

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080932

PERMIT ISSUED

This is to certify that MAIER LYDIA F & MERRITT T HEMINWAY/Ben Pollard

has permission to Replacement windows, exterior & site alterations

AT 98 CLARK ST

057 C03300

CITY OF PORTLAND

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 when permission procured before this building or part thereof is laid or service closed-in. 24 HOUR NOTICE 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

Thomas H. Marbley 8/27/08
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

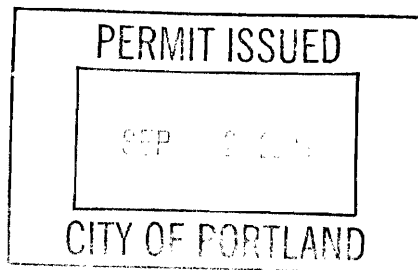
City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0932	Issue Date:	CBL: 057 C033001
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Location of Construction: 98 CLARK ST	Owner Name: MAIER LYDIA F & MERRITT T	Owner Address: 98 CLARK ST	Phone:
Business Name:	Contractor Name: Ben Pollard	Contractor Address: 30 Eastern Prom Portland	Phone 2077765771
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-6

Past Use: 2 Unit	Proposed Use: 2 Unit - Replacement windows, exterior & site alterations <i>(rebuild front entry)</i> <i>legal use - 2 d.v.</i>	Permit Fee: \$120.00	Cost of Work: \$9,500.00	CEO District: 2
Proposed Project Description: Replacement windows, exterior & site alterations <i>rebuild front entry</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>JRC 2003</i>	
		Signature: _____ Signature: <i>dm 8/27/08</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: Idobson	Date Applied For: 07/25/2008	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 <i>yes</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>8/12/08 SFH</i>



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



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: <u>98 Clark St.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>57</u> <u>C</u> <u>33</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Lydia Mavor</u> Address <u>98 Clark</u> City, State & Zip <u>Portland Me 04102</u>	Telephone: <u>233-0584</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>9,500</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>2 unit</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>see letter of approval by historical preservation</u>		
Contractor's name: <u>Ben Pollard</u>		
Address: <u>30 Eastern Prom</u>		
City, State & Zip: <u>Portland ME 04102</u>		Telephone: <u>776 5771</u>
Who should we contact when the permit is ready: <u>Lydia Mavor</u>		Telephone: <u>233-0584</u>
Mailing address: <u>98 Clark Portland 04102</u>		

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:

Lydia Mavor July 25, 08

Date

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0932	Date Applied For: 07/25/2008	CBL: 057 C033001
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Location of Construction: 98 CLARK ST	Owner Name: MAIER LYDIA F & MERRITT T	Owner Address: 98 CLARK ST	Phone:
Business Name:	Contractor Name: Ben Pollard	Contractor Address: 30 Eastern Prom Portland	Phone: (207) 776-5771
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: 2 Unit - Replacement windows, replace front entry stairs, & exterior & site alterations	Proposed Project Description: Replacement windows, replace front entry stairs, & exterior & site alterations
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 08/12/2008

Note:**Ok to Issue:**

- 1) * The top of the fence at the rear of the driveway shall generally align with the sill height of the first floor windows (within 6 inches).
- 2) * Pressure-treated wood shall not be used for finish surfaces and details on the porches, except for the lattice skirting. Oil finish is acceptable for the treads.
- 3) * 2nd floor windows shall be replaced with 6/6 sash. The simulated 6/6 casement for the 3rd floor windows is approved as proposed.
- 4) * Replacement windows at the 2nd & 3rd floors (front façade) shall preserve the existing glass dimensions to the greatest extent possible. (The Board found that the proposed Pella Precision Fit units reduced the visible glass area to an unacceptable degree. Project consultant Buell Heminway agreed to explore other window replacement options that would address this concern.) Final windows specifications to be reviewed and approved by staff.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/12/2008

Note:**Ok to Issue:**

- 1) This permit is being issued with the condition that the front steps will be built within the existing footprint.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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:** Tom Markley **Approval Date:** 08/27/2008

Note:**Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: **Status:** **Reviewer:** Capt Greg Cass **Approval Date:**

Note:**Ok to Issue:** **Comments:**

8/12/2008-amachado: Left message for Lydia. Need to know if front stairs are being rebuilt within the existing footprint.

Location of Construction: 98 CLARK ST	Owner Name: MAIER LYDIA F & MERRITT T	Owner Address: 98 CLARK ST	Phone:
Business Name:	Contractor Name: Ben Pollard	Contractor Address: 30 Eastern Prom Portland	Phone (207) 776-5771
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

8/12/2008-amachado: Received voicemail from Lydia confirming that the front steps will be within the existing footprint.

8/12/2008-gg: received permit from historic as of 08/12/08. /gg

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

John Turk, Chair
Rick Romano, Vice Chair
Otis Baron
Martha Deprez
Michael Hammen
Ted Oldham
Cordelia Pitman

July 21, 2008

Merritt Heminway & Lydia Maier
98 Clark Street
Portland, Maine 04102

Re: Exterior and Site Alterations; 98 Clark Street

Dear Mr. Heminway and Ms. Maier:

On July 16, 2008, the City of Portland's Historic Preservation Board reviewed your application for a Certificate of Appropriateness for exterior and site alterations at 98 Clark Street. Proposed exterior alterations included replacement of the windows on the 2nd & 3rd floors of the front façade; replacement of the front steps; and replacement of the steps at the south side door. Proposed site alterations included installation of an asphalt driveway with granite curb and parallel brick walkway; installation of a new fence and gate; and installation of a brick patio between the rear ell and south property line.

Following deliberations, the Board voted 4-0 (Pitman recused; Baron & Romano absent) to approve the application, subject to the following conditions:

- * Replacement windows at the 2nd & 3rd floors (front façade) shall preserve the existing glass dimensions to the greatest extent possible. *(The Board found that the proposed Pella Precision Fit units reduced the visible glass area to an unacceptable degree. Project consultant Buell Heminway agreed to explore other window replacement options that would address this concern.)*
Final windows specifications to be reviewed and approved by staff.
- * 2nd floor windows shall be replaced with 6/6 sash. The simulated 6/6 casement for the 3rd floor windows is approved as proposed.
- * Pressure-treated wood shall not be used for finish surfaces and details on the porches, except for the lattice skirting. Oil finish is acceptable for the treads.
- * The top of the fence at the rear of the driveway shall generally align with the sill height of the first floor windows (within 6 inches).

All improvements shall be carried out as shown on the plans and specifications submitted for the 7/16/08 public hearing, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work that 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.

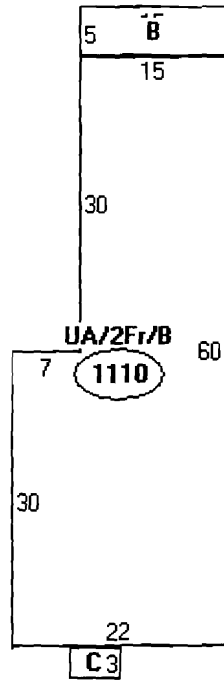
Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Andrews". The signature is written in a cursive, flowing style.

Deborah Andrews
Historic Preservation Program Manager

cc: Buell Heminway
Building Inspections



Descriptor/Area

A: UA/2Fr/B
1110 sqft

B: EP
75 sqft

C: FBAY/B
15 sqft

~ 1200

new sidestairs 39.11

front 21.65

side 48.75

garage 20x 10.5 = 210

—————
1519.51

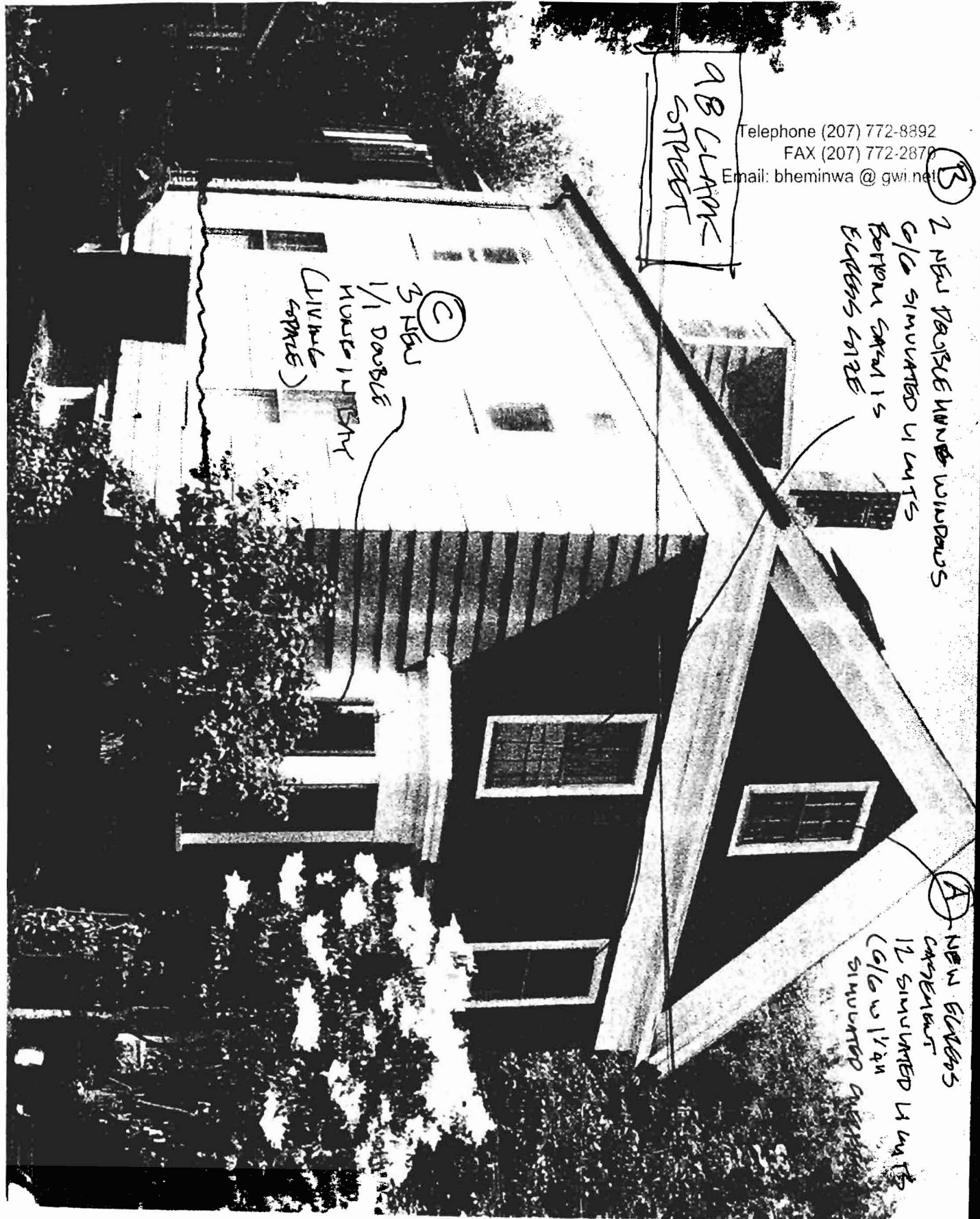
Telephone (207) 772-8892
FAX (207) 772-2870
Email: bheminwa@gwi.net

AB CLARK
STREET

(B) 2 NEW DOUBLE HUNG WINDOWS
C/G SIMULTANEOUS UNITS
BEYOND SPAN IS
ELECTRIC WIRE

(C) 3 NEW
1/1 DOUBLE
HUNG UNITS
(LIVING
SPACE)

(A) NEW ELECTRIC
CABLEWIRE
12 SIMULTANEOUS UNITS
C/G W/ 1/1 IN
SIMULTANEOUS



CASEMENT

Wood and Aluminum EnduraClad® Exterior
Size Tables

98 CLARK ST.



Scale 1/8" = 1' 0"

Transoms

	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(908) (889)
Opening	1' 5 ³ / ₄ "	1' 9 ³ / ₄ "	1' 11 ³ / ₄ "	2' 1 ³ / ₄ "	2' 5 ³ / ₄ "	2' 11 ³ / ₄ "
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 11"
1' 5"	1717	2117 (F)	2317 (F)	2517 (F)	2917 (F)	3517 (F)
1' 9"		2121				
1' 11"			2323			
2' 1"	1725 (F)	2125 (F)	2325 (F)	2525	2925 (F)	3525 (F)
2' 5"				2929		

(F) = Fixed Only

Opening dimensions shown are for clad units only. See wood unit notes below for wood opening dimensions.

Venting transoms are available as casements or awnings.

For windows and patio doors with HurricaneShield® impact-resistant glass, see product instructions or refer to local building code requirements.



Traditional grille patterns shown. See Grille Types page for additional patterns and profiles.

3-CASEMENT

Vent and Fixed Units

	(908) (889)	(1060) (1041)	(1213) (1194)	(1365) (1346)	(1518) (1499)	(1670) (1651)	(1822) (1803)
2' 11 ³ / ₄ "	1735	2135	2335	2535	2935 E ₃	3535 E ₁	
3' 5"	1741	2141	2341	2541 E ₃	2941 E ₂	3541 E	
3' 11"	1747	2147	2347	2547 E ₂	2947 E	3547 E	
4' 5"	1753	2153	2353	2553 E ₂	2953 E	3553 E	
4' 11"	1759	2159	2359	2559 E ₂	2959 E	3559 E	
5' 5"	1765	2165	2365	2565 E ₂	2965 E	3565 E	
5' 11"	1771 (T)	2171 (T)	2371 (T)	2571 (T)	2971 (E, T)	3571 (E, T)	

(T) Tempered glass is standard.

Egress Notes:

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft². Check all applicable local codes for emergency egress requirements.
- E₁ = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft². Check all applicable local codes for emergency egress requirements.
- E₂ = With optional egress hardware, window meets minimum clear opening of 24" height, 20" width, and 5.7 ft². Check all applicable local codes for emergency egress requirements.
- E₃ = With optional egress hardware, window meets minimum clear opening of 24" height, 20" width, and 5.0 ft². Check all applicable local codes for emergency egress requirements.

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. You should consult your local building code to ensure products with Rolscreens meet egress requirements.

A

I REQUIRED EGRESS

HUNG


**Aluminum EnduraClad® Exterior
Double-Hung
Size Tables**
98 CLARK ST.


Scale 1/8" = 1' 0"

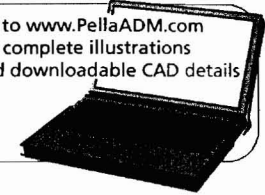
Fixed Transoms

	(552) (533)	(654) (635)	(756) (737)	(857) (838)	(959) (940)	(1060) (1041)	(1162) (1143)	(1238) (1219)
Opening	1' 9 ³ / ₄ "	2' 1 ³ / ₄ "	2' 5 ³ / ₄ "	2' 9 ³ / ₄ "	3' 1 ³ / ₄ "	3' 5 ³ / ₄ "	3' 9 ³ / ₄ "	4' 0 ³ / ₄ "
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"
(451) (432)								
	2117	2517	2917	3317	3717	4117	4517	4817
(654) (635)								
	2125	2525	2925	3325	3725	4125	4525	4825

Vent Units

(908) (888)								
	2135	2535	2935	3335	3735	4135	4535	4835
(1060) (1041)								
	2141	2541	2941	3341	3741	4141	4541	4841
(1213) (1194)								
	2147	2547	2947	3347	3747	4147	4547	4847
(1365) (1346)								
	2153	2553	2953	3353	3753	4153	4553	4853
(1467) (1448)								
	2157	2557	2957	3357	3757	4157	4557	4857
(1518) (1499)								
	2159	2559	2959	3359	3759	4159	4559	4859
(1670) (1651)								
	2165	2565	2965	3365	3765	4165	4565	4865

Go to www.PellaADM.com
for complete illustrations
and downloadable CAD details.



B 2 REQUIRED
(EGRESS)

Egress Notes:

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft². Check all applicable local codes for emergency egress requirements.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft². Check all applicable local codes for emergency egress requirements.

See Design Data pages in this section for clear opening dimensions.

(1) Does not meet egress if glazed with laminated IG, tinted IG, or tempered IG.

C 3 REQUIRED



Grille Types
Integral Light Technology and Removable Interior

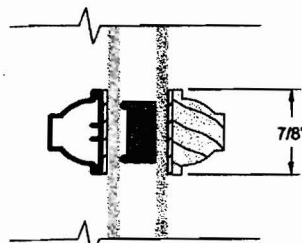
PRECISION FIT



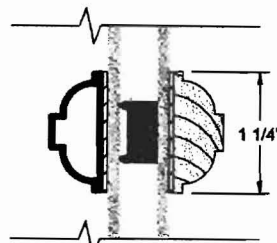
Scale 3" = 1' 0"

Grille Profiles

Integral Light Technology with Clad Exterior



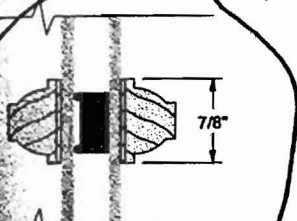
7/8" Regular



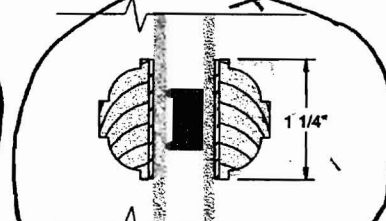
1 1/4" Regular

98 CLARK ST.

Integral Light Technology with Wood Exterior



7/8" Regular

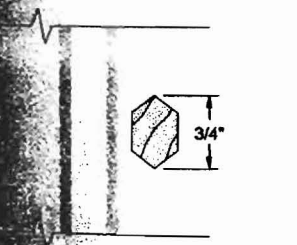


1 1/4" Regular

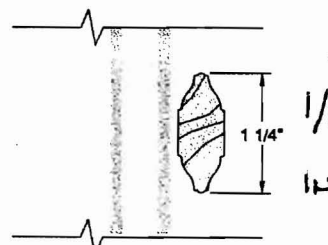
CHECK RAIL



Removable Interior Pine Bars for Vent and Fixed Units



3/4" Regular



1 1/4" Colonial

3
1/1 DOUBLE
MUNTIN
1 1/2 BAR

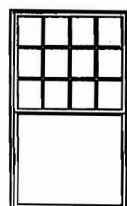
CLARK ST. ELEVATION

NO SCALE

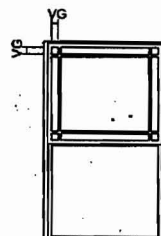
Vertical Grille Patterns (vent units)



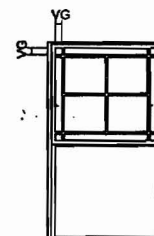
12-Lite



Traditional
(Top Sash Only)



9-Lite



12-Lite

Standard corner lite dimension for Prairie patterns = 2-1/2" VG.

Available in transom units \geq 1'3" height and width.
Available in all sizes.

9-Lite Prairie patterns available with ILT and removable
grilles. 12-Lite patterns available with ILT only.

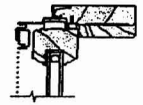
Glass

noted can vary.

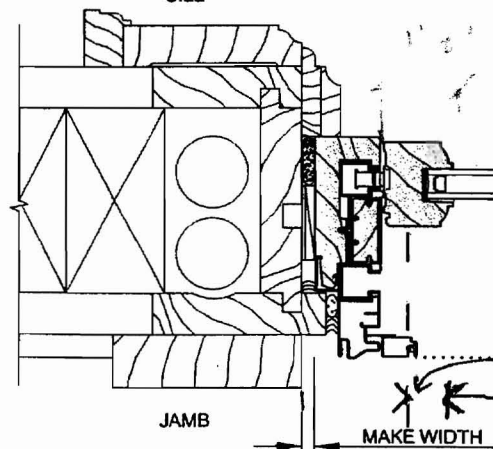
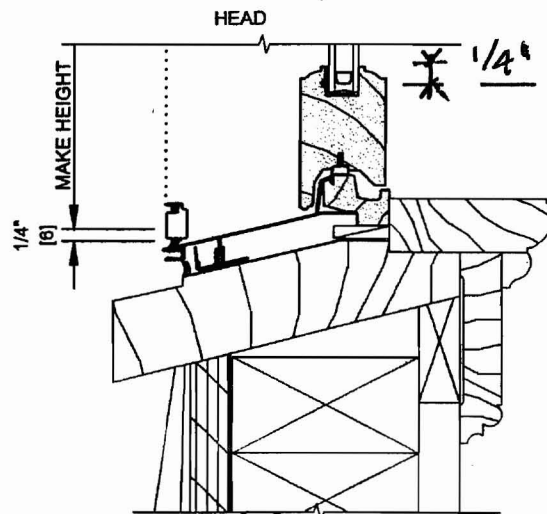
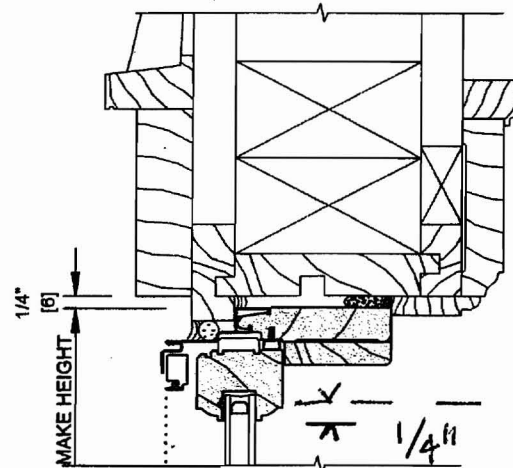
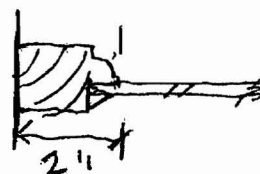
For availability contact your local Pella sales representative.

Primed Wood Exterior Installation Details

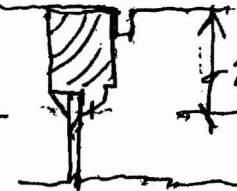
PRECISION FIT



Scale 3" = 1' 0"

1/4"
[6]EXISTING
SASH

INSULATE ALL VOIDS AT WINDOW PERIMETER (BY OTHERS).
SEAL UNIT TO EXTERIOR / BLIND STOP.



98 CLARK ST

EXISTING
SASH

INSULATE UNDER SILL (BY OTHERS).
SEAL ADJUSTABLE SILL TO OLD WOOD SILL.
LEVEL UNITS AS REQUIRED.

NOTE:

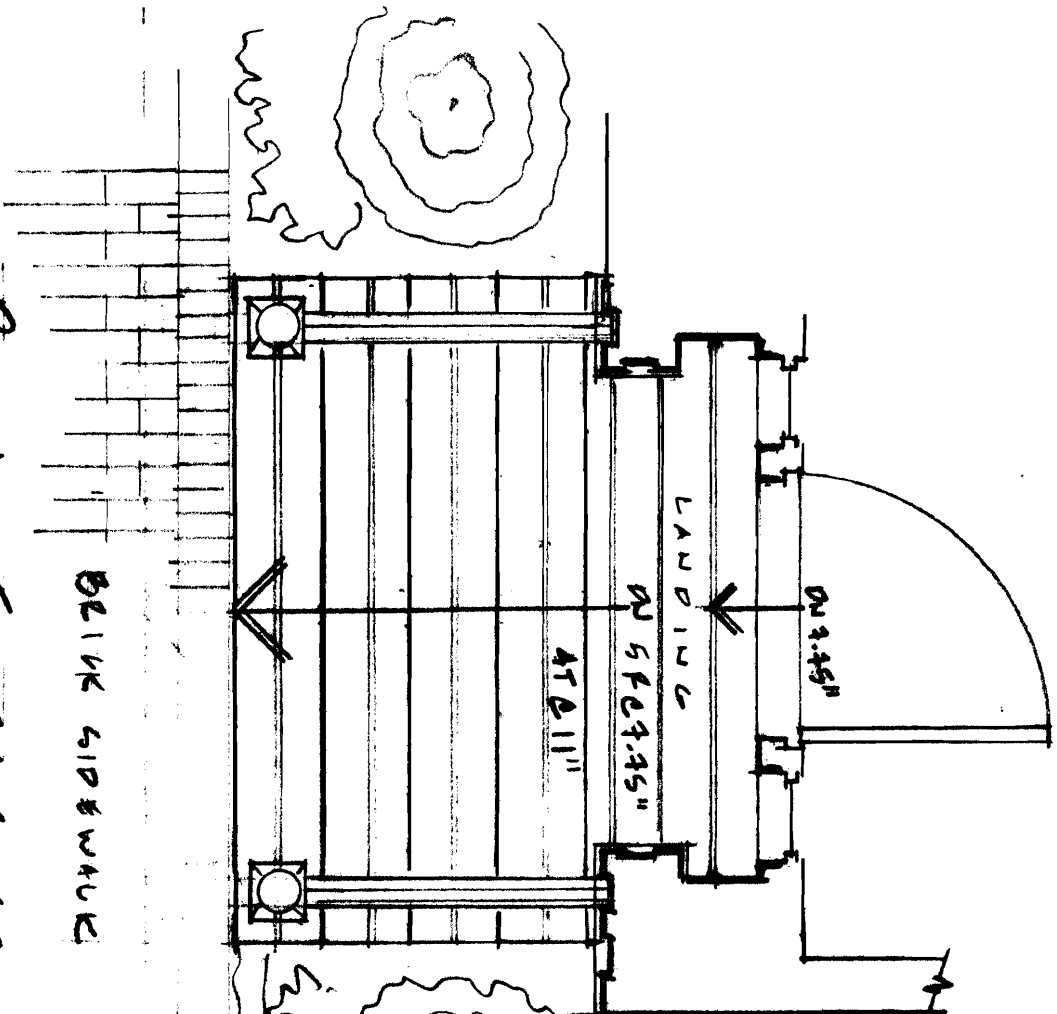
WALL CONSTRUCTION AND OLD DOUBLE-HUNG FRAME SHOWN ARE EXISTING; OLD DOUBLE-HUNG SASH HAS BEEN REMOVED.

REFER TO THE APPROPRIATE PELLA INSTALLATION INSTRUCTION FOR COMPLETE STEP BY STEP INSTRUCTIONS.

SHIM AND PLUMB UNITS AS REQUIRED.

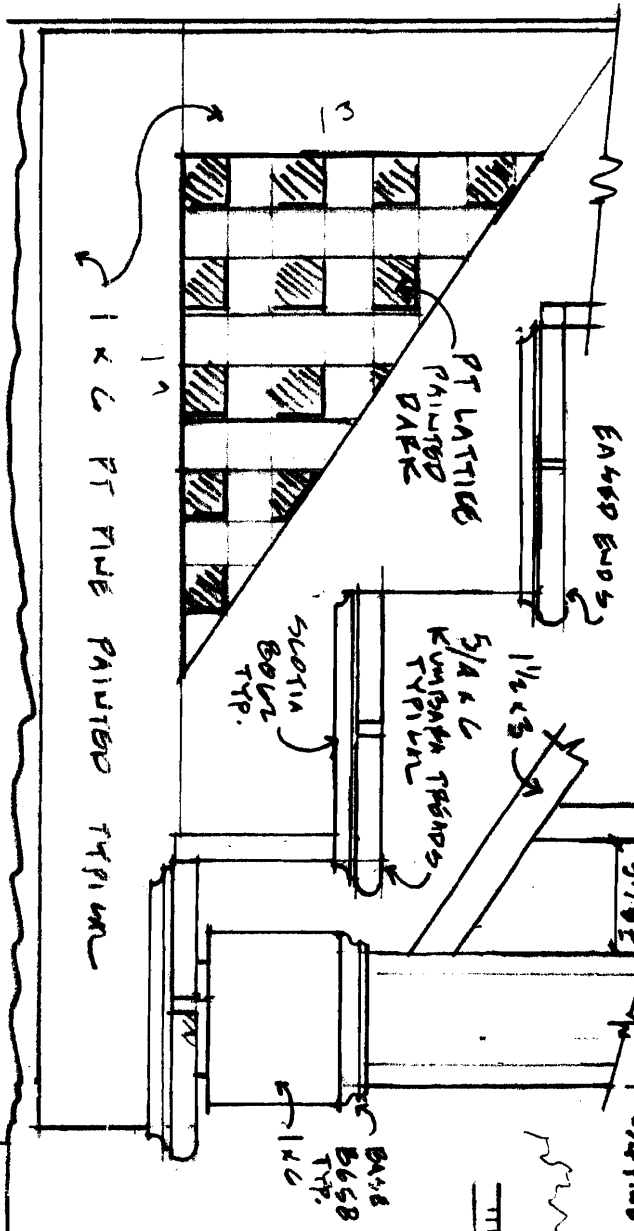
SEAL UNIT TO EXTERIOR /BLIND STOP.

ONE INCH



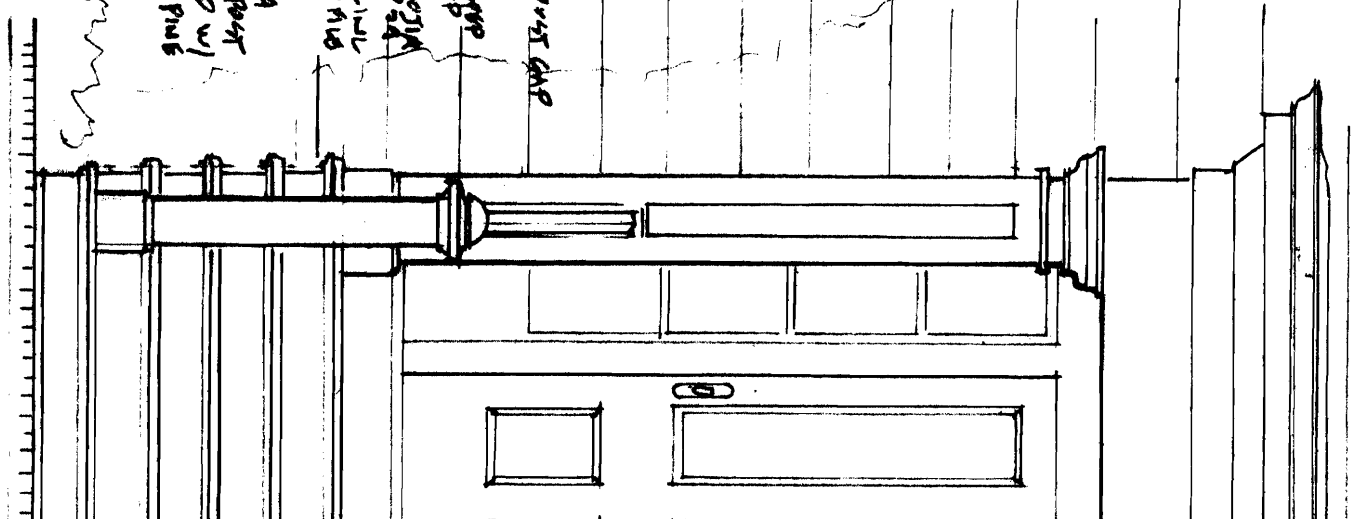
PLAN OF ENTRY STEPS

BRICK SIDEWALK



SKIPPING, STEP + NEWEL DETAIL L 1 1/2" x 1'-0"

CLARK ST. E.L.



$$2 \times 5 = 35$$

$$\text{Front side } 6.69 \times 333 = 2165$$

$$3.33 \times 1.47 = 2.23$$

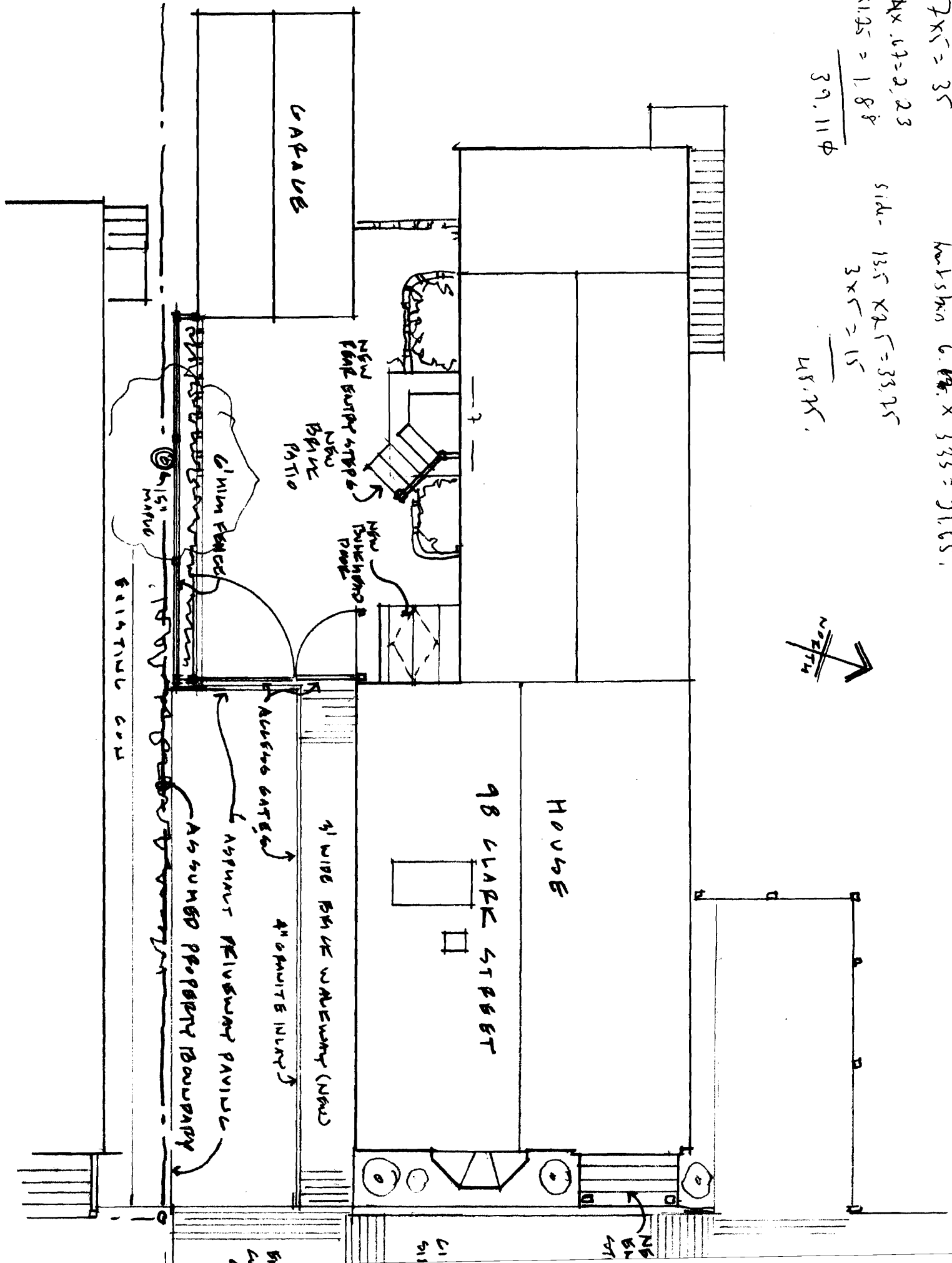
$$1.5 \times 1.25 = 1.88$$

$$\frac{39.11 \phi}{}$$

$$\text{Side } 13.5 \times 2.5 = 33.75$$

$$3 \times 5 = 15$$

$$\frac{48.75}{}$$



SITE PLAN