

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Julia Sheridan, Chair
Bruce Wood, Vice Chair
Ian Jacob
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

AGENDA
HISTORIC PRESERVATION BOARD MEETING

On Wednesday, December 19, 2018, the Portland Historic Preservation Board will meet at 5:00 in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

PUBLIC HEARING - 5:00 PM

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATION AND REPORTS**
- 3. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 5, 2018**
 - i. Request to Amend Previously-Approved Plans; 80 Exchange Street; Fathom Companies and Steve Parker, Applicants. The Board voted 6-0 (Wood absent) to approve the amendment.
- 4. NEW BUSINESS**
 - i. Determination of Conformance with Historic Preservation Ordinance New Construction Standards, as required under demolition review provisions applicable in the Munjoy Hill Neighborhood Conservation District; 33-37 Montreal Street; 33 Montreal, LLC., Applicant.
- 5. CONSENT AGENDA**

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
33-37 MONTREAL STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
Caitlin Cameron, Urban Designer
DATE: December 12, 2018
RE: December 19, 2018 **PUBLIC HEARING**

Proposal for: Construction of 14-Unit Residential Development, which calls for demolition of ‘preferably preserved’ structure. Applicant is requesting that the applicable demolition stay be lifted, subject to compliance with demolition ordinance requirements.

Board Action: Determination of Conformance with Historic Preservation Ordinance New Construction Standards as required under demolition ordinance applicable in Munjoy Hill Neighborhood Conservation District (14-140.5(e))

Address: 33-37 Montreal Street, Munjoy Hill
northeast corner of Montreal and Willis Street

Applicant: 33 Montreal LLC, represented by Tim Wells

Project Architect: Jesse Thompson and Richard Lo
Kaplan Thompson Architects

Introduction

Representatives of 33 Montreal LLC have requested a public hearing and final deliberations on their design proposal for a new 14-unit residential structure at the northeast corner of Montreal and Willis streets on Munjoy Hill. The Board will be making a determination as to whether the proposed design conforms with the new construction review standards of the historic preservation ordinance. A determination of conformance is required in order for the Planning Authority to lift the stay on the demolition of the existing residential structure at 37 Montreal Street, which has been identified as a “preferably preserved structure” within the Munjoy Hill Neighborhood Conservation District. The ordinance establishing the MHNCD outlines the criteria and review process for considering demolition proposals—see Sec. 14-140.5(e). If the

Board does not make a determination of conformance and the stay is not lifted, the demolition of 37 Montreal will be permitted in June of 2019, as the building is not designated as a landmark.

The Board should bear in mind that its role in this type of review is distinct from that defined in the historic preservation ordinance and the requirements of the applicant are not the same. For example, under the MHNCD's demolition review process, an applicant is not expected to provide the level of detail (wall sections, details, etc.) required for final approval of a project within a designated historic district. The applicant is required to provide elevations and renderings sufficient to assess conformity with the compatibility factors identified in the historic preservation ordinance's new construction standards.

The Historic Preservation Board has held three review sessions to date on the proposed development. Preliminary workshops were held on August 15th and September 5th. At the applicant's request, a public hearing and final vote were scheduled for October 17. During deliberations, however, Board members indicated that they could not support the proposal as presented based on findings that it did not conform to a number of key review standards. Rather than proceed to a vote, the applicant elected to postpone the public hearing in order to explore additional design revisions. To assist the applicant and project architects, Board members identified specific aspects of the design proposal that contributed to their concerns. At the conclusion of the October 17 meeting, the applicant proposed to return to the Board for another workshop. Accordingly, the Board voted to table a vote on the project.

Since the project was last before the Board, staff and the development team have reviewed several iterations of changes to the building and staff has provided feedback to each version to suggest how it could better meet the concerns raised. Based on these discussions, the proposal has evolved considerably since the October meeting. Rather than request another workshop, the applicant has elected to move directly to a public hearing.

Note that the Board will *not* be making a formal determination at this time on the project's compliance with the R-6 infill design principles, as required under the R-6 Alternative Design Review process. The HP Board will conduct its Alternative Design Review at such time the applicant applies for site plan approval. Although no formal action is required at this time, in order to allow for coordinated and efficient review, staff requests that the Board provide a sense during Wednesday's hearing as to whether the project as rendered complies with the ADR design principles and standards. As has been discussed during previous workshops, the two sets of design standards--while organized and written slightly differently-- address the same general compatibility factors.

October 17 Proposal, Summary of Board Comments

Enclosed for reference purposes are elevations and renderings submitted by the applicant for the October 17 meeting--see ATTACHMENT 6. Also enclosed are the staff sketches provided for

consideration at that meeting—see ATTACHMENT 5. As Board members will recall, the sketches were intended to illustrate how, with additional design modifications, the project might be brought into compliance with the applicable review standards, particularly with respect to scale, massing and relationship to the street. These sketches were not intended to be prescriptive and staff acknowledged in the staff report that there were likely other design strategies that would satisfy the same concerns, including alternative measures recommended by Board members.

The October 17 staff report suggested that the Board might consider a conditional approval of the project, one which stipulated that the specific concerns and suggestions identified (and illustrated) in the staff report and any additional concerns/suggestions identified by the Board during deliberations be satisfied by the applicant. A draft motion was provided to that effect. At the meeting Board members indicated that they were not comfortable with that approach as there was no guarantee that the changes would be made to the Board's satisfaction—in effect, the Board would be voting on a hypothetical outcome. Other Board members expressed the view that the project was still fundamentally incompatible with its context with respect to scale and massing and they were not convinced that the design revisions being suggested would change that fundamental concern.

Materials submitted for 12/19 Public Hearing

The applicant and project architects have submitted the following materials for final review::

- Cover letter from the applicant which includes a list of the specific design modifications made to the previous submission (ATTACHMENT 1)
- Kaplan Thompson's written analysis of the project's response to each review standard for new construction within the historic preservation ordinance (ATTACHMENT 2)
- Updated elevations for all four sides of building (ATTACHMENT 3)
- Perspective views from the corner of Montreal and Willis and from the east, looking up Montreal towards the building (ATTACHMENT 4)

Additional materials included for reference purposes:

- Annotated staff sketches provided to applicant suggesting design revisions pursuant to staff and Board design review comments (ATTACHMENT 5)
- Elevations and perspective views submitted for October 17 meeting (ATTACHMENT 6).
- Applicant's 9/5 proposal (ATTACHMENT 7)

ADR-related information:

- Memo from Caitlin Cameron addressing project's conformance with ADR requirements (ATTACHMENT 8)
- Kaplan Thompson's analysis addressing the design principles and standards applicable to R-6 infill development under the Alternative Design Review process. (ATTACHMENT 9)
As noted above, no formal decision will be made on the project's compliance with the ADR principles and standards at this meeting. A preliminary indication of compliance is encouraged, however.)

Latest Design Revisions, Staff Response

Following is a list of the specific changes made to the design as presented on October 17th: Staff comments are in italics.

- The roof forms of the two major building “blocks” have been differentiated. The western “townhouse” block features a mansard roof form. The eastern “multifamily” block features a flat roof.
This helps distinguish the two blocks as being separate-but-related and break down the overall scale of the project. Both roof forms are characteristic of the Munjoy Hill neighborhood.
- The principal elevations of the townhouse block and multi-family block are both clad in brick, but there is a color distinction. As shown, the townhouse features a “light beige” brick and the multi-family features a grey brick. According to the architect, they might elect to feature two different shades of the same color, but the effect would be similar.
As with the different roof forms, this color or tonal shift helps to differentiate the two blocks with the goal of mitigating scale and emphasizing forms compatible with those found in the context.
- The height of the fourth floor on the mansard-roof block has been reduced and the pitch of the mansard has been increased.
These changes reduce the overall height of this block and, more significantly, improve the proportions. The height of the top floor is in better proportion to the lower floors, consistent with traditional development patterns.
- The top floor of the eastern (multi-family) block has been set back considerably from the leading face of the building.
This setback reduces the building height of the multi-family block at the street.
- A railing has been introduced at the top of the eastern block’s parapet wall.
The railing emphasizes the distinction in roof forms between the two blocks and also helps reduce the apparent height of the western block by providing a strong termination above the third floor.
- The connector and the top floor of the eastern block are now clad in the same shiplap siding and their front planes align. The connector and fourth floor also feature the same window hood treatment.
With these changes, the connector now reads as more closely related to the western block. Where the previous Montreal Street elevation featured an “A-B-A” composition, the composition is now “A-B”, with the connector and western block sharing a closer design and material relationship. These changes also help emphasize the eastern block as being differentiated from the western end of the development.

- The east end of the multi-family block has been cut away with the introduction of recessed porches at the second and third floor levels. The walls of the open porches feature the same shiplap siding as shown on the connector and top floor.
The introduction of recessed porches helps reduce the apparent width of the western block and creates more symmetrical principal façade. The use of the same shiplap siding helps unify the overall composition of this block.
- On the eastern block's Montreal Street façade, the projecting two-story bay has been removed.
As with some of the other design changes, removal of the bay on this block helps differentiate the multi-family block from the townhouse block.
- On the Montreal Street elevation, the large bank of windows at the east end of the mansard roof has been revised to feature smaller windows in a more typical spacing pattern.
This design change eliminates a particularly discordant element of the previous proposal and one which drew undue attention to the roofline of the townhouse block.
- The foundation of the building is now differentiated from the retaining walls.
The previous proposal lacked this distinction in treatment and resulted in a more institutional or commercial appearance. The foundation now reads clearly as the base of the building and the retaining wall reads as a separate site feature. This is consistent with the prevailing development pattern in this residential neighborhood. Note that the renderings show this relationship more clearly than the elevations.
- The front porches (on both Willis and Montreal) are no longer integrated with the surrounding retaining walls, but have their own treatment. Also, the width of the Montreal Street entry stairs has been narrowed.
The differentiation in treatment is more consistent with the prevailing development pattern and reinforces the fact that the entry porches are part of the architecture of the building. The narrower entry stairs are more residential in scale.
- On the townhouse block, the bays have been narrowed and are clad in shiplap siding rather than the large-scale panels shown in the previous rendition.
These changes result in a more residential, contextual treatment.
- A shallow projecting canopy has been added over the garage entrance.
This helps separate the base of the building from the upper floors and provides more visual interest at the ground level.
- The raised terrace at the east end of the multi-family block has been set back several feet from the sidewalk.
This reduces the overall width of the development at ground level and provides some visual relief.

- The northeast and northwest elevations of the multi-family feature shiplap siding. *Given that the exterior cladding transitions to shiplap siding at the east end of the Montreal Street elevation, the continuation of this material onto the adjoining elevation seems appropriate.*

General Staff Comments, Recommendation

Collectively, the numerous individual design and material modifications made since the last review session materially improve the proposed development's relationship with its surrounding context. While there is no doubt that the building is considerably larger than many of its immediate neighbors, a number of architectural strategies have been employed to mitigate its scale and massing. The changes have also helped the development relate more successfully to the residential character of the neighborhood.

Within Portland's historic residential neighborhoods, there are numerous examples of large-scale buildings sited within settings dominated by smaller scale structures. What makes the successful examples of such buildings work is that their overall massing and scale has been articulated in such a way to mitigate their size and mass and make them more contextual. Additionally, successful infill projects incorporate visual characteristics that reflect established patterns and discernible characteristics of the given setting. The building may still be larger than its neighbors, but through successful design strategies it does not appear incongruous.

In reviewing Board comments from previous review sessions as well as the annotated sketches prepared by staff, it appears that the applicant and project architects have responded to each of the specific suggestions and recommendations made by the Board and staff in their final proposal. Obviously, the suggestions were not intended to constitute a complete and finite list of revisions that, if satisfied, would guarantee an approvable project, but it should be recognized that the applicant has been responsive to the input received and that the design proposal has become much more compatible with the surrounding context.

Based on the plans submitted, staff recommends that the Board make a positive determination as regards the project's conformance with the new construction standards of the historic preservation ordinance. Staff recommends that any lifting of the stay be subject to a building permit being issued for a project substantially as shown in the 12/19 submission. Staff would request some flexibility to continue to work with the development team to improve the submission—and respond to any outstanding issues identified by the Board during its deliberations—as it goes through the site plan review process.

Finally, staff requests that the Board give the applicant some affirmative statement that the proposed development will be found consistent with the Alternative Design Review standards if and when it returns to the Board for consideration as part of the site plan review process. While

this would not be a formal vote, it would provide everyone with guidance as the project moves to that next stage. See memo from Urban Designer Caitlin Cameron—ATTACHMENT 8.

Applicable Review Standards

I. Historic Preservation Ordinance Standards for Review of New Construction

A. Scale and Form

1. Height. In addition to the applicable requirements of articles III (zoning), IV (subdivision) and V (site plan) of this chapter, the proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.
[Note: The design guidelines for new construction included in Chapter 5 of the Historic Resources Design Manual are specifically referenced in ordinance.]
2. Width. The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.
3. Proportion of principal facades. The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways and open spaces to which it is visually related.
4. Roof shapes. The roof shape of a structure shall be visual compatible with the structures to which it is visually related.
5. Scale of a structure. The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the structures, public ways and places to which they are visually related.

B. Composition of Principal Facades

1. Proportion of openings. The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways and places to which the building is visually related.
2. Rhythm of solids to voids in facades. The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways and places to which the building is visually related.
3. Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways and places to which the building is visually related.
4. Relationship of materials, texture and color. The relationship of the color and texture of materials (other than paint color) of the façade shall be visually compatible with the

predominant materials used in the structures to which they are visually related.

5. Signs. (*not applicable*)

C. Relationship to the street

1. Walls of continuity. Facades and site structures, such as masonry walls, fences and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.
2. Rhythm of spacing and structures on streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.
3. Directional expression of principal elevations. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or non-directional character.
4. Streetscape, pedestrian improvements (*not applicable*)

Motion for Consideration:

1. On the basis of plans and elevations submitted by the applicant for the December 19, 2018 public hearing and information included in the accompanying staff report, and in accordance with the Historic Preservation Board's responsibilities under the ordinance establishing the Munjoy Hill Neighborhood Conservation District, the Board finds that the preliminary proposal for new construction at 33-37 MONTREAL STREET *is (is not)* consistent with the historic preservation ordinance's Standards for Review of Construction. This finding would allow the Planning Authority to lift the stay on demolition of 37 Montreal Street if a project substantially consistent with these approved plans and modifications seeks a building permit.

ATTACHMENTS

1. Cover letter from the applicant which includes a list of the specific design modifications made to the previous submission
2. Kaplan Thompson's written analysis of the project's response to each review standard for new construction within the historic preservation ordinance
3. Updated elevations for all four sides of building
4. Perspective views from the corner of Montreal and Willis and from the east, looking up Montreal towards the building
5. Annotated staff sketches provided to applicant suggesting design revisions pursuant to staff and Board design review comments
6. Elevations and perspective views submitted for October 17 meeting
7. Earlier proposal, reviewed September 5
8. Memo from Urban Design Caitlin Cameron regarding project's conformance with R-6 Design Principle Statements and Standards under Alternative Design Review
9. Kaplan Thompson analysis addressing the design principles and standards applicable to R-6 infill development under the Alternative Design Review process.

33 Montreal LLC
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ATT. 1

December 12, 2018

City of Portland
Historic Preservation Board
Planning and Development
389 Congress Street Portland, Maine 04101

RE: Alternative Design Review Certification and Demolition Permit Approval Preliminary Submission (37 and 33 Montreal Street) 33 Montreal LLC - Workshop #3

To whom it may concern:

33 Montreal Street LLC is pleased to submit revisions to the initial and subsequent submissions for 37 and 33 Montreal Street in response to feedback received from the Historic Preservation Board and the community at the three previous public meetings and from further meetings with the Planning Department staff.

The development team has agreed to significant changes in design that greatly alters many aspects of the project. The most substantive changes are the adoption of a both a mansard and float roof form, removing a bay along Montreal Street, changing building materials, changing building massing, and deeply recessing the upper floor along Montreal Street. The Montreal Street entry to the building has been re-designed according to direct input from the Planning Department staff to accomplish three main goals:

1. Make the entrance and facade more contextual to examples within a two block radius.
2. Make the entrance translate as more residential versus institutional.
3. Improve the approachability of the homes and mitigate the urban feel.

These changes also led to a re-design of the landscape design which has been simplified as suggested by the HP Board and staff.

The last major change breaks up the mass significantly by changing the middle and lower building materials and form to more clearly break the mass into three separate, distinct pieces. This gives the perception of two buildings by breaking up the roof line and facade.

Kaplan Thompson Architects has updated the design documentation to this submission to assist the Board in their Design Review. New materials include:

1. Revised exterior elevations of all four sides of the building.
2. Revised first person perspective looking down Montreal Street from the corner of Willis Street and Montreal Street.
3. Revised first person street level perspective view looking up Montreal St towards the building.

33 Montreal LLC
37-33 Montreal Street
Portland, Maine 04101

These proposed changes mean the building will present as a three story building for people walking alongside or approaching from below it on Montreal Street. The height on the downward side Montreal corner will be diminished as well due to narrowing of the building facade.

There are numerous examples of similar height (or taller) buildings on Munjoy Hill within a two block radius as shown in our graphic submission. Some of the oldest buildings on the Hill are of similar mass and height and don't benefit, as this project does, from the separation created by the immediate block fabric and the large corner site. These buildings are not looked upon by the community as out of place, out of context or creating non-approachable buildings. They don't drown out their neighbors or create a sense of looming over them. They don't hurt their neighbors property values or quality of life. In fact, they have proven to be good, quiet, upstanding neighbors for over a century.

This particular area of Munjoy Hill, represented within both a 1 and 2 block radius, has the highest density of large buildings on the Hill and has the least consistent neighborhood fabric. We strongly feel that our revised project is highly contextually compatible and that it will add to the neighborhood fabric.

The allowed dimensions governed by zoning are a direct reflection of what mass and scale are considered appropriate for Munjoy Hill. This appropriateness is the result of over 150 years of institutional wisdom of many city councils, mayors, city managers, planning department personnel and other city employees. This should not be lightly discounted. A proposal to limit the height of buildings to 35' was directly considered just a few months ago and it was rejected by the current City Councilors as it has been rejected since building started on Munjoy Hill.

The current limits on lot coverage, impervious surface areas and new setbacks are some of the most restrictive in our neighborhood's history. These current limits do not allow the replication of the historical fabric found across Munjoy Hill. Not one of the beloved existing homes across the street from our site on Willis Street would be allowed to be built today under the current regulations. Only one home on Montreal would be able to be built as it currently exists under today's rules.

Key elements of the building design have been incorporated to reflect the historical and traditional design elements found in the immediate area. Every major design element is exemplified in other nearby structures. The mansard roof is reflected in the home kitty corner to the project as well as several other houses in the neighborhood. The triple decker form with bays is a common form found on the adjacent blocks. The breakdown of the Willis Street facade into town homes mimics the scale found directly across the street. The facade materials are found in the first home built on this side of the hill and found in almost every home in the vicinity. The entry way and landscaping reflect the current patterns found in the neighborhood and elsewhere on the Hill. The plinth structure is common to most of the homes built on the Hill that are faced with the similar design challenge associated with the change in slope. The house on the corner of North and Walnut on the Washington / Montreal side represents a similar plinth structure that

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has higher walls than what this project requires. The major difference is that this project works to improve street engagement and approachability by including entryways to the building on each street facing side. Houses built on slopes require this type of plinth and they have been utilized on Munjoy Hill for over 140 years. We have listened to the feedback from the HP Board, staff and the community. Our flexibility and willingness to incorporate change is indicative of our commitment to build a quality project, our commitment to the neighborhood and the City of Portland. We strongly feel that this project is highly contextual and appropriate.

List of Changes from the previous Submission

1. Changed to both Mansard roof form and flat roof form on upper level.
2. Lowered mansard roof height to align with flat roof height.
3. Recessed top floor along Montreal Street, reducing building height at the street from four stories to three stories.
4. Narrower façade width along Montreal Street.
5. Removed bay along Montreal Street.
6. Reduced window sizes greatly at top floor of upper Montreal Street to align with windows below.
7. Added canopy over garage door to add detail.
8. Narrower bays along Willis Street.
9. Narrower staircase leading directly to sidewalk on Montreal St from building entrance.
10. Simplified planting materials for simpler maintenance and for more residential feel.
11. Sloped planting beds along Montreal Street to reduce foundation wall visibility.
12. Changed railings to be more consistent across project.
13. Recessed lower floor unit terraces back from Montreal Street to reduce size.
14. Changed brick masonry color to light beige & grey color for more residential feel.
15. Changed bay cladding to shiplap siding for more residential feel.
16. Moved balconies to Montreal Street to reduce width of façade along street.

Historic Preservation Standards for New Construction

Montreal Street Apartments

December 12, 2018

Scale and Form

1. Height

Height shall be visually compatible with surrounding structures when viewed from any street or open space

Munjoy Hill has many *four-story buildings* that are located next to smaller scale single-family or two-family houses, built over many decades now. This pattern of varied building size can be seen throughout Munjoy Hill, and has existed since the 19th century. Some of the many larger or similarly sized multi-family buildings in the immediate neighborhood include:

Existing 4-Story Buildings

Address	Number of Homes	Lot Size
80 North Street	9 homes	122' by 48'
58 North Street	22 homes	130' by 70'
119 Morning Street		
16 Emerson Street		
118 Congress Street	14 homes	108' by 85'
135 Sheridan Street	20 homes	130' by 50' and 111' by 60' L shape
55 Morning Street	8 homes	98' by 46'
63 Morning Street	8 homes	88' by 65' and 34.5'
49 Morning Street	8 homes	90' by 55'

As well as closely-spaced *triple-decker* residences in the immediate neighborhood seen at:

Existing 3-Story Buildings

<u>Address</u>	<u>Number of Homes</u>	<u>Lot Size</u>
101 North Street	3 homes	86' by 31'
70 Morning Street		3 homes 78' by 35.5'
98 Congress Street		
16 Cleeve Street		
34 Lafayette Street		3 homes 80' by 60'
101 North Street	3 homes	86' by 31'

The height of the current design is also mitigated through a common contextual roof-form seen throughout Munjoy Hill with a traditional Mansard-style roof clad in gray metal shingles (a modern reference to traditional slate). The contrast in color helps visually recess the roof reducing its visual impact on both principal facades. On the downhill side of the building, along Montreal Street, the roof form has been modified to a flat roof form to differentiate from the upper Montreal St façade. The fourth floor exterior wall along Montreal has been set back from the street edge further to reduce the height of the building along Montreal Street. The height has been reduced by recessing the roof from the façade to form a porch for the occupants and creating a clear three story building height along the lowest point on the site.

2. Width

ATT. 2

ANALYSIS WRITTEN
BY KAPLAN
THOMPSON

The width of a building shall be visually compatible with structures and open spaces to which the building is visually related

The overall width of the proposed building has been through a number of design iterations which have resulted in the current articulation of the principal facades that minimizes the width on each street façade. On Willis Street the building relates to the forms of the narrow town-homes on the opposite side of the street, with narrower bays from the previous submission. On Montreal Street the building width has been broken into two primary building masses with a central recessed section, each in a differing siding material. The width of the lower Montreal section has been reduced in width and the bay removed. The widths of the Montreal Street facades are visually compatible with the adjacent existing buildings of Macarthur Gardens Apartments.

3. Proportion of Principal Facades

The relationship of the width to the height of the front elevation shall be visually compatible with structures to which the building is visually related.

Willis Street

Facing Willis Street, several strategies are employed to reinforce the rhythm of contextual facades along the street. The building's three 2-story rowhouses feature welcoming granite stoops leading to solid wood doors with covered entries and narrow bay windows, a modern take on the predominant Federal styling of many of the neighborhood's 3-family residences. The individuality of the three homes are further distinguished in this façade by subtle vertical gutter channel in the brick detailing that runs between units. Gardens separate the space between the McGovern's adjacent property on the corner of Walnut and Willis.

Montreal Street

This façade of the building has changed dramatically through the historic preservation board design review process in order to promote a proportion that is more characteristic of the neighborhood context. The horizontality of this façade is broken into two smaller bays, further articulated by bay window forms on upper Montreal. The two masses are joined by an intimate portico entry with an accessible ramp and narrow residential scale stairs leading directly to the sidewalk, promoting universal access to residents, guests, pedestrians directly at the street level.

4. Roof Shapes

The roof shape of a structure, including rooftop additions, shall be visually compatible with the structures to which it is visually related.

The building's fourth floor consists of a Mansard-style roof and a flat roof. The roof form has evolved significantly from the previously-proposed mansard form to this more contextually-appropriate combination of mansard and flat roof form.

5. Scale of the Structure

The immediate Munjoy Hill neighborhood offers an eclectic mix of housing with a varying scale that includes single-family, three- to twelve-family buildings, and several larger-scale housing developments like the MacArthur Gardens Apartments adjacent to the proposed building and which occupies 75% of the block, and the nearby 14-story Promenade Towers.

Within this context, our proposal is a mid-scale, 14-home residence on the corner of Montreal Street and Willis Street. It is designed to be a transitional element between the larger housing developments surrounding this area and the 3-unit apartment buildings and single family residences.

Composition of Principal Facades

1. Rhythm and proportion of openings

The relationship of the width to height of windows and doors and the location of windows and doors within the façade shall be visually compatible with structures, public ways, and places to which the building is visually related.

All windows and doors are rectangular and vertically proportioned, to reflect the scale and aesthetics of the surrounding neighborhood homes. Windows along both facades are proportionate to commonly-used vertically-oriented windows, typically measuring 2'-8" x 5'-8". Pairs and trios of windows create a hierarchy between windows that appear on the primary façade and those that mark the bays. However, all windows are aligned to a common datum per floor level, with the exception of the stair core windows, which are offset proportionally to the adjacent windows.

2. Rhythm of solids to voids in facades

Distinction of solids from voids is a strategy used in the building's principal facades to break up the massing into more contextually-scaled forms. On both facades, the portico entries and narrow bays help define the individual units within the multifamily home. The narrow recessed entry centered between larger volumes on the Montreal Street façade is instrumental in creating the perception of two smaller-buildings, relating it formally to the surrounding neighborhood.

3. Rhythm of Entrance Porches and Other Projections

The rhythm of entrances and other façade projections or recesses shall be visually compatible with the structures, public ways, and places to which it is visually related.

Entries along the principal facades are distributed symmetrically along the length. On Willis Street we have created a series of inviting covered stoops with a traditionally street facing orientation. The width of entry staircases have been reduced in scale from the previous submission.

On Montreal St the homes are entered through a centered main entry. The entry has a sheltering porch roof with wooden columns marking the protected entry, a narrow staircase leading directly to the front door of the building, and a ramp along the side to ensure accessibility for all residents and guests. The two-story bay windows are evenly distributed along the Willis Street façade. On upper Montreal Street there now is a single centered bay window.

4. Relationship of Materials, Texture and Color

The relationship of the color and texture of materials (other than paint color) of the façade shall be visually compatible with the predominant materials used in the structures to which they are visually related.

There is a clear and consistently applied hierarchy of materials, textures and colors which have been selected to help define the building massing and primary facades as well as to relate the building to its historic Munjoy Hill surroundings. In response to review feedback, we have chosen a material and color palette that responds more closely to the surrounding neighborhood – namely simple, fine-grain, human scaled materials – brick, shiplap siding, metal shingles at the roof, and a concrete foundation with stone landscape walls. The upper Montreal volume is clad in a warm, light neutral color brick with a soldier course header set over windows and doors. Bay windows appear as simple extruded volumes through the application of a painted wood shiplap siding of a darker grey tone. The void between masses on the Montreal Street side is clad in the same dark gray wood shiplap siding that helps this portion of the building recede visually. The upper Montreal roof uses dark gray metal shingle next to gray extrusions surrounding the fourth floor windows. The lower Montreal roof form is clad in the same grey shiplap as the center section. The lower Montreal volume is clad in dark grey brick to contrast with the upper Montreal volume. A handsome cornice wraps the masonry buildings and reinforces the classic proportions defined by base, middle and top.

5. Signs, canopies and awnings

n/a

Relationship to the Street

1. Walls of continuity

Facades and site structures, such as masonry walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.

On Montreal Street, the building is slightly set back from the sidewalk in a manner consistent with the single-family home facing it (9 Willis Street) as well as the adjacent MacArthur Gardens. Minimal or no wall or fencing is seen in the immediate neighborhood, with the result that homes have a very accessible presence on the street. Significant efforts have been made to refine the approach and main entry along Montreal Street in order to engage passersby more

directly and to have a more hospitable presence at the street level. Retaining walls and built-in wall seats have been minimized or eliminated where possible, with the ramp and stairs on Montreal Street reoriented to face the sidewalk directly with a narrow aspect rather than circuitously. The landscape design and simple low wall along both principal facades offers several inviting spots for sitting and chatting among neighbors.

2. Rhythm of Spacing and Structures on Streets

The relationship of a structure or object to the open space between it and adjoining structures or objects, public ways, and places to which it is visually related.

The building mediates two divergent rhythms that exist along Montreal Street on either side. To the West, as has been noted, there exists a “building / drive / building / drive” pattern, while the MacArthur Gardens complex to the East establishes its own more dispersed rhythm of structure and open space, including surface parking lots. The recessed volume at the building’s entry helps to break up the façade along Montreal Street in a manner that balances the diversity of site orientation seen in this block alone between the variety of building scales.

3. Directional Expression of Front Elevation

A building shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical, horizontal, or nondirectional character.

Along Willis Street, the building’s three articulated rowhouses lend it a predominantly vertical character, which relates to the single-family homes in the surrounding context. The Montreal Street façade, while longer, uses a bay window, vertically oriented windows and a clear distinction between two masses of color and material to break up the horizontality. The effect is to relate this façade’s directional expression more closely to neighborhood multifamily buildings of similar scale.

ATT. 3

FINAL
ELEVATIONS



REVISED ELEVATION

DEC. 12, 2018

PROPOSED ELEVATION: WILLIS ST

MONTREAL ST

Montreal St Portland ME 04101

Kaplan
Thompson
Architects

102 Exchange Street Portland, ME 04101
(207) 842-2838 kaplanthompson.com





DEC. 12, 2018

Kaplan
Thompson
Architects

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

PROPOSED ELEVATION: LOWER LOT

MONTREAL ST
Montreal St Portland ME 04101

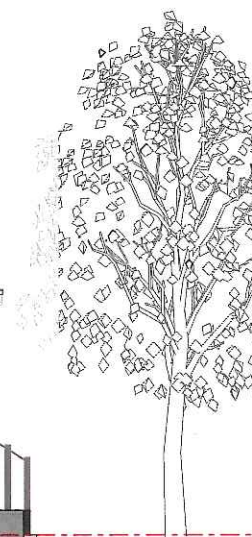
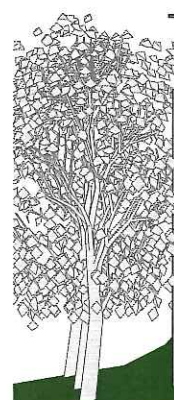
ALUMINUM CLAD WOOD
WINDOW, DARK CHARCOAL
COLOR

DEEP CORNICE

SHIPLAP SIDING OR SIMILAR FINE
GRAINED MATERIAL, PAINTED

BRICK MASONRY,
LIGHT BEIGE

FIELDSTONE
GARDEN WALL



REAR ELEVATION

REVISED ELEVATION

DEC. 12, 2018

Kaplan
Thompson
Architects

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

PROPOSED ELEVATION: REAR

MONTREAL ST

Montreal St Portland ME 04101

ATT. 4
FINAL
RENDERINGS



WILLIS - MONTREAL INTERSECTION



102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

VIEW FROM MONTREAL STREET

MONTREAL ST
Montreal St Portland ME 04101

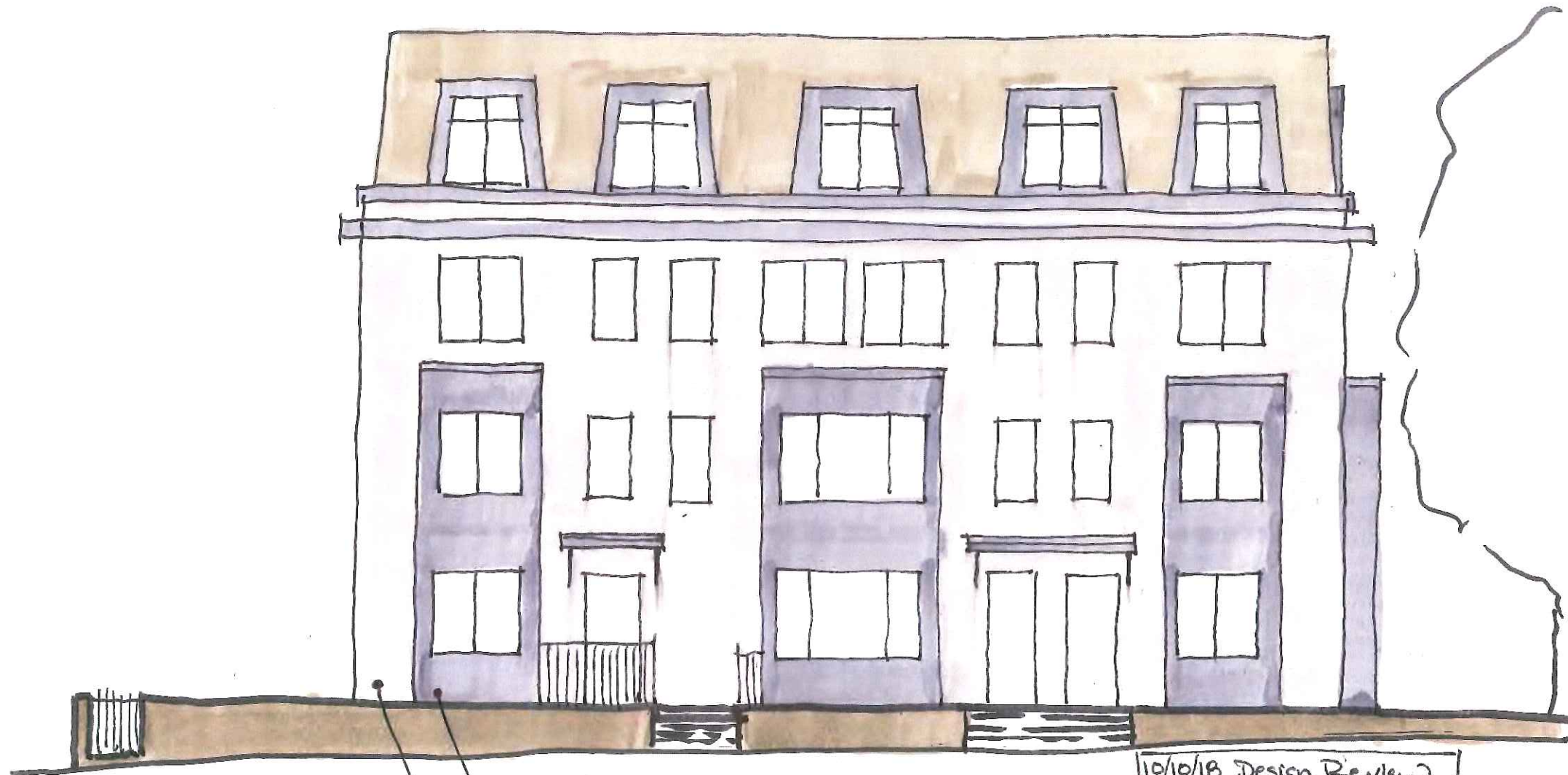


WILLIS - MONTREAL INTERSECTION



VIEW FROM LOWER MONTREAL STREET

ATT. 5
STAFF
SKETCHES



10/10/18 Design Review
37 Montreal Street
Cameron, D Andrews

- Narrow bays in proportion to overall facade
- Adjust material - use material already found in palette
- simplify + residential in character
- Supportive of lighter material color here but
samples/palette needed - residential character

WILLIS STREET



102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

STAFF RECOMMENDATIONS: WILLIS ST

MONTREAL ST
Montreal St Portland ME 04101



WILLIS - MONTREAL INTERSECTION



102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

STAFF RECOMMENDATIONS: MONTREAL ST

MONTREAL ST

Montreal St Portland ME 04101



Priorities to meet standards

- reduce scale = roof height; massing variation; terrace setback
- Facade composition/proportion = 4th floor height = mansard dimensions
- differentiate townhouse mass from multi-family mass
- foundation/porches/planters interface w/ street in an approachable/competitive way consistent w/ context = planters differentiate from bldg + porches

12/11/18

Comments to applicant

WILLIS - MONTREAL INTERSECTION

Kaplan
Thompson
Architects

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

STAFF RECOMMENDATIONS: MONTREAL ST

MONTREAL ST

Montreal St Portland ME 04101



REVISED ELEVATION



6B

REVISED ELEVATION



102 Exchange Street Portland, ME 04101
(207) 843-2888 kaplonthompson.com

PROPOSED ELEVATION: MONTREAL ST

MONTREAL ST
Montreal St Portland ME 04101

6C



PROPOSED NORTHEAST ELEVATION



MTL-WALNUT-NW ELEV.
10.04.2018



PROPOSED NORTHWEST ELEVATION



102 Exchange Street Portland, ME 04101
(107) 842-2888 kaplanthompson.com

VIEW FROM MONTREAL STREET

MONTREAL ST
Montreal St Portland ME 04101



102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

VIEW DOWN WILLIS STREET

MONTREAL ST
Montreal St Portland ME 04101



ATT. 7

SEPT. 5
PROPOSAL



PREVIOUS WORKSHOP SUBMISSION



101 Exchange Street Portland, ME 04101
(207) 843-3883 kaplanthompson.com

PREVIOUS ELEVATION: WILLIS ST

MONTREAL ST
Montreal St Portland ME 04101



PREVIOUS WORKSHOP SUBMISSION



PREVIOUS ELEVATION: MONTREAL ST

ATT. 8

Planning and Urban Development Department Planning Division



Subject: R-6 Small Infill Design Review – 37 Montreal Street
Written by: Caitlin Cameron, Urban Designer
Date of Review: Thursday, December 13, 2018

During the Site Plan and Subdivision approval process, the proposal for new construction of a multi-family project at 37 Montreal Street will require a design review and approval against the *R-6 Small Infill Development Design Principles & Standards* (Appendix 7 of the Design Manual) for Alternative Design Review (ADR).

R-6 Alternative Design Review takes into consideration:

- Compatibility with surrounding buildings and general character of the established neighborhood
- Building type and use
- Unique characteristics of the site
- Design flexibility to accommodate sustainable design practices and/or affordable housing units

During the course of this preliminary review, the design was revised to address concerns raised regarding scale, massing, façade composition, and compatibility with context. Although the Historic Preservation Board is not formally evaluating the project for conformance with the R6 design standards at this time, their approval would indicate the design direction of the project generally meets the R6 principles around compatibility of scale and form, massing, and orientation. Further refinement of details may be needed to meet the R-6 standards around materials, façade composition, articulation, porch and public realm interface design.

Staff believes the current proposal will be found to generally meet the R-6 Design Standards but will require Alternative Design Review and recommends that the Preservation Board vote to forward the current plans and staff comments to the Planning Board so the applicant can commence the formal Site Plan process. An R-6 ADR review will have to return to the Historic Preservation Board for a formal approval as part of the Site Plan process. Between now and then, staff will work with the applicant on any modifications needed to address any minor outstanding issues.

R-6 Infill Development Design Principle Statements

A. Overall Context

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

- **A-1 Scale and Form:** Relate the scale and form of the new building to those found in residential buildings within a two-block radius of the site, that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site.
- **A-2 Composition of Principal Facades:** Relate the composition of the new building façade, including rhythm, size, orientation and proportion of window and door openings, to the facades of residential buildings within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing facades on both sides of the street within the block of the proposed site.
- **A-3 Relationship to the Street:** Respect the rhythm, spacing, and orientation of residential structures along a street within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing streetscape on both sides of the street within the block of the proposed site.

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.

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.

D. Proportion and Scale

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

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.

F. Articulation

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

G. Materials

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

ATT. 9

WRITTEN BY
KARLA THOMPSON

Design Certification Program
R-6 Infill Development
Design Principles & Standards

Montreal Street Apartments December 12, 2018

R6 Alternative Design Review

The Review Authority under an Alternative Design Review may approve a design not meeting one or more of the individual standards provided that all the conditions listed below are met:

- A. The proposed design is consistent with all of the Principle Statements.
- B. The majority of the Standards within each Principle are met.
- C. The guiding principle for new construction under the alternative design review is to be compatible with the surrounding buildings in a two block radius in terms of size, scale, materials, and siting, as well as the general character of the established neighborhood, thus Standards A-1 through A-3 shall be met.
- D. The design plan is prepared by an architect registered in the State of Maine.

Two Block Radius Diagram



Principle A Overall Context

The proposed multifamily residence at Montreal and Willis Streets is uniquely situated in one of the most architecturally and use diverse area on Munjoy Hill. Within the two block radius of this site are three-family homes, single family residences, three major housing

developments (including high-rise condos), numerous four story apartment buildings, a senior housing facility, the East End School and community garden, a ball field, parking lot and the Portland Water District Treatment Facility. In order to understand how a building can act like a stitch between two such different areas, while also reflecting the unique culture and architectural character of Munjoy Hill, we have considered the immediate community as well as other residential buildings located in similarly transitional areas in our analysis.

Standard A-1 Scale + Form

This two block radius of Munjoy Hill offers a wide variety of scale of housing from single-family, three-family and larger-scale housing developments (like the MacArthur Gardens Apartments adjacent to the proposed building and which occupy the other half of the block) and the nearby 14-story Promenade Towers).

We are proposing a 14-apartment residence on Montreal Street, which will provide an alternative housing option for Munjoy Hill families, within a more intimate mid-scale community model. We will meet the City's requirement for "workforce housing" - affordable units which encourage social and economic diversity in the neighborhood, a value that has defined Munjoy Hill since the early 20th century.

The scale of the project approximates other similarly-sized multifamily buildings within a two block radius such as

119 Morning Street
16 Emerson Street
58 North Street
158 North Street
135 Sheridan Street

The form of the building breaks down the four story height in numerous ways with several changes in massing and forms. A mansard roof over upper of the two residential sections softens the roof edge shape while giving clarity to the three story masonry massing of the main sections of the design. The central setback section of the building creates a variety of forms and simulates the effect of two adjoined buildings. A strong cornice datum line at the third story brings down the scale to harmonize with neighboring buildings. The roof form change and exterior wall setback on the lower side of the building reduces the scale of the building as the hill slopes away, reducing the visual appearance.

The building height is still lowered by two (2) feet from the November submission overall by relocating the parking garage entrance to the lowest point on the site.

Standard A-2 Composition of Principal Facades

Willis Street

The building's three rowhouses face Willis Street and feature covered entries and contemporary bay windows, a modern take on the predominant Federal styling of many of the neighborhood's 3-family residences.

Montreal Street

These elements of the Willis Street facade are repeated as the building turns the corner extends down Montreal Street, with extrusions and recesses reflecting the interior articulation, but with less prominence to reflect its nature as a secondary façade.

The main entry to the building is defined by an intimate portico with both accessible ramp and narrow stairs, promoting universal access to pedestrians and engaging neighbors through a direct but narrow staircase leading to the sidewalk in a simple, approachable design that reflects the context of the neighborhood.

Standard A-3 Relationship to the Street

The Willis and Montreal Street facades are each set back from the Property Line enough to provide stoops and porch entries, in the contextual pattern of the immediate neighborhood.

The Montreal Street façade now has a simple, narrow, direct flight of stairs that leads directly to the sidewalk, with an informal, residential and neighborhoodlike feel. The lower height of the building has also shortened the staircase length overall from previous submissions. The accessible ramp is now secondary to the staircase, and set back along the side to have less visual prominence.

The relocation of the parking garage entry to the lowest point on the site and the lowering of the building entrance by two (2) feet has brought the ramp lower down on the hill and shortened its length.

The revised landscape design has reduced the extensive planting areas, removed benches and stone retaining walls throughout which brings the project closer to the sidewalk in a more intimate residential relationship. It is more clearly a delineation between Public and Private and less of a public realm amenity.

Principle B Massing

Standard B-1 Massing

The building massing is conceived of as three distinct forms - articulated with material and depth - that help the building relate to the scale of the neighboring residential homes - these are two blocks that contain the residences and an inner center section with darker siding that houses the main entry lobby, stair core and services.

The strategy of pushing and pulling the facade (along Willis Street with each rowhouse unit and again along Montreal Street) allows the massing to further relate to the neighboring three-family homes. The Willis Street fourth floor massing is softened by the mansard roof and accentuates the three story cornice and masonry massing.

The top floor of the building is recessed on the downhill side of Montreal Street and materially appears lighter, which reduces the perceived height and mass of the overall structure while providing discrete private exterior spaces for the occupants.

The revised roof forms reduces the scale of the project from the previous single mansard roof form and reduces the overall scale of the project and is referential and related to forms found throughout the two block radius of the context.

Standard B-2 Roof Forms

The building's fourth floor consists of a Mansard-style roof and a flat roof form. The roof form has evolved significantly from the previously-proposed mansard form to this more contextually-appropriate combination of mansard and flat roof form.

The mansard roof with dormers gives the building a light and visually quiet top story on upper Montreal Street, and the change to a flat roof reduces the overall mass of the building, and harmonizes with existing buildings found throughout the local two block context.

Similar Mansard Roofs are found on the following addresses in the two block radius:

52 Merrill St
42 Montreal St
78 Melbourne St
80 North St
84 North St
92 North St
107 North St
122 North St
158 North St

Standard B-3 Main Roofs and Subsidiary Roofs

The main roof forms are a mansard and flat roof. Subsidiary roofs are all low slope and only appear over service areas of the building, street entries or bay windows.

Standard B-4 Roof Pitch

All roof pitches meet the Standard.

Standard B-5 Façade Articulation

The principle facades are articulated with several architectural elements which reflect the character of the neighborhood: stacked balconies, recessed entries, covered porches, narrow projecting bays, predominantly vertical rectangular window openings, stairs directly facing the sidewalk.

Standard B-6 Garages

The building's garage beneath allows for ample off-street parking for residents and opens up 2 street parking spots by reducing the 3 existing curb cuts down to 1. The entry to the garage is on Montreal Street, but its visual prominence is diminished by the landscaping and projecting bay element of the living areas immediately above. The garage opening measures far below the max 40% of the width of the facade required.

Principle C Orientation to the Street

Standard C-1 Entrances

The buildings entries are organized by type, with the three rowhouse private entries facing Willis Street, while the building's main entry faces Montreal Street. Each entry is clearly articulated by a recessed portico and contrasting color door, with signage indicating street number and building name. The Montreal Street entry provides universal accessibility with

both ramp and narrow stair access. The ramp provides barrier-free access towards North Street, while the stairs provide direct access to Montreal Street and towards the Eastern Promenade. Landings provide opportunities for residents to pause and engage with neighbors.

The current design reduces the former separation of the entrance from Montreal Street by lowering the height of the living level one (1) foot along Willis Street and two (2) feet along Montreal Street. The design provides a simple, contextually appropriate landscape design with simple stone retaining walls and elevated entrances as are commonly found throughout the two block radius.

The narrow multifamily entrance now takes on the character of the residential porches that exist in other neighborhood buildings in its relationship to the street and the circulation like those found along Morning, Waterville, and Atlantic Streets.

Standard C-2 Visual Privacy

Building occupants retain a sense of privacy by elevating the first floor window sills at least 36" above sidewalk grade and providing finished floor elevation at least 12" above the sidewalk elevation. Landscape features between the building facade and the entry ramp along Montreal Street and beneath the bay windows along Willis Street provide an additional buffer between passersby and residents.

Standard C-3 Transition Spaces

Transition spaces are afforded between the sidewalk and the front doors through use of sidewalk garden and recessed entries. In addition, a low wall along the Montreal Street facade defines the edge of the entry ramp, provides seating for a neighborly conversation and features a planter for shrubs and small trees.

Principle D Proportion and Scale

Overall Proportion and Scale have been improved by the change to the mansard roof, the reduction in height and width of the bays along Willis and Montreal Streets, the variety of color of facade materials, the overall lower building height, the simplified entrance scheme, and the relocation of the parking garage entrance.

Standard D-1 Windows

Windows are proportioned and oriented vertically, to reflect the scale and aesthetics of the surrounding neighborhood homes. Windows along both facades are proportionate to commonly-used vertically-oriented windows, measuring 2'-8" x 5'-8".

Standard D-2 Fenestration

Consistent with the R6 Design Standards, the total area of fenestration of the two principle facades along Montreal and Willis Streets is greater than 12% of the total facade area.

Standard D-3 Porches

The entrance porch along Montreal Street is twenty-one feet wide, composing 20 % of the Montreal Street facade.

First floor resident terraces are primarily oriented to the East, rather than towards Montreal Street. However, 26' of landscaped terrace adjoins the Southeast corner of the building. This portion of the terrace has a depth of 9' and an area of 247 ft.

Principle E Balance

Standard E-1 Window and Door Height

Doors and windows along both principle facades share a common horizontal datum line, with the exception of the stair core windows - their head height aligns with the sill height of the adjacent windows, providing visual interest and reinforcing their verticality.

Standard E-2 Window and Door Alignment

All windows and doors stack in such a way that their centerlines are in vertical alignment.

Standard E-3 Symmetricality

Symmetrical pairs of vertically oriented and proportioned windows compose all of the fenestration of the principle facades. Along Montreal Street, the axis around which windows and doors are symmetrical corresponds to the mansard roofs, at the building's main entry door. Along Willis Street, the three rowhouse entries and windows are distributed evenly along the facade, with the center rowhouse door aligned to the right side of the unit, which draws the eye to the corner of the building and toward the main building entry on Montreal Street.

Principle F Articulation

Standard F-1 Articulation

Both principle facades articulate the building's form and fenestrations through use of shifting volumes around bays and to define rowhouses, window reveals, recessed entries and contrasting color, which helps to punctuate doors and help with wayfinding.

The window reveal is one brick in depth, or approximately 4" setback from the face of the building to add shadow and articulation.

Standard F-2 Window Types

The building utilizes consistent window types and limits variation to a minimum of types throughout. The predominant three styles are casement, fixed, and operable with a fixed transom above.

Standard F-3 Visual Cohesion

The material choices help to further define the primary masses of the structure - brick masonry for the predominant material, shiplap siding for the bay windows, shiplap siding for the center entrance siding, diamond pattern patina-ed metal shingles for the mansard roof, and shiplap siding for the flat roof section. A varied color palette provides cohesion between the few select materials.

Standard F-4 Delineation between Floors

Floors are articulated primarily through use of regularly spaced window header datums and reinforced by the bay windows, third floor cornice, and fourth floor mansard roof.

Standard F-5 Porches, etc.

The Montreal Street façade now has a simple, narrow, direct flight of stairs that leads directly from a simple front porch to the sidewalk, with an informal, residential and neighborhoodlike feel. The lower height of the building has also shortened the staircase length overall from previous submissions. The accessible ramp is now secondary to the staircase, and set back along the side to have less visual prominence.

Building balconies point East, tucked into the face of the building facade, providing optimal views, affording privacy but allowing some degree of “eyes on the street” and engagement when desired, without obscuring the architectural features of the principle facade.

Standard F-6 Main Entries

Main entries are articulated clearly through use of recessed porticos and door colors that contrast with the main building color and are further emphasized with landscape features.

On Montreal Street a more extended porch creates a better integrated and contextual approach compared to the previous version.

Standard F-8 Articulation

1. Rakes above entry doors are 10°, consistent with the R6 Design Standards, in order to clearly define and further emphasize these locations for easy identification.
2. n/a
3. All offsets in the building face and roof form are greater than 12” in order to clearly articulate these shifts in form.
4. n/a

Principle G Materials

Standard G-1 Materials

Brick masonry expresses the building’s primary material, a choice which relates to many other buildings within the two block radius, including:

Seven (7) Macarthur Gardens buildings directly adjacent along lower Montreal & Walnut Streets

16 Emerson Street

58 North Street

79 & 81 North St

158 North St

Remaining materials:

Patinated soft-toned metal cladding accentuates the mansard roof face.

Painted shiplap siding provides a traditional surface material for all bay windows as is traditional in the neighboring context.

Painted shiplap siding on the center entry section provides a quiet, strong, and simple traditional residential material.

Aluminum clad windows with a charcoal grey color add durability and a calm backdrop material.

Weightier granite masonry for the ground level retaining wall anchor the building.

The brick color has changed to a light beige color and darker grey to better harmonize with the context and be approachable, residential, and quiet in tone. All materials on the lower three story buildings are now traditional to the local two block context, limited to brick masonry and painted wood cladding.

Standard G-2 Material and Façade Design

The facade is constructed of materials which aid in articulating and reducing the visual impact of the mass of the structure, with heavier materials at the core and base and lighter metal cladding wrapping the upper story.

Standard G-3 Chimneys

N/A

Standard G-4 Window Types

The building utilizes consistent window types and and limits variation to a minimum of types throughout. The predominant three styles are casement, fixed, and operable with a fixed transom above.

Standard G-5 Patios and Plazas

The first floor terraces, site walls, and other landscape features will be constructed of granite fieldstone.