



Jeff Levine, AICP, Director  
Planning & Urban Development Department

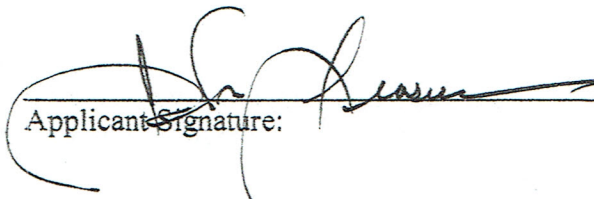
**Electronic Signature and Fee Payment Confirmation**

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 Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are *paid in full* to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Applicant Signature: 

April 21, 2017  
Date:

April 21, 2017  
Date:

I have provided digital copies and ~~sent~~ them on:  
Delivered in person

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3<sup>rd</sup> Floor, Room 315.



Date: April 21, 2017

**HISTORIC PRESERVATION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

**PROJECT ADDRESS:**

124 / 128 DANFORTH STREET

**CHART/BLOCK/LOT:** 044 B043001 (for staff use only)

**PROJECT DESCRIPTION:** Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

- See Attached -

CONTACT INFORMATION:

APPLICANT

Name: John Leasure

Address: Six O Street  
So. Port. ME

Zip Code: 04106

Work #: \_\_\_\_\_

Cell #: 207-272-3267

Fax #: \_\_\_\_\_

Home: \_\_\_\_\_

E-mail: jml@leasure@maine.rr.com

PROPERTY OWNER

Name: Geoffrey Rice

Address: 657 Congress St.  
Portland, ME.

Zip Code: 04101

Work #: 207-772-6788

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home: \_\_\_\_\_

E-mail: apartmentmart1952@gmail.com

BILLING ADDRESS

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Work #: \_\_\_\_\_

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home: \_\_\_\_\_

E-mail: \_\_\_\_\_

ARCHITECT

Name: John H. Leasure Arch Inc

Address: Six O St.  
So. Port. ME.

Zip: 04106

Work #: \_\_\_\_\_

Cell #: 207-272-3267

Fax #: \_\_\_\_\_

Home: \_\_\_\_\_

E-mail: jml@leasure@maine.rr.com

CONTRACTOR

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_

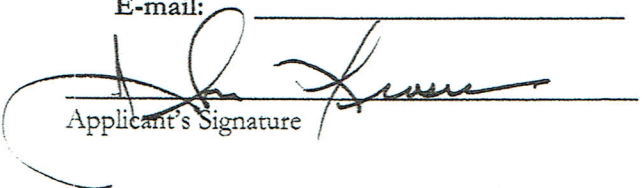
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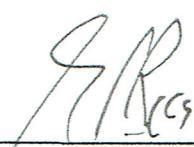
Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home: \_\_\_\_\_

E-mail: \_\_\_\_\_

  
Applicant's Signature

 20 April, 2017  
Owner's Signature (if different)

## Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

**Please check all those activities that apply to your proposed project.**

### Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

### Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

### Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

### Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

### Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

***Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.***

**ATTACHMENTS**

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.
- Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.
- Details or wall sections, where applicable.
- Floor plans, where applicable.
- Site plan showing relative location of adjoining structures.
- Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures, fencing)
- Materials - list all visible exterior materials. Samples are helpful.
- Other(explain) Granite Sample Available from Architect.

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If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726, [dga@portlandmaine.gov](mailto:dga@portlandmaine.gov)) or Rob Wiener (756-8023), [rwiener@portlandmaine.gov](mailto:rwiener@portlandmaine.gov))

Please return this form, application fee (see attached fee schedule), and related materials to:

Historic Preservation Program  
Department of Planning and Urban Development  
Portland City Hall, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101

Subject: 126 and 128 Danforth Street **Front Entry**  
Portland, ME

April 19, 2017

### Historical Review:

In previously submitted information provided by Earle Shettleworth, he indicates that 126-128 Danforth was built as a duplex by Charles Q. Clapp and Nathaniel Gordon, about 1847-49. The entry canopy or overhang is late Greek Revival-early Italianate in style. If not original, the canopy was probably added in the 1850's, not long after the house was completed. As such, it was part of the design of the house for most of its history.

A 1924 photograph (Figure 8 / Dwg A6) shows the two sets of masonry stairs and an entry canopy. It is difficult to see the details of the handrails and entry doors in this photo and we could not find any other information or photos that may shed light on these design elements.

### Project Description:

This proposed project consists of renovations, repairs and rehabilitation of historic features at Front Entry Porch, Canopy, Stairs and Entry Door systems on the North (Danforth St.) façade of building.

1. Attached plans illustrate removal and replacement of Porch, Stairs, Two End cheek walls and center divider wall with granite. All new walls shall be supported on reinforced concrete foundations (Refer to Structural Design Plans enclosed). Three black iron handrails without balusters are planned to be center mounted atop end cheek walls and divider wall granite caps. The iron handrails will extend to the wood trim column surrounds at entry.
2. Project design also includes repair/reinforcement of existing exterior brick wall, currently compromised and separating from face of building. (Fig A & A1) and inspection of existing wood lintels at entry doors. GC, mason and structural engineer shall expose, discuss and provide engineering solutions as necessary to maintain safety and structural integrity of brick wall, floor framing, bearing walls and existing/replaced door entry lintels.
3. Existing entries for both 126 & 128 Danforth will also be replaced with a single solid panel door with custom vertical joints giving the appearance of a double door which is more in keeping with the historical period. (See Fig. 9) Both entry systems will be set back from exterior brick wall face, incorporate glass sidelites on each side of doors and a glass transom above. The wood trim patterns and arched wood panel with raised moldings above both door entries will be rebuilt to match. (Fig G)  
New ceiling light fixture on each side is proposed (Dwg A5)

4. The three wood trim surrounds (Dwg A5) and the large wood carved support brackets (Fig B), which conceal the new steel canopy support columns, will be rebuilt to match existing with respect to patterns, dimensions and raised wood molding shapes. The carved wood brackets will be carefully removed and rehabilitated, one bracket (Fig. A) requiring rebuilding of a portion of the carving to render it complete .

The canopy ceiling will be rebuilt to match existing except for a minor dimensional revision to maintain symmetry for the raised wood molding patterns. (See RCP-Dwg A5)

5. The new wood frame low slope hip roof design features a black single ply roof membrane, copper step and edge flashing and a wood gutter to match existing high roof wood gutters. A copper gutter downspout is included with a gray precast concrete or granite splash block at grade.

Other miscellaneous items to rehabilitate will be the existing high roof gutter/copper downspouts and cornices on north facade , northeast & northwest corners. (Fig F) Also included is the removal of paint from existing building granite base at grade. (Fig. C & D).

Temporary Life Safety Egress Plans for occupied apartments, egress routes and travel distances during construction are included for City departments review and approval. (Dwg A4). The existing *Temporary Egress Stair* at rear of building in alcove will remain for the construction period.