



# WHIPPLE-CALLENDER ARCHITECTS

## **DESIGN STANDARDS REVIEW**

Assessment of development's consistency with applicable design standards contained in Section 14-526 and in City of Portland Design Manual for 25 Monument Street Portland.

### **Project**

#### **25 Monument Street**

Portland

New 5 Unit Apartment Building

### **Zone**

The site is located in an R-6 zone.

### **Design Standards**

#### **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 must relate to those found in residential building within 2 block radius...

Buildings within 2 blocks are mostly multifamily. Two and a half story wood framed apartment buildings are common. Most of the roof-scapes have been changed to accommodate more capacity. The oldest date from the early 1800s and the newest from a year or two ago. The largest building on the same block is a 12 unit 36,000 s.f. apartment building built in 2014. This building fits between the extremes and is consistent in scale and form with it's nearest neighbors.

A-2 Relate the composition of the new building façade, -rhythm, size, orientation and proportions of window and door openings - to those of its neighbors...

This building is L-shaped, with the narrowest portion of the L facing Monument Street. That portion is similar in width and height to several of the flat roofed multi-unit buildings in the two block radius. Window and door openings are larger than those in the oldest buildings but no larger than those in the newer buildings.

A-3 Relationship to the Street: Respect the rhythm, spacing and orientation of residential structures along streets w/in 2 blocks...

The front L of this building will be even with the side of the building to the east of it and further back (20'+-) on the site than those facades nearby that abut the sidewalk. A wide stoop with wide steps face the street and a landscaped zone abuts the sidewalk. The intent is to create a stoop with steps wide enough to sit on comfortably. A transparent metal fence set back from the steps will delineate the more private zone from the public zone. Both zones will be visible and landscaped.

#### **Principle B: Massing**

B-1 Massing should be harmonious with the massing of existing buildings...

This building's L-shape breaks the massing down into two parts. Set backs in the enclosed portion of the building to accommodate balconies and set-backs on the third floor to suite the zoning ordinance further break down the massing scale. Its mass is consistent with other multi-unit buildings nearby and much smaller than the 12 unit building previously mentioned on the same block.

B-3 Roof Forms shall refer to the architectural forms found w/in 2 blocks...

This building's roofs are flat except where the massing steps back on the third floor. 14 of the buildings with a 2-block radius have flat roofs.

B-4 Gable roofs...

B-4 is not applicable to this building.

B-5 Façade Articulation: Provide variety in the massing by incorporating two or more of the following...

2. Balconies
3. Recessed entries
4. Covered porches
5. Bay windows

All are incorporated in this building.

B-6 Garages, if integrated into the building form, must have a door no larger than 40% of the building's overall width.

This building's garage is 12 wide, which is 24% of the Monument St. façade width.

### **Principle C: Orientation to the Street**

C-1 Emphasize and orient the main entrance to the street...

As described above, the main entrance faces the street. A wide granite stepped stoop with porch roof above invites occupants to pass out candy on Halloween night.

C-2 Visual privacy of occupants...

Is assured, as the apartments start on the second floor level.

C-3 Transition spaces...

Have been described above.

### **Principle D: Proportion and Scale**

D-1 The majority of windows shall be rectangular and vertically proportioned...

Windows in this building are rectangular. Wide picture windows with transom lights are used in the public spaces where we want view and light; smaller casement windows without transom lights are used in bathrooms and bedrooms. None of the windows are double hung, as found in the older buildings of the neighborhood. The wider windows in this building serve a purpose, both to gain light and view and to represent the technology of the 21<sup>st</sup> century. Efforts have been made to arrange these windows in a pleasing rhythm on the façade.

D-2 Fenestration... shall be at least 12% of the total façade area...

Windows in the street façade of this building make up 17% of the front façade.

D-3 Porches shall extend horizontally for 20% of the front façade...

The stoop of this building is 6' wide (12%) of the street façade and 50' deep. A wider porch, or an entrance door on the street façade are impossible to accomplish on this building due to the need for a first floor parking level and an entry/stair/elevator core that serves units from the center of the building.

### **Principle E: Balance**

E-1 Window and door heights must align...

Door headers are 6'8" throughout this building. Window headers are 6' 8" or one transom window size higher than 6' 8", so that window frames align horizontally.

E-2 The majority of windows shall align vertically...

Wherever possible, this has been done.

E-3 Symmetricality: primary windows shall be symmetrically aligned around building's centerline.

This building's composition is intended to be balanced but not symmetrical.

### **Principle F Articulation**

F-1 Trim, reveals, etc, shall be consistent to the style of the building...

Trim is consistent and fairly minimal on this building. It is not intended to be historical, but of its time.

F-2 Window types

See above.

F-3 Visual cohesion

Brick and granite sheath the first floor; lapped horizontal siding the second and third floor; lapped vertical siding the top floor. The building is designed to appear lighter as it goes up.

F-4 Delineation between floors...

Is provided by consistent trim on the balconies and change in siding orientation on the top floor.

F-5 Porches, railings etc. ...shall be integrated into the overall composition...

Railings in this building will be made of steel shapes set in panels between posts at consistent intervals. The shapes may be welded mesh or die cut panels or bars in a pattern. They will be consistent throughout the building.

F-6 Maine Entries...

See above.

F-8 Articulation

1. Eaves and rakes shall have min. projection of 6". This building has 2' cornices.
2. Façade trim shall be 4" min. Windows on this building have no trim. Porch trim is wider than 4".
3. There are no offsets.
- 4.

### **Principle G: Materials**

G-1 Materials shall be harmonious with surrounding buildings...

This building has brick base and lapped siding on the upper levels, (similar to surrounding buildings.)

G-2 Materials shall be true to their nature

If thin brick is used, it will not in any location show as thin.

G-3 Chimnies

Do not exist in this building

G-4 Window types

See above.

G-5 Patios and Plazas

Not applicable.