

HKTA / architects

5/29/2013 (Revised: Addendum 11/6/13 added and made part of this narrative, see page 4)

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

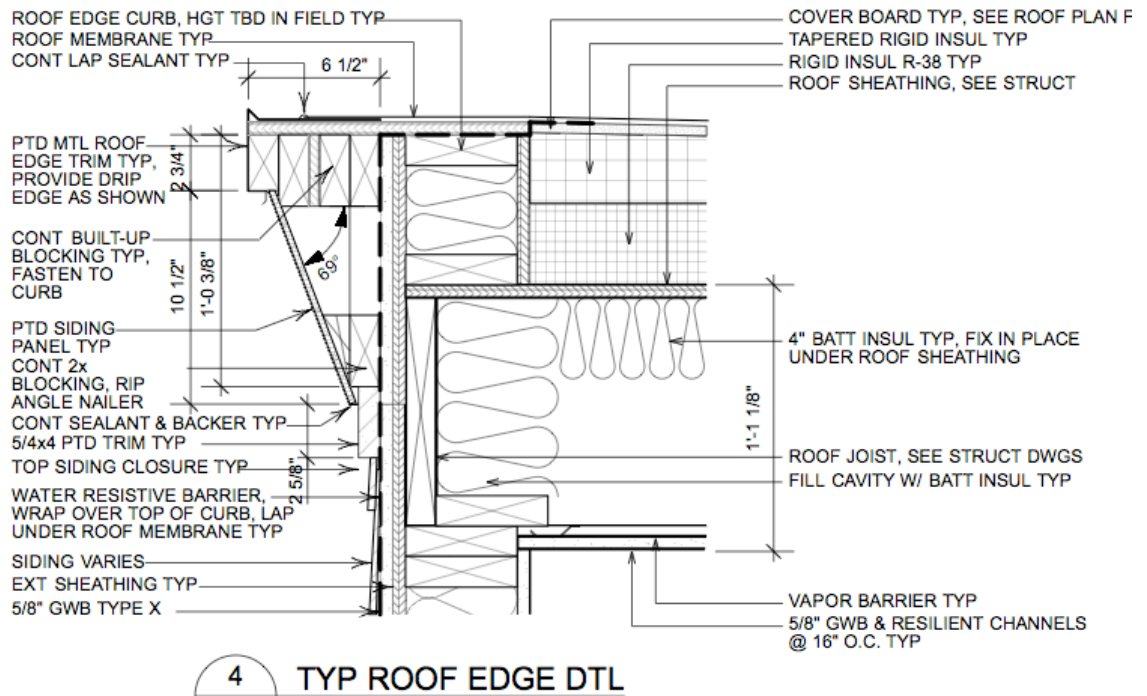
Addendum 11/6/13

PRINCIPLE F Articulation

The design of the building is articulated to create a visually interesting and well-composed residential façade.

STANDARD F-1 Articulation: Articulation is expressed in numerous building and architectural elements. All trim is 5/4" thick. Unlike 3/4" trim, this allows more shadow and depth to the building features. In addition, the window trim is a nominal 4", vertical trim is a nominal 6" and horizontal trim is 8". Unlike most of the surrounding buildings, these trims are larger and by being thicker, more accentuated.

In addition, the roof edge has two distinct and pronounced cornices. The larger on sits atop the stairway forming a pronounced cornice above the entrance. The remaining roof edge is similarly accentuated with a cornice trim detail found on the following page. Rather than the usual flat edge trim piece for flat roofs, this cornice gives the wall-roof line a cap adding shadow and depth to this building edge and mirroring the style expressed by the larger cornice.



STANDARD F-2 Window Types: Window patterns are composed of double hung windows and picture type windows. A few smaller awning types are used for bathroom windows for privacy. In the construction set, Sheet A-602 schedules a complete list of windows and sheet A-604 provide window details.

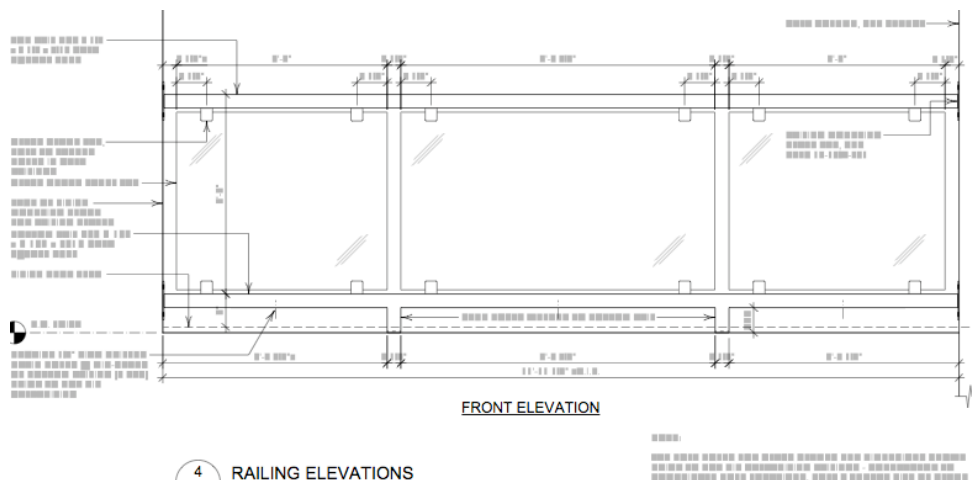
STANDARD F-3 Visual Cohesion: Siding is cement fiberboard clapboard. This is a lap siding with 7" exposure and used as the primary siding. There are two panels of metal siding on the north wall to reduce the long runs of clapboard thereby segmenting the wall into smaller panels relieving the continuous run of wall.



STANDARD F-4 Delineation between Floors: Window head-lines are aligned for both halves of the building. On the south side, the floors are easily discernible from the rhythm of windows and balconies.

STANDARD F-5: Porches, etc.: The decks or balconies on the south side align with the building central mass thereby setting them back from the projecting bays giving them cover and shelter. The clapboard siding and large picture windows frame the rear walls of the balconies. This architecturally places the balconies in under the roofline, integrated into the design, rather than allowing them to project out from the building mass. These are an amenity for the user and the design avoids overhanging or projecting decks that can appear “hung” on the exterior and not integrated in the design.

In addition, the balconies have glass guards rather than the commonly used vertical balustrade. The owner’s choice of this martial mirrors their desire for an open airy look to the units and as a glass guard, they do not obscure the building.

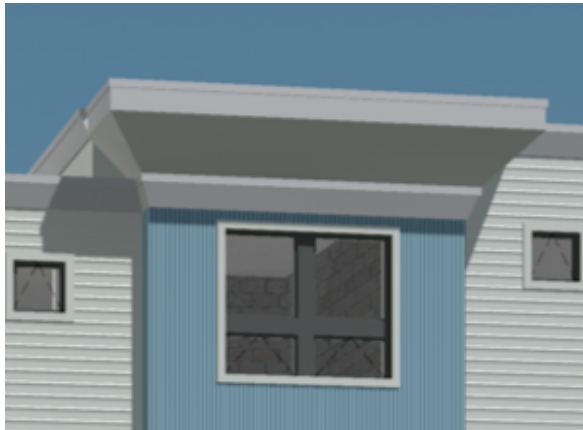


STANDARD F-6: Main Entries: The main entry is served by a fully glazed six foot wide aluminum glass assembly with a three foot door and three foot fixed panel. This is in keeping with the larger openings on the front façade. The entry door is capped by an overhang with a slight slope to its underside, partial reference to the larger roof cornice edge over the central core.

Well-lighted by natural light this front entry offers a generous and clear front door for the owners. This entry will provide immediate readily observable access to the stairway leading to the owner’s units. With exterior down lights in the canopy and interior lighting, the nighttime approach will be well illuminated and safe.



Main Entry



Roof Cornice

PRINCIPLE G Materials

Building facades shall utilize appropriate building materials that are harmonious with the character defining materials and architectural features of the neighborhood.

STANDARD G-1 Materials Use: The materials and treatments for the exterior walls (including foundation walls) and roofing are similar to many of the surrounding buildings. Except for a few brick buildings, one on York Street and two on Park Street within 100 feet of the site, the buildings are predominately sided with a lap clapboard look siding. By enlarge, clapboard siding is the most commonly used siding within the block area bordered by York, Park, Danforth and High Street. There are 27 buildings in the block, 21 are clapboard.

This project site is unique in that while it is an infill project it does not sit directly on the street. This is not a traditional empty street lot with flanking buildings. It is essentially

an internal lot to this block where the new building will only be briefly visible up the driveway leading from York Street. The buildings surrounding the site are wood framed clapboarded buildings, three and four stories in height.

There is a precedent for use of different materials as seen in one of the adjoining properties. There are two panels of metal siding on the north wall to reduce the long runs of clapboard thereby segmenting the wall into smaller panels relieving the continuous run of wall.

STANDARD G-2 Material and Façade Design: The selection of cement siding has been chosen because its durability, maintenance, and consistency and because its profile is a traditional shape and size and used in a tradition manner consistent with the surrounding buildings.

STANDARD G-3 Chimneys: No chimneys are anticipated.

STANDARD G-4 Window Types: Same as STANDARD F-2.

STANDARD G-5 Patios and Plazas: No such features are part of the project. There will be a four-foot by twelve-foot structural concrete slab in front of the entry door.

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