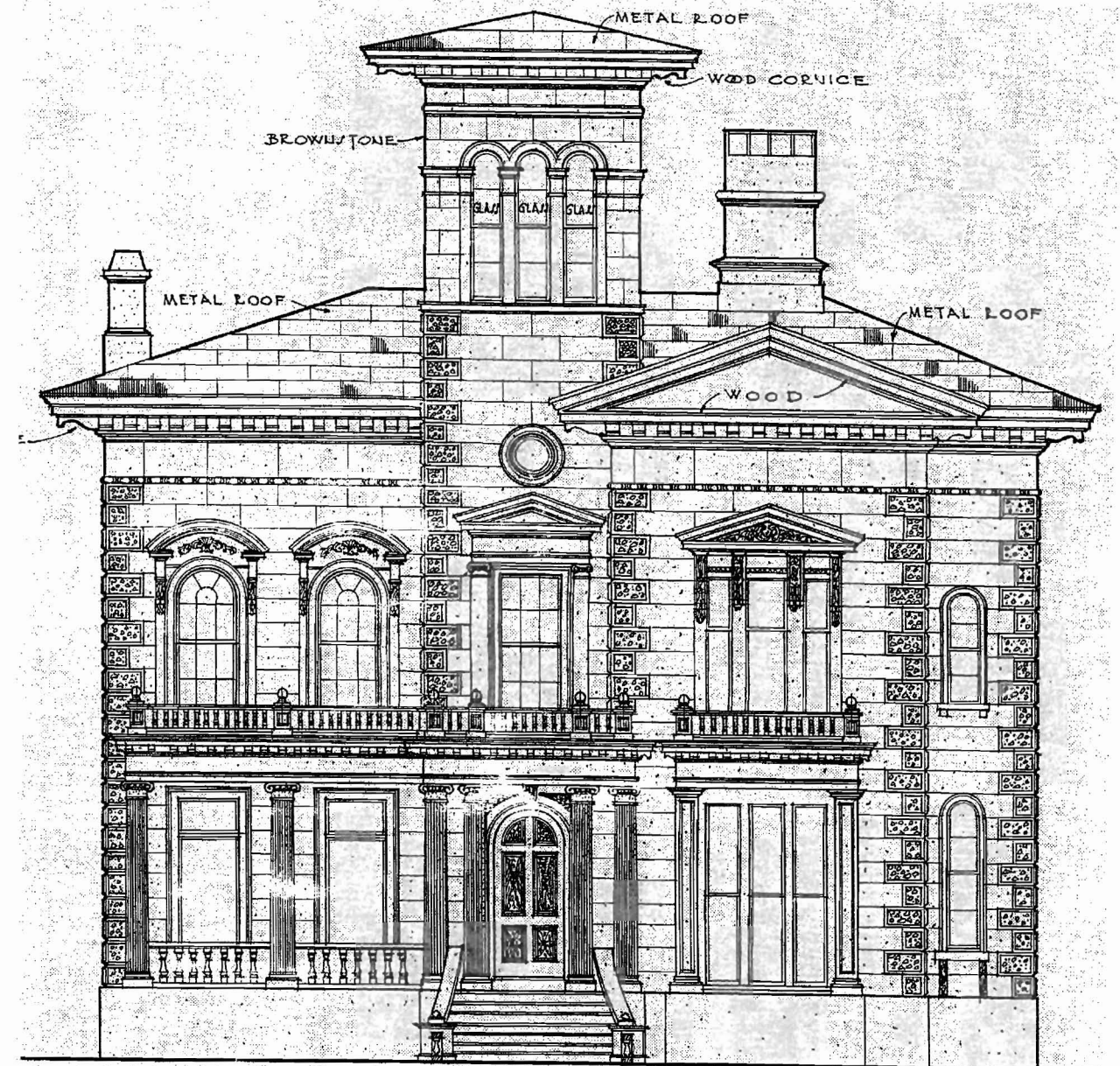
LOCATION PLAN



BID DOCUMENTS

Date: 12 DECEMBER, 2003

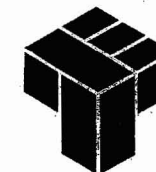
EYP Project Number: 5002011.01



STONE CONSERVATOR:

BUILDING AND MONUMENT CONSERVATION
83 SCHOOL STREET
ARLINGTON, MA 02476
PHONE: (781) 641-1603

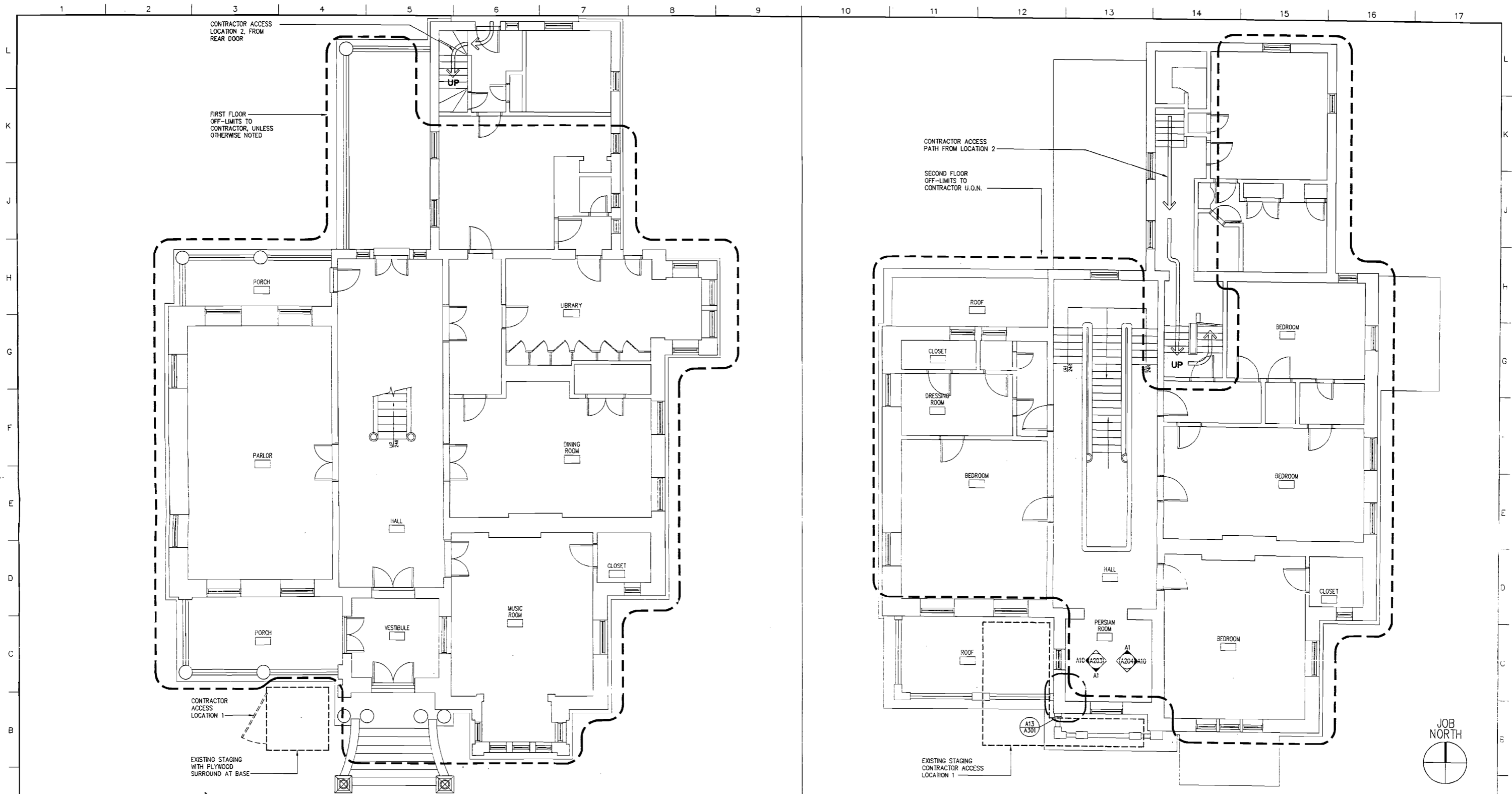
Einhorn
Yaffee
Prescott



ARCHITECTURE & ENGINEERING

24 SCHOOL STREET
BOSTON, MA 02108
PHONE: 617-305-9800
FAX: 617-305-9888

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A1 FIRST FLOOR PLAN

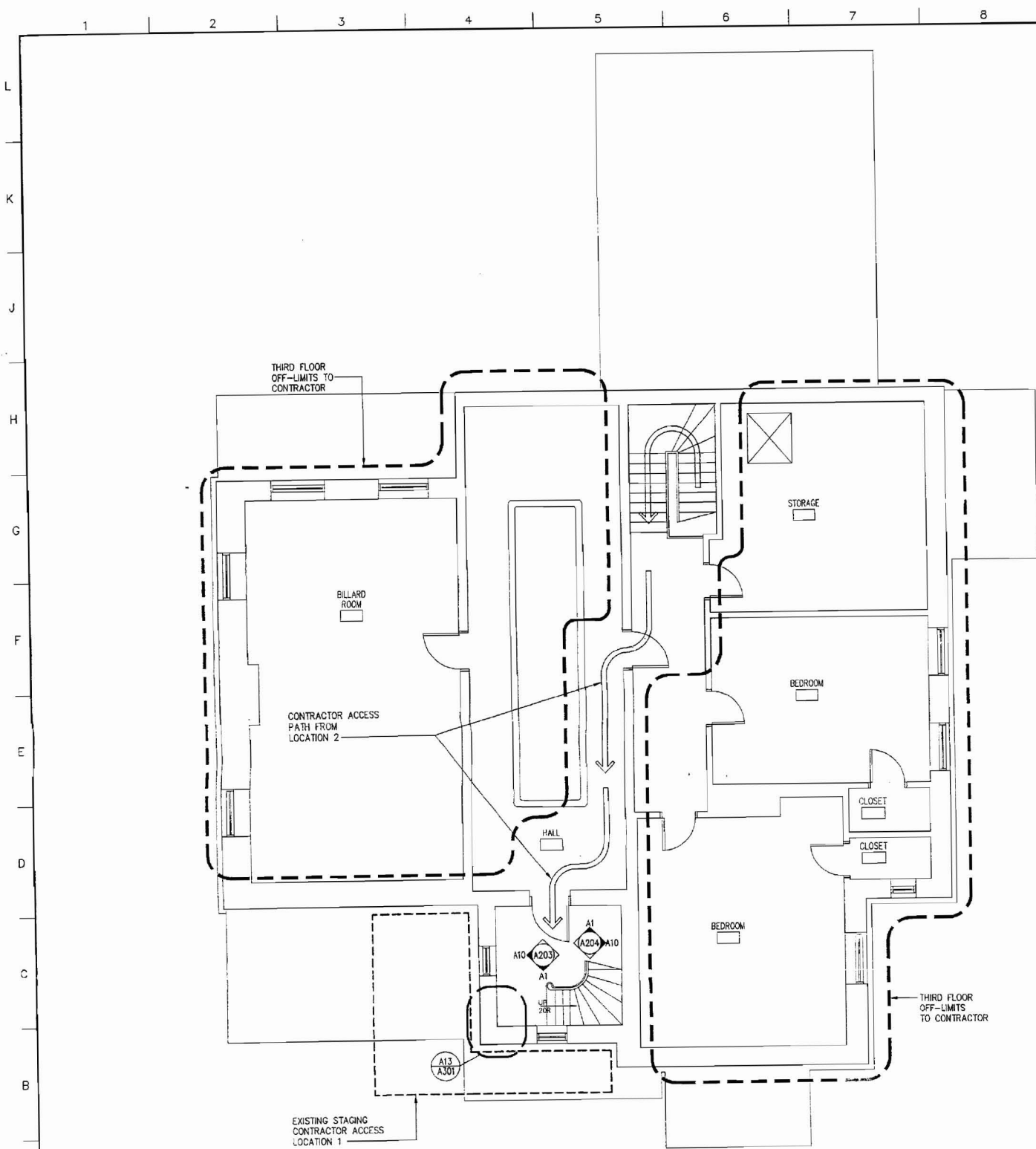
3/16"=1'-0"

A10 SECOND FLOOR PLAN

3/16"=1'-0"

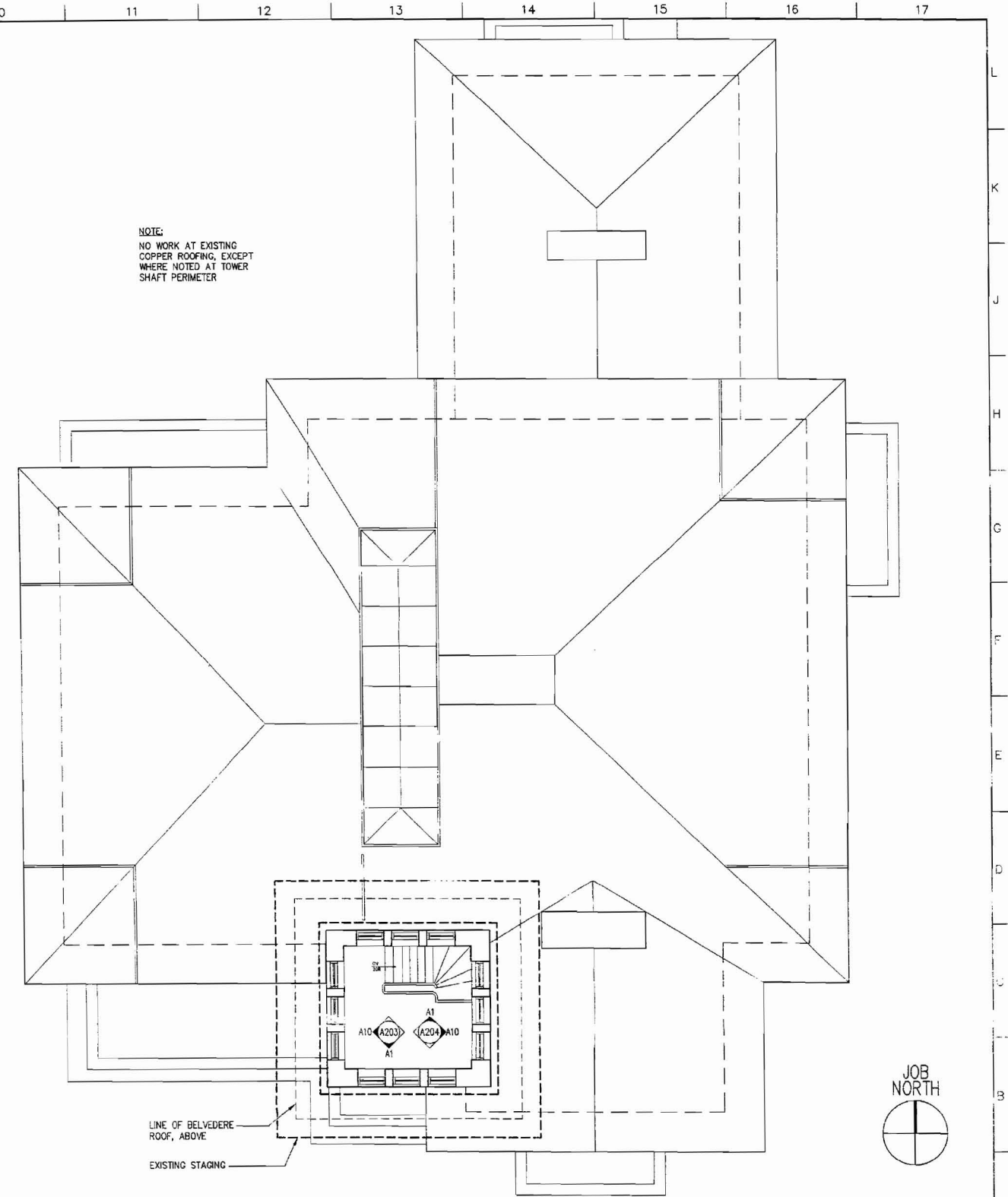
		VICTORIA MANSION BROWNSTONE CONSERVATION PORTLAND, MAINE	
no. revisions/submissions		date	drawing title FIRST & SECOND FLOOR PLANS
 ARCHITECTURE & ENGINEERING, P.C. TWENTY-FOUR SCHOOL STREET BOSTON, MA 02108-5113 (617) 325-9800 ALBANY, NY BOSTON, MA NEW YORK, NY WASHINGTON, DC		designed by	project no. 5002011.01
		drawn by	CAD file no. VIC-A101
		checked by	drawing no. A101
		date DEC. 12, 2003 scale AS NOTED	of

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A1 THIRD FLOOR PLAN

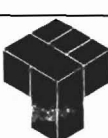
3/16"=1'-0"



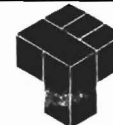
A10 BELVEDERE FLOOR PLAN & ROOF

3/16"=1'-0"

				VICTORIA MANSION BROWNSTONE CONSERVATION PORTLAND, MAINE			
drawing title				THIRD FLR PLAN AND BELVEDERE FLR PLAN & ROOF			
no. revisions/submissions		date		designed by		project no.	
						5002011.01	
				drawn by		CAD file no.	
						VC-A102	
				checked by		drawing no.	
				date		DEC. 12, 2003	
				scale		A102	
						AS NOTED	
						of	

	ARCHITECTURE & ENGINEERING, P.C.		
	TWENTY-FOUR SCHOOL STREET BOSTON, MA 02108-5113 (617) 352-9800		
	ALBANY, NY	BOSTON, MA WASHINGTON, DC	NEW YORK, NY

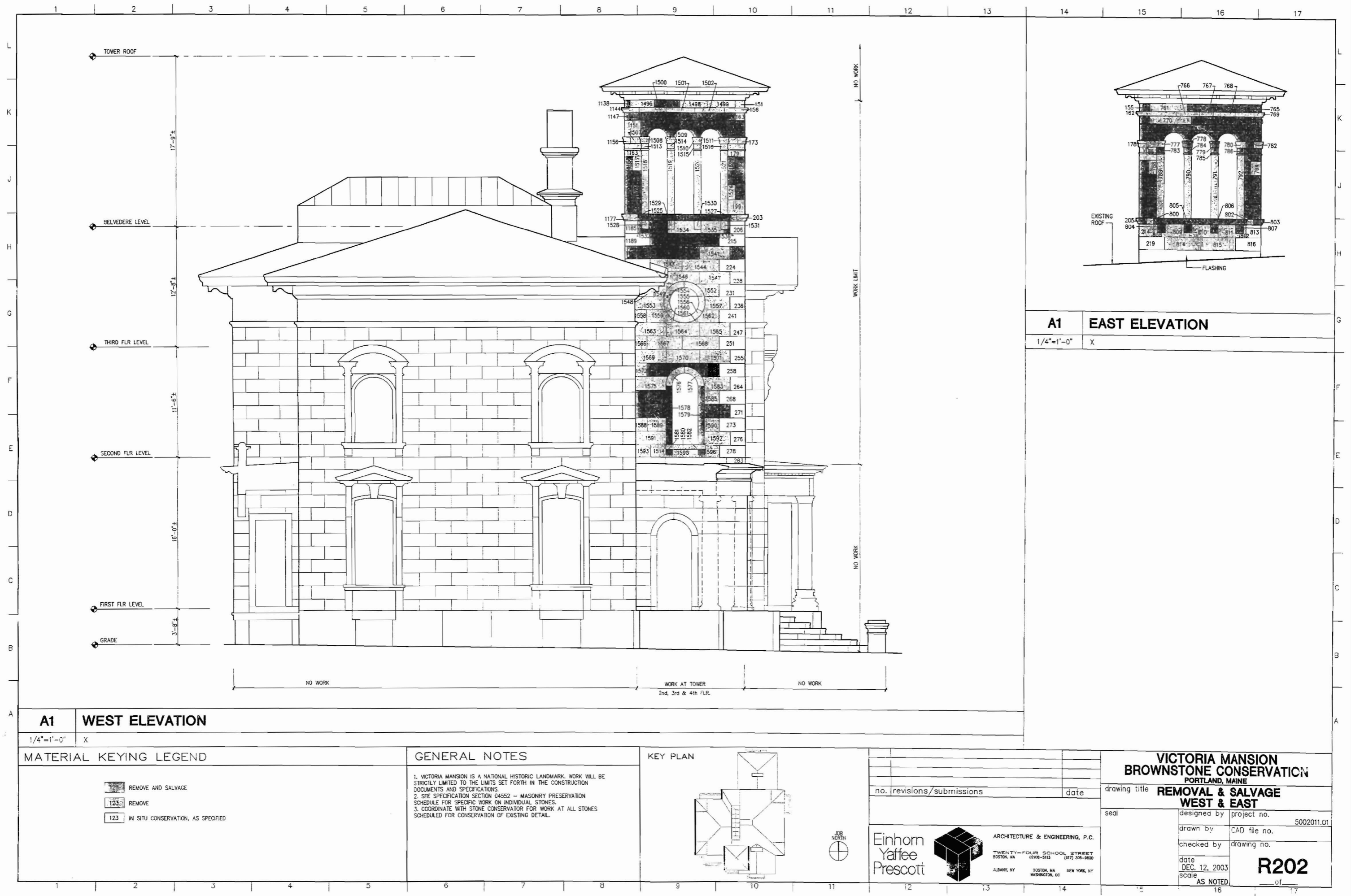
Einhorn
Yaffee
Frost



ARCHITECTURE & ENGINEERING, P.C.











TWENTY-FOUR SCHOOL STREET
BOSTON, MA 02118-5115 (617) 305-9900
ALBANY, NY BOSTON, MA NEW YORK, NY
WASHINGTON, DC

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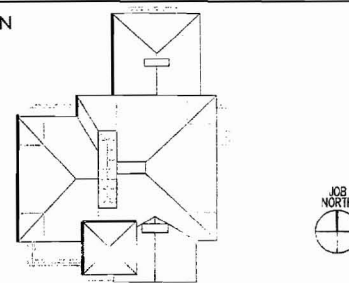
MATERIAL KEYING LEGEND


	C - CONSERVATION OF EXISTING DETAIL
	D - DUTCHMAN
	H - REMOVE, HONE AND REINSTALL
	NT - REMOVE AND REINSTALL BUT NO ADDITIONAL TREATMENTS
	T - REMOVE, LIGHT TOOLING AND REINSTALL
	FP - REMOVE, INSTALL FACE PINS AND REINSTALL
	R - REMOVE AND REPLACE WITH NEW MATCHING STONE
 OR  OR 	EXTENT OF DUTCHMAN SHOWN W/ 'X' OR HATCH

GENERAL NOTES

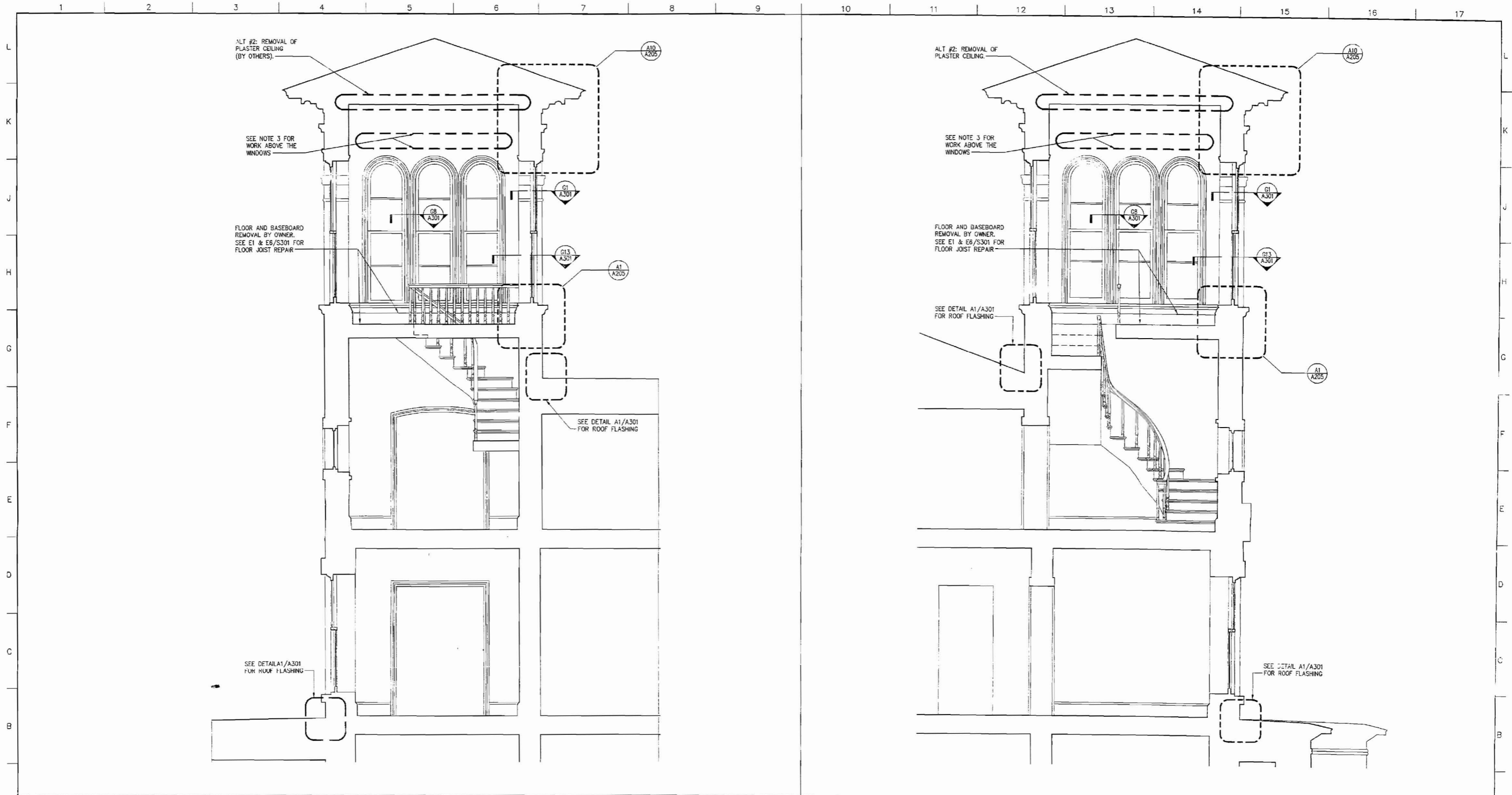
1. VICTORIA MANSION IS A NATIONAL HISTORIC LANDMARK. WORK WILL BE STRICTLY LIMITED TO THE LIMITS SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
2. SEE SPECIFICATION SECTION 04552 - MASONRY PRESERVATION SCHEDULE FOR SPECIFIC WORK ON INDIVIDUAL STONES.
3. COORDINATE WITH STONE CONSERVATOR FOR WORK AT ALL STONES SCHEDULED FOR CONSERVATION OF EXISTING DETAIL.

KEY PLAN

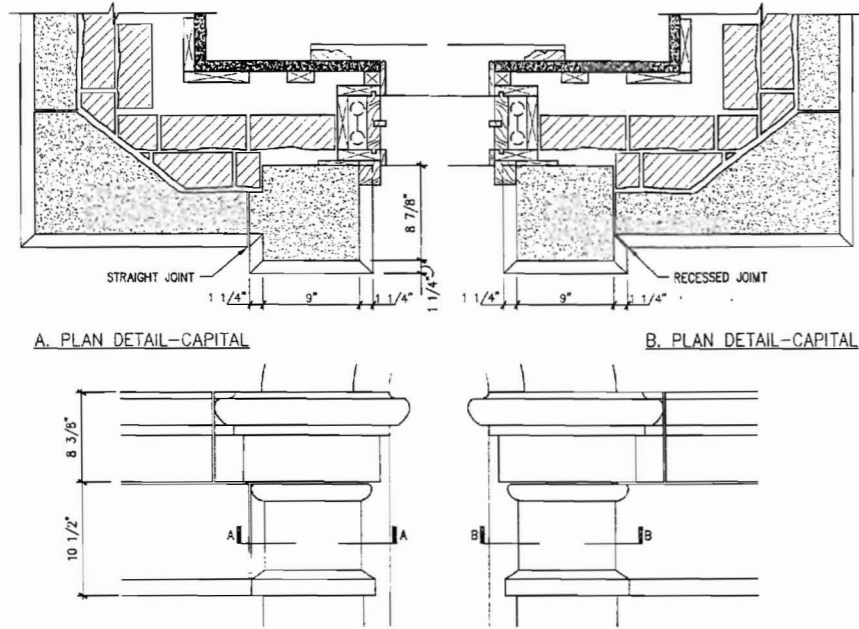


				VICTORIA MANSION BROWNSTONE CONSERVATION PORTLAND, MAINE	
no. revisions/submissions		date		drawing title	ELEVATIONS WEST & NORTH
				seal	designed by _____ project no. 5002011.01 drawn by _____ CAD file no. _____ checked by _____ drawing no. _____ date DEC. 12, 2003 scale AS NOTED
Einhorn Yaffee Prescott		 ARCHITECTURE & ENGINEERING, P.C. TWENTY-FOUR SCHOOL STREET BOSTON, MA 02106-5113 (617) 305-6000 ALBANY, NY BOSTON, MA WASHINGTON, DC NEW YORK, NY		A202 _____ of _____	

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A1 TOWER SECTION LOOKING NORTH					A10 TOWER SECTION LOOKING EAST				
3/16"=1'-0"					3/16"=1'-0"				
MATERIAL KEYING LEGEND			GENERAL NOTES		KEY PLAN				
			1. VICTORIA MANSION IS A NATIONAL HISTORIC LANDMARK. WORK WILL BE STRICTLY LIMITED TO THE LIMITS SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS. 2. SEE SPECIFICATION SECTION 06310 - WOOD TREATMENT AND PAINTING AND SECTION 09212 - PLASTER CONSERVATION FOR SPECIFIC WORK AT EXTERIOR WOODWORK AND INTERIOR PLASTER. 3. COORDINATE ALL STRUCTURAL SHORING WORK WITH PLASTER CONSERVATOR. 4. PROTECT IN PLACE ALL INTERIOR FINISHES. 5. PROTECT IN PLACE STAIR TREADS, RISERS AND RAILINGS.						

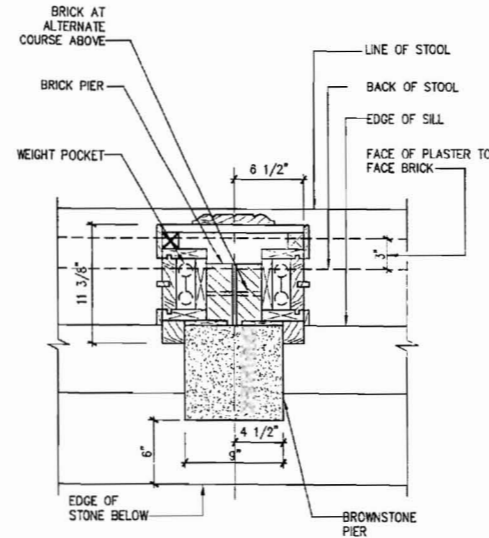


A. PLAN DETAIL-CAPITAL

B. PLAN DETAIL-CAPITAL

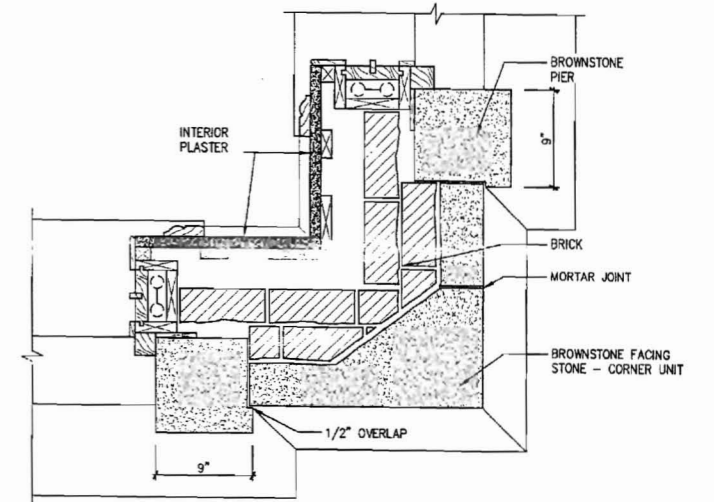
G1 CAPITAL DETAILS AT BELVEDERE

1 1/2"=1'-0"



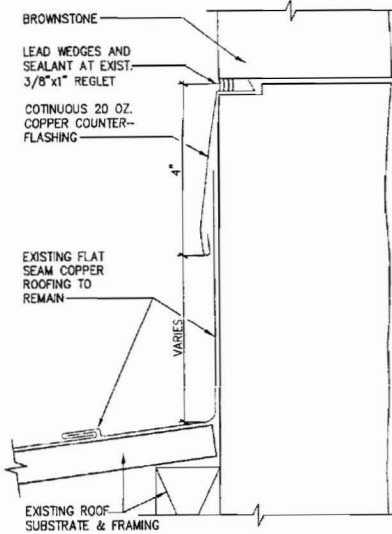
G8 PLAN SECTION AT WINDOW PIER

1 1/2"=1'-0"



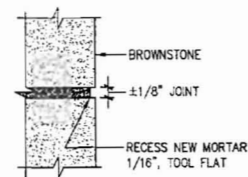
G13 CORNER PLAN ABOVE STONE SILL

1 1/2"=1'-0"



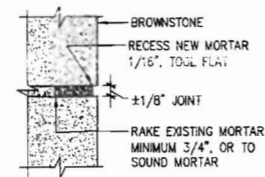
A1 COUNTER FLASHING AT TOWER

6"=1'-0"



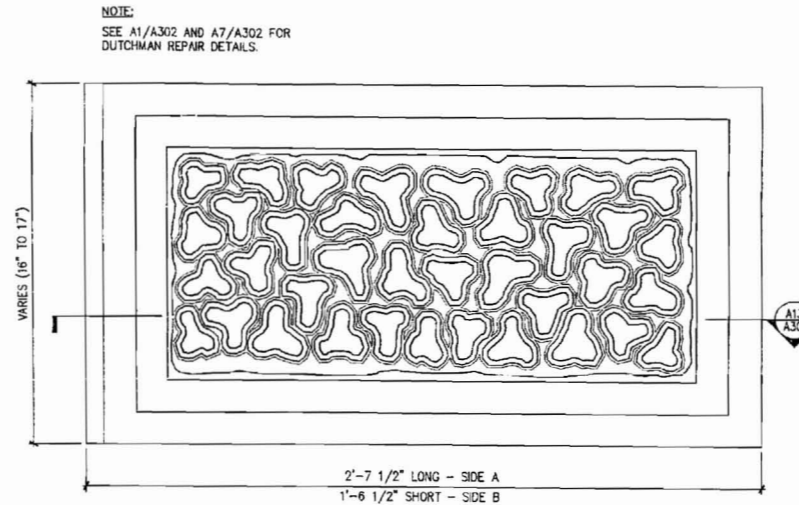
D5 TYP. JOINT - NEW WORK

FULL



A5 TYP. JOINT - REPOINTING

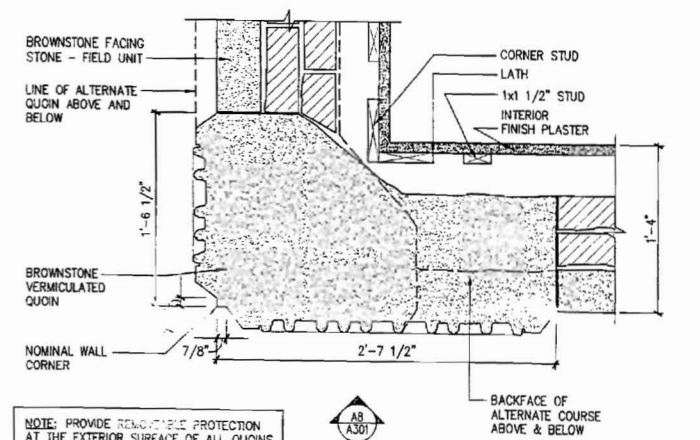
FULL



A8 TYPICAL VERMICULATED QUOIN ELEVATION

3"=1'-0"

NOTE:
SEE A1/A302 AND A7/A302 FOR
DUTCHMAN REPAIR DETAILS.



A13 PLAN OF QUOIN BELOW SILLS

1 1/2"=1'-0"

NOTE: PROVIDE REMEDIAL PROTECTION
AT THE EXTERIOR SURFACE OF ALL QUOINS
THAT ARE LOCATED WITHIN OR ADJACENT
TO THE WORK LIMITS OF THIS CONTRACT.

MATERIAL KEYING LEGEND

GENERAL NOTES

1. VICTORIA MANSION IS A NATIONAL HISTORIC LANDMARK. WORK WILL BE STRICTLY LIMITED TO THE LIMITS SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

KEY PLAN

no. revisions/submissions		date		drawing title	
				VICTORIA MANSION BROWNSTONE CONSERVATION PORTLAND, MAINE	
				DETAILS	
seal		designed by		project no.	
		drawn by		5002011.01	
		checked by		CAD file no.	
		date		drawing no.	
		DEC. 12, 2003		A301	
		scale		of	
		AS NOTED			

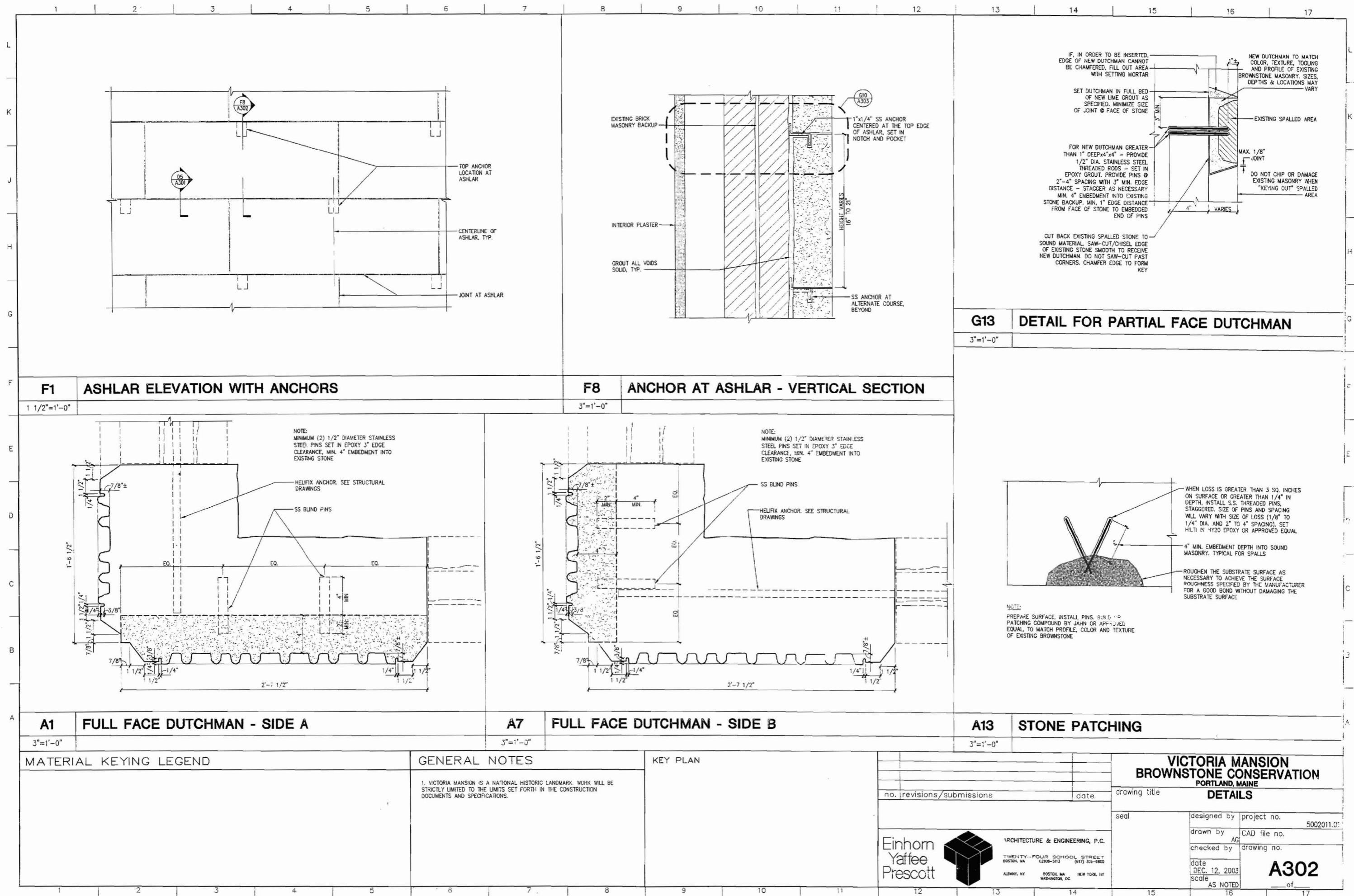
Einhorn
Yafée
Prescott

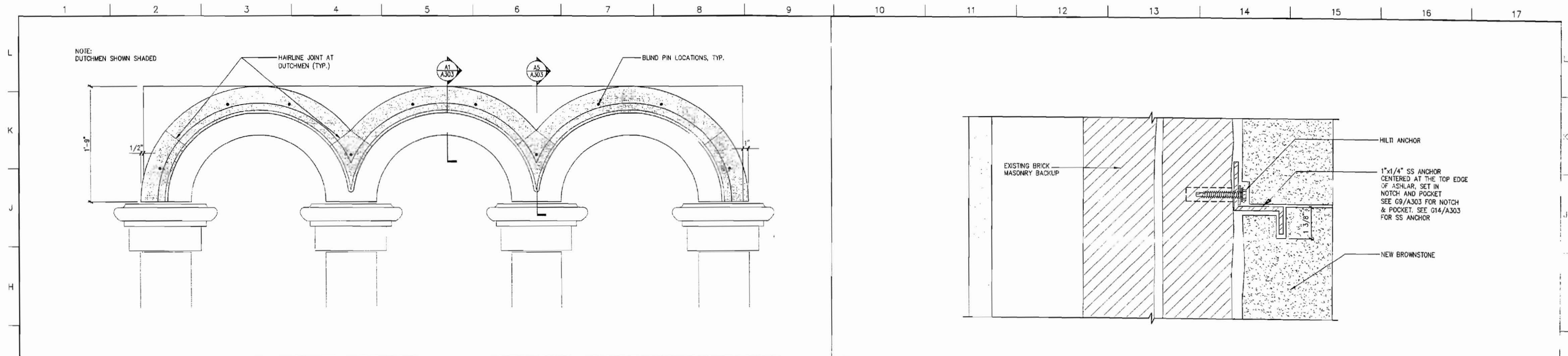


ARCHITECTURE & ENGINEERING, P.C.

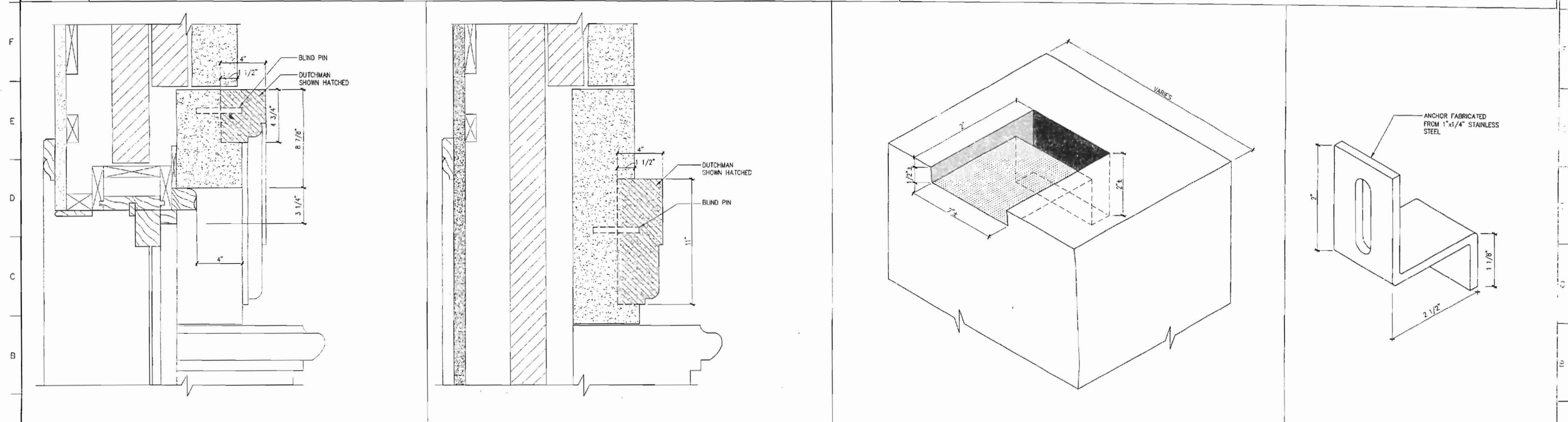
TWENTY-FOUR SCHOOL STREET
BOSTON, MA 02108-5113 (617) 302-9900
LEAH, NY BOSTON, MA NEW YORK, NY
WASHINGTON, DC

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G1	TRIPLE LINTEL WITH DUTCHMEN (STONE #1149, #1506 & #775 SIM.)	G10	ISOMETRIC - ANCHOR
1 1/2"=1'-0"		HALF	

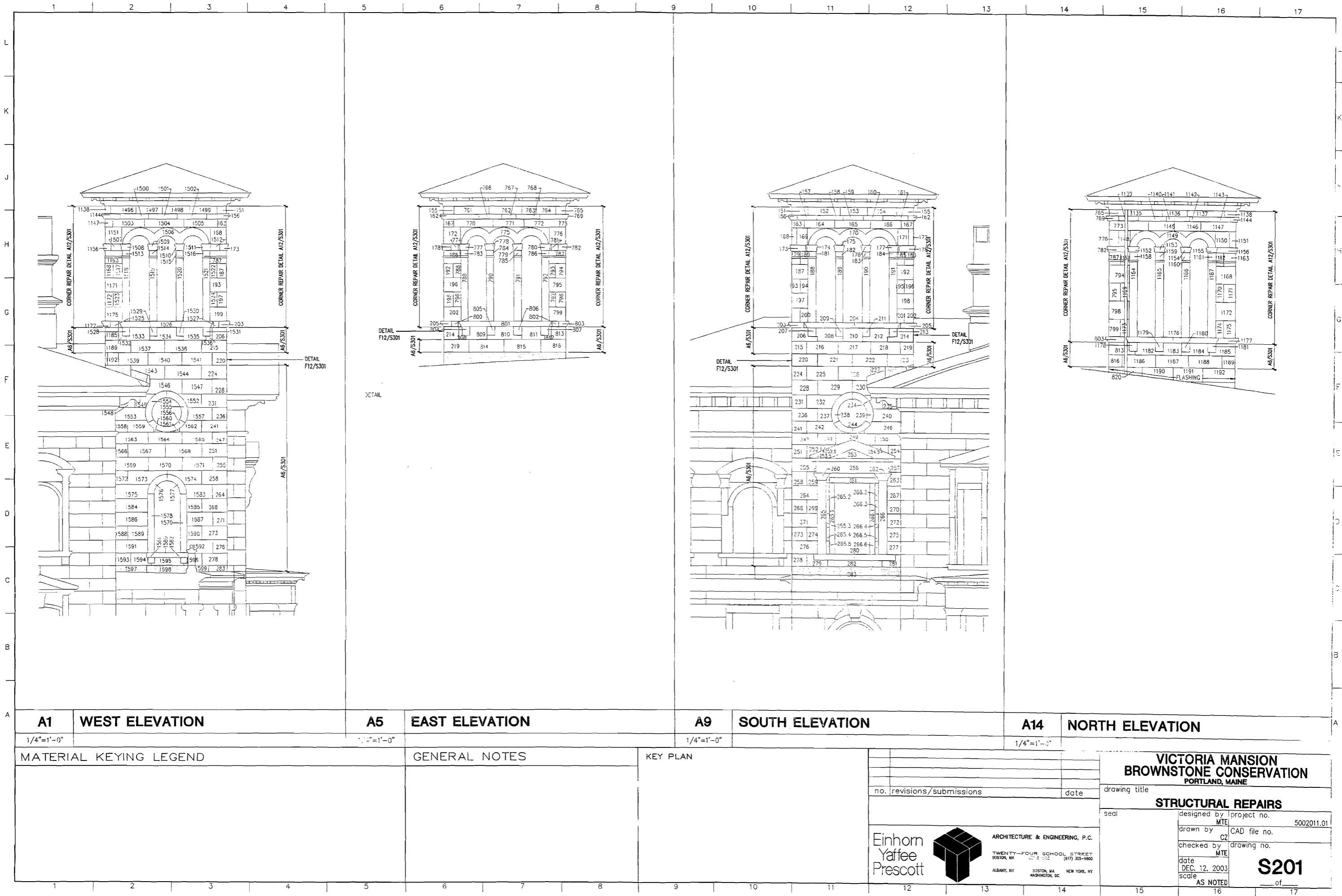


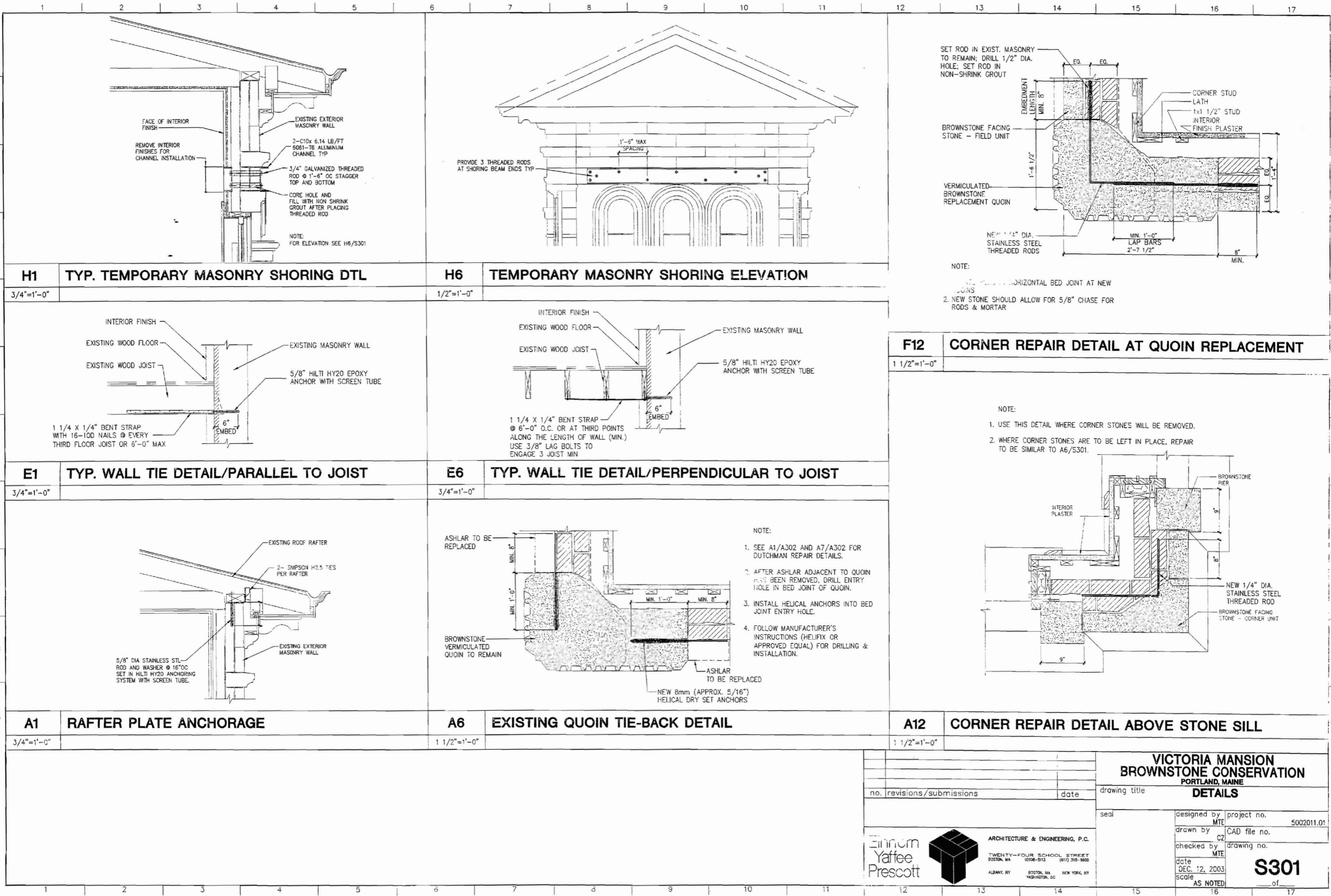
A1	DUTCHMAN @ TRIPLE LINTEL	A5	DUTCHMAN @ TRIPLE LINTEL	G9	ISOMETRIC - NOTCH & POCKET	G14	ISOMETRIC - ANCHOR
3"=1'-0"		3"=1'-0"					

MATERIAL KEYING LEGEND				GENERAL NOTES 1. VICTORIA MANSION IS A NATIONAL HISTORIC LANDMARK. WORK WILL BE STRICTLY LIMITED TO THE LIMITS SET FORTH IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.				KEY PLAN				<table border="1"> <tr> <td>no.</td> <td>revisions/submissions</td> <td>date</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>				no.	revisions/submissions	date			
no.	revisions/submissions	date																			
VICTORIA MANSION BROWNSTONE CONSERVATION PORTLAND, MAINE DETAILS				designed by project no. 5002011.01 drawn by AG CAD file no. checked by drawing no. date 2. 2003 scale AS NOTED				A303 of													

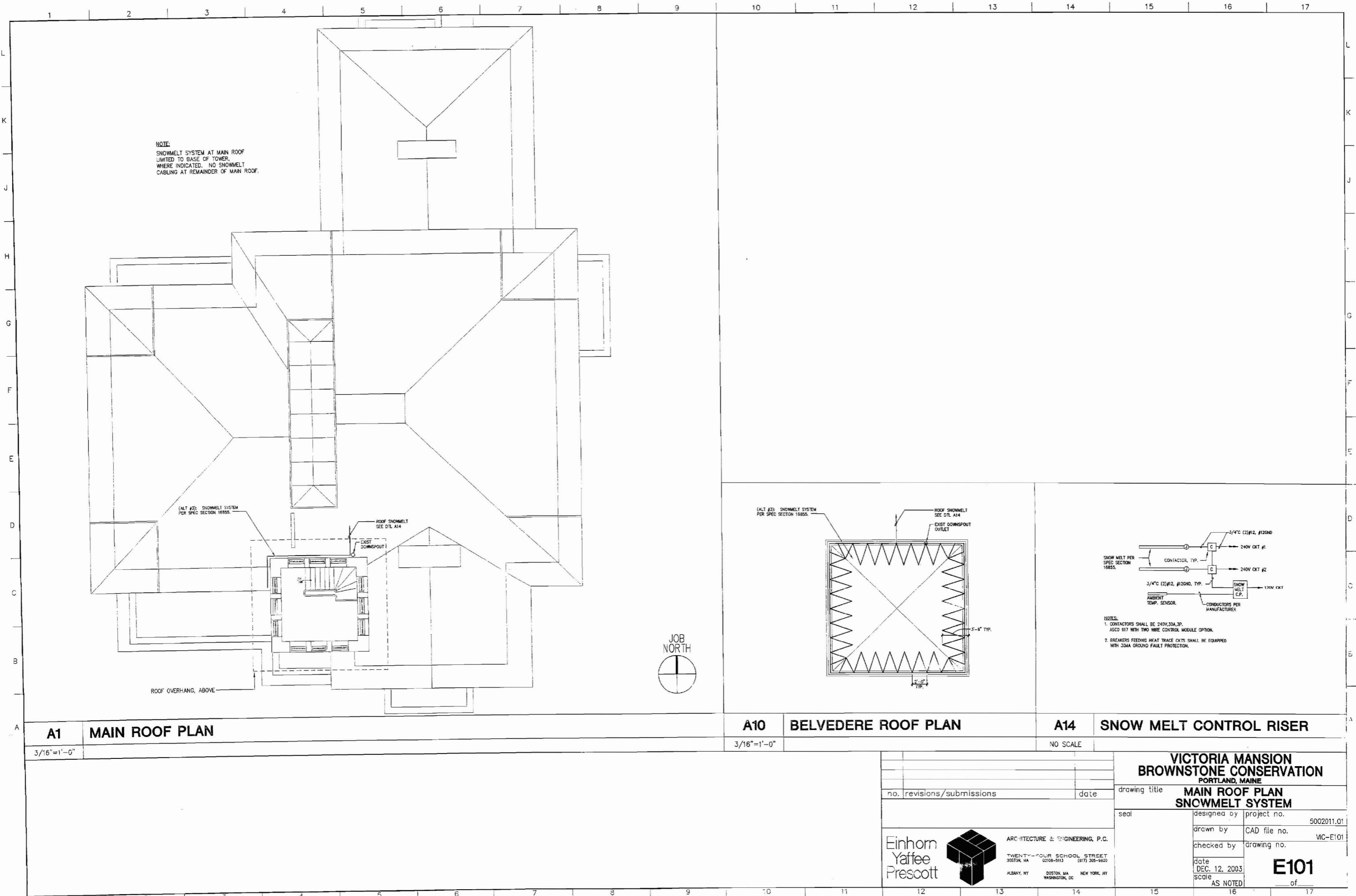
Einhorn Yaffee Prescott
 ARCHITECTURE & ENGINEERING, P.C.
 TWENTY-FOUR SCHOOL STREET
 ALBANY, NY 12208-5113 (518) 305-9800
 BOSTON, MA NEW YORK, NY WASHINGTON, DC

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17





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CITY OF PORTLAND, MAINE

Department of Building Inspections

20

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: _____

Check #: _____

Total Collected \$ _____

THIS IS NOT A PERMIT

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

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy