



Date: May 25, 2015

**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 has been increased from the 5-foot setback of the 2 neighboring buildings to 10 feet. This is in deference to those unusual buildings and exposes more of their distinctive side elevations to passersby.

---

**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 and a side entry, consistent with 380 Danforth. 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 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.

Considerable attention has been addressed to making this building compatible with its surrounding structures in the relationship of height to width. The steep hillside, which is unique in the District to this portion of Danforth St., produces an 'average height above grade' that is considerably less than the historic fabric. There are two streetscape views in this package: one meeting the maximum 35' above average grade and an alternative at 39 feet. If the Board determines that the alternative elevation is more compatible with the prevailing pattern of the District, a request to the Zoning Administrator may be made for a height adjustment in this instance.

**MATERIALS:**

The principle materials are not proposed for consideration in this workshop. However, the objective is to use low-maintenance materials, details and colors that are recessive, not imitative, and do not draw attention from the bold and idiosyncratic buildings on either side.

**LANDSCAPE:**

A landscape plan is not being presented for consideration in this workshop. One goal will be to terrace the slope somewhat so that the grounds are more easily maintained. Other properties on the south side of Danforth St. have been handled in this way recently.

---

---

---

---

---

---

---

---

---

---

**CONTACT INFORMATION:**

**APPLICANT**

**Name:** CONSTANCE BLOOMFIELD

**Address:** 380 DANFORTH ST  
PORTLAND

**Zip Code:** 04102\_\_\_\_\_

**Work #:** 207-773-7769\_\_\_\_\_

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

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

**Home:** as above\_\_\_\_\_

**E-mail:** [cbloomfi@maine.rr.com](mailto:cbloomfi@maine.rr.com)

**PROPERTY OWNER**

**Name:** MCFARLANE & BLOOMFIELD

**Address:** 380 DANFORTH ST.  
PORTLAND

**Zip Code:** 04102

**Work # :** 207 - 773-7769

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

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

**Home:** as above

**E-mail:** [cbloomfi@maine.rr.com](mailto: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:** \_\_\_\_\_

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

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

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

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

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

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

Applicant's Signature

A handwritten signature in cursive script, appearing to read "C. Bonfati", written over a horizontal line.

Owner's Signature (if different)

A horizontal line intended for the owner's signature, currently blank.



## 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) \_\_\_\_\_

Zoning Letter of Determination

\$750 Check

Drawings: Full Size 22"x34" and 11"x17" reduced set (not to scale)

A-1.1 Site Plan

A-1.2 Street Context

A-2.1-A-2.6 Elevations

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

**Application Deadlines for Historic Preservation Board Review  
2015**

The Historic Preservation Board meets on the first and third Wednesday of each month (except where national holidays require a change in schedule.) Meetings begin at 5:00 and are held in Room 209 of City Hall. Please confirm meeting time and location before your meeting, as unforeseen changes may occur.

In order for your proposal to be scheduled for a Historic Preservation Board meeting, **one (1) paper copy as well as one (1) digital copy (see digital requirements on page \_\_\_\_)** of the application and supporting materials are required for Board reviews. These materials must also be accompanied by the application fee (see chart for fee structure). The completed application must be received by the Planning Division **no later than two weeks prior to the scheduled meeting.** (See application deadlines below.) Applications received after the deadline will be considered for a subsequent meeting.

<b>Application Deadline</b>	<b>2015 Meeting Dates</b>	
December 23, 2013	January 7	
January 7	January 21	
January 21	February 4	
February 4	February 18	
February 18	March 4	
March 4	March 18	
March 18	April 1	
April 1	April 15	
April 15	May 6	
May 6	May 20	
May 20	June 3	
June 3	June 17	
June 17	July 1	
July 1	July 15	
July 22	August 5	<i>Note: only 1 meeting in August</i>
August 19	September 2	
September 2	September 16	
September 16	October 7	
October 7	October 21	
October 21	November 4	
November 4	November 18	
November 18	December 2	<i>Note: only 1 meeting in December</i>

*Note: Submission of an application by the deadline does not guarantee that you will be on the next meeting agenda. If the Planning Division receives more applications than can be reasonably reviewed in one meeting, staff reserves the option of postponing some items to the following meeting.*

### Standards for Review of Alterations to Historic Buildings

In considering an application for a Certificate of Appropriateness involving alterations, the Historic Preservation Board and Staff the following review standards, as provided in the City's historic preservation ordinance:

m

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- (7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.





Planning &amp; Urban Development Department

*Jeff Levine, AICP, Director**Marge Schmuckal, Zoning Administrator*

April 14, 2014

Constance Bloomfield  
380 Danforth Street  
Portland, ME 04102

RE: 380 Danforth Street – 061-I-003 – R-4 Zone – Proposed Lot Division

Dear Ms. Bloomfield,

I am in receipt of your request for a determination letter concerning the division of your property located at 380 Danforth Street. My determination is based upon a signed, stamped survey of Rex Croteau, P.L.S. for Titcomb Associates. The entire parcel is located within the R-4 residential zone.

Based upon the submitted survey, I have determined that parcel "B" with the existing three-unit structure meets all the R-4 zone dimensional requirements. No violation of the Land Use Zoning Ordinance is created. I have also determined that parcel "A", the newly created vacant lot meets or can meet the dimensional requirements of the R-4 zone.

Prior to developing parcel "A", separate applications, reviews and approvals will need to be submitted. Depending upon what you intend to construct, you may need a conditional use appeal and a subdivision review as part of the review process.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in blue ink that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine