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104 North St. Design Principles and Standards

Below are our responses to design principles and standards as required. We believe that we meet and exceed these standards.

The proposed 104 North Street home for Peter & Deborah Murray has been designed to complement and resonate with the established building styles of its immediate and larger neighborhoods on Munjoy Hill. The house itself is an end-gable structure with a steeply pitched roof placed longitudinally on the long narrow lot in a manner very similar to most of the houses in the immediate neighborhood and hundreds of houses on Munjoy Hill. Window placements and proportions echo those of the neighboring structures. The street facade and placement of the house between its neighbors maintains the rhythm of the streetscape. Most important, the garage is located behind the main element of the house and is not visible from the street. Much effort has been expended to make sure that this new structure will embody the spirit of the infill housing regulations as well as comply with their terms.

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

This project is a single-family home, common to its two-block neighborhood. As well, the scale and bulk have been carefully designed to present a front façade with a scale in keeping with its immediate neighbors to each side. The roof eave aligns with dominant features of its immediate neighbors as well.

STANDARD A-2 Composition of Principal Facades

The rhythm, size, and proportion of the proposed façade have been carefully and creatively designed to relate to the neighboring buildings.

STANDARD A-3 Relationship to the Street

The principle façade is oriented towards the street, and has the character-defining features common to the neighborhood: porch, gable roof, inset entry with stoops and overhangs. In addition, the building holds tightly to the street edge, further defining this edge and reinforcing the existing patterns of North Street.

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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

The massing and form used in our building is common to other buildings in the neighborhood. It is narrow at the street façade and lengthened along the axis of the property with a gable that extends the length of the lot.

STANDARD B -2 Roof Forms

The steep pitch roof and decorative entry overhangs are both common to the neighborhood.

STANDARD B -3 Main Roofs and Subsidiary Roofs

There is a clear main roof form facing the street. All major roof forms are gable with shed roofed dormers, and the entry roofs are subsidiary to this. All roof pitches are sloped leading to a single roof form.

STANDARD B-4 Roof Pitch

The gable roof is symmetrical to the street with balanced dormers, perpendicular to the street.

STANDARD B-5 Facade Articulation

We have provided features 1, 2, 3, & 4: Gable & dormers, balcony, recessed entry, covered entry & stoop.

STANDARD B-6 Garages

The attached garage is tucked behind the front mass of the house along the side of the building and will not open onto North St directly.

PRINCIPLE C Orientation to the Street

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

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STANDARD C-1 Entrances

The main entrance is oriented towards the street, and is covered with a front porch.

STANDARD C-2 Visual Privacy

Visual privacy is provided by means of a front porch, and that the main level is more than 24" above the adjoining sidewalk grade. All first floor windows on the street will be >48" above grade.

STANDARD C-3 Transition Spaces

The front entrance with stoop and roof acts as a transition space.

PRINCIPLE D Proportion and Scale

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

STANDARD D-1 Windows

The majority of the windows are rectangular with a vertical orientation.

STANDARD D-2 Fenestration

The building fenestration is appropriately scaled to the mass of the building, and is over 12% of the total façade area.

STANDARD D-3 Porches

N.A.

PRINCIPLE E Balance

The building's façade 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

The majority of window and door heights align along a common datum.

STANDARD E-2: Window and Door Alignment

Windows and doors are vertically aligned whenever possible.

STANDARD E-3: Symmetricality

Windows are arranged symmetrically about the roof centerline at the street façade.

PRINCIPLE F Articulation

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

STANDARD F-1 Articulation

The architecture of the building has extensive trim and detailing that articulate the façade in an appropriate manner.

STANDARD F-2 Window Types

No more than two window types are shown, and the sizes are appropriate for the room functions contained within.

STANDARD F-3 Visual Cohesion

The predominant siding material will be fiber cement clapboard siding with composite trim. Building cornices will be wrapped in architectural metal and painted composite trim.

STANDARD F-4 Delineation Between Floors

Each floor of the building is articulated with an architectural element. First floor: Front Entry. Second floor: balcony. Third floor: change in roof form and material.

STANDARD F-5: Porches, etc.

The front porch is integrated into the façade design with cohesive detailing and consistent building materials.

STANDARD F-6: Main Entries

The main entry is oriented towards the street emphasized by its front porch and clearly visible front door.

STANDARD F-8: Articulation

Building is articulated through the use of the following features: 1) deep eaves and cornices; 2) trim width is appropriate for the general scale of the hosue; 3) all building offsets are greater than 12”

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

All siding materials are harmonious and compatible with buildings located within a 2 block radius. As well, clapboard siding is the predominant siding material on Munjoy Hill and the building’s immediate neighbors.

STANDARD G-2 Material and Façade Design

All materials are consistent with the building design.

STANDARD G-3 Chimneys

NA

STANDARD G-5 Patios and Plazas

There are no patios or plazas visible from the street. All walkways shall be constructed from permanent materials.

NEIGHBORING BUILDING PHOTOGRAPHS

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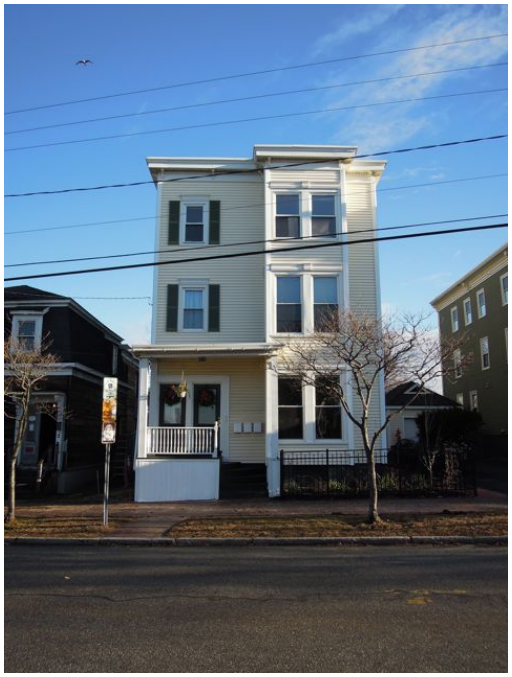

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