

Planning and Urban Development Department

Planning Division



Subject: R-6 Small Infill Design Review – 44 Quebec Street

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A design review according to the *City of Portland Design Manual* Standards was performed for the proposed renovation/ new construction of a two-family dwelling at 44 Quebec Street. The review was performed by Caitlin Cameron, Urban Designer, Rob Wiener, Preservation Compliance Coordinator, and Barbara Barhydt, Development Review Manager, in 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 meets all the R-6 design principles and standards.

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 is a hybrid of existing front-end gable single family home with a contemporary simple, flat-roofed unit. The massing and scale of the contemporary addition is mitigated through a couple strategies – the roofline is below the ridge of main roof form, the second story line is reinforced throughout the side elevation with trim details, the original roof deck railing has been setback and lowered.
- *A-2 Composition of Principal Facades:* The composition of the Quebec street-facing facades is consistent with context in terms of using symmetrical bays (two or three bays) that are oriented to the street. The window placement throughout the project is symmetrical and simple, similar to the context. The window proportion was revised to be more similar in proportion to what is found in context. The new construction has a vertical proportion and is symmetrical in composition. Some articulation elements such as trim and railings are added.
- *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.

Principle B Massing – The existing massing includes a front-end gable single family home with additions on the side elevation of varying massing. The street typically has 2.5 story front-end gables and triple-deckers with flat roofs.

- *B-1 Massing:* The principal mass is an existing single-family home. The new addition is a more contemporary and bulkier massing appended to the existing form. The proposed new construction has a vertical proportion and a flat roof. The roof deck detailing was revised to reduce the perceived height of the new addition. A trim detail at the second floor helps visually break the three story box.
- *B-2 Roof Forms:* Multiple roof lines – flat and gabled with dormer are found in the context.
- *B-3 Main Roofs and Subsidiary Roofs:* On Quebec Street, the main roof form is the front end gable. The new dormers are pulled back from the Quebec building face keeping the gable as the dominant roof form on that façade. On Howard Street, the existing condition is already quite complex in massing and roof forms. The new addition has a flat roof line that is slightly lower than the original building roof ridge line.
- *B-4 Roof Pitch:* The roofs are a combination of gabled and flat roofs.
- *B-5 Façade Articulation:* The project employs two of the required articulation elements – dormers, recessed, covered entry.
- *B-6 Garages:* Garage door is less than 40% building width with at least one story of living space above as required.

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

- *C-1 Entrances:* The entry is street-facing and emphasized with a recessed porch.
- *C-2 Visual Privacy:* Visual privacy is adequately addressed; ground floor windows are higher than 48” above adjoining sidewalk grade.
- *C-3 Transition Spaces:* The project uses a recessed entry, side entry.

Principle D Proportion and Scale – Staff recommends that the original house maintain a traditional vertical proportion window to keep the integrity of the original façade composition and to be contextual with the surrounding context – this is especially important on the Quebec Street façade which is now losing its entrance and canopy details. The new addition could have a different window type or proportion – continuity of fenestration between new and existing is not critical.

- *D-1 Windows:* The majority of windows are rectangular and individually have vertical proportions. Windows were revised to be more vertical on all elevations in the original portion of the building to better reflect the context. The new addition has shorter windows to set it apart as a contemporary addition.
- *D-2 Fenestration:* It appears the 12% fenestration requirement is met on both street-facing facades.
- *D-3 Porches:* The porch meets the dimensional requirements. According to zoning, the front façade faces Quebec Street and so the porch does not need to meet the 20% requirement as stated in this standard.

Principle E Balance – Met – The building façade composition creates a sense of balance with good use of overall and local symmetry.

- *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 – More information is needed regarding details.

- *F-1 Articulation:* Windows have trim, corner trim boards, clapboard siding, trim at second floor. Some articulation will be provided by the railings, roof overhangs, existing cornice lines. Some articulation is lost with the removal of the entrance canopy.
- *F-2 Window Types:* No more than two window types and sizes are used at both street façades.
- *F-3 Visual Cohesion:* The visual cohesion of the façade is good.
- *F-4 Delineation between Floors:* The floors are delineated by fenestration patterns, roof lines.
- *F-5 Porches, etc.:* The existing entrance and canopy are being removed. The side entry includes a recessed porch (existing) to become the main entry, the porch will be reduced from original size. Why no railing on porch?
- *F-6 Main Entries:* The main entry is relocated to Howard Street but is emphasized through recessed porch and stair.
- *F-7 Articulation Elements:* The cornice of the original building is pronounced and has an overhang similar to those found in context single-family buildings; windows have trim; the façade offset is at least 12” of the new building. The new portion of the building was revised to include trim at second floor corresponding to the lines of the original building. There is a small trim detail at top roofline and railing.

Principle G Materials –The material choices keep the existing clapboard, appropriate to the context.

- *G-1 Materials:* The residential context is predominantly clapboards with occasional shingle or brick. The proposal continues to use the clapboard siding with brick watertable.
- *G-2 Material and Façade Design:* Met
- *G-3 Chimneys:* Not applicable.
- *G-4 Window Types:* No more than two window types are used.
- *G-5 Patios and Plazas:* Not applicable.