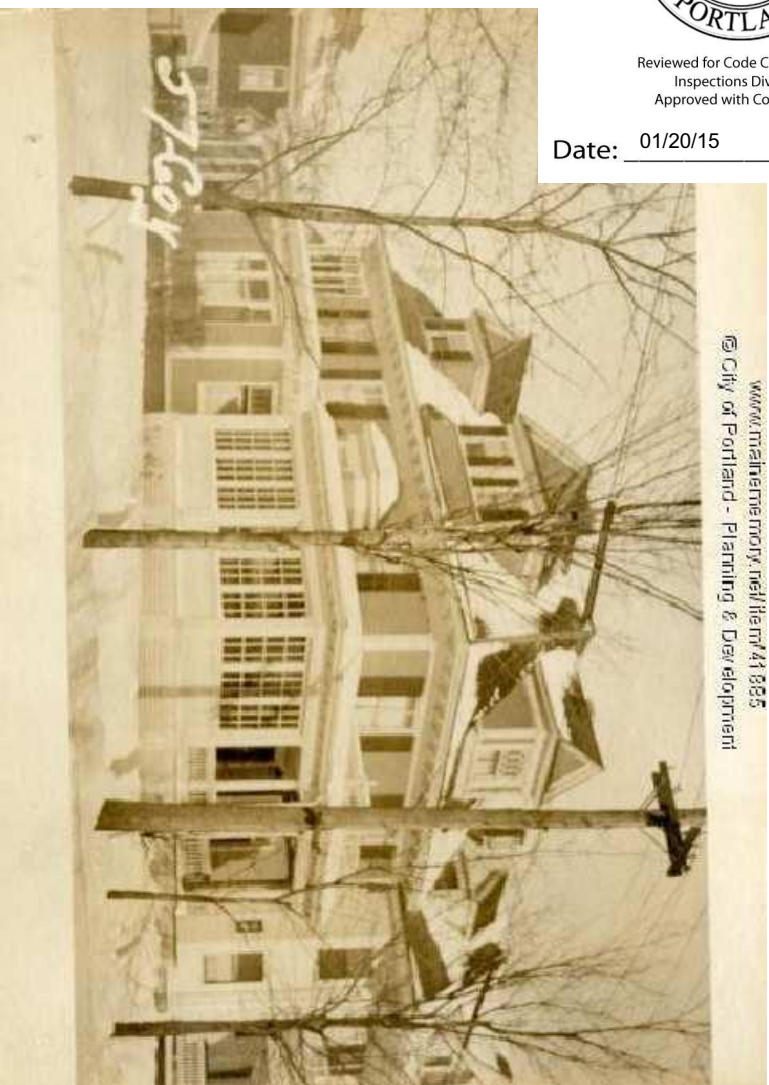




Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 01/20/15



www.maine.gov/planning/development  
@ City of Portland - Planning & Development

<b>DRAWING INDEX</b>
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# 57 COYLE STREET RENOVATION

## 57 COYLE STREET - PORTLAND, ME

### CBL 126-E-9

### DESIGNER

BREWSTER BUTTFIELD  
PROSPECT DESIGN

207-749-7400

brewster@prospectdesign.me

### OWNER

JAMES AND RENEE CABOT  
57 COYLE STREET  
PORTLAND, ME

### PROJECT DESCRIPTION

Addition and renovation of existing single family dwelling including new rear entry, kitchen relocation and renovation, and master bathroom renovation. The addition will extend into the required setback. The owners are seeking a setback reduction. Please see supporting materials.

### CODE SUMMARY

IRC 2012  
NFPA 101 2012  
Smoke and CO detectors installed throughout

DATE: 11.18.2014
DRAWN BY: BB

COVER SHEET

CABOT

# 00

PROSPECT

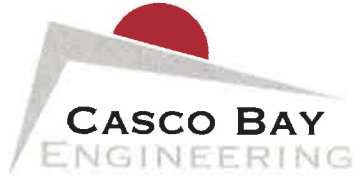


DESIGN

58 FORE ST. PORTLAND, ME  
www.prospectdesign.me  
T. 207-749-7400



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Inspections Division  
Approved with Conditions  
Date: 01/20/15



CIVIL & STRUCTURAL ENGINEERING  
424 Fore St., Portland, ME 04101 Phone 207.842.2800 Fax 207.842.2828

November 20, 2014

Code Enforcement Department  
City of Portland  
389 Congress Street, Rm 308  
Portland ME 04101

Re: Renovation to Cabot Residence  
57 Coyle Street  
Portland, Maine

Project Number: 14-144

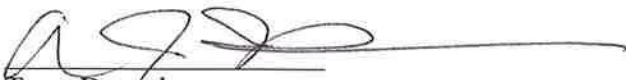
To Whom It May Concern:

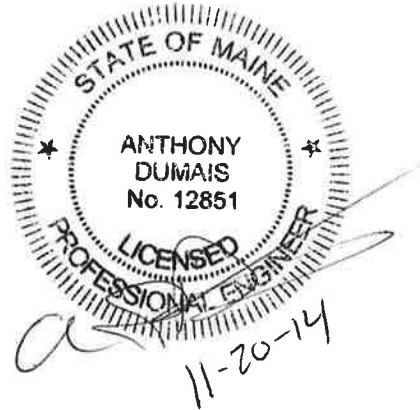
Tony Dumais of Casco Bay Engineering visited the Residence at the address noted above on November 4, 2014 to observe the existing structure conditions at the proposed 10ft x 25ft-4in rear addition.

Casco Bay Engineering analyzed and designed the proposed framing for the addition using the design loads for the current edition of the International Building Code (IBC). Beams, roof framing, floor framing, window headers, and columns were marked up on the architectural drawings issued for permit.

Please contact us if you have any additional questions or concerns.

Sincerely,

  
Tony Dumais  
Casco Bay Engineering





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Inspections Division  
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Date: 01/20/15

## 57 Coyle Existing conditions photos



Side view



Carriage house and the oldest ash tree in Portland.



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Rear corner



Back of house. The rear yard is boxed in on all sides with garages set on the property line.



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## Interior photos



Front foyer



Living room looking into the dining room that will become the kitchen



House at 57 Coyle Street, Deering (1900)  
James and Renee Cabot, owners  
Visited 23 September 2014

A splendid, large house in the "Colonial Revival" Style, it was built in 1900 as part of the Coyle Park development between Forest Avenue and Back Cove. "Colonial Revival" is a modern term which generally refers to the use of decorative elements drawn from early American architecture. The house itself clearly does not resemble an early example.

Llewelyn Leighton, the developer, purchased twelve acres from Moses Bailey in 1899, consisting of the former estate of John B. Coyle. Like Frederick Hinckley in South Portland, Leighton envisioned a whole community of houses of compatible size and style, and he set specific requirements for type (no businesses) and cost (a certain minimum).

Unlike Hinckley, a lawyer who was an amateur architect, Mr. Leighton did not design his houses, but worked closely with John Calvin Stevens and Frederick A. Thompson, Portland's two leading architects. Both were up to date as well as versatile. Lacking documentation, I would suggest that the architect for this house was Thompson. The house was built for the Pease family, probably Austin Pease, an illustrator who did promotional drawings for the development, and was occupied for decades by the Pease sisters, teachers at Deering High School. It had one subsequent owner, who acquired it about 1990. The Cabots purchased it recently. For additional historical information see *Deering* by Barry and Anderson, available at Landmarks.

Long tenure by the original family may help to account for the house being in about 80 per cent original condition. It has been well maintained, the kitchen has been remodeled, floors sanded, a bathroom installed on the third floor, and much new wiring throughout. A number of windows have been replaced. Otherwise the place appears almost entirely intact. This is truly remarkable, and worth a great deal of care by the new owners, who clearly appreciate it for what it is.

It is a two and a half story house with hipped roof broken by dormers. It might be called a "foursquare," though the term usually applies to smaller, plainer houses of which thousands of examples exist. This house could be called a mansion, despite being sited on a mere quarter acre, the average lot size in the development. A front porch supported by square columns (Tuscan flanking the steps) and originally topped with a balustrade extends around the left corner; the left portion was later enclosed with casement windows over the balustrade which was backed by vertical boarding (the balusters appear to have been vertically cut in half). There is an oriel window in the stair which had originally a panel of leaded colored glass, typical of the era. The living room, in the center of the first floor, extends to the left, a one-story projection from the main block which continues in the breakfast room to the rear. Perhaps the architect's original plan called for a smaller living room?

The eaves have a deep overhang trimmed with long brackets resembling large dentils. Gabled dormers are on all faces of the hipped roof.

Inside, the central hallway extends to the left corner with a window seat at the front. The woodwork, including a paneled wainscot and stair with colonial balustrade, is of oak, stained dark and varnished. The cut out "wave" motif on the stair ends is from the Federal Period. A smaller parlor occupies the right front, at the center rear is a dining room, and the kitchen takes up the right rear. Except for the kitchen, the rooms are devoid of any obvious structural alteration. The varnished finishes are in perfect



condition. The woodwork of the parlor has been painted white, as has that of the dining room. Both were probably finished like the hallway; the dining room has a coffered ceiling which begs for dark beams. The parlor entrance is a wide arch flanked by classical fluted columns, and the continuation of moldings through the arch made the change to paint somewhat awkward. A period effect could be achieved by painting the woodwork of these rooms in a dark shade, perhaps even false grained. Stripping is possible but onerous (non-toxic paint removers are now available).

The front entry has an attractive tiled floor, a common feature in late 19<sup>th</sup> century Portland houses of distinction. Textured wall coverings (now painted white) may be Lincrusta Walton or a lighter version known as Analglypta. These were originally in colors. Also typical of somewhat earlier Victorian houses is the use of leaded and colored glass, placed in the tops of windows, or in whole casements. One such in the parlor is apparently missing.

The living room, extra large as noted, has a high wainscot, cabinets, and fireplace surround in mahogany, retaining the original color and finish, a truly elegant room. Skylights let into the ceiling where the room projects give some added light but are sadly incongruous, indications of the fashion for "light and bright" which accounts for the white walls of most rooms. The skylights probably date from the 1990s.

In 1900 wallpaper was widely in use and probably covered the walls here. The papers have been removed, save in the breakfast room, and the walls done in white or pastel hues. This creates an unfortunate contrast with the dark woodwork which was never intended. If an authentic period ambience is desired, look into suitable papers (books are available) or paint in strong, darker tones. We don't recommend trying to refinish the "natural" floors; colorful Oriental carpets would be appropriate and would lend enormous character. The stairs should have solid or patterned runners in dark tones.

Some of the front windows have been replaced with double-glazed plastic units. The 2-over-1 layout has been replicated by a plastic stick. On windows of this style and size the change is not overly conspicuous; we recommend keeping them for now. A few wooden storm sash were noted, also some aluminum combinations. Both of these old treatments work well if in good condition.

Kitchen remodeling is inevitable. We recommend living with the kitchen as it is and learning just what works and what does not. The little pantry is a nice survivor.

The second floor offers five bedrooms and two baths. The chambers lend themselves to a variety of decoration, depending on their occupants. The bathrooms are of particular interest. One is a complete surviving 1900 example with walls and floor covered in white tile (octagonal floor tile), and original fixtures including the toilet which retains its vent pipe, and a tub-shower built in. One towel bracket is broken and might possibly be replaceable from a salvage dealer. Be patient, this bathroom is a prize. The second bathroom has a period lavatory and tub.

The most striking feature of the third floor is the period game room, finished in horizontal fir boarding. This is like similar examples found in large houses of the Western Promenade in Portland. Did it have a billiards table? Imagine getting that slate bed up to the third floor!

The fireplace in the right front chamber has a surround and hearth of tile similar to that of the parlor below. There is some damage along the front edge, but the pieces are there and should be re-set in mortar, after which the cracks could be touched up with grout and paint. Chimney flues should be



inspected by a mason familiar with historic houses. If it is desirable to line the flues so that the fireplaces can be used, consider a cement treatment such as Solid-Flue. A gas-fired insert looks quite convincing and may be connected to a metal liner which is less costly.

Natural gas is definitely the fuel of choice, for all uses in the house: heating, hot water, and clothes dryer (and fireplace inserts). The existing hot water system with old radiators is the best type available for an older house.

As noted, much new wiring has been installed throughout the house. There is probably some old wiring still in service, notably in walls and ceilings. This can be difficult to replace, and any work must be done by an electrician skilled in old house work, if unnecessary damage to plaster is to be avoided. Wiring concealed in a ceiling does not pose an immediate danger. Individual fixtures may need to be rewired, as old #18 conductors may have worn or brittle insulation.

Removal of the large deck to the left rear is an excellent plan. A mere 2 feet off the ground, it could be replaced by a stone-paved terrace. As shown by the 1924 photograph, the house was painted in a pale body color, maybe a gray or green, with off-white trim, and dark green shutters. We recommend looking into such a scheme, when painting is indicated. But white is also appropriate for the period and the Colonial Style. The grounds are enhanced by a period garage (unusually large) and a massive white ash that surely predates Mr. Coyle.

Tom Hinkle  
Joyce K. Bibber  
Jon Hall





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Inspections Division  
Approved with Conditions

Date: 01/20/15

57 Coyle Street pictures



View from driveway



View from street--garage on left

57 Coyle Street



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Stair Hall



Living room

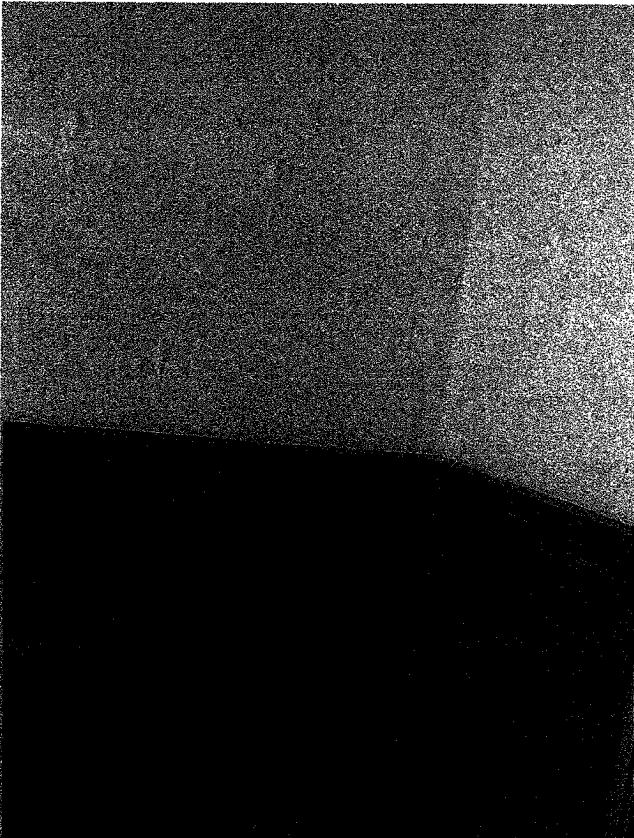
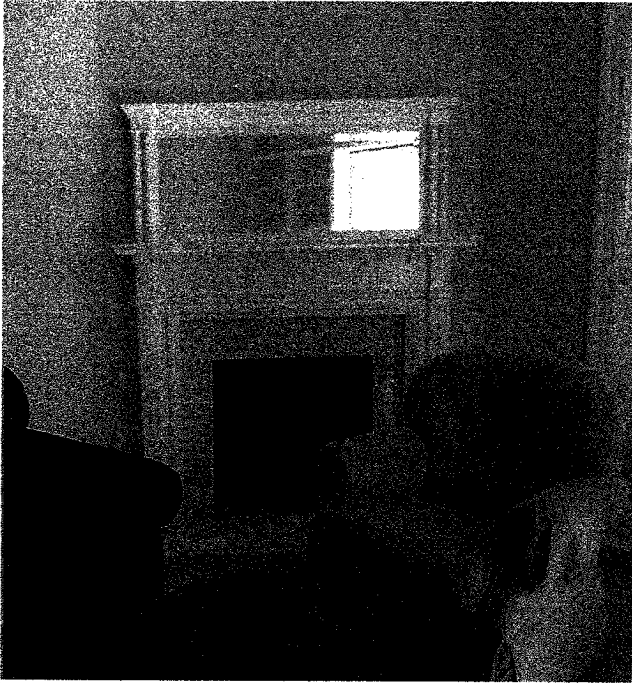


Trim on stair ends



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Above left: painted mantel in  
reception area

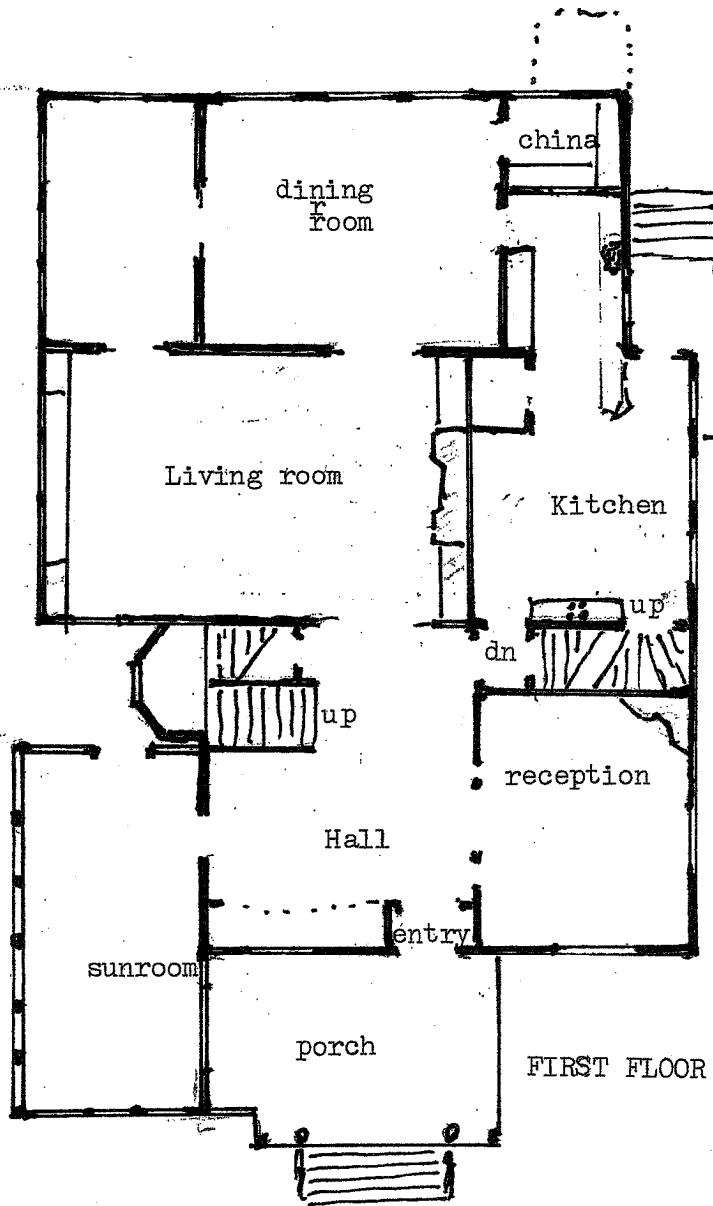
Above: Kitchen, with dark door to  
dining room beside passthrough to  
china closet.

Left Wall of entry, with Lincrusta-  
Walton on lower part, possible  
Anaglypta above it.



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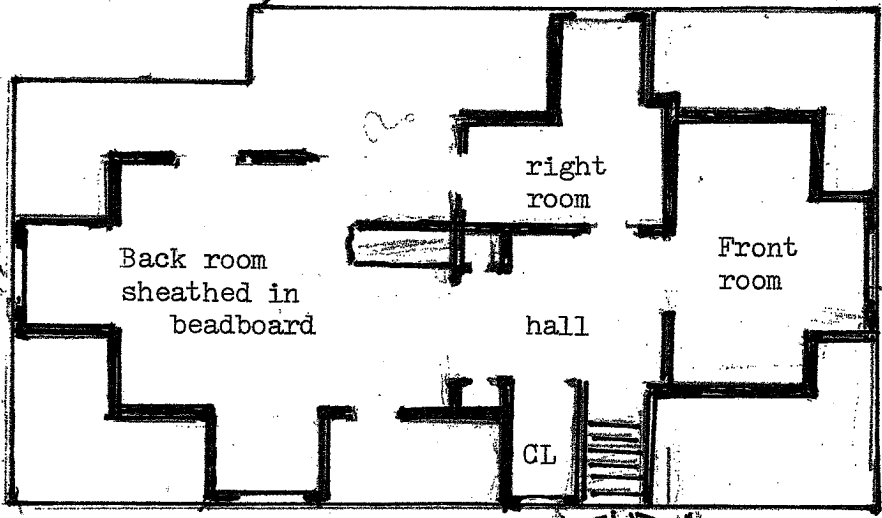
Floor plans of 57 Coyle St. were drawn with reference to an earlier, much larger, and incomplete (lacking very front) set of plans, date uncertain.

Most of recent alterations were added from memory...

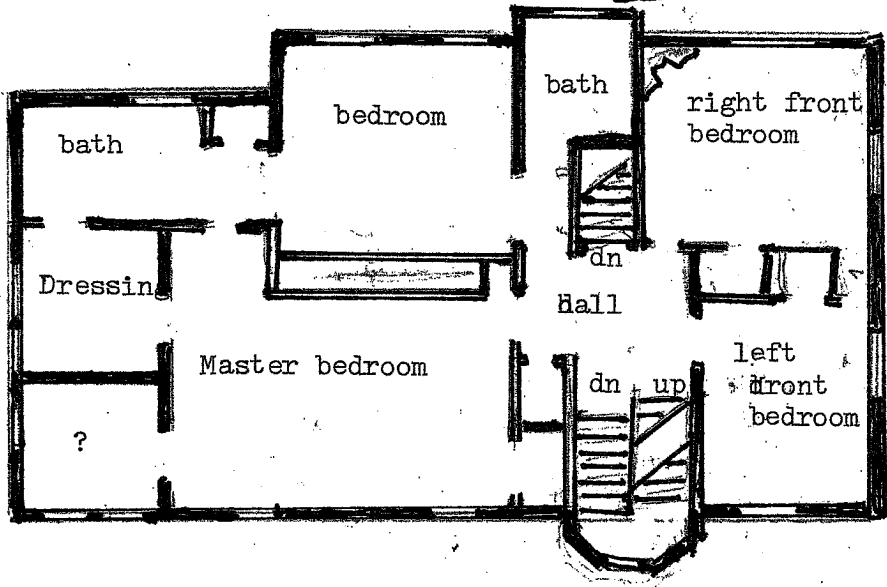


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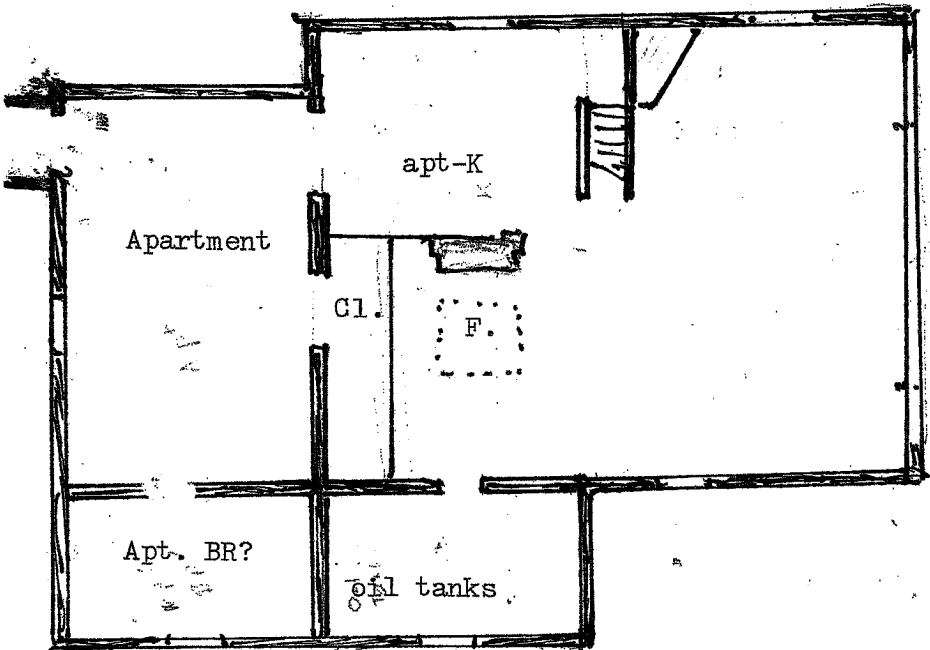
Date: 01/20/15



ATTIC



Second Floor



BASEMENT



## Memorandum

To: Zoning Administration, City of Portland

From: James Cabot

Date: November 14, 2014

**Re: 57 Coyle Street, Portland Zoning**

My wife and I recently purchased a c. 1900 Colonial Revival house on Coyle Street between Forest Avenue and the Back Cove. We selected the house on account of its location, design and historical authenticity. Significant elements of the house are in original condition, including beautiful woodwork and paneling in the front entrance, living room and dining room. We are only the third family to own this house since it was built more than 110 years ago.

In September, the Greater Portland Landmarks Preservation Services team visited our house. I am attaching their report to this memo. They suggest that the architect of the house may have been noted Portland architect Frederick A. Thompson.

In the weeks following our purchase of the house, we have worked with architect designer Brewster Butfield to think about how to adapt the house to the needs of a modern family while preserving and restoring its historic character. As we worked on the design, we came to understand that there are several shortcomings with the house. Namely:

1. There are only two entrances to the house – the front door to Coyle Street and a back door that is reached via a long path from Coyle Street. There is not an entrance to the house on the side of the building that faces the yard and the garage (which was added c. 1915 according to City records)
2. Both entrances require climbing a half-flight of steps prior to entering the building. We have a young family with two children under the age of three, and my father is disabled and cannot climb stairs
3. The house currently does not contain mudroom and storage spaces of the type that a modern family with young children requires
4. There is an extensive basement that could be used as a mudroom and storage space, but it is only accessible via a steep and narrow (likely non-conforming) staircase and an external bulkhead door

We determined that the best response to these problems would be to create a third entrance to the house combined with improved access between the ground floor and the basement. This would:

1. Provide dramatically improved access between the house and the garage
2. Provide an at-grade entrance for children, strollers, disabled parents, etc.
3. Provide a connection to the basement enabling the use of the basement space as a mudroom and storage space for jackets, boots, sports equipment and the like

Given where the house is situated on the plot of land, the only buildable direction that does not conflict with existing setbacks is in a western direction toward our side yard, where a c. 1990 deck currently is located and toward a 125+ year old ash tree. Building in this direction, however, would require altering the historic side elevation, which is striking for its mix of geometric shapes and is visible from the street. This would also require modifying or destroying original interior elements, including original woodwork, radiators and the like. Building toward the ash tree may also damage the extensive root system and risks negatively impacting, or even killing, the tree. Rather than alter this side elevation, we plan to remove the c. 1990 deck, potentially rehang the historic shutters and restore the overall look of the house to something much closer to the way it would have looked when it was built.



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Inspections Division  
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Date: 01/20/15

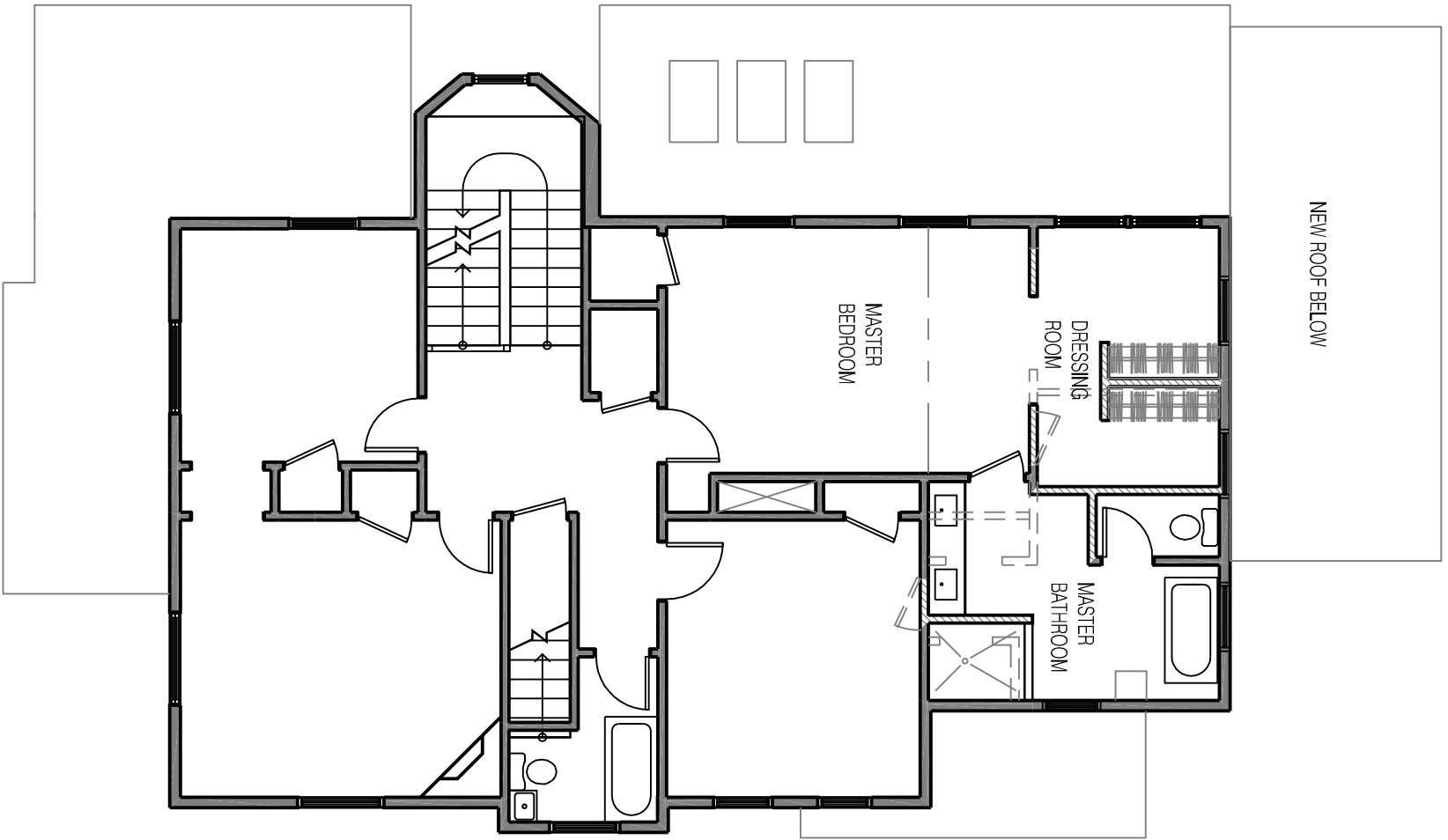
We propose to tuck a small addition onto the rear of the house, in an area that is currently faced by several neighboring garages and that is not directly visible from the street. This would require a reduction with regard to the existing setback. I have spoken with our neighbors regarding our plans and they are all supportive.

We feel that our solution will enable us to achieve our goal of repurposing our house for modern family living while allowing us to preserve and restore the most vital elements and elevations of a historic structure.

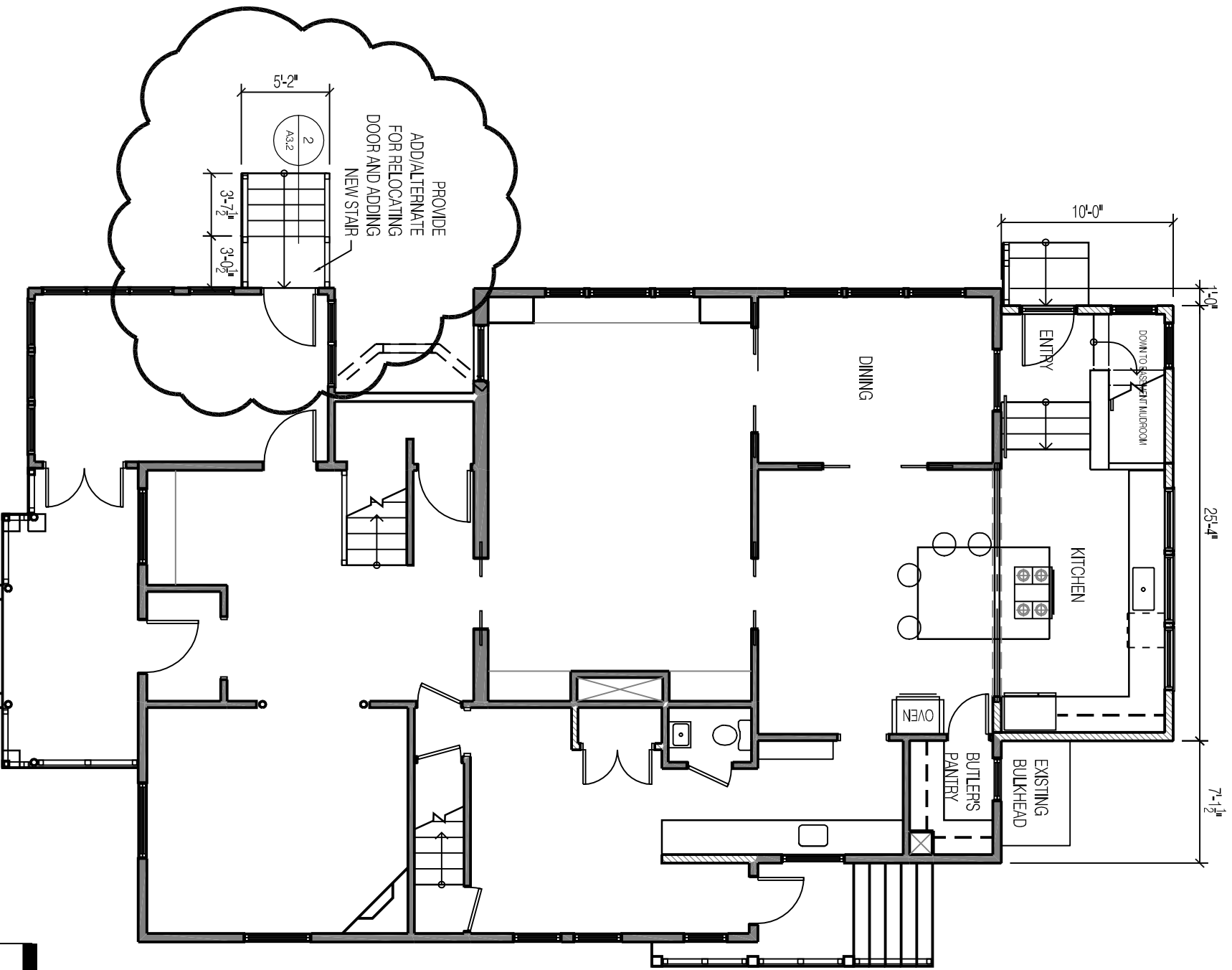


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Date: 01/20/15



2 Second Floor Plan  
Scale: 1/8" = 1'-0"



1 First Floor Plan  
Scale: 1/8" = 1'-0"

DATE: 1.16.2015  
DRAWN BY: BB

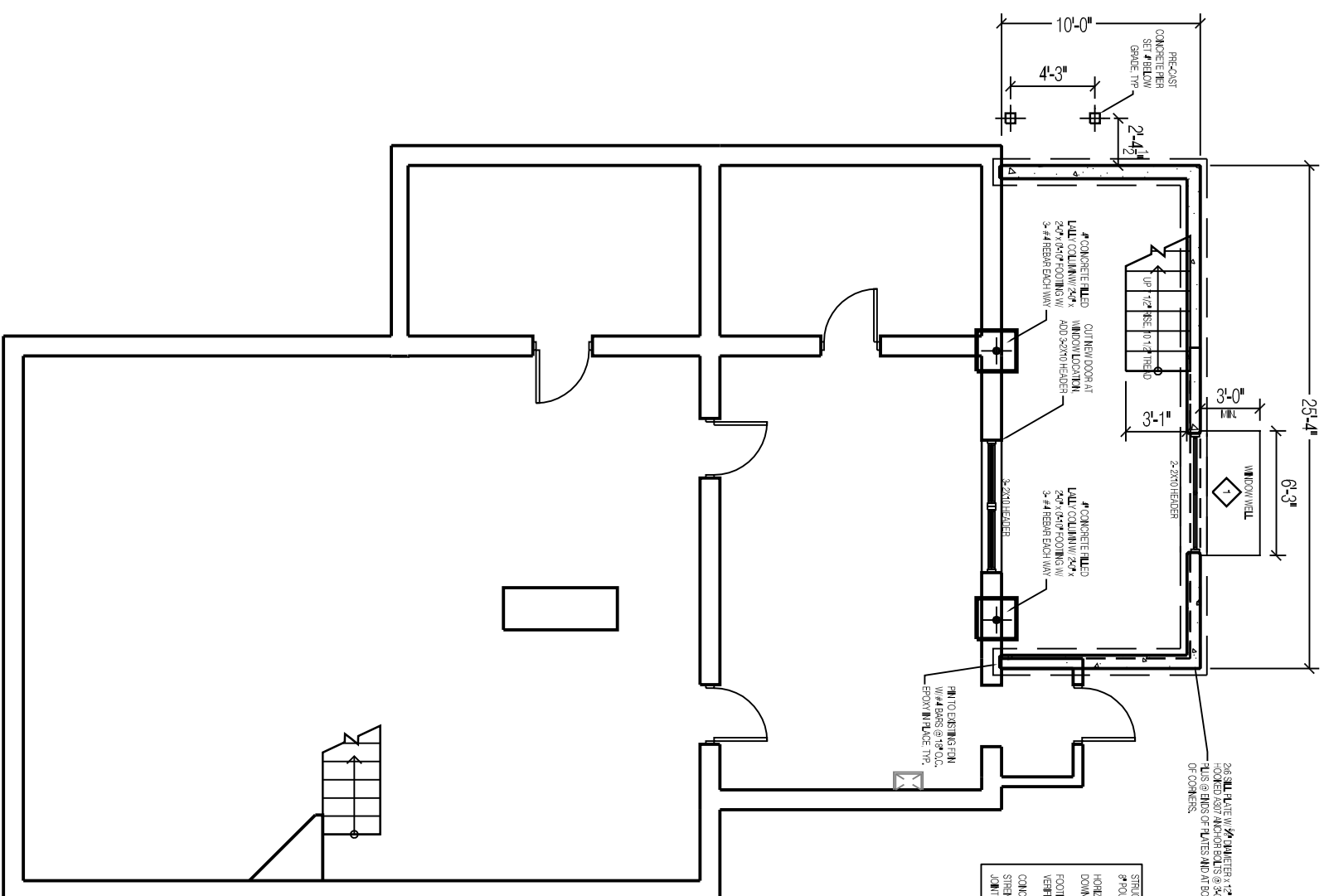
A1.1





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Date: 01/20/15



STRUCTURAL FOUNDATION NOTES:  
FOUNDED CONCRETE FOUNDATION WALL ON 12" X 12" FOOTING  
HORIZONTAL REBAR @ 48" ON CENTER AT TOP OF WALL AND 48"  
DOWN. VERTICAL REBAR @ 48" ON CENTER @ 48" O.C.  
FOOTINGS PRESUMED SOIL BEARING PRESSURE = 2000 PSF TO BE  
VERIFIED IN FIELD.  
CONCRETE SLAB ON GROUND SHALL BE 3000 PSI (PC) CONCRETE  
STRENGTH W/ 6" W. 4" A.W. 4" W. 2" D. REBAR FROM TOP OF SLAB.  
JOINTS 2" WIDE, 2" DEEP @ MAX. 18" V. 225 ST. 1.000, 1/2".

2x6 SLAB W/ 2" REBAR @ 12" O.C.  
HORIZONTAL REBAR @ 48" O.C.  
FLS @ ENDS OF SLABS AND AT BOTH SIDES  
OF CORNERS.

1  
Scale: 1/8" = 1'-0"

Basement Floor Plan

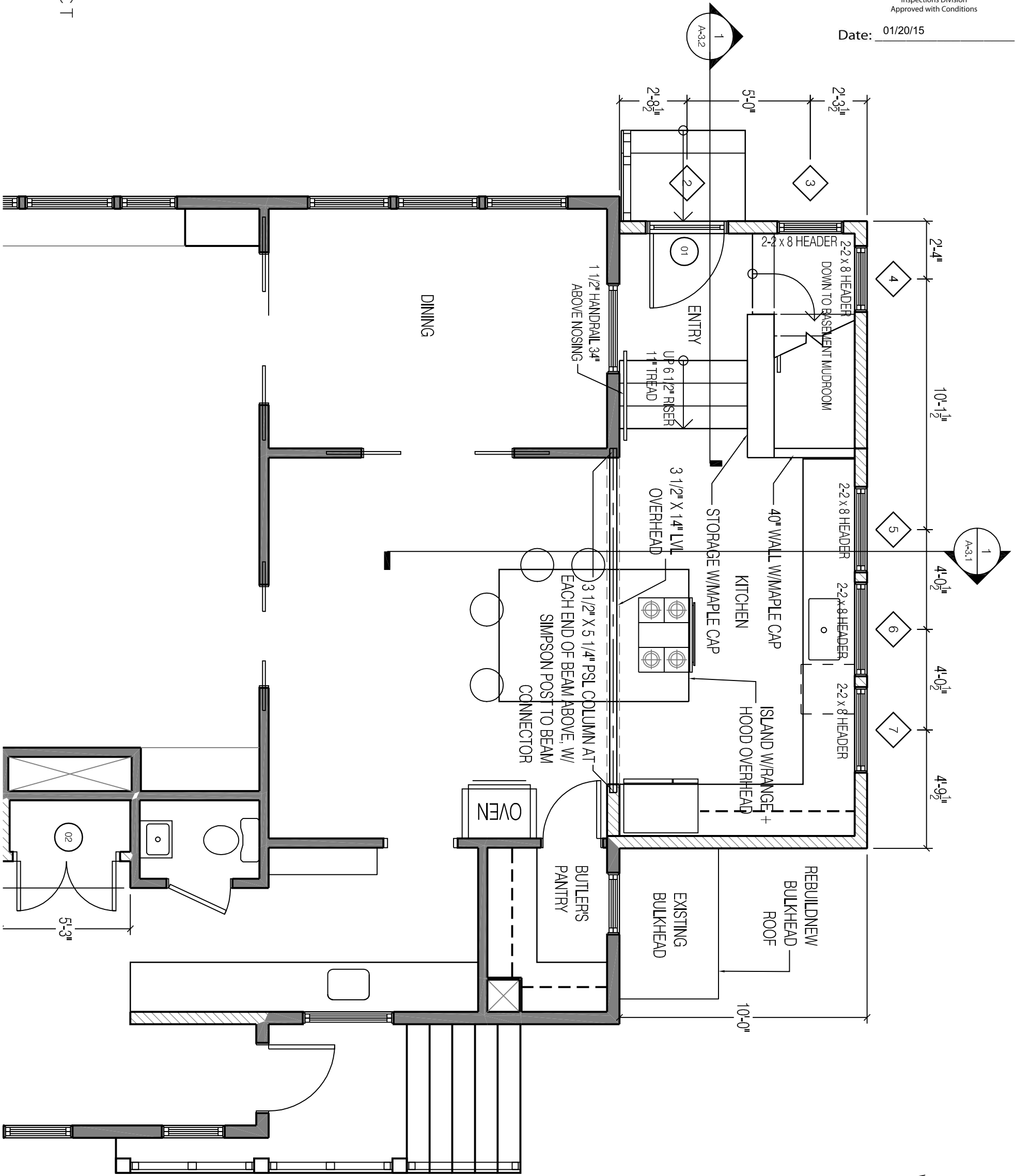
FLOOR PLANS  
CABOT

DATE: 11.17.2014
DRAWN BY: BB
<b>A1.2</b>



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**WALL LEGEND**  
 NEW WALLS  
 EXISTING WALLS

**FRAMING NOTES:**  
 1. ALL ROOF RAFTERS SHALL BE OF SIZE & SPACING INDICATED.  
 #2 SPS. PROVIDE SIMPSON HURRICANE CLIPS @ EACH RAFTER-TO-PLATE CONNECTION.  
 2. WALLS FRAMED W/2x6 @ 16" O.C. (MAX SPACING), ALIGNED W/FLOOR JOISTS & RAFTERS.  
 3. WALL SHEATHING SHALL BE APA RATED 1/2" EXTERIOR SHEATHING (ADVANTECH ZIP SYSTEM PREFERRED), FASTEN W/10D NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. INTERMEDIATE.

FIRST FLOOR PLAN LARGE  
 CABOT

DATE:	11.18.2014
DRAWN BY:	BB
<b>A-1.3</b>	



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Inspections Division  
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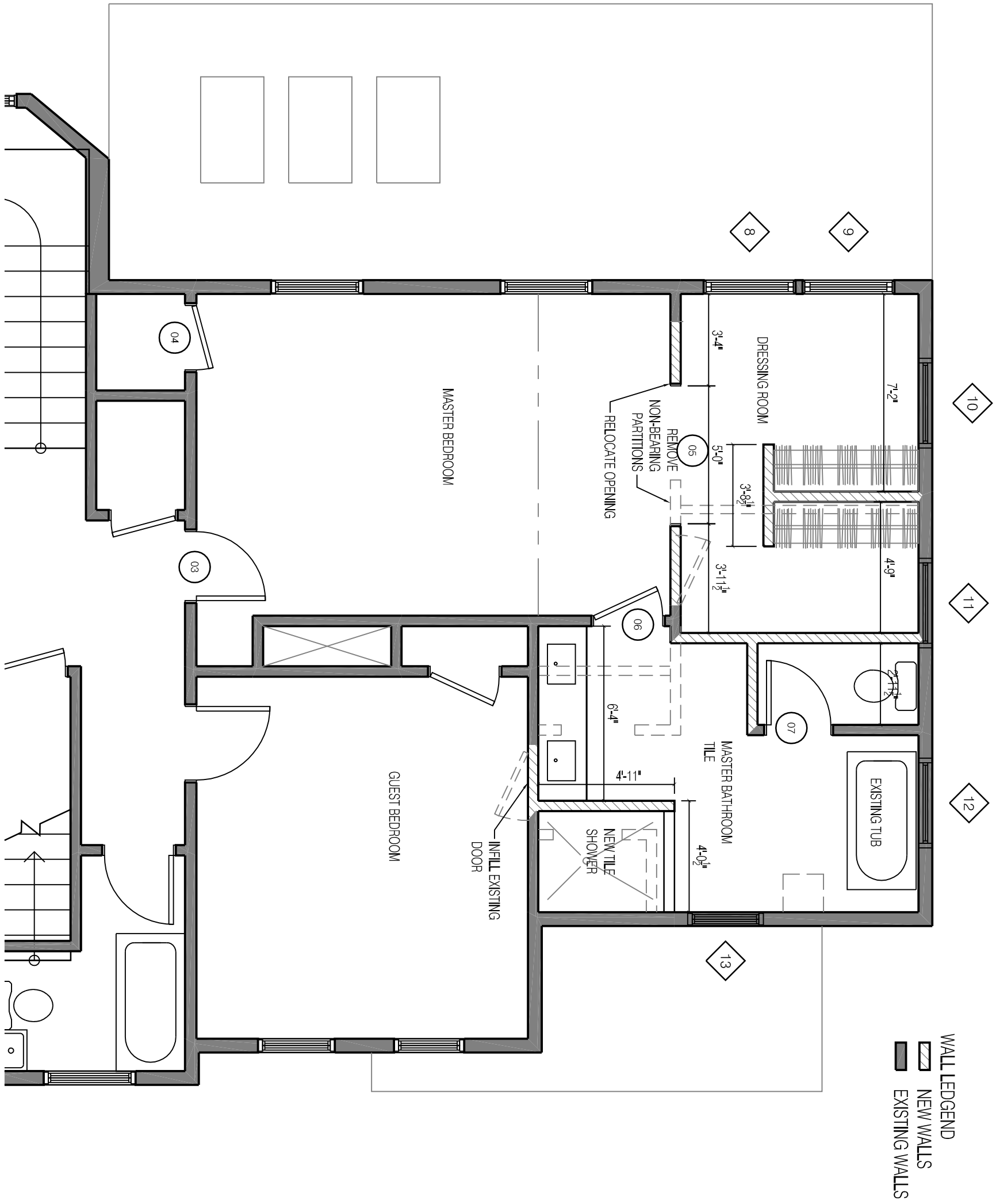
Date: 01/20/15

PROSPECT



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T. 207-749-7400



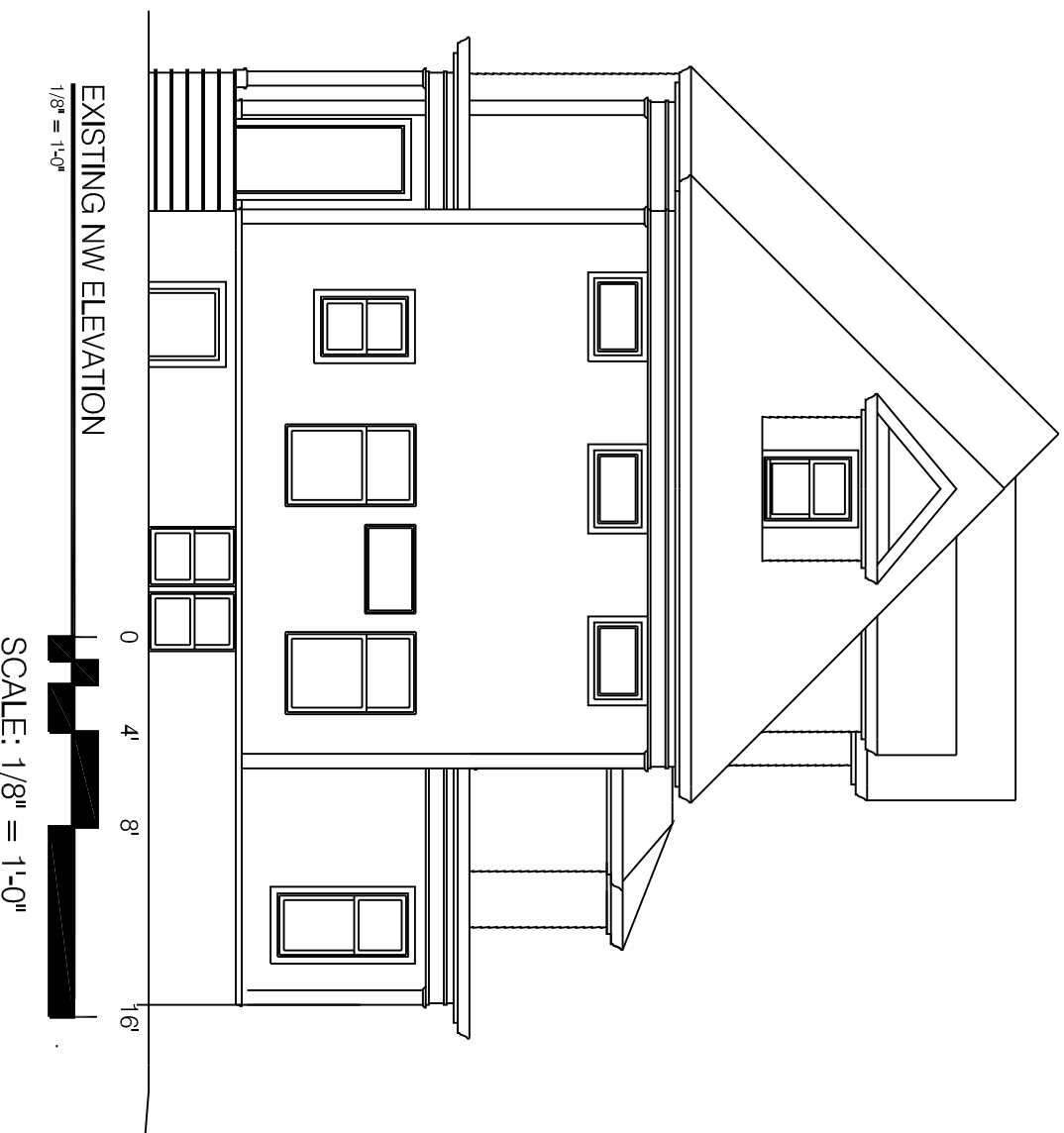
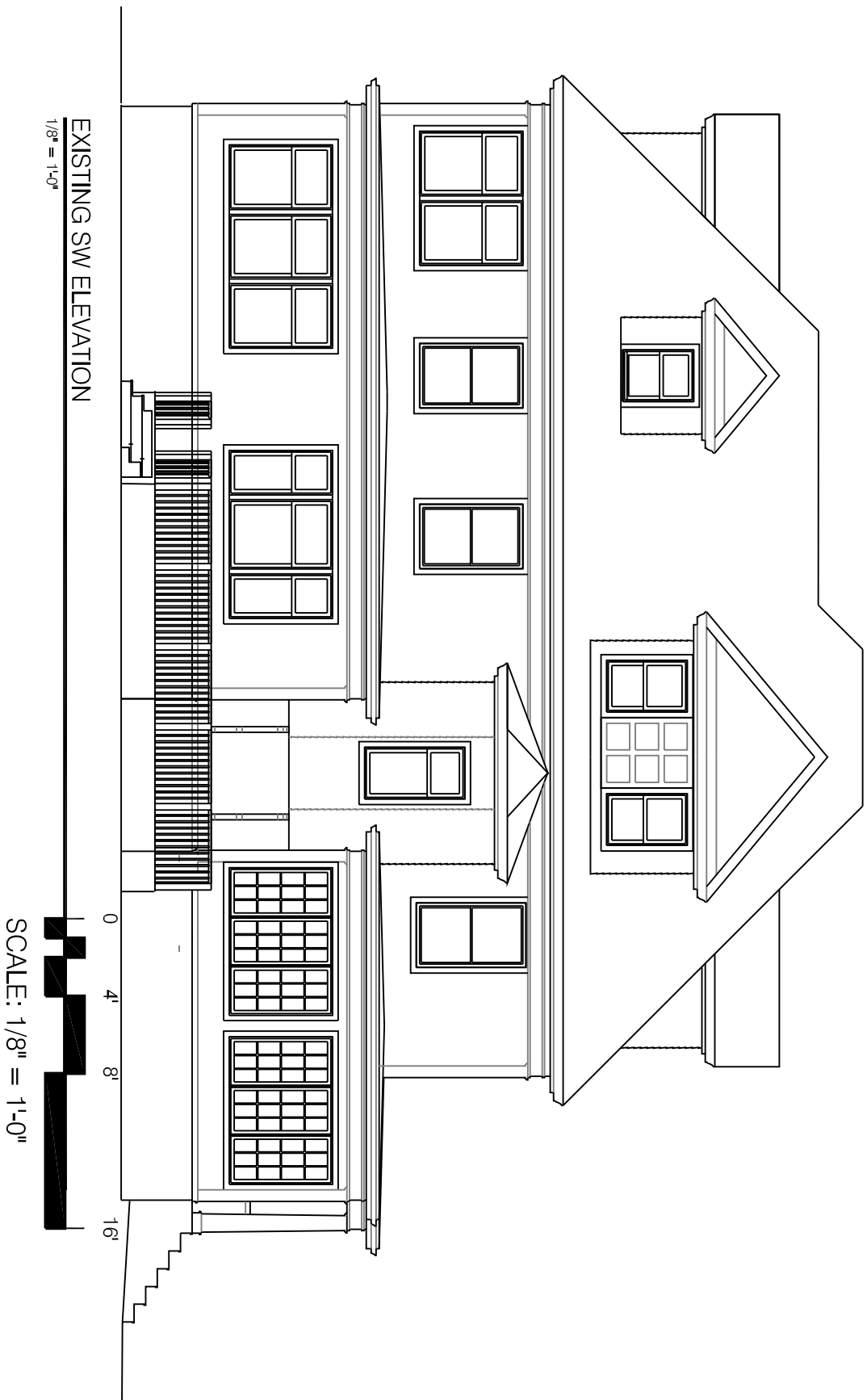
SECOND FLOOR PLAN LARGE  
CABOT

DATE:	11.18.2014
DRAWN BY:	BB
<b>A-1.4</b>	



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EXISTING ELEVATIONS

CABOT

DATE: 11.14.2014

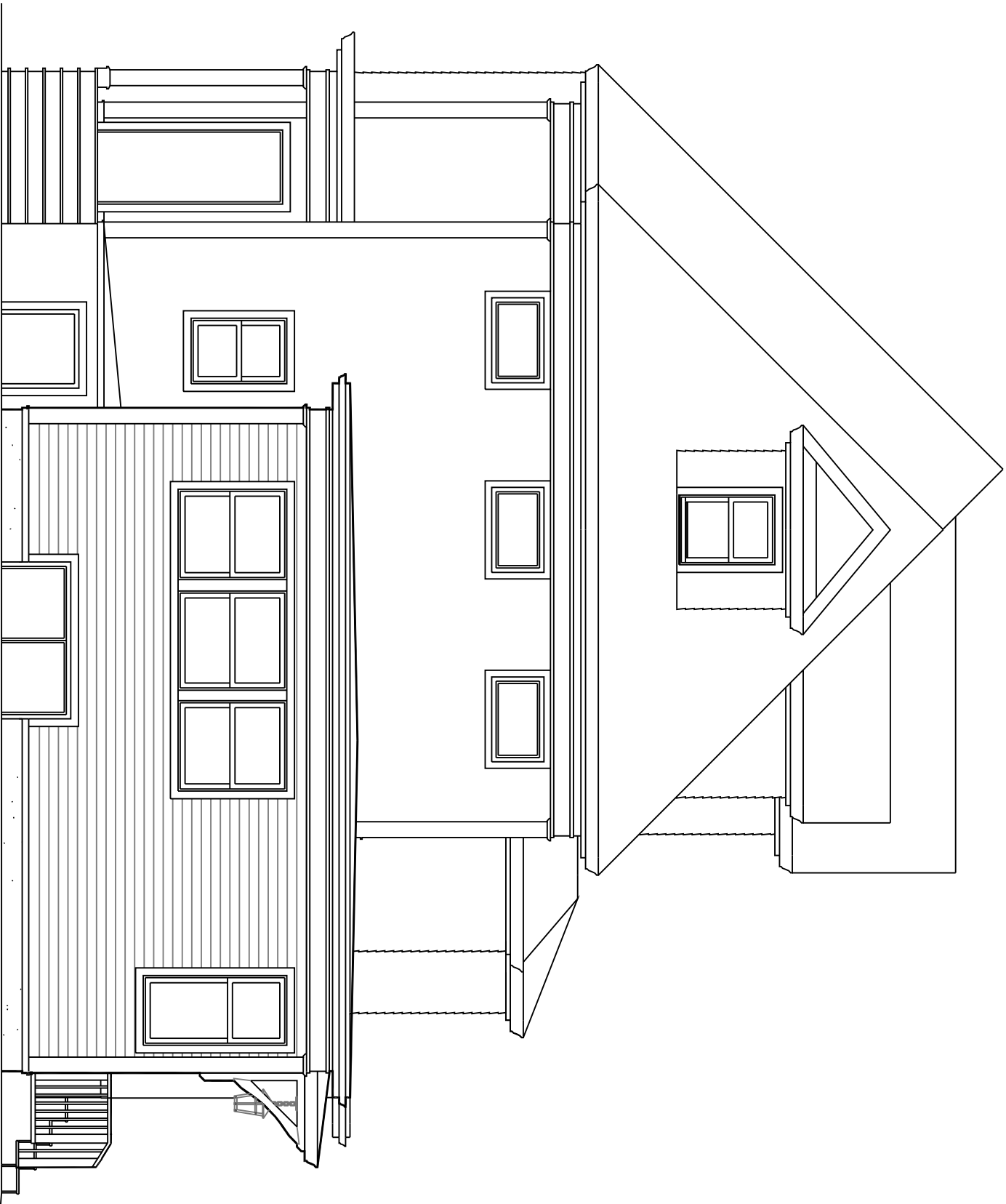
DRAWN BY: BB

A-2.0

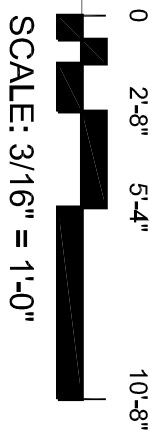


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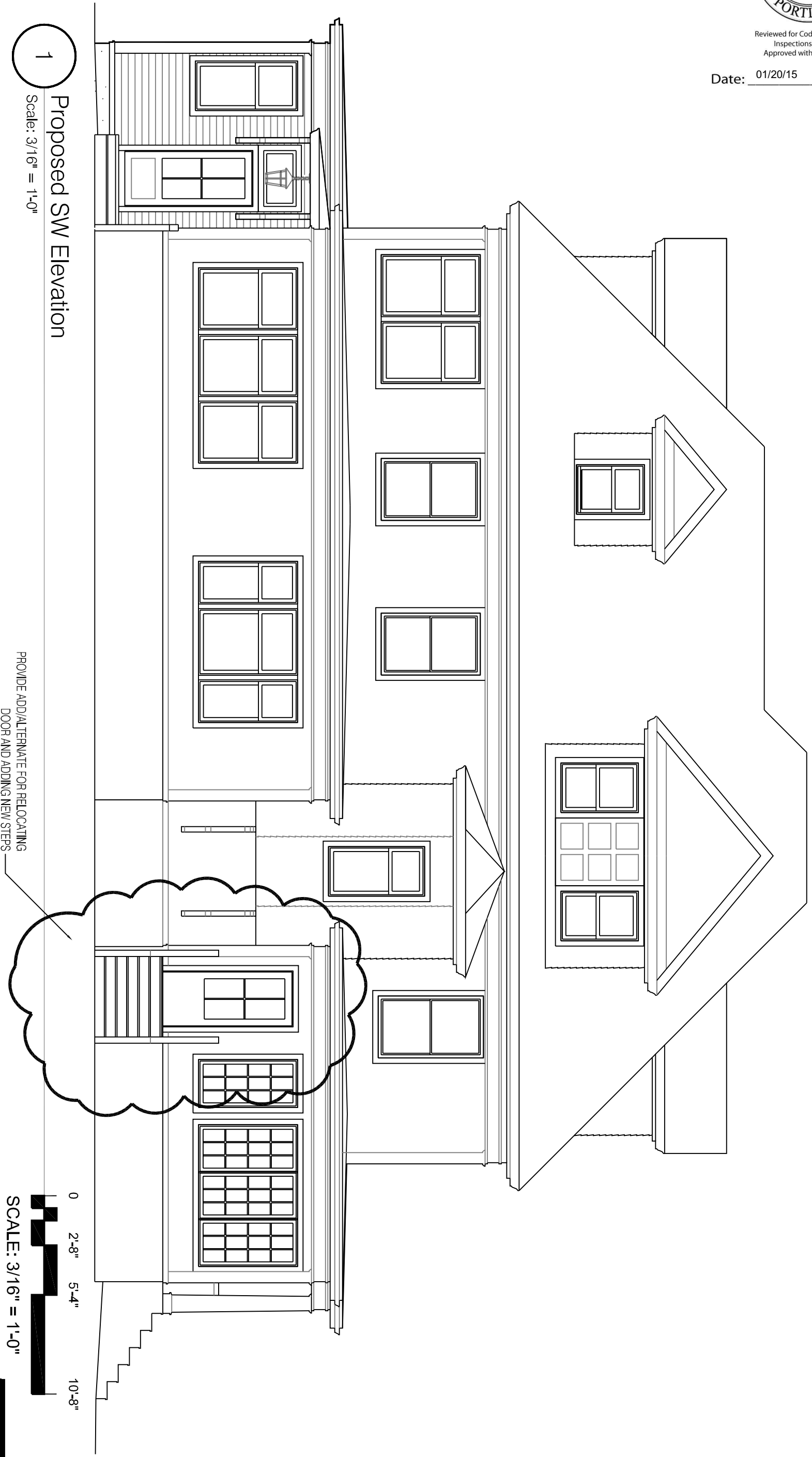
1 Proposed NW Elevation  
Scale: 3/16" = 1'-0"





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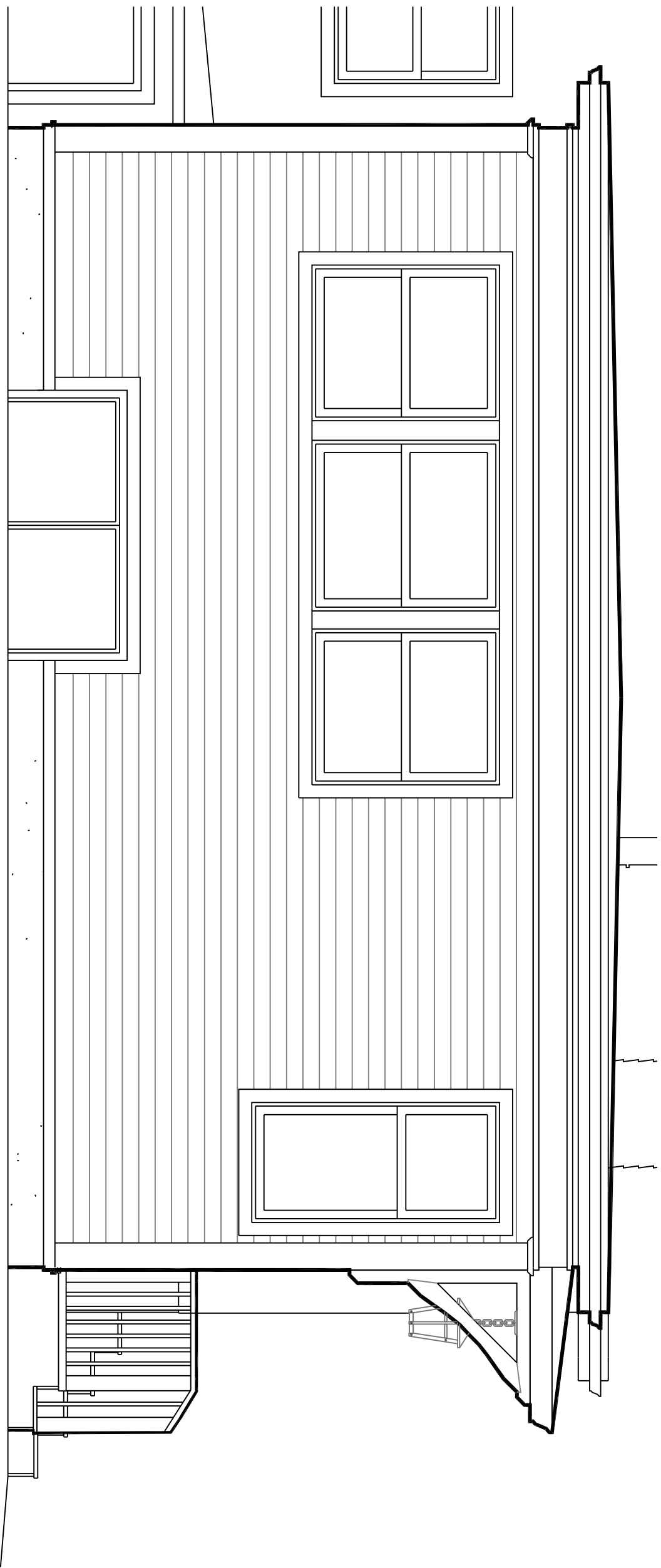
ELEVATIONS  
CABOT

<b>A2.2</b>
DATE: 1.16.2015
DRAWN BY: BB



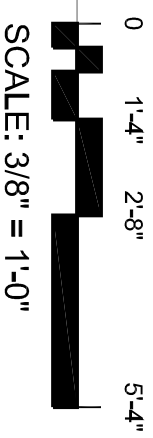
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Inspections Division  
Approved with Conditions

Date: 01/20/15



1

Proposed NW Elevation (Enlarged)  
Scale: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"

⊕ BOTTOM OF FASCIA = 8'-10 1/2"

⊕ F.F.E. = 0'-0"

⊕ INTERIOR LANDING = -2'-2"  
⊕ EXTERIOR LANDING = -2'-6"

⊕ GRADE = -3'-9 1/2"

DATE:	11.14.2014
DRAWN BY:	BB

A2.3

ELEVATIONS  
CABOT

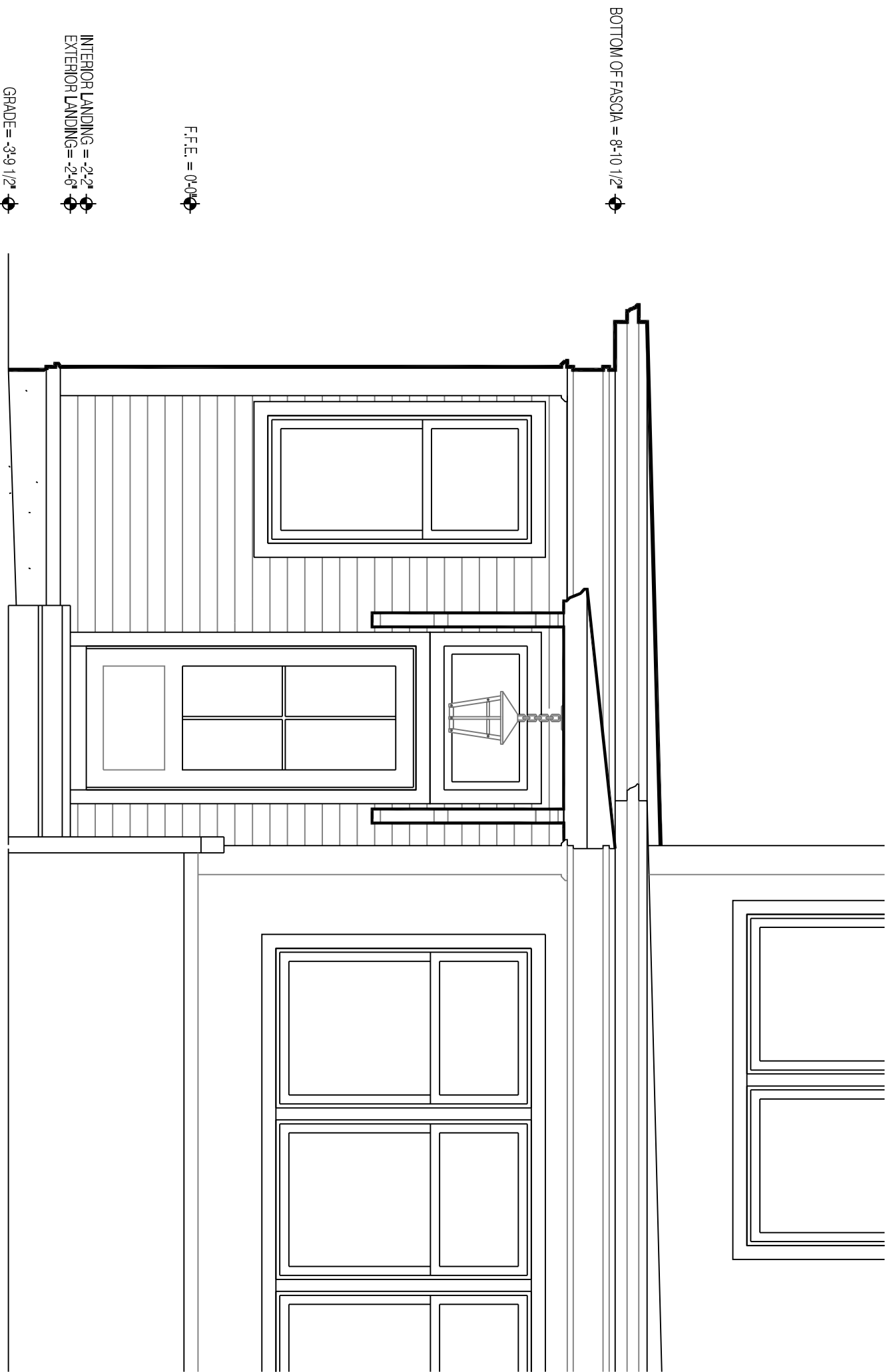


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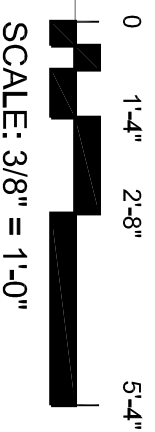
PROSPECT

**RD**  
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T. 207.749.7400



1

Proposed SW Elevation (Enlarged)  
Scale: 3/8" = 1'-0"



ELEVATIONS  
CABOT

DATE:	11.14.2014
DRAWN BY:	BB

**A2.4**





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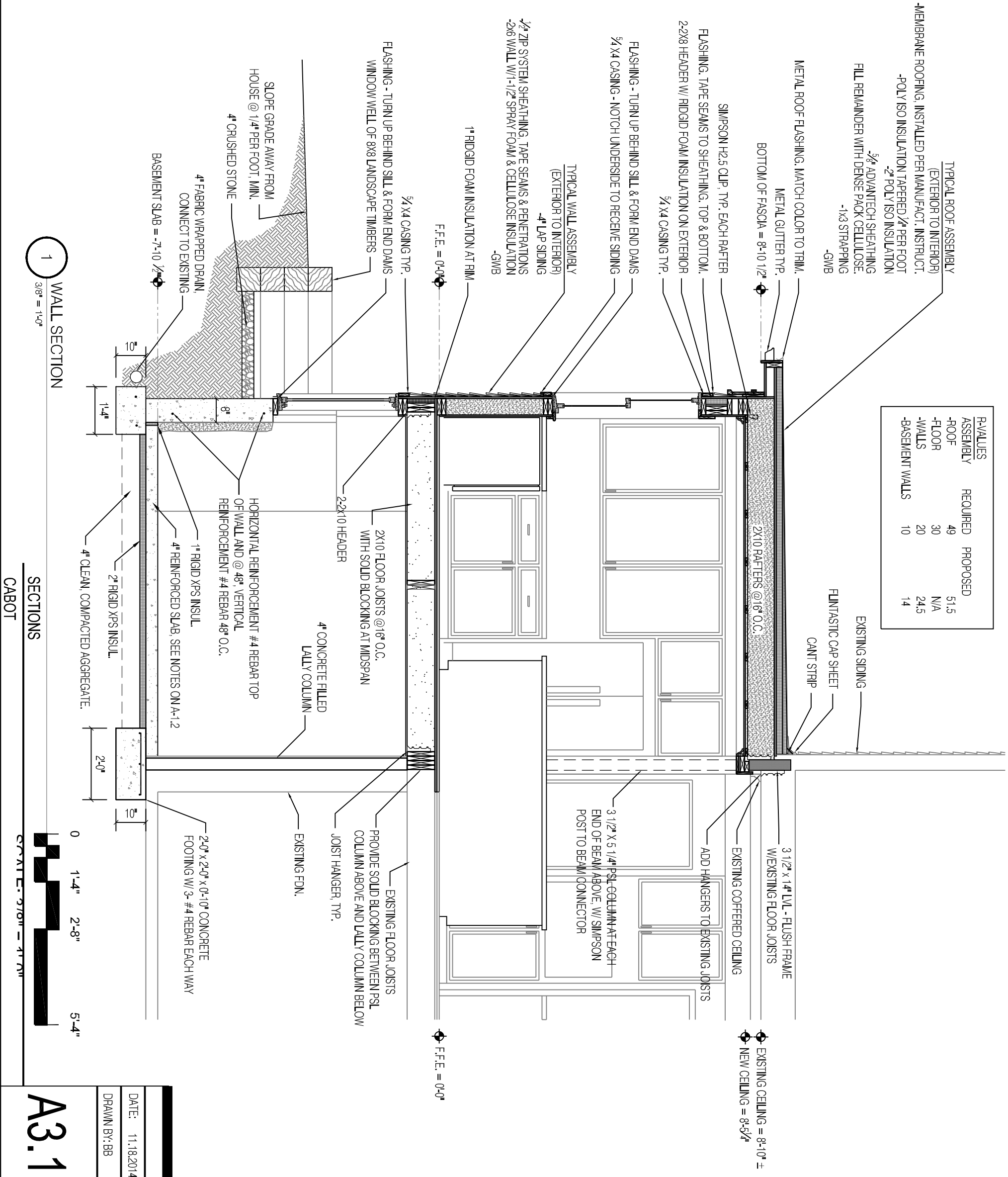
PROSPECT



DESIGN

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www.prospectdesign.me  
T: 207-749-7400

R-VALUES ASSEMBLY	REQUIRED	PROPOSED
-ROOF	49	51.5
-FLOOR	30	N/A
-WALLS	20	24.5
-BASEMENT WALLS	10	14

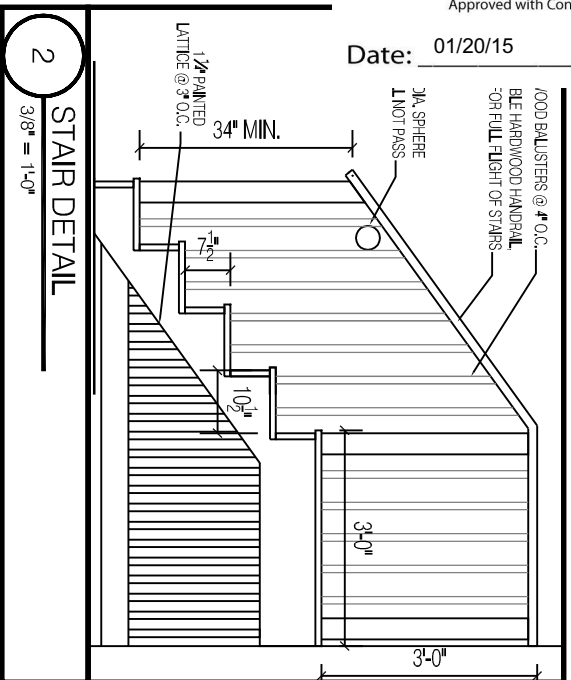


**A3.1**  
 DATE: 11.18.2014  
 DRAWN BY: BB



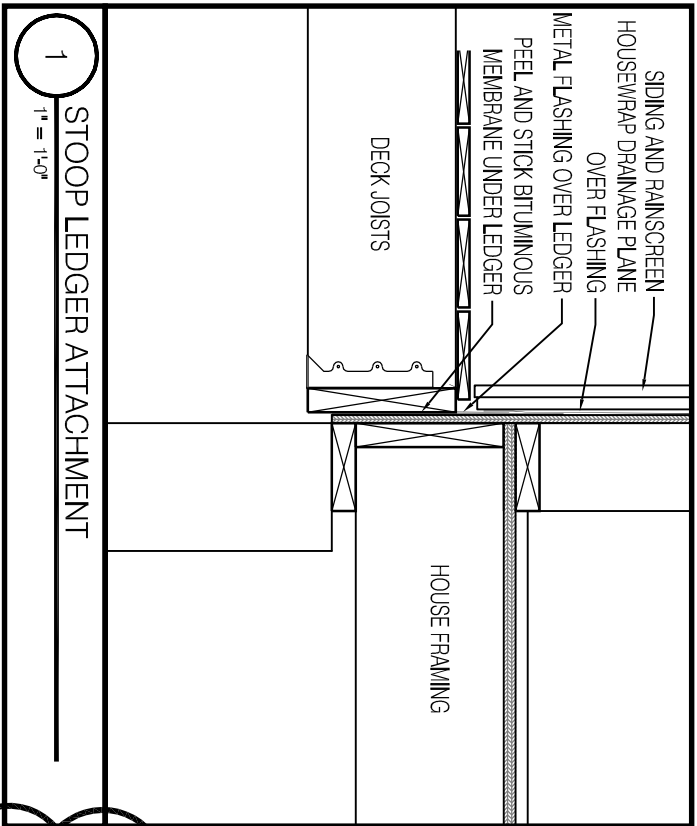
Reviewed for Code Compliance  
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Approved with Conditions

Date: 01/20/15



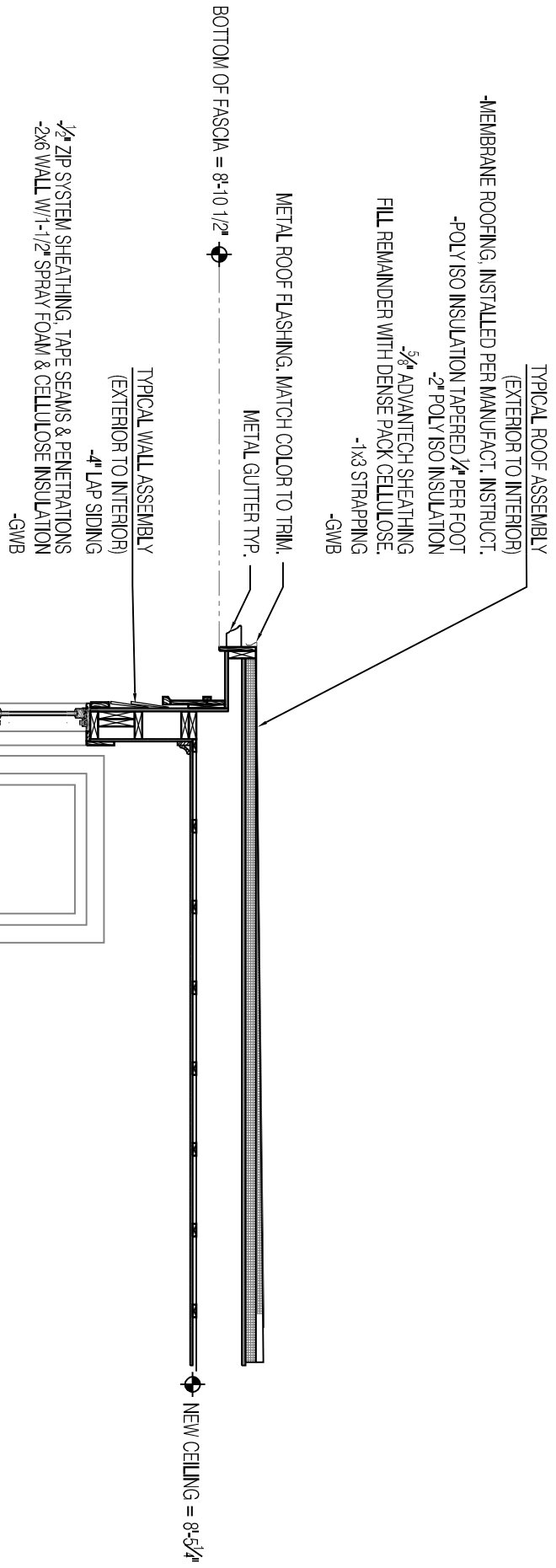
EXTEND STAIR NOSES:  
PROVIDE ADD/ALTERNATE FOR REPLACING SIDE STAIRS TO SUNROOM  
STAIRS SHALL HAVE PT FRAMING WITH MARAPITE TREADS.  
STAIR NOSING SHALL EXTEND 1/2" BEYOND RISER.  
STAIR LANDING SHALL BE 3/8" MIN.  
PROVIDE PAINTED WOOD HANDRAIL 3/4" ABOVE NOSING.  
PROVIDE PAILING ON LANDING @ 3/8" AFF  
RAILING SHALL BE PAINTED BALUSTERS @ 4" ON CENTER WITH HARDWOOD CAP

IRC Sec R311.7.4.3  
requires the nosing to  
be a minimum  
of 3/4" and a max  
1-1/4"

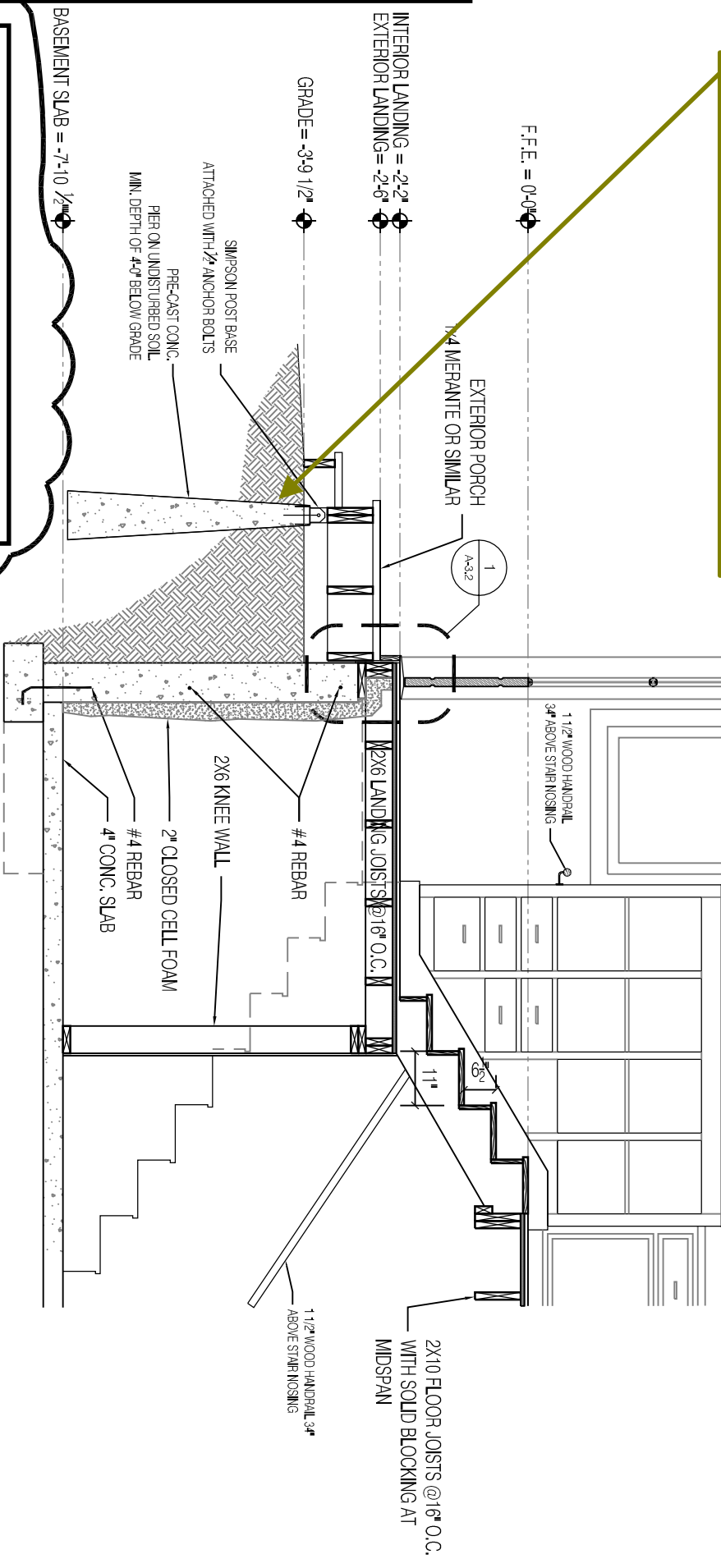


1 STOOP LEDGER ATTACHMENT  
1" = 1'-0"

Frost protection shall be provided as per  
the typical footing detail below



TYPICAL ROOF ASSEMBLY  
(EXTERIOR TO INTERIOR)  
-MEMBRANE ROOFING, INSTALLED PER MANUFACT. INSTRUCT.  
-POLY ISO INSULATION TAPERED 1/4" PER FOOT  
-2" POLY ISO INSULATION  
-5/8" ADVANTECH SHEATHING  
-FILL REMAINDER WITH DENSE PACK CELLULOSE.  
-1X3 STRAPPING  
-GWB  
METAL ROOF FLASHING, MATCH COLOR TO TRIM.  
METAL GUTTER TYP.  
BOTTOM OF FASCIA = 8'-10 1/2"  
NEW CEILING = 8'-5 1/4"



1 STAIR DETAIL  
3/8" = 1'-0"

FOAM INSULATION NOTE:  
PROVIDE A THERMAL BARRIER OF MINIMUM 1/2 INCH (12.7 MM)  
GYPSUM WALLBOARD OR A MATERIAL THAT IS TESTED IN  
ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF  
BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE  
INTEGRITY FIRE TEST OF NFPA 275.

SECTIONS CABOT

SCALE: 3/8" = 1'-0"

DATE: 1.16.2015  
DRAWN BY: BB

A3.2



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**WINDOW NOTES:**

- L WINDOWS SHALL BE LOW E, ARGON FILLED INSULATING GLASS.
- L WINDOWS TO HAVE A U-FACTOR RATING OF 0.30 OR BETTER.
- L WINDOW GRILLES SHALL BE SIMULATED DIVIDED LITE.

ALL GLAZING SHALL CONFORM TO IRC 2012 R308  
 WINDOW GLAZING WITH SILL HTS LESS THAN 18" TO BE TEMPERED.  
 WINDOW GLAZING 24" OR CLOSER TO DOORS SHALL BE TEMPERED.  
 WINDOW GLAZING 36" OR CLOSER TO STAIRWAYS AND 36" OR LESS ABOVE FLOOR SHALL BE TEMPERED.  
 WINDOW GLAZING WITHIN 60" OF THE BOTTOM OF A STAIRWAY AND LESS THAN 36" ABOVE THE FLOOR SHALL BE TEMPERED.

ALL WINDOWS SHALL CONFORM TO R312.2 WINDOW FALL PROTECTION

ALL WINDOWS WITH SILL HTS LESS THAN 24" AND MORE THAN 72" ABOVE GRADE TO HAVE OPENING LIMITERS TO RESTRICT OPENING TO 4".

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS  
 SLEEPING ROOMS SHALL HAVE AT LEAST ONE EGRESS WINDOW WITH A SILL HT OF NOT MORE THAN 44", A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20"

HEADER NOTES:  
 SEE PLAN FOR HEADER SIZES.

ALL HEADERS SPANS GREATER THAN 5'-0" SHALL HAVE 2 JACK STUDS AT EACH END.

## WINDOW SCHEDULE

MARK	SIZE		Head Height	Style	MATERIAL	NOTES
	WIDTH	HEIGHT				
1	6'-0"	3'-6"	1'-11 3/4"	Cosement -- Double	--	--
2	3'-2"	2'-3"	9'-6 1/2"	Awning	--	--
3	2'-6"	5'-4"	9'-6 1/2"	Uneven Double Hung	--	--
4	2'-6"	5'-4"	9'-6 1/2"	Uneven Double Hung	--	--
5	3'-3 1/2"	4'-0"	7'-3"	Double Hung	--	--
6	3'-7 1/2"	4'-0"	7'-3"	Double Hung	--	--
7	3'-3 1/2"	4'-0"	7'-3"	Double Hung	--	--
8	3'-4"	5'-4"	7'-3"	Uneven Double Hung	--	--
9	3'-4"	5'-4"	7'-3"	Uneven Double Hung	--	--
10	3'-3"	2'-0"	7'-3"	Picture	--	--
11	3'-3"	2'-0"	7'-3"	Picture	--	--
12	3'-3"	2'-0"	7'-3"	Picture	--	--
13	2'-9"	3'-6"	7'-3"	Double Hung	--	--

## DOOR AND FRAME SCHEDULE

MARK	SIZE			MATL	GLAZING	FIRE RATING LABEL	NOTES
	WD	HGT	THK				
1	3'-0"	6'-10"	1 3/4"	--	TEMPERED INSULATED	--	Transom above
2	4'-0"	6'-10"	1 3/4"	--	--	--	--
3	2'-6"	7'-0"	2"	--	--	--	Relocate existing
4	2'-4"	7'-0"	2"	--	--	--	Existing
5	5'-0"	7'-0"	NA	--	--	--	--
6	2'-6"	7'-0"	2"	--	--	--	Existing ?
7	2'-4"	7'-0"	2"	--	--	--	Relocate quest rm. Door

PROSPECT



DESIGN

58 FORE ST. PORTLAND, ME  
www.prospectdesign.me  
T. 207-749-7400

DATE: 11.18.2014

DRAWN BY: BB

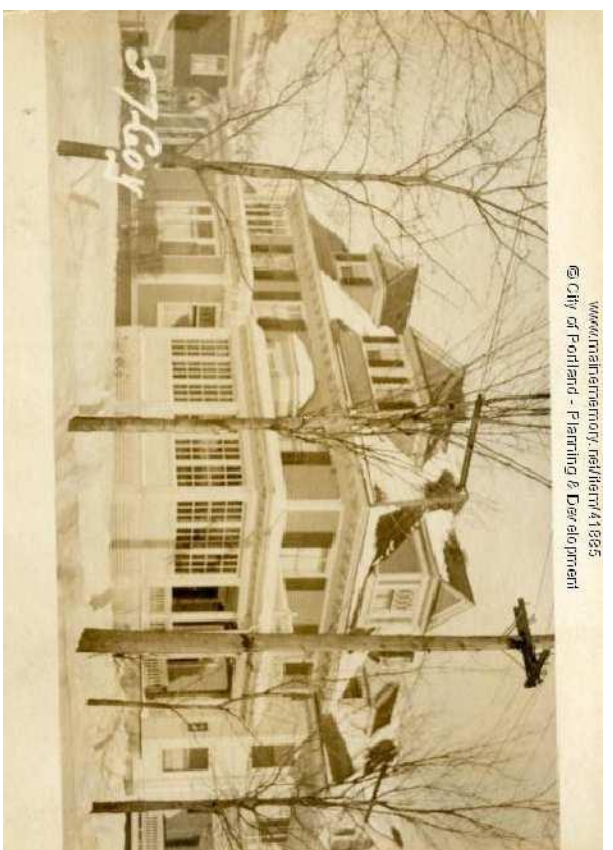
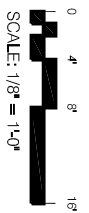
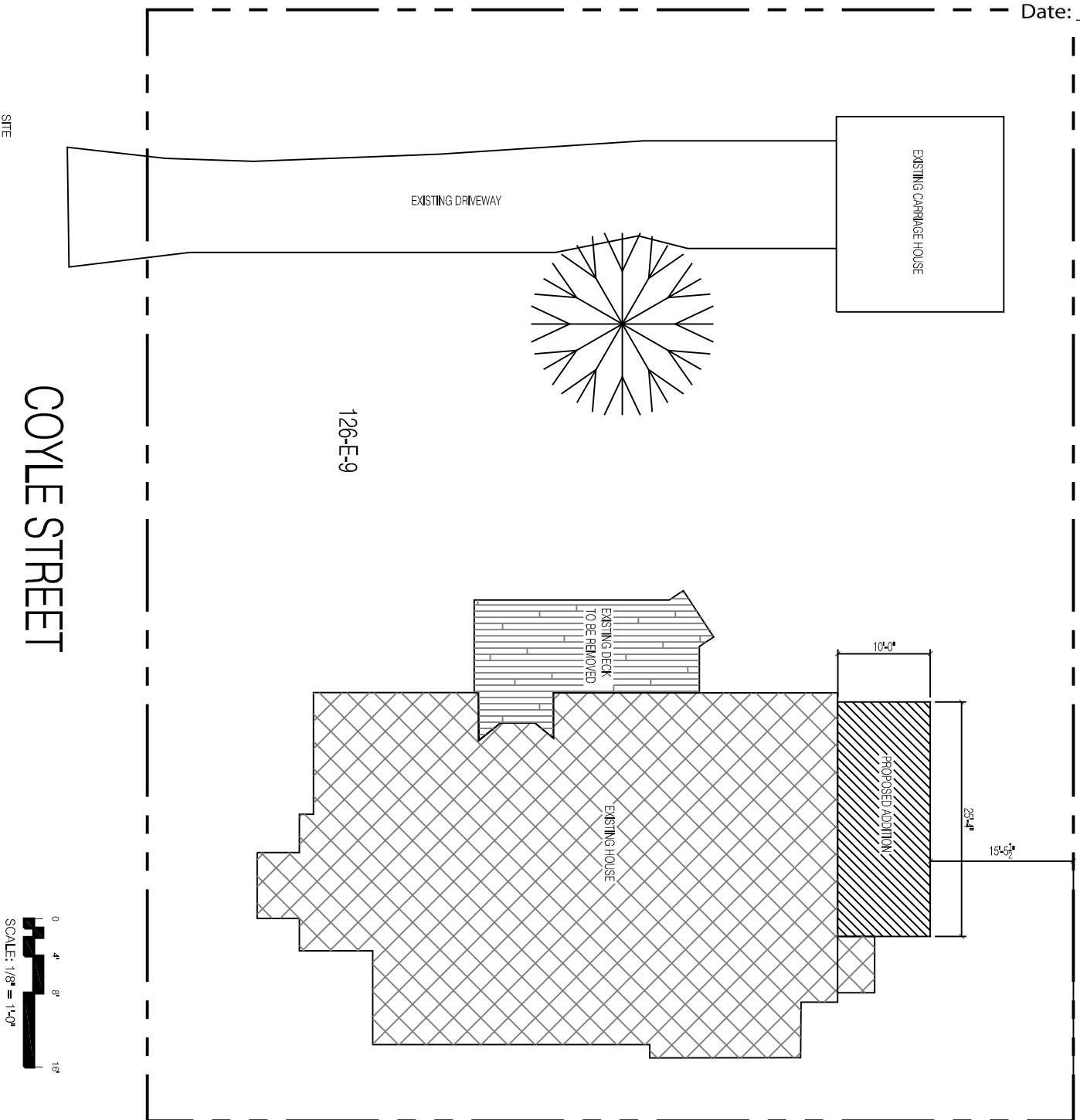
A-6.1

SCHEDULES  
CABOT



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Inspections Division  
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Date: 01/20/15



www.mahermemory.net/Item/41885  
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LOCATOR MAP  
NTS

PROSPECT



DESIGN

58 FORE ST, PORTLAND, ME  
www.prospectdesign.me  
T: 207-749-7400

SITE PLAN  
CABOT

DATE:	11.14.2014
DRAWN BY:	BB

C-1.1



# PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 01/20/15

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

### Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland  
Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature: \_\_\_\_\_ Date: 11.18.14

I have provided digital copies and sent them on: \_\_\_\_\_ Date: 11.18.14

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.

**Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936**



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
01/20/15

# General Building Permit Application

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

<b>Address/Location of Construction:</b> 57 Coyle Street		
<b>Total Square Footage of Proposed Structure:</b>		4350 sq.ft.
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# 126-E-9	<b>Applicant Name:</b> James Cabot Address 57 Coyle St. City, State & Zip Portland 04104	Telephone: 617-710-9197 Email: James.Cabot@southw
<b>Lessee/Owner Name :</b> (if different than applicant) Address:  City, State & Zip:  Telephone  E-mail:	<b>Contractor Name:</b> Adam Rosenbau (if different from Applicant) Address: CSI Builders City, State & Zip: Falmouth, ME Telephone 207-831-6966 E-mail: csibuilders@maine.rr.com	Cost Of Work: \$ 67500.00 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
<b>Current use</b> (i.e. single family) <u>Single Family</u> <b>If vacant, what was the previous use?</b> _____ <b>Proposed Specific use:</b> <u>Single Family</u> Is property part of a subdivision? <input type="checkbox"/> If yes, please name _____ <b>Project description:</b> <small>Addition and renovation of existing single family dwelling including new rear entry, kitchen relocation and renovation, and master bathroom renovation. The addition will extend into the required setback. The owners are seeking a setback reduction.</small>		
<b>Who should we contact when the permit is ready:</b> James Cabot		
<b>Address:</b> 57 Coyle St.		
<b>City, State &amp; Zip:</b> Portland ME 04104		
<b>E-mail Address:</b> James.Cabot@southworthinternational.com		
<b>Telephone:</b> 617-710-9197		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at <http://www.portlandmaine.gov/754/Applications-Fees> or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

**Signature:** \_\_\_\_\_ **Date:** 11.18.14

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



Jeff Levine, AICP, Director  
 Planning & Urban Development Department

Tammy Munson, Director  
 Inspections Division

## Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

### One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost  
 This is not a Permit; you may not commence any work until the Permit is issued.**