Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/30/17

Planning and Urban Development Department
Planning Division

Subject: R-6 Small Infill Design Review – 5 Merrill Street

Written by: Caitlin Cameron, Urban Designer

Date of Review: Friday, May 19, 2017

A design review according to the *City of Portland Design Manual* Standards was performed for the proposed new construction of a two-family dwelling at 5 Merrill Street. The review was performed by Caitlin Cameron, Urban Designer, Nell Donaldson, Planner, and Jean Fraser, Planner, all within the Planning Division of the Department of Planning & Urban Development. The project was reviewed against the *R-6 Small Infill Development Design Principles & Standards* (Appendix 7 of the Design Manual).

Findings of the Design Review:
The proposed design **passes** all of the Alternative Design Review criteria – please refer to comments below:

- As currently designed, all Principle Statements are met.
- The majority of Standards within each Principle are met.
- The project is compatible with the context in the surrounding two blocks, especially relating to the double-house or two-family typology.
- A licensed architect is associated with the project

Design Review Comments *(red text denotes principles or standards that are not met)**:***

Principle A Overall Context – Met – see below.

- *A-1 Scale and Form:* The building type proposed is most comparable to the double houses, which are found in this context. The scale and form of those buildings are mitigated with the use of mansard or other similar roof forms on the third floor, pronounced and overhang cornice lines, bay windows, recessed entries with canopies. Of these formal and scaling elements, the project employs covered entrances, overhanging cornice at the third floor, and a contemporary interpretation of a mansard roof. The predominant scale of the street and neighborhood is 2.5 to 3-story buildings. The overall scale proposed is one to two stories taller than the streetscape – that scale is mitigated through massing, roof forms, and articulation elements. The revised design now shows a recognition of and compatibility with the building patterns (height, mass, form, composition, proportions) around it.
- *A-2 Composition of Principal Facades:* The composition of the street-facing facades is consistent with context in terms of using relying on an overall symmetry that is oriented to the street. The composition implies a double-house typology.

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- *A-3 Relationship to the Street:* The building placement is consistent with the spacing of the residential fabric – slightly setback from sidewalk to allow for stoops and provide privacy. The entrances face the street, though is not raised with a stoop which is typical.

Principle B Massing – Met – Buildings in the neighborhood of a similar type (double-houses) are typically only 3 stories and wider at the street. The lot size constrains the scale and proportion of this particular design but massing emphasizes the three-story height with a "mansard" roof form similar to the context.

- *B-1 Massing:* The principal mass is reminiscent of a double triple-decker found in the context – revisions to the cornice line at the third floor, the stepback/sloped roof of the fourth floor helps to emphasize that three-story contextual massing.
- *B-2 Roof Forms:* The fourth floor uses a mansard-style roof that slopes and steps back from the third floor cornice line – this is similar to some two-family roof lines on the same street and also serves to mitigate the scale of the 4th floor.
- *B-3 Main Roofs and Subsidiary Roofs:* There is a main roof form.
- *B-4 Roof Pitch:* The roof is a contemporary version of a mansard at the street.
- *B-5 Façade Articulation:* The project employs one (two required) of the required articulation elements –covered entries.
- *B-6 Garages:* Garage door width is no more than 40% of the overall façade width.

Principle C Orientation to the Street – Met – The project is oriented to the street with street-facing doors.

- *C-1 Entrances:* The entries are street-facing and emphasized with canopies.
- *C-2 Visual Privacy:* The ground floor currently does not include living spaces.
- *C-3 Transition Spaces:* The living space is elevated.

Principle D Proportion and Scale – Met – Building proportion emphasizes verticality with a break at the third floor.

- *D-1 Windows:* The majority of windows are rectangular and have vertical proportion.
- *D-2 Fenestration:* The project appears to meet the 12% fenestration requirement and appropriately scaled to the massing of the building.
- *D-3 Porches:* n/a

Principle E Balance – Met – The building façade composition creates a sense of balance with good use of overall and local symmetry and articulation of façade materials. The façade is composed to represent a double house.

- *E-1 Window and Door Height:* The majority of window and door head heights align along a common horizontal datum.
- *E-2 Window and Door Alignment:* The majority of windows shall stack so that centerlines of windows are in vertical alignment.
- *E-3 Symmetricality:* Primary window compositions are arranged symmetrically around discernable vertical axes.

Principle F Articulation – Met – The project employs visually interesting and well composed facades.

- *F-1 Articulation:* The cornice line and entry canopies provide some articulation. Clapboard and trim will provide some texture/shadow lines.

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- *F-2 Window Types:* More than two window types but all rectangular, mostly vertical orientation.
- *F-3 Visual Cohesion:* The visual cohesion of the façade is good.
- *F-4 Delineation between Floors:* The floors are delineated by fenestration patterns, cornice line and roof form.
- *F-5 Porches, etc.:* The entry is architecturally integrated.
- *F-6 Main Entries:* The two main entries face the street directly. They are further emphasized with a canopy consistent with the entries in the context.
- *F-7 Articulation Elements:* The cornice is pronounced and appears to overhang at least 6"; trim is included for the windows; there are no façade offsets.

Principle G Materials – Met– The material choices are consistent with the neighborhood palette.

- *G-1 Materials:* The residential context is predominantly clapboards with occasional shingle or brick. Brick is used as a foundation/water table but occasionally is seen as the entire ground floor. The use of clapboard and standing seam "mansard" style roof are appropriate and relate to buildings of similar typology.
- *G-2 Material and Façade Design:* The materials are appropriately placed according to their nature.
- *G-3 Chimneys:* Not applicable.
- *G-4 Window Types:* More than two window types but all rectangular, mostly vertical orientation.
- *G-5 Patios and Plazas:* Not applicable.