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Re: Hammond House - Design Narrative

The proposed building to be located near the corner of Hammond and Fox Streets in Portland's East Bayside Neighborhood consists of 16 residential condominium units. The building is a 3 story structure along Hammond Street with a daylight basement to the rear of the property

Prior to developing the building concept we spent much time walking the streets of East Bayside, analyzing existing streetscapes, building massing, forms, materials and textures. This approach allowed us to develop a design concept that is grounded by the existing neighborhood context but reflects our contemporary time.

The neighborhood is comprised of a diverse palate of Architectural forms, scales and density. Hammond Street and the surrounding neighborhood has a variety of Architectural forms and massing from gable roof 1-1/2 and 3 story structures to 3 story flat roof structures.


We designed Hammond House using color massing and texture to scale the building as reflected a the Hammond Street elevation, to create a facade rhythm similar in proportion to the local triple decker building type. The building entry on Hammond Street is defined by the facade rhythm, a projecting mass above the door and a warm wood tone material, to create a welcoming place to enter the building. The green space in between the sidewalk and building facade will also serve as a sculpture garden, the owner will work with local artists to provide the Art for the space to create an interesting and engaging landscape along the sidewalk.

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Building Scale is a very important in this neighborhood, we have utilized color (as described above) as well as texture and massing to scale the building to fit in with its surroundings. We have used differing siding types on the facades to help scale the facades. The use of recessed and attached porches provide massing relief(s) and create shadow lines that also help give scale to the building.

The siding materials proposed are factory finished composite lap siding, panel siding and brick, chosen for their traditional crisp appearance and long term durability. The windows proposed are dark in color to compliment the siding colors and also further reinforce the crisp simplicity of the design. The roofing proposed is an EPDM roof membrane.

The design of Hammond House is derived from the Vernacular Architecture that exists in the neighborhood, we have used color, texture, massing and rhythm as tools to scale the project and integrate it into the existing neighborhood fabric.

We look forward to discussing the project at the upcoming Planning Board workshop.

Sincerely,



Ryan Senatore, AIA LEED AP

Principal

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