

# SCATTERGOOD DESIGN

**104 WEST STREET  
PORTLAND, ME  
BUILDING PERMIT APPLICATION**

**19 July 2016**

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<b>STRUCTURAL ENGINEER</b>	Eric Dube Casco Bay Engineering, Inc. 424 Fore Street Portland, ME 04101	

## **SCOPE OF WORK**

- Renovation to existing rear entrance, kitchen and rear stairs.
- Raising the roofline of the garage and associated landscaping.

104 West Street was constructed by contractor John W. Burrowes for his family in 1898. The property has been modified several times, including extension of the original northwest (front) bay at the first floor level to penetrate the original wrap-around porch; construction of a two-car garage in the southeast corner of the site (date unknown); and a one-story brick addition to the laundry room in the southeast corner (date unknown). This took the place of what appears to have been the original one-story wood rear porch. In 2005, the building was modified to a two-family structure; it has now been returned to use as a single-family home.

The rear entrance of 104 West Street is awkward and cramped, as a result of the construction of the garage and the brick laundry room extension. The only direct, enclosed access from the garage into the house is through winding stairs to the basement. The exterior access to the first floor is up a steep (8 inch risers, 10 inch treads) flight of stairs through an exterior door that is less than 30" wide.

The goal of the proposed work is to create an at-grade exterior entrance and access from the garage that meets current dimensional and historic preservation standards. Work will include:

- Increasing the height of the garage from 9'-4" to 10'-6" by removing and rebuilding the brick facade, extending the existing painted CMU side and rear walls, providing new roof framing and adding a pyramidal skylight in the center of the space.
- Removing the upper walls of the 20th c. brick extension at the southeast corner, as well