Proposed new house at 71 Quebec Street, Portland ME 04101

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ARCHITECTS

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/08/14

The following comprises a written statement, as part of a Level 1 Site Plan Review applica
proposed new house at 71 Quebec Street, Portland ME 04101.

Project description:	The project is a single-family home designed with appropriate scale, form, materials, and details for the neighborhood. A number of existing houses with a 2-block radius exhibit similar characteristics. All zoning rules have been met.
Project owners:	Craig Bramley & Kim Simmons
Project Architects:	Kaplan Thompson Architects. Phil Kaplan, Architect.
Project review:	The plans have had a preliminary review by Planning Department staff, including a pre-application meeting on July 16, 2014, & subsequent communication by phone & email.

1. Proposed Use: Single-Family Residential building (intended for owner/occupancy).

2. Area of Site: 5190.0 square feet

3. Floor Area: Area of enclosed, occupied space (conditioned space only)

Ground floor area is	525
2nd floor area is	1,295
3rd floor area is	1,080
4th floor area is	400
Total area is	3,300 SF

4. Proposed Easements: None

5. Solid Waste: It is expected that occupants will use the "blue bags" available for purchase to city residents for solid waste disposal.

6. Construction Plan: All construction will be done in a single phase. The work is expected to take 9-12 months, with completion projected to be fall 2015.

7. Evidence of Title: Please see accompanying Deed.

8. Electronic files: A CD with PDF's of the project drawings is included in submission package.

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RESPONSE TO THE R6 INFILL DEVELOPMENT DESIGN PRINCIPLES & STANDA
For proposed new house at 75 Quebec Street, Portland ME 04101.

PURPOSE OF THE R6 ZONE
We note that the purpose of the R6 zone includes " *... providing a wide range of housing for di households; and to conserve the existing housing stock and residential character of neighborhoods by controlling the scale and external impacts of professional offices and other non-residential uses.*"

PURPOSE OF THE R6 INFILL STANDARDS
"New residential construction within Portland's compact R-6 zones should relate to the predominant character defining features of the neighborhood. The design of new development is critical, particularly elements such as the orientation and placement of a building on a site; relationship to the street; and mass, form and materials."

PRINCIPLE A Overall Context
"A building design shall contribute to and be compatible with the predominant character-defining architectural features of the neighborhood."

A-1 Scale and Form
This project is a single-family home, common to its two-block neighborhood. The scale and bulk have been carefully designed to present a form in keeping with the neighborhood.

- The building form is divided in to 3 main parts to address the scale of the adjacent neighbors.
- A primary portion, at the front yard setback, comprises 3rd floor bedrooms, the 2nd floor living space & 1st floor entry.
- A secondary volume, to one side, comprises the 2nd floor kitchen & an outdoor porch at the same level.
- The minor third volume, at 4th floor level, is the highest but also the smallest & is well set back from the street.

A-2 Composition of Principal Facades
The rhythm, size, and proportion of the proposed façade have been carefully and creatively designed to relate to the neighboring buildings.

- The 2 main parts of the street façade are arranged to respect the scale of the adjacent neighbors.
- The taller portion is closest to the neighbor with a gable-end front façade (no. 75 Quebec Street).
- The shorter volume steps down towards the other neighbor (no. 65), which has a lower street front eave.
- The primary living spaces are on an elevated level above the street, similar to the predominant house type in the neighborhood, with a clearly articulated service "base" at ground level.

A-3 Relationship to the Street
The house is carefully articulated to ensure & welcoming appearance from the street & strong visual & actual connections to the street.

- The front façade aligns with those of its immediate neighbors on each side.
- The principal entrance faces directly towards the street & is clearly visible from the sidewalk.
- The primary windows & living spaces all face the street.

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PRINCIPLE B Massing

"The massing of the building reflects and reinforces the traditional building character of the ne through a well composed form, shape and volume."

B-1 Massing

The massing and form used in our building is common to other buildings in the neighborhood. I the street façade and lengthened along the axis of the property.

- The primary form is legible being the main bulk of the house, with secondary & minor forms articulating special places within & around the house.
- The "stepped cubic" form is similar to the house at 90 Quebec Street.
- The cube-like volume of the main portion of the house is similar to the form of the houses at 39 Lafayette Street, 57 Merrill Street, or 70 Merrill Street (see attached photos).
- The building overhang forming an entry porch is similar to the building at 40 Howard Street, & the houses at 59 Lafayette Street, or 70 Merrill Street (see attached photos).
- The 4th floor volume is close to the allowable height limit for this site but has been carefully located so as to be a minimal presence from the street.

B -2 Roof Forms

- The single pitch roof of the 4th floor volume is similar to the house immediately across the street, at 59 Lafayette Street (see attached photo).
- The rear roof deck & 4th floor access room, is similar to the houses at 40 Howard Street, 49 Merrill Street, 57 Merrill Street (see attached photos).

B -3 Main Roofs and Subsidiary Roofs

- The roof of the main volume is low pitch with a roof deck above it at the rear.
- The roof of the 4th floor roof deck access room is subsidiary to the main volume.

B-4 Roof Pitch

- The sloped 4th floor roof has a 2' deep eave overhang all round, & provides a visual "cap" to the overall building.

B-5 Facade Articulation

A balanced variety of architectural elements have been provided & are readily visible from the street.

- Balconies (roof deck)
- Recessed entry
- Covered entry porch

B-6 Garages

On site parking is divided between an open carport close to the street, & a garage located deeper on the site. Both carport & garage are integrated into the building form, with at least 1 story of living space above them.

- The vehicle entry at the street leads to the open carport, with the garage beyond.
- The vehicle entry to the carport is set back 3' behind the façade of the main structure.
- The garage door is 12' wide (40.1% of the width of the building's overall facade), but set back 23' behind the façade of the main structure.

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PRINCIPLE C Orientation to the Street

"The building's façade shall reinforce a sense of the public realm of the sidewalk while providi transition into the private realm of the home."

C-1 Entrances

A welcoming entry porch with a clearly visible front door is oriented directly towards the street.

- The main entry is recessed 9' from the front façade, and is protected by a building over... forming a covered porch that extends to the front of the building.
- The entry porch is further defined by a slight change of ground level, with a step down to the sidewalk.
- A stone slab forms a comfortable & durable bench seat along the sunny side of the entry porch.
- Site planting will further enhance the "street appeal" of the main entrance.

C-2 Visual Privacy

- Visual privacy is provided by a front porch transition and with main living spaces on the 2nd floor.
- All first floor windows sills are >48" above grade.

C-3 Transition Spaces

The recessed front porch acts as a clearly defined transition space.

- The entry porch is defined by a change of ground level, stepping down to the sidewalk
- The ground surface of the front entry & steps will differ from the brick sidewalk.

PRINCIPLE D Proportion & Scale

"Building proportions must be harmonious and individual building elements shall be human scaled."

D-1 Windows

- Windows on the principal facades are rectangular & generally vertical, or stacked in a vertical manner.

D-2 Fenestration

- Windows on the street façade comprise +/- 22% of the total façade area.

D-3 Porches

- The width of the front entry porch is +/- 27% of the front façade.
- The approximate dimensions of the front entry porch are 9' deep, x 8' wide, & 72sf.

PRINCIPLE E Balance

"The building's façade elements must create a sense of balance by employing local or overall symmetry and by appropriate alignment of building forms, features and elements."

E-1 Window & Door Height

The majority of window & door heads align along a common horizontal datum line.

E-2 Window & Door Alignment

The majority of windows stack so that centerlines align vertically.

E-3 Symmetricality

Primary windows are arranged in a balanced composition around the vertical axis of the principal façade.

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PRINCIPLE F Articulation
"The design of the building is articulated to create a visually interesting and well composed res

F-1 Articulation
- The exterior of the house uses cladding variations, window composition, & balustrade the new house has a crisp contemporary urban appearance, yet with a welcoming feel & scale.

F-2 Window Types
- Window patterns are carefully composed of a limited range of sizes & types.
- Window types are selected & arranged to articulate the new house with the look & feel of a pleasant contemporary home.

F-3 Visual Cohesion
- A limited selection of cladding types are arranged to enhance the articulation of the house forms.
- Visually "heavier" materials are used lower to the ground & below "lighter" ones.

F-4 Delineation Between Floors
- Floor levels are clearly delineated by window composition & building form.

F-5 Porches & decks
- The entry porch and roof deck are both neatly integrated into the building form.
- The roof deck has appropriate balustrade guards to provide visual privacy with the immediate neighbors.

F6 Main Entries
- The main entry is oriented directly towards the street & is clearly visible from the sidewalk.

F-8 Articulation
- The 4th floor roof has a pronounced 2' eave overhang.
- Offsets in the building form are >1'.

PRINCIPLE G Materials
"Building facades shall utilize appropriate building materials that are harmonious with the character defining materials and architectural features of the neighborhood."

G-1 Materials
Materials & exterior treatments will be harmonious with those in the neighborhood.
Primary materials have been chosen for their attractive appearance & durability: Fiber cement or Cedar .

G-2 Material & Façade Design
Façade materials will be consistent & appropriate to their material nature.

G-3 Chimneys
The proposed house does not include a chimney.

G-4 Window Types
The proposed windows will be either "tilt-turn" or fixed, high performance, triple glazed units, all from one line from the same manufacturer.

G-5 Patios & Plazas
Patios will constructed from permanent materials such as concrete, brick, stone, or similar materials.

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EXISTING HOUSES & BUILDINGS IN THE NEIGHBORHOOD

90 Quebec Street

40 Howard Street

39 Lafayette Street

59 Lafayette Street

49 Merril Street

57 Merrill Street

70 Merrill Street

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