

HKTA / architects

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133 York Street, New Apartment Building

Narrative Response to Guideline Topics for Development for R-6 Infill Development, Design Principals and Standards

From City of Portland Design Manual

II. DESIGN PRINCIPLES AND STANDARDS

PRINCIPLE A Overall Context

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

STANDARD A-1 Scale and Form: This new building occupies the site of a rather dilapidated wood framed three-story house. The site is unique in the area for it is situated in the interior of the block surrounded by two and three story residential structures and only presents a brief passing view from York Street. The scale and form is entirely consistent to those found in residential buildings within a two-block radius of the site. The predominant character-defining architectural features of the building consists of a principle façade articulated by architectural bays and porches, consistent and familiar features found throughout the neighborhood.

STANDARD A-2 Composition of Principal Facades: The composition of the new building façade, includes a rhythm and proportion of windows and openings set in a symmetrical pattern related to the facades of residential buildings. These contribute to and are compatible with the predominant character-defining architectural features of the neighborhood.

STANDARD A-3 Relationship to the Street: The site is unique in the area for it sits inside the block surrounded by 2 and 3 story residential structures and only presents a passing view from York Street. The site is seen as respecting the former relationship of the existing structure and thereby not significantly altering the existing streetscape.

PRINCIPLE B Massing

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

STANDARD B-1 Massing: The building's massing is harmonious with the massing of existing buildings in a two-block radius. This new building makes use of the sloping site by providing parking beneath the first floor of the residential quarters. Covered parking is at grade on the York Street side and on the up-hill side the first floor residential units are at grade making for a three-story structure. This elevation change and the resulting building heights around the building make the building height consistent with others in the neighborhood. Furthermore, with a footprint of 2419 ft² the massing is relatively modest in comparison with some adjacent structures.

STANDARD B -2 Roof Forms: Roof form is consistent with architectural forms found within a two-block radius of similar three story buildings. The neighborhood has a mix of pitched and flat roofs with the larger residential buildings having flat roofs within the block and neighborhood.

STANDARD B -3 Main Roofs and Subsidiary Roofs: The building has a flat main roof form with a single three-foot step between the two halves. There are no subsidiary roof forms or dormers.

STANDARD B-4 Roof Pitch: This standard does not apply. However, the roof edge on three sides have molded roof edge trim with a cornice feature at the center stair bay roof edge.

STANDARD B-5 Facade Articulation: Massing is articulated by incorporating at the following architectural elements applied to the front façade.

1. Balconies.
2. Bay windows.

STANDARD B-6 Garages: Surface parking is provided for each living unit directly beneath the structure at grade. This provides an amenity for the residents and reduces the visual appearance of a parking lot.

PRINCIPLE C Orientation to the Street

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

STANDARD C-1 Entrances: The structure has almost no street orientation for it sits well back from the street at the head of the drive approach behind other buildings. There is a modest covered entry, which leads to a common stairway to the living units on the upper levels.

STANDARD C-2 Visual Privacy: Visual privacy of occupants of the dwellings is assured with major windows on the York Street side starting at the second level, several feet above the drive and parking location beneath the building.

STANDARD C-3 Transition Spaces: Due to the building location, 115 feet from the side walk, the creation of a transition space between the street and the front door is impractical. Such features as porches, stoops, porticos, arcades, recessed entries, covered entries, trim, and sidewalk gardens beyond the immediate surrounds of the building are not achievable.

PRINCIPLE D Proportion and Scale

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

STANDARD D-1 Windows: The majority of windows are rectangular and vertically proportioned, with larger picture windows facing south and operable windows for ventilation flanking these windows. Accent windows are located in the stairway at each landing to add interest to that portion of the façade and natural lighting for the stair exit.

STANDARD D-2 Fenestration: The area of fenestration of the front façade is substantially more than 12% of the total facade area. Appropriately, scaled windows are included on all sides of a building.

STANDARD D-3 Porches: Porches are attached to the front façade and extend along a horizontal line at least 20% of the front façade. By calculation, the porches extend 28% along the front façade. Balconies have a minimum depth of 5'-6" feet and square footage of 69 square feet. (Standard allows the depth to be reduced to 5 feet if the square footage is increased to 60 square feet).

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.

STANDARD E-1 Window and Door Height: The majority of window's and door's head heights are align along a common horizontal datum line.

STANDARD E-2: Window and Door Alignment: The majority of windows are stacked so that centerlines of windows are in vertical alignment. Windows offer a local symmetry in arrangements around an axis line that is focused a particular building element primarily a porch (balcony) or bay window.

STANDARD E-3: Symmetrically: Primary window compositions (the relationship of two or more windows) are arranged symmetrically around the building façade's centerline. Given the building functional layout, the living units in plan, are also symmetrical around the building where the balanced distribution of equivalent forms and spaces are about a common line (axis) or point

End of Commentary: Narrative Response to Guideline Topics for Development for R-6 Infill Development, Design Principals and Standards