

PURPOSE AND OVERALL NARRATIVE

The lot of 9 Moody Street is an opportunity within the Munjoy Hill neighborhood to demonstrate how a building can be of its time and respectful to the historic context of the neighborhood. The preeminent urbanist Jane Jacobs states that a healthy city "must mingle buildings that vary in age and condition".

Because of the degraded state of the existing building this lot has become a present an important example of how the city can encourage "a high standard of building design, while allowing for diversity of design" as stated as the Purpose in the cities Design Manual, by providing flexibility to meet a contextually appropriate high level of design with a fully modern building.

It proves to be a challenge to avoid the Disneyland like approach of copying the 19th century buildings in the 21st century which will degrade the authenticity of the neighborhood. Consistent with the intent of the city the design put forward by Caleb Johnson Studio aims to augment the diversity and quality of the neighborhood fabric by acknowledging present architectural styles as well as the context of the neighborhood. This approach will help to establish the city of Portland going forward as progressive and its will actively align its planning sophistication with cities such as Boston and London where fully modern design lives beside antique buildings acknowledging the progress of cities, technology and architecture.

The building at 9 Moody is divided into the classic architectural division of Base, Middle and Top in the following way to give it a pleasing articulation:

-The first floor or base of the structure will be made of durable full width brick echoing other structures using masonry foundations and full masonry facades in the neighborhood. This masonry base will give the building a familiar texture and importantly the durability that has played a role in preserving the Old Port itself.

-The second and third floor will be sheathed in wood siding similar in scale and appearance to the clapboards common within the neighborhood and New England in general. The windows in this middle section feel familiar with the "punched" rectangular windows commonly found throughout the neighborhood.

-The fourth floor is a light gray metal designed to blend and recede into the background of the sky with lighter feeling construction that effectively reduces the overall feeling of mass that would result in carrying the architectural articulation of the lower floors through to the 45' height limitation.

We have outlined our responses to the Portland R6 Zone Design Standards and request an Alternative Design Review. We appreciate the consideration of Planning Staff for the design and its contribution the vibrant history of the Munjoy Hill / Eastern Promenade neighborhoods.

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ALTERNATIVE DESIGN REVIEW

The Standards listed above are time-honored ways of achieving the Design Principles. With exceptional care, though, it is possible to apply a design approach that meets the Principles through alternatives that vary from the Standards, while maintaining and relating to the predominant character-defining architectural elements of the neighborhood, such as the building location on the site, its relationship to the street, and its mass, form, and materials. The guiding principle for new construction under the alternative design review is to be compatible with the surrounding buildings in a two block radius, in size, scale, materials and siting, as well as the general character of the established neighborhood.

DESIGN PRINCIPLES AND STANDARDS

PRINCIPLE A Overall Context

A building design shall contribute to and be compatible with the predominant character-defining architectural features of the neighborhood.

STANDARD A-1 Scale and Form

CIS: In the aerial photo on this page, the proposed building in shown in the context of the two block radius of the neighborhood. From this vantage point, one can immediately recognize the overall density and scale of the neighborhood. There are several buildings nearby that are 4 stories with a flat roof and rectangular or mostly rectangular form.

To soften the scale of the building on the street the 4th story of the proposed structure is pushed back from the primary exterior facade and the fourth floor is designed to feel lite.

STANDARD A-2 Composition of Principal Facades

CIS: The proportions of the facades are reflective of typical floor-to-floor heights in the neighborhood which are between 9'-0" - 9'-6" clear. The concept of the materials is to have a three part facade that is responsive to needs of durability and relationship to the neighborhood, with a "base, middle and top". The lower level is full brick, the middle two levels are a low-maintenance fiber cement horizontal shiplap boards. The boards' height is 6" tall, a traditional exposure height of historic siding and which can be found throughout the Munjoy Hill neighborhood. The upper level at the 4th floor, is designed to be as "light-feeling" as possible, for this we've selected a wide vertical composite metal panel in a light gray color, coupled with expansive windows to lighten the set back upper floor.

STANDARD A-3 Relationship to the Street

CIS: A building should feel permeable and human scale at the level of the sidewalk. By designing the first floor to cast shadows with overhangs and porch-like openings the building avoids an oppressive wall effect and keeps its scale pedestrian.

There are two pedestrian entrances, one for the homeowners in a recessed landing, the second is on the side of the building near the west side for the tenant. This tenant entry point is accentuated by a small entry canopy. The garage is minimally sized and placed near the east edge of the property. Further to the east, a new stone retaining wall is proposed with a backdrop of landscaping. The idea with this wall is that it would be a nice respite for the homeowners at the street to be able to engage in friendly neighborhood conversations.

The building engages the street with a pedestrian friendly and common traditional material using brick masonry and clearly identifies the entry way. The garage door to the west of the front facade is set back from the main entry points and has frosted insulated glass to allow natural light to permeate. Simple landscaping between the sidewalk and the building allows for a softening of the hardscape transition to the red brick sidewalk.

PRINCIPLE B Massing

The massing of the building reflects and reinforces the traditional building character of the neighborhood through a well composed form, shape and volume.

STANDARD B-1 Massing

CIS: As mentioned in A-1, the mass of the building is similar to other 4 story buildings in a two-block radius. We have been sensitive to the scale of the building and divided the mass into a three part arrangement to break it up with the fourth floor receding.

STANDARD B -2 Roof Forms

CIS: Because of the width of the building a flat roof form is the most appropriate. This is a common roof form within the neighborhood where other multi family buildings of similar scale exist.

STANDARD B -3 Main Roofs and Subsidiary Roofs

CIS: There are two distinguishable roof lines, the first is that on the top of the third floor, which acts as to terminate the siding material. On the fourth floor the primary roof is visible, the front eave of the 4th floor roof is designed to have a thin edge detail to lighten to upper mass.

STANDARD B-4 Roof Pitch

CIS: Because of the width of the building a low pitch roof is most appropriate. This is a common roof pitch within the neighborhood.

STANDARD B-5 Facade Articulation

CIS: The facade is balanced with several openings responsive to creating the base, middle and top . For example there are balconies on the 2nd and 4th floors to further engage to streetscape and provide facade definition and relief. Also, the main entry at street level is recessed to provide cover and a shadow line from the level above, much like building projections in the surrounding neighborhood..

STANDARD B-6 Garages

CIS: The garage door is located along the street and recessed about 10' from the sidewalk for ease of use. This door will be clear or translucent glass to allow light inside and further engage the street with a less visually impeding solid surface. The width of the proposed garage is about 12' which is about 30% the overall width of the facade

PRINCIPLE C Orientation to the Street

The building's facade shall reinforce a sense of the public realm of the sidewalk while providing a sense of transition into the private realm of the home.

STANDARD C-1 Entrances

CIS: The main entry is emphasized by both the recessed form, but also integration into the landscape design. A new stone retaining wall is proposed to replace the existing. This feature stone material will also be used with the raised entry landing.

STANDARD C-2 Visual Privacy

CIS: There is a window to allow light into the entry mudroom. Privacy is achieved as the window is located at a point of circulation. Living spaces are in levels above.

STANDARD C-3 Transition Spaces

CIS: A recessed entry and mudroom is included in the design.

PRINCIPLE D Proportion and Scale

Building proportions must be harmonious and individual building elements shall be human scaled.

STANDARD D-1 Windows

CIS: On the first level openings are appropriate for the use of a garage and entry and respond to the masonry cladding..

STANDARD D-2 Fenestration

CIS: The fenestration on the first floor is responsive to the sidewalk and pedestrian neighborhood in that it maintains visual permeability.

STANDARD D-3 Porches

CIS: Because of the need for parking there are no living spaces on the first floor. As a result porch like shadows are cast by the entry to the garage and space is planned for that easy off street conversations could be had with neighbors within this comfortably landscaped indent in the facade.

PRINCIPLE E Balance

The building's facade elements must create a sense of balance by employing local or overall symmetry and by appropriate alignment of building forms, features and elements.

STANDARD E-1 Window and Door Height

CIS: The windows and doors are floor to ceiling and have a vertical orientation. Horizontal banding has been avoided since there is no precedent within the neighborhood.

STANDARD E-2: Window and Door Alignment

CIS: The building's window placement gives precedence to program and viewer from the inside. As a result, windows do not align floor-to-floor as interior program changes by floor.

STANDARD E-3: Symmetricality

CIS: The building design has a balanced asymmetry which is reflective to interior building program rather than a forced outward presentation and provides for a logical arrangement of the base, middle and top "bands" and the articulation of the elements including windows, patio, doors and projections.

PRINCIPLE F Articulation

The design of the building is articulated to create a visually interesting and well composed residential facade.

STANDARD F-1 Articulation

CIS: The homeowners wish to have a modern design using quality material. The exterior articulation is reflective of this aesthetic while providing the light and air around the structure and set back upper floor and projected middle band. Windows are set in to cast shadows and the natural materials of the facade provide texture.

STANDARD F-2 Window Types

CIS: There are two predominant types of windows, fixed or operable. The operable windows are, for the most part awning type with a sash below eye level.

STANDARD F-3 Visual Cohesion

CIS: The concept of the building material from the ground up is heavy, medium, light (brick, siding, metal panel) each level is consistent with no variation.

STANDARD F-4 Delineation between Floors

CIS: Floors are delineated by the continuous space between each levels' floor-to-ceiling windows..

STANDARD F-5: Porches, etc.

CIS: See D-3

STANDARD F-6: Main Entries

CIS: See A-3

STANDARD F-8: Articulation

CIS: The building design is modern and reflective of the homeowner's wishes. Some elements listed in the R6 standards under this heading such as exterior trim, eaves, rakes, decorative cornices are not conducive to a modern design. Other features listed, such as the roof setback is included. What can be achieved is creation of shadow lines at the punched windows on the facade, the middle band articulation or projection over the first level base and set back on all four sides of the upper floor.

PRINCIPLE G Materials

Building facades shall utilize appropriate building materials that are harmonious with the character defining materials and architectural features of the neighborhood.

STANDARD G-1 Materials

CIS: Using quality materials, which require low maintenance and long lasting performance is paramount to the homeowners. The concept of the building material from the ground up is heavy, medium, light (brick, siding, metal panel) each level is consistent with little to no variation. Also see A-2

STANDARD G-2 Material and Façade Design

CIS: Full clay brick is proposed at the base, traditional wood siding at the middle and a flat panel

STANDARD G-3 Chimneys

CIS: There are no chimneys with this project.

STANDARD G-4 Window Types

CIS: Window treatments are TBD, however these will be consistent per homeowner aesthetic desires.

STANDARD G-5 Patios and Plazas

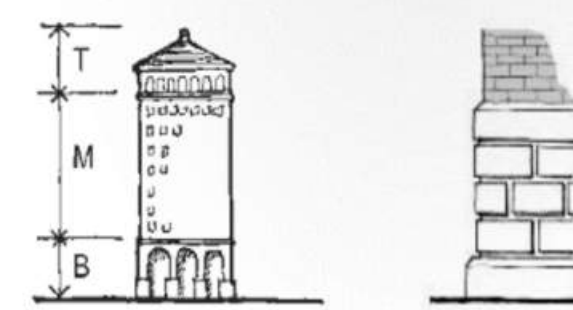
CIS: The hardscapes consist of stone or other high quality durable materials



Rendering of Proposed Building Looking East



Birdseye View of Neighborhood with a Two Block Radius



Traditional architecture employs a tripartite, or base-middle-top, format.

The base of a traditional building is usually designed to express its structural support of the upper stories and the transfer of those loads to the ground. A masonry base is typically rusticated—the stones and mortar joints are shaped in a way that suggests the base is quite heavy and thick. The top of a traditional building is symbolically a crown or hat that announces on the skyline the building's purpose or spirit.



9 Moody Concept

PRELIMINARY NOT FOR CONSTRUCTION

R6 ZONE DESIGN STANDARDS

Brady Residence

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G-003

ISSUE NUMBER
DATE
SUBMISSIONS:

ISSUE DATE DESCRIPTION

CONSULTANT:

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