



Date: May 22, 2016 (Original Submission: May 18, 2016)

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:

380 DANFORTH STREET

CHART/BLOCK/LOT: _061 – I – 003-001_(see Note)_____ _ (for staff use only)

Note: This is an application for a Certificate of Appropriateness for the construction of a new 2-unit residential building on the vacant land associated with the above address.

A Letter of Determination is attached which indicates that the vacant land is of the correct dimensions to permit the construction of this building. The Owner is currently engaged in the formal separation of the vacant land from the existing parcel identified above.

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.

The proposed work is the construction of a two-unit residential condominium building on the vacant lot adjoining 380 Danforth Street in the West End Historic District.

SITING:

The combined side-yard setback of 32 feet has been distributed to provide green space on either side of the building that is consistent with the landscape pattern in the immediate vicinity.

The parking requirement is addressed by garage space beneath the units. The garage is accessed through an easement permitting the use of the existing driveway at 380 Danforth St. There will be no new curb cut or addition of impervious surface other than that leading from the existing driveway to the garage entry.

The front yard setback is consistent with the buildings on either side.

SCALE AND FORM:

There is considerable variety in the form, scale and materials of the buildings on this portion of Danforth Street. They range from cedar shingled and gambrel roofed, concrete block flat roof, clapboard and shingled Queen Anne, colonial gables, hints of empire, to stick style. Some are symmetrically organized and some are not. The front of proposed structure has a bay, a side entry and a 'hanging bay' consistent with its neighbors. The hip roof is not immediately imitative of any other form on the street but is in character with the variety of roof forms nearby.

The building has two 'cut-outs' – one at the entry corner and a larger one at the east elevation away from the public way. Both cut-outs signal significant functional changes on the interior; emphasize verticality and the 'erosion' of the building form; and mark the architecture as 'of its time'.

The street (north) elevation and a portion of the east elevation are most visible from the public way. On these facades, the proportion of window to façade as well as the window proportions themselves are consistent

with the district pattern. The recessed portion of the east façade (less visible) and the entire south façade (invisible) are contemporary in form and fenestration. There are fewer windows on the west elevation as this is the circulation spine of the building and is more exposed to adverse weather.

The steep hillside, which is unique in the District to this portion of Danforth St., and the height restrictions of the current zoning, produces an 'average height above grade' that is less than the historic fabric. Considerable attention has been addressed to overcoming this deficiency by verticality wherever possible and achieving a 6:12 roof pitch.

MATERIALS:

The building will be clad with cementitious siding in several forms: clapboard, narrow board on the body of the building; wider clapboard on the cut-outs; panel on the hanging bay. The cutouts will also be lighter in tone than the body of the building.

LANDSCAPE:

The grading and landscape plans establish two rain gardens toward the rear of the property, to deal with site run-off including an erosion issue at 380 Danforth St. resulting from excessive street run-off down the existing driveway. The rain gardens are planted with native species easily adaptable to changing moisture levels. The east building elevation will have a significant mass of climbing hydrangea covering the basement level wall beneath the exterior decks above.

Retaining walls (dry laid stone) create a level surface for the front garden. This garden is a mixture of deciduous and evergreen plantings, with an intermixture of seasonal blooming plants and is similar in style to neighboring homes. That garden responds to the driveway and the building entry by establishing evergreen low growing masses at these edges. A damaged and leaning Norway Maple at the north west property corner will be removed as will the existing hedge.

CONTACT INFORMATION:

APPLICANT

Name: CONSTANCE BLOOMFIELD

Address: 380 DANFORTH ST
PORTLAND

Zip Code: 04102_____

Work #: 207-773-7769_____

Cell #: _____

Fax #: _____

Home: as above_____ **Home:** as above

E-mail: cbloomfi@maine.rr.com

PROPERTY OWNER

Name: MCFARLANE & BLOOMFIELD

Address: 380 DANFORTH ST.
PORTLAND

Zip Code: 04102

Work # : 207 - 773-7769

Cell #: _____

Fax #: _____

E-mail: cbloomfi@maine.rr.com

BILLING ADDRESS

Name: _____ as above_____

_____ ME_____

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

ARCHITECT

Name: Jesse Thompson/ KaplanThompson

Architects_____

Address: 102 Exchange St.
Portland,

Zip: _____
_04101_____

Work #: 824-2888_____

Cell #: 210-8253

Fax #: 842-2828_____

Home: _____

E-mail: _____
_____jesse@kaplanthompson.com_____

CONTRACTOR

Name: _____ NOT SELECTED_____

Address: _____

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. -> listed in elevations
- Other(explain)___

LETTER OF ZONING DETERMINATION

INDEX OF DRAWINGS:

- STREET CONTEXT
- C1 GRADING, DRAINAGE & UTILITIES PLAN
- SITE PLAN
- PLANTING PLAN
- A-0.0 SITE PLAN (ARCHITECTURAL)
- A-1.0 BASEMENT
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.4 ROOF PLAN
- A-2.1 SOUTH & NORTH ELEVATIONS
- A-2.2 EAST ELEVATION
- A-2.3 WEST ELEVATION
- A-3.1 BUILDING SECTION

NOTE: 11X17 DRAWINGS ARE SHOWN AT 50% SCALE

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