

170 CLARK STREET

SUNBELT

Full cut 1920H - Half cut 1920H - Top 1401 - 0203H - Full cut 0203H

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. **54876**
 Issued **4/27/71**
 Portland, Maine **4/27 1971**

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum fee. \$1.00)

Owner's Name and Address **Mr. Green** Tel.
 Contractor's Name and Address **F.W. Hebert** Tel.
 Location **29-112 Clark St** Use of Building
 Number of Families **4** Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations
Change Serv. 30-10-100
 Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires **3** Size **3#-A1**
 METERS: Relocated Added Total No. Meters
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
 APPLIANCES: No. Ranges Watts Brand Feels (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence **19** Ready to cover in **19** Inspection **19**
 Amount of Fee \$ **8.00** ✓

Signed *F.W. Hebert*

DO NOT WRITE BELOW THIS LINE

SERVICE	<input checked="" type="checkbox"/>	METER		GROUND	<input checked="" type="checkbox"/>
VISITS: 1	2	3	4	5	6
7	8	9	10	11	12
REMARKS:					

INSPECTED BY *F.W. Hebert* (OVER)

LOCATION *Clark St. 170-72*

INSPECTION DATE *5/4/71*

WORK COMPLETED *5/4/71*

TOTAL NO. INSPECTIONS *1*

REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	5.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	5.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuits, Caravans, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	



RE RESIDENCE ZONE
APPLICATION FOR PERMIT
 Third Class
 Class of Building or Type of Structure
 Portland, Maine, June 27, 1958

PERMIT ISSUED

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 170 Clark Street Within Fire Limits? Yes Dist. No. 3

Owner name and address William Greene, 170 Clark St. Telephone

Lessee's name and address Telephone

Contractor's name and address H. G. Johnson Co., 5 Cliff St. Telephone

Architect Specifications Plans Yes No. of sheets 1

Proposed use of building Dwelling No. families 2

Last use No. families 2

Material Frame No. stories 2 1/2 Heat 2 Style of roof Roofing

Other building on same lot Fee \$ 4.00

Estimated cost \$ 1000.

General Description of New Work

To make alterations to attached shed as per plan
 Ground area size of shed the same as existing shed

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO H. G. Johnson Co.**

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering Kind of heat fuel

No. of chimneys Material of chimneys of lining Corner posts Sills

Framing Lumber—Kind Dressed or full size? Size Max. or centers

Size Girder Columns under girders Kind and thickness of outside sheathing exterior walls?

Studs (outside walls and carrying part) 2x4-16" O. C Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd height?

If one story building with masonry walls, thickness of walls?

If a Garage

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will work require disturbing of any tree on a public street? Yes

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes William Greene

APPROVED:
William Greene
 Signature of owner

By:
W. G. Johnson

INSPECTION COPY

NOTES

7-10-58 Demolition
 under way (IP)
 7-22-58 Same (IP)
 8-11-58 " (IP)
 9-3-58 Dem. down to
 old platform at + on
 grade. Two old brick
 piers 18" above grade
 left on property line
 9-10-58 Ground (IP)
 platform removed
 9-29-58 little (IP)
 digging started (IP)
 10-7-58 Footings OK
 to pour (IP)
 10-15-58 Sills 2x
 4 Framing started (IP)
 10-30-58 Framing appears
 completed. Tax paper
 exterior OK (IP)
 11-13-58 Same (IP)
 5-29-59 Same (IP)
 8-3-59 Same
 painting canvas (IP)
 9-9-59 Same (IP)
 9-29-59 " (IP)
 10-12-59 " (IP)
 11/17/59 - Keller (IP)
 12-15-59 Same (IP)
 4-5-60 Nothing
 done still tax
 paper covering
 4-15-60 Same (IP)
 4/18/60 - Edmond Mrs
 Greene who said
 her husband had
 found it difficult
 to hire anyone to
 do this work but
 this is his next
 job and he feels
 sure it will be
 done by 7/1/60
 (IP)

Permit No.	10/1/58
Location	1910 Wood St
Owner	William Green
Date of permit	6/30/58
Notif. closing-in	
Inspr. closing-in	
Final Notif.	
Final Inspr.	
Cert. of Occupancy issued	
Standing Out Notice	
Form Check Notice	10/1/58

TEL 51086

6-15-60 Completed

8-5 811-7-98
 9-29 10-9
 10-9
 10-15-60
 10-29
 11-14
 12-15
 1-13
 5-29
 8-3
 9-9
 9-29
 10-12
 11-17
 12-15
 4-5
 4-15
 4-18

BP- 170 Clark St.- Alterations to shed attached to rear of dwelling

Nov. 17, 1959

Mr. William Greene
170 Clark Street

Dear Mr. Greene:

After talking with Field Inspector Cartwright about the above job, I can heartily join him in a feeling of commendation for you in the fine improvement which you have made in your property.

However, from the standpoint of application of the Building Code, we are concerned in that the bad weather of winter is not far away, and you have thus far not been able to apply permanent weather proof covering to the outside walls.

No doubt you would prefer to have this part of the job finished but have been prevented by circumstances beyond your control. Actually the Building Code requires that permanently durable and adequate weather resistive covering be applied to such outside walls; so that, to put it bluntly, the building is in violation of the Building Code until this work has been completed.

The purpose of this letter is not to reproach you, but to suggest that you use every effort to get this permanent weather resistive covering put on before winter is really with us - - say by Dec. 15th.

Very truly yours,

Warren McDonald
Acting Deputy Insptr. of Bldgs.

WMcDm

AP-170 Clark Street

June 30, 1958

H. J. Johnson Co.
3 Cliff Street

to Mr. William Orsens
170 Clark Street

(Sentiment)

Building permit to make alterations to attached shed at the above location is issued herewith based on information furnished with permit application but subject to the following conditions:

1. Eight inch concrete block foundation wall is to have a footing at least 8 inches thick and 2 inches wider symmetrically than the block wall.
2. Four by six mill one piece in cross-section anchor bolted at corners and intervals of no more than 6 feet is to be provided on top of block foundation wall.
3. Four by eight header is to be provided to support sloping 2x6 rafters and short partition over second floor entrance to stairway.

Very truly yours,

Theodore T. Hard
Deputy Inspector of Buildings

TTR/jg

Post Office Department
OFFICIAL BUSINESS

POSTAGE WILL BE PAID BY ADDRESSEE



Return to Building Ins. & Co.
(NAME OF ADDRESSEE)

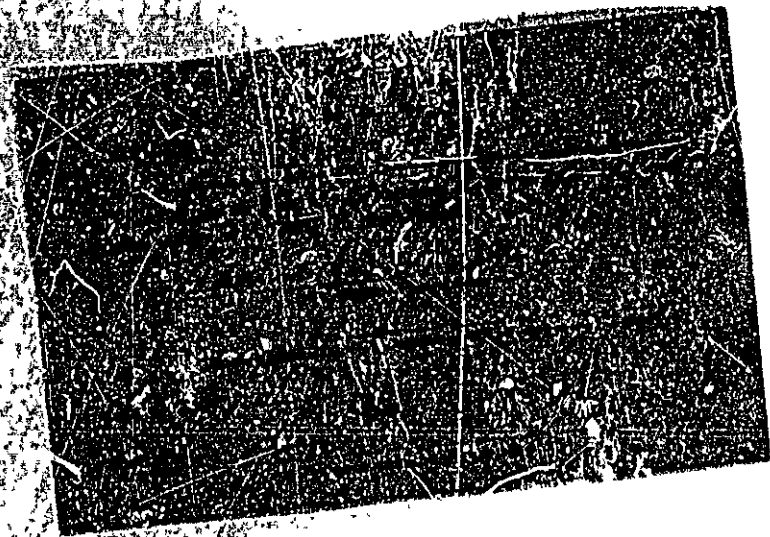
Street and Number or Post Office Box Box 11 City Hall, Portland, Maine

REGISTERED ARTICLE

No. 5311
INSURED PARCEL

PORTLAND,
MAINE.

No. _____





R6 RESIDENCE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

CS-66

Location
170 Clark St.

COMPLAINT

INSPECTION COPY

COMPLAINT NO. 30

Date Received 4/1/58

Location 170 Clark St. Use of Building two family dwelling

Owner's name and address William S. & Adaline Z. Greene Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address X Telephone _____

Description: This is a two-story rear ell. Due partly to demolition of a similar rear ell of the other half of this duplex building owned by others at 172 Clark St., and due in part to decay and the fact the structure was never built correctly, the ell is now sagging, is lowed and leaning, has inadequate foundation and the party wall is very light and sketchy.

NOTES: _____

4/10/58 Talked with Mr. Greene. He wishes to ^{completely} rebuild this portion of ell because it reduced in size since it houses rear porch of access from second story. He will furnish plans & apply for permit. TTR

8/2/59 Permits was issued to rebuild said ell has been practically completed - C.J.G.

(Faint, mostly illegible text, possibly a stamp or official note)

To William S. Greene

FOD Form 2006
Sept. 1953

RESIDENCE ZONE
 CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

CS-66

Location: 170 Clark St.



INSPECTION COPY

COMPLAINT NO. 30

Date Received 4/2/58

Location 170 Clark St. Use of Building two family dwelling
 Owner's name and address William S. & Adeline D. Greena Telephone _____
 Tenant's name and address _____ Telephone _____
 Complainant's name and address X Telephone _____

Description: This is a two-story rear ell. Due partly to demolition of a similar rear ell of the other half of this duplex building owned by others at 172 Clark St., and due in part to decay and the fact the structure was never built correctly, the ell is now sagging, is bowed and leaning, has inadequate foundation and the party wall is very light and sketchy.

~~NOTES: Talked with Mr. G. re. He wishes to rebuild this rear ell. Since it was never correctly built, he will furnish plans & supply for permit. Issued to rebuild and work has been completed - A.J.~~

REGISTERED MAIL
 No. 116 Spec. del. fee \$
 Fee \$ 30 Tax receipt \$
 Sunday \$ Post. date fee \$
 Postage \$ 13 Adult Registered by
 From Dept of Building
 To William S. Greena
 170 Clark St.
 Portland, Me.
 4-10-58

POD Form 3814
 (Rev. 1953)

Reg. Mail
Ret. Req.

April 2, 1958

FU- Nelson Cartwright-
3/3/58

Caplt.- 170 Clark Street-Jungstius rear all and order relating thereto;

William S. & Adeline B. Greene
170 Clark Street

Dear Mr. & Mrs. Greene:

A Field Inspector from this office has found the rear two-story all of the building at 170 Clark Street, which you are reported to own or control, to be broken, weakened or out of repair so as to be unsafe or dangerous.

As authorized and directed by Sec. 109 of the Building Code of Portland (copy enclosed) you are hereby required to have such dangerous conditions permanently corrected before May 5, 1958.

This two-story all is bowed and leaning, and has a pronounced sag where the sills and their supporting foundation posts or blocking are inadequate for safety. It is certain that the only remedy is demolition.

A building permit is required before demolition is commenced, and it is important that the work of demolition proceed with all possible speed, that any depressions left in the ground shall be filled and surfaced as stipulated by the Building Code.

Last fall a permit was issued to demolish a similar two-story all at the rear of the other half of this big duplex building at 172 Clark Street. The work of demolition has proceeded slowly, and has stopped altogether now, the owner of that part of the building reporting that he did not dare to remove all of it because he was afraid that removing any more would cause your part of the all to collapse. It would be well to contact this other owner who is reported to be Charles H. and Gerald Marston who are reported to be a non-resident, but represented by Mrs. Paul Snow of 215 High Street. It is suggested that you contact these owners or their representative so that both sides of the all may be completely demolished and any excavations filled in and the land suitably graded at an early date.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHD:dk

Enclosure of Sec. 109 of the Building Code

Location 170 Clavette St

Date 1/6/46

Permit
Inquiry _____
Complaint _____

R.I.P.
Gle & one
comp at mt
made w/d
then examine

Better not
delay at
mt

Jan 2 47

Miss Cummings
170 Clark St
Portland
Me

RECEIVED
JAN 6 1947
DEPT. OF OLD'G. INSP.
CITY OF PORTLAND

Capt. Carlson

I would like
to have you come up stairs
walk in I wish to see
you about this business
I've lived here 1 1/2 years the
store always smoked but
seldom used in summer
this fall bothered me so
like a house a fire I sent
to the agent he had

I feel it very dangerous
and I must have a fire
sincerely
Nellie Cunningham



A) APARTMENT HOUSE ZONE
 CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION

Complaint No. 4

FILE COPY

COMPLAINT

Location 170 Clark Street Date Received January 6, 1927
 Use of Building _____
 Owner's name and address Bessie M. Rideout, R F D #4, Portland, Maine Telephone _____
 Tenant's name and address Nellie Cummings, 170 Clark Street Telephone _____
 Complainant's name and address " " Telephone _____

Description: Tenant claims that when fire is started in stove the room fills with smoke. At least 3 connections to same chimney. According to tenant's letter some work has been done but not satisfactorily.

[A large area of the form is obscured by vertical scanning artifacts.]

Complaint No. 47'4
Location 179 Clark Street
Date Received 1'6'47
Date Disposed of 1-7-47 *Pratt*

NOTES

1-7-47 E. M. Kelly
and O. M. Kelly
this apartment Coal
arranged by Pratt
that apartment has
been removed and
apartment is now
holding used. File
stop in chimney's
Pratt

Rept. 674C-I

1-23-40-II

January 15, 1940

Halverson Bros.,
15 Union Street,
Portland, Maine

Gentlemen:

Further in connection with the warm air furnace which you have installed for Bessie M. Rideout at 170 Clark Street without first securing a building permit therefor as required by law, upon looking over the job myself this morning in connection with some of the work around the chimney which the owner is doing, I find that in addition to the matter of the tightness of the registers where they pass through the ceiling, there are certain of the warm air pipes that are closer than one inch to woodwork and those portions are not covered with 14 pound asbestos as required, and I am wondering if the register boxes are covered with 14 pound asbestos as required by law.

It will be necessary for you to have the metal at the ceiling of the cellar removed anyway in order to make the same tight and while this metal is all removed please notify this office for inspection so that we may see the warm air pipes above the ceiling and the register boxes as far as is possible. If the register boxes are not covered with 14 pound asbestos and all of the pipes that are closer than one inch to woodwork are not so covered, and all of the warm air pipes that are above the ceiling of the cellar are not so covered, you must as well cover them before calling us up for inspection.

Please have this matter all fully taken care of on the date mentioned in my first letter, January 23, 1940.

Very truly yours,

WMcD/H

Inspector of Buildings

CC: Bessie M. Rideout
Eastland Hotel

Dear Madam: I am sorry to bother you further about this installation, but at the request of the contractor examining the work around the chimney, I have examined the situation, personally, and have come to the conclusion that it would not be wise to attempt to remove the wooden joists of the first floor so that they would be one inch away from the chimney. I have told Mr. Sears the contractor that we would be satisfied to have the wooden laths removed from close contact with the chimney and all openings up into the building around the chimney closed with metal to serve as a fire stop.

Very truly yours,

WMcD/H

Inspector of Buildings

Rept. 62740-I

January 11, 1940

Halvarson Bros.,
15 Union Street,
Portland, Maine

Gentlemen:

You applied for a permit on January 10th to install a warm air furnace for Essie E. Rideout at 170 Clark Street, and this morning we find that the furnace is completely installed with the balance of the system although we still have not issued the permit.

There are some conditions about the ducts, registers and chimney which must be corrected and we shall expect them to be taken care of fully at least by January 22, 1940. I do not know the arrangements between you and the owner and therefore cannot tell who is responsible for correcting these conditions.

If they are not taken care of fully, I shall be inclined to press the matter of installing the system without a permit against the principal officer of your company.

The new register openings are not tight where they pass through the plastered ceiling of the cellar. Wooden laths are in contact with the chimney wall at the ceiling and it looks as though the floor joists in the first floor also might be against the chimney. There is a loose brick and a hole in the chimney and also a small crack running from the top of the cleanout door to the ceiling of the cellar.

It is necessary to make the register opening tight; to make adjustment of the wood lath and plaster against the chimney and also the wooden joists, if they are found to be against the chimney, so that there will be no woodwork at the first floor level within one inch of the outside of the chimney wall; to replace the loose brick, fasten it in with mortar and to close permanently the hole in the chimney with mortar. The crack mentioned above is to be thoroughly pointed up.

The owner has a copy of this letter.

Very truly yours,

FILL IN COMPLETELY AND SIGN WITH INK

Permit No. **PERMIT ISSUED**

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

MAY 23 1940

Portland, Maine, July 7, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 70 Smith Street Use of Building dwelling house No. Stories 2 ~~NEW BUILDING~~ Existing "Existing"

Name and address of owner of appliance Christian Olsen, 70 Smith St.

Installer's name and address H. J. Katz, 79 Cumberland Avenue Telephone 3-8343

General Description of Work

To install _____

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? _____ If not, which story _____ Kind of Fuel _____

Material of supports of appliance (concrete floor or what kind) _____

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, from top of smoke pipe _____ from front of appliance _____ from sides or back of appliance _____

Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____

Location oil storage _____ No. and capacity of tanks _____

Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

Amount of fee enclosed? _____ (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of Installer _____

ASSESSOR'S COPY



#2

Permit No. _____
 Location 170 Clark St.
 Owner Assoc. Mr. Richmond
 Date of Permit _____
 Post Card sent _____
 Notif. for insp. _____
 Approval Tag issued _____
 Oil Burner Check Last (date) _____

1. Kind of heat _____
2. Label _____
3. Anti-siphon _____
4. Oil storage _____
5. Tank distance _____
6. Vent Pipe _____
7. Fill Pipe _____
8. Gauge _____
9. Rigidity _____
10. Feed safety _____
11. Pipe size and material _____
12. Control valve _____
13. Ash pit vent _____
14. Temp. or pressure safety _____
15. Instruction card _____
16. _____

IF THIS PERMIT IS NOT IN COMPLIANCE WITH THE ABOVE LISTED REQUIREMENTS, THE PERMITTEE SHALL BE RESPONSIBLE FOR CORRECTING THE SAME.

THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC INTERESTS.

Approved by _____
Special Inspector

registers have been
 covered with asbestos
 sold from Halverson's
 and to parties who
 openings built in
 ceiling registers
 boxes blank brass
 made tight. etc.

5/22/40. Openings
 around register
 boxes in ceiling
 have been made
 tight. For particulate
 matter. Permit is re-
 issued but not sent
 Halverson's or
 owner due to the
 amount of time
 lapsed between
 date of application
 and date of satisfactory
 installation to allow
 permit to be issued.
 etc.

NOTES

11/24/40. Warm air pipes
 have covered or less
 than 1" from wood and



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT NO. 4523
MAY 23 1940

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, January 10, 1940

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 170 Clark Street Use of Building Dwelling No. Stories 2 1/2 New Building
Name and address of owner of appliance Bessie M. Rideout, Festland Hotel Existing

Installer's name and address Halverson Bros., 15 Union Street

Telephone 3-3732
OR CLOSING IN IS WAIVED

General Description of Work

To install warm air furnace in place of existing stove heat

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel coal
Material of supports of appliance (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 30"
from top of smoke pipe 15" from front of appliance Over 5' from sides or back of appliance Over 4'
Size of chimney flue 10x12 Other connections to same flue stove

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____
Will operator be always in attendance? _____ Type of oil fed (gravity or pressure) _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
Halverson Bros.

INSPECTION COPY

Signature of Installer: Ed Halverson



(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

1303
PERMIT INSPECTION

Class of Building or Type of Structure Third Class MAC 19 1931

Portland, Maine, March 19, 1932

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building-structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 170 Clark Street Ward 7 Within Fire Limits? Yes Dist. No. 5
 Owner's or Lessee's name and address Mrs. B. M. Rideout, Eastland Hotel Telephone _____
 Contractor name and address W. L. Vassar Company, 95 Sheridan Street Telephone 5-7946
 Architect's name and address _____
 Proposed use of building Dwelling No. families 1
 Other buildings on same lot _____
 Plans filed as part of this application? None No. of sheets _____
 Estimated cost \$ 25.00 Fee: \$ 25

Description of Present Building to be Altered

Material Wood No. stories 2 1/2 Heat _____ Style of roof Pitch Roofing _____
 Last use Dwelling No. families 1

General Description of New Work

Rebuild front chimney from attic floor up

**CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED**

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 Height average grade to highest roof at _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness top _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ Sill _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Struts (outside walls and carrying par _____ 4x4-16" O. C. Girders 8:8 or larger. Bridging in every _____
 span over 8 feet. Sills and corner posts _____
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On center: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

INSPECTION COPY
 Signature of owner Mrs. B. M. Rideout
 By W. L. Vassar Company
 By W. L. Vassar

3904B

Ward 7 Permit No. 37/303

Location 170 Clark St.

Owner Ms. B. M. Ridout

Date of permit 3/19/37

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. None

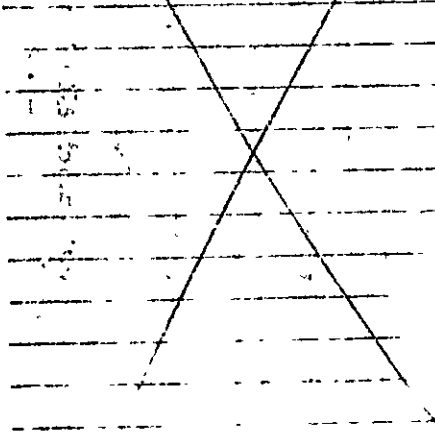
Final Inspn. 3/26/37 C. K.

Cert. of Occupancy issued None

NOTES

3/24/37 Work not done.
ODA

Work completed.
Obisimay Carter etc etc





Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the Portland, January 15, 1917 191
 INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following-described building:—

Location 170 Clark St. Ward, 7 in fire-limits? No
 Name of Owner or Lessee, Oscar L. Rideout Address 411 Fidelity Bldg.
 " " Contractor, E. G. Johnson & Co. " Cross St.
 " " Architect, _____ " _____
 Material of Building is wood Style of Roof, pitch Material of Roofing, shingles
 Size of Building is 46 feet long; 20 feet wide. No. of Stories, 2 1/2
 Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.
 Underpinning is brick is _____ inches thick; is _____ feet in height.
 Height of Building, 28 ft. Wall, in Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
 What was Building last used for? dwelling No. of Families? 2
 Building to be occupied for dwelling Estimated Cost, \$ 350.

Descrip-
tion of
Present
Bldg.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

DETAIL OF PROPOSED WORK

Build addition in rear to be used for extra room

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? 14; No. of feet wide? 12; No. of feet high above sidewalk? 10
 No. of Stories high? 2 1/2; Style of Roof? flat; Material of Roofing? tar & gravel
 Of what material will the Extension be built wood Foundation? iron posts set in
concrete
 If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
 How will the extension be occupied? extra room How connected with Main Building? by door

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? _____ Proposed Foundations? _____
 No. of feet high from level of ground to highest part of Roof to be? _____
 How many feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in _____ Story.
 Size of the opening? _____ How protected? _____
 How will the remaining portion of the wall be supported? _____

Signature of Owner or
Authorized Representative

Address

Oscar L. Rideout
411 Fidelity Bldg
Portland, Ore

170 CLARK STREET

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

February 4, 1983

James Oliver, Executive Director
Portland West Neighborhood Planning Council
321 Spring Street
Portland, Maine 04102

RE: Appeal at 170-172 Clark Street

Dear Mr. Oliver:

Attached is the decision of the Board of Appeals regarding your petition to change the use of the building at the above named location from 2 to 6 families. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Please make all check payable to City of Portland.

Very truly yours,


Malcolm G. Ward
Zoning Enforcement Officer

MGA/t

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Mr. James Oliver

B. Property Location 170-172 Clark Street

C. Applicant's Interest in Property:
Future
 Owner
 Tenant
 Other

D. Property Owner William Greene

E. Owner's Address 170 Clark Street, Portland, Maine

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4

R-P B-1 B-2 B-3 A-B

I-P I-1 I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required _____

H. Present Use of Property 2-family

I. Section(s) to Which Variance Related 602.7.B.8

J. Reasons Why Permit Cannot be Issued Area of the lot is 4,691 sq. ft. rather than 6,000 sq. ft. (1,000 sq. ft. per fam.) required.

K. Requested Variance Would Permit change of use from two-families to six-families with new apartment units on the second and third floors.

L. Notice Sent to _____ Adjacent Property Owners

II. Appearances *Karen Anderson-Bittenbender, UDA9*

A. Those Advocating Variance

B. Those Opposing Variance

James Oliver, Ex. Dir.

Patricia Walden, PWNPC

Al Dermity, PWNPC

Mary Brinck, PWA

Ernest Carr, PWNPC

Edward Murphy

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

See File, Sanborn map, photo, info. by PWNPA

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e))

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons *old large house on small lot built before*

zoning ordinance

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c) .

Yes/Agreement with statement

No/Disagreement with statement

Reasons Many similar bldgs. in the area

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec.602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons no testimony to the contrary

V. Specific Relief Granted

After a public hearing held on Feb. 3, 1983, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Eugene J. Martin Chairman
 Paul D. Tapp
 Jacqueline Oley
 Donald E. Keltzer
 Fred E. Hayes
 Thomas J. Murphy



Portland West Neighborhood Planning Council
155 Brackett St. • Portland, Maine 04102 • Tel: 775-0105

February 3, 1983

Zoning Board of Appeals
City of Portland
389 Congress Street
Portland, Maine 04101

Re: 170-172 Clark Street - Portland West Council - To permit change of use from 2 families to 6 families with new apartment units on second and third floors not issuable under Zoning Ordinance because the area of the lot is 4,691 sq.ft. rather than 6,000 sq.ft. (1,000 sq.ft. per fam.) required by Sec. 602.7.B.8 of Ordinance applying to the R-6 Residential Zone in which the property is located.

A.) "Subject Lot is Exceptional"

Originally known as the Smith House, 170-172 Clark is a relatively large residential duplex in the West End Neighborhood where duplexes are rare. With high ceilings and large rooms the building is considerably bigger than most structures in the area. At the same time its open yard space is comparable to most other buildings in the area.

In conjunction with our own construction advisor and the building expert who prepares estimates and specifications for the Portland Housing Authority, we have prepared development proformas for this building based on three alternative development plans: to convert this dwelling into four rental units, into five units and into six units. Based on this analysis, which is included with our request for a variance, we have concluded that only the plan to create six units will produce sufficient income to cover development costs, proper maintenance and administrative costs.

Further we respectfully wish to call your attention to the very favorable rate of financing we have secured for this project beginning with a 3 percent mortgage of \$30,000. from the City of Portland through its Mini-UDAC program. This low-cost financing would not be available to private developers. Also, our proposals for 4, 5, and 6 units do not include any profit margin since we are a non-profit corporation. Finally we believe that the purchase price for this building of \$40,000. is reasonable as this property has been appraised by real estate brokers at \$55,000.

B.) "Condition Existed Prior to Zoning"

This dwelling was built in c. 1850 as a uniquely large three-story dwelling many years before the Zoning Ordinance of the City of Portland was enacted and on the same undersized lot. Its large size affords a unique opportunity for renovation to six apartments because of its oversized rooms, its three stories and the considerable height, width and depth of the structure. This conversion is a more efficient use of this large building.

C.) "Other Owners Enjoy Same Rights"

The West End Neighborhood area surrounding 170-172 Clark Street contains several six and seven unit apartment buildings of which very few meet the requirement for 1,000 square feet of land per unit. For example, nearby at 146-148 Clark Street is a seven-unit apartment building which stands on a lot of only 2,848 square feet. This and several owners in this residential area commonly enjoy the rights to use their property in the same manner which this variance seeks to obtain for the owners of 170-172 Clark Street. In fact, use of this building as six units is consistent with the West End neighborhood which has many multi-family buildings and few single family residences.

D.) "Hardship Will Not Constitute Special Privilege"

This request for a variance to enable the owners of 170-172 Clark Street to renovate their building in six rental units would, if approved, afford the owners the identical rights as many other property owners in this area of Portland and would not convey any special privilege or additional rights not now available to and in fact enjoyed by many other property owners. Further as a non-profit organization, we are excluded from any profit taking which this variance might produce. There is no adjoining land or lots for sale which could be added to the subject lot to meet the zoning requirements.

E.) "Neighborhood Will Not Be Adversely Affected"

Property in this zone will not be adversely affected if this ordinance is granted. In fact, the outside physical appearance of 170-172 Clark Street will be enhanced and restored to its historical character as part of the renovation process. Further, the granting of this requested variance will not increase the size of the structure on the lot, and it will not change the exterior except to improve its present appearance, nor create conditions which would be detrimental to the public health or safety such as over crowding or parking problems. This site has presently two off-street parking spaces and overnight parking is permitted on the even side of Clark Street. Our surveillance of this street during the past weeks has indicated that this area is seldom used intensively for parking because there are few houses in the vicinity. In addition, this site for which this variance is requested faces the Reiche Community School which has considerable open spaces and a large playground area.

170-172 CLARK STREET

PROFORMA OPERATING BUDGET

	<u>YEARLY EXPENSES</u>		
	<u>4 Units</u>	<u>5 Units</u>	<u>6 Units</u>
YEARLY MORTGAGE OR LOAN DEBT SERVICE	11,039.	13,259.	14,000.
REAL ESTATE TAXES	1,600.	1,800.	2,000.
INSURANCE	338.	414.	450.
WATER & SEWER	935.	1,165.	1,404.
HEAT	3,304.	4,130.	4,956.
ELECTRICITY	1,608.	2,001.	2,412.
LEGAL	300.	300.	300.
AUDIT	200.	200.	200.
MAINTENANCE	296.	296.	296.
REPAIRS	300.	300.	300.
SNOW REMOVAL	50.	50.	50.
LAWN CARE	85.	85.	85.
SUPPLIES	79.	99.	119.
REPLACEMENT RESERVE	336.	419.	505.
VACANCY RESERVE	303.	379.	455.
MANAGEMENT & BOOKEEPING	966.	1,203.	1,449.
TOTAL YEARLY COST	21,739.	26,100.	28,991.
TOTAL RENTAL INCOME	19,608.	24,300.	28,992.

170-172 Clark Street

PROFORMA DEVELOPMENT BUDGET

	<u>4 Units</u>	<u>5 Units</u>	<u>6 Units</u>
Construction Costs	36,150.	52,135.	59,379.
Builders Risk	400.	500.	600.
Legal Fees	300.	300.	300.
Appraisal	300.	300.	300.
Financing Fees	447.	614.	730.
Construction Interest	2,049.	3,033.	3,500.
Acquisition	40,000.	40,000.	40,000.
Taxes During Construction	334.	495.	572.
Development Fee	1,500.	1,500.	1,500.
Consultant Fees	2,400.	2,400.	2,400.
A.M.P.O.	<u>333.</u>	<u>417.</u>	<u>500.</u>
TOTAL	84,213.	101,694.	109,781.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

December 29, 1982

Re: 170 - 172 Clark Street

Mr. James Oliver, Executive Director
Portland West Neighborhood Planning Council
321 Spring Street
Portland, Maine 04102

Dear Mr. Oliver:

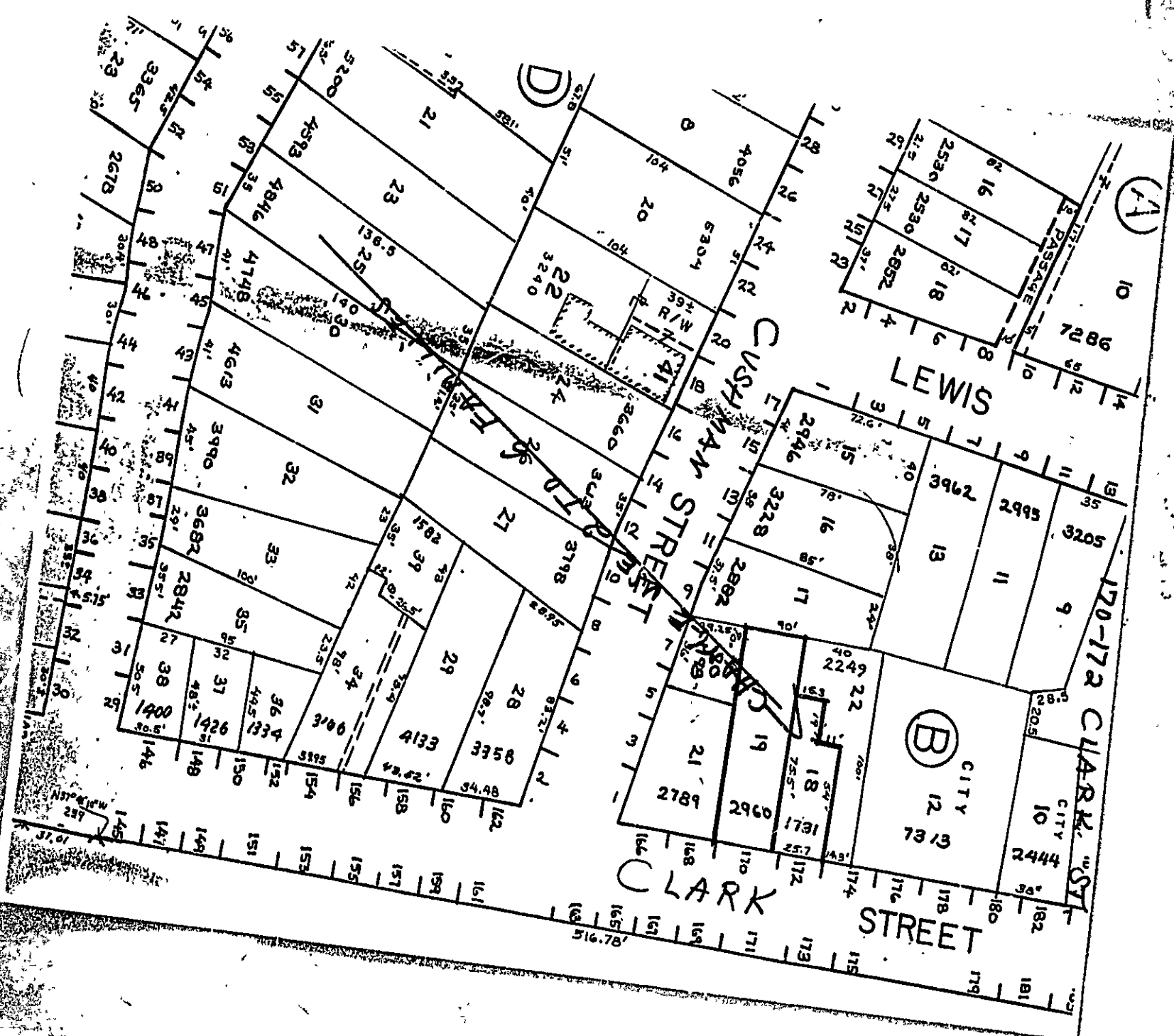
Building Permit and Certificate of Occupancy for a change of use from two families to 6 families with new apartment units on the second and third floors at 170 - 172 Clark Street cannot be issued under the Zoning Ordinance because the area of the lot is 4,691 square feet rather than 6,000 square feet (based on 1,000 sq. ft. of land area per family unit) required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residence Zone in which this property is located. (Dwelling Unit Conversion Appeal).

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should file the appeal on forms which are available here. A fee of \$50.00 for a Space and Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then please consider this letter as a matter of formality. Section 602.24.C.B.b.1.

Sincerely,

WARREN TURNER,
ZONING SPECIALIST

WT/mlb



(A)

7286

LEWIS

170-172 CLARK ST

(B)
CITY
12
73/3

CITY
10
2444

CLARK STREET

CUSHMAN STREET

CLARK STREET

(D)

Addresses and lot numbers visible on the map include:

- 4056, 6304, 104, 20, 104, 21, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

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Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

All persons interested either for or against this Dwelling Unit Conversion Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, February 3, 1983 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property, as required by ordinance.

Mr. James Oliver, Executive Director for Portland West Neighborhood Planning Council, future owner of property at 170-172 Clark Street, Portland, Maine, under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit change of use from two-families to 6-families with new apartment units on the second and third floors not issuable under the Zoning Ordinance because the area of the lot is 4,691 sq. ft. rather than 6,000 sq. ft. (based on 1,000 sq. ft. of land area per family unit) required by Sec. 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone in which this property is located. (Dwelling Unit Conversion Appeal).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Sec. 602.24.C (3) (b) (2) of the Zoning Ordinance have been met.

Eugene S. Martin
Secretary

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORY
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

All persons interested either for or against this Dwelling Unit Conversion Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, January 13, 1983 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property, as required by ordinance.

Mr. James Oliver, Executive Director for Portland West Neighborhood Planning Council, future owner of property at 170-172 Clark Street, Portland, Maine, under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit change of use from two-families to 6-families with new apartment units on the second and third floors not issuable under the Zoning Ordinance because the area of the lot is 4,691 sq. ft. rather than 6,000 sq. ft. (based on 1,000 sq. ft. of land area per family unit) required by Sec. 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone in which this property is located. (Dwelling Unit Conversion Appeal).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Sec. 602.24.C (3) (b) (2) of the Zoning Ordinance have been met.

Eugene S. Martin
Secretary

56-B-20 - Wendy O. Thaxter - 7 Cushman St. 04102
56-B-21 - Helen G. Earles - 168 Clark St. 04102
56-B-22 - Linda J. Cox - 174 Clark St. 04102
56-B-17 - Linda C. Plourde - 9 Cushman St. 04102
56-E-1 - City of Portland, Maine

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Mr. James Oliver, owner of property at 170-172 Clark Street
under the provisions of Section 602.24 C of the Zoning Ordinance of the City
of Portland, hereby respectfully petitions the Board of Appeals to permit:

Change of Use from two-families to 6-families with new apartment units on the second and
third floors not issuable under the Zoning Ordinance because the area of the lot is 4,691
sq. ft. rather than 6,000 sq. ft. (based on 1,000 sq. ft. of land area per fam. unit)
required by Sec. 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone in which
this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of
Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of
the Zoning Ordinance have been met. (See reverse side hereof for said
conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If
Site Plan approval is required, a preliminary or final site plan is attach-
ed hereto as Exhibit A.

William S. Greene
APPELLANT
James V. Oliver

602.24 c(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

January 10, 1983

The following are specifications for property at 170/172 Clark Street, Portland, Maine to be rehabilitated by Portland West Neighborhood Council, overseen by Jim Oliver. Contractor - Al Dermady. To consist of (5) - 2 bedroom & (1) - 1 bedroom units, total (6) units.

Section I. Cellar/Basement

- A). Walls-any apparent or suspected leaks or source of leakage of water/moisture through walls or floor shall be sealed.
- B). Floor-clean floor of all loose debris, soil, etc. - fill, level holes with concrete.
- C). Construct storage bins for individual units, however, this item will not be costed.

Section II. Exterior

A). Sidewalls- the existing asphalt T-Lock shingles (siding) to remain- however, all to be checked over and where necessary resecured, replace any badly split or broken pieces. The rear of house shall be given special attention. The exterior trim shall be caulked around with good grade of Butyl caulking to seal sides-top and bottom of where siding butts against trim-make all joints watertight.

B). All exterior wood/trim/porches-the existing porches and trim are acceptable however, the rear porch of 172 Clark-1st floor-construct new 2 X 4 wood railing with 4 X 4 post-along length of stairs and perimeter of deck-paint with exterior oil base paint.

C). Storm windows-install new triple track anodized aluminum storm windows with screens as follows: right side bldg.-install (2) on 3rd floor/left side bldg.-install (4) on 2nd floor to replace existing wood storms and install (2) on 3rd floor/rear bldg.-install (1) on 2nd floor. New windows in new dormers will be Thermal Pane Glass-no storms required. Total (9) new.

D). Exterior doors(egresses/cellar stairs)-existing doors to be made weatherstrip, repair threshold where necessary, caulk, install felt or similar weather-stripping around top and 2 sides. Plane sides where binding, generally, make doors in good operating condition. Scrape all loose, peeling paint, prime bare areas and paint with finish coat of oil-base paint. Do all required repairs to cellar stairs/railings so as to be deemed totally safe. Total 4.

Section III. 170 Clark-1st Floor (3-bedrooms)

A). Livingroom-

- 1). Floor-existing inlay rug acceptable.
- 2). Ceiling-existing ceiling acceptable unless new wiring causes damage whereby such to be patched and painted.
- 3). Walls-existing wallpaper to be removed and walls patched, sanded smooth and painted (2) coats Latex.
- 4). Woodwork- existing woodwork acceptable-wash down.

B). Master bedroom (front)-construct 2" X 4"-16" o.c. stud wall as per plans to separate bedroom from resulting new 36" width hallway. Incorporate new 2"-8" X 6'-6" prehung H.C. Luan door unit complete with frame, casings, hardware and passage set. Install ½" drywall on bedroom and hall side of partition. Tape and compound all joints and nail holes-(use 1" drywall nails) every 6" to 8". Sand all areas smooth and paint drywall (2) coats Latex. Install wood baseboard similar to existing and/or ceiling mouldings.

Construct new closet in bedroom. Minimum inside dimensions 28" depth X 36" width. Use 2" X 4" studs every 16" o.c.-all plates and shoes-install ½" drywall on wall areas-prepare and finish in same manner as partition. Install half depth shelf using 1X12 #2 common pine and brackets and install closet pole with brackets. Install prehung door unit same as for bedroom only 2'-6" X 6'-6" size acceptable. Closet to against wall where existing opening to middle bedroom is, which opening shall be closed off and flushed with adjacent wall.

C). Bedroom(middle)-the wall (existing) between bedroom and kitchen to be removed and new wall construct in same nature as other new partition. New wall location shall allow minimum of 80 S.F. of floor area in bedroom. Refinish closet in corners of room in prescribed manner with door, shelf and pole. Walls shall be prepared and finished in prescribed manner. Any walls throughout unit-a 4 ft. height wainscoating of paneling with rail cap or similar may be installed and upper portion of walls painted or a washable vinyl type wallpaper installed over existing wall due to present condition of wallpaper being in excellent, smooth and well bonded condition. Floor (existing) acceptable, ceiling-patch and paint with Latex, install all necessary baseboard and mouldings. Any new wood shall be primed with Parks or Bin primer and a finish coat of semi-gloss enamel applied to match surrounding woodwork-much of the existing woodwork in unit in acceptable condition, however, a room to room inspection will be made as work progressed to determine which ever portions there of will require repainting due to age or other causes as a byproduct of rehab work. A new 2-8 X 6-8 prehung H.C. door unit to be installed in area of pantry as per plans to replace existing closed off.

D). Bedroom (rear)-refinish closet in prescribed manner with door, shelf and pole. Finish walls and ceiling and woodwork in prescribed manner. Existing rug is acceptable.

E). Kitchen-existing base/counter sink unit acceptable, however, cleanup and make sure all faucets, drains in good operable condition. Walls-existing washable is acceptable, however a 4 ft. hgt wainscoating would be preferable. Existing inlay is acceptable, however, the edges near doorways to be secured with mastic and or metal moulding and the joint in middle of floor - existing metal moulding to be resecured, clean and wax floor. Ceiling-patch and paint.

NOTE: A determination to be made due to new wiring/smoke detectors/ light fixtures if excessive damage caused to ceiling due to nature of work it may be more practice to install suspended ceiling rather than to patch and paint although this is acceptable. The use of metal moulding to contain wiring (surface mounted) is acceptable which would eliminate the need to make holes. This method could be used for ceiling lights, wiring for smoke detectors, switches, SFI's in baths and outlets. This note applies to all rooms of all units as condition applies.

More storage space wall cabinets may be required in kitchen area.

F). Bath-remove small closet and close off door opening common to bathroom and hallway as per plans. Flush off wall areas using sheetrock, do all necessary preparations. The existing fixtures are deemed acceptable the lavatory and vanity, tub, toilet-clean all, determine all faucets, drains, etc. to be in good operable condition, make repairs or replacement as required. Walls-smooth and painted with (2) coats semi-gloss enamel. Floor -new resilient vinyl inlay flooring shall be installed-caulk all seams with Phenoseal or silicone where cut around toilet, tube legs, vanity, and along walls.

Section IV. 172 Clark-1st floor (2-bedrooms)

A). Master bedroom (front)- construct new partition with door unit in same overall prescribed manner as for 170 Clark St.-1st floor. Construct closet same manner. Walls, ceiling, do all work in same manner. Flooring install $\frac{1}{2}$ " plywood (AC) or Masonite underlayment and resilient vinyl inlay flooring with master. Underlayment shall be nailed every 6" to 8" with 1" screw nails.

B). Livingroom-floor-install underlayment and resilient vinyl inlay as prescribed. Walls and ceiling-patch and paint in prescribed manner, also woodwork.

C). Rear bedroom-floor-install underlayment and resilient vinyl inlay, preferably jute or foam back rug. Walls, ceiling, woodwork-do all necessary preparations and finish in prescribed manner. Construct closet in prescribed manner.

D). Kitchen-flooring-install underlayment and vinyl inlay in prescribed manner. Cabinets/counter/sink a further determination will be made as to the necessity of total replacement of existing or merely addition space to. An allowance will be costed in to cover a minimal amount if just for refinishing fell determination made and change order to reflect additional.

E). Bath-existing fixtures to be made clean and totally operable. Walls, ceiling, woodwork to be done in prescribed manner, install vinyl inlay flooring in prescribed manner.

Section V. 170 Clark-2nd floor

A). Livingroom-install resilient vinyl inlay flooring. Walls, ceiling, woodwork-do all preparations and finish in prescribed manner.

B). Bedroom (front)- construct new partition to separate bedroom and install door unit as prescribed for 1st floor apts-do all work in same manner. Close off existing door opening which leads to rear bedroom. Stud opening and install drywall both sides to flush with adjacent walls. Construct closet in prescribed manner against wall separating bedrooms. Install new vinyl inlay flooring in prescribed manner. Walls, ceiling, woodwork, do all preparations and finish in prescribed manner.

C). Bedroom (rear)-remove existing walls of pantry area and closet and patch wall and ceiling areas effected. Construct new door opening to bedroom as per plan from kitchen. Do all necessary framing, drywall and install 2'-8" X 6'-8" prehung door unit in prescribed manner. Construct new closet in prescribed manner on wall common to bedrooms. Install vinyl inlay flooring. Walls, ceiling, woodwork-do all preparations and finish in prescribed manner.

D). Bath-remove closet and close off door opening from hallway-stud, drywall, and flush with adjacent walls. Install new 2'-6" X 6'-8" prehung H.C. Luan door unit as per plan, do all framing and preparations and finish. Install new (3) piece fixtures-5' tub, wall lavatory, floor mounted toilet all faucets, drains, water supply lines. Install all code required DWV system. Install (2) towel bars, soap dish, tissue holder, brush and glass holder. Install $\frac{1}{2}$ " underlayment and vinyl inlay flooring. Walls, ceiling, woodwork-do all prescribed preparations and finish. However, if new tub unit to incorporate showers-the end walls of tub area shall be enclosed and shower curtain rod installed and (3) wall corners of tub cornered with Marlite or tub surround or install a one piece premoulded fiberglass combo unit. Remainder of walls and ceiling may be painted with (2) coats of semi-gloss enamel or paneled. Install medicine cabinet over sink with mirror. Close off door opening from kitchen in same manner. Wall of door to be relocated to provide 6 L.F. of wall.

E). Kitchen-install new 6 L.F. of prefinished base cabinet/laminated counter-top and double bowl stainless steel sink and faucets and drain. Install upper wall hung cabinets along length of base units. Do all code required plumbing-DWV system and water supply lines. Install $\frac{1}{2}$ " underlayment and vinyl inlay. Walls, ceiling, woodwork-do all preparations and finish as prescribed.

Section VI. 172 Clark-2nd floor

A). Livingroom-Install vinyl inlay flooring. Walls, ceiling and woodwork--do all preparations and finish in prescribed manner.

B). Bedroom (front)-construct new partition to separate bedroom and install door unit as prescribed for 1st floor apts.-do all work in same manner. Construct closet in corner of room in prescribed manner. Install vinyl inlay in prescribed manner. Walls, ceiling, woodwork-do all preparations and finish in prescribed manner. Close off existing door opening between front and rear bedroom. Stud, drywall to flush off with adjacent walls.

C). Bedroom (rear)-install vinyl inlay flooring. Walls, ceiling, woodwork--do all preparations and finish in prescribed manner.

D). Bath-remove all existing walls as per existing floor plans, closets, and existing bath space to layout and construct new bath area as per proposed plans. Install (3) pcs fixtures -5' tub, lavatory, toilet, do all plumbing, dl all wall, ceiling, floor, woodwork etc. in same prescribed manner as for 170 CLARK-2nd floor.

E). Kitchen-do all work in accordance with same overall work as prescribed for 170 CLARK-2nd floor. Cabinets, floors, walls, ceilings, woodwork, plumbing.

Section VII. 170 Clark and 172 Clark-3rd floors

A). Dormers-construct full length dormers on front and rear of buildings as per plans. Ties shall be done using accepted standard common building practices. 2" X 4" - 16" o.c.-stud walls, shoes, plates and all required blocking. 2" X 4" - 16" o.c.-rafters. Exterior roof and sidewall sheathing shall be 7/10 COX or 3/4" fir or spruce boards. All flashing, #15 lb felt paper and drip edge, 240# seal tab shingles, 1" gabs roof nails shall be applied. The exterior shall be finished with double 4" horizontal vinyl siding and all necessary trim, corners soffit, fascia boards. shall be installed all exterior window casings. New Thermal Pane window units shall be installed, D.H. or casement style units in rooms as follows kitchen, livingrooms, bathrooms. The size shall be determined as follows. Window (5) shall be provided for ventilation operable glass area equal to 1/10 of floor area. Demolition shall be performed to walls and roofline as necessary to install shed type dormer. All rubbish shall be disposed of. Install continuous alum. venting under soffits due to dormers the entire floor area to be stripped if already (2) courses on strip (1) course. Of (1) course reshingle over as well as new dormer roof area.

B). Livingrooms-install new 1/2" drywall to new wall areas and ceilings. Tape compound sand all joints and nail holes. Install all necessary baseboard, int. casings, mouldings to match surrounding such. Existing (remaining) plastered walls shall be patched and sanded smooth. Install 1/2" underlayment and resilient vinyl inlay flooring in prescribed manner.

C). Baths-complete new baths to be installed in the same prescribed manner as for 170/172 Clark-2nd floor. Fixtures, plumbing, walls, ceiling floor applications. New 2'-8" X 6'-8" H.C. Luan door units-prehung with bath sets. Install drywall on walls and paint with enamel paint, however, if shower present, walls must be of accepted waterproof materials. Ceilings may be suspended ceiling.

D). Bedrooms (front)-existing walls, ceilings, woodwork to be patched, sanded smooth. Install 1/2" underlayment and vinyl inlay flooring. Construct closet-each bedroom in same prescribed manner as for other rooms.

E). Bedrooms (middle)-existing walls, ceilings, woodwork to be patched, sanded smooth. Install 1/2" underlayment and vinyl inlay flooring. Construct closet each bedroom in same prescribed manner as for other rooms.

F). Kitchen-install new 1/2" drywall to new wall areas and ceiling. Tape, compound, sand all joints and nail holes. Install all necessary baseboard, interior casings, mouldings, etc where required. Existing (remaining) plastered walls shall be patched and sanded smoothly. Install 1/2" underlayment and vinyl inlay flooring in prescribed manner. Install 6 L.F. of prefinished base and upper wall hung cabinets. Install laminated countertop, dbl. bowl stainless steel sink with faucets. Install all code required DWV system, water supply lines, etc. Remove chimney down to below floor level, and the existing closet areas and close off door openings to form walls which separate kitchens from new rear hallway to new rear stairs. (See plans)

NOTE: doors not necessary for livingrooms and kitchens as shown per plans, so long as fire-rated doors installed at top of front hall stairs and to attic.

G). Rear hallway-finish all walls, ceiling floor areas in same prescribed manner. Install new 3'-0" X 6'-8" S.C. door unit for rear egress to rear stairs.

11). New stairs to be incorporated into new dormer construction so as to tie into existing stairwell and landing presently part of rear extension of house. Alternative circular stairwell of wrought iron construction to be considered. Determination to be made whether stairway has to be enclosed. Stairs to be constructed in accordance with codes, height, tread width, riser height, overall width, materials, railings, etc.

1). Painting-all areas hallways of 3rd floor-walls, ceiling and woodwork.

New drywall to be painted (2) coats Latex, except bath areas use enamel.

Existing plaster-prime all patched areas or stains-(1) finish Latex.

Woodwork-new woodwork to be primed with Bin or Parks sealer/primer and (1) finish coat of semi-gloss enamel applied.

Existing woodwork-fill any cracks, holes, sand all smooth. Prime all bare areas and paint all finish coat semi-gloss enamel.

New doors-may be stained, painted or polyurethaned (2) coats. Existing doors to be painted same as woodwork.

SECTION. VIII. Common items to all apts.

A). Electrical

- 1). Install 100 AMP services to each apt., meter boxes, out distribution panels, breakers, services wires. Existing wiring to be evaluated for any hazards, and properly incorporated into new circuitry. 1st floor will involve addition kitchen circuits, outlets and lighting of switches as required as well as all common items. 2nd and 3rd floor will involve all new electrical.
- 2). Outlets-includes circuits (wiring, boxes, outlets, covers)
 - a). bedrooms-provide (2) 15 AMP duplex outlets
 - b). livingroom-same
 - c). kitchen-provide 15 AMP outlet for refrigerator. Provide (2)-20 AMP duplex outlets within proximity of counter/work area and (1) located elsewhere.
 - d). baths-provide duplex outlet (GFI) with test and reset buttons.
 - e). kitchens-provide 3-#6 AWG outlet for electric ranges.
- 3). Lighting-provide ceiling or wall mounted fixture with switch-each room.

NOTE: if area to have suspended ceiling-lighting may be recessed (drop-in) type fixture or (2) ceiling mounted porcelain fixtures spaced with translucent panels in new ceiling directly under.

B). common areas-hallway/stairwell-provide lighting at each landing with switch.

C). Basement-provide lighting for each 250 sq. ft. and switch at top of cellar stair.

- 4). smoke detectors-to be provided for each apt.-centrally located provide protection for bedrooms and also provide (1) for each basement. To be hardwire BRK or similar.
- 5). Doorbells-provide 24V door buzzer for each apt. and also mailbox-system to be located in foyers of front hall.

- 6). hotwater heaters-each apt. to have new 30-40 gallon (5) year warranty tank located in each apt. to be properly wired and electrically heated. Discontinue existing tanks in cellar.
- 7). Provide 220V electric range with (4) top burners and oven- each apt.
- B). Interior doors/woodwork and trim-all existing interior doors to all bedrooms, closets, baths. Such to be repaired as required, to be properly fitting in frames with good jambs and casings both sides. Fill all cracks, nail holes, scrape all loose paint, sand all areas smooth. 2nd floor- all woodwork shall have new finish coat of semi-gloss enamel paint, all new woodwork shall be first primed. Allowage already included in other sections.
- C). Windows-all existing windows shall be in good operable condition. Re-glaze any loose or missing putty. Replace any broken glass, sash cords, parting beads, side or head stops. Make sure windows generally in safe, operable condition. All parts of windows, shall be scraped, primed and painted in same prescribed manner as woodwork.
- D). Insulation-install 6" foil faced insulation dormer roof 23½" dormer walls. Install cellulose blown insulation all exterior walls stop at 4th floor level. Using (?) hole method. Install 6" cap in floor of 4th floor attic space using loose fill or fiberglass batts. Rear extension not included (stairs).
- E). heating-
- 1). 1st floors-170/172 -inspect the existing oil fired warm air systems. Insure working properly, efficiently, and having all safety devices in accordance with applicable codes.
 - 2). 2nd & 3rd floors-170/172 Clark St.-install new hydronic systems-boilers and hot water baseboard properly zoned and sized-boiler and piping and all necessary safety switches and valves, shutoffs-all in accordance with applicable codes. Install all baseboard units-thermostatically controlled. Total footage per room to be predetermined to provide a comfort zone of 70 degrees at -5 degrees outside temperature for each room used for living.
- F). Entrance doors to apts-front & rear egresses-install 3"-0" X 6'-8" solid core fire rated birch or mahogany doors (2) to each apt.-complete with hardware and keyed lockset. Existing frames are acceptable if 13/8" thickness doors are approved if fire code requires 1 3/4" thickness door, then door frame (jambs) will have to be furred out.
- G). Dispose of all rubbish, debris from work, obtain all pertinent permits.
- H). Fire wall-the existing common wall dividing 170 and 172 Clark Street shall be covered with approved materials (1) side or both to be in conformance with applicable codes for type construction. A determination shall be obtained from building dept and/or fire marshall. An allowance will be made in cost estimate, however, any addition cost will be added in change order. For costing purposes (1) lay of 5/8" drywall to be taped, compounded and sanded and painted (2) coats Latex will be barometer used.
- I). 4th floors-170/172 Clark - a determination to be obtained from proper code enforcement authority to determine the necessity and/or extent of work requirement to make present 4th floor fire coded. Such is presently open except for occasional boards over the joists. A possible solution would be to cover entire floor area with 5/8" drywall, however, a definite ruling on acceptability, to be reached. For cost estimate an allowance for this method

will be used any variance will be handled by a change order.

J). front & rear hallways-the front hallways are presently in acceptable conditions. This applied to 1st & 2nd floors. The 3rd floor will require total repainting of walls and ceilings and woodwork where required. Do all prescribed preparations and paint with Latex. Woodwork-semi-gloss enamel. Flooring all levels acceptable-clean existing.

rear hallways-all (3) levels patch and sand all walls and ceilings in prescribed manner and paint with Latex-all woodwork repair, patch, sand and paint semi-gloss enamel (including doors).

LOCATION		TYPE OF WORK		DATE	
Dorland, Maine		SEE SPECIFICATIONS		1/10/83	
ESTIMATED BY	PRICED BY	EXTENDED BY	CHECKED BY	DATE	
W. J. Warden Jr.				Jan. 10, 1983	
DESCRIPTION	QUAN.	Q			EXTENSION
Section I. Basement					
Item A) Walls	7P		50		
B) Floor	7P		50		
C) Bases - No cast. I.D.				100	
Section II. Exterior					
Item A) Sidelwalks	7P		150		
B) Trim, porches	7P		75		
C) Storm Windows	9	25	225		
D) Ext. Doors	17	15	255		690
Section III. 170 Clark 1st Fl.					
Item A) Livingroom 1-4	372 S.F.		50	176	195
B) Bedroom - (front)					
Wall	13 L.F.		5.75	75	
Clasot + door	1			185	
Door to room	1		75	70	
New wall - drywall & paint	143 S.F.		55	100	370
C) Bedroom (middle)					
Remove existing wall	7P			75	
Construct new wall	8 L.F.		5.75	46	
New wall - drywall & paint	143 S.F.		55	60	
Existing walls - drywall	176 S.F.		50	78	
Paint new - wood				75	375
New door (unit)					
D) Bedroom (rear)					
Refinish walls	284 S.F.		50	142	
Clasot work	7P			35	182
E) Kitchen					
clasp cabinets & sink	7P			45	
Fix iclay	7P			55	
Patch patch ceiling	7P			75	125
TOTALS					2038

Note: Refinish walls & ceiling includes woodwork

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LOCATION	ESTIMATED BY	PRICED BY	EXTENDED BY	TYPE OF WORK	CHECKED BY	DATE	EXTENSION
Portlands Maine				SEE SPECIFICATIONS 110/83		June 10, 1983	
F.) Bath							
Remove chert & dry opening	77P						
new wall	90			25			
chert fixtures	70			65			
New subway	55 S.F.			15			
				100		214	
Section II. 1720 Clark St. 1st Floor							
A.) Bedroom Master Bedroom							
Wall Wall							
Chert + door	131 F		575	25			
Door to room	77			125			
New subway	70			20			
New wall - drywall + joints	17 S.F.			25			
			55	100		597	
B.) Living room							
New subway	176 S.F.			55			
refinish walls	57 S.F.		57	175		535	
C.) Rear Bedroom							
New subway	70 S.F.			15			
refinish walls	86 S.F.		50	175			
chert + door	1			125		908	
D.) Kitchen							
new subway	180 S.F.			25			
refinish walls	350 S.F.		50	175			
chert + cabinetry	70			25			
add new cabinets	70			120		600	
E.) Bath							
chert repair fixtures	70			25			
refinish walls + ceiling	70			120			
new subway	125 S.F.			20		245	
TOTALS							2586

Form 115 - An Order from *McGraw-Hill* Inc., Order No. 01450

LOCATION		TYPE OF WORK		DATE	
No. 1000, Miami		SEE SPECIFICATIONS 1/10/83		Jan. 10, 1983	
ESTIMATED BY Walter H. H. H.		EXTENDED BY		CHECKED BY	
DESCRIPTION	QUAN.	0			EXTENSION
Section V. 1700 Block - 2nd fl.					
A.) Living room	175 S.F.				
new inlay				891	
refinish wall & ceiling	575 S.F.	50	185	476	
B.) Bedroom - front					
new partition door	17 P.			145	
check off door opening	1 P.			115	
check & door	1 P.			125	
new inlay	125 S.F.			325	
refinish wall & ceiling	475 S.F.	50	157	677	
C.) Bedroom - rear					
remove wall & partition	17 P.			75	
new door	1 P.			111	
new check & door	1 P.			125	
new inlay	125 S.F.			325	
refinish wall & ceiling	335 S.F.	50	102	698	
D.) Bath - Complete New					
remove check & door					
remove wall					
new wall & door					
New fixtures & plumbing				1800	
refinish wall &					
new inlay					
all incidental				1800	
E.) Kitchen					
new hood upper cabinets					
new sink plumbing	7 P.			350	
new inlay	125 S.F.			325	
refinish wall & ceiling	400 S.F.	50	120	1058	
TOTALS				4909	

FORM 1.25 Requisition (11/77) Use Order Form 01450

page (3) of (9)

LOCATION		TYPE OF WORK		DATE	
Port Charles, Maine		SEE SPECIFICATIONS 1/10/83		Jan. 10, 1983	
ESTIMATED BY	APPROVED BY	EXTENDED BY	CHECKED BY		
W. J. Mendenhall					
DESCRIPTION	QUAN.	0			EXTENSION
Section II. 1st Floor - 2nd Floor					
A.) Living room					
new inslay	185 SF		2.00		370.00
refinish walls & ceiling	275 SF	50	1.95		496.25
B.) Bedroom - front					
new partition & door	TP		1.45		
new closet & door	TP		1.25		
new inslay	TP		2.05		
refinish walls & ceiling	TP		1.50		630.00
C.) Bedroom - rear					
new inslay	100 SF		1.50		
refinish walls & ceiling	175 SF	50	1.40		290.00
D.) Bath - complete					
remove walls & floor structure					
new walls & new door					
new fixtures & plumbing					
new walls, ceiling & tub/shower			1.95		1.95
E.) Kitchen					
new lower upper cabinets & sink & plumbing	TP		6.50		
new inslay	TP		2.05		
refinish walls & ceiling	TP		2.00		1.20
		TOTALS			4408.00

FORM 235 - Re-issued 5/5/72 - Inc. Group 1/15/81 - 30

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1704177 - Clark Street
 Portland, Maine
 ESTIMATED BY: W. E. Macdonald
 TYPE OF WORK: SEE SPECIFICATIONS
 DATE: Nov. 10, 1983

DESCRIPTION	QUAN.	0	EXTENSION
Section III			
1704172 Clark - 2nd floor			
A) Dormers			
Carport: remove base & new pre-cast concrete block & remove with roof roof with asphalt shingles & install ceiling. install a paneled 2x4 wall sheetrock, 2x6 rafters, all siding & roof sheathing, top paper, 1/2" sheetrock roof shingles, vinyl siding, 1/2" sheetrock insulation, drop ceiling & electric			7,045
B.) Living room - total (2)			
new drywall & paint walls	229.5	75	17,212.5
all trim work & paint	TP		3,750
refinish remaining in the	329.5	50	16,475
new vinyl	312.5	13	4,062.5
new drywall & paint ceiling	312.5	73	22,812.5
			4,548
C.) Bath - Complete New			
total (2)	TP		4,000
			4,000
D.) Bedrooms - front - total (2)			
refinish wall & ceiling	375.5	57	21,352.5
new vinyl	263.5		9,587.5
(2) extra bedrooms	TP		2,576
TOTALS			13,606

FORM 276 Replaces Form 275, Rev. 1-68, Change No. 01450
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LOCATION		TYPE OF WORK		ESTIMATE NO.	
170-172 Clark Street Portland, Maine		SEE SPECIFICATIONS		1163	
ESTIMATED BY	PRICED BY	EXTENDED BY	CHECKED BY	DATE	
Int'l. Hardw.				Jan. 10, 1983	
DESCRIPTION	QUAN	0			EXTENSION
E) Bedrooms - middle					
refinish walls & ceiling	1175 S.F.	57	307	-	
new in base	220 S.F.		566	-	
(2) closets & doors	77 P		257	-	920
F) Kitchen - total (2)					
new trim wall & paint wall	985 S.F.	73	288	-	
all in wood work & paint	77 P		375	-	
refinish studing walls	585 S.F.	50	179	-	
new base	316 S.F.		586	-	
new trim 2" & paint ceiling	576 S.F.	75	237	-	
new base & upper cabinets					
ceil. & plumbing	7 P		100	-	
remove chimney & patch walls	7 P		250	-	3156.80
G) Living Hallway					
refinish walls & ceiling & new exterior door with	170 P		375	-	375
H) New Dining - End of Pass	7 P		250	-	850
I) 3rd Floor Hallway & Living new woodwork, doors & general all rooms All rooms beyond general finish cost painting baseboard square baseboard has been in 3rd floor rooms to some square baseboard					
			400	-	400
TOTALS					5513.80

FD-215 (Rev. 1-15-77) Use GPO Form 01450

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NAME		ARCH. OR CONTRACTOR		ESTIMATE NO.		PAGES	
LOCATION		TYPE OF WORK		ESTIMATE NO.		PAGES	
ESTIMATED BY		EXTENDED BY		CHECKED BY		DATE	
DESCRPTION		QUAN.	0				EXTENSION
Section VIII (continued) ITEMS							
1) Electrical Services (b) etc.				1,110		1,110	
2) Outside							
a) Pedestals		8	1.25	1,000			
b) Housings		5	.25	1,250			
c) Housings		4	1.25	5,000			
d) Housings		2	.25	500			
e) Housings		6	1.75	1,050			
f) Housings		6	.25	1,500			
g) Housings - electric ranges		6	1.75	1,050		4,360	
3) Lighting							
a) Lighting - recessed							
b) Lighting - surface		31	.45	1,395			
c) common ballasts		9	.45	4,050			
d) basement		2	.45	900		1,890	
4) Kitchen Lighting							
Kitchen Hood (2 hood - meat)		8	1.50	600		600	
5) Doorbell mail box							
each apt				450		450	
6) Hot Water Heater and hot tank wiring		6	1.75	1,050		6,050	
7) electric ranges		6	3.75	2,250			
refrigerators		6	3.75	2,250		3,450	
TOTALS						12,913	

FD-225 (Revised from Form No. 200) (Rev. 1-15-50)

NAME		ARCH. OR CONTRACTOR		ESTIMATE NO.		PAGES	
LOCATION		TYPE OF WORK		ESTIMATED BY		DATE	
ESTIMATED BY		PRICED BY		EXTENDED BY		CHECKED BY	
DESCRIPTION		QUAN.	U			EXTENSION	
B.) Interior Doors							
Allowance for work shown included in other sections							
C.) Windows - frames & repairs as specified		2 total	10'	350'	350'		
D.) Insulation							
Plaster - ext. walls		3832	40	14528'			
Lath - ext. wall - 3rd fl.							
cap - 4th floor		1702	40	6808'			
Plaster - walls & roof		1040	40	4160'	2,508'		
E.) Heating							
Let flow - piping		70		850'			
2nd & 3rd floors - New		100		1850' - 1800'			
F.) Exterior Doors		72	200	2880' - 2,400'			
G.) Outside Stairs		70		350' - 350'			
H.) Fire Walling		1134	75	850' - 850'			
I.) Gypsum - fireproof		1650	75	1,2375' - 1,260'			
J.) Hallway (Common)							
Hawthorne							
FRONT		1.3		800' -			
REAR		1.0		1,850' - 1,850'			
TOTALS						10,738'	

DESCRIPTION	QUAN.	U	EXTENSION
ESTIMATED REPAIR COST 1700-172 Clark St			
PAGE 1			3,038.00
PAGE 2			2,586.00
PAGE 3			4,109.00
PAGE 4			4,406.00
PAGE 5			13,606.00
PAGE 6			5,513.00
PAGE 7			12,713.00
PAGE 8			1,093.00
		BASE PRICE	56,700.00
		10%	5,670.00
ADD 10% overhead		TOTAL ESTIMATED REPAIR COST	65,370.00

NOTE: This estimate will calculate if complete doors and frames required for both entrances, only. Price will vary if the floor work different from specifications, depending on requirements by fire Marshall.

Also the estimated Repair Cost does not reflect any profit percentage which a Contractor might include. Such would be figured as a portion of Base Price and added to Base Price plus overhead and then plus profit to give new Estimated Repair Cost. Such percentage will range 5% to 10% according to party in summary for each sheet.

TOTALS

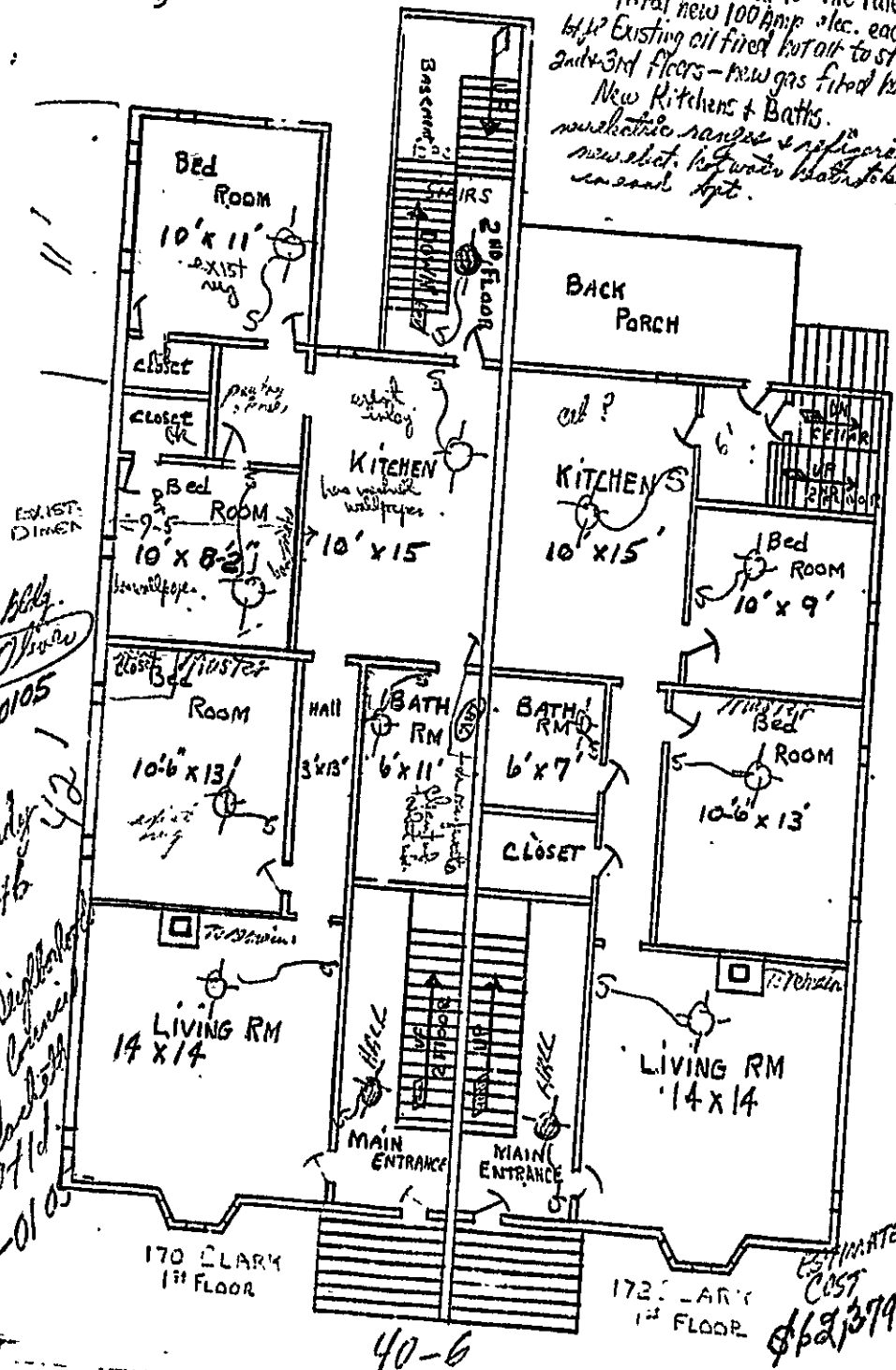
FORM 115 Approved 1-5-53 U.S. G.A. 115 (0-10)

page (9) of (9)

PROPOSED LAYOUT REC'D 1/5/78.
 V. WED FOR SPEC 1/6/78.

11 - 1/2" x 11" doors.
 3 - 11" hullo.

Codes to be checked for fire rated doors req'd.
 Total new 100 Amp elec. each Apt.
 1st floor Existing oil fired hot air to stay.
 2nd & 3rd floors - new gas fired hot water boiler.
 New Kitchens & Baths.
 new electric ranges & refrigerators
 new electric hot water heaters located
 in each Apt.



Rec'd 20 Bldg.
 Jim Olson
 775-0105

All Community 42
 774-5546

National West Mortgage
 Planning Council
 15th Street
 775-0105

ESTIMATED COST
 \$62,379

170 CLARK
 1st FLOOR

172 CLARK
 1st FLOOR

40-6