

**EXISTING SITE PLAN** 1" = 20'-0"

0 8 16 32 64

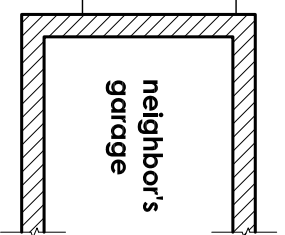
The Johnson Residence  
 98 Carroll Street, Portland, Maine



existing detail #3

ALLEYWAY

- EXISTING CONDITIONS PERTAINING TO THIS PROJECT**
- A. existing deck: 6'-10 x 8'-0"
  - B. existing mud room: 5'-2" x 8'-0"
  - C. existing brick stairs, landing and entrance patio
- Existing permits:
- 1. permit exists for 12' x 8' addition with stairs as shown



street view #1



airiel view



area map

**PROJECT DESCRIPTION:**

This building was designed in 1915 by architects George Burnham and E. Leander Higgins. It was placed in the national register on 02/16/1984, and placed locally on 08/01/1990. For a brief history and description of the house see the Portland Historic Resources Inventory

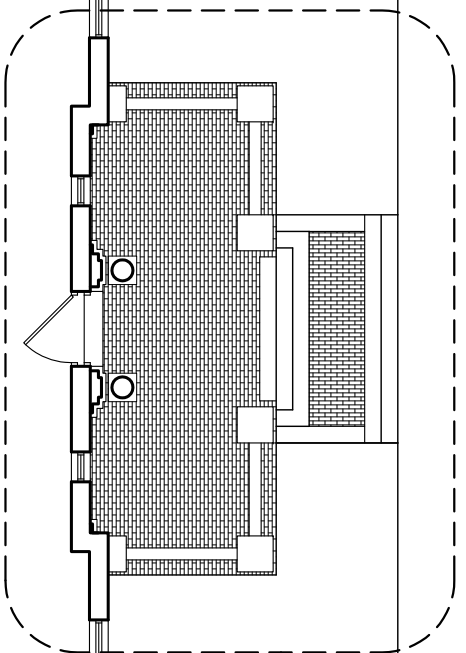
The proposed project includes (2) parts. The owner wishes to demolish the existing mudroom and porch adjacent to the alleyway and build a new mudroom and porch within the same footprint. The existing mudroom and porch were poorly constructed and not very functional. The design for this addition was not well thought out and detracts from the beauty of the original home. At the time of the mudroom was added to the house the owner at the time obtained a permit for the 12' x 8' structure and stairs. This project will not alter or expand the existing footprint which suggests that there are no zoning issues regarding setbacks and coverage.

The mudroom provides access to the kitchen from the alleyway. The location of the mudroom is highly visible from Carroll Street and does not afford the privacy that a side entrance to a house might normally afford. The owner wishes to mitigate this by building an entry porch that provides privacy when stepping outside to retrieve the newspaper, get mail, check the weather, etc. The mudroom will not have a window facing the alleyway in order to maximize the utility of the wall for storage of recycling and outdoor clothing. The design calls for a small curb mounted skylight in the center of the space to bring in natural light.

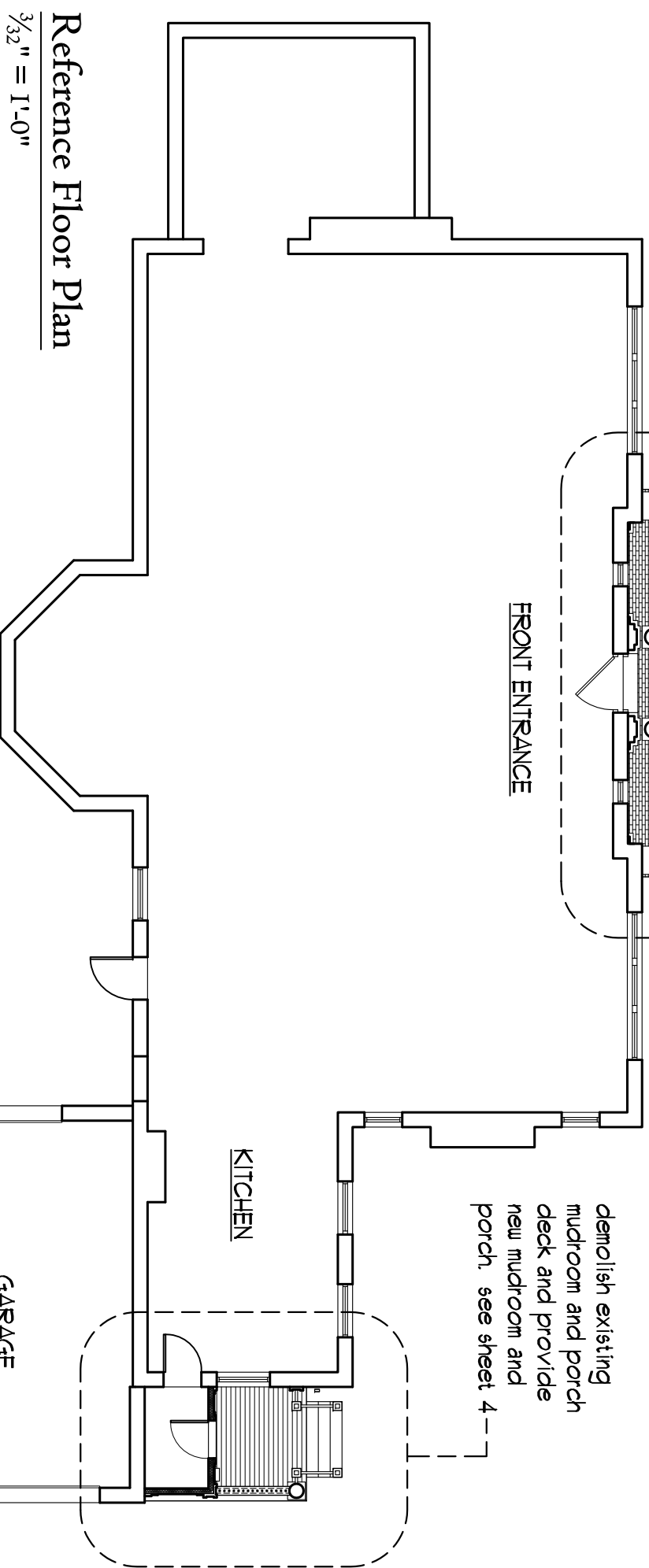
The other portion of the proposed work addresses the deteriorating condition of the front stairs and patio. The existing bricks have cracked and spalled. The owner proposes replacing the stair treads with a monolithic granite tread with a thermal finish on top and split face side. The granite color would be selected to match the color and texture of the sill at the front entry door.

The design will not further remove or destroy any of the significant architectural features of the house. These features include the brick quoins at the corners of the building, the copper downspouts and accessories (brackets, collection heads), the exposed rafter tails and wood gutters at the eaves, and the masonry openings at the existing door and window at the east wall of the kitchen. The colors for the new work will be matched to the existing colors trim and shutter colors by trial and error in the field.

The design employs some of the classical detailing found on other parts of this house.



demolish existing mudroom and porch deck and provide new mudroom and porch. see sheet 4



**Reference Floor Plan**

3/32" = 1'-0"



1



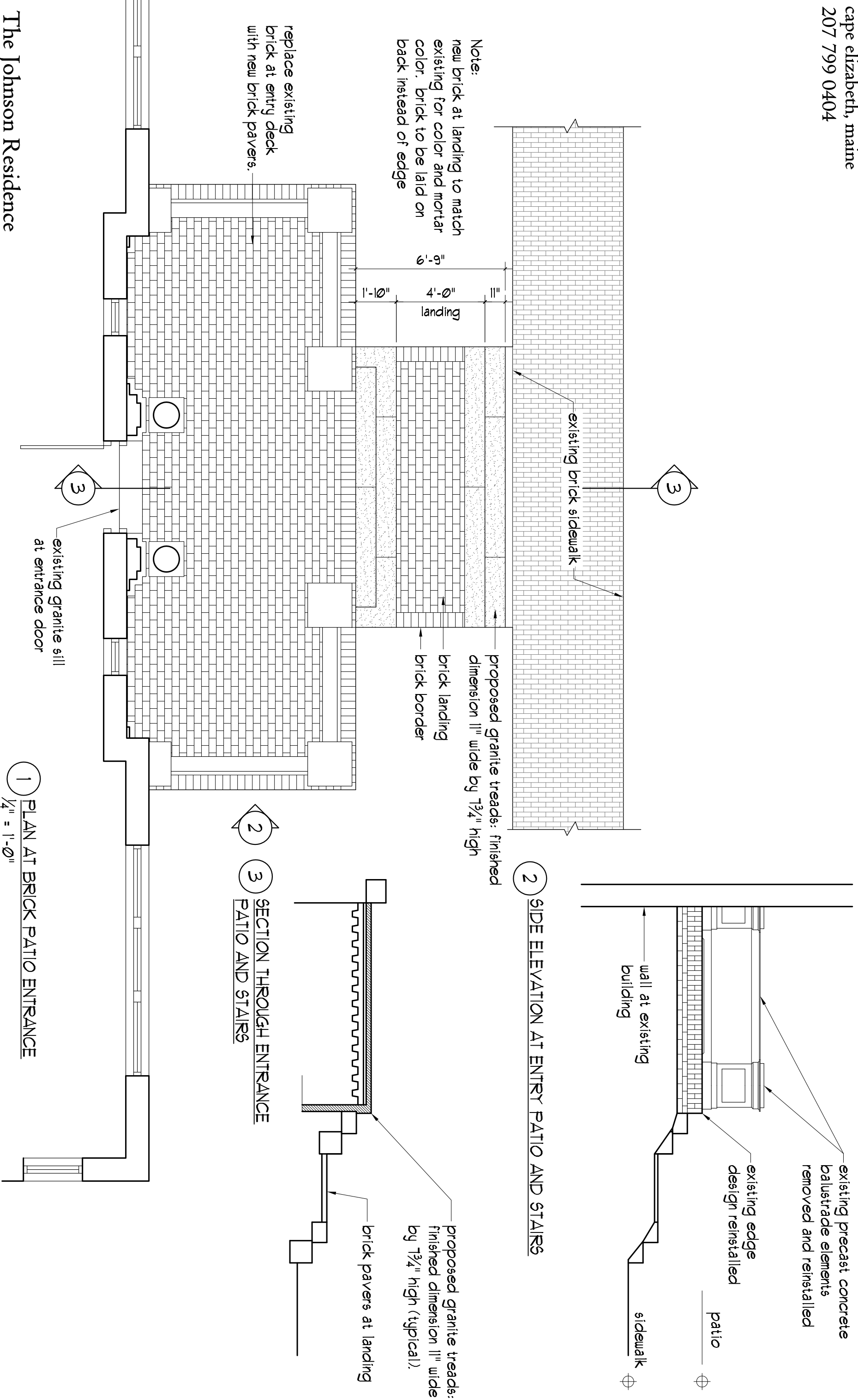
damaged brick at stair treads

existing brick step detail

existing brick steps at entry

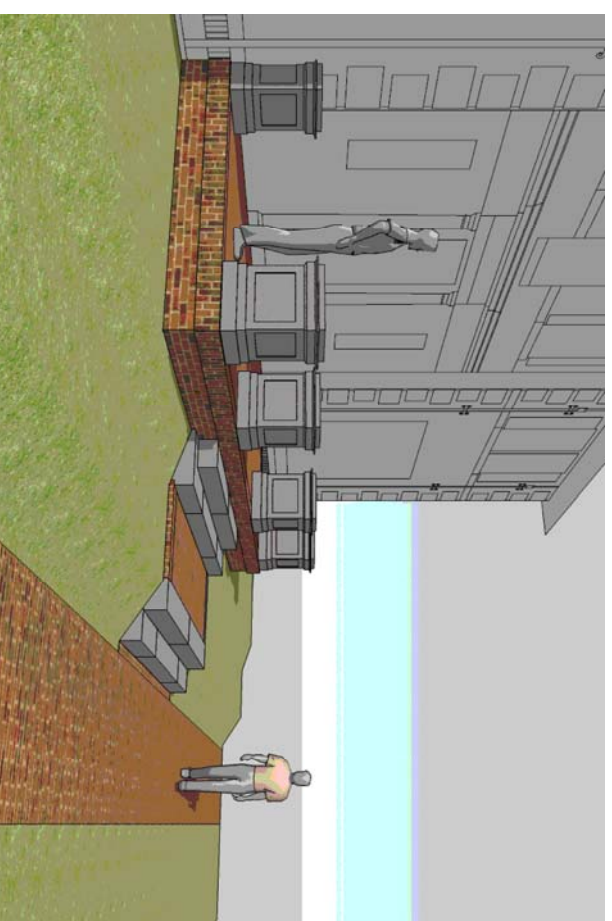
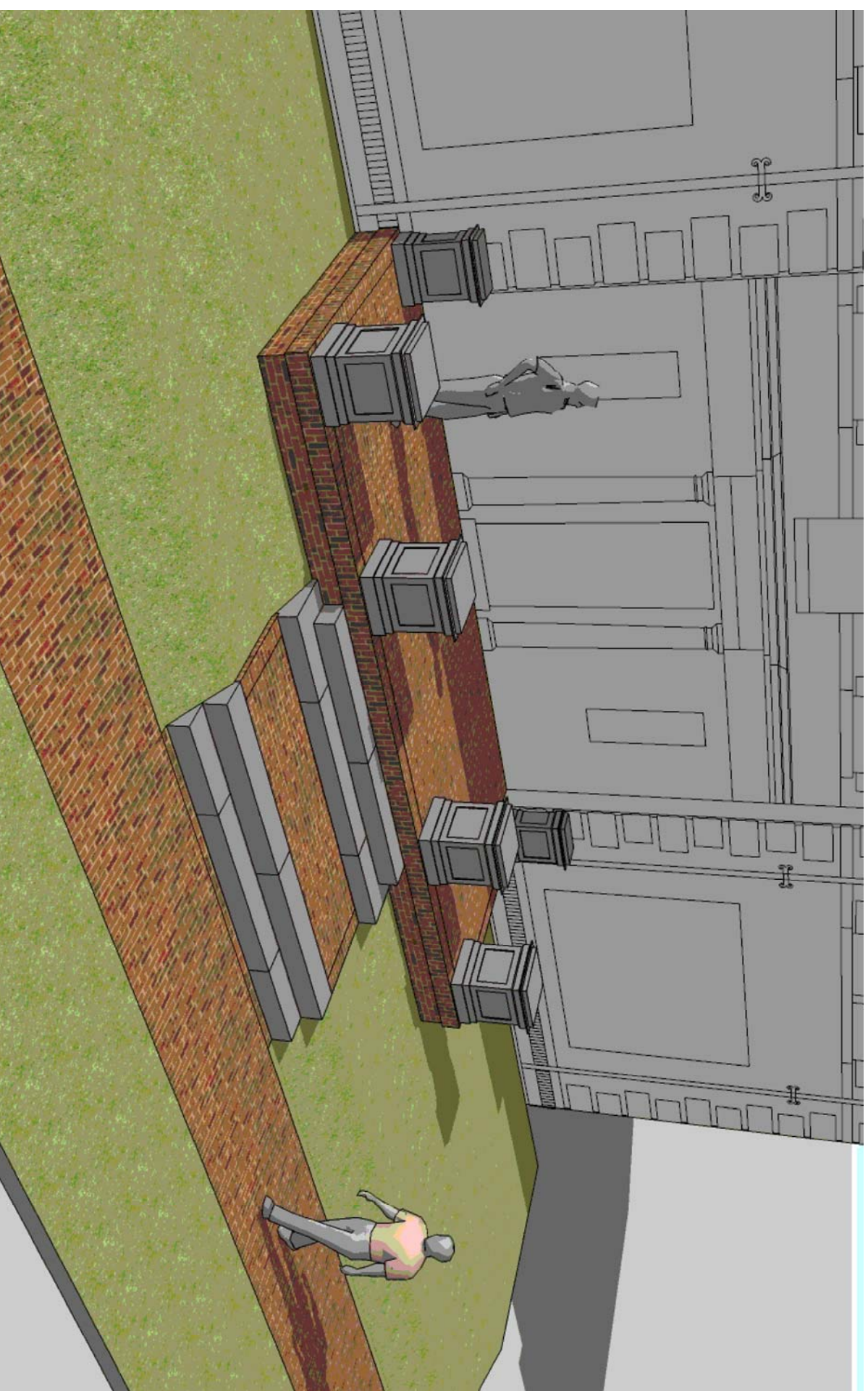
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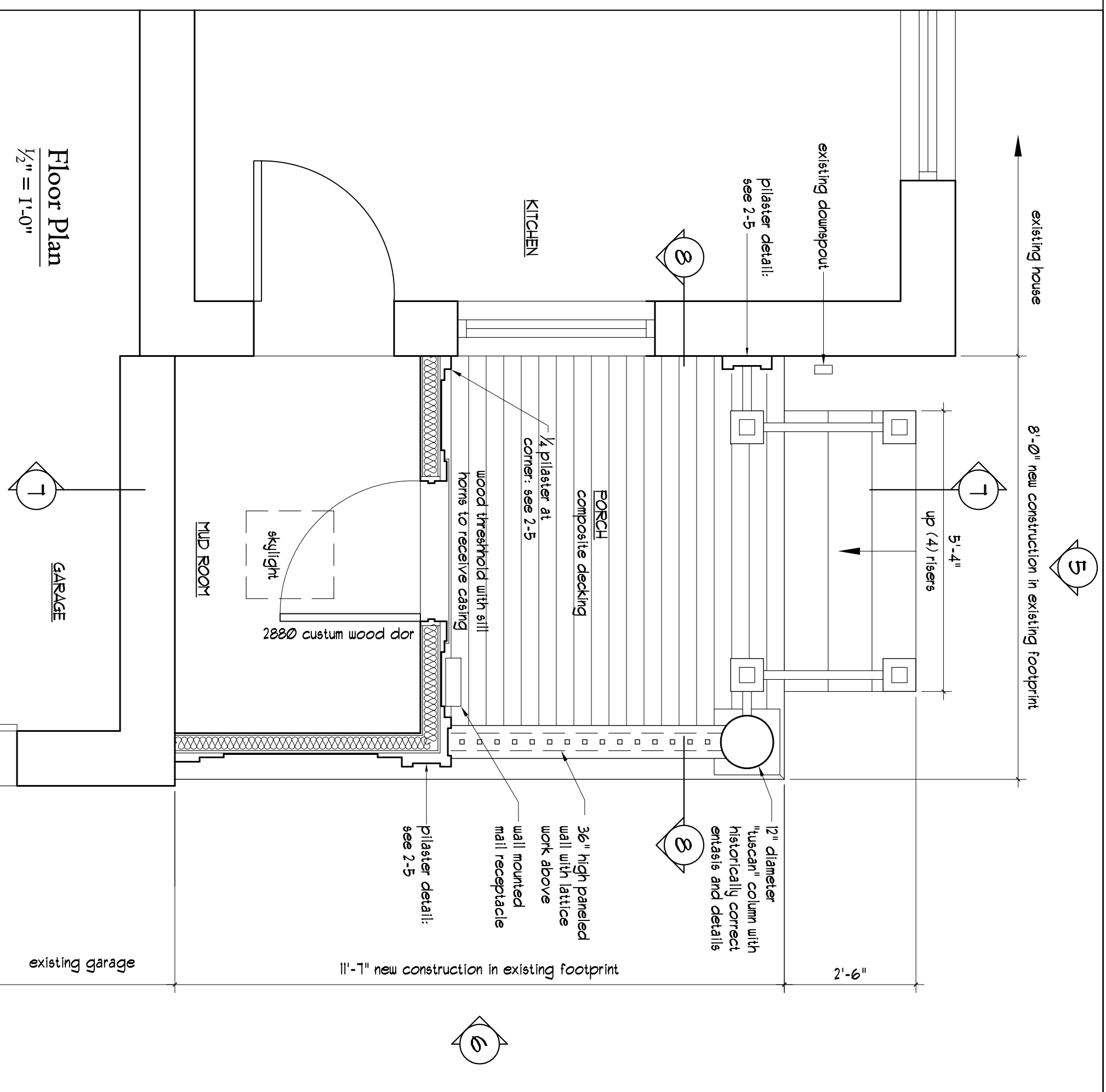




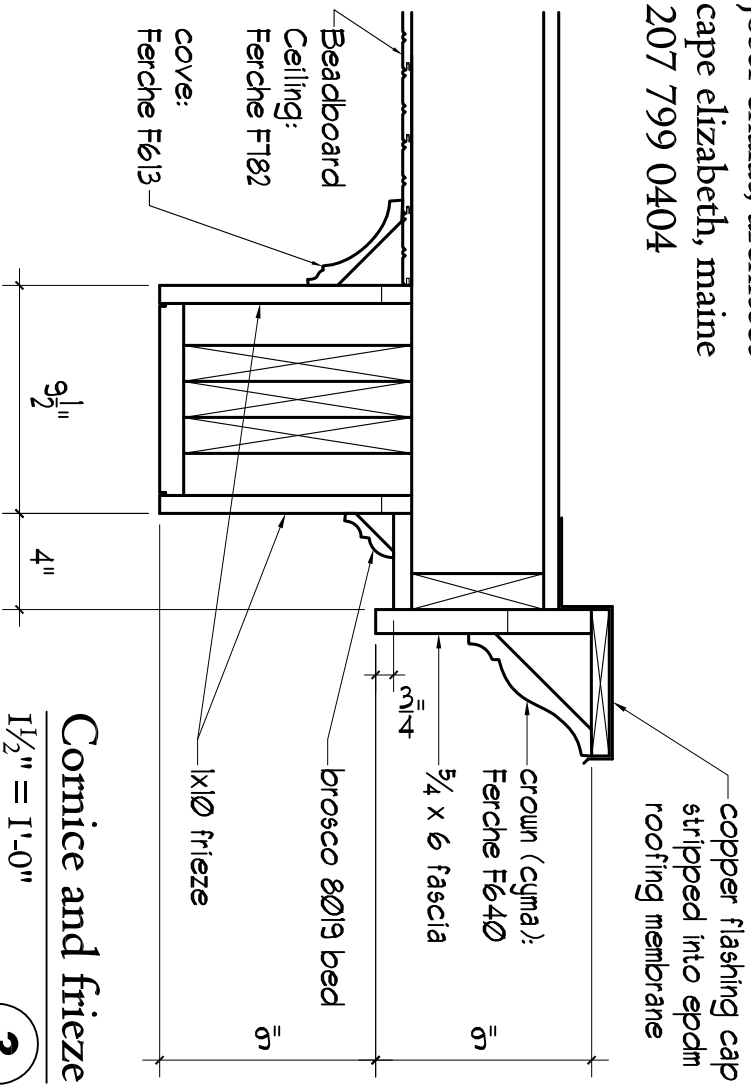
Note:  
existing balustrade to be removed  
and set back in place. Omitted  
from drawing for clarity

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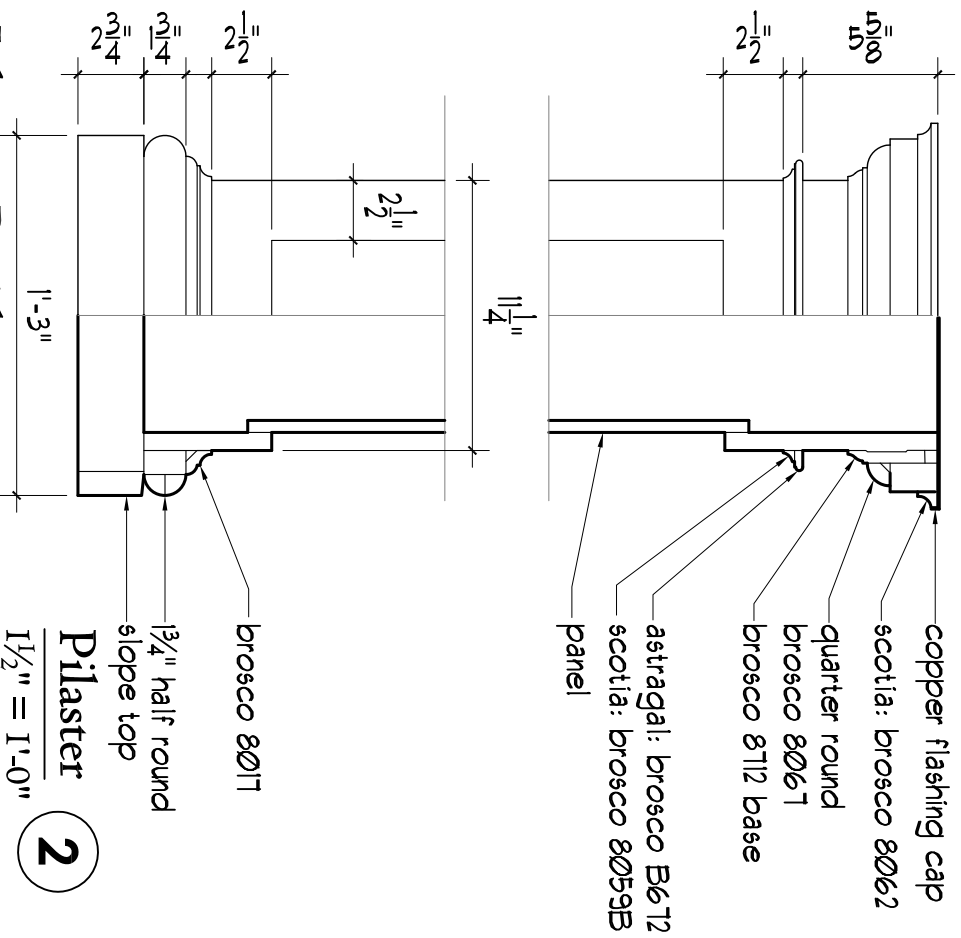
Floor Plan  
 1/2" = 1'-0"



**Cornice and frieze**

1/2" = 1'-0"

**3**

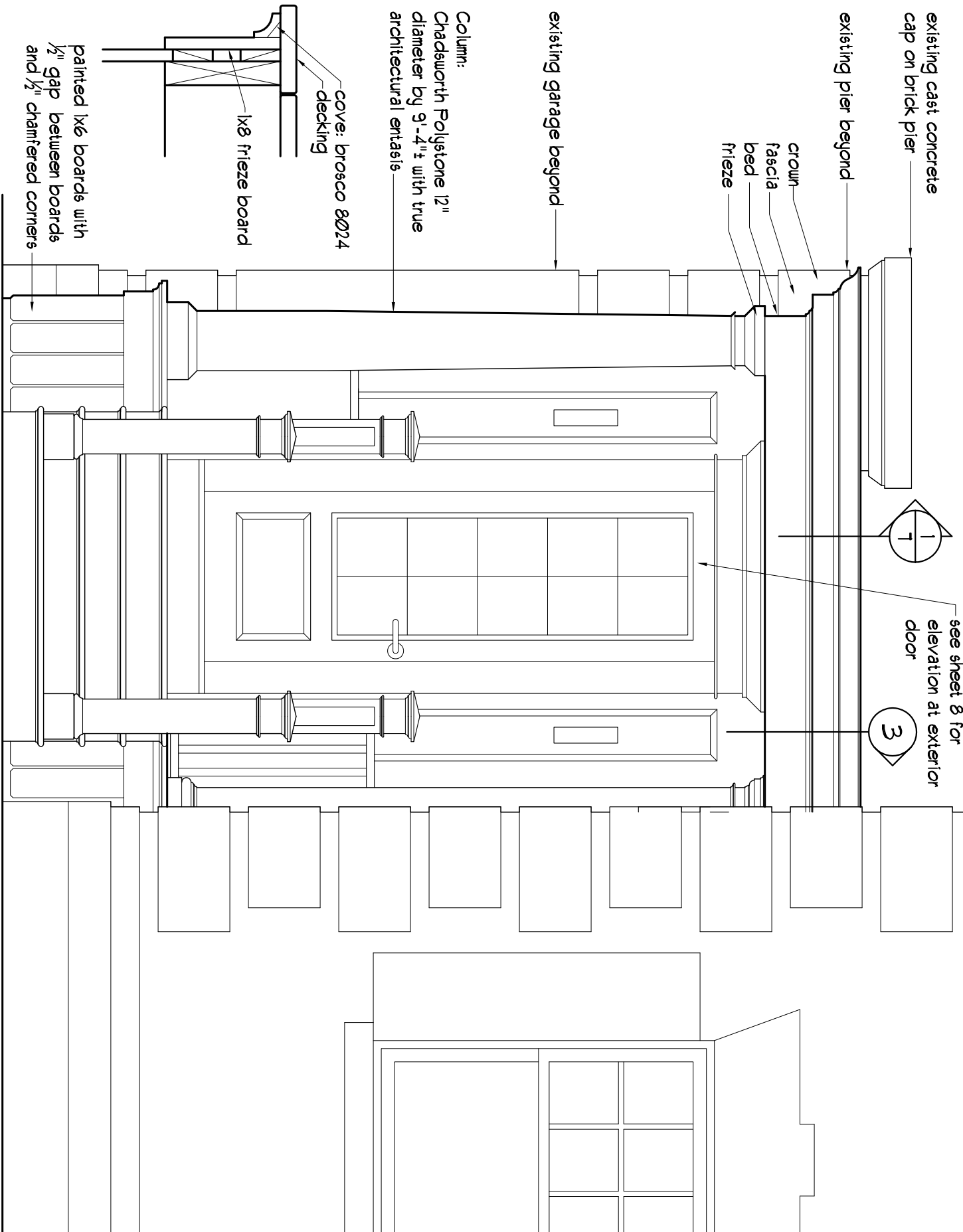


**Pilaster**

1/2" = 1'-0"

**2**

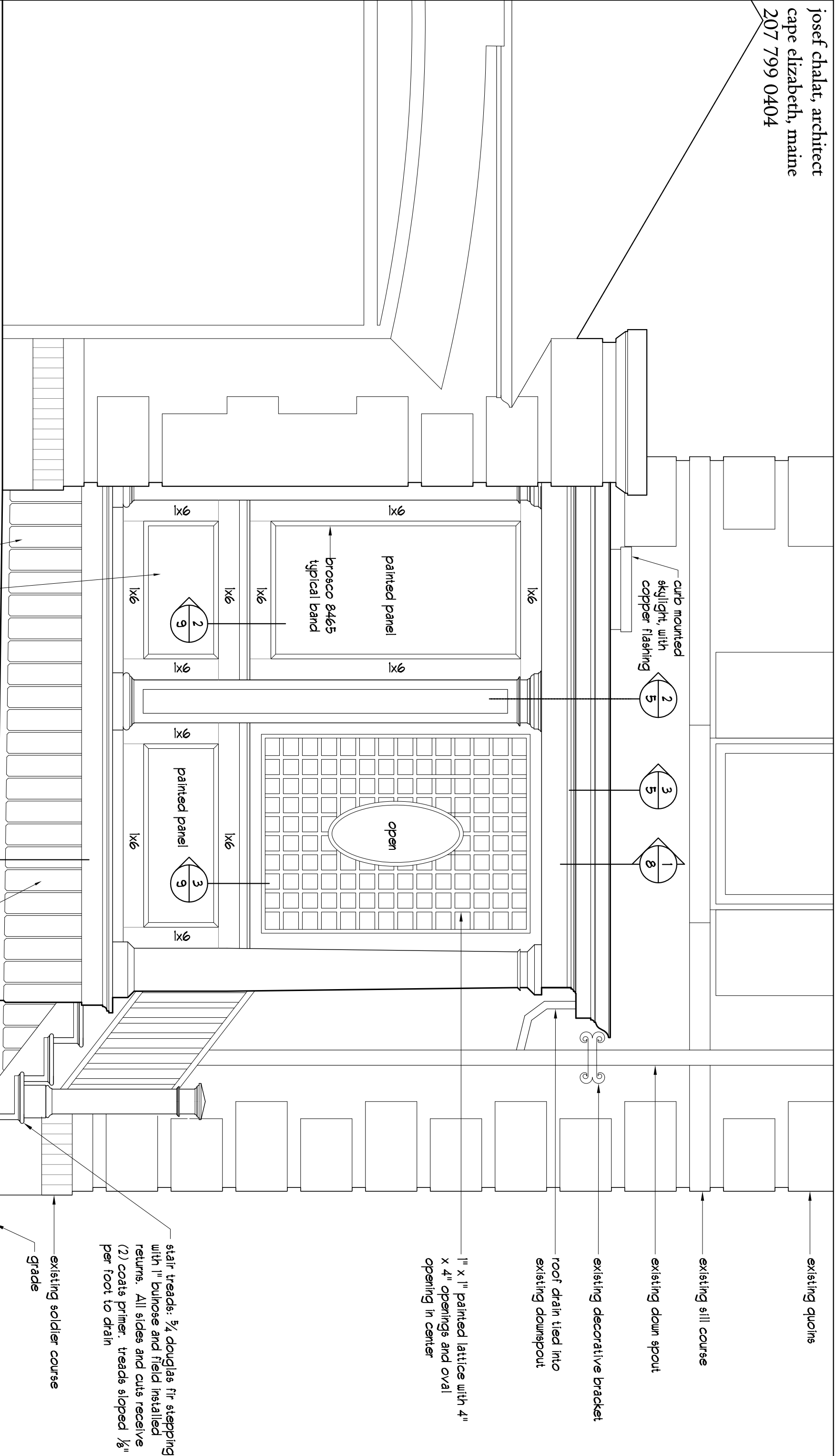
**PAINT COLOR:**  
 cornice, frieze, column, plaster,  
 panels and trim painted white to  
 match existing white color on  
 building. Exact color to be field  
 determined by matching sample  
 against existing building trim



**1 ELEVATION (north)**

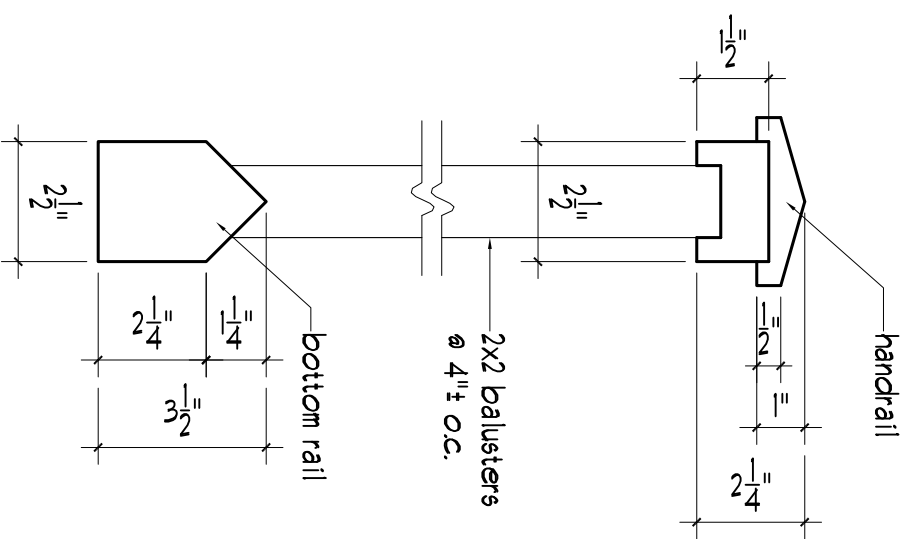
1/2" = 1'-0"

**1**

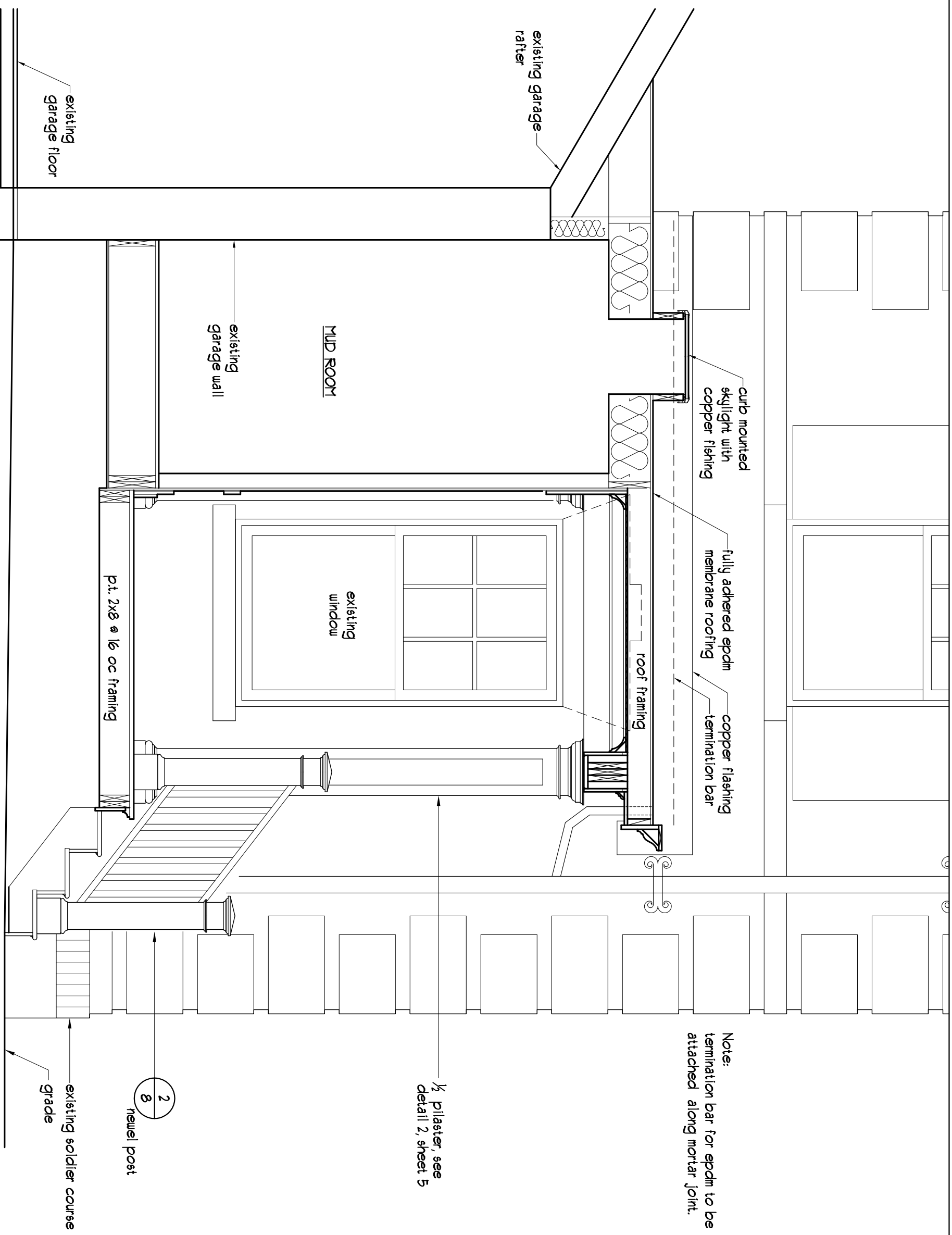


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ELEVATION (east)  
 1/2" = 1'-0"



**railing detail**  
3" = 1'-0"



Note:  
termination bar for epdm to be attached along mortar joint.

1/2" plaster, see detail 2, sheet 5

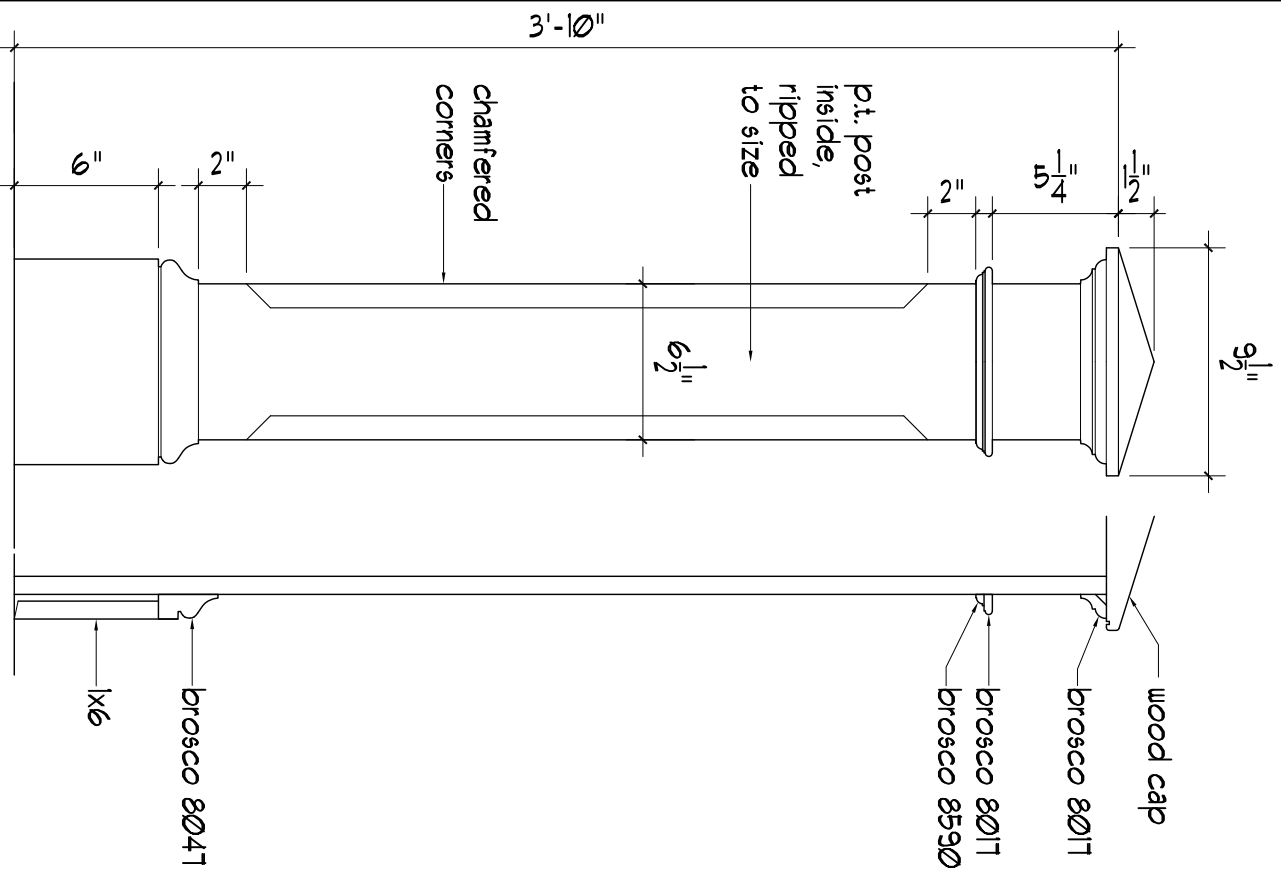
newel post  
8

existing soldier course  
grade

**CROSS SECTION (south-north)**  
1/2" = 1'-0"

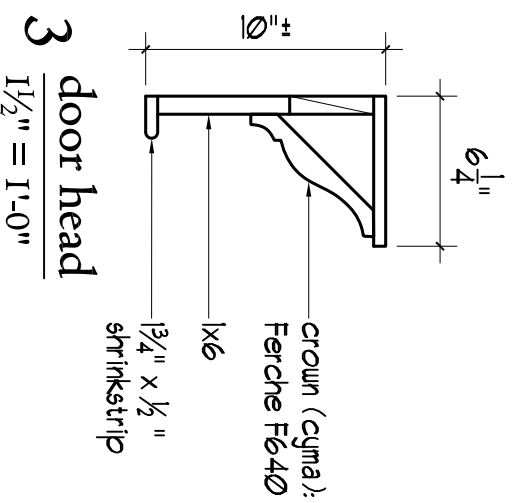
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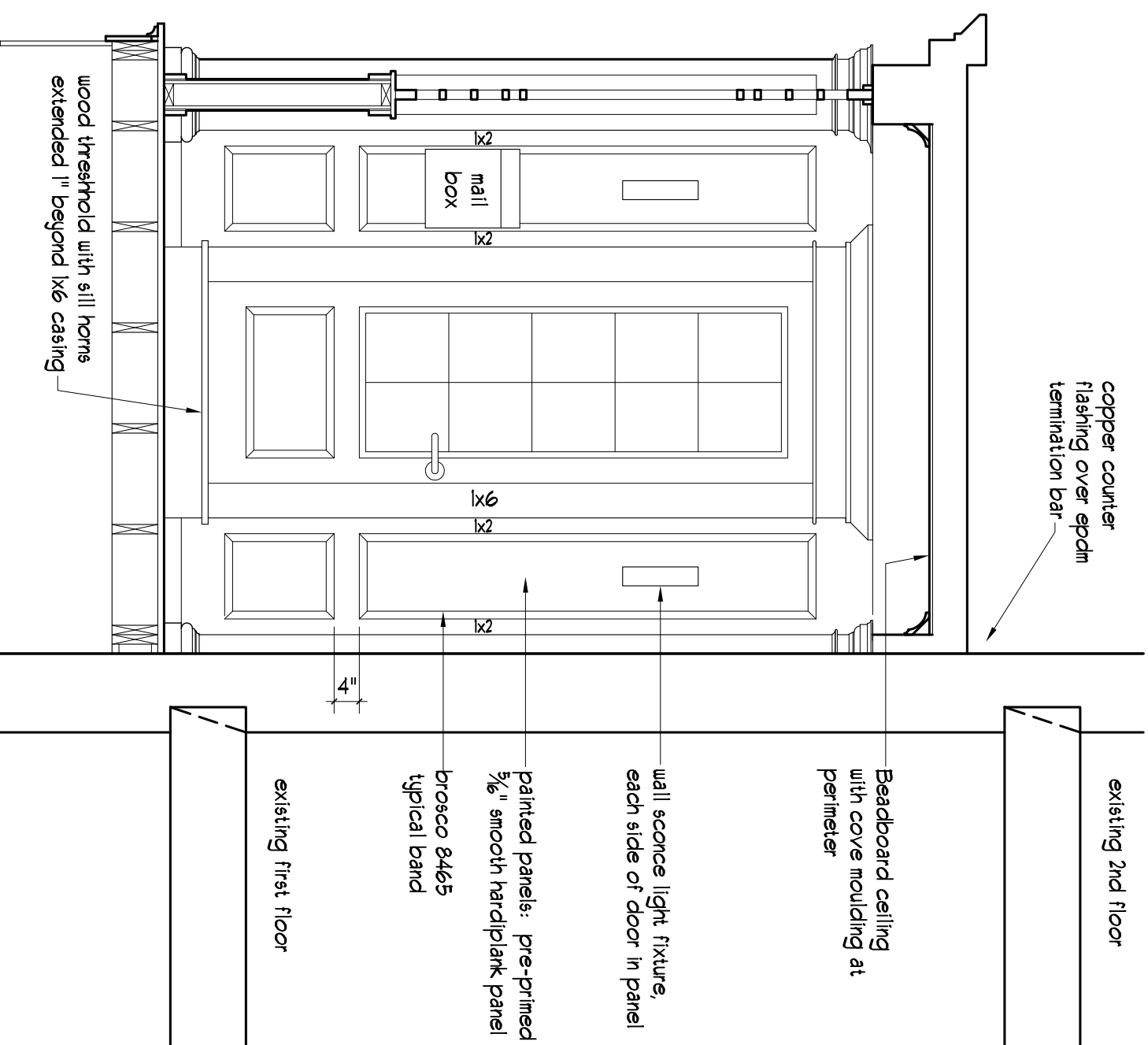
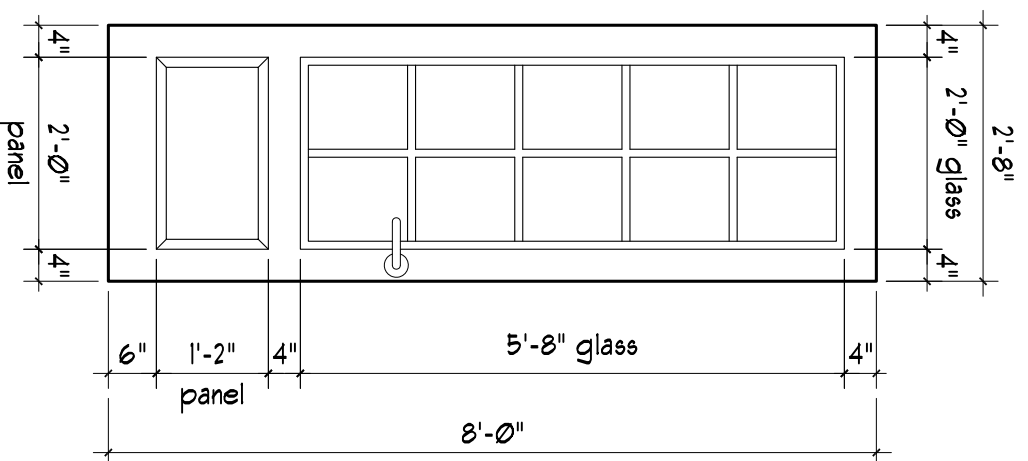


**2**  
Newel Post  
1 1/2" = 1'-0"

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**3**  
crown moulding at door  
1 1/2" = 1'-0"



**CROSS SECTION (east-west)**  
1/2" = 1'-0"

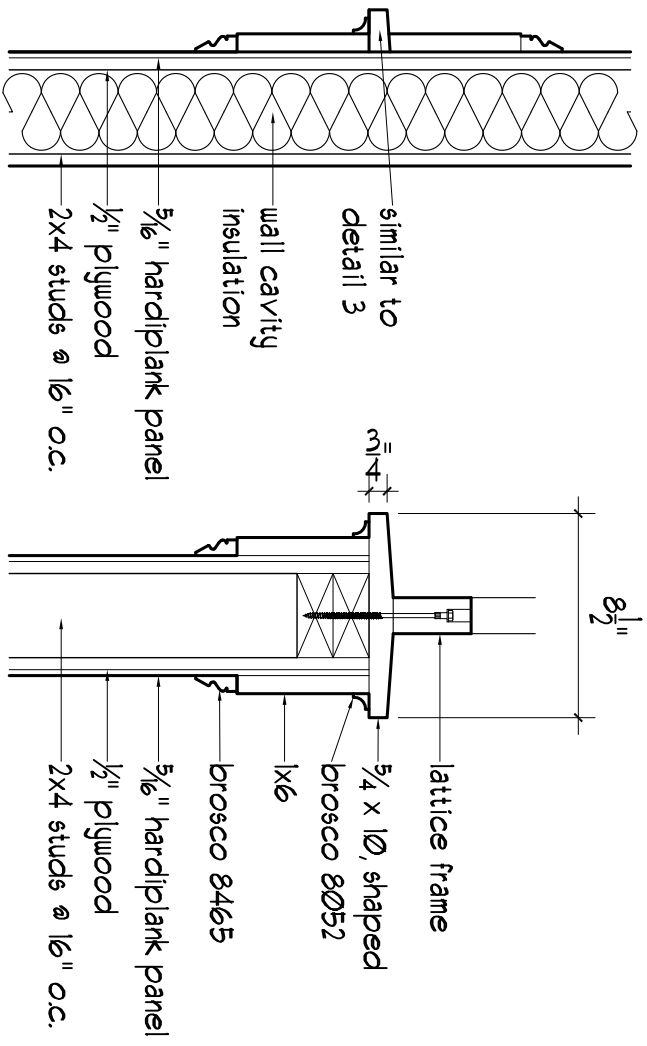
existing 2nd floor

Beadboard ceiling  
with cove moulding at  
perimeter

wall sconce light fixture,  
each side of door in panel

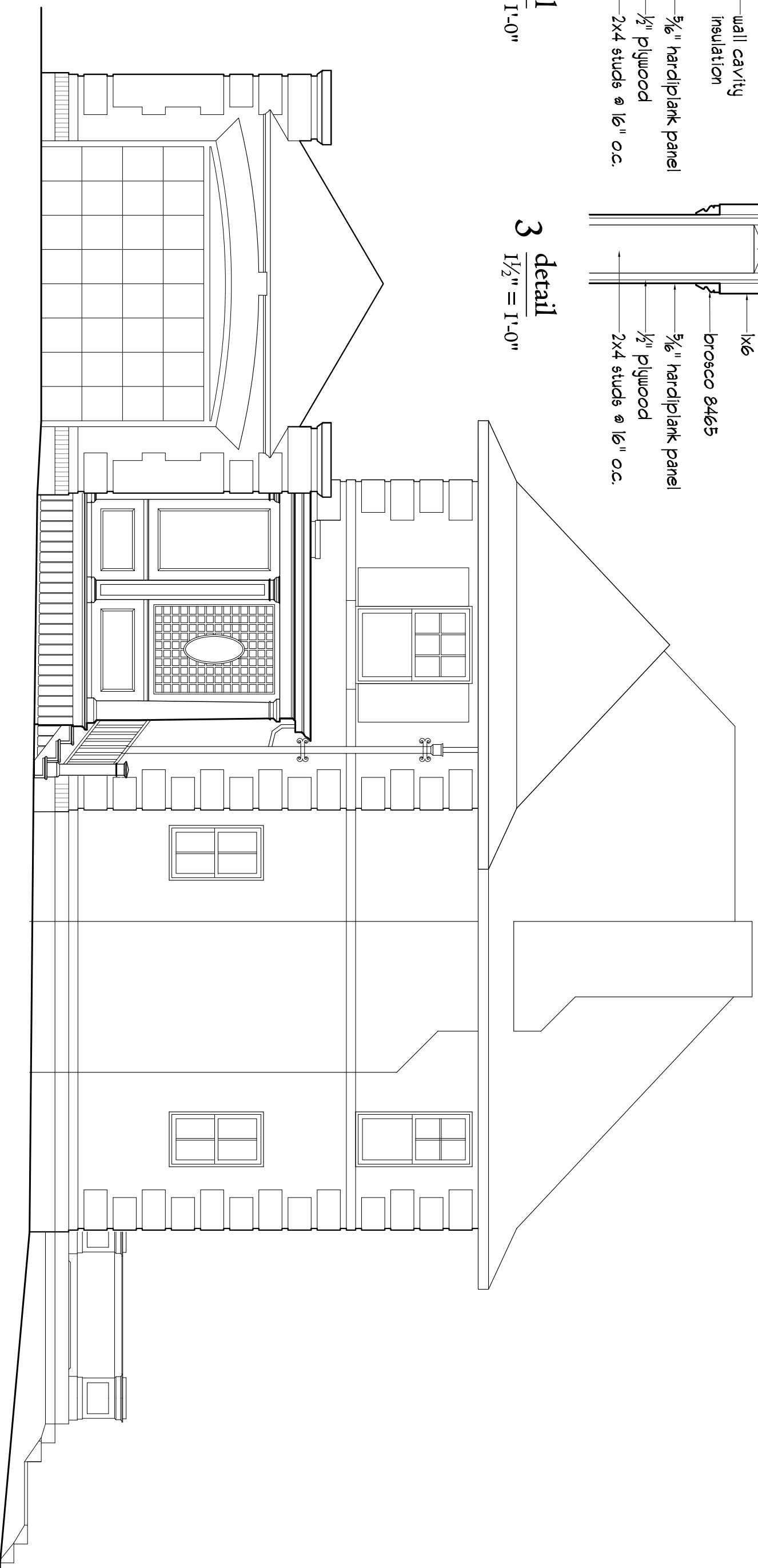
existing first floor  
painted panels: pre-primed  
5/16" smooth hardplank panel  
broasco 8465  
typical band

existing first floor



**2** detail  
1 1/2" = 1'-0"

**3** detail  
1 1/2" = 1'-0"



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**ALLEYWAY ELEVATION**  
3/16" = 1'-0"