

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

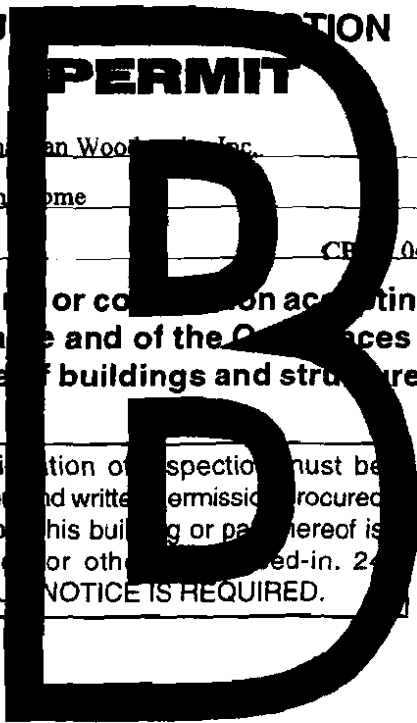
Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 100953

This is to certify that BEGIN ELIZABETH W / Monahan Wood Inc.
has permission to Renovation & Repair of existing home
AT 5 ORCHARD ST CE 061 D012001

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 written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name


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

Permit No: 10-0953	Issue Date:	CBL: 061 D012001
-----------------------	-------------	---------------------

Location of Construction: 5 ORCHARD ST	Owner Name: BEGIN ELIZABETH W	Owner Address: 5 ORCHARD ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-4

Past Use: Single Family Home	Proposed Use: Single Family Home - Renovation & Repair of existing home	Permit Fee: \$2,020.00	Cost of Work: \$200,000.00	CEO District: 2	7220#
Proposed Project Description: Renovation & Repair of existing home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC, 2003		

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: Idobson	Date Applied For: 08/05/2010	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 <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:	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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 8/24/10
	D. Andrews		

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0953	Date Applied For: 08/05/2010	CBL: 061 D012001
-----------------------	---------------------------------	---------------------

Location of Construction: 5 ORCHARD ST	Owner Name: BEGIN ELIZABETH W	Owner Address: 5 ORCHARD ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Renovation & Repair of existing home	Proposed Project Description: Renovation & Repair of existing home
--	---

Dept: Historic	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 08/24/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/18/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</p> <p>2) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>3) 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.</p> <p>4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 09/08/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Garage opening to residence shall be equipped with solid wood doors not less than 1 3/8" in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20 minute fire rated door.</p> <p>2) Separate permits are required for any electrical, plumbing, HVAC systems, heating appliances, including the installation of the basement Gas Boiler.</p> <p>3) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.</p> <p>4) The design load spec sheets for any engineered beam(s) must be submitted to this office.</p> <p>5) Each bathroom requires natural (windows) or mechanical ventilation.</p>			

Dept: Fire	Status:	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

PERMIT ISSUED

SEP - 8 2010

City of Portland

Comments:
 8/25/2010-gg: received permit from historic as of 08-24-10. /gg
 9/8/2010-jrioux: Spoke with Steven Grant, PE i.e. Confirmation for scaled span of structural beam.

Location of Construction: 5 ORCHARD ST	Owner Name: BEGIN ELIZABETH W	Owner Address: 5 ORCHARD ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

9/8/2010-jrioux: Spoke with Contractor, the attic space and bedroom are not to be used as sleeping rooms, and or bedrooms; no proposed change to roof pitch; smoke detectors and CO requirements will be addressed when permit is picked-up.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



General 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: 5 OLLHALD ST.		
Total Square Footage of Proposed Structure/Area RENOVATION	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 061 0012001	Applicant ^{must be owner, Lessee or Buyer} Name ELISE ANSEL · 2010 IRREVOCABLE TRUST; ELISE ANSEL, TRUSTEE Address 5 OLLHALD ST City, State & Zip 04101	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name SAME Address City, State & Zip	Cost Of Work: \$ 200,000 C of O Fee: \$ Total Fee: \$ 2020
Current legal use (i.e. single family) SINGLE FAM. Number of Residential Units _____		
If vacant, what was the previous use? NA		
Proposed Specific use: RESIDENCE		
Is property part of a subdivision? NO If yes, please name _____		
Project description: RENOVATION + REPAIRS OF EXISTING HOME AS OBSERVED BY PRINTS ATTACHED		
Contractor's name: MONAGHAN WOODWORKS INC.		
Address: 100 COMMERCIAL ST BOX 105		
City, State & Zip 04101		Telephone: 775-2683
Who should we contact when the permit is ready: BRAD		Telephone: 756-5410
Mailing address: SAME		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: 

Date: **8/4/2010**

This is not a permit; you may not commence ANY work until the permit is issued

RECEIVED
AUG - 5 2010
Dept. of Building Inspections
City of Portland, Maine



Date: 3 AUGUST 2010

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

5 ORCHARD ST PORTLAND, ME

CHART/BLOCK/LOT: 0610012001 (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

REPAIRS & RENOVATIONS TO 5 ORCHARD ST.
(SEE ATTACHED DRAWING SET)

CONTACT INFORMATION:

APPLICANT

Name: MONAGHAN WOODWORKS
Address: 100 COMMERCIAL INC
BOX 105
Zip Code: 04101
Work #: 207 775-2683
Cell #: 207 776-1348
Fax #: 207 772-6726
Home: _____
E-mail: INFO@MWOODWORKS

PROPERTY OWNER

Name: ELISE ANSEL - 2010 IRREVOCABLE
Address: TRUST - ELISE ANSEL, TRUSTEE
5 ORCHARD ST.
Zip Code: PORTLAND, ME - 04102
Work #: _____
Cell #: (207) 837-0825
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS


Name: _____
Address: SAME
Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ARCHITECT

Name: WHITTEN ARCHITECTS
Address: 37 SILVER ST.
PORTLAND, ME 04101
Zip: _____
Work #: (207) 774-0111 x-103
Cell #: (207) 730-1322
Fax #: (207) 774-1668
Home: _____
E-mail: BRIAN@WHITTENARCHITECTS
.COM

CONTRACTOR

Name: SAME
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____


Applicant's Signature

Owner's Signature (if different)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review. **Please check all those activities that apply to your proposed project.**

Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

Additions and New Construction

- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Call Building Inspections (874-8703) to make this determination.

ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.
- Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.
- Details or sections, where applicable.
- Floor plans, where applicable.
- Site plan showing relative location of adjoining structures.
- Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)
- Materials - list all visible exterior materials. Samples are helpful.
- Other(explain) _____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or Scott Hanson (756-8023)

Please return this form, application fee (see attached fee schedule), and related materials to:

Historic Preservation Division
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

Assessor's Office | 189 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8436

City Home Departments City Council E-Services Calendar Jobs

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 061 D012001
Land Use Type SINGLE FAMILY
Property Location 5 ORCHARD ST
Owner Information BEGIN ELIZABETH W
 5 ORCHARD ST
 PORTLAND ME 04102
Book and Page 12631/60
Legal Description 61-D-12
 ORCHARD ST 5
 FLETCHER ST 22-26
 7220 SF
Acres 0.166

Current Assessed Valuation:

TAX ACCT NO.	9636	OWNER OF RECORD AS OF APRIL 2010
		BEGIN ELIZABETH W
LAND VALUE	\$260,100.00	5 ORCHARD ST
BUILDING VALUE	\$393,300.00	PORTLAND ME 04102
HOMESTEAD EXEMPTION	(\$10,000.00)	
NET TAXABLE - REAL ESTATE	\$643,400.00	
TAX AMOUNT	\$11,529.74	

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

Building Information:



Best viewed at 800x600 with Internet Explorer

Card 1 of 1

Year Built 1929
Style/Structure Type COLONIAL
Stories 2
Bedrooms 3
Full Baths 3
Half Baths 1
Total Rooms 10
Attic PART FINSH
Basement PART
Square Feet 2930

[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

Sale Date	Type	Price	Book/Page
7/1/1996	LAND + BUILDING	\$338,500.00	12631/60

[New Search!](#)

RECEIVED

AUG - 5 2010

Dept. of Building Inspections
City of Portland Maine



PHOTO VIEW OF EXISTING SIDE (east) ELEVATION

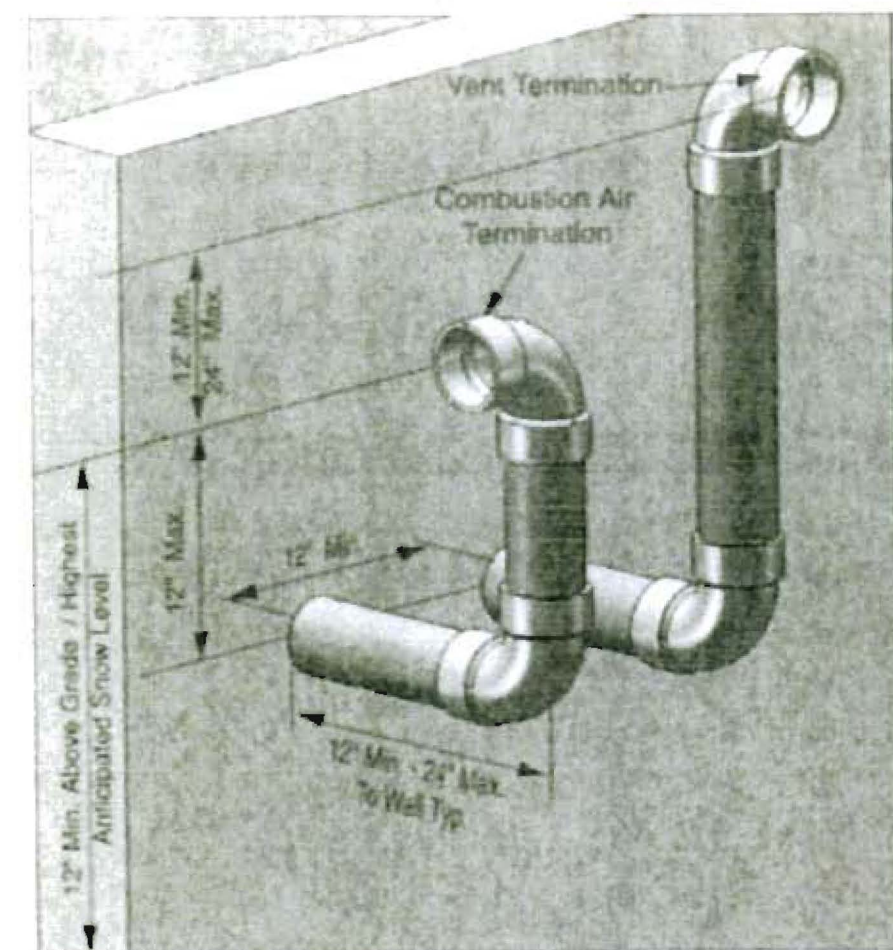


Fig. 10: Direct Vent - Sidewall Snorkel Termination of Vent and Combustion Air Piping

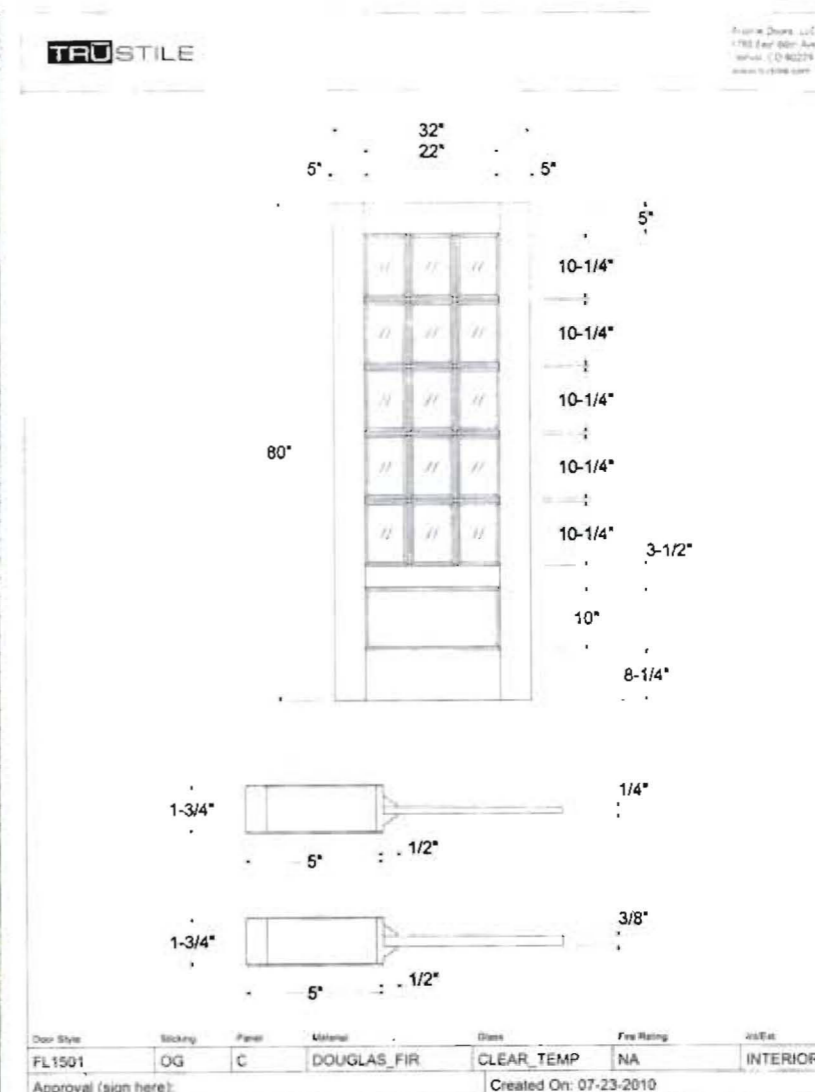
ITEM 5: install vent for new high efficiency gas boiler.

Notes:

- Located next to other existing utility entrances behind existing shrubs.
- Existing oil tank fill in this location to be removed when gas new boiler is installed.



PHOTO VIEW OF EXISTING SIDE (east) ELEVATION



ITEM 6: Replace existing combination storm/screen door with new exterior door.

Notes:

- Combination door to be re-hung and used again as a storm door outside the new exterior door.

ITEM 7: Remove existing dryer vent.

Notes:

- Patch and repair stucco finish to match existing.

ITEM 8: Install new mailbox.



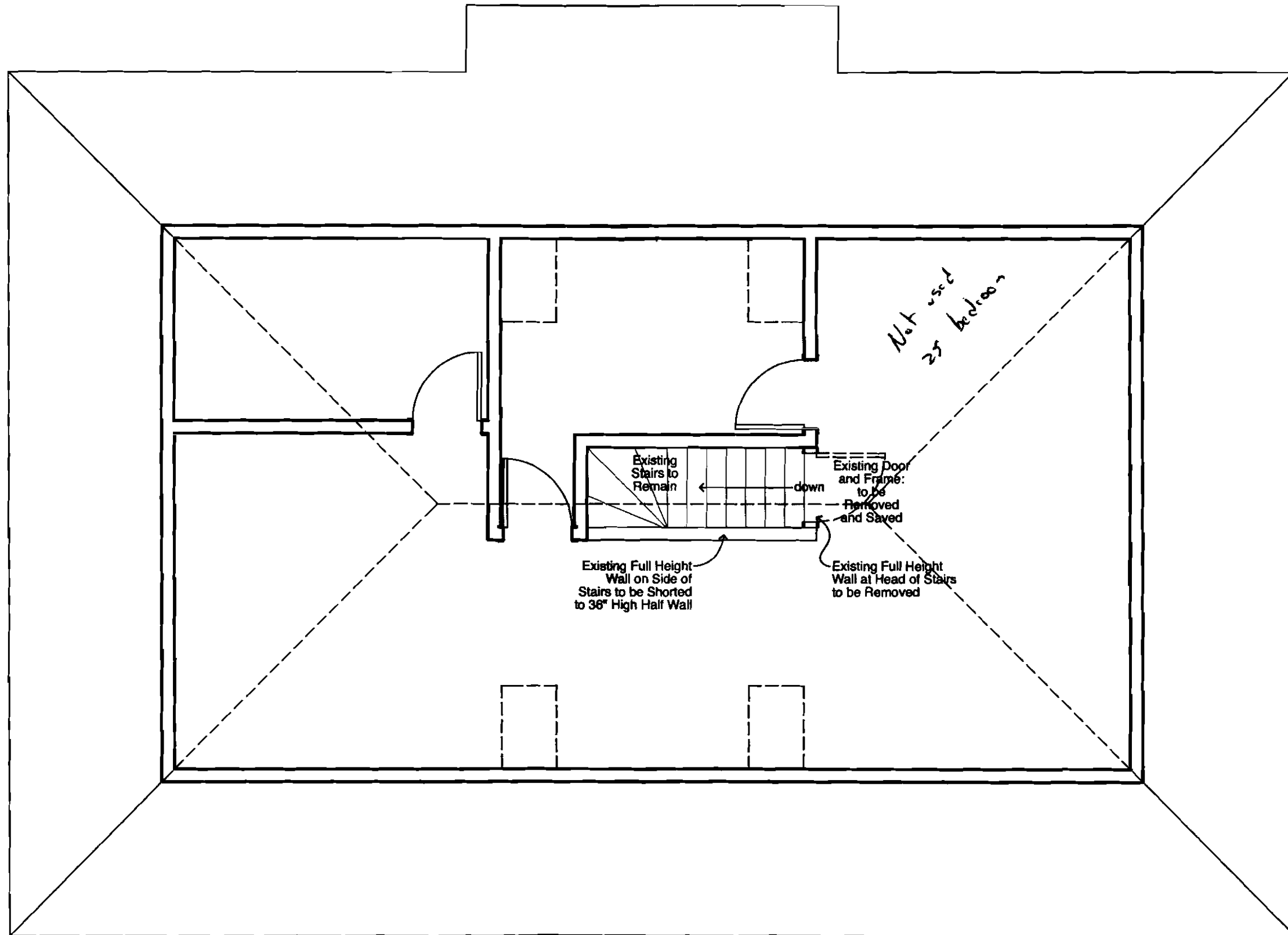
PHOTO VIEW OF EXISTING FRONT (south) ELEVATION

ITEM 9: Re-point existing stonework at retaining wall and front steps.

Isabel B. Hay House
5 Orchard Street
Portland, Maine
3 August 2010

Historic Preservation Review
(Not to Scale)

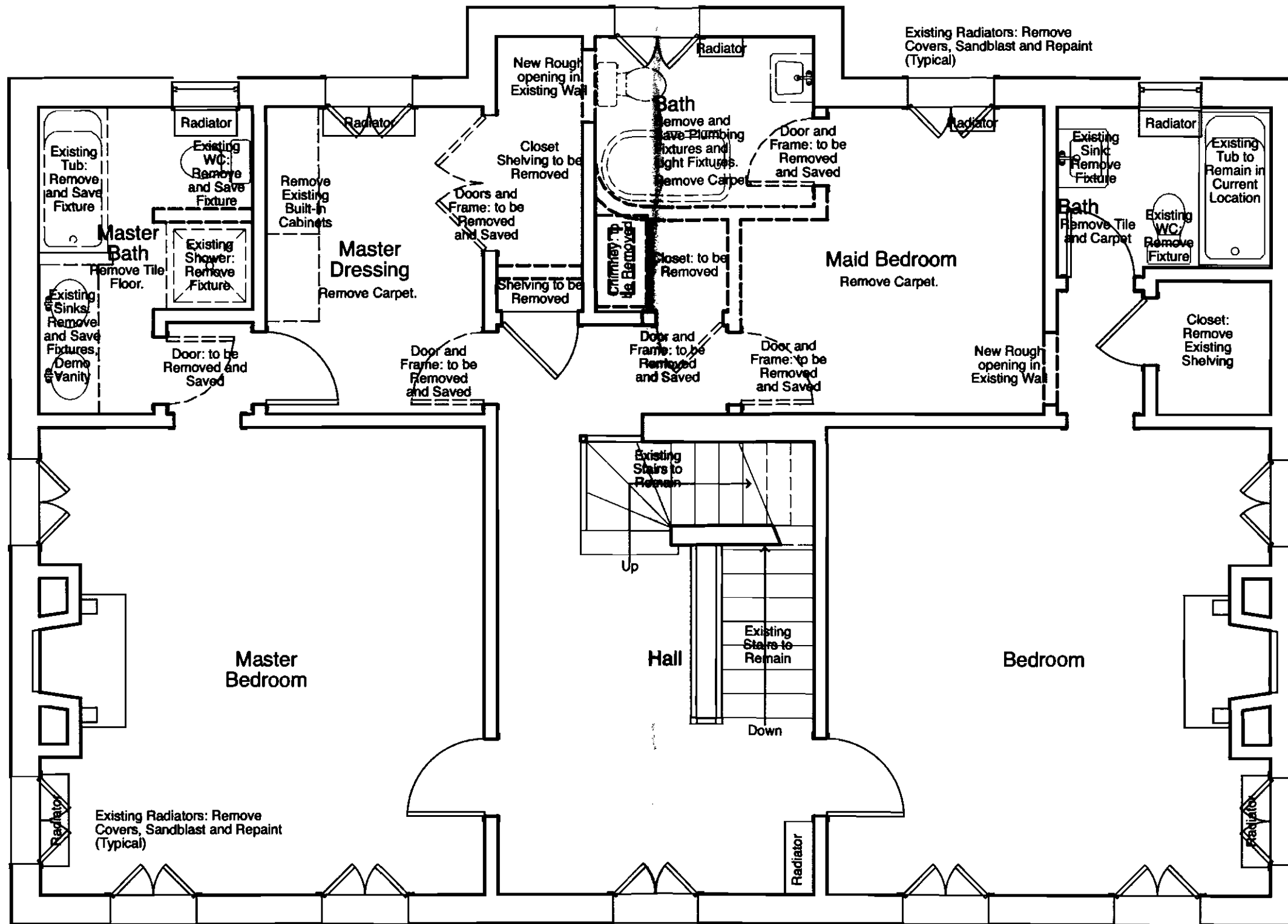
Whitten Architects
37 Silver Street
Portland, Maine
(207) 774-0111

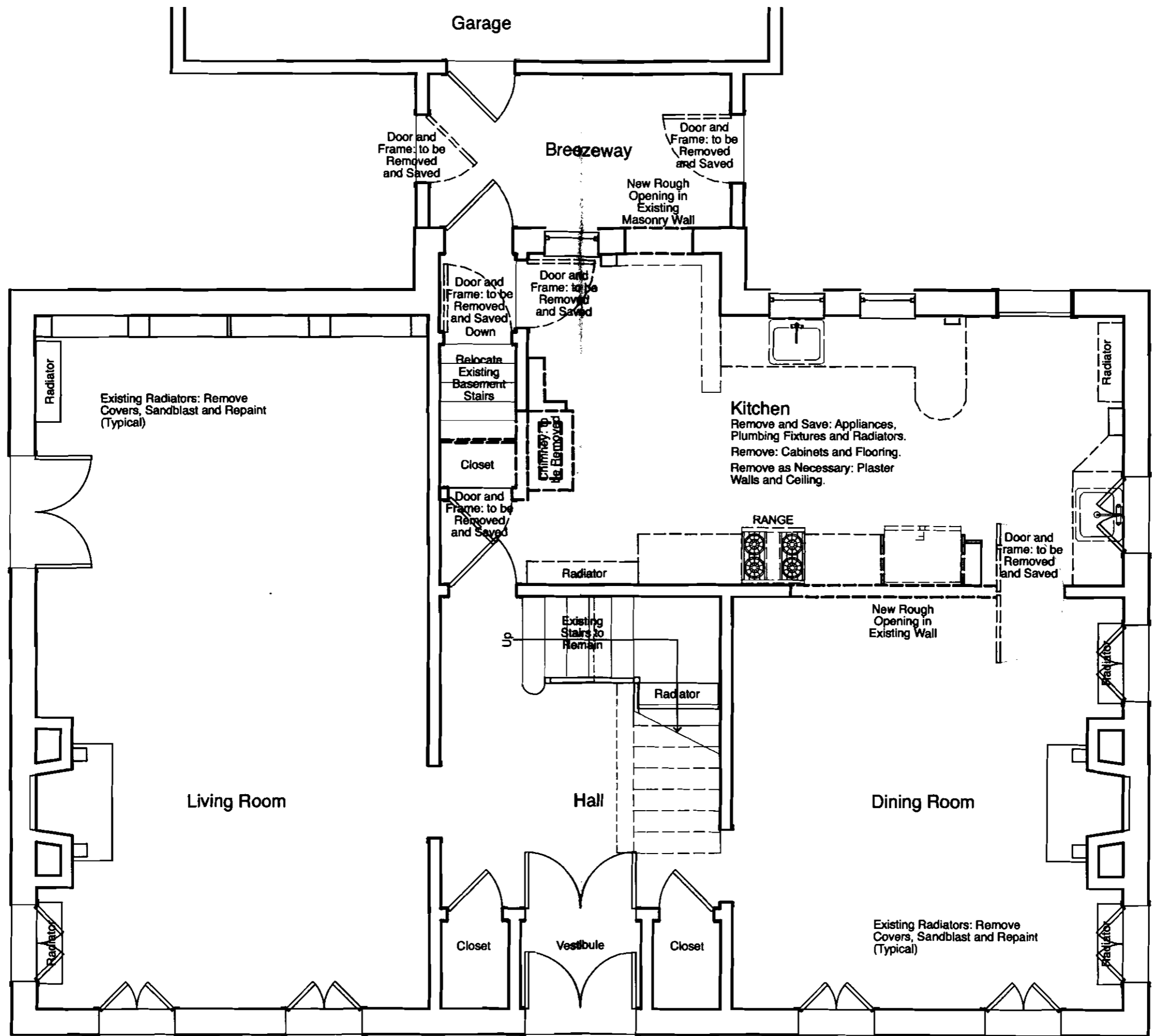


Isabel B. Hay House
 5 Orchard Street
 Portland, Maine
 3 August 2010

Proposed Attic Plan
 Scale: 1/4" = 1'-0"

Whitten Architects
 37 Silver Street
 Portland, Maine
 (207) 774-0111



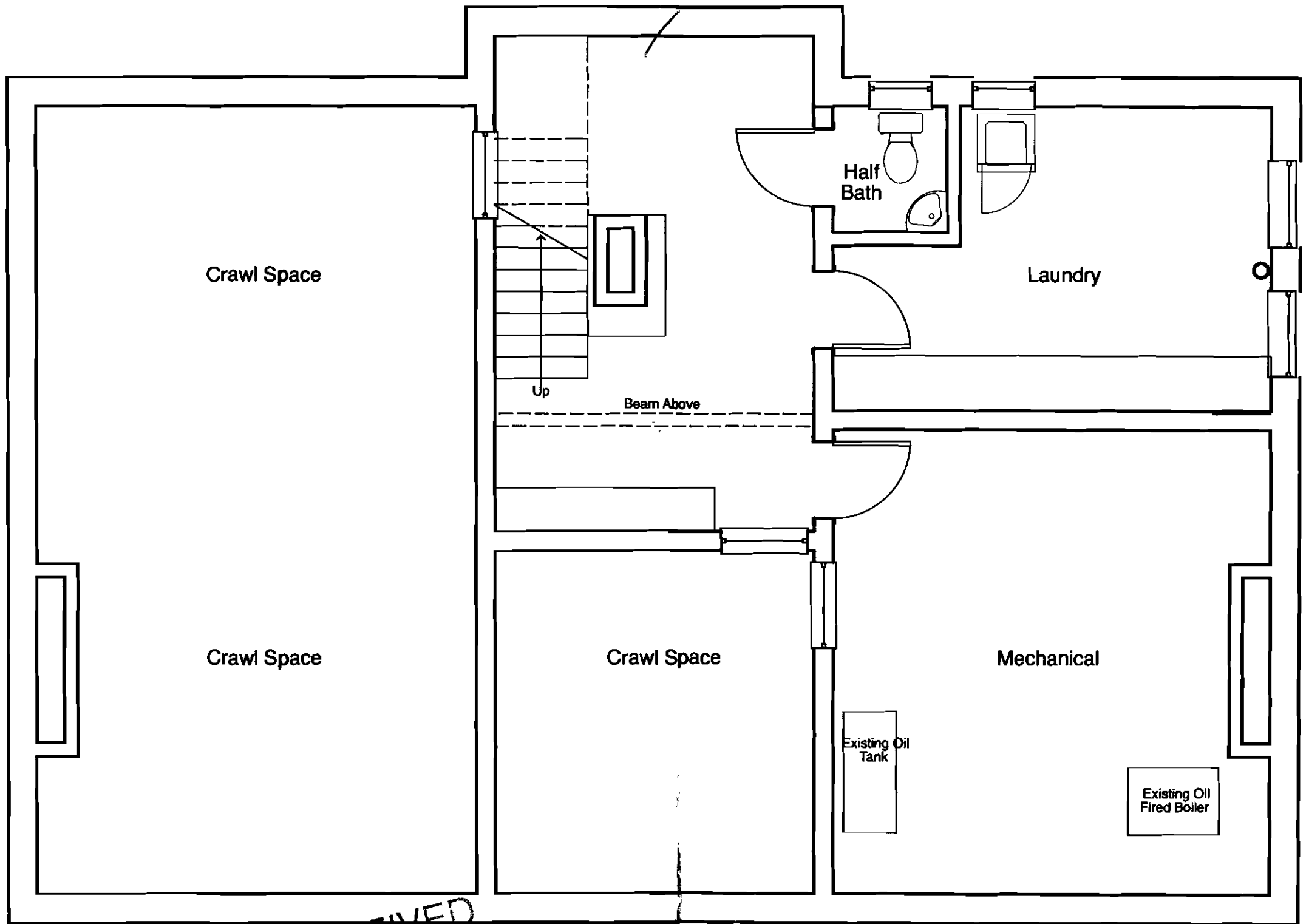


Isabel B. Hay House
 5 Orchard Street
 Portland, Maine
 3 August 2010

Existing/Demolition First Floor Plan
 Scale: 1/4" = 1'-0"

Whitten Architects
 37 Silver Street
 Portland, Maine
 (207) 774-0111

Existing stairs
to be moved/
re-used



Crawl Space

Half Bath

Laundry

Up

Beam Above

Crawl Space

Crawl Space

Mechanical


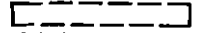

Existing Oil Tank

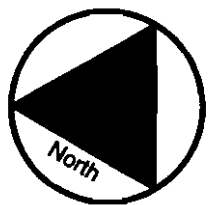
Existing Oil Fired Boiler

RECEIVED

AUG - 5 2010
Dept. of Building Inspections
City of Portland, Maine

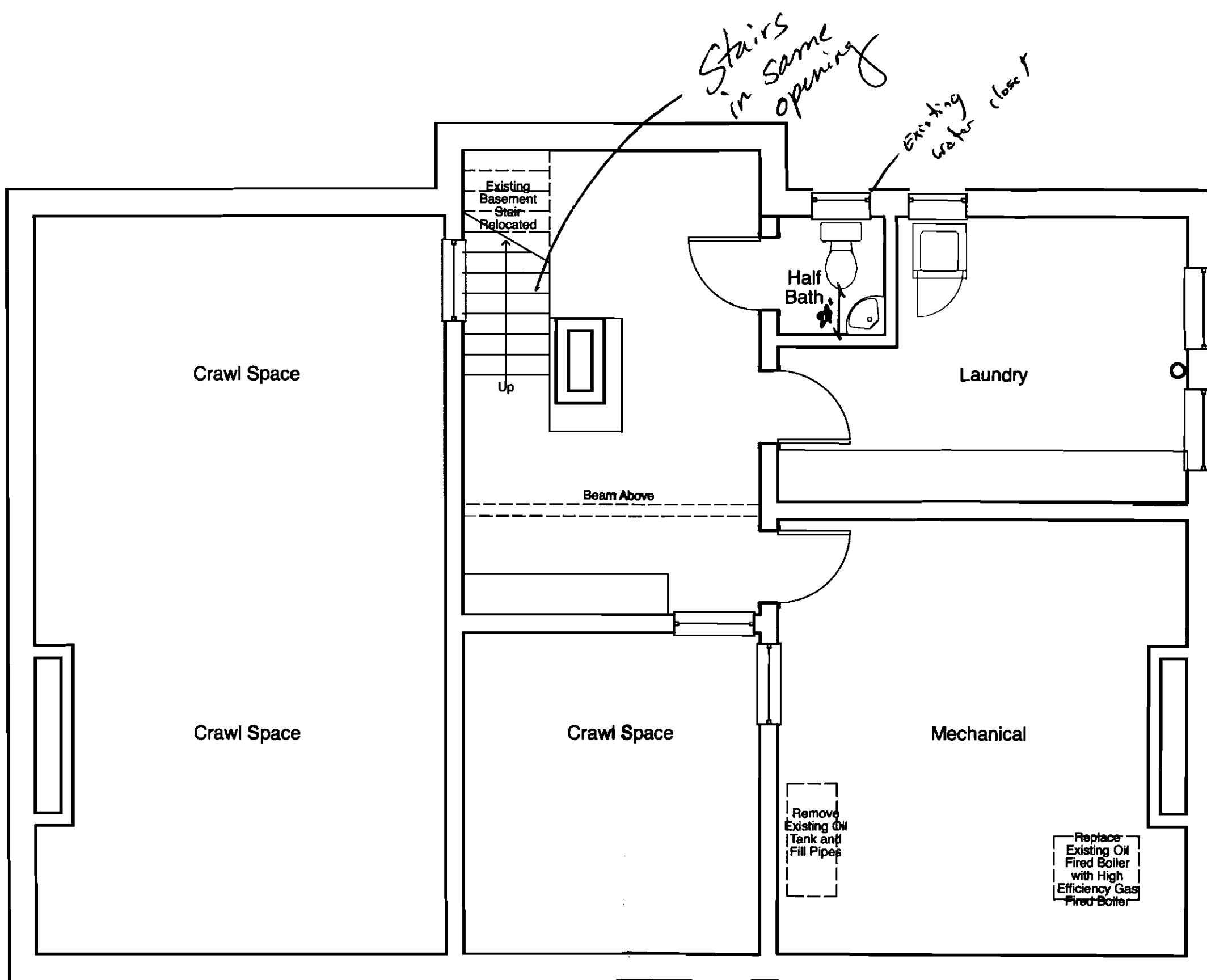
Existing Basement Plan
Scale: 1/4" = 1'-0"

-  New Wall to be Built
-  Existing Wall to be Removed
-  Existing Wall to Remain



Isabel B. Hay House
5 Orchard Street
Portland, Maine
3 August 2010

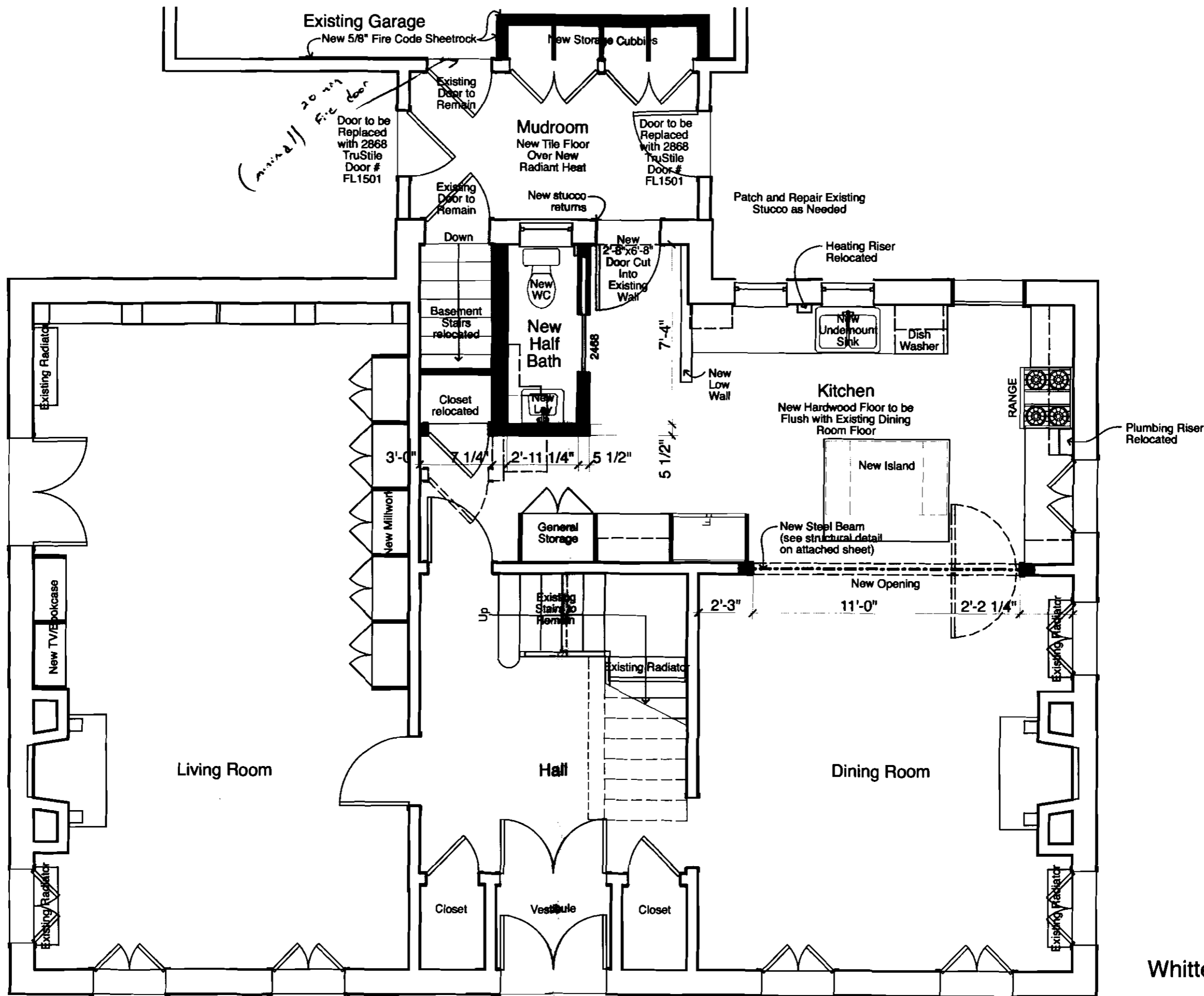
Whitten Architects
37 Silver Street
Portland, Maine
(207) 774-0111



Isabel B. Hay House
 5 Orchard Street
 Portland, Maine
 3 August 2010

Proposed Basement Plan
 Scale: 1/4" = 1'-0"

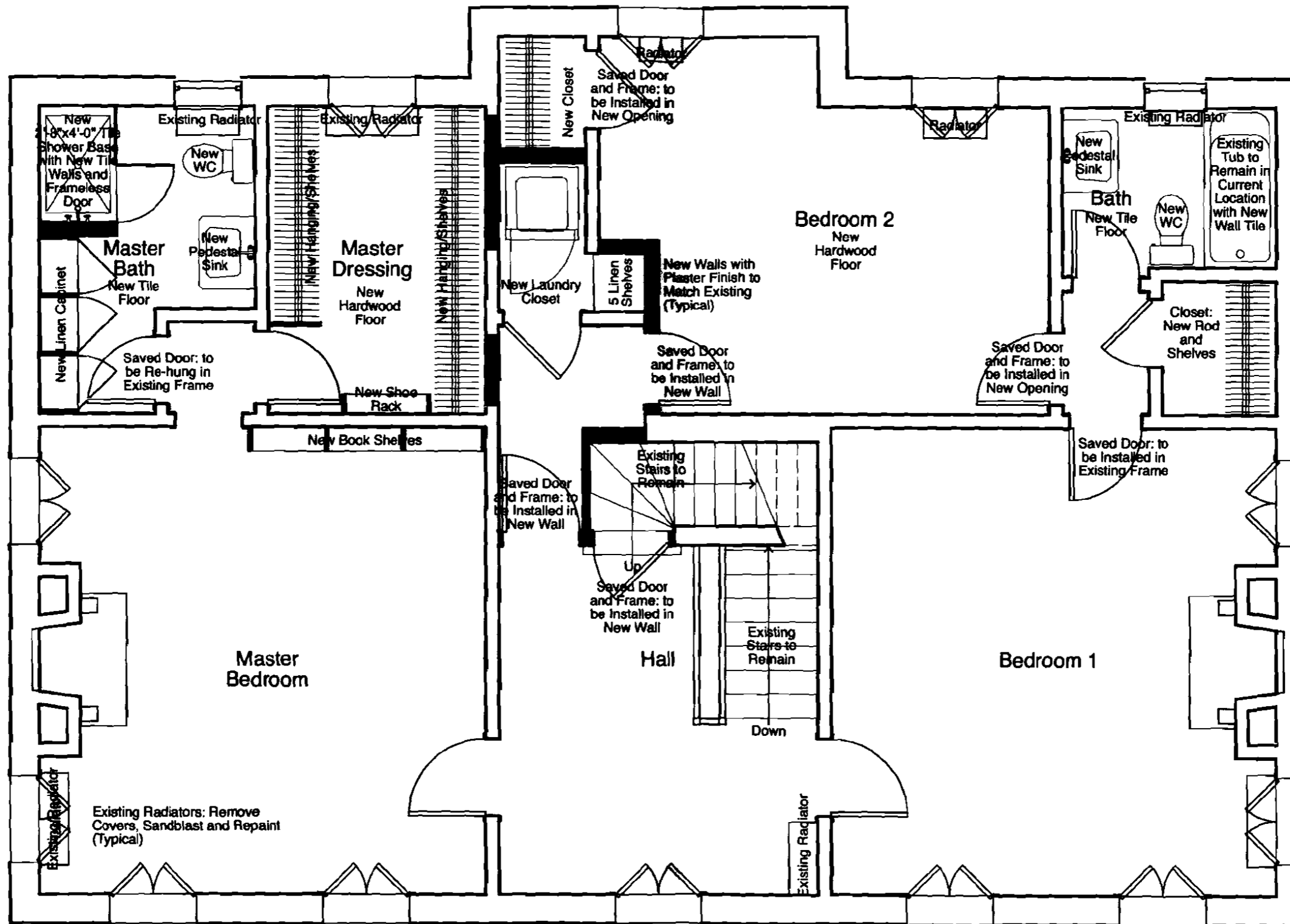
Whitten Architects
 37 Silver Street
 Portland, Maine
 (207) 774-0111



Isabel B. Hay House
5 Orchard Street
Portland, Maine
3 August 2010

Proposed First Floor Plan
Scale: 1/4" = 1'-0"

Whitten Architects
37 Silver Street
Portland, Maine
(207) 774-0111

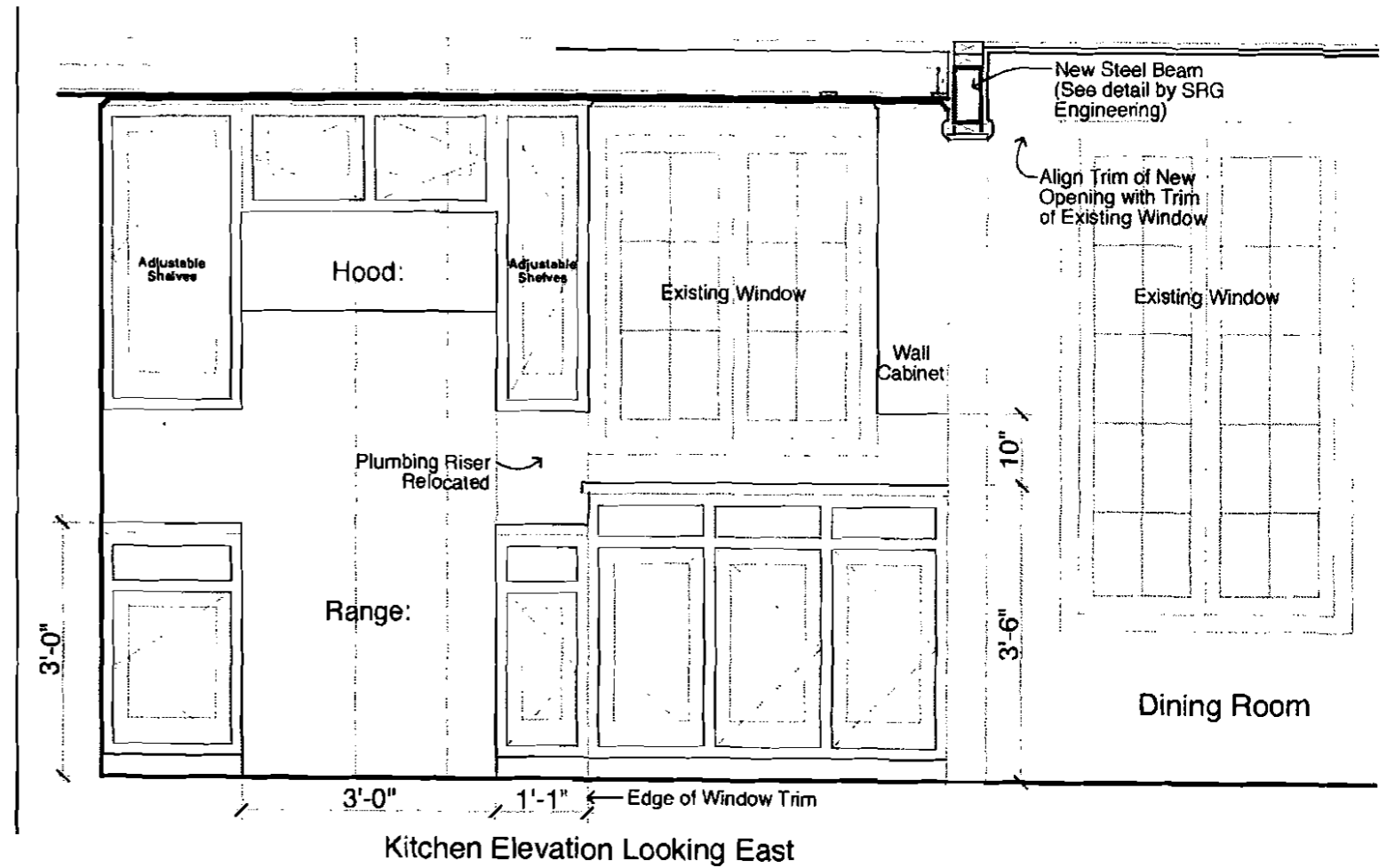
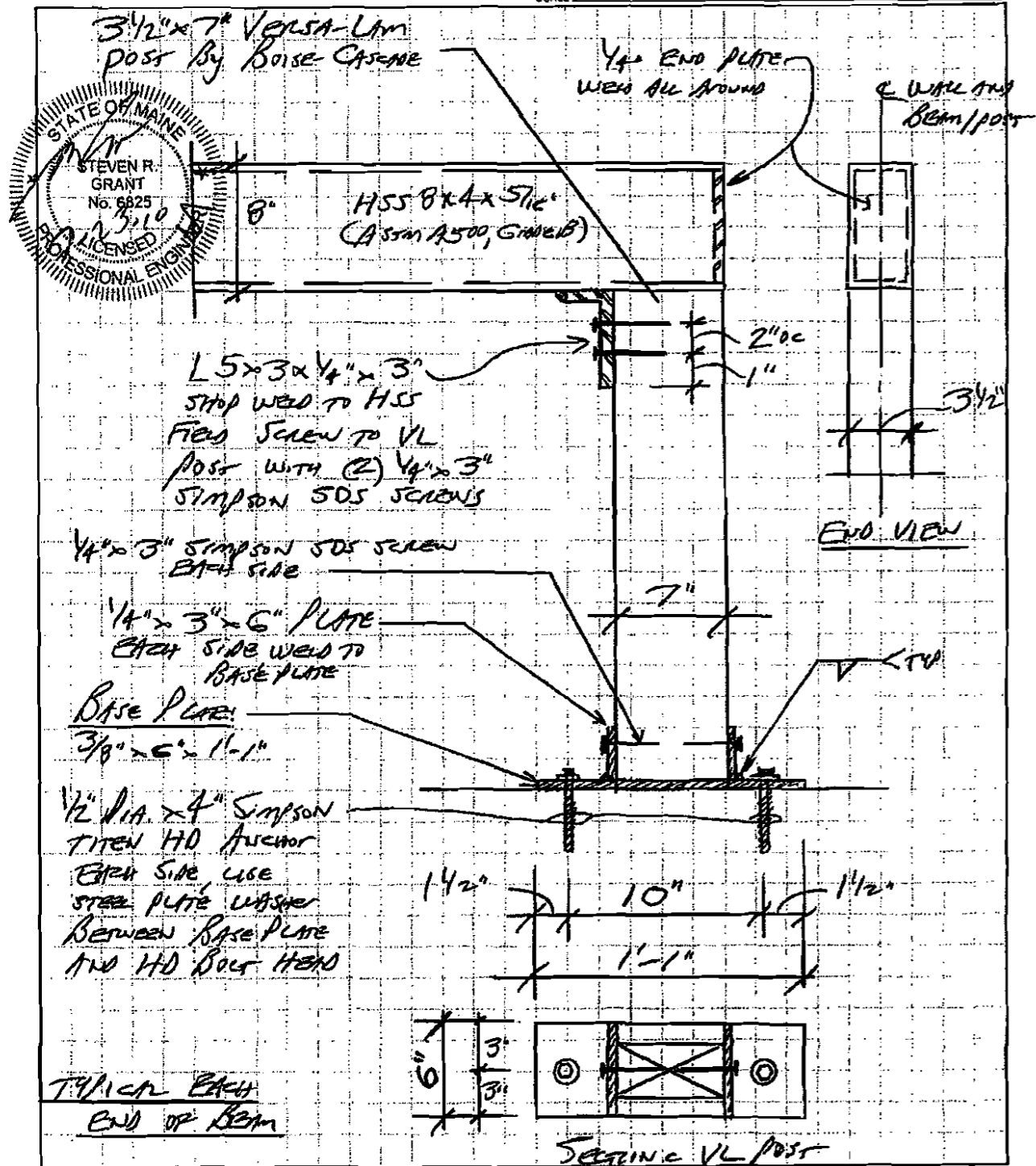


Isabel B. Hay House
 5 Orchard Street
 Portland, Maine
 3 August 2010

Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"

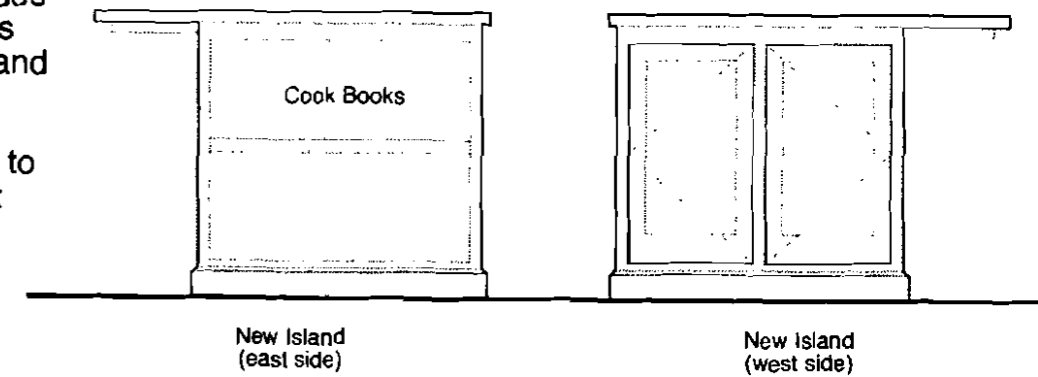
Whitten Architects
 37 Silver Street
 Portland, Maine
 (207) 774-0111

JOB: 10-051: 5 ORCHARD ST
SHEET NO. SK-1 OF 1
CALCULATED BY: SLY DATE: 7/10
CHECKED BY: NONE DATE:
SCALE: NONE



Kitchen Cabinet Design Concept:

- Plywood construction for base and upper cabinets with painted poplar face frames
- Square edge inset doors with flat panels painted poplar stiles and rails with plywood panels
- Square edge inset solid-head drawers
- Fully concealed soft close drawer glides and adjustable european hinges
- Brushed nickel bin pulls for drawers and knobs for doors
- Stone counter top and backsplash (custom fabricated metal frame to support countertop overhang at island)





Isabel B. Hay House
 5 Orchard Street
 Portland, Maine
 3 August 2010

Kitchen Elevations (South & North)
 Scale: 1/2" = 1'-0"

Whitten Architects
 37 Silver Street
 Portland, Maine
 (207) 774-0111



PHOTO VIEW OF EXISTING REAR (north) ELEVATION



ITEM 1: Remove existing incinerator chimney to basement ceiling.

Notes:

- Incinerator chimney does not appear on architect's original elevation drawings of 1928.
- Incinerator chimney is not visible from principal views of the house.
- Prominent symmetrical fireplace chimneys are to remain.
- Incinerator and chimney base is to remain in the basement as an historic relic.



PHOTO VIEW OF EXISTING FRONT (south) ELEVATION

ITEM 2: Patch and repair existing slate roof and related flashings.

Notes:

- Includes new slate to match existing where roof is patched at removed Incinerator chimney.
- Related work: copper gutters and downspouts

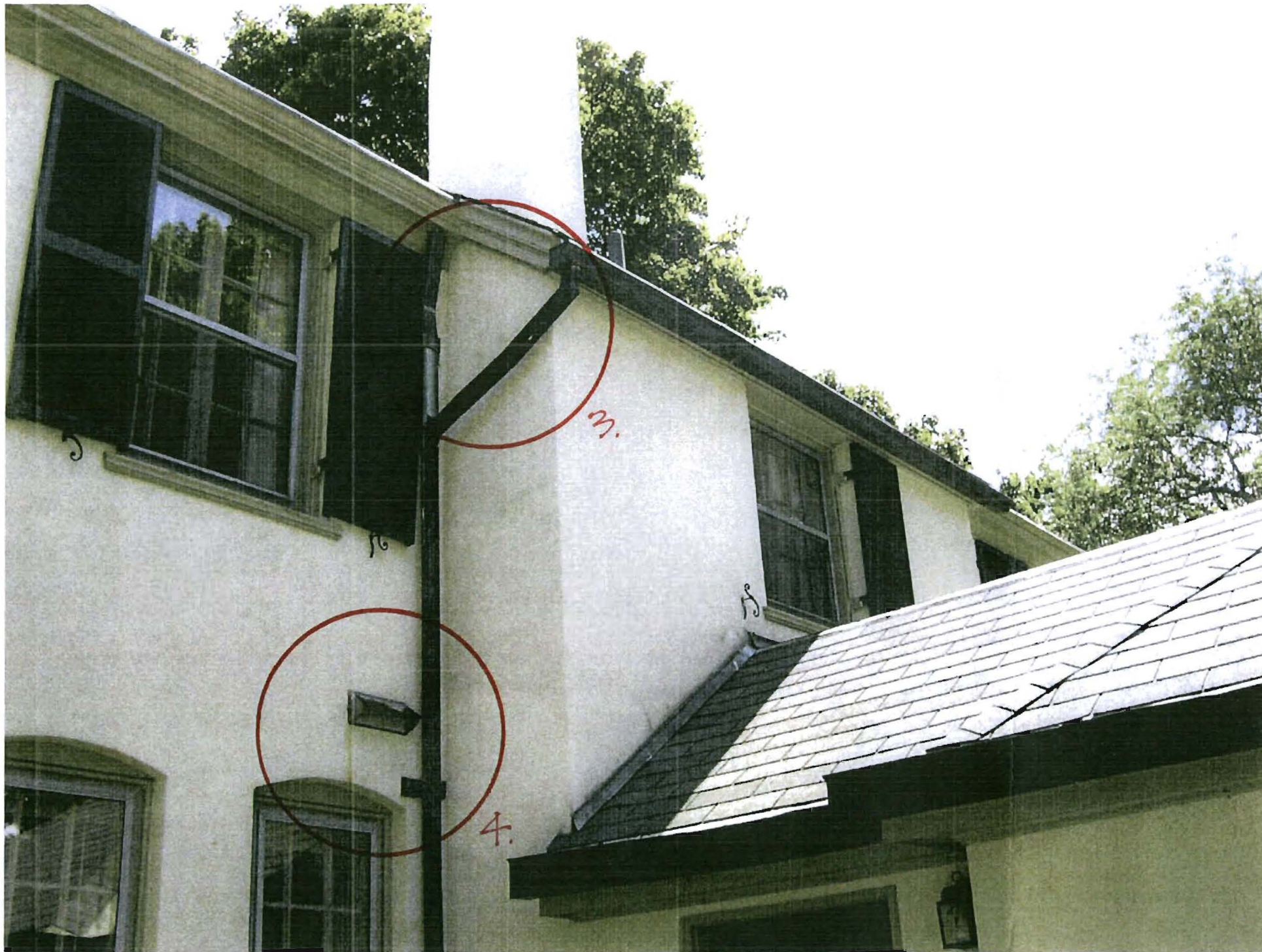


PHOTO VIEW OF EXISTING REAR (north) ELEVATION

ITEM 3: Replace and repair existing copper gutters and downspouts.

Notes:

- Profiles to match existing.

ITEM 4: Replace range hood exhaust vent.

Notes:

- Profile to match existing.
- New vent to be copper.