

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040695

Please Read Application And Notes, if Any, Attached

This is to certify that Cawley Crystal
has permission to Amendment to #01-0592: regrade front steps and sidewalk
AT 31 Taylor St City of Portland 057 A004001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. **HEAVY NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

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

[Signature] 6/14/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0695	Issue Date:	CBL: 057 A004001
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Location of Construction: 31 Taylor St	Owner Name: Cawley Crystal	Owner Address: 31 Taylor St # 1	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R6

Past Use: 3 unit	Proposed Use: 3 unit w/replaced front stairs and stoop: Amendment to permit #01-0592, never started	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 2
<i>LEGAL USE: 3 dwelling units</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB BOCA 1999 Signature: <i>[Signature]</i> Date: 6/14/04	
		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: kwd	Date Applied For: 05/27/2004	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mipor <input type="checkbox"/> MM <input type="checkbox"/> <input type="checkbox"/> Denied Date: <i>5/20/04</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>5/20/04</i>
<i>Not to increase footprint - to remain 3 dwelling units</i> <i>ok with conditions</i>		<i>as per original approval</i> <i>6/2/04</i> <i>J. Andrews</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0695	Date Applied For: 05/27/2004	CBL: 057 A004001
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Location of Construction: 31 Taylor St	Owner Name: Cawley Crystal	Owner Address: 31 Taylor St # 1	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 3 unit w/replaced front stairs and stoop: Amendment to permit #01-0592, never started	Proposed Project Description: Amendment to #01-0592: replace front stairs and stoop
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/28/2004

Note: there was a previous permit for this #01-0592 **Ok to Issue:**

- 1) Not to increase the existing footprint unless minimum required for Fire and Building Codes.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) 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 **Reviewer:** Jeanine Bourke **Approval Date:** 06/14/2004

Note: **Ok to Issue:**

- 1) Must meet all the requirements of the previously approved permit

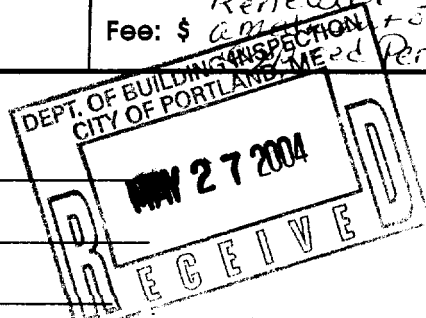
Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 06/07/2004

Note: **Ok to Issue:**

04-0695

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>31 TAYLOR ST</u>		
Total Square Footage of Proposed Structure <u>41" x 72"</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>57</u> Block# <u>A</u> Lot# <u>4</u>	Owner: <u>CRYSTAL CAWLEY</u>	Telephone: <u>772-0811</u>
Lessee/Buyer's Name (If Applicable) <u>—</u>	Applicant name, address & telephone: <u>CRYSTAL CAWLEY</u> <u>31 TAYLOR ST.</u> <u>PORTLAND ME 04102</u>	Cost Of Work: \$ <u>3000</u> Fee: \$ <u>Renewal</u> <u>Inspection +50</u> <u>Med Perm.</u>
Current use: <u>3 - FAMILY</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>SAME-</u>	Project description: <u>REPLACE FRONT STOOP + STAIRS, FINISH DRIVEWAY</u>	
Contractor's name, address & telephone: <u>None / SELF</u>		
Who should we contact when the permit is ready: <u>CRYSTAL CAWLEY</u>		
Mailing address: <u>ABOVE</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>772-0811</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Crystal Cawley | Date: 5-27-04

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

FRONT STOOP + STAIRS

(B)

31 TAYLOR ST.
CAWLEY/WOLFE

THESE
WILL BE
CENTERED
ON DOOR
TRIM

36"

H-5 1/2"

POST IS 42" TALL

Handrails - Sec. 1021.6
Guardrails - Sec. 1021.6

H-7 1/4"

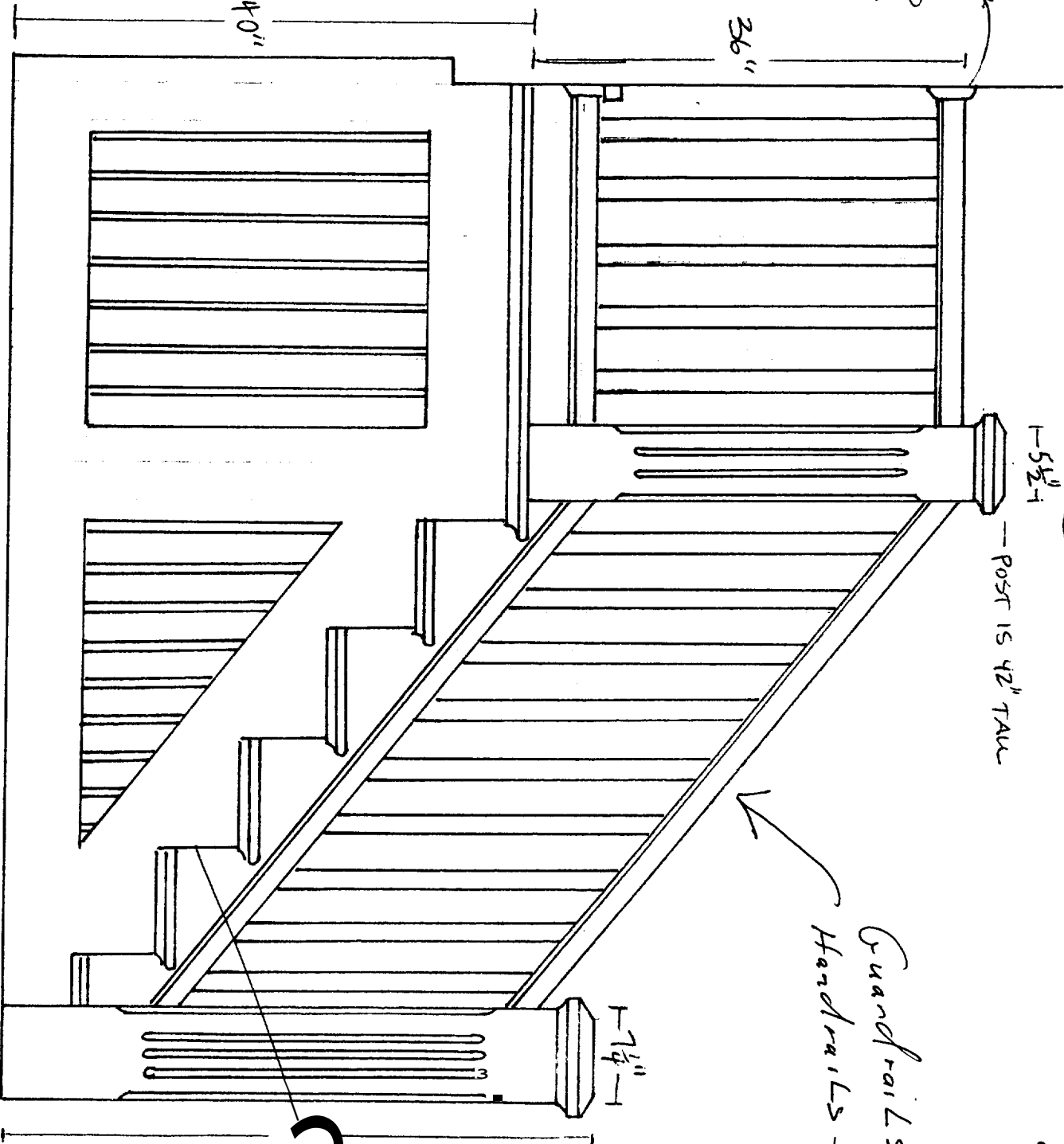
STAIR CASE
sec. 1014.0

SAME
AS
EXISTING
PORCH
HEIGHT

40"

89"

(SAME AS DEPTH OF EXISTING STAIRS)



Description of Project

Front Doors and Transom Drawing A

We will replace the existing single door (photo 1) with a set of double doors. The existing front door, sill, and frame are in very poor condition. For example, *the* door is no longer a rectangle, a result of previous owners trimming it dramatically wherever it was sticking, and it has some cracks all the way through which resist filling.

We plan to reframe the door/window opening, but we will not be changing the size of the opening, which we believe is original. The transom over the door will be made a few inches deeper (the double doors are two inches shorter than the current single door). We will install the doors and transom in the frame based on similar examples on houses in our neighborhood.

Front Stoop and Stairs Drawing B

Our front stoop and stairs (photo 2) are in poor condition and we want to build something that better suits our house. We have based our design on looking at stoops around the West End and plans we've seen in magazines and catalogues. Our drawing is somewhat to scale — we will follow Historic Preservation Program guidelines for placement of balusters and details.

The existing porch is 41 inches deep by 72 inches wide, with six risers. The current run (from edge of first riser to house) is 89 inches. We will keep the same run, but our new design makes the porch slightly smaller — 36 inches deep by 66 inches wide.

The rail height on our design is 36 inches, which is three inches higher than what's on there now — we have a railing height code exemption certificate (see attached copy).

Garden and Bike Shed Drawings C and C.1

The metal shed was rusting and sagging (we dismantled it on May 17, 2001 for safety reasons), and was too bulky for the site and for our needs. We want to build a small 10'W x 12'D wood garden shed that has more character and looks nicer with the house.

The former shed was 18 feet wide by 17 feet deep. It was located at the corner of our property, set back about 20–24 inches on the left side and 10–12 inches at the back (see photos 3 and 4).

We want to build the new shed with a setback of 3 feet from each side. I spoke with Marge Schmuckal in December 2000 about the setback, and she told me that because we are improving the existing setback, which is not to code anyway, a 3-foot setback is acceptable in this case. I also understand that we have one year to build a new shed within the footprint of the old shed.

Please note: this description is a revised version of our Historic Preservation Committee proposal for the work we want to do to our house. A copy of the committee's approval letter is attached.

Thank you for your consideration —
Crystal Cawley

1



2



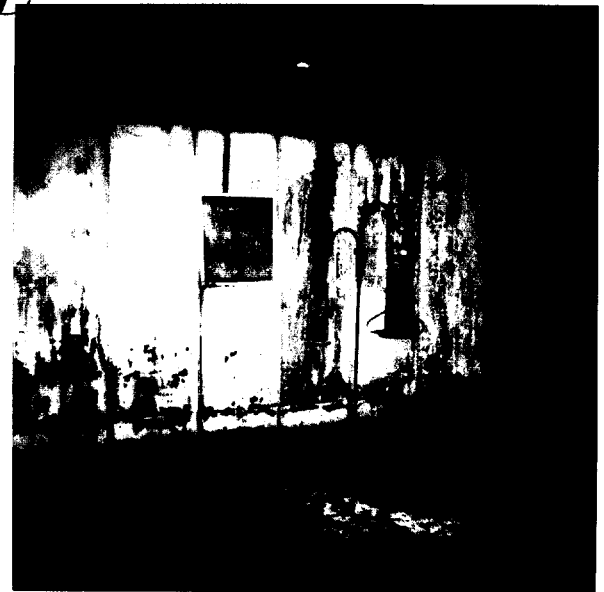
CAWLEY/WOLFE
31 TAYLOR ST.

3



20-24" from fence
SHED

4



SHED
10-12" from fence

CRYSTAL CAWLEY

31 Taylor Street
Portland Maine 04102

207-772-0811
ccawley1@maine.rr.com

May 26, 2004

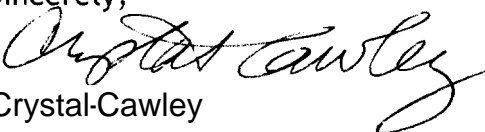
City of Portland
Planning Department

We are applying for a building permit to continue a project that we started in 2001 (for which we had received a permit, now expired). We completed the shed and replaced the front doors on the house, but for various reasons we had to suspend the project at that time. This summer, we will complete the project: replace the front stoop and stairs and finish the driveway. We will follow *exactly* the plans which were approved in 2001.

I spoke with Bill Needleman who said that we would most likely be able to pick up work from where we stopped without going through the whole approval process again. At his suggestion, I have attached copies of approval forms from the Historic Preservation Committee and the Planning Department.

If there is any other information you need or if you have any questions, please contact me. Thank you for your time and consideration.

Sincerely,


Crystal-Cawley

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

February 2, 2001

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

Crystal Cawley & David Wolfe
31 Taylor Street
Portland, Maine 04102

Re: Certificate of Appropriateness; 31 Taylor Street—exterior and site alterations

Dear Ms. Cawley and Mr. Wolfe:

On February 1, 2001, Historic Preservation Staff of the Portland Planning Department reviewed and approved your request for a Certificate of Appropriateness. Approval is for the replacement of the front door, entry porch and rear garden shed, as well as driveway alterations, at 31 Taylor Street.

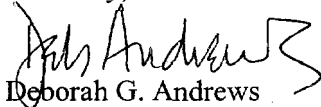
Approval is subject to the following conditions:

1. That the concrete pavers for the driveway be natural, rather than tinted as originally proposed; and
2. That the applicant notify staff at a mid-point during construction, and again upon completion of the project, to ensure compliance with the approved application. (Contact Jeffrey Harris, Preservation Compliance Coordinator, at 874-8728)

All improvements shall be carried out as shown on the submitted plans and specifications dated 12/20/00, except as to comply with the above conditions. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, **for** cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Deborah G. Andrews
Historic Preservation Program Manager

cc: Approval Letter File

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

CRYSTAL CAWLEY

Applicant

31 TAYLOR ST. # 1 PORTLAND 04102

Applicant's Mailing Address

- 775-6148 x 222 (days)
Contact Person/Phone Number

12-21-00

Application Date

SAME

Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):

WE WANT TO BUILD A NEW STOOP + STAIRS - SEE DRAWING ATTACHED.
EXISTING STRUCTURE POORLY DESIGNED + BUILT (SEE PHOTO)

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

MULTI-FAMILY, 3 UNITS

2. Proposed Use, if applicable: SAME

3. The distance from the porch deck to the ground: 40"

4. The number of existing stair risers: 6 (SEE PHOTO OF EXISTING STRUCTURE)

5. The current railing height and/or documented original railing height: CURRENT = 33", NOT RELEVANT
BECAUSE NO RAILING ORIGINALLY (SEE 1924 PHOTO)

6. The railing height requested: 36", BASED ON HEIGHTS OF OTHER SIMILAR
FRONT ENTRYWAYS IN NEIGHBORHOOD/HISTORIC DISTRICT

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

H.P. staff supports request -
appropriate to scale of house. J. Anderson

Inspections Staff Recommendation:

36" ON STAIRS & LANDINGS
SHOULD BE OK (ALC)

Exemption Granted

Conditional Exemption

Exemption Denied

Signature

Maureen Ballou

Date:

Feb 8, 2001

Previous permit

PERMIT ISSUED

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

Permit No: 01-0592 JUN	Issue Date: 6 2001	CBL: 057 A004001
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Location of Construction: 31 Taylor St	Owner Name: Cawley Crystal	Owner Address: 31 Taylor St # Portland, ME	Phone: 207-775-6148
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-2
Past UBE: 3 family	Proposed UBE: 3 family. Replace shed front stoop & stairs and front door. Call Crystal @ 775-6148ex 3222	Permit Fee: \$54.00	Cost of Work: \$5,000.00
Proposed Project Description: replace 10' x 12' shed, replace front stoop & stairs 41" x 72" / Door		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION Use Group: A-2 Type 512
		Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

Permit Taken By: jodinea	Date Applied For: 05/31/2001
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Zoning Approval		
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: <i>6/5/01</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>6/5/01</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

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

February 2, 2001

Crystal Cawley & David Wolfe
31 Taylor Street
Portland, Maine 04102

*Previous
Permit Approval*

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
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Approval is subject to the following conditions:

1. That the concrete pavers for the driveway be natural, rather than tinted as originally **proposed; and**
2. That the applicant notify **staff** at a mid-point during construction, and again upon completion of the project, to **ensure** compliance with the approved application. (Contact Jeffrey Hams, Preservation Compliance Coordinator, at 874-8728)

All improvements shall be carried out as shown on the submitted plans and specifications dated 12/20/00, except as to comply with the above conditions. Changes **to** the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for **and** receive a Certificate of Appropriateness or Non-Applicability **PRIOR to** undertaking additional or **alternative** work.

This Certificate **is** granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or **if** such work **is** suspended in significant **part** for a period of one year after **the** time the work is commenced, such Certificate shall expire and **be** of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Deborah G. Andrews
Historic Preservation Program Manager

cc: Approval Letter File