

Granite Block

215 Commercial Street

Portland

Application for Workshop review

18 April 2017

Description

Proposed alterations at the Granite Block for this project are limited to the roof and include both the Commercial Street and Wharf Street sides. Visibility from public vantage points is limited owing to the gambrel roof form and the narrowness of Wharf Street, as well as the existing dormer configuration. The purpose of the project is to make habitable the large volume of unutilized space at the 5th floor ceiling and create new residential units there.

At the Commercial Street side, we are proposing to infill between the existing doghouse dormers with 6/6 windows to match existing. A low slope shed roof will extend up the gambrel to the point of intersection of the doghouse dormer ridge, thereby allowing the existing individual gables to read clearly against the sky. Above that point, we propose skylights similar to the ones at the Blanchard Block, set flush with the existing roof slope (these won't be visible from the street). At the Wharf Street side, we propose an extension of the existing shed roof dormer, set back enough to allow the existing shed roof to read through, but not so far as to raise the sill above a reasonable level from the interior. The roof plane intersection will remain as exists (the slope will be shallower to accomplish). This dormer is only visible for a slight distance at Fore Street at Plum Alley and Wharf Street.

Materials considered at this conceptual stage are wood windows to match the existing at Commercial Street and aluminium windows to match the existing at Wharf Street. Roofing is asphalt shingles to match existing.