Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

Attachments to:

Application for Certificate of Appropriateness

276 Brackett St, Portland Maine 04102

Attached Garage

Application Date: 4/19/17
Workshop Date: 5/3/17
Public Hearing Date: 6/7/17
Document Rev: 04

Existing Front View - from Brackett St.

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

Existing Street Intersection View - Brackett & Neal

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

Existing Side View - from Neal St.

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

Existing Rear/Side View - from Neal St.

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

Existing Driveway Detail (from Neal St.)

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

Existing Side Entrance Detail (from Neal St.)

Approved for Historic Preservation Certificate of Appropriateness
Date: 08/03/17

Satellite Plan View with Proposed Garage

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

Scale:.0744in / 1 ft

Architectural Concept

By: Whipple/Callender

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

Features:

- **Situated on secondary side/rear of house**
- **Not easily visible from corner view of house**
- **Clearly subordinate structure**
- **Basement access from within garage**
- **Wide enough to fit :**
  - ✓ **One car with workspace**
  - ✓ **Two cars during snow bans and Tuesdays**
- **Deep enough to work comfortably around typical vehicles**

Review of Discussion Topics and Concerns from Workshop

Approved for Historic Preservation Certificate of Appropriateness
Date: 08/03/17

Topic / Concern	Proposed at Workshop	Proposed at Hearing
Placement of garage : **- Connector vs. no Connector** **- Depth of garage from corner at side entrance**	**27' Option:** Flush / 3' connector / 3' jog forward **25' Option:** Flush / 3' connector / 3' jog forward **22' Option:** no connector / 3' jog forward **Preferred Placement** 	~~**27' Option:**~~ ~~**25' Option:**~~ **22' Option:** 1' recess / 2' connector / 2' jog forward
Garage door material and style	Faux wood	Real wood – painted or stained
Interior door from house to garage	Space for 32" wide door at front left	No door
Parking arrangement **- Length of existing curb cut** **- Number of off-street parking spaces**	- 33' 7" wide curb cut (keep existing) - 4 active off-street parking spaces (keep existing) - 2 vehicle storage / workshop spaces (new)	- 30' wide curb cut (narrowed) - 4 active off-street parking spaces (keep 3 existing) - 1 existing space to be resurfaced - 2 vehicle storage / workshop spaces (new)
Property line location	Estimated at 14' 1" from side of 22' garage	Confirmed at 16' 10" from side of 22' garage

Approved for Historic Preservation Certificate of Appropriateness
Date: 08/03/17

EXISTING REAR DECK
3'-0"
9'-9"
7'-3"
19'-3"
16'-10"
DOUBLE HUNG WINDOW (3 PLACES)
NEIGHBORIN
PROPERTY LINE
2'-11"
7'-3"
EXISTING FOUNDATION
EXISTING BASEMENT STAIRS TO REMAIN
472 SQFT
7'-6"
22'-0"
EXISTING BOCCE COURT RESTORE AFTER CONSTRUCTION
NEW CAST CONCRETE SLAB PITCHED TO DRAIN
1'-0"
GATE
FENCE
7'-3"
PLANTED AREA
EXISTING SIDE ENTRANCE DECK
2'-0"
2'-0"
16'-0"
22'-0"
RECONSTRUCTED / NEW BRICK AREA
BRICK HUE CONCRETE PAVERS
EXISTING BRICK AREA
EXISTING BITUMINOUS CONCRETE TO REMAIN
SEE SHEET 8 FOR PARKING AREA DETAIL

DRAWING LIST:

SHEET 1: PLAN VIEW
SHEET 2: FRONT ELEVATION
SHEET 3: SIDE ELEVATION
SHEET 4: REAR ELEVATION
SHEET 5: ISOMETRIC VIEW
SHEET 6: SECTION VIEW
SHEET 7: SECTION DETIALS
SHEET 8: PARKING AREA
SHEET 9: EXISTING PARKING

PLAN VIEW

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE B	DWG. NO. MW-100-001	REV 02
1/4" : 1'	05-20-2017	SHEET 1 OF 9

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

FRONT ELEVATION (NEAL ST.)

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE B	DWG. NO. MW-100-001	REV 02
1/4" : 1'	05-20-2017	SHEET 2 OF 9

Approved for Historic Preservation Certificate of Appropriateness
Date: 08/03/17

SIDE ELEVATION

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE B	DWG. NO. MW-100-001	REV 02
1/4" : 1'	05-20-2017	SHEET 3 OF 9

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

REAR ELEVATION

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE B	DWG. NO. MW-100-001	REV 02
1/4" : 1'	05-20-2017	SHEET 4 OF 9

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

ISOMETRIC VIEW

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE B	DWG. NO. MW-100-001	REV 02
3/16" : 1"	05-20-2017	SHEET 5 OF 9

Approved for Historic Preservation Certificate of Appropriateness
Date: 08/03/17

SECTION VIEW

SECTION A-A

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE B	DWG. NO. MW-100-001	REV 02
1/4" : 1'	05-20-2017	SHEET 6 OF 9

Approved for Historic Preservation Certificate of Appropriateness
Date: 08/03/17

SECTION B-B

CORNICE / GARAGE DOOR HEAD TRIM

SECTION C-C

GARAGE DOOR JAMB / CORNER TRIM

SECTION DETAILS

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE B	DWG. NO. MW-100-001	REV 02
1/4" : 1'	05-20-2017	SHEET 7 OF 9

Approved for Historic Preservation Certificate of Appropriateness
Date: 08/03/17

PARKING AREA

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE B	DWG. NO. MW-100-001	REV 02
1/4" : 1'	05-20-2017	SHEET 8 OF 9

Approved for Historic Preservation Certificate of Appropriateness
Date: 08/03/17

EXISTING PARKING AREA

TITLE: 276 BRACKETT ST. GARAGE ADDITION		
SIZE B	DWG. NO. MW-100-001	REV 02
1/4" : 1'	05-20-2017	SHEET 9 OF 9

Materials

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

Similar 2 Car Attached Garages in the local area
Map of Reference Garages

Approved for Historic Preservation Certificate of Appropriateness
Date: 08/03/17

276 Brackett

83 West

145 Pine

1 Carrol

Similar 2 Car Attached Garages in the local area
83 West St. (William Marks House) – Side View

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

Similar 2 Car Attached Garages in the local area
83 West St. (William Marks House) – Side View

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

Similar 2 Car Attached Garages in the local area
145 Pine St. – Side View

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17

Similar 2 Car Attached Garages in the local area
1 Carrol St. – Side View

Approved for Historic Preservation
Certificate of Appropriateness
Date: 08/03/17