

BROKEN PROMISES

30 Lofts “design revisions”

30 Merrill Street Portland 04101

These 10/18/16 designs were presented to the Planning Board by Tom Landry in response to neighborhood meetings and residents' input.





RENDERING – FRONT

- **Three color exterior** – dark grey, light grey and white in response to requests for less monolithic/greater definition of contour and better color blend with neighborhood homes.
- **White window trim of different material** particularly flanking faux balcony windows -- for greater textural contrast and more thoughtful detail.
- **Light grey rails** to blend with grey exterior/ “disappear” in front of balcony windows and around penthouse.



October 2016 rendering

REALITY – FRONT

- **Three color exterior? NO.** All off-white. Monolithic. No attempt at rendering contour.
- **White window trim of different material? NO.** It's black. No contrast trim framing balcony windows as depicted in the rendering.
- **Light grey rails across faux balcony windows and around penthouse? NO.** Jarring prison-black bars



April 2018 reality

RENDERING – SIDE

- **Three color exterior + center darker vertical swatch** with grid detail to break up monotonous plane.
- **Top floor contrasting grey** to reduce visual impact of height.
- **Grey horizontal fencing around grey penthouse** so bars “disappear” from street view.
- **Natural Wood fencing** for organic touch
- **Center windows** on dark swatch adds detail and break up dull plane.



October 2016 rendering

REALITY – SIDE

- Three color exterior? **NO.**
- Darker vertical swatch with grid-like pattern? **NO.**
- Top floor contrasting color? **NO.**
- Grey "disappearing" fence around penthouse? **NO.** It's unfriendly, dark, gothic- horrific.
- Wood fencing? **NO.**
- Center windows? **NO.**



April 2018 reality

CONTRAST



Proposed and promised



Built and standing

Where is accountability?



This developer appears to have paid lip service only to concerned Munjoy Hill residents. This clunky, shoddy structure suggests little regard for quality and design standards in any setting, and none for the character and integrity of Munjoy Hill.

