

Design Standards Assessment

Overall Context

The building size and scale is comparable to the neighboring multifamily buildings on Fox Street and within the surrounding neighborhood. The building offers a one-story, (3) bedroom unit as well as (2) two-story, townhouse units with parking beneath at grade level; in the same tradition of newer multi-family condominiums found throughout Portland and Munjoy Hill.

Composition of principal facades is organized primarily through the relationship of building materials with emphasis on contrasting texture and color. The orientation of openings and rhythm of fenestration has also been carefully arranged to add proportionality to the building's massing and to highlight the ratio of solids to openings.

Like other buildings in the area, this building faces the street with a front door facing the sidewalk. The front door is highlighted with an awning, sidelight, and plantings to further enhance the feeling of an entry. Although the current rhythm of the block is slightly broken; the scale, form and relationship to the street of the proposed building helps strengthen the rhythm of the block to be more comparable to that of the surrounding neighborhoods.

Massing

The proposed, four-story building has a massing that is harmonious in size, physical volume, scale, and shape with surrounding existing buildings. The building has a flat main roof with a projected, wrap-around deck providing a deep cornice line at the top of the third floor. The subsidiary roof on the fourth floor is mono-slope and is clearly subordinate to the primary roof form in scale and proportion. The edge of the shallow slope roof structure is emphasized by deep overhangs and exposed, decorative rafter tails.

The massing of the front façade is articulated by an inset balcony on the second floor, a covered main entry, and a railing system protecting the third floor deck. As is traditional for this building type, there is no garage door facing the street, and the parking is found beneath the building with garage doors angled along the southwest façade for ease of access.

Orientation to the Street

The front of the building opens to the street via a single door sheltered by an awning. The front of the building is further enhanced by the use of intentional landscaping. Not only does this help create the feeling of the front entry, but it also helps create a transition space between the street and front door.

Off-street parking is concealed beneath the building, creating a transition space between the public realm of the street and the residential units on the second floor. The second floor occupants will also have visual privacy since the windows are greater than 48" from the adjoining sidewalk.



Proportion and Scale

Windows and doors are sized, scaled and arranged to have a strong and intentional relationship to the overall building massing as well as to the building's occupants. Fenestration on the front façade is intentionally greater than the side and rear facades, providing the appropriate welcome to the public street. The canopy over the front door is of a width that has a solid presence on the front façade.

Balance

While the overall building is not symmetrical, local symmetry and several other techniques have been employed to achieve balance. Building forms have been grouped by massing and balanced with contrasting building materials. The window and door head heights all align along a common horizontal datum line at each floor. Windows and doors also align vertically on facades visible from the street.

Articulation

Articulation is achieved through utilization of contemporary design details within a contextual framework. Articulated features include dimensional trim, contrasting extrusions at window perimeters, and exposed rafter trails highlighting the fourth-floor, mono-slope roof. Window types and patterns are limited, and variations in siding materials are arranged to enhance the visual interest of the building's massing. A visual cohesion of materials is achieved by using concrete at the foundation of the building with the siding material on top.

Delineation between floors is achieved between the first and second floors by a change in siding material; while the fourth floor is delineated from the floors below by setback exterior walls and an overhanging, wrap-around deck. The second floor balcony and fourth floor decks are architecturally integrated into the overall design of the building. The massing, material, and details of the porch and balcony railings act to reinforce the architectural vernacular of the overall building. Both the front and side entries are highlighted by entry canopies.

Materials

Like other buildings in the area, the pallet of materials is limited to only a few. The predominate materials for the exterior walls of the building will include cast-in place concrete at the foundation walls; exposed fastener, fiber cement panels with aluminum flashing at the panel reveals; 4" exposure clapboard metal siding; and vertical corrugated metal siding. Concrete is used at the first floor walls not only to help articulate the building, but also to give a sense of permanence and functional protection from vehicular traffic. These building materials provide a harmoniously industrial palette while incorporating common materials found on Munjoy Hill.