



Date: November 5, 2014

## Project Narrative

RE: 11 Orchard Street  
Portland, Maine

On behalf of Elise Ansel, we are submitting a new application to your committee for review. Through various considerations by the owner, this new submission provides a design that has a gentler approach in scale and use of materials with respect to the neighborhood.

The owners, Elise Ansel and James Mullen, have within 5 years completed a historic restoration to the Isabele B.Hay House (1928) on the corner of Orchard and Fletcher Streets. Now they wish to build an accompanying guest house for weekend visitors. Currently, the site is under utilized and contains a partially below grade two car garage. As you may know, an anomaly of this project, the building contains a “fallout” shelter tucked into the high ground.

In working with the Portland zoning department, it was determined this lot is not contiguous with the main house, therefore we are required to construct a building that meets the definition of a dwelling. The design meets all this criteria.

The new design, in its simplicity is being covered by a large single span hip roof.

A side entrance facing South has been designed for use by the owner and guests to enter the house. A small flat roof has been designed to comply with tight building setbacks and albeit small, will act as a front porch. Stone steps, pavers and retaining walls provide a smooth natural transition of the steep grade to the entrance. Other stone flat work provide outdoor living spaces to be used by the owners and family for outdoor events.

The roof design as a hip is predominate on this side of Orchard Street, our concept borrows this shape, but subtle variations of the façade set it aside from the neighbors. The rhythm of the windows and their shape within the façade is a reflection of the owner’s primary residence. These windows, as in the main house provide the amount and location of light the owner seeks in her morning activities and day to day living. Lighting is paramount to Elise as a modernist painter.

Dormers offset the symmetry of the house. These dormers provide views to the Fore River and clerestory lighting to a small but useful loft.

Exterior materials are a reflection of those found in neighboring residences.