Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/12/17

Planning and Urban Development Department
Planning Division

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

Written by: Caitlin Cameron, Urban Designer

Date of Review: Thursday, July 27, 2017

A design review according to the *City of Portland Design Manual* Standards was performed for the proposed new construction of a single-family dwelling at 5 Monument Street. The review was performed by Caitlin Cameron, Urban Designer and Rob Wiener, Development Review Assistant, 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 the Design Review 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 basic form proposed is most similar to a 1.5 story, front-end gable single-family home, however less vertical in proportion. The symmetrical roof form and front-end gable relate to the contextual forms.
- *A-2 Composition of Principal Facades:* The composition of the street-facing facades is consistent with context in terms of having a symmetrical roof, two bays, off-centered door, and an orientation to the street.
- *A-3 Relationship to the Street:* The building placement is setback further from the street than is typical, though there is some variation in neighboring front yard setbacks.

Principle B Massing – Met – The symmetrical front-end gable roofline and narrow front façade create an overall building form that reflects or reinforces the traditional building character of the neighborhood.

- *B-1 Massing:* As a single-family home, it is appropriate to have a front-end gable form. The project is shorter and less vertical in proportion than typically found in the context.
- *B-2 Roof Forms:* A front-end gable roof form is contextual and was revised to be symmetrical.
- *B-3 Main Roofs and Subsidiary Roofs:* There is a clear main roof form.
- *B-4 Roof Pitch:* Gable roof at the street is symmetrical and has a pitch of at least 7:12.
- *B-5 Façade Articulation:* The project now uses two of the required elements – a dormer and covered entry.
- *B-6 Garages:* Not applicable

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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 – a step and canopy were added for emphasis.
- *C-2 Visual Privacy:* Visual privacy is adequately addressed; ground floor windows are higher than 48" above adjoining sidewalk grade. Building will be raised 24" above sidewalk grade.
- *C-3 Transition Spaces:* The project is setback far from the street and raised 24" above sidewalk grade.

Principle D Proportion and Scale – Met – The building scale is small and human scaled. Though shorter in proportion than found nearby, the overall façade composition is in proportion.

- *D-1 Windows:* The majority of windows are rectangular and front window was revised to include internal divisions that create vertical proportions; window proportions, sizes, and orientations more contemporary than found in the context.
- *D-2 Fenestration:* The 12% fenestration requirement is now met on the front façade with a glass door and enlarged window.
- *D-3 Porches:* not applicable

Principle E Balance – Met – The building façade composition is balanced around the building center line.

- *E-1 Window and Door Height:* The window and door head heights align.
- *E-2 Window and Door Alignment:* not applicable
- *E-3 Symmetricality:* Only one window and door appear on the front façade but are placed with local symmetry to the building center line.

Principle F Articulation – Met – The façade will have visual interest provided by the materials and modest articulation elements.

- *F-1 Articulation:* Project does not appear to provide window reveals or trim. Board and batten will provide some shadow line/texture to the façade. There will be a canopy and eave overhang.
- *F-2 Window Types:* Two types of windows are visible from the public right-of-way.
- *F-3 Visual Cohesion:* The visual cohesion of the façade is good.
- *F-4 Delineation between Floors:* Building is only one story.
- *F-5 Porches, etc.:* not applicable
- *F-6 Main Entries:* The main entry is oriented to the street and was revised to provide a canopy and stoop.
- *F-7 Articulation Elements:* The cornice projects at least 6"; no trim is proposed; no offsets are proposed; cornice line is not decorative but is somewhat pronounced.

Principle G Materials – Met – The residential context is predominantly clapboard and brick foundation with occasional shingle or brick.

- *G-1 Materials:* The proposal uses board and batten siding and standing seam metal roof with a concrete footing.
- *G-2 Material and Façade Design:* Materials are placed appropriate to their nature.
- *G-3 Chimneys:* Not applicable.
- *G-4 Window Types:* Two types of windows are visible from the public right-of-way.
- *G-5 Patios and Plazas:* Not applicable.