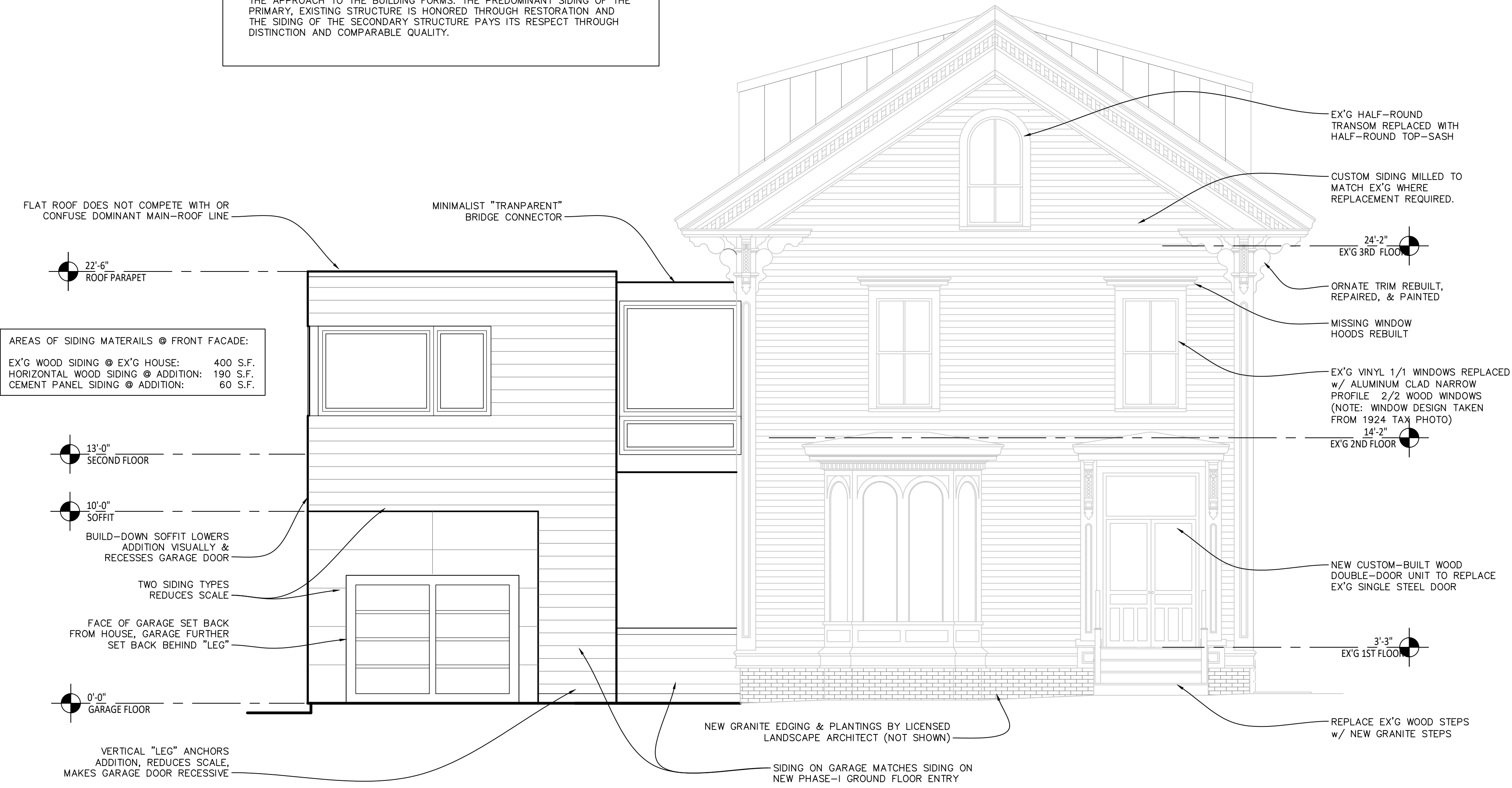


Rachel Conly Design LLC
 115 Island Ave.
 Peaks Island, Maine 04108
 207.766.5625
 www.rachelconlydesign.com

THE DESIGN INTENT OF THE RENOVATION AND ADDITION AT 123 CUMBERLAND AVENUE IS TO RESTORE THE ARCHITECTURALLY SIGNIFICANT FEATURES OF THE ORIGINAL 19TH CENTURY HOUSE WHILE DEFINING NEW WORK AS DECIDEDLY OF ITS TIME AND OF A SCALE, MASSING, AND FORM THAT IS SUBORDINATE TO AND COMPATIBLE WITH THE ORIGINAL HOUSE. WE HAVE REHABILITATED THE HISTORIC CHARACTER OF THE PRIMARY STRUCTURE, PRESERVING DISTINCT MATERIALS, FEATURE AND FINISHES, WHILE ADDING A CONTEMPORARY ADDITION THAT IS CLEARLY DIFFERENTIATED FROM THE ORIGINAL STRUCTURE.

ADDITIONALLY, THE DESIGN INTENT IS TO RESPOND APPROPRIATELY TO, AND MAINTAIN CONGRUENCY WITH, THE EXISTING NEIGHBORHOOD, CONSISTING OF THREE STORY RESIDENCES AMIDST SINGLE AND TWO STORY COMMERCIAL BUILDINGS. ON BOTH RESIDENCES AND COMMERCIAL STRUCTURES ALIKE, THERE IS A MIX OF FLAT AND GABLE ROOF FORMS. INCLUDING A REPEATED COMPOSITION ON SEVERAL NEIGHBORING PROPERTIES OF A DOMINANT 3 STORY STRUCTURE MARRIED WITH A SECONDARY FLAT ROOF STRUCTURE WITH A DIFFERENT SIDING MATERIAL.. THE PROPOSED DESIGN ECHOES THIS GROUPING.

THE PREDOMINANT SIDING THROUGHOUT THE NEIGHBORHOOD IS VINYL, WHICH, AS APPLIED, COVERS AND DENUDES THE DEFINING ARCHITECTURAL DETAILS OF THE EXISTING STRUCTURES. WE HAVE THEREFORE CHOSEN NOT TO EMULATE IT. INSTEAD, THE TREATMENT OF SIDING IS CONSISTENT WITH THE APPROACH TO THE BUILDING FORMS. THE PREDOMINANT SIDING OF THE PRIMARY, EXISTING STRUCTURE IS HONORED THROUGH RESTORATION AND THE SIDING OF THE SECONDARY STRUCTURE PAYS ITS RESPECT THROUGH DISTINCTION AND COMPARABLE QUALITY.



DATE	NOTES
2018.01.29	PERMIT
	REVISED

PROJECT
Phase-II Renovations
123 Cumberland Ave.
Portland, ME 04101

SOUTH ELEVATION
 DESIGN COMMENTS

A0.2



NEIGHBORHOOD FLAT ROOF ADDITION PHOTOS



NEIGHBORHOOD CONTEXT PHOTOS



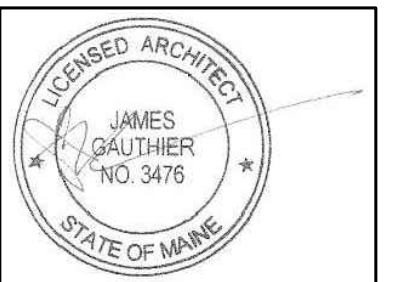
PHASE-I CONSTRUCTION PHOTO



ORIGINAL CONDITIONS PHOTOS



1924 TAX CARD IMAGE



Rachel Conly Design LLC
 115 Island Ave.
 Peaks Island, Maine 04108
 207.766.5625
 www.rachelconlydesign.com

DATE	NOTES
2018.01.29	PERMIT
REVISED	

PROJECT
 Phase-II Renovations
 123 Cumberland Ave.
 Portland, ME 04101

DESIGN
 REFERENCE
 PHOTOS

A0.3