



**Level I – Minor Residential Development Review**

**09-19-2017**

**King-Clements Residence**

**46 Merrill Street**

**Portland, ME 04101**

**Book/Page 34090/213**

**CBL 014 C008001**

**Proposed New Single-Family Residence**

We are proposing to construct a new 4-story single family residence at 46 Merrill Street that meets the “R-6” zoning and design requirements. The structure will have an entry one half-level up from the street elevation. This will allow the entry to stand out on the street side. The first floor will have a mud room, work-out room, storage room, and a one door - two car garage facing the street. The second floor will have the main living spaces of the residence which will include a kitchen, dining room, living room, sitting area, powder room, office, and a roof deck on the street side. The third floor will have a laundry room, sitting room, 3 bedrooms, 2 bathrooms, and a balcony on the side of the house. The fourth floor will have a “hang-out/family room” with a roof top deck on the street side, a powder room, and an art studio to the rear of the house. The property will be newly landscaped, and the specifics of the site features can be found in the attached Landscape drawings and Narrative by Cowles Studio-Landscape Architecture.

We attended a “Pre-Application” Meeting with the various parties at the City of Portland prior to the submission of this permit. Per review we have made several adjustments to the design from our initial “Pre-Application” meeting. Some of the comments that were made in that meeting pertained to the design elements of the residence.

One contention was having too many rooflines in the house composition. We have since revised our design to contain the majority of the house under one front to back gabled roof. There are sections of the residence that will have a flat roof, with EPDM roofing.

Another contention was with the window design, having too many window configurations on the front of the house. We have revised the design to more closely relate the window arrangements, keeping them in scale and proportion with each other.

The last contention was the garage protruding forward too far from the residence. We have spent much time working on the design of this element, and it houses a deck overhead that is a design element the client has envisioned from the start. To mitigate



we are proposing a wood garage door. This will blend into the wood siding that covers this section of the residence and continue up to become the corner of the roof deck above. The garage door is set back into an alcove to further downplay it. This will be much more aesthetically pleasing than simply having a flat roof on top of a plain garage element.

The contrast of the garage and deck against the rest of the residence also helps to visually break down the height of this 4-story structure. Keeping the visual scale of the building down has been a large focus of our design. The siding choices were made to further break down the visual height of the structure. We have proposed a James Hardie cement lapped siding with varied exposure width, and 1x6 douglas fir wood siding. The included drawings depict the locations for each siding to be used.

There will be exterior decks on several sections of the residence, with the railings being integrated into the siding of those sections of the residence.

Overall we feel the design of this residence is in line with similar houses that have been built in the area over the past few years, while also blending in nicely with the scale of the neighborhood. For your convenience we have included a visual guide of neighborhood examples for reference.