

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 060772
AUG 25 2006
CITY OF PORTLAND

This is to certify that PORTLAND WEST NEIGHBORHOOD PLANNING COUNCIL
has permission to Combine 3rd floor egress with 1st & 2nd floor egress and remove existing fire escape
AT 170 CLARK ST 056 B018001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 occupied. 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. WCS, CWS
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 8/29/06
Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0772	Date Applied For: 05/24/2006	CBL: 056 B018001
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Location of Construction: 170 CLARK ST	Owner Name: PORTLAND WEST NEIGHBORH	Owner Address: 181 BRACKETT ST	Phone:
Business Name:	Contractor Name: Bill Getz	Contractor Address: 181 Brackett St Portland	Phone: (207) 775-0105
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Six (6) Family Residential Combine 3rd floor egress with 1st & 2nd floor egress and remove existing fire escape	Proposed Project Description: Combine 3rd floor egress with 1st & 2nd floor egress and remove existing fire escape
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 08/07/2006

Note: **Ok to Issue:**

- 1) Window on rear elevation of addition to be 2 over 1 to match windows of house, size to be adjusted, proportions to be followed.
- 2) All details and materials of addition to match those of existing house.
- 3) Addition roofline to match existing dormer roof slope if at all possible, extended in a contious line from dormer roof.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/06/2006

Note: 6/6/06 Spoke with Bill Getz - there is no increase in the existing footprint - the existing egress will go up one more story with a shed dormer **Ok to Issue:**

- 1) This property shall remain a six (6) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 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:** Pending **Reviewer:** Mike Nugent **Approval Date:**

Note: **Ok to Issue:**

Comments:

8/7/2006-gad: Scott signed off on 8-7-2006, permit returned to Gayle on 8-7-06. Gina

8/8/2006-mjn: Nee construction plans, spoke with applicant....

EXISTING HOUSE

3'9 1/2"

7 1/2"

STAIRS
2 1/4" x 9 1/2"

36" LANDING

28" door

3'9"

STAIRS
7 1/4" x 9"

EXISTING
MODIFICATIONS

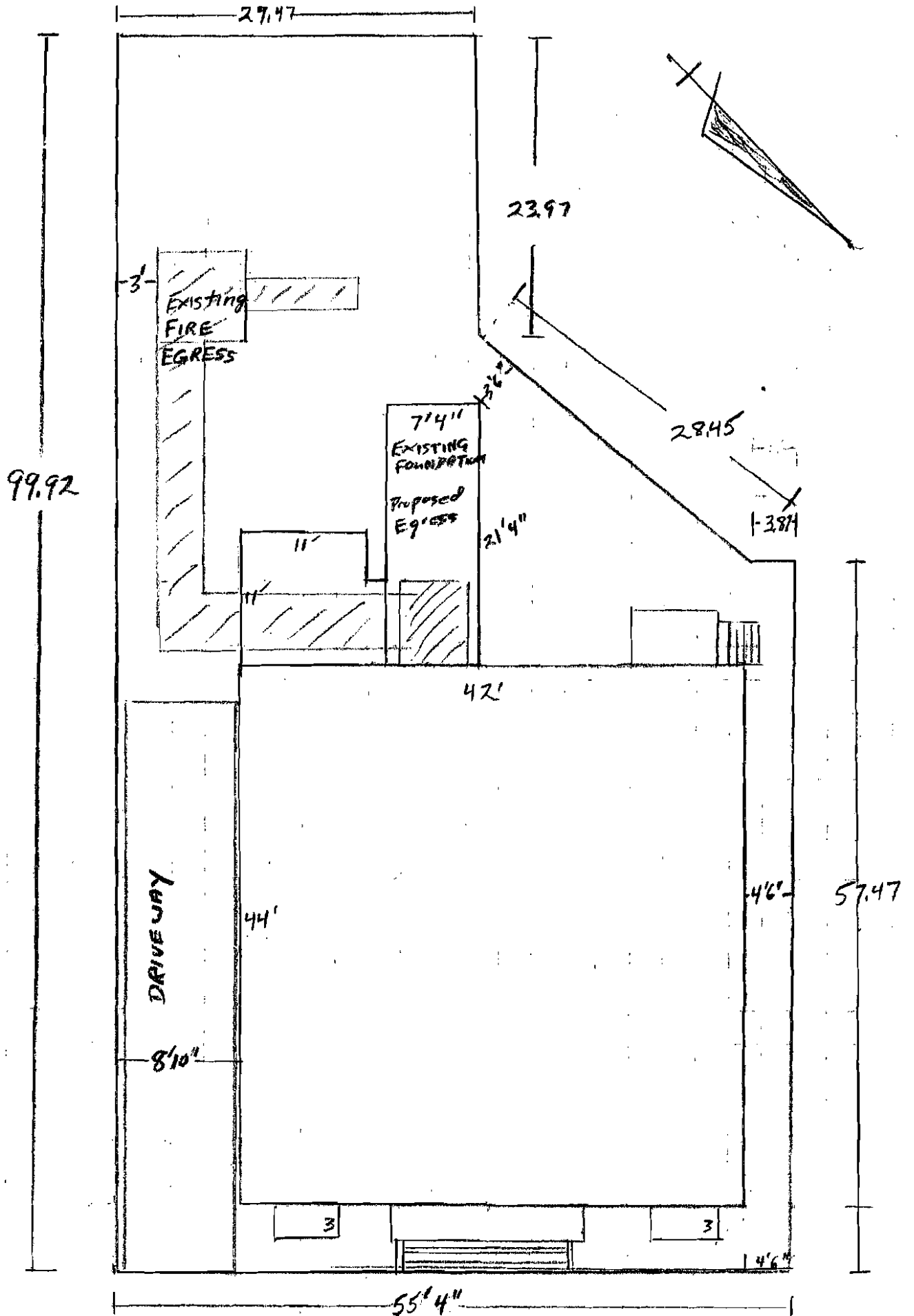
1ST FLOOR LANDING to 36"
INSTALL RAILING @ 42"

SIDE VIEW 1ST + 2ND STAIRS

21'4"

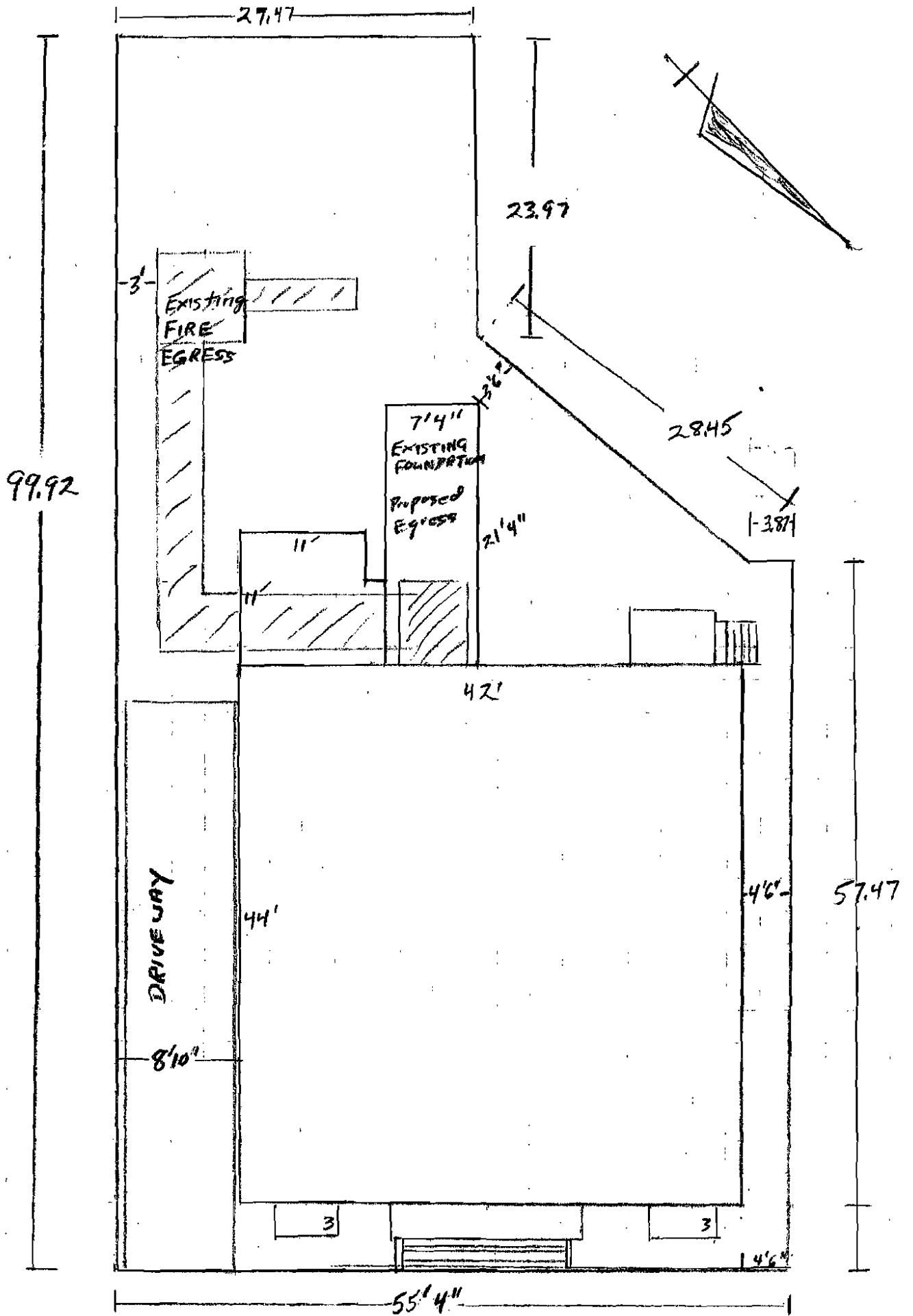
88"

3/8 50

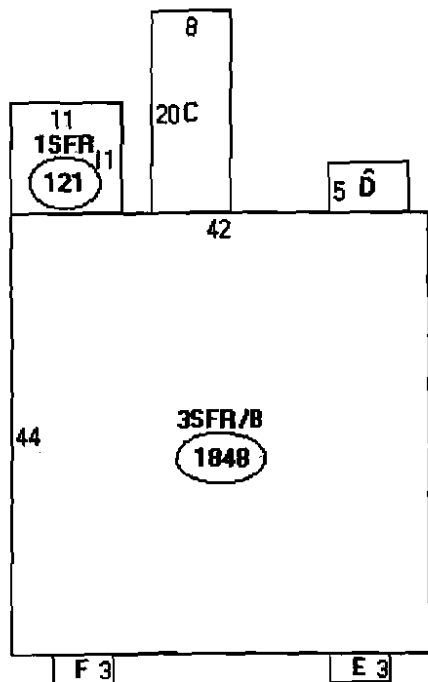


CLARK STREET

3/32
SCALE



3/32
SCALE



- Descriptor/Area
- A: 3SFR/B
1848 sqft
 - B: 1SFR
121 sqft
 - C: 1-1/2SFR
160 sqft
 - D: OFP
40 sqft
 - E: 1SFRBAY/B
18 sqft
 - F: 1SFRBAY/B
18 sqft

R-6

Clark St

Book 6319, Pg 212

SCHEDULE A

A certain lot or parcel of land situated on the southwesterly side of Clark Street in the City of Portland, Cumberland County, State of Maine, being more particularly bounded and described as follows:

Beginning at a point on the southwesterly side of Clark Street which point is four and five tenths (4.5) feet northwesterly of the northwesterly corner of the building numbered 172 on said Clark Street;

Thence S 49° 55' 51" W a distance of 57.47 feet by land now or formerly of Linda J. Cox (Deed Reference 3238/78) to a fence corner;

Thence S 39° 23' 12" E a distance of 3.87 feet along said fence and land of Cox to a point;

Thence S 00° 17' 13" W a distance of 28.45 feet along said fence and land of Cox to a point;

Thence S 49° 55' 51" W a distance of 23.97 feet along said fence and land of Cox to a point;

Thence S 40° 25' 30" E a distance of 29.47 feet along property now or formerly of James A. Nutley and Nancy Ann Merrow (Deed Reference: 6159/274) to a point;

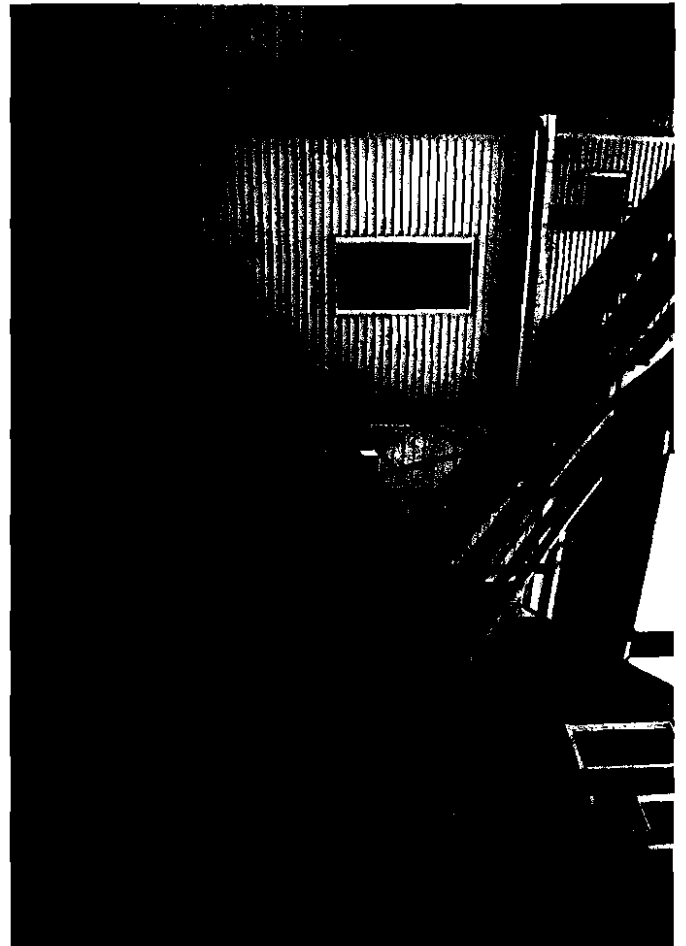
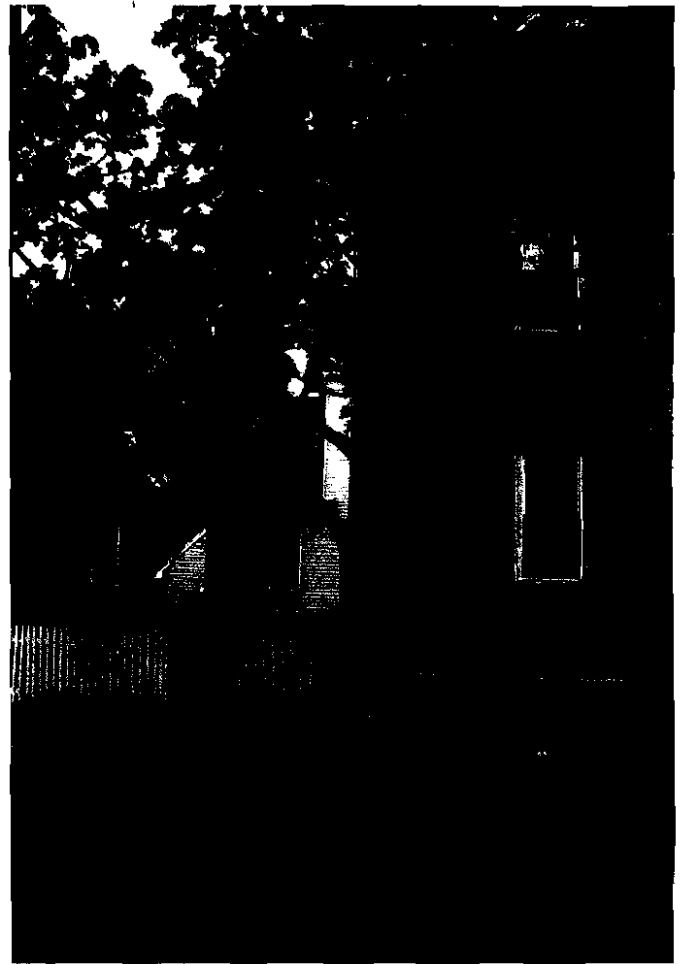
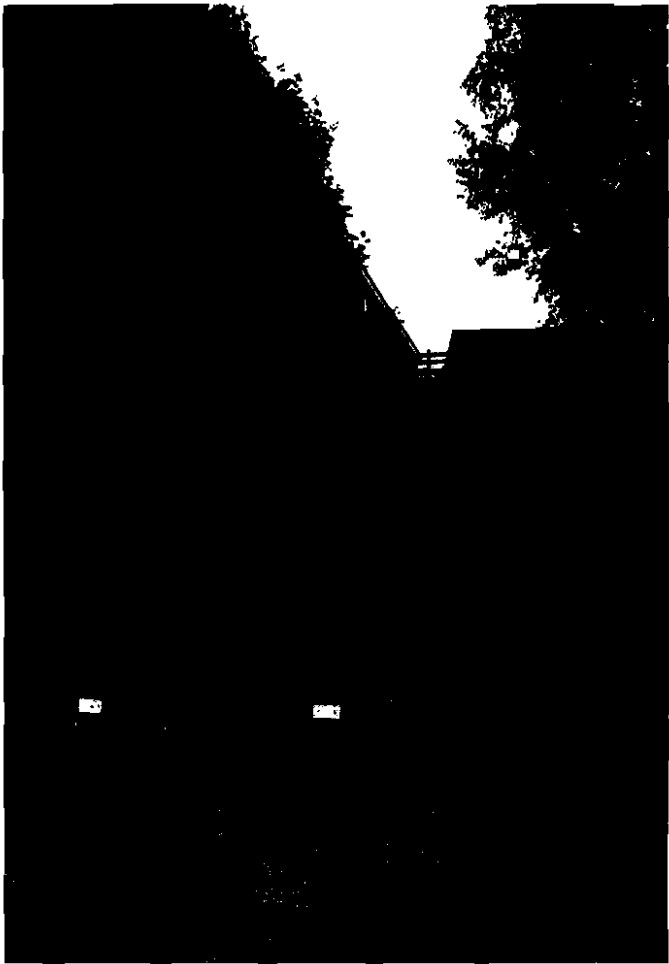
Thence N 50° 04' 29" E a distance of 99.92 feet along property now or formerly of Margaret H. Semple and Theodore W. McClellan (Deed Reference: 6200/101) and property of Maine State Housing Authority (Deed Reference: 6262/314) to a point at Clark Street;

Thence N 40° 16' 27" W a distance of 55.27 feet along Clark Street to the point of beginning.

Also a right of way over land of Carrie Weiner leading from the southwesterly end of the boardwalk as now located on the northwesterly side of the above described premises to the steps leading to the shed at the westerly end of the building situated on the premises hereby conveyed.

EXCEPTING AND RESERVING a right of way four and five tenths (4.5) feet in width along the northwesterly side of the above-described premises and over and upon the boardwalk now located on said four and five tenths (4.5) foot strip of land over which the right of foot passage is hereby reserved.





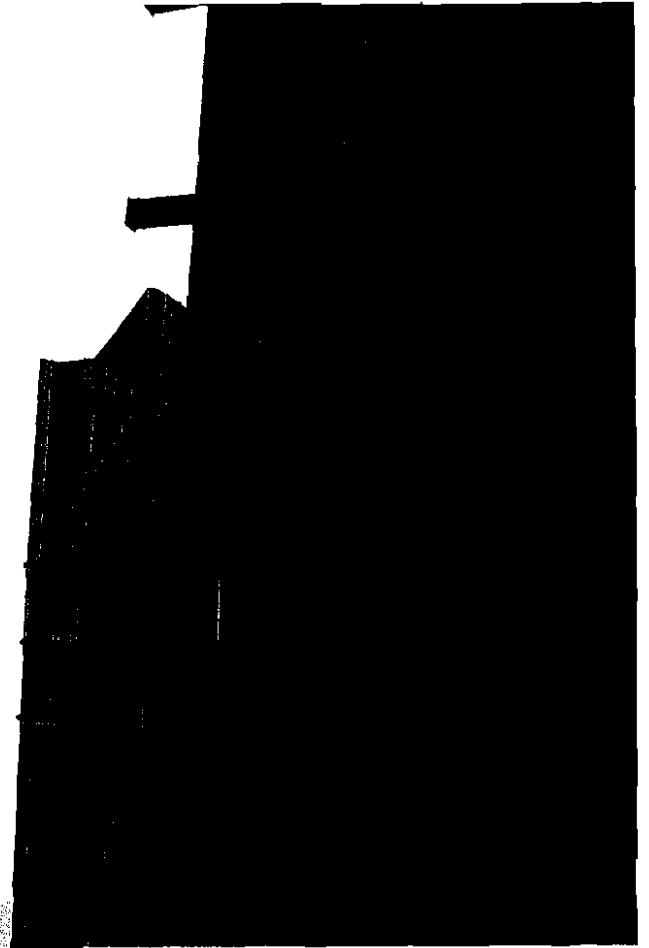
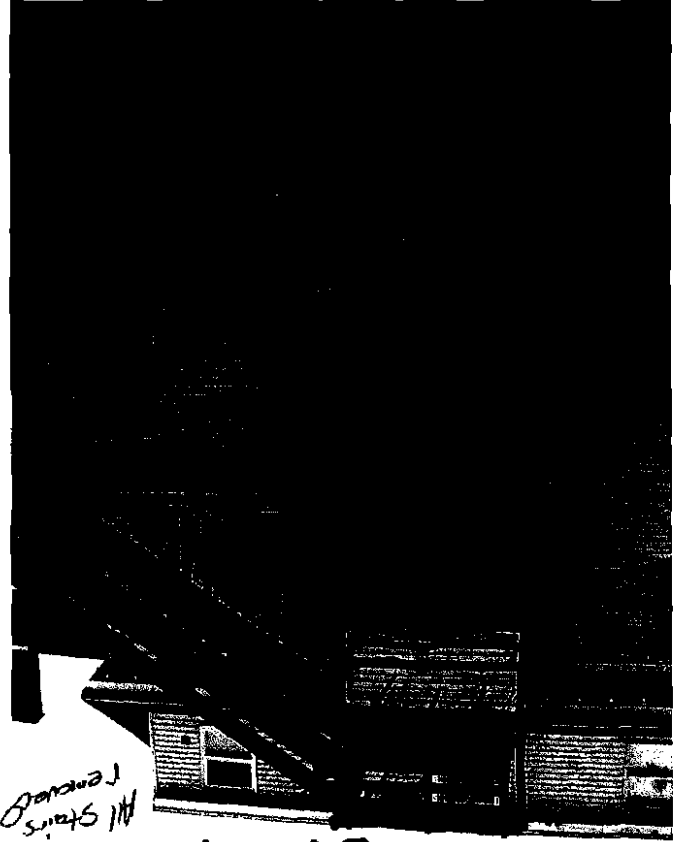
View From Clark + Cushman

Back Yard

Back Yard Views

All stairs removed

Proposed tower



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

**PUBLIC HEARING
170-172 CLARK STREET**

TO: Chair Pitman and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: July 14, 2006

RE: July 19, 2006 Public Hearing **HP Report # 23-06**

Application For: Certificate of Appropriateness – Modifications to Rear Egress

Address: 170-172 Clark Street

Applicant: Portland West Neighborhood Planning Council
Represented by: Bill Getz

Introduction

Portland West Neighborhood Planning Council is requesting approval for exterior alterations to the rear elevation of their 170-172 Clark Street facility. The goal of the project is to create a consolidated egress scheme for the multi-unit structure. The work consists of removing a wood fire escape that currently serves the third floor and adding onto an existing rear addition to accommodate the third floor egress stairs.

Although located on the rear elevation, the existing fire escape is visible from Clark and Cushman Streets—see enclosed photos. The proposed building addition, which would extend from the face of the third floor dormer, would have more limited visibility.

A site visit is encouraged, as the existing configuration and proposed addition are somewhat difficult to decipher from the enclosed plans.

Subject Property

The subject building is a substantial, high-posted transitional Greek Revival/Italianate double house. The building retains many of its original details (sash, front doors, door surround and bracketed cornice), but its original massing has been compromised with the addition of a prominent shed dormer on both the front and back elevations. The wood clapboard building has also been sided.

At the rear of the building, which is partially visible from Cushman, a number of building

additions have been added. An enclosed fire stair addition serves the first and second floors. Another one story addition provides storage for tenants. An unsightly, jury-rigged wood fire escape projects from the rear roof dormer and lands on the roof of the one-story addition below. From that point, the fire escape turns toward the rear property line and turns again, landing in the middle of the small back yard. This awkward structure is visible from Clark Street, as one looks down the driveway, and also from Cushman Street.

Proposed Alteration

The proposal calls for removing the wood fire escape altogether and adding a third floor component to the existing two-story fire stair addition. The new addition would project directly from the face of the roof dormer and land onto the sloped roof of the existing structure. Although it is difficult to assess from the enclosed drawings, PWNPC's project coordinator, Bill Getz, indicates that the roof slope of the added section would match the slope of the roof dormer it adjoins. According to Mr. Getz, roofing, siding and trim details would match the existing structure. Inside the enlarged egress addition, the stair would be reconfigured.

Staff Comments

Given the limited nature of the documentation provided, the Board will need clarification on a number of construction and architectural details, including more information as to how the addition will tie into the existing dormer's roof, confirmation of roof pitch, etc.

Although introducing additional mass to an already-compromised gabled roof form is generally not desirable, the trade-off in this case—the ability to remove an ungainly and visually dominant fire escape—makes the proposal more acceptable than might otherwise be the case. Also, visibility of the rear roof is quite limited, as a site visit will confirm.

Applicable Review Standards:

In reviewing the proposed alterations, the following ordinance review standards are applicable:

Standard # 2: The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

Standard # 9: Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Standard # 10: Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired

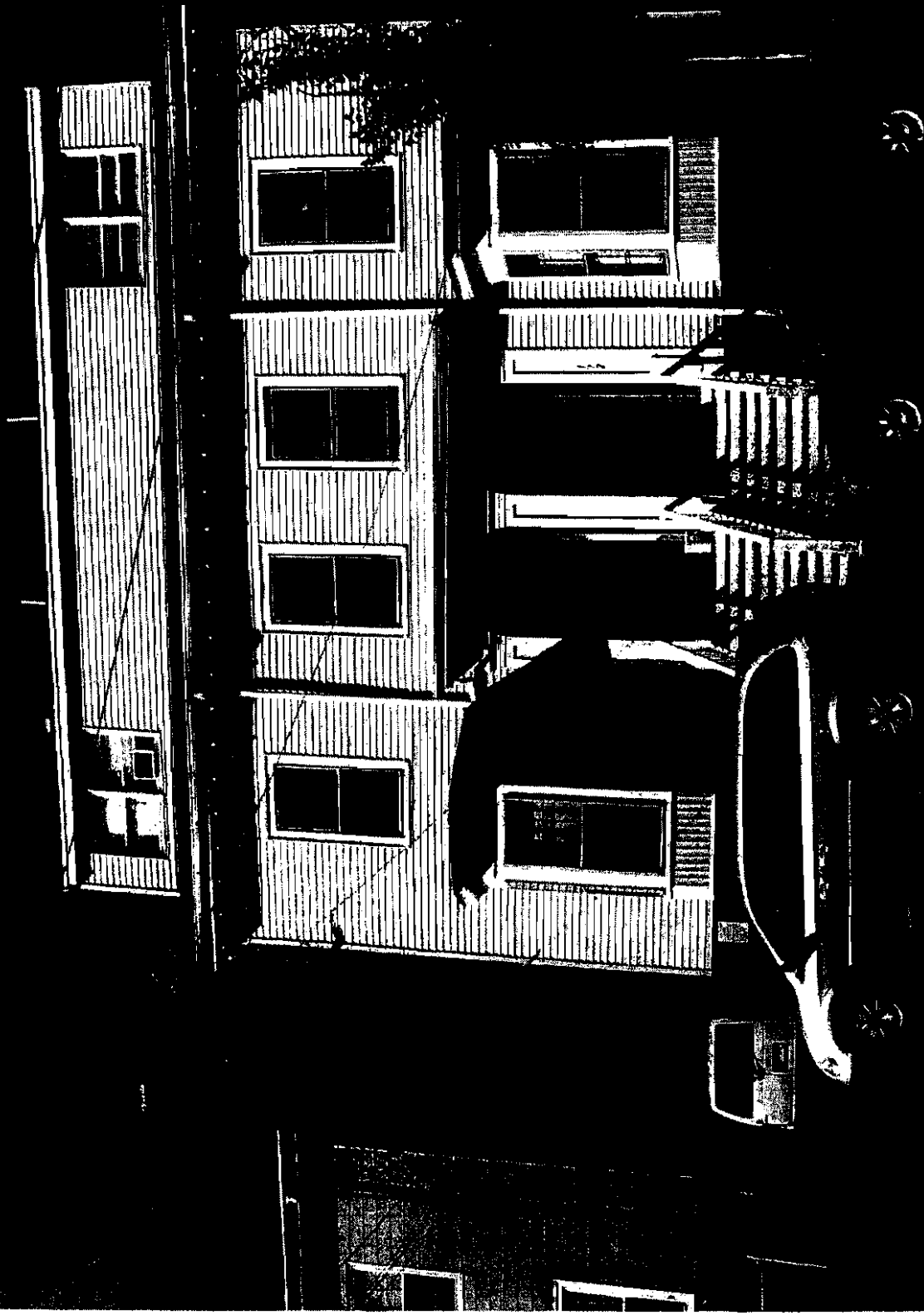
Motion for Consideration

On the basis of plans and specifications submitted by the applicant and information included in HP Report # 23-06, the Board finds that the proposed egress alterations **meet (fail to meet)** the Standards for Review of Alterations of the historic preservation ordinance, **subject to the following conditions....**

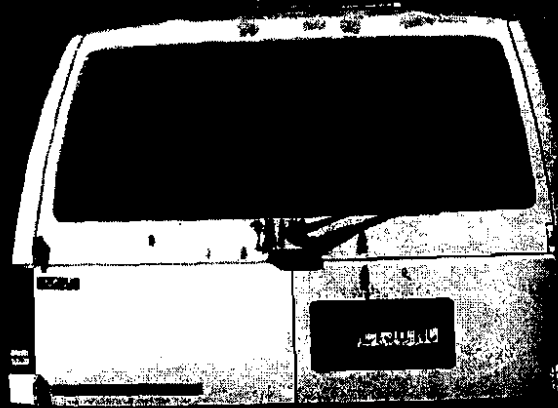
Attachments

1. Staff photos
2. Building permit application
3. Site plan
4. Building footprint
5. Elevation
6. Sections

SUBJECT
STRUCTURE

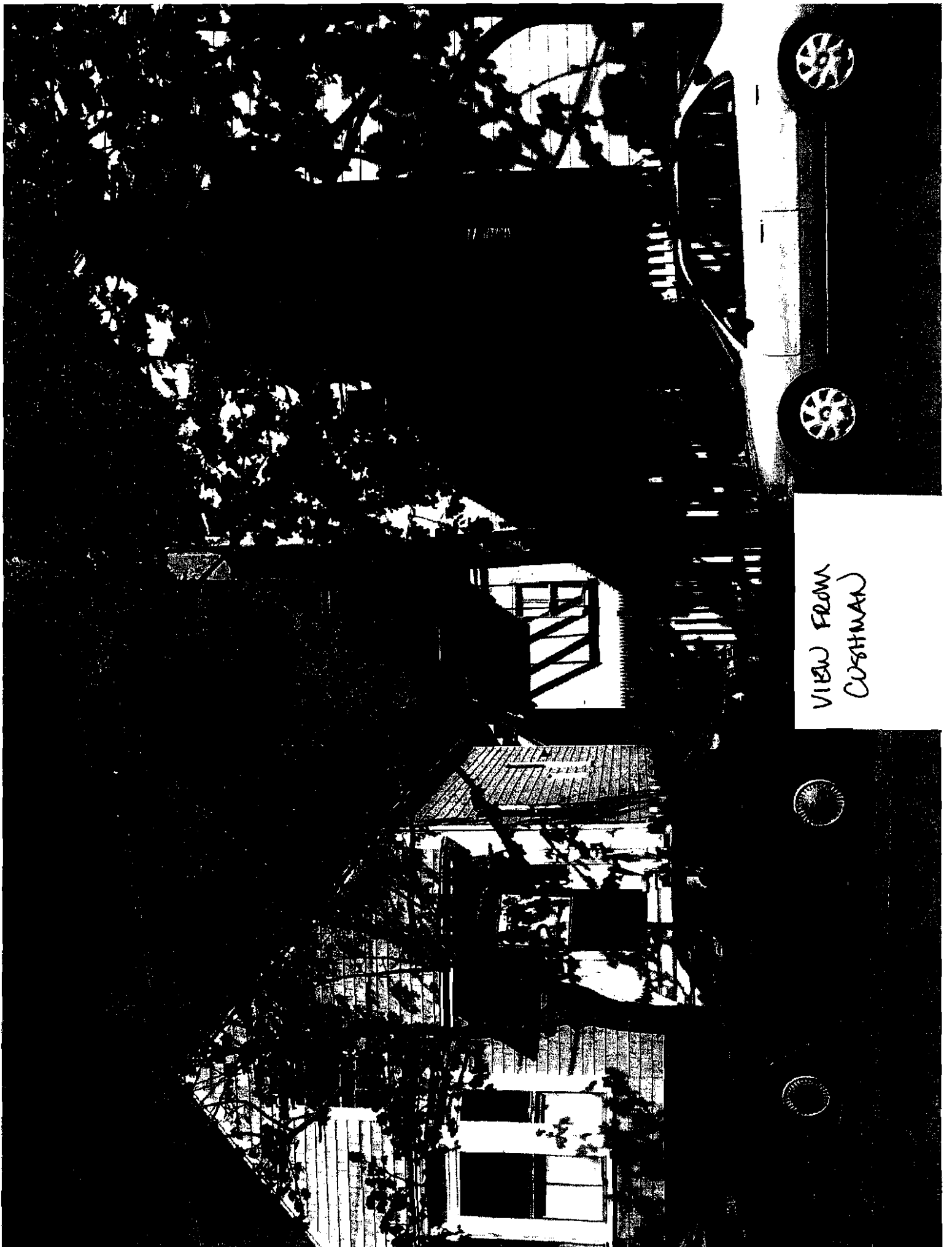






Warning Sign
170-472 (Doverway)
ONLY
All vehicles will be
searched at vehicle
entry / exit
If allowed, call
S&M Security
772-5699

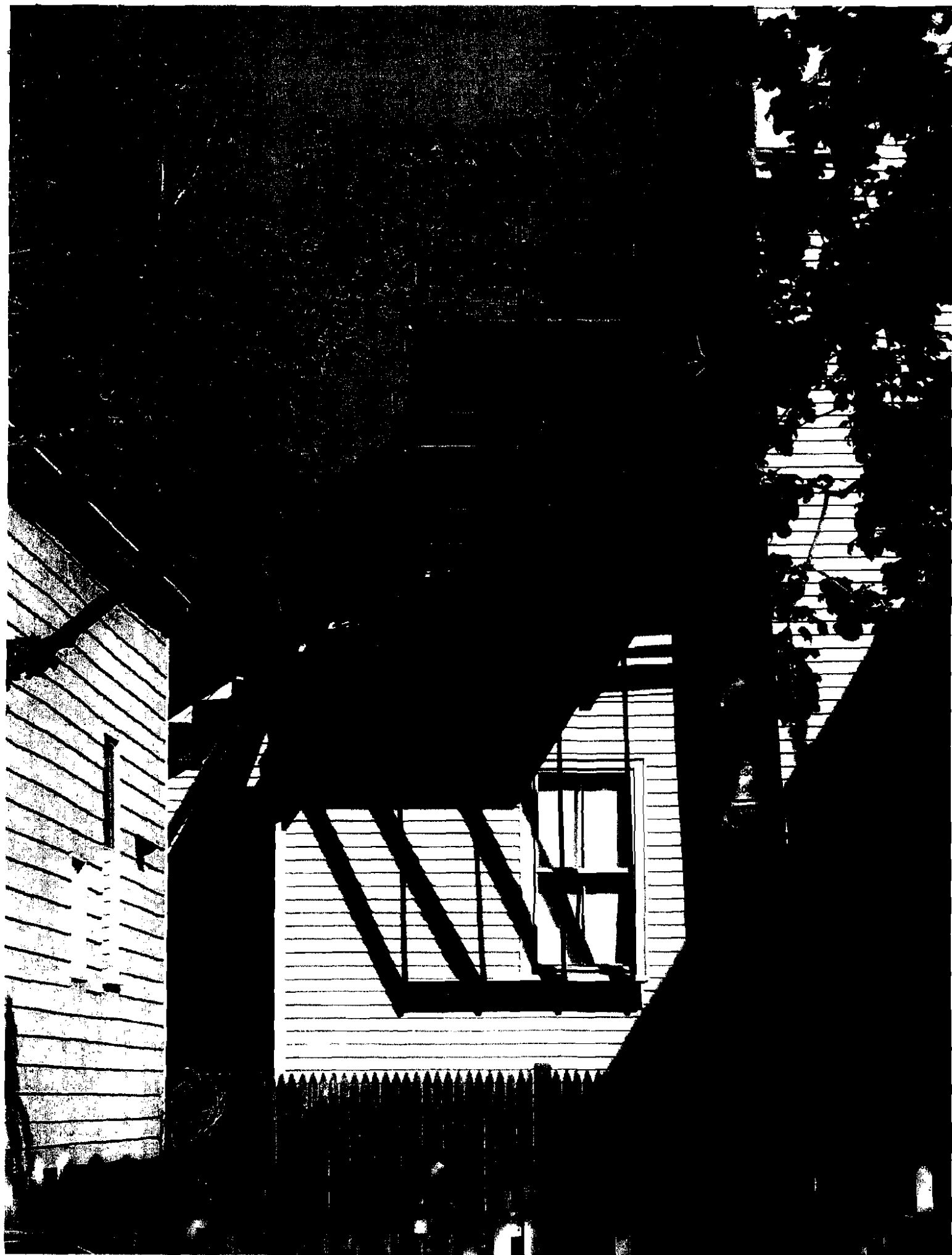
VIEW FROM
CLARK STREET
SIDEWALK



VIEW FROM
CUSHMAN



VIEW FROM
CUSHMAN
(CLOSE-UP)



ANOTHER VIEW
FROM CUSHMAN



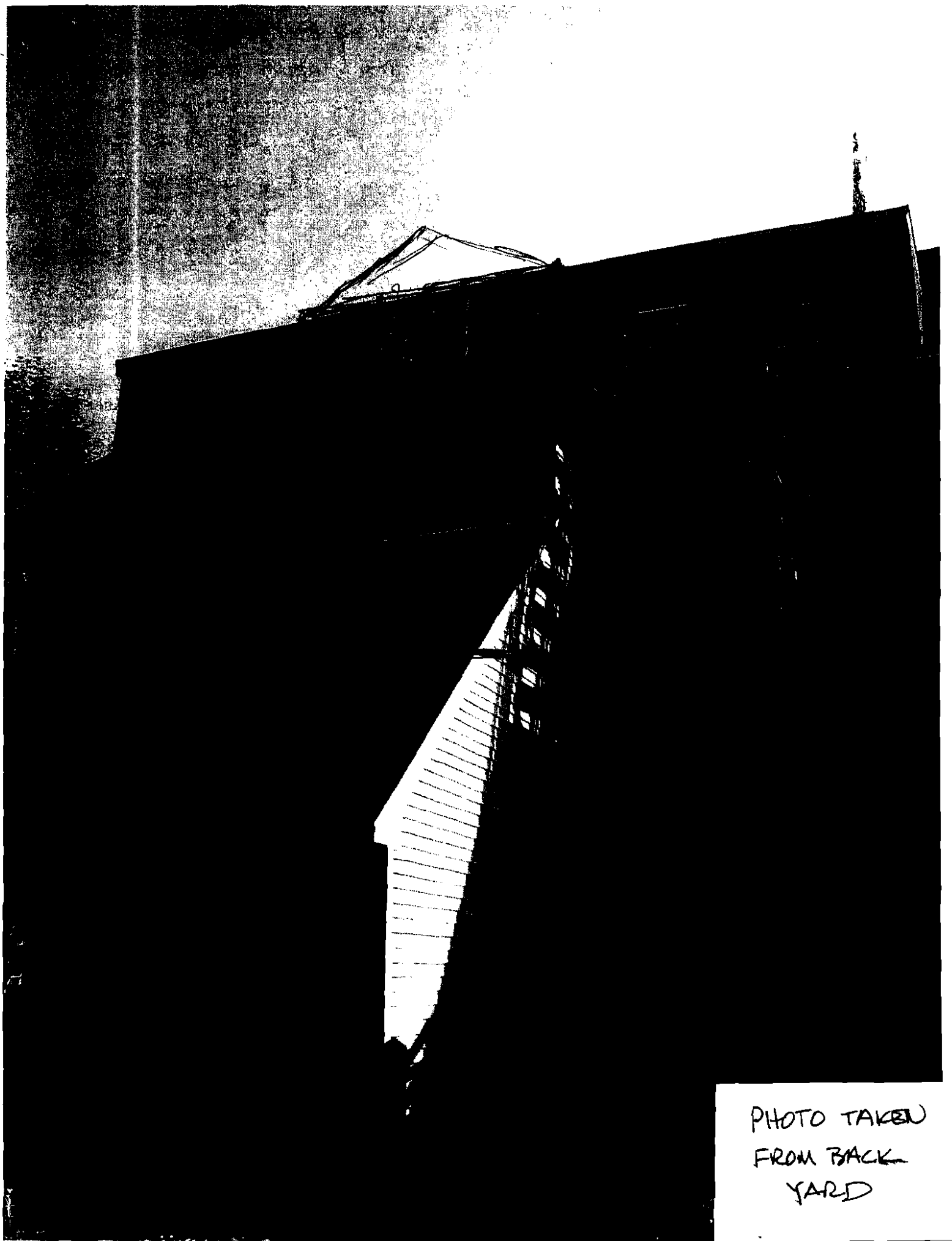


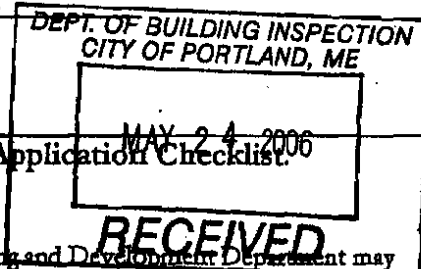
PHOTO TAKEN
FROM BACK
YARD



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: 170/172 CLARK ST.		
Total Square Footage of Proposed Structure EXISTING 168		Square Footage of Lot 6285 / .102 A
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 056 B018001	Owner: PORTLAND WEST	Telephone: 775-0105
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: PORTLAND WEST 181 BRACKETT ST.	Cost Of Work: \$ 11,000 Fee: \$ 120⁰⁰ C of O Fee: \$ —
Current Specific use: MULTI FAMILY RESIDENTIAL If vacant, what was the previous use? _____ Proposed Specific use: SAME		
Project description: Combine 3rd floor fire egress to 1st & 2nd floor egress Remove existing 3rd floor egress		
Contractor's name, address & telephone: PORTLAND WEST 181 Brackett St.		
Who should we contact when the permit is ready: Bill Getz		
Mailing address: 181 Brackett St. Phone: 775-0105		



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

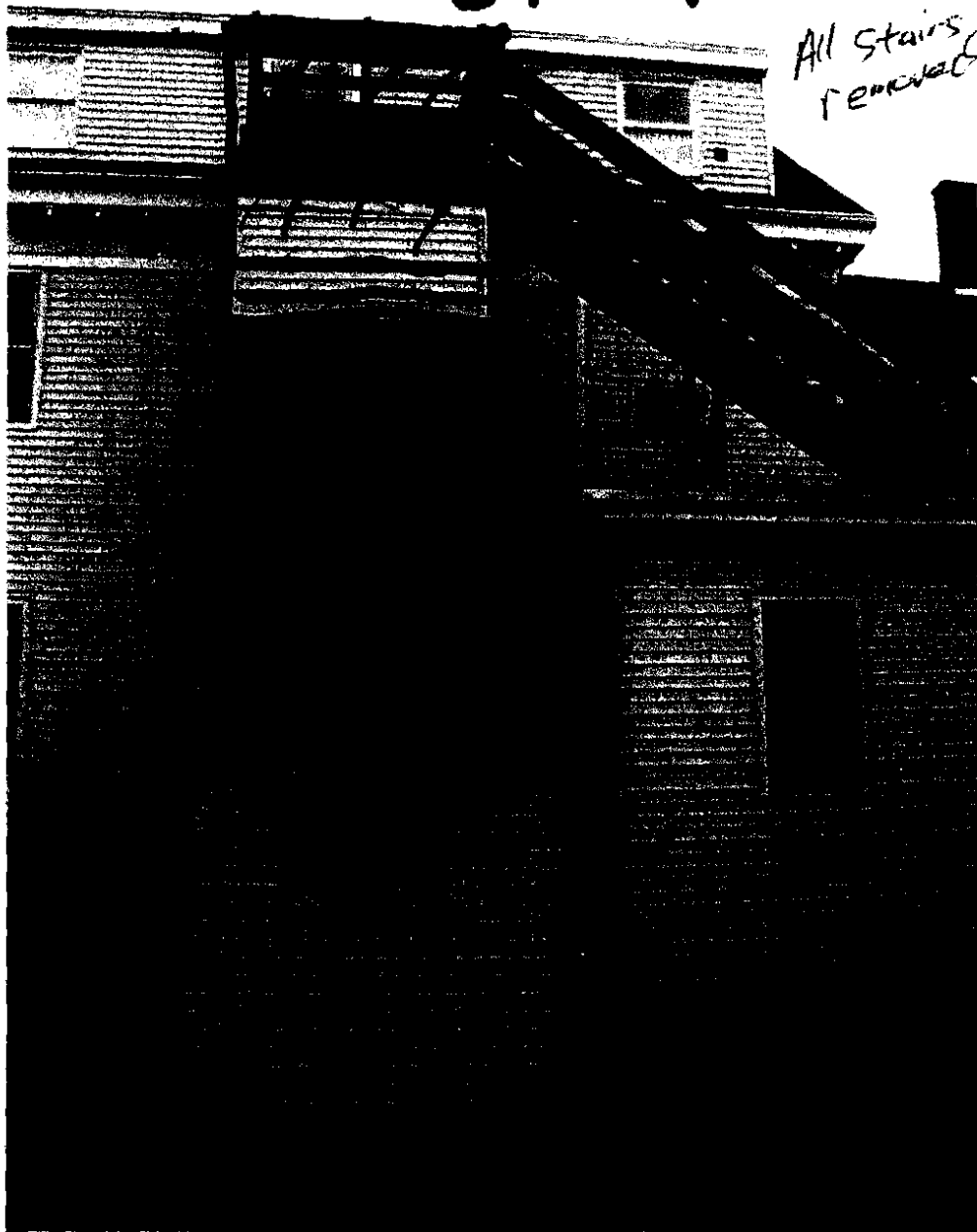
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

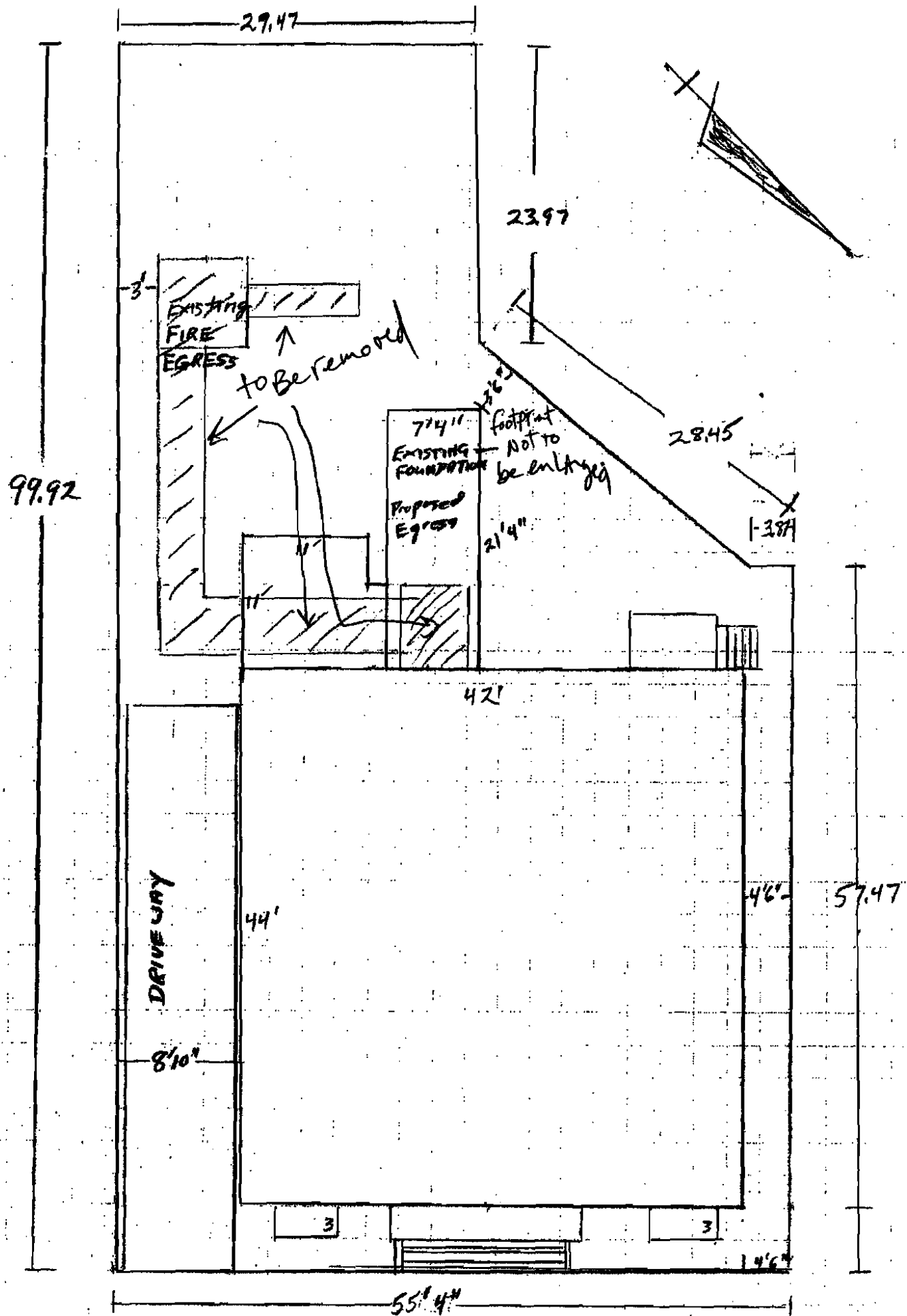
Signature of applicant: William Getz	Date: 5/15/06
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This is not a permit; you may not commence ANY work until the permit is issued.

← Proposed
Tower

All stairs
removed



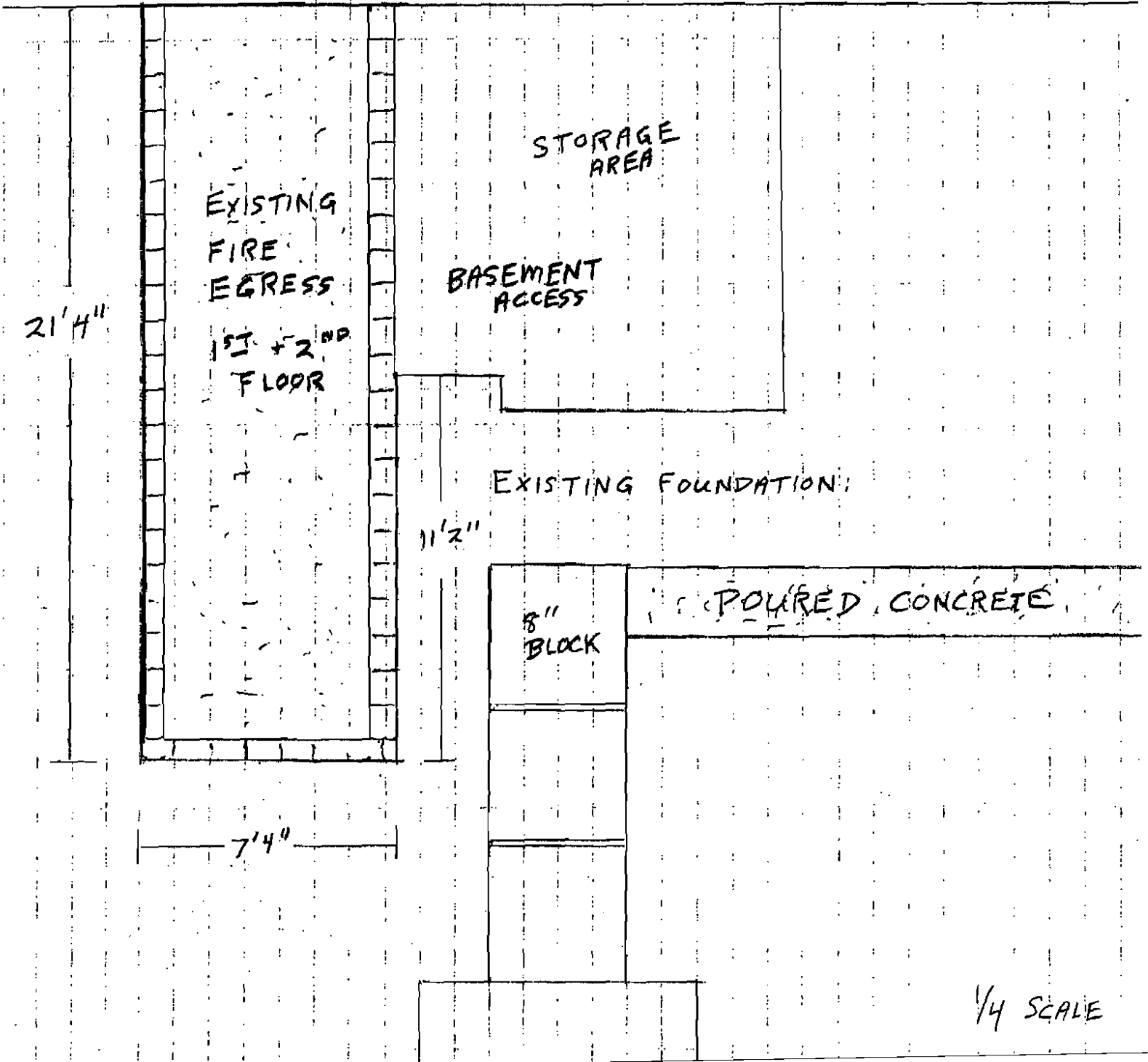


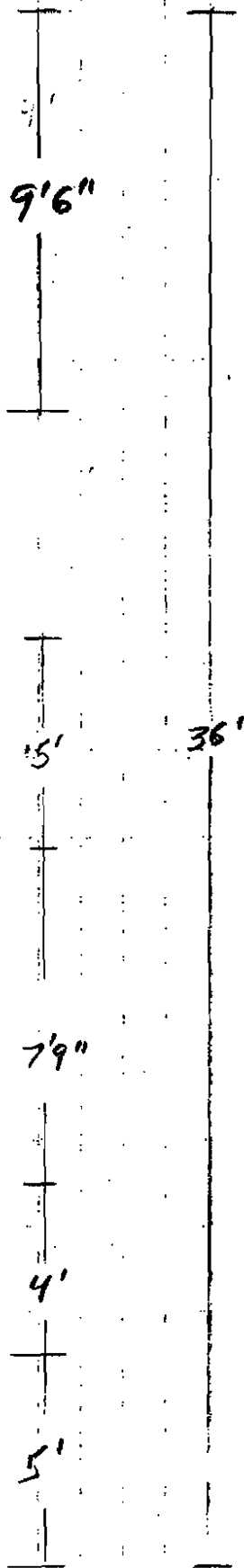
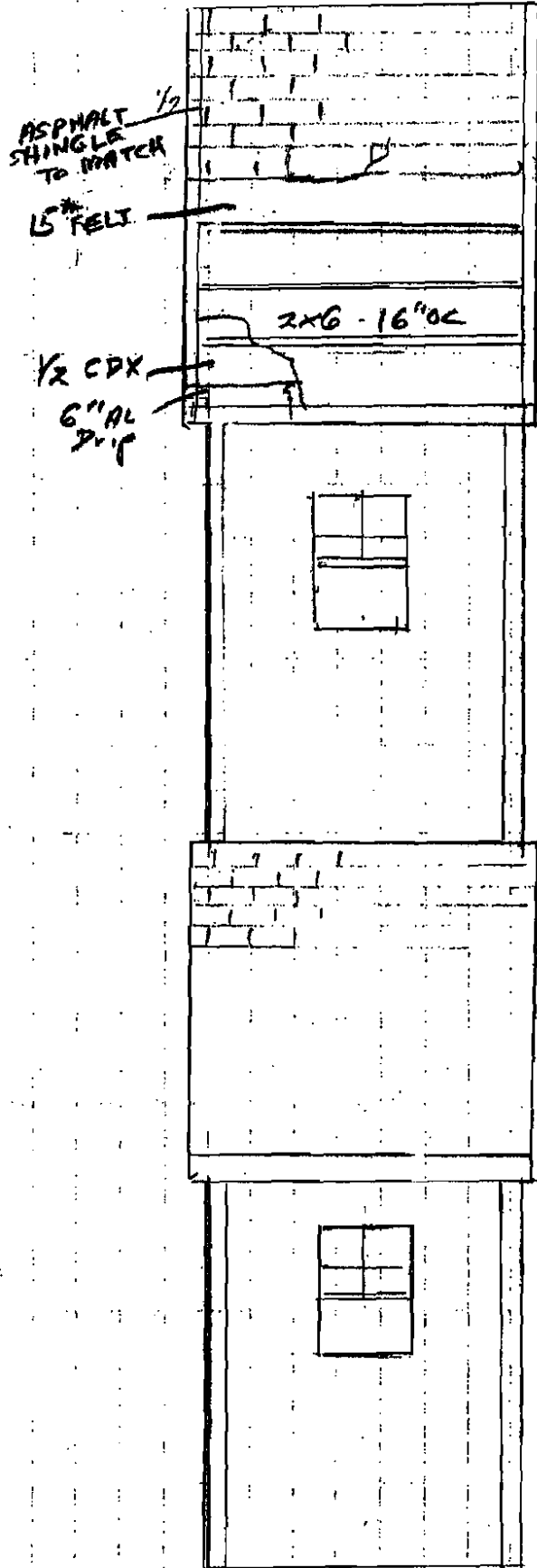
CLARK STREET

3/32
SCALE

EXISTING FOOTPRINT

EXISTING HOUSE





R-6 Zone
 allows 45'
 max. height
 OK

1/4 SCALE

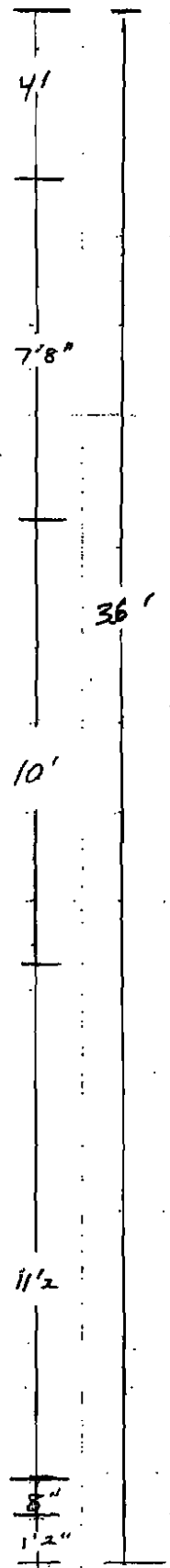
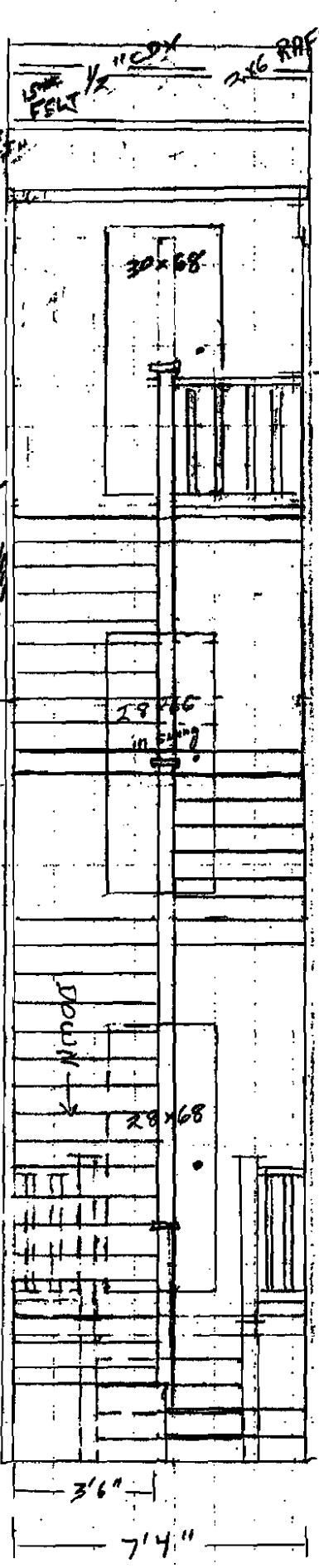
HOUSE WALL:
 1" BOARD
 5/8 GWB TYPEX

OTHER WALLS:
 1/2 GWB

3 TAPS ASPHALT TO MET
 TRIM TO MATCH

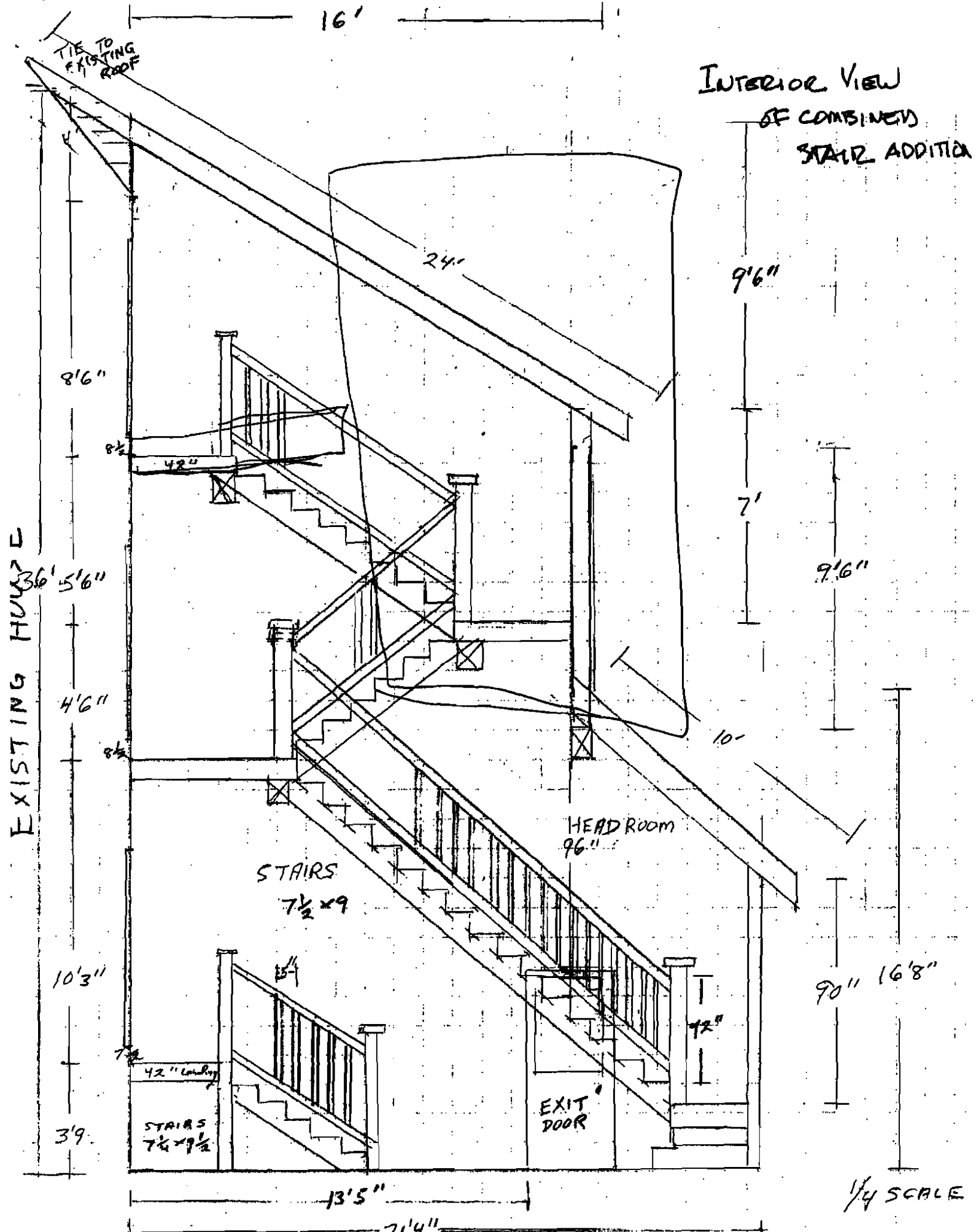
1/2 OSB
 VINYL TO MATCH

STAIR
 CLEARANCE
 36"
 DOUBLE RAIL
 CONTINUOUS



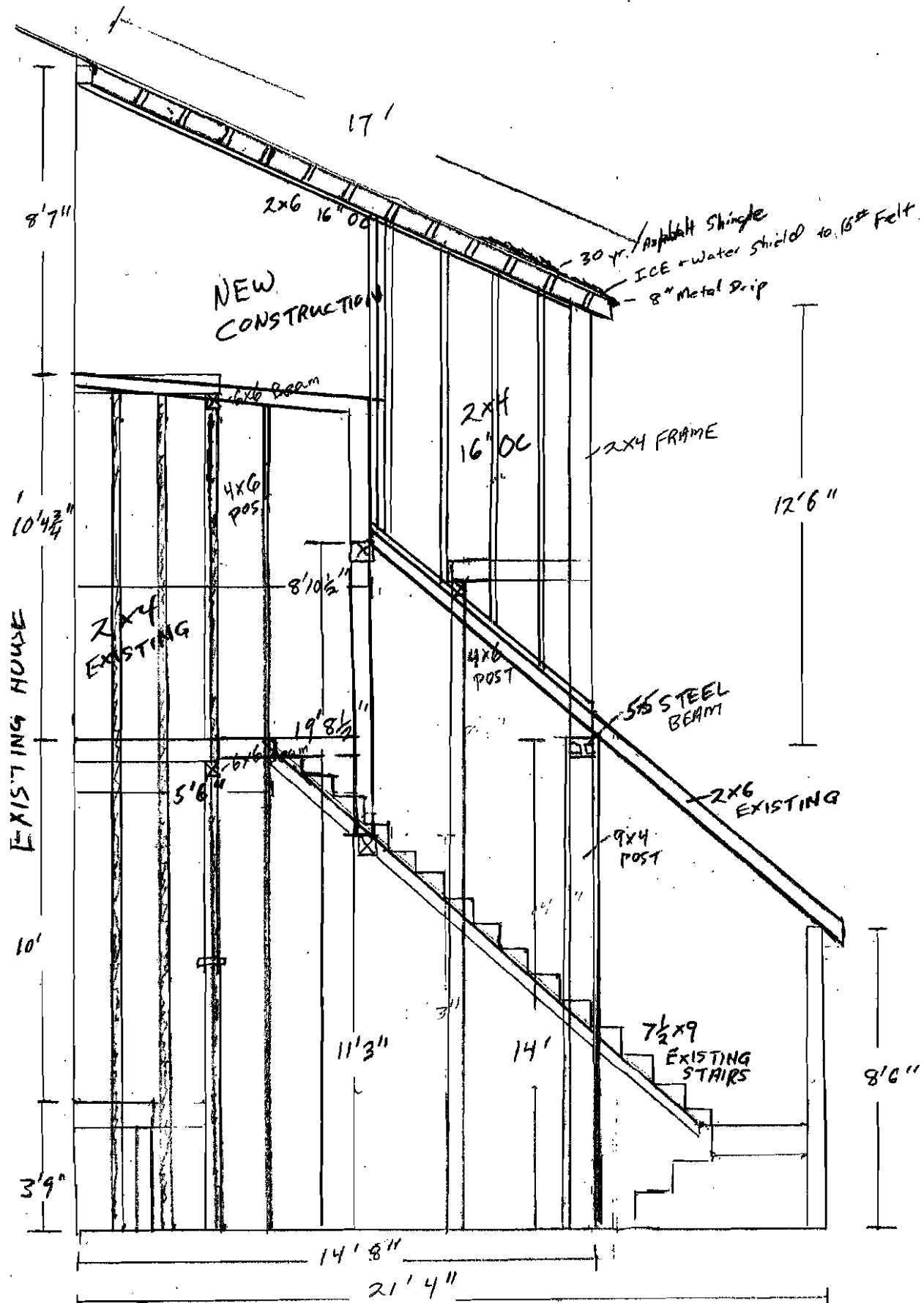
3'6"
 7'4"

1/4 SCALE



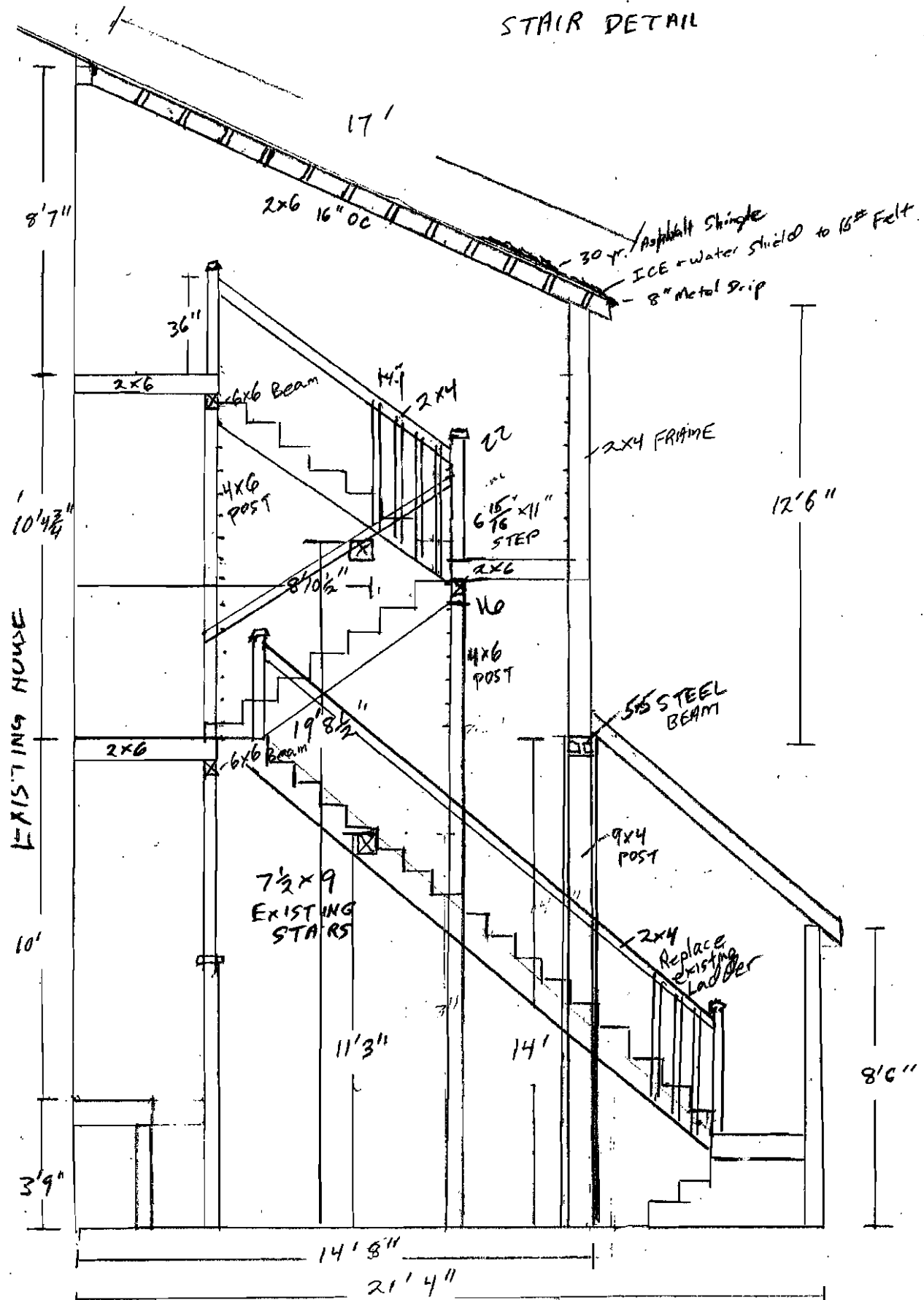
SIDE VIEW
STRUCTURAL FRAMING

1/4 SCALE



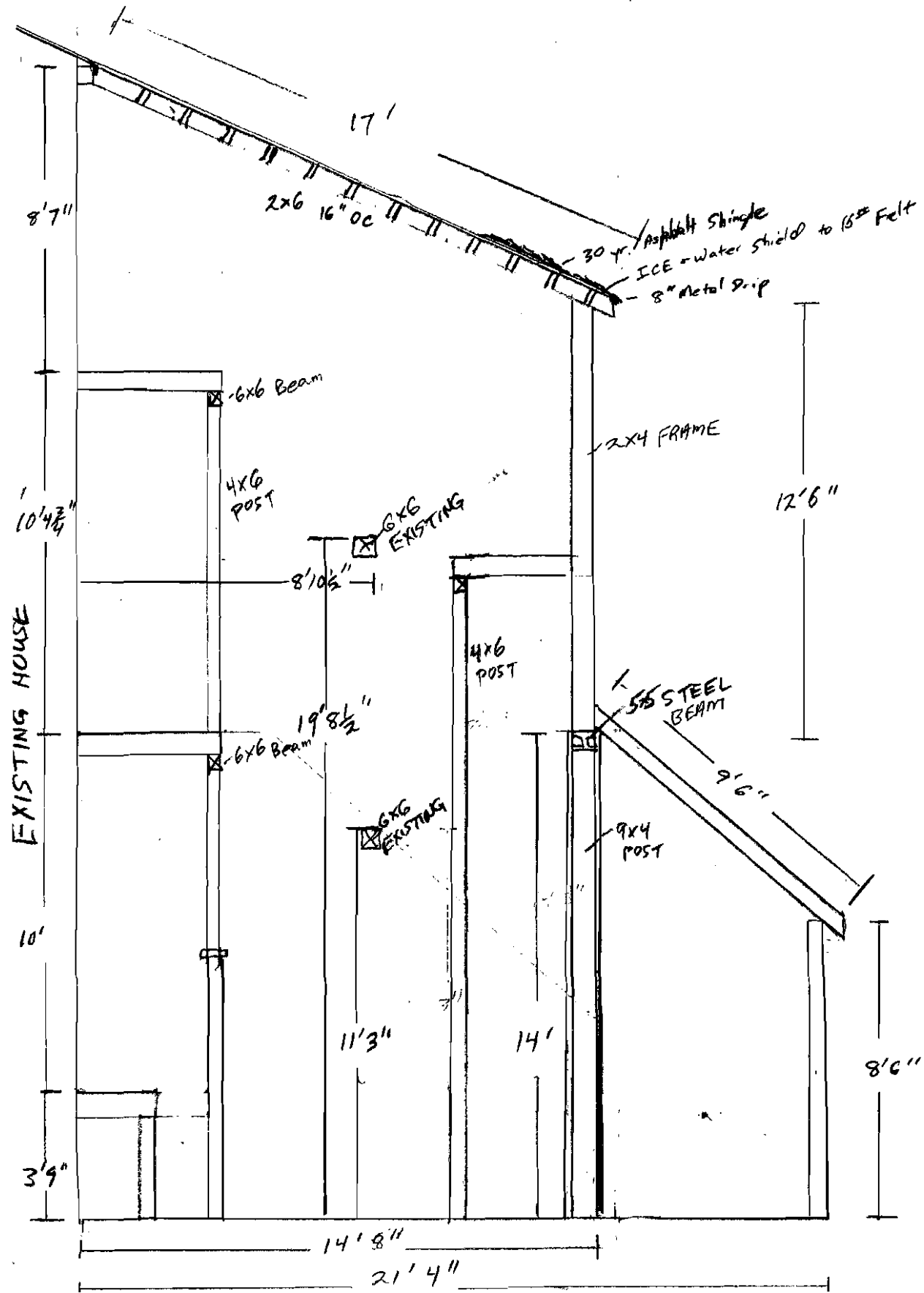
SIDE VIEW
 STRUCTURAL FRAMING
 STAIR DETAIL

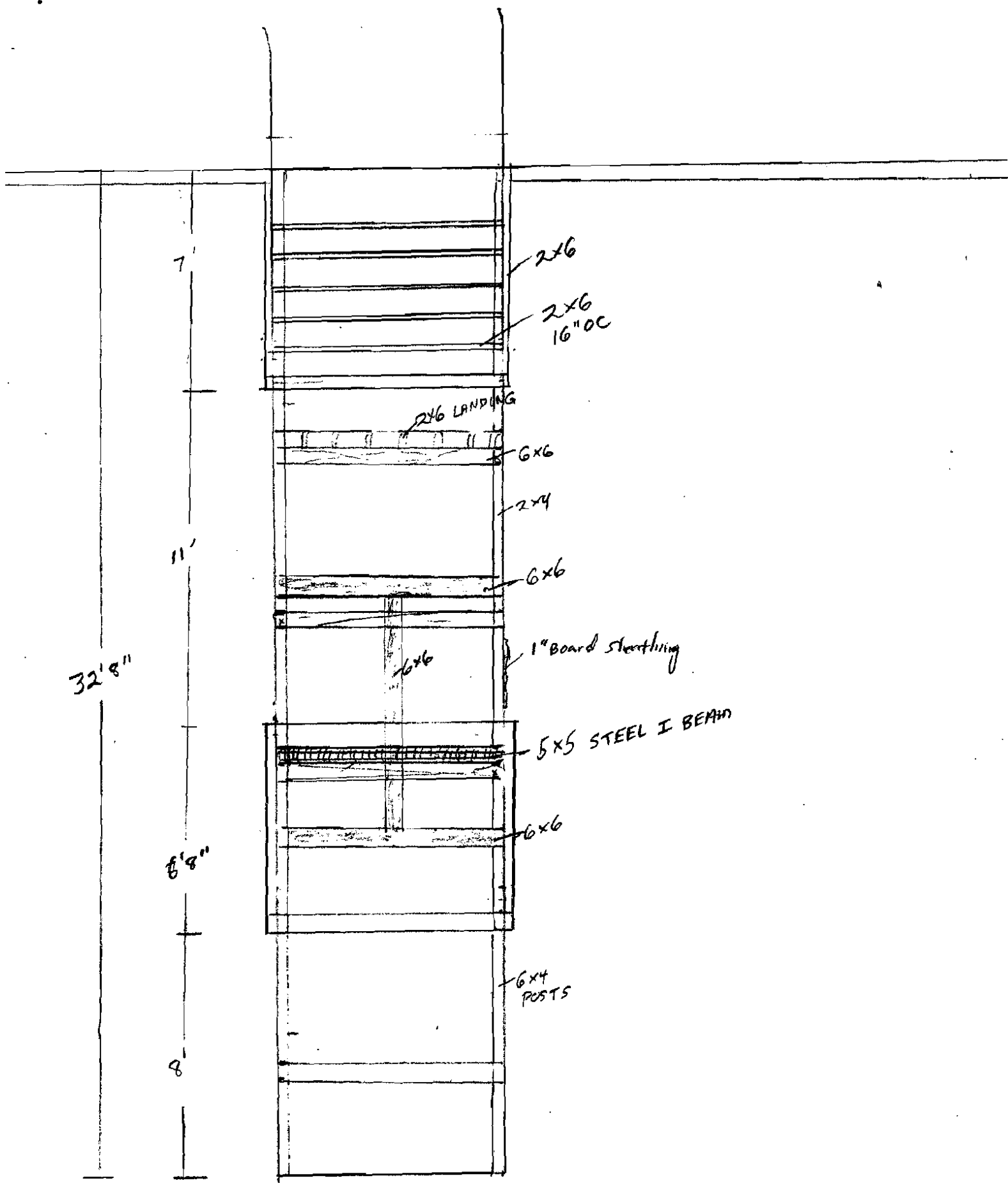
1/4 SCALE



SIDE VIEW
STRUCTURAL FRAMING

1/4 SCALE





7'

2x6

2x6
16" OC

2x6 LANDING

6x6

11'

2x4

6x6

32'8"

6x6

1" Board Sheathing

5x5 STEEL I BEAM

6'8"

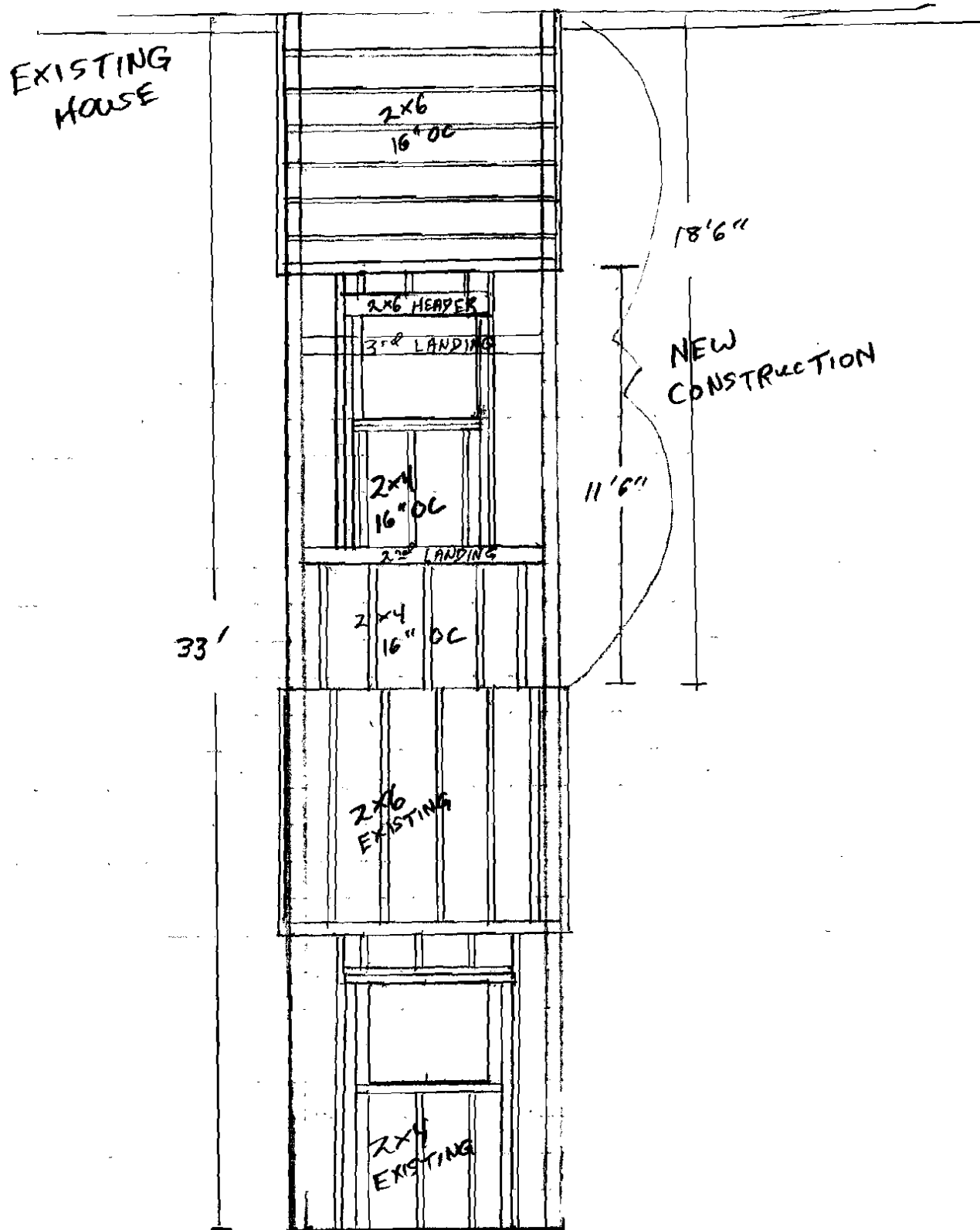
6x6

8'

6x4
POSTS

7'4"

REAR VIEW
FRAMING DETAIL



EXISTING
HOUSE

2x6
16" OC

18'6"

2x6 HEADER

3rd LANDING

NEW
CONSTRUCTION

2x4
16" OC

11'6"

2nd LANDING

33'

2x4
16" OC

2x6
EXISTING

2x4
EXISTING

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0772	Date Applied For: 05/24/2006	CBL: 056 B018001
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Business Name:	Contractor Name: Bill Getz	Contractor Address: 181 Brackett St Portland	Phone: (207) 775-0105
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	
Proposed Use: Six (6) Family Residential Combine 3rd floor egress with 1st & 2nd floor egress and remove existing fire escape		Proposed Project Description: Combine 3rd floor egress with 1st & 2nd floor egress and remove existing fire escape	

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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/06/2006

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Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 08/24/2006

Note: **Ok to Issue:**

- 1) 1009.11 Handrails.
Stairways shall have handrails on each side. Handrails shall be adequate in strength and attachment in accordance with Section 1607.7.
- 2) 1009.3.2 Profile. (NON CONVENTIONAL NOSINGS!!!)
The radius of curvature at the leading edge of the tread shall be not greater than 0.5 inch (12.7 mm). Beveling of nosings shall not exceed 0.5 inch (12.7 mm). Risers shall be solid and vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.52 rad) from the vertical. The leading edge (nosings) of treads shall project not more than 1.25 inches (32 mm) beyond the tread below and all projections of the leading edges shall be of uniform size, including the leading edge of the floor at the top of a flight.
- 3) 1009.1 Stairway width.
The width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches (1118 mm). See Section 1007.3 for accessible means of egress stairways.
Exceptions:
1. Stairways serving an occupant load of 50 or less shall have a width of not less than 36 inches (914 mm).
- 4) 1009.2 Headroom.
Stairways shall have a minimum headroom clearance of 80 inches (2032 mm) measured vertically from a line connecting the edge of the nosings. Such headroom shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing.

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Business Name:	Contractor Name: Bill Getz	Contractor Address: 181 Brackett St Portland	Phone (207) 775-0105
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

5) 1009.3 Stair treads and risers.

Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. Stair tread depths shall be 11 inches (279 mm) minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 0.375 inch (9.5 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 0.375 inch (9.5 mm).

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 08/23/2006

Note:

Ok to Issue:

- 1) exit discharge shall be at or to a public way.
- 2) One hour rated fire doors with self closers required all floors
- 3) Means of egress shall be illuminated

Comments:

8/7/2006-gad: Scott signed off on 8-7-2006, permit returned to Gayle on 8-7-06. Gina

8/8/2006-mjn: Need construction plans, spoke with applicant.... Got plans 8/23/2006 sent to fire



CITY OF PORTLAND, MAINE
Department of Building Inspections

May 24 2006

Received from Phil Getz

Location of Work 170 Clark St.

Cost of Construction \$ 11,000

Permit Fee \$ 120

Building (B) Plumbing (P) Electrical (E) Site Plan (S)

Other _____

Check # 56 B 18

Check \$ _____

Total Collected \$ _____

DUE \$120

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.

Lenno
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy