

Planning and Urban Development Department

Planning Division



Subject: R-6 Small Infill Design Review – 65 Munjoy Street

Written by: Caitlin Cameron, Urban Designer

Date of Review: Wednesday, January 27, 2016

A design review according to the *City of Portland Design Manual* Standards was performed for the proposed new construction of a multi-family dwelling at 65 Munjoy Street. The review was performed by Caitlin Cameron, Urban Designer, Nell Donaldson, Planner, and Shukria Wiar, Planner, all within the Planning Division of the Department of Planning & Urban Development. The project was reviewed against the *R-6 Small Infill Development Design Principles & Standards* (Appendix 7 of the Design Manual).

Design Review Criteria:

The project was reviewed with the Alternative Design Review which has the following criteria:

- A. Proposed design is consistent with all of the Principle Statements
- B. The majority of the Standards within each Principle are met
- C. 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 terms of size, scale, materials, and siting, as well as the general character of the established neighborhood, thus Standards A-1 through A-3 shall be met.
- D. The design plan is prepared by an architect registered in the State of Maine.

Design Review Findings

The proposal passes all the criteria of the R6 Design Review. See below for comments.

Design Review Comments (*red text denotes principles or standards that are not met*):

Principle A Overall Context –Met – see below.

- *A-1 Scale and Form:* The form is defined by rectilinear masses in keeping with typical multifamily buildings in the neighborhood, the roof line is flat with expressed cornice lines. The proposed mass is three stories and 55' wide on the street – the length of the building at the street is similar to neighboring double-houses; triple-deckers are also in the context making the height of three stories an appropriate scale. On Munjoy Street, the building length is mitigated by breaking it into two masses and a bay projection.
- *A-2 Composition of Principal Facades:* The building overall takes its cues from the surrounding forms, materials, and façade composition but combines them in a contemporary way. The composition of the Munjoy Street façade is well-balanced and is simple but with visual interest created through a change in planes, bay window, and trim and material details. As noted below, the overall composition of the facades meets

the standard in terms of rhythm, size, orientation, and proportion of window and door openings.

- *A-3 Relationship to the Street:* The building placement is consistent with the spacing of the residential fabric – residential buildings are typically raised with a small front yard setback. The ground floor is raised consistent with residential development patterns. The street wall is maintained and the garage is side-facing. Architectural features such as a covered stoop and bay window are employed, picking up on the vernacular language in the neighborhood.

Principle B Massing – Met – The roof line and building form are a contemporary version of the traditional multi-family building character of the neighborhood.

- *B-1 Massing:* The building's massing is generally rectangular with a break in the front façade creating a secondary mass and bay in similar proportion to a triple-decker type. The mass is also of similar proportion as buildings surrounding it.
- *B-2 Roof Forms:* The proposed roof form is flat – most multi-family buildings in the context have a flat roof with a cornice overhang.
- *B-3 Main Roofs and Subsidiary Roofs:* There is a clear main roof form.
- *B-4 Roof Pitch:* The roof is flat which is found in the context.
- *B-5 Façade Articulation:* The project employs a covered entry, recessed entry, and a bay window.
- *B-6 Garages:* The garage is on the side façade, standard does not apply.

Principle C Orientation to the Street – Met – The project appropriately reflects the private/public relationship of residential buildings in this neighborhood with a raised ground floor and a small front yard setback.

- *C-1 Entrances:* The main entry is well-emphasized at the street – it faces the street directly and uses a canopy and recessed entry to signify the entrance point. The side entrance uses a canopy – **the path should be indicated from the street.**
- *C-2 Visual Privacy:* **Make sure ground floor living spaces meet the visual privacy standard – window sill height at least 48" above the adjoining sidewalk/park grade.**
- *C-3 Transition Spaces:* The project uses a recessed entry, covered entry, raised ground floor, and a vestibule for transition space.

Principle D Proportion and Scale – Met – The proportion and scale of the building overall are harmonious and human-scaled.

- *D-1 Windows:* The majority of windows are rectangular with a vertical proportion.
- *D-2 Fenestration:* The project appears to meet the 12% fenestration requirement and appropriately scaled to the massing of the building.
- *D-3 Porches:* The front stoop street-facing, is at least 6 feet deep, and is 20% of the length of the façade.

Principle E Balance – Met – The building façade composition creates a sense of balance with good use of overall and local symmetry and articulation of façade materials.

- *E-1 Window and Door Height:* The majority of window and door head heights align along a common horizontal datum.
- *E-2 Window and Door Alignment:* The majority of windows shall stack so that centerlines of windows are in vertical alignment.

- *E-3 Symmetry:* Primary window compositions are arranged symmetrically around discernable vertical axes.

Principle F Articulation – Met – The project employs visually interesting and well composed facades.

- *F-1 Articulation:* The trim details and cornices create shadow lines. The material choices also have texture fine grain scale. There is a shift in plane at the front façade as well as a bay window adding visual interest and shadow lines to the street-facing façade. The park-facing façade is more modest but includes some articulation features such as trim, cornice, canopy over the door.
- *F-2 Window Types:* Two window types are used, are of the same “family,” and have consistent detailing.
- *F-3 Visual Cohesion:* The visual cohesion of the façade is good. Variation in materials is used to provide or emphasize articulation such as the bay.
- *F-4 Delineation between Floors:* The windows and trim delineate the floors.
- *F-5 Porches, etc.:* The stoop and canopy are integrated into the design.
- *F-6 Main Entries:* The main entry faces the street and is appropriately emphasized with a stoop, canopy, and recessed entry. The side entrance also uses a canopy to indicate the access point.
- *F-7 Articulation Elements:* The rake of the roof meets the 6” requirement; **window trim could be more substantial**; all other trim is of adequate size; the cornice is pronounced; the bay projection is at least 12” change in plane.

Principle G Materials – Met – The material choices reference traditional building materials found in the context.

- *G-1 Materials:* The residential context is predominantly clapboards with occasional shingle or brick. The main mass uses clapboard and trim in reference to this context. Board and batten is also used as to accentuate the bay and has a material quality and scale consistent with the residential context.
- *G-2 Material and Façade Design:* The materials are appropriately placed with a concrete foundation and clapboard above.
- *G-3 Chimneys:* Not applicable.
- *G-4 Window Types:* Two window types are used.
- *G-5 Patios and Plazas:* Not applicable.