

April 25, 2016

Nell Donaldson
Planner
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Re: 70 Anderson Street - Design Narrative

The proposed buildings to be located at the corner of East Lancaster and Anderson Streets in Portland's East Bayside Neighborhood consist of a 10 unit townhouse style apartments. these apartments are within two buildings on the site, a 4 unit building and a six unit building.

Prior to developing the building concept we spent much time walking the streets of East Bayside, taking photos, analyzing existing streetscapes, existing development densities, building massing, forms, materials and textures. This approach allowed us to develop a design concept that is grounded by the existing neighborhood context but reflects our contemporary time.


The neighborhood is comprised of a diverse palate of Architectural forms, scales and density. We noted that the predominant residential form is that of a multi-story structure with a gable roof form. We designed 70 Anderson to reflect this vernacular massing predominant in the neighborhood, the streetscape along Anderson Street has two Gables facing the street. The facade on East Lancaster is the longer elevation which we designed to clearly reflect the use within, a townhouse. Portland has a history of townhouse development, these are buildings that use a rhythm of fenestration color and details to demark the different units in typically a playful manner. We designed 70 Anderson by using color and texture to scale and define the residential units, each unit per building has its unique color defining unit boundaries. We also recognize the importance of the units having defined entrances facing the street, we have provided entry doors and projecting canopies both along East Lancaster and Anderson Streets to engage the sidewalk and

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enhance the streetscape. The buildings are placed close to the street similar to the historic building placement of the neighborhood.

Building Scale is a very important in this neighborhood, we have utilized color (as described above) as well as texture and massing to scale the buildings to fit in with their surroundings. We opted to break the project into two buildings to scale them down to a more typical building width found within the neighborhood. We have used differing siding exposures on the facades to help define the first floor from the second and third floor above, this siding texture changes is trimmed by a horizontal trim band between the two. We have added a substantial fascia trim detail to cap the buildings and transition from the third floor to the roof above.

The siding materials proposed are factory finished composite lap siding chosen for its traditional crisp appearance and long term durability. The windows proposed are dark in color to enhance the contrast to the siding color and also further reinforce the crisp simplicity of the design. The roofing proposed is an Architectural asphalt shingle dark in color similar to many roofs found throughout the neighborhood.

70 Anderson is an urban infill project that will help define the city block it is located on. The design of the building is derived from the Vernacular Architecture that exists in the neighborhood, we have used color, texture, massing and rhythm as tools to scale the project and integrate it into the existing neighborhood fabric.

We look forward to discussing the project at the upcoming Planning Board workshop.

Sincerely,



Ryan Senatore, AIA LEED AP

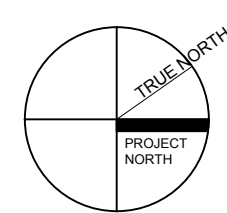
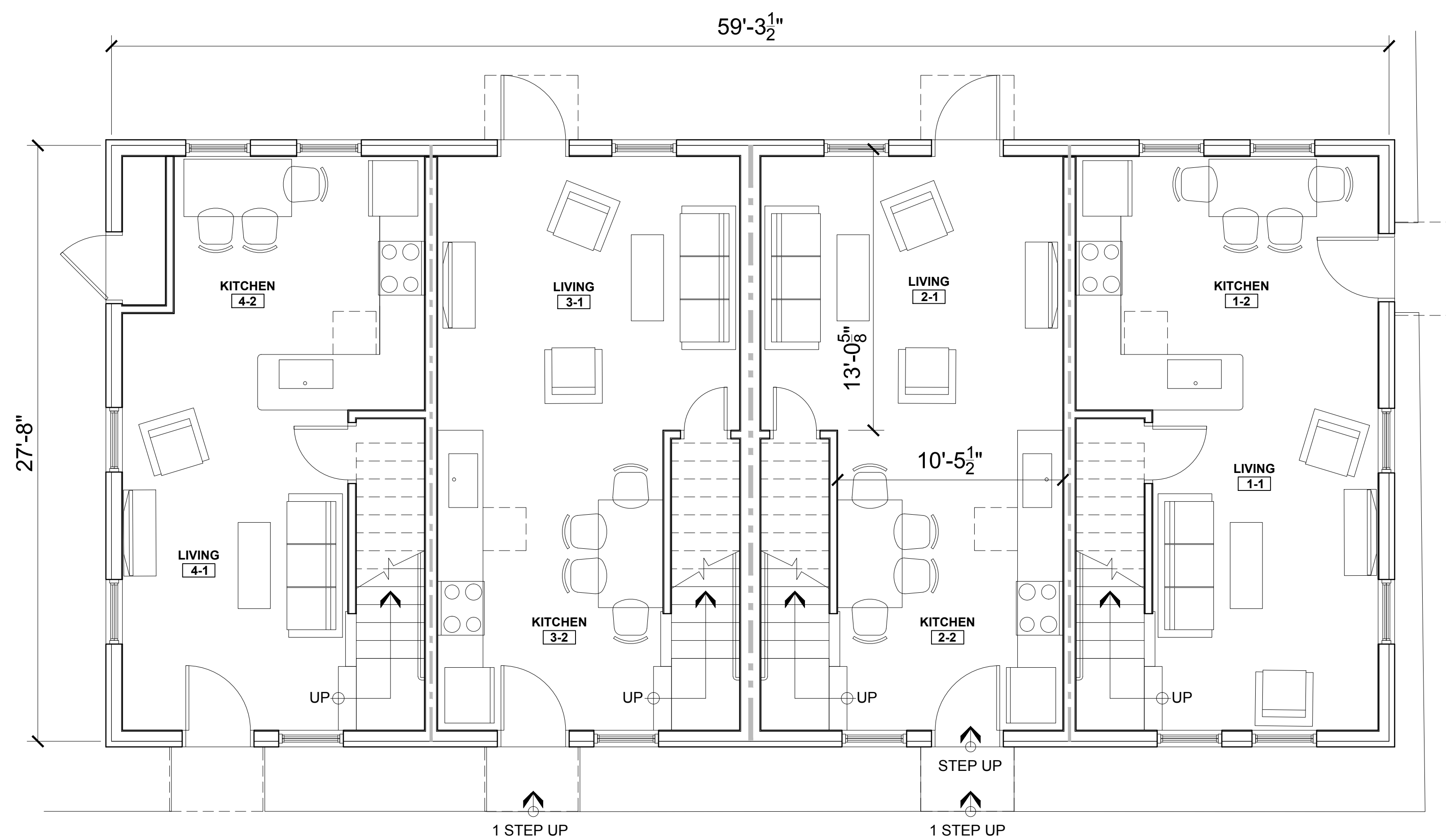
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EAST LANCASTER STREET

ANDERSON STREET

1 FIRST FLOOR PLAN
1/4" = 1'-0"

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APARTMENTS
70 ANDERSON STREET
PORTLAND, MAINE



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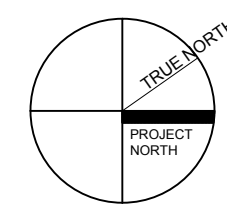
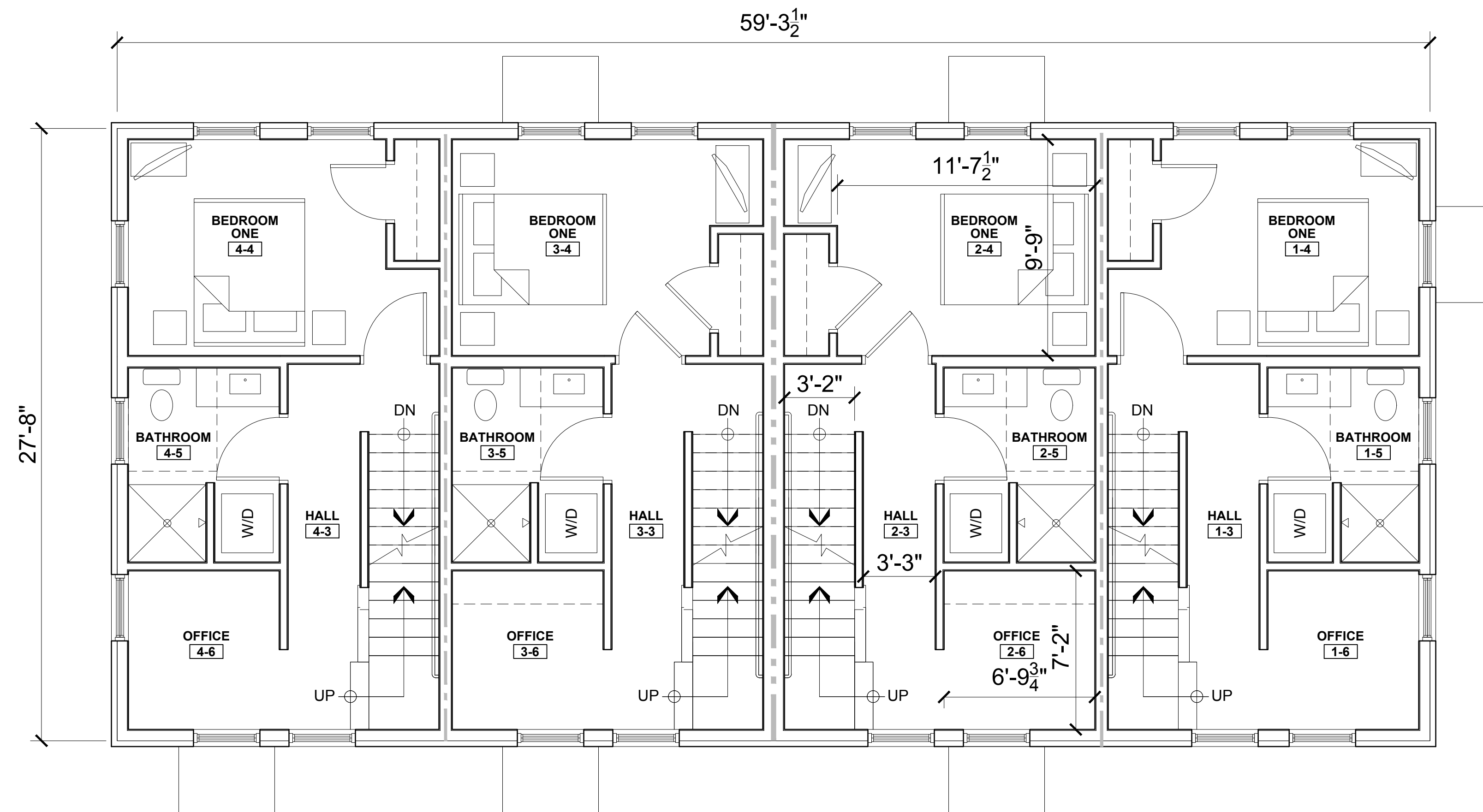
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SHEET TITLE:

BUILDING A
FIRST FLOOR
PLAN

A1-1A

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1 SECOND FLOOR PLAN
1/4" = 1'-0"

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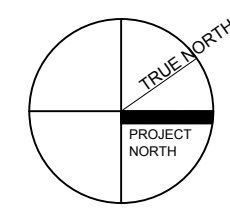
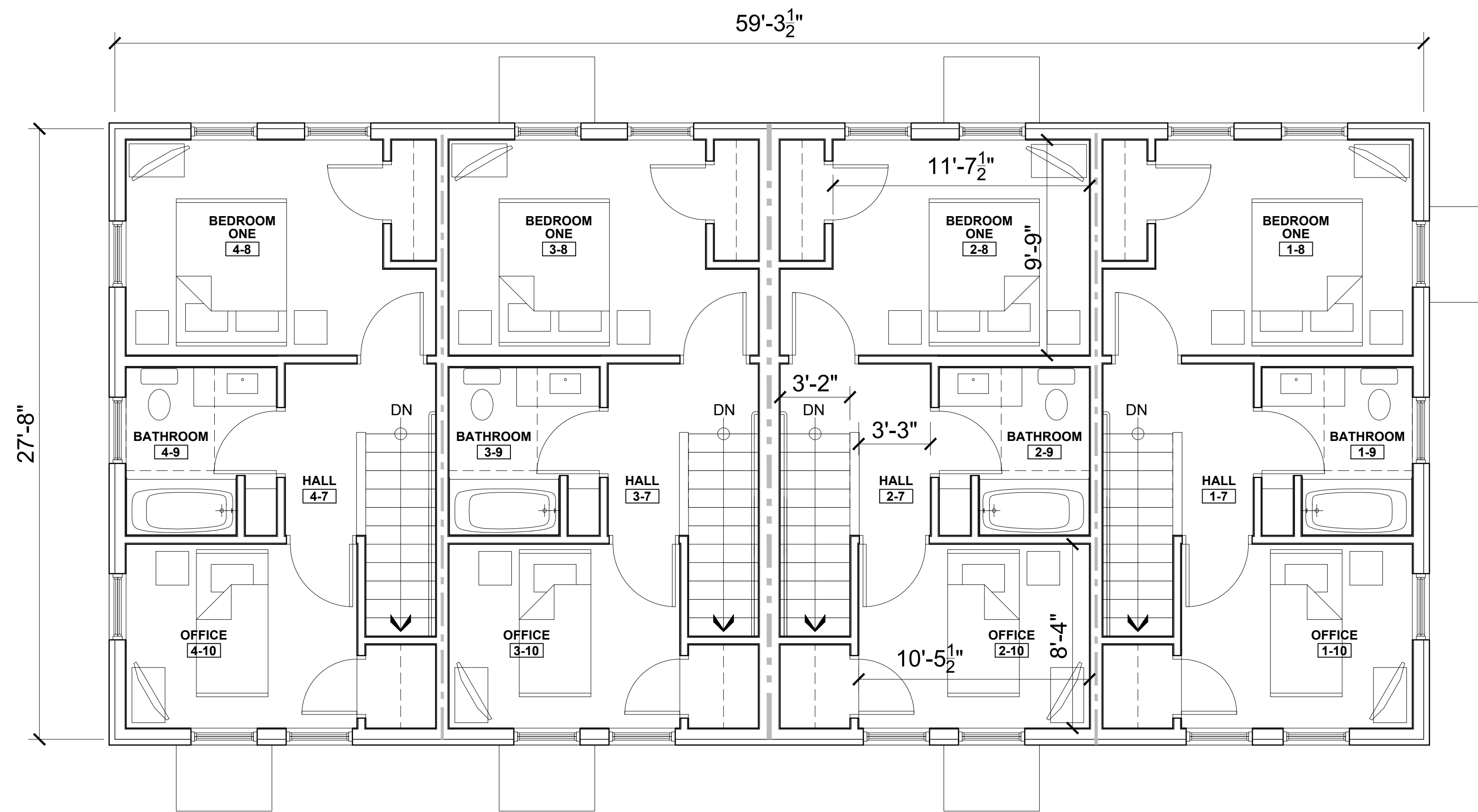
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SHEET TITLE:

BUILDING A -
SECOND FLOOR
PLAN

A1-2A



1 THIRD FLOOR PLAN
1/4" = 1'-0"

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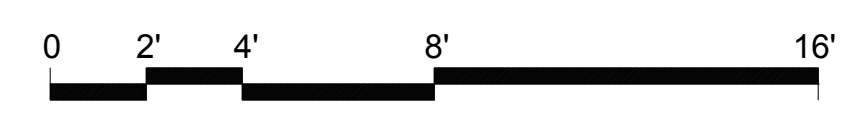
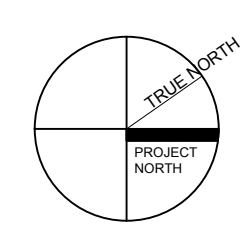
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THIRD FLOOR
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A1-3A



1 ROOF PLAN
1/4" = 1'-0"

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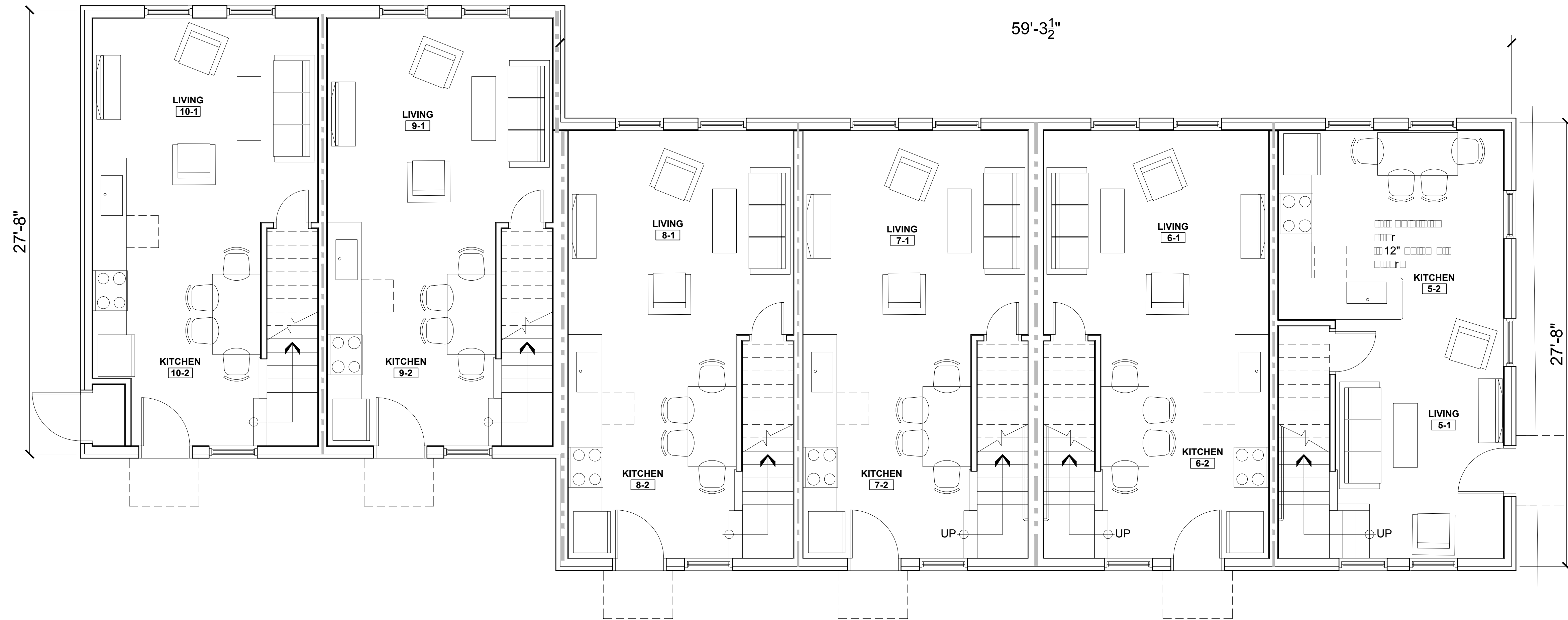
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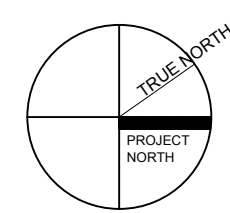
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ANDERSON STREET



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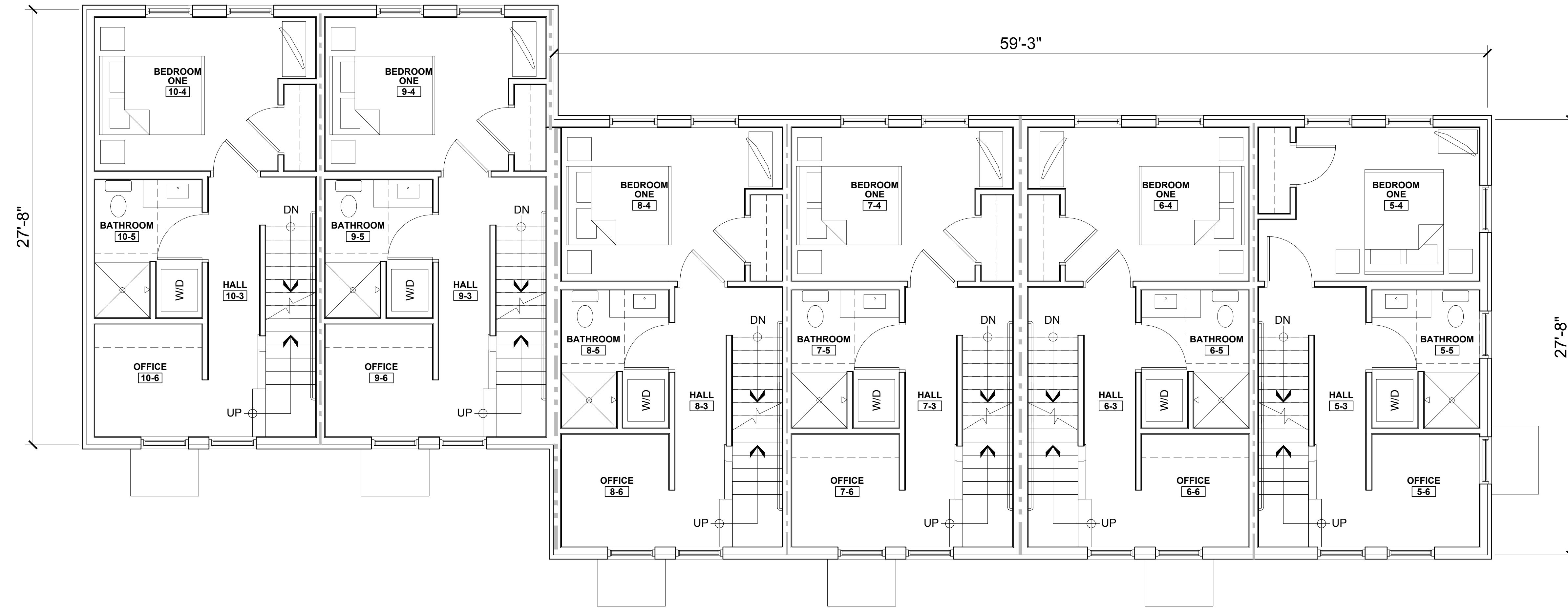
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BUILDING B
FIRST FLOOR
PLAN

A1-1B



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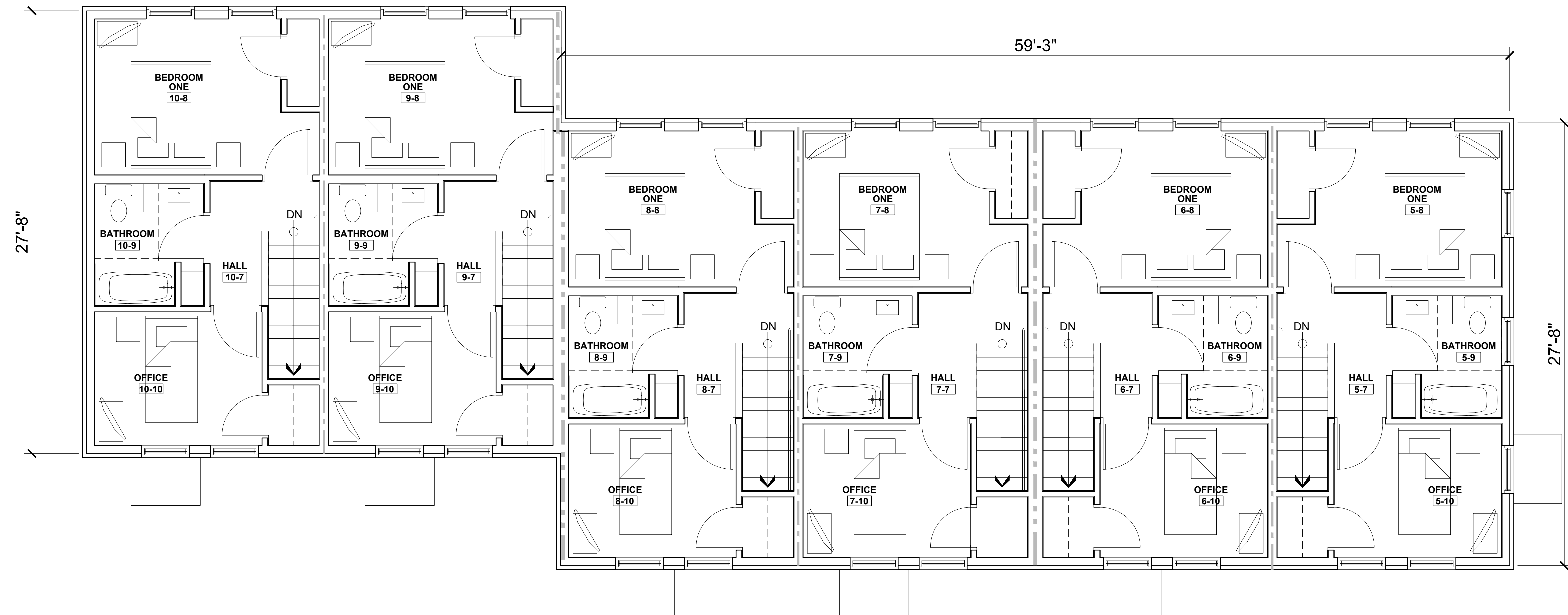
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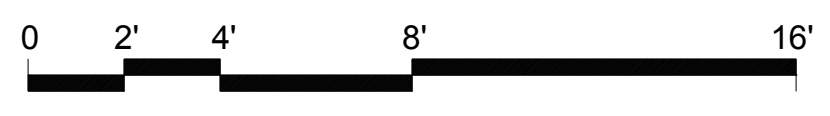
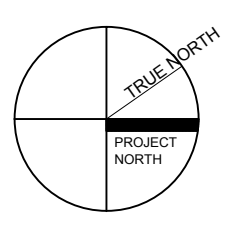
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ROOF PLAN

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VIEW LOOKING EAST ON ANDERSON STREET



VIEW LOOKING WEST ON ANDERSON STREET



VIEW LOOKING SOUTH ON MADISON STREET



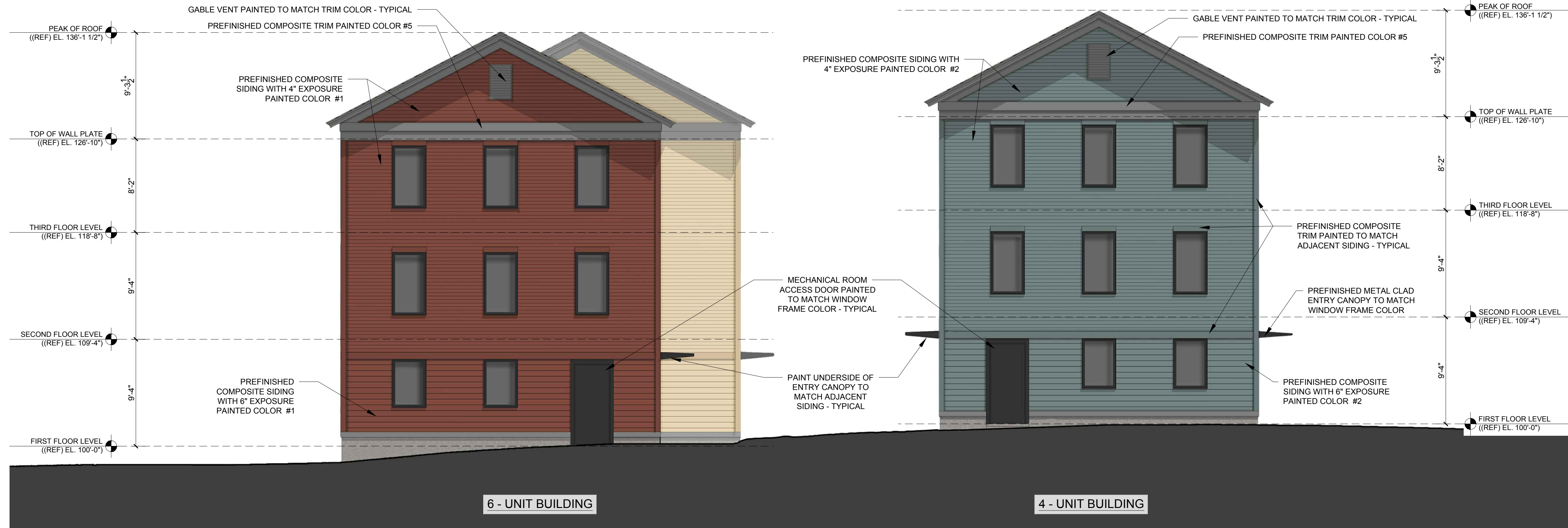
VIEW LOOKING NORTH ON EAST LANCASTER STREET



NORTH EAST ELEVATION VIEW



SOUTH EAST ELEVATION VIEW



SOUTH WEST ELEVATION VIEW



NORTH WEST ELEVATION VIEW