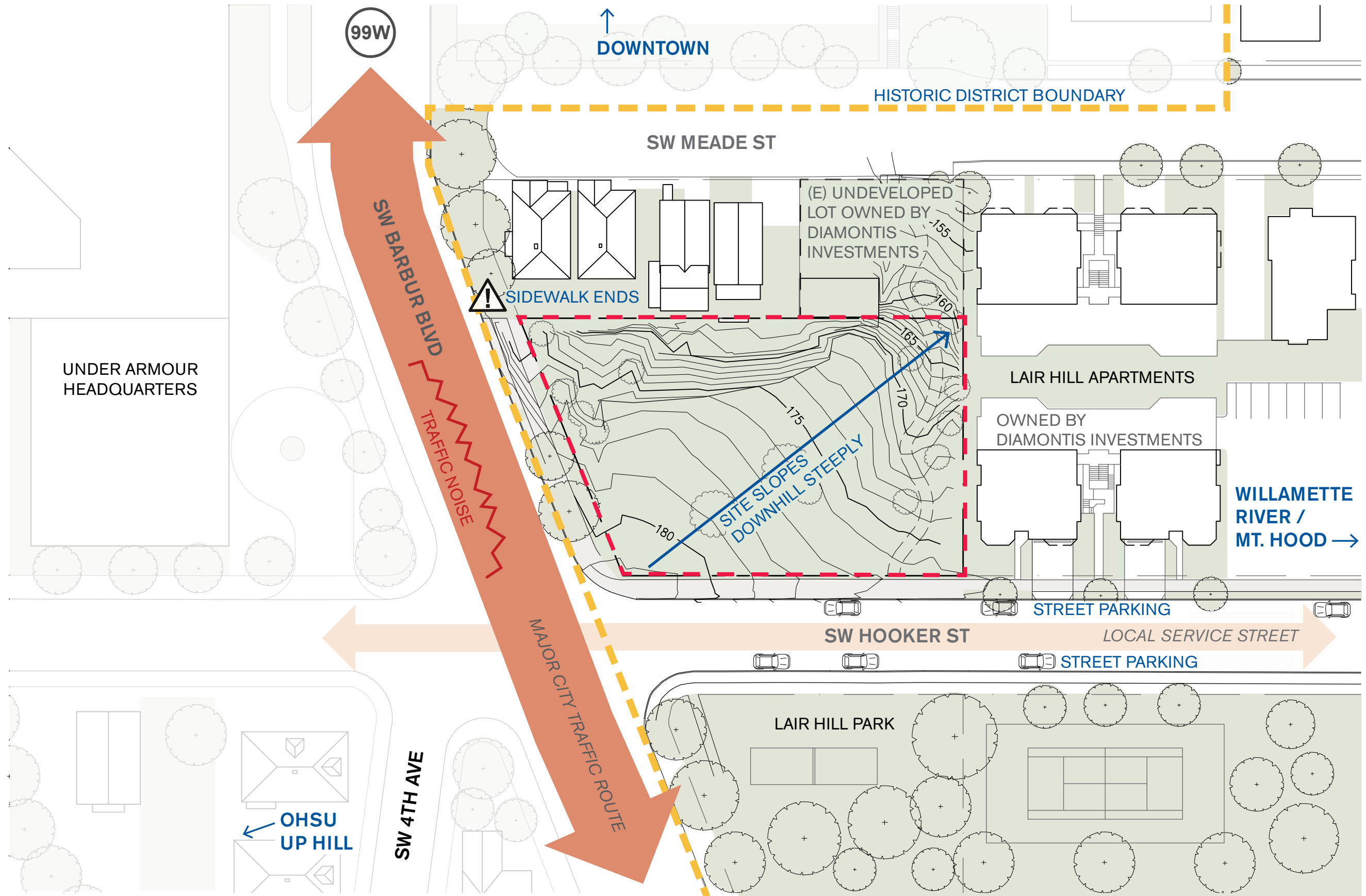


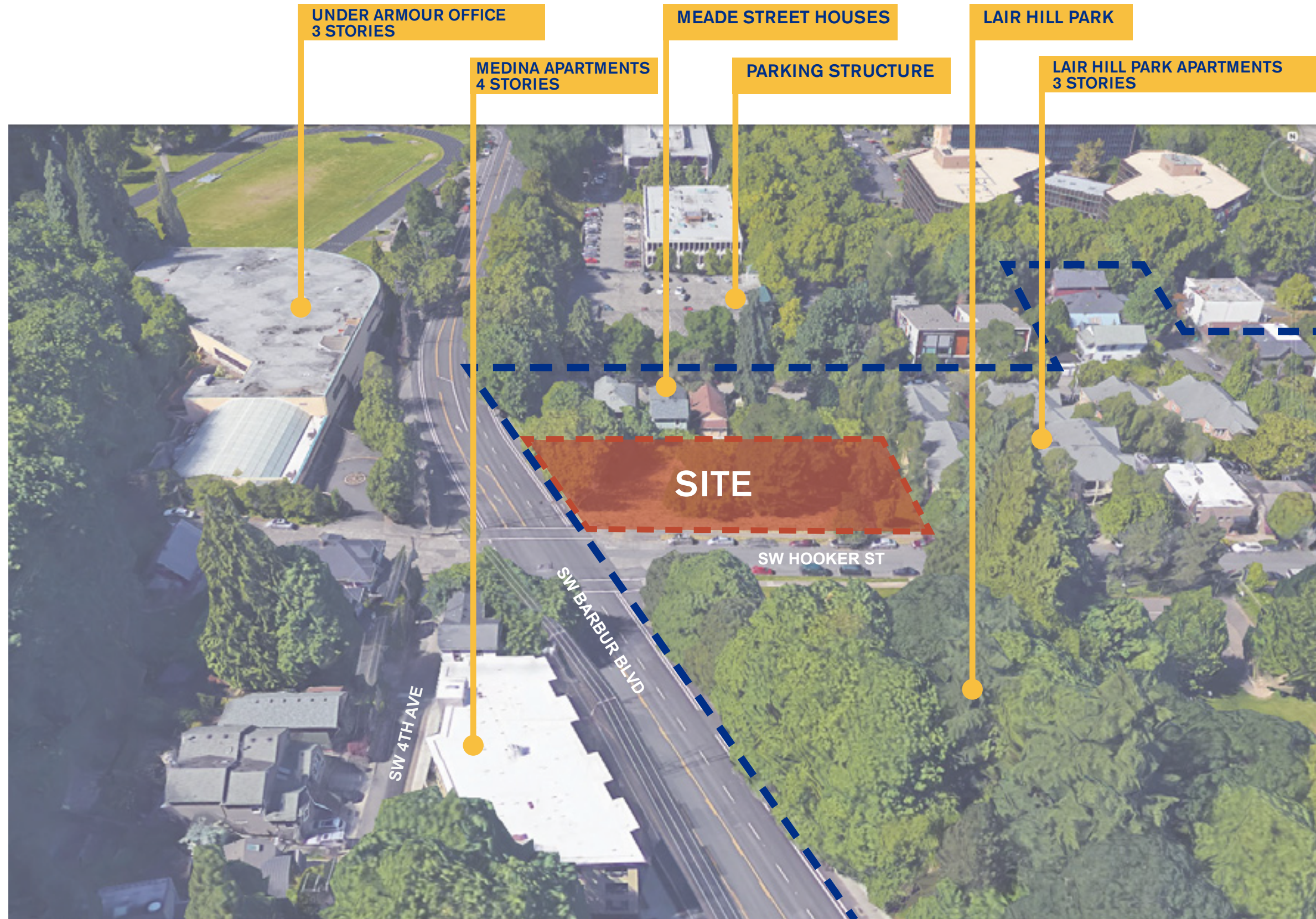
SOUTH PORTLAND NEIGHBORHOOD

- SITE
- HISTORIC DISTRICT
- SOUTH PORTLAND NEIGHBORHOOD
- MAJOR ARTERIAL



LAIR HILL HISTORIC DISTRICT
VICINITY & CONTEXT





SITE CONTEXT
VICINITY & CONTEXT



DAR I - 3-STORY 'L'-SHAPED BUILDING WITH 4TH FLOOR ALONG BARBUR & PENTHOUSE ON HOOKER



DAR II - 3-STORY 'L'-SHAPED BUILDING WITH 4-STORY TOWER & PENTHOUSE



DAR III - 3-STORY 'L'-SHAPED BUILDING WITH PENTHOUSE

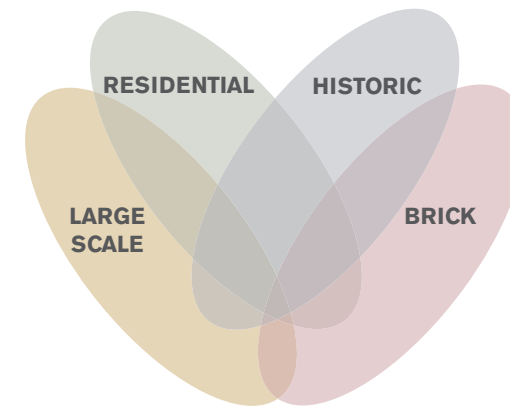


DAR v - 4/3 'L'-SHAPED BUILDING

DESIGN ADVICE REQUESTS
PREVIOUS DAR SUBMISSIONS

KEY FINDINGS

- No single precedent combines age, materiality, scale, and program.
- No large multifamily buildings, some smaller examples.
- Oriel bays common to residential buildings.
- Brick common to largest buildings.
- When brick is used, it is typically red and highly uniform.
- Rusticated bases are common to larger buildings.
- Proposed building must be a synthesis of these elements.



**RESIDENTIAL
LARGE SCALE
BRICK
HISTORIC**



**RESIDENTIAL
LARGE SCALE
BRICK
HISTORIC**



**RESIDENTIAL
LARGE SCALE
BRICK
HISTORIC**



**RESIDENTIAL
LARGE SCALE
BRICK
HISTORIC**



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LARGE SCALE
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**RESIDENTIAL
LARGE SCALE
BRICK
HISTORIC**



**RESIDENTIAL
LARGE SCALE
BRICK
HISTORIC**

**ARCHITECTURAL LANGUAGE OF LAIR HILL
VICINITY & CONTEXT**



NEIGHBORHOOD HOUSE 3030 SW 2ND AVENUE 1910

PRIMARY CONTRIBUTING HISTORIC BUILDING

- Largest of the three historic brick structures in the Lair Hill Historic District.
- Simple cubic volume with punched openings and rusticated base.
- Georgian classical features include pediment over main entrance, arched inset window bays at main level, keystones in lintels above windows and doors, and dentils at cornice.
- No ornamentation at building corners.
- Cast-in-place concrete elements, including corbels and sills, provide accents.
- Windows are single-pane, double-hung with an aspect ratio of approximately 1:2.
- Square metal canopy covers the main entrance.
- Three-story, quarter block mass.



WALSH CONSTRUCTION OFFICES 2905 SW 1ST AVENUE 2000

NON-CONTRIBUTING CONTEMPORARY BUILDING - COMPLIES WITH GUIDELINES

- Modern building, constructed under Lair Hill Historic District approval criteria.
- Three-story, quarter block mass.
- Paired double-hung windows are set in bays with shallow arches on floors 2 and 3. Bays are infilled with dark painted panels. A brick corbel course runs around the midpoint of the upper story and wraps over the tops of window bays. Square window bays located at the ground floor extend downward into a cast-in-place concrete plinth.
- Brickwork wraps the corners with no differentiating features.
- Arched entry to a 20' wide garage door facing SW Hooker.
- Cornice consisting of tripartite course of brick corbeling.

DISTRICT PRECEDENTS
VICINITY & CONTEXT

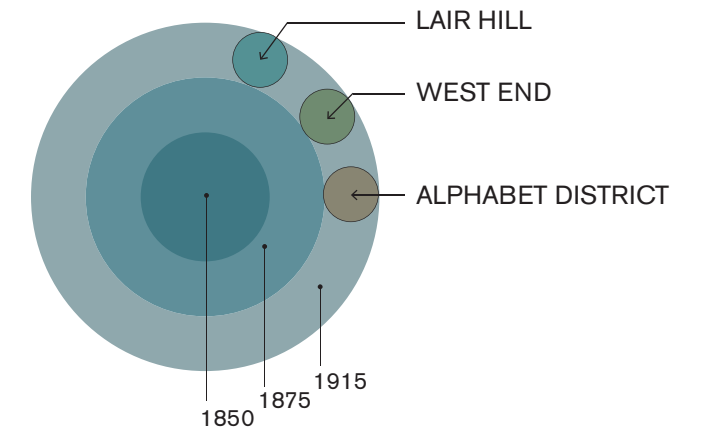
RELEVANT HISTORICAL BUILDING TYPOLOGY: Pre WWII apartments, 3+ stories, 20,000+ square feet.

TYOLOGY SURVEY: CHARACTERISTIC FEATURES

- Brick cladding
- Simple cubic massing
- Variety of different ornamentation schemes
- Cornice
- Rusticated base
- Oriel bays common

URBAN GROWTH RINGS

As the city grew outward from its original core, concentric rings of growth appeared, containing similar development patterns and similar architecture.



**RED BRICK
CORNICE
ORIEL BAYS
RUSTICATED BASE**

1910



**CREAM BRICK
CORNICE
DENTILS**

1912



**STUCCO
CORNICE
DENTILS
RUSTICATED BASE**

1908



**RED BRICK
CORNICE
ORIEL BAYS
RUSTICATED BASE**

1909



**CREAM BRICK
CORBEL
DENTILS
RUSTICATED PIERS
QUOINS**

1911



**RED BRICK
STAGGERED PARAPET
ENHANCED PILASTERS**

1931



**BROWN BRICK
CORNICE
DENTILS
ORIEL BAYS
RUSTICATED BASE
QUOINS**

1912



**RED BRICK
CORNICE
QUOINS
KEYSTONES**

1904



**YELLOW BRICK
CORNICE
DENTILS
RUSTICATED BASE**

1926

HISTORIC BUILDING PRECEDENTS IN PORTLAND
VICINITY & CONTEXT



ORIEL BAYS

1405 SW PARK AVENUE (1910)
PORTLAND DOWNTOWN NEIGHBORHOOD

Oriel bays, two levels high, spanning second and third stories. Each panel is trimmed with mouldings. Bays painted dark color contrasting with red brick cladding.



CORNICE & CORBEL

2185 SW YAMHILL STREET (1926)
GOOSE HOLLOW NEIGHBORHOOD

Cornice is a simple linear extrusion projecting approximately 2' from facade and integrated with building parapet. Corbel band consists of end bricks and vertical soldier course.



BRICK WINDOW DETAIL

2905 SW 1st AVENUE (2000)
LAIR HILL DISTRICT

Typical window condition consists of paired double hung fiberglass windows, inset under a shallow arch with a brick relief. Panel under arch painted to match windows in a dark color contrasting with brick. Modern building, constructed under Lair Hill Historic District approval criteria.



CORBEL

3025 SW 1st AVENUE (1916)
LAIR HILL DISTRICT

Corbel band consisting of end bricks and horizontal bricks stepped out from wall plane.

HISTORIC ARCHITECTURAL DETAILS
VICINITY & CONTEXT



CANOPY

2409 NE MLK BOULEVARD (1912)
ELIOT NEIGHBORHOOD

Canopy suspended by chains anchored in medallions on the facade above. Brass lettering affixed to the street facing vertical edge.

CONCRETE BASE

SW 2ND AVENUE & SW WOODS STREET (1918)
LAIR HILL DISTRICT

Cast-in-place concrete plinth at ground level with red brick above.

INSET BALCONIES

1812 NW FLANDERS STREET (1908)
ALPHABET DISTRICT

Balconies inset approximately 6' from building face.

GARAGE DOOR

3129 SW 1st AVENUE (2000)
LAIR HILL DISTRICT

Shallow arch spans bay with a vertical brick soldier course. Door set back approximately 3' from building face. Modern building constructed under Lair Hill Historic District approval criteria.

HISTORIC ARCHITECTURAL DETAILS
VICINITY & CONTEXT



CUMBERLAND APARTMENTS 1405 SW PARK AVENUE 1910

COMPARABLE HISTORIC BUILDING - OUTSIDE DISTRICT

- Brick four-story apartment.
- Oriel bays from level 2 to level 3.
- Simple extruded cornice with no dentils or non-linear elements.
- Strong horizontal elements including cornice, concrete corbel, and rusticated concrete base.
- Casement windows with transoms in oriel bays, paired casements elsewhere.



THE ADMIRAL APARTMENTS 910 SW PARK AVENUE 1909

COMPARABLE HISTORIC BUILDING - OUTSIDE DISTRICT

- Brick four story apartment.
- Oriel bays from level 2 to level 4.
- Simple extruded cornice with no dentils or non-linear elements.
- Double-hung windows.
- Painted concrete base.

OUT-OF-DISTRICT CONTEMPORARY PRECEDENTS
VICINITY & CONTEXT



RENDERING / SW BARBUR BLVD & SW HOOKER ST
MASSING / DESIGN CONCEPT



RENDERING / SW BARBUR BLVD LOOKING SOUTHEAST
MASSING / DESIGN CONCEPT



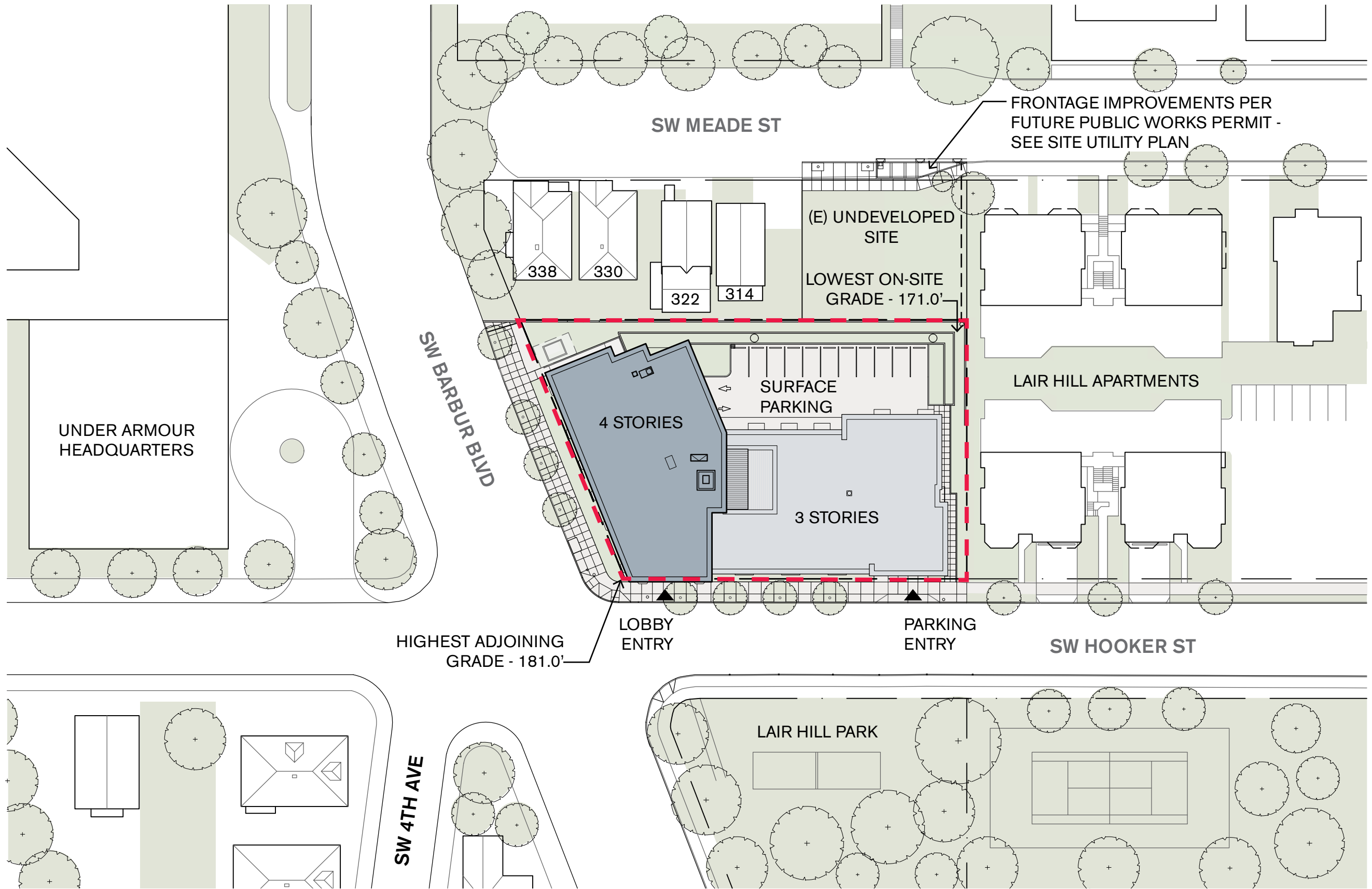
RENDERING / SW HOOKER ST LOOKING NORTHWEST
MASSING / DESIGN CONCEPT



RENDERING / SW MEADE ST LOOKING SOUTHWEST
MASSING / DESIGN CONCEPT



RENDERING / SW BARBUR BLVD & SW HOOKER ST NIGHT VIEW
MASSING / DESIGN CONCEPT



FRONTAGE IMPROVEMENTS PER FUTURE PUBLIC WORKS PERMIT - SEE SITE UTILITY PLAN

(E) UNDEVELOPED SITE
LOWEST ON-SITE GRADE - 171.0'

LAIR HILL APARTMENTS

4 STORIES

SURFACE PARKING

3 STORIES

UNDER ARMOUR HEADQUARTERS

HIGHEST ADJOINING GRADE - 181.0'

LOBBY ENTRY

PARKING ENTRY

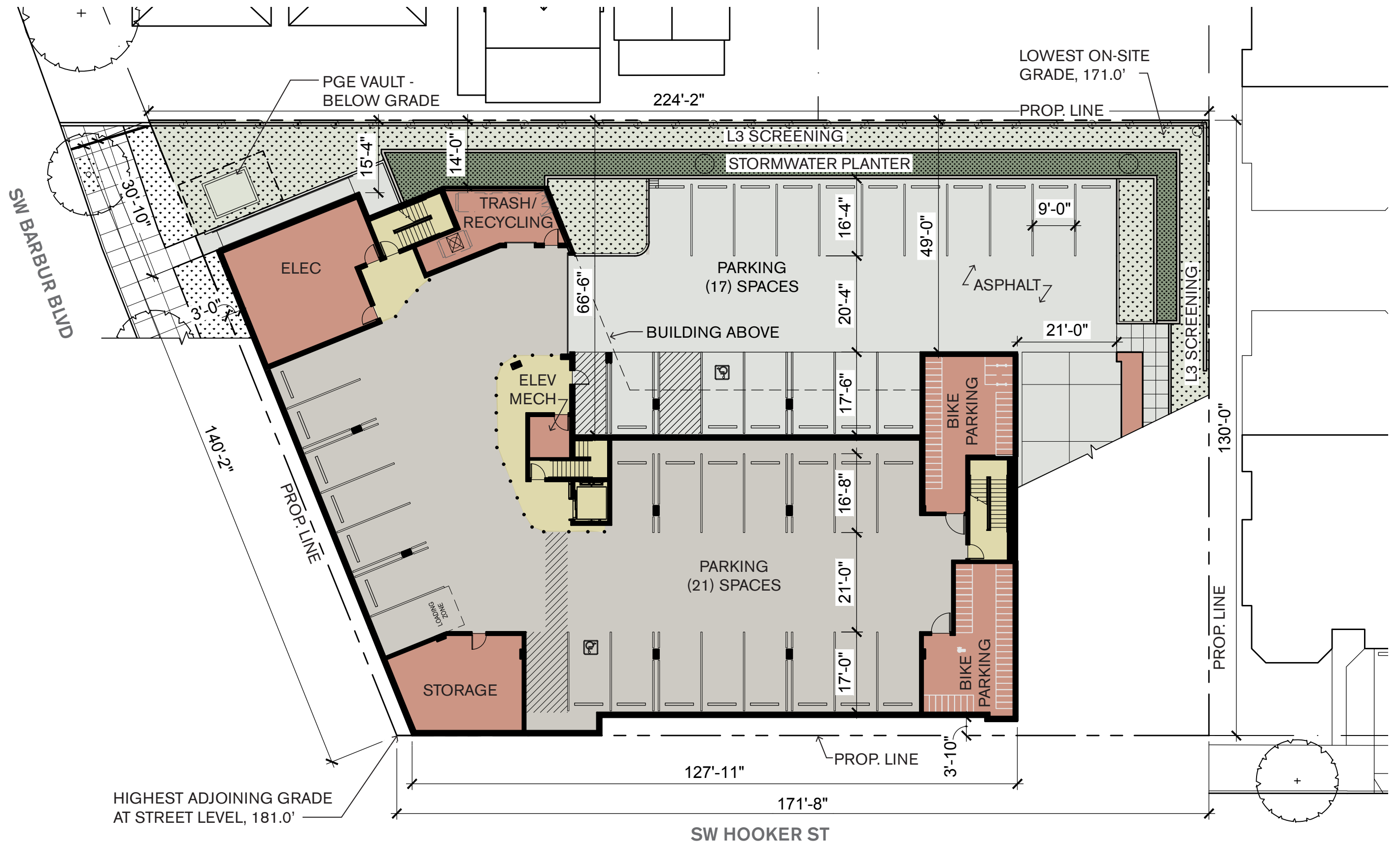
SW HOOKER ST

LAIR HILL PARK

SW 4TH AVE



SITE PLAN
ARCHITECTURAL DRAWINGS



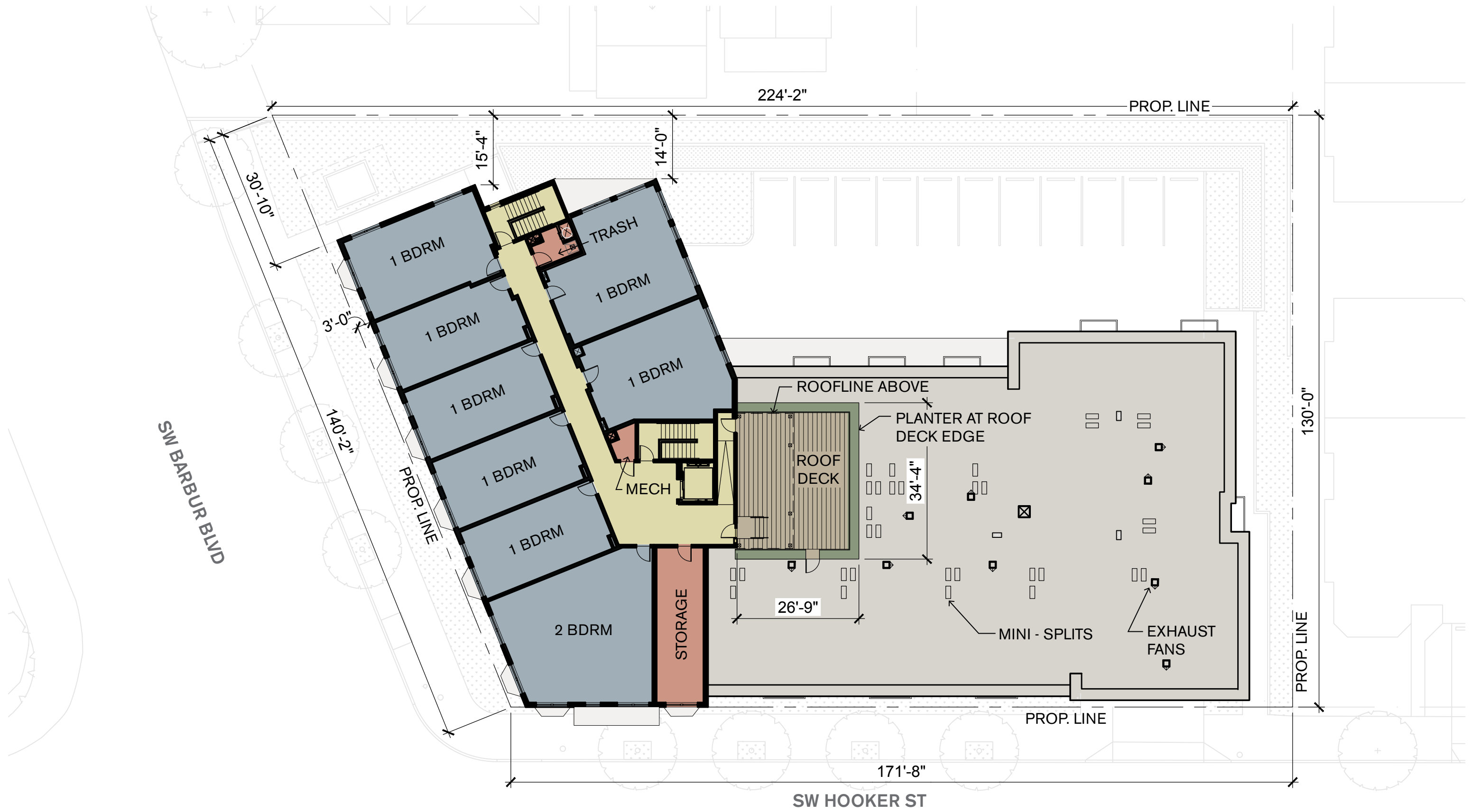
BASEMENT LEVEL FLOOR PLAN
 ARCHITECTURAL DRAWINGS



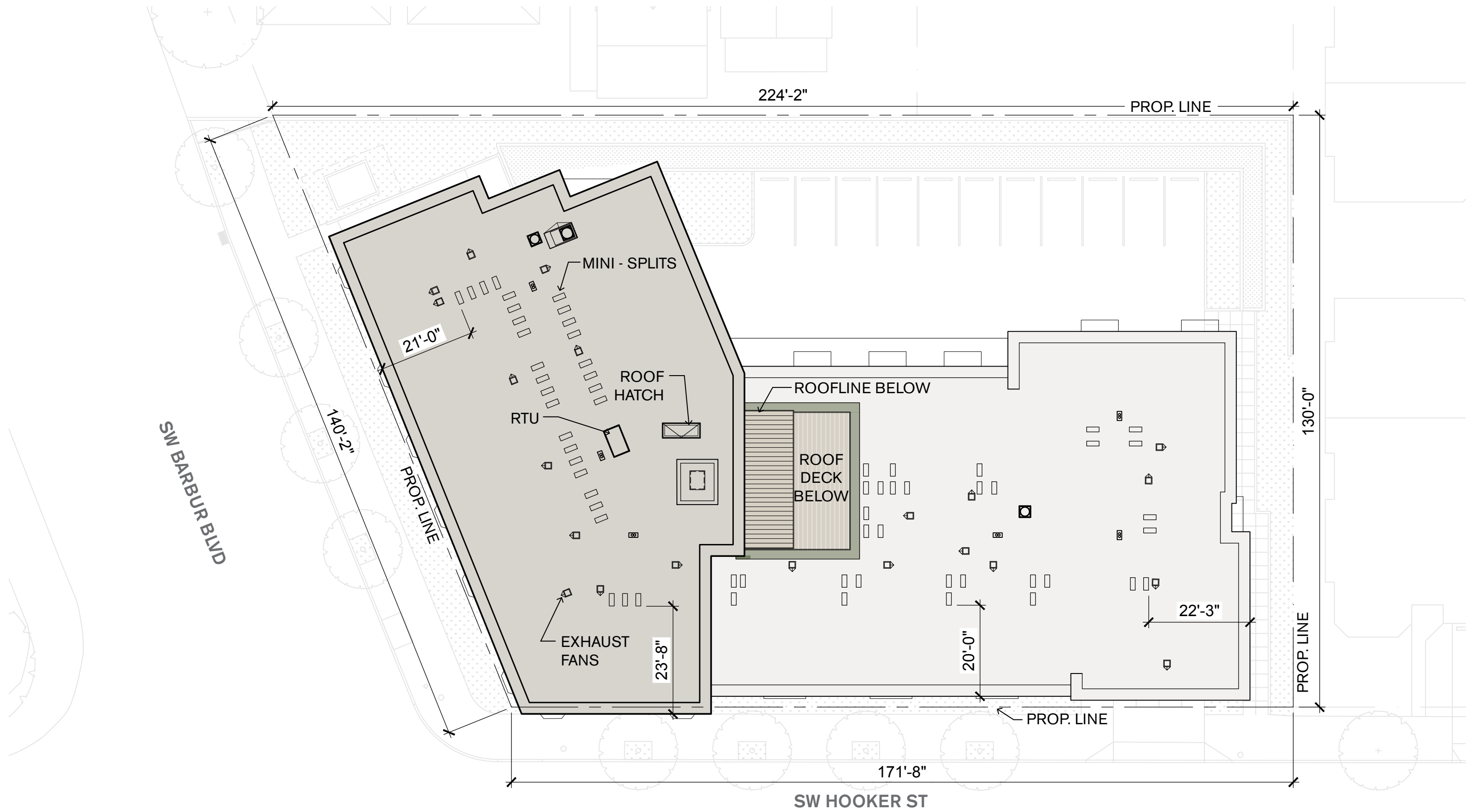
GROUND LEVEL FLOOR PLAN
 ARCHITECTURAL DRAWINGS



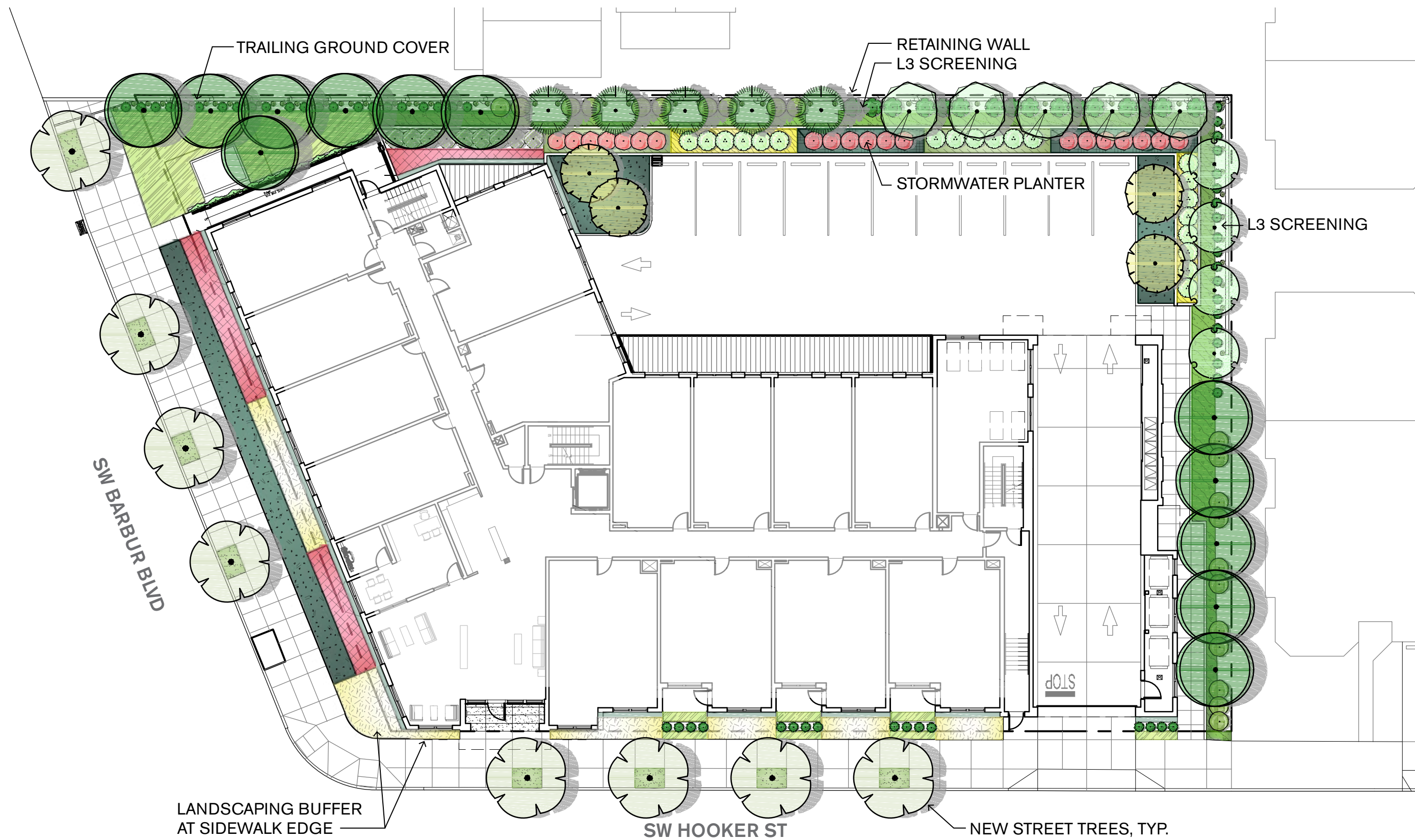
LEVEL 02 - 03 FLOOR PLAN
 ARCHITECTURAL DRAWINGS



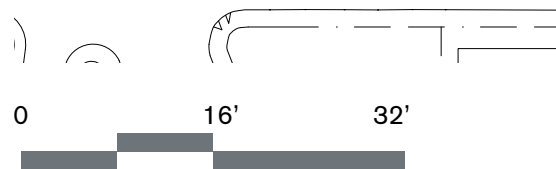
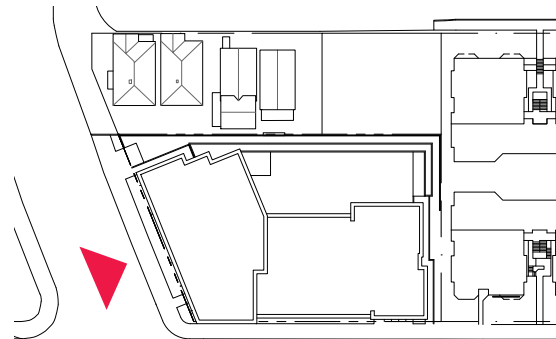
LEVEL 04 FLOOR PLAN / ROOF PLAN
 ARCHITECTURAL DRAWINGS



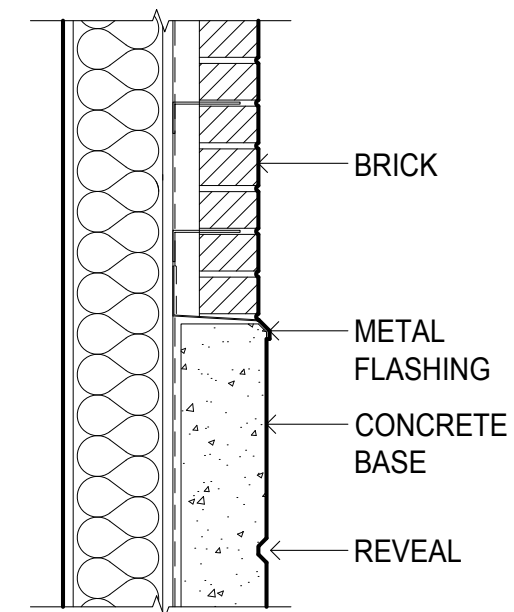
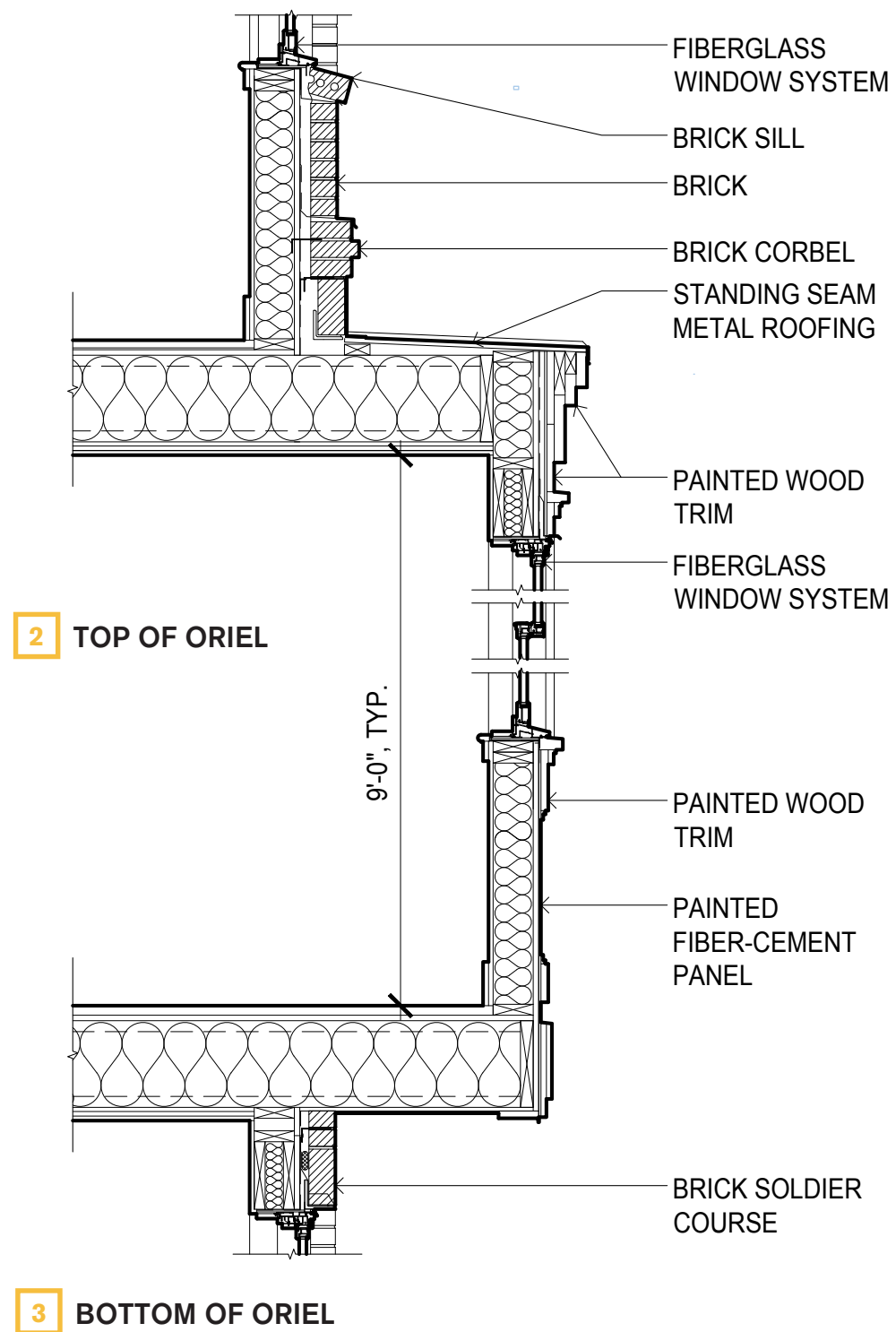
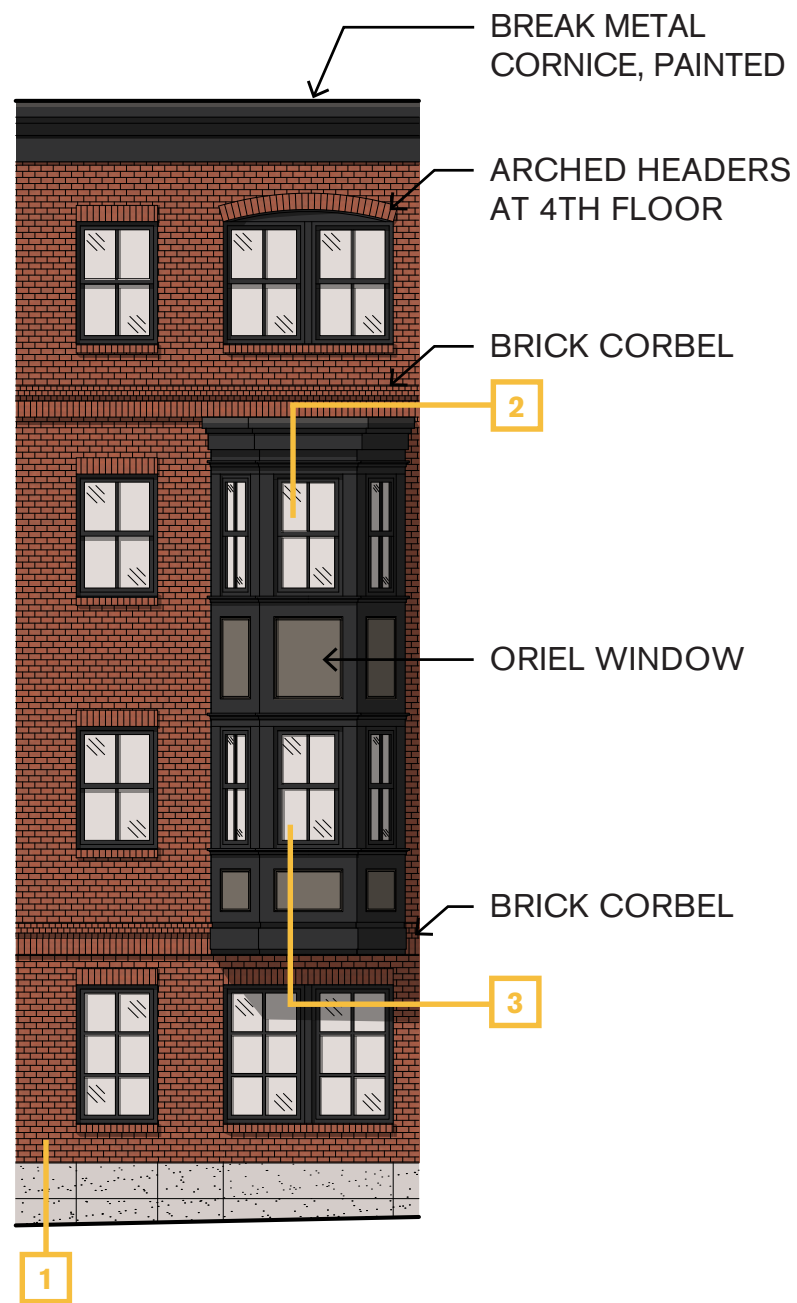
ROOF PLAN
 ARCHITECTURAL DRAWINGS



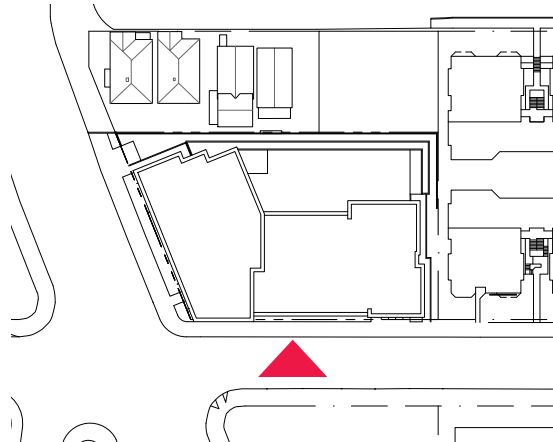
LANDSCAPE PLAN AT GROUND FLOOR
ARCHITECTURAL DRAWINGS



WEST ELEVATION AT SW BARBUR BLVD
ARCHITECTURAL DRAWINGS



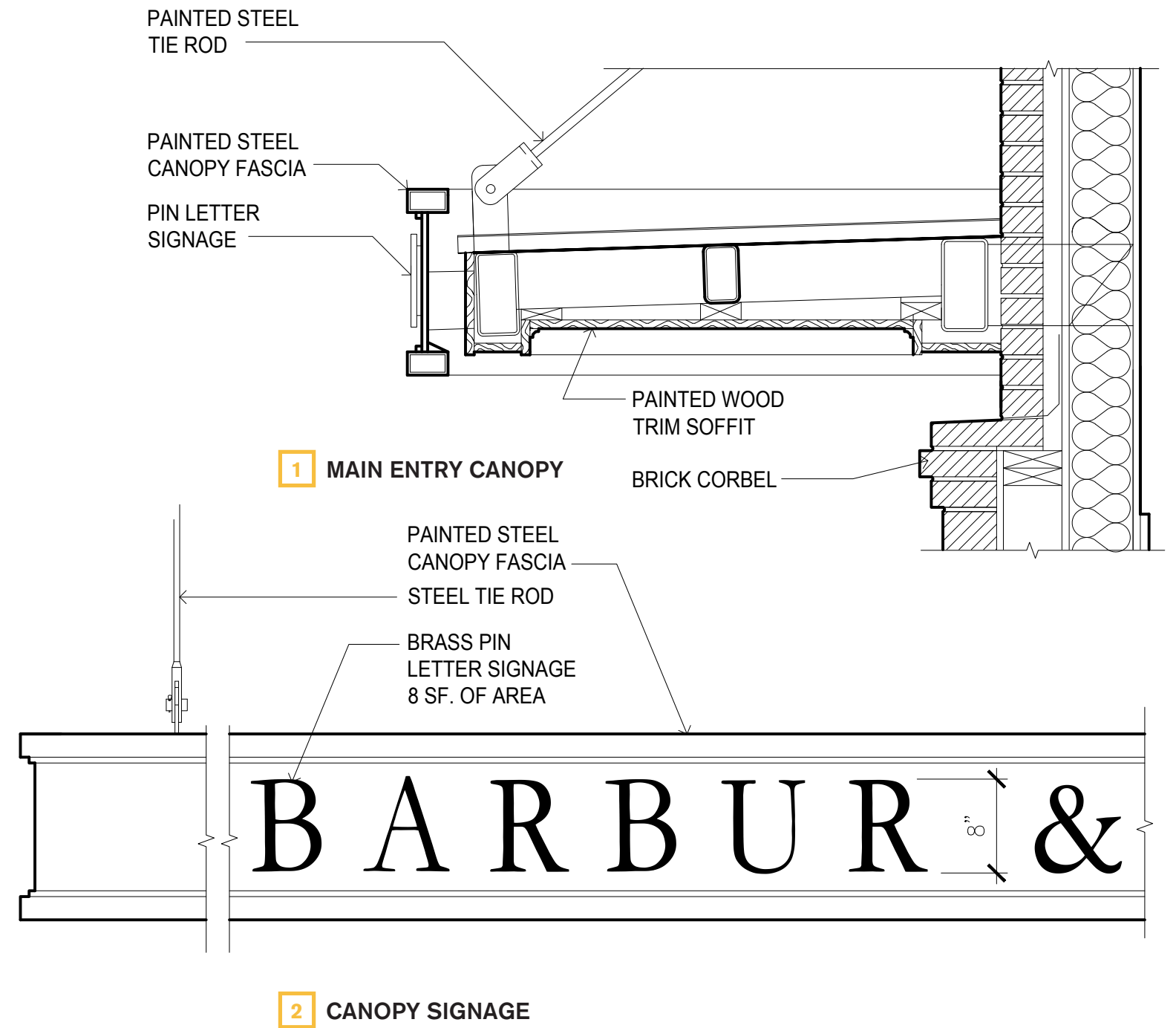
ENLARGED ELEVATIONS / TYPICAL DETAILS
ARCHITECTURAL DRAWINGS



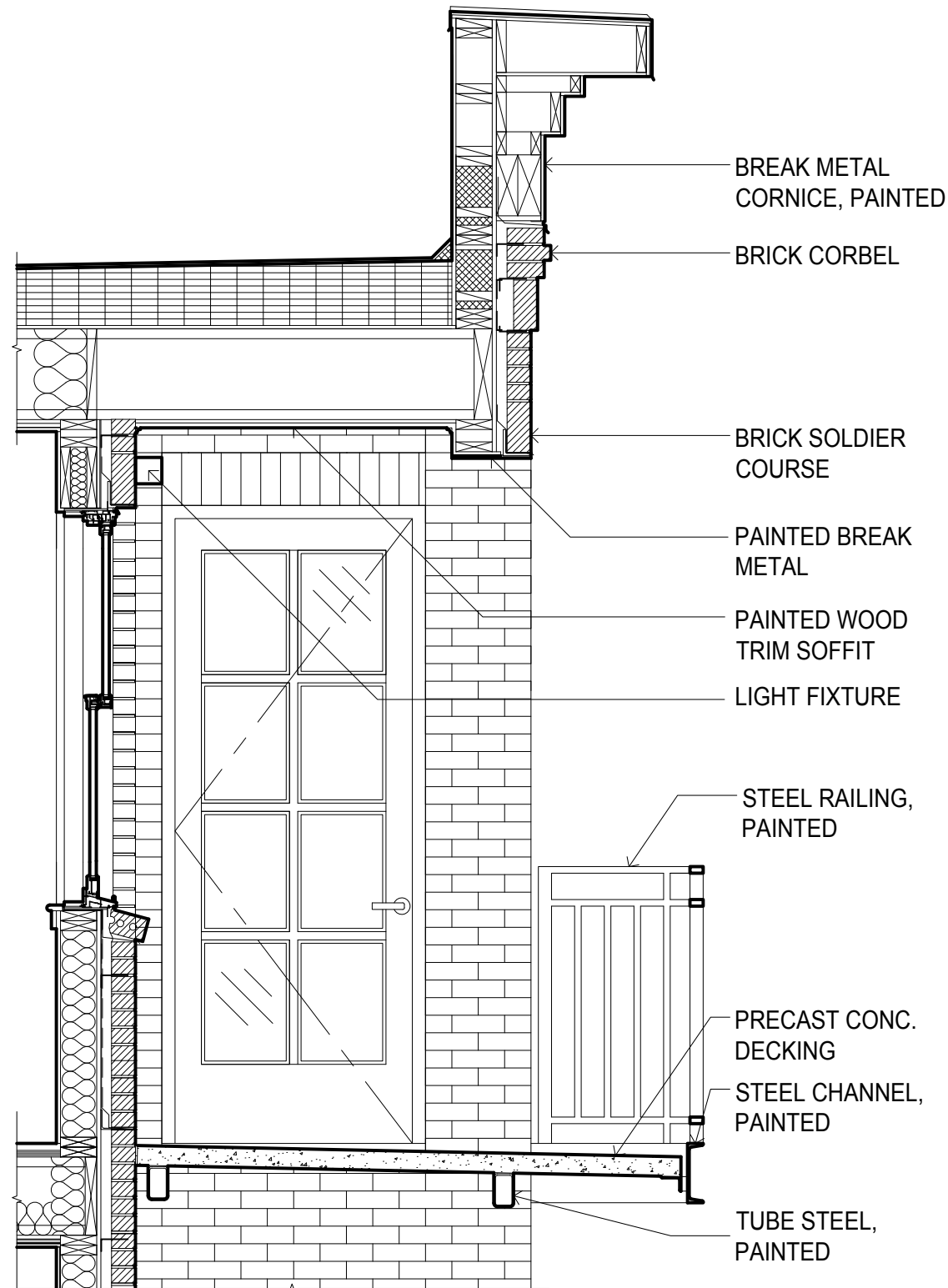
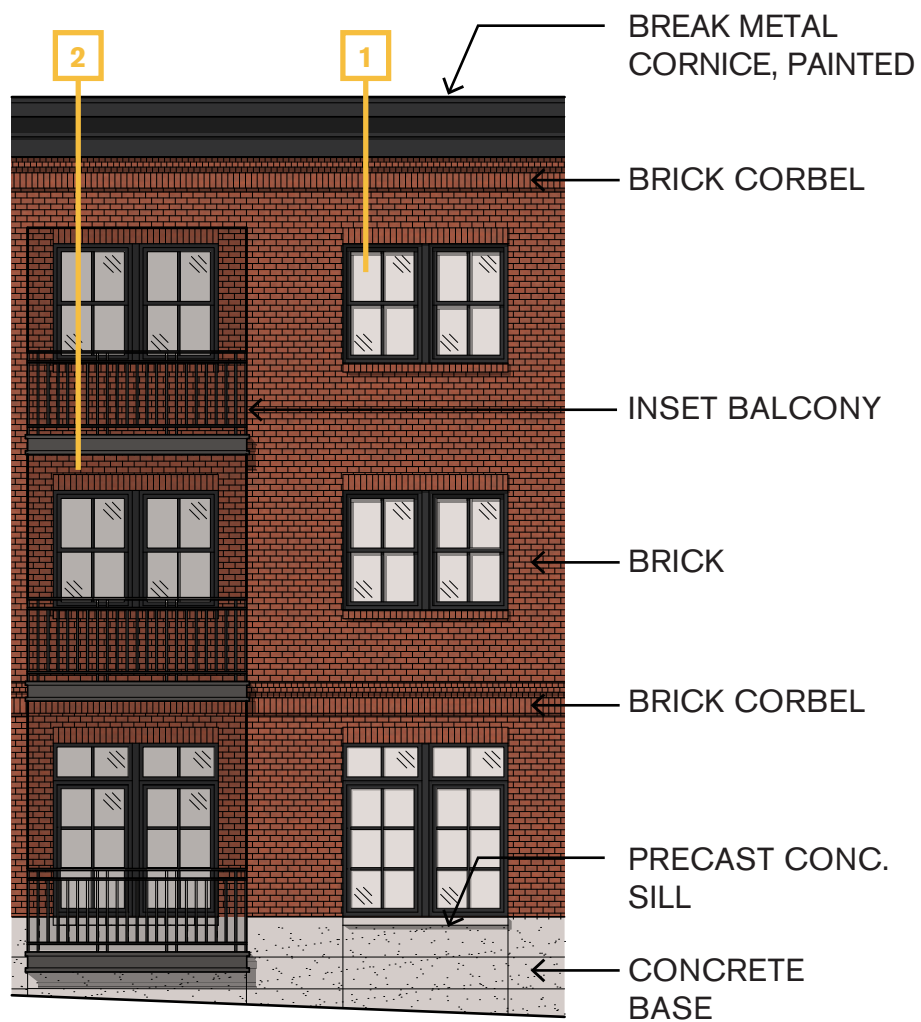
SOUTH ELEVATION AT SW HOOKER STREET
ARCHITECTURAL DRAWINGS



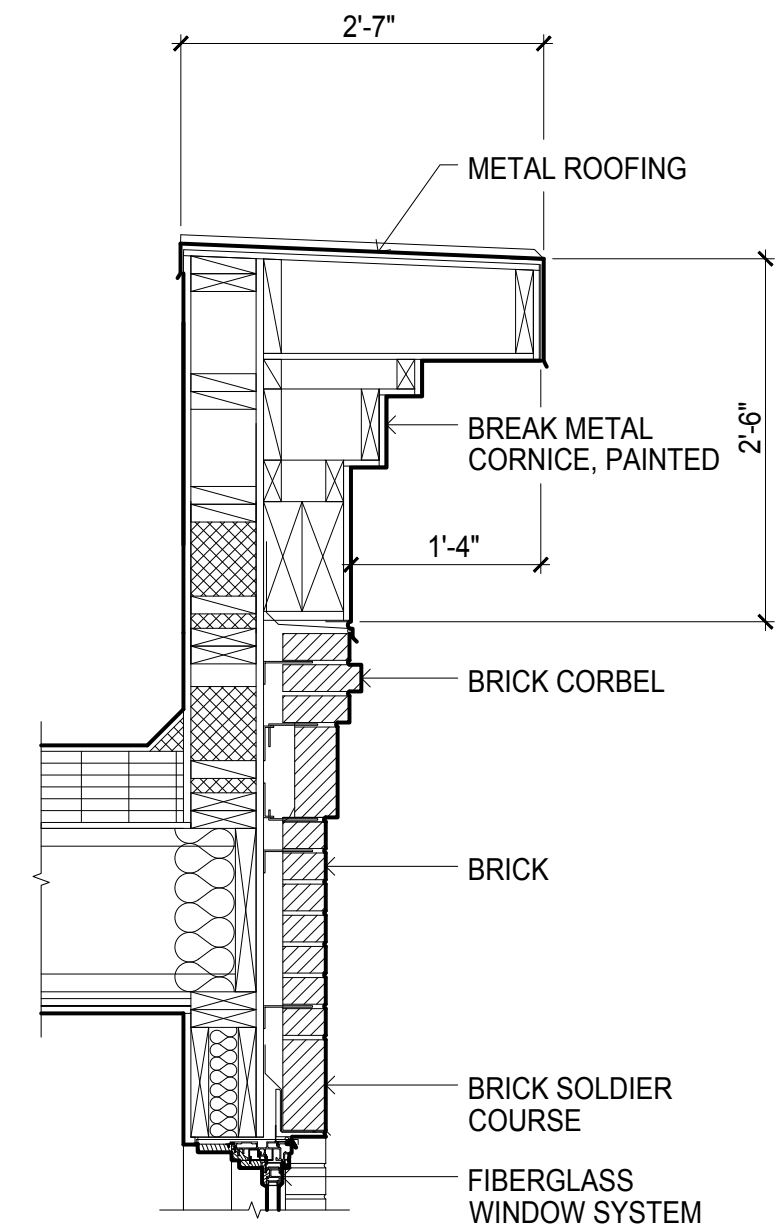
SW HOOKER ST ENTRY



SIGNAGE DETAILS
 ARCHITECTURAL DRAWINGS

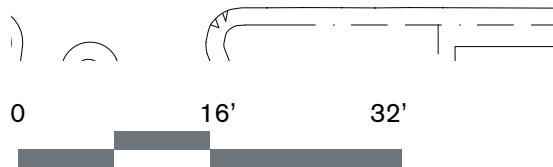
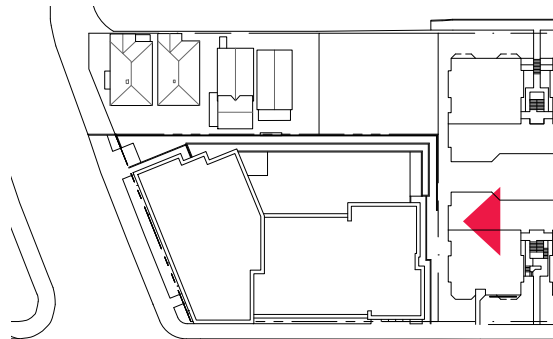


2 SECTION AT INSET BALCONY

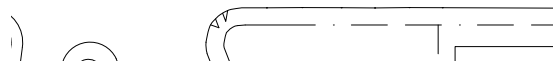
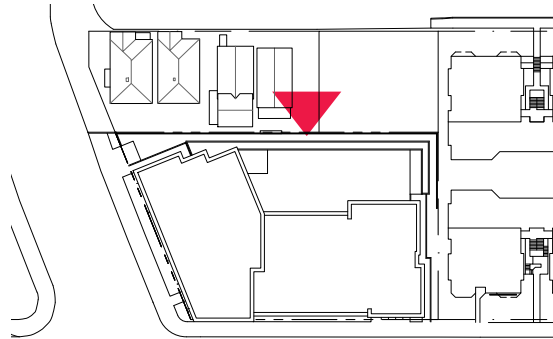


1 PARAPET CORNICE AT BRICK CORBEL

ENLARGED ELEVATIONS / TYPICAL DETAILS
ARCHITECTURAL DRAWINGS

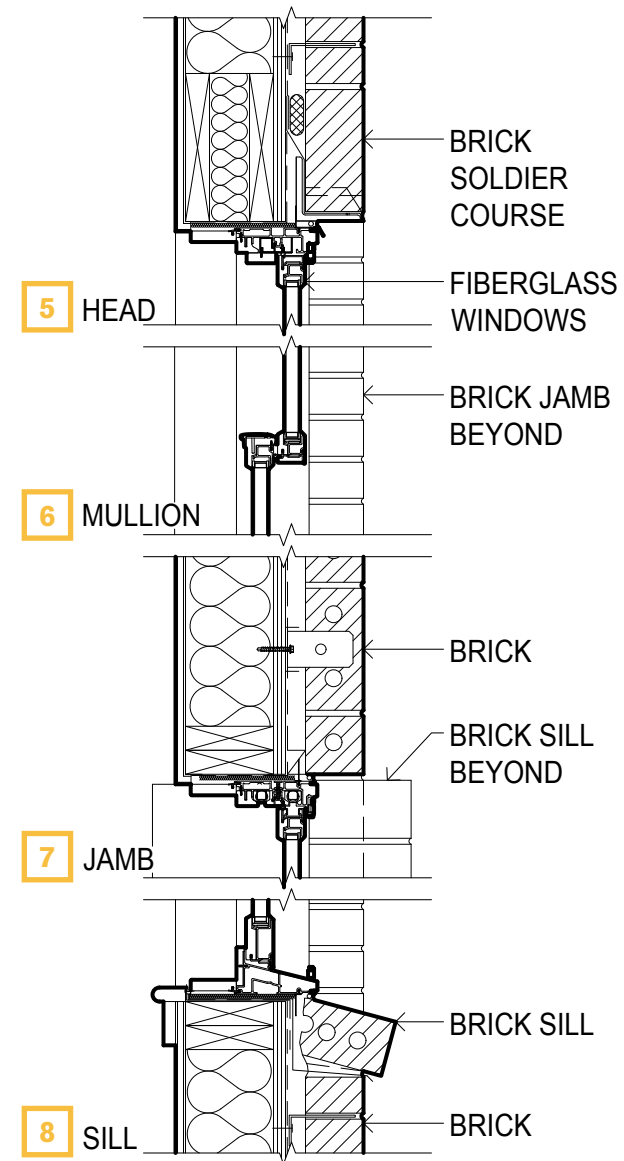
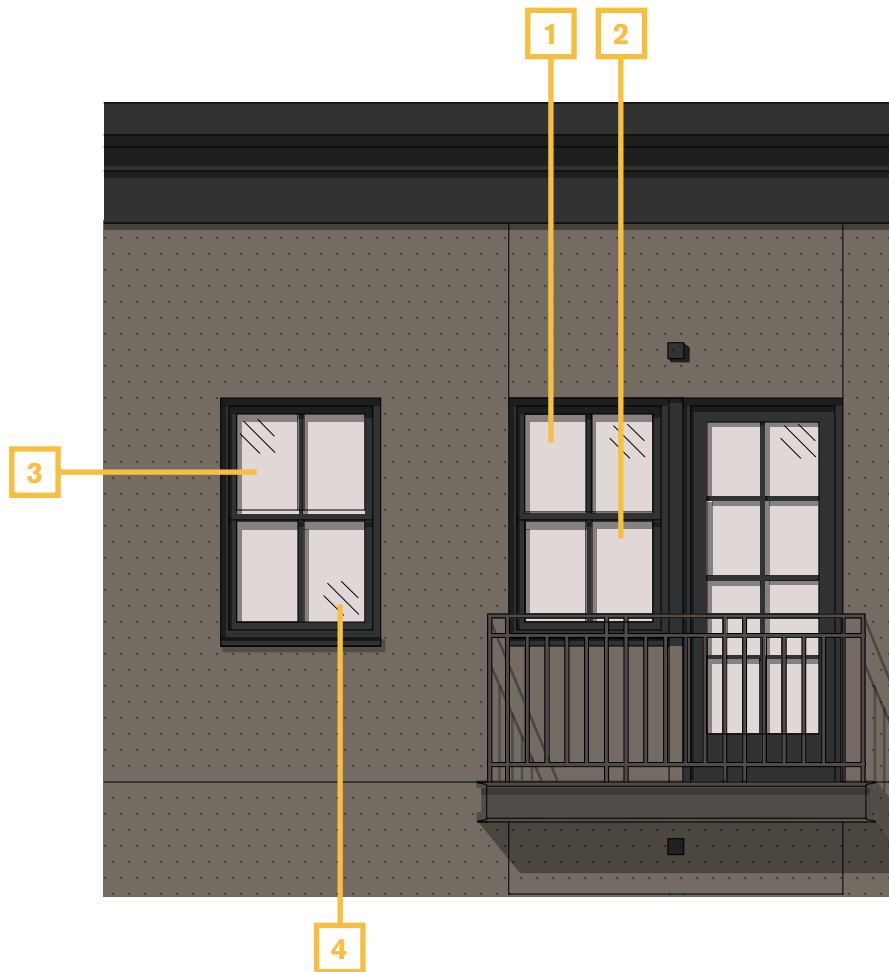


EAST ELEVATION
ARCHITECTURAL DRAWINGS

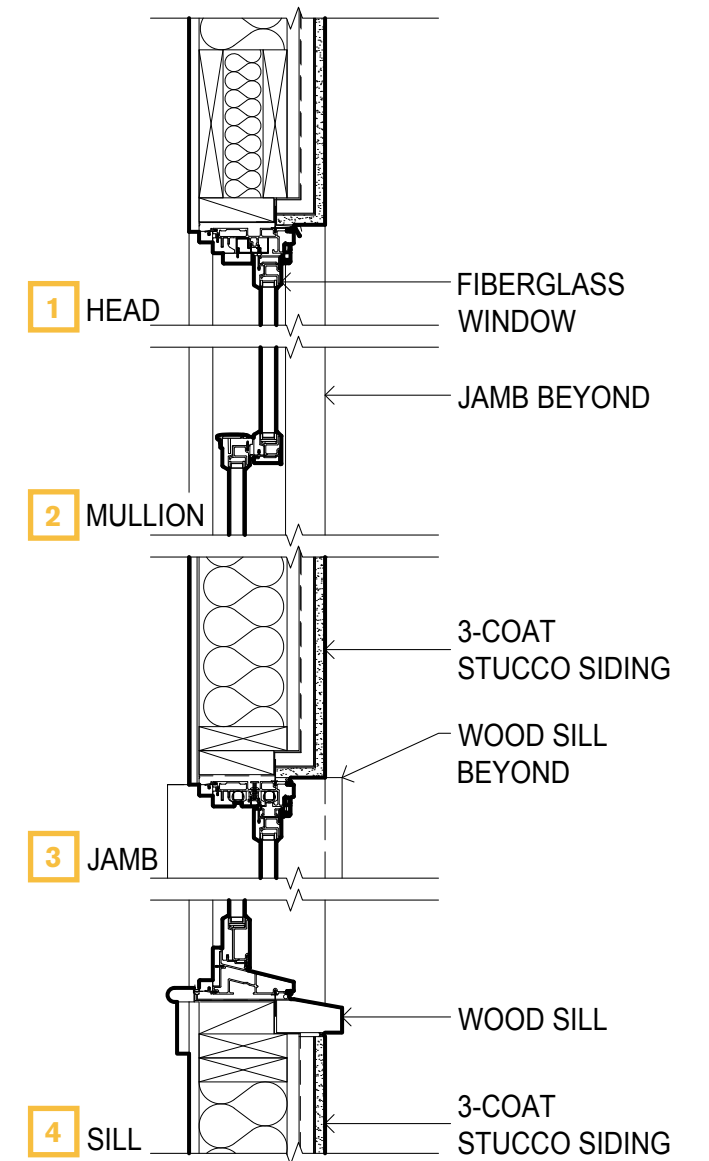


0 16' 32'

NORTH ELEVATION
ARCHITECTURAL DRAWINGS

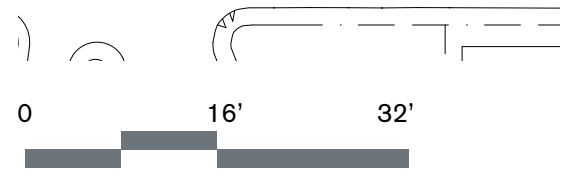
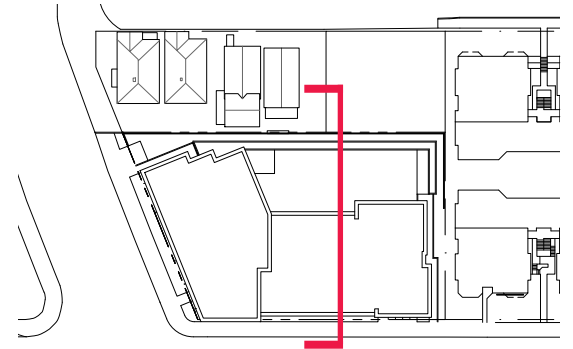
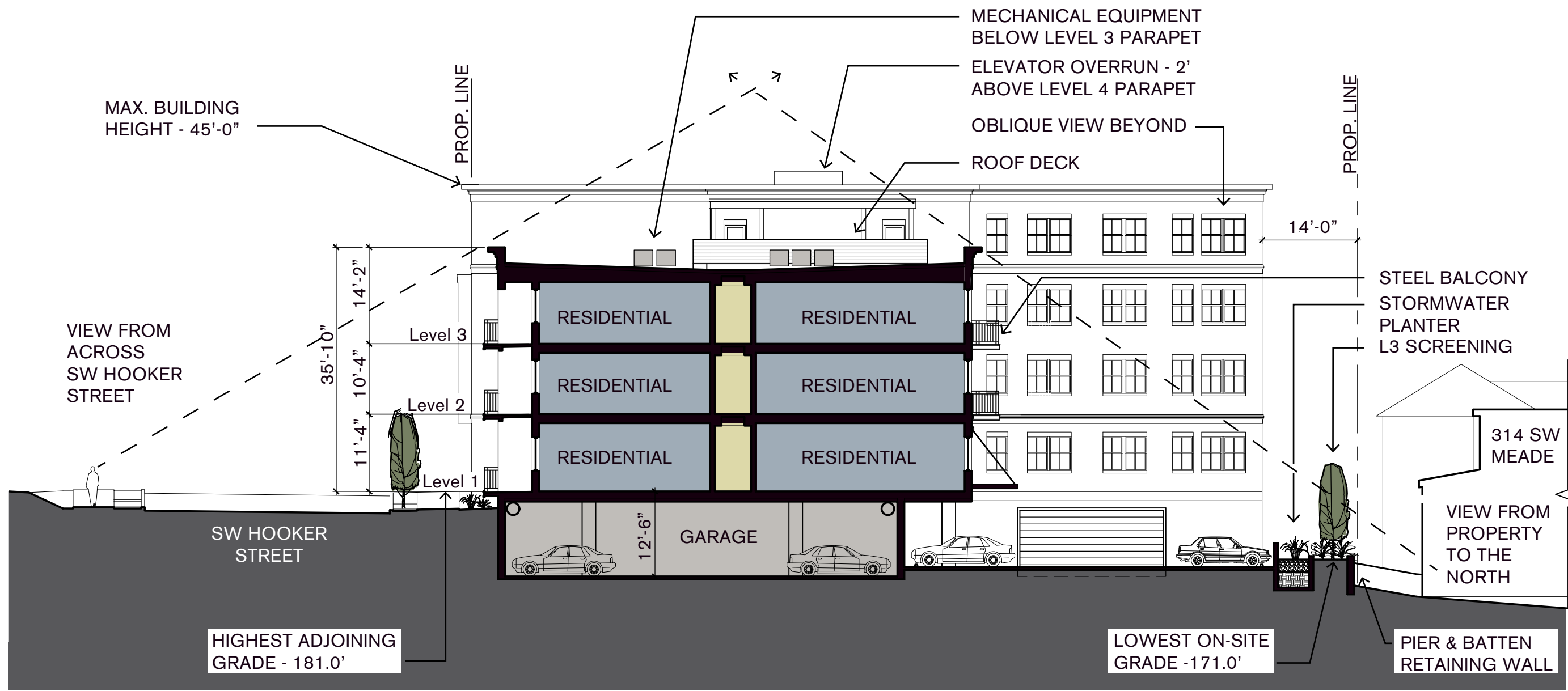


TYPICAL WINDOW AT BRICK

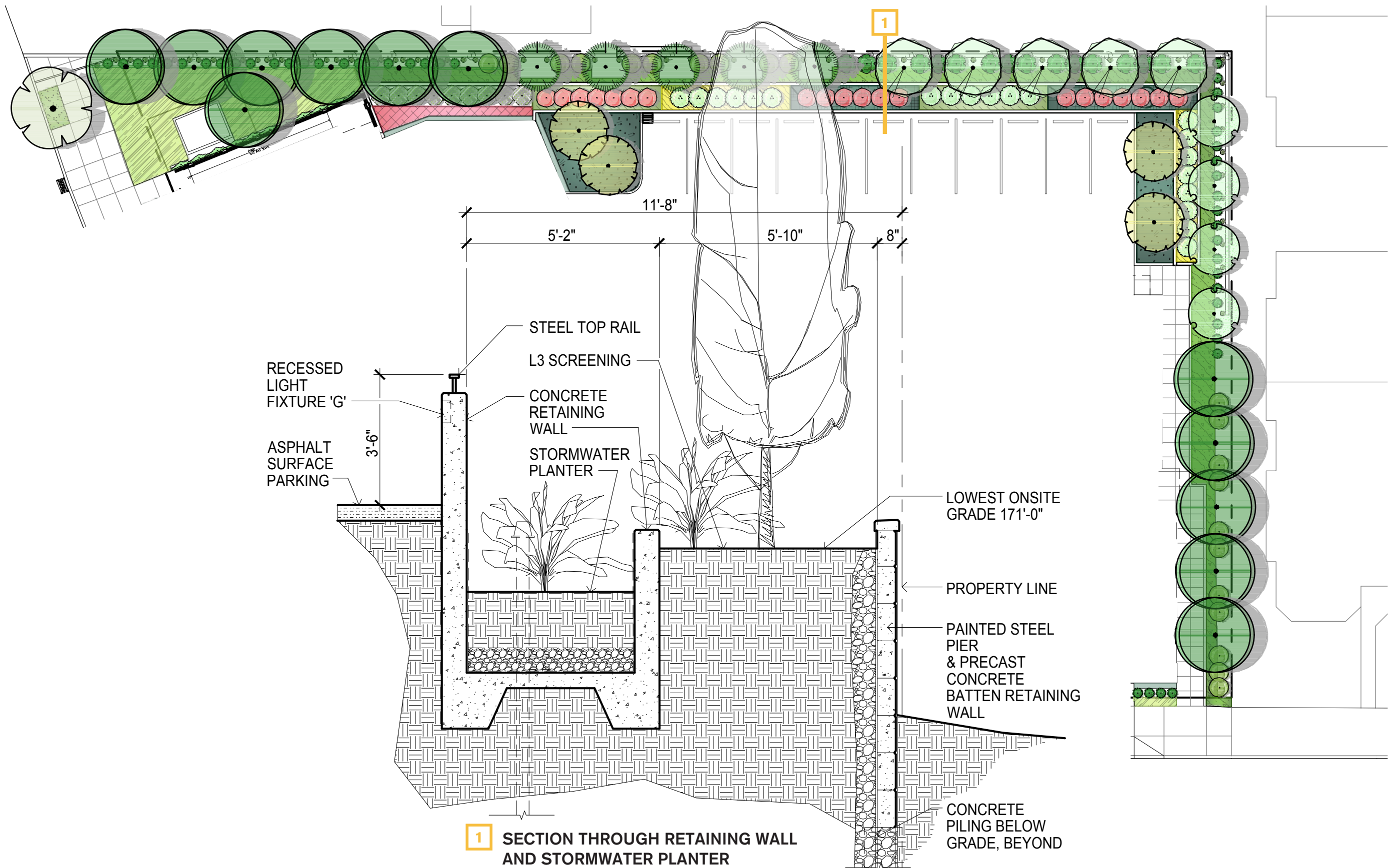


TYPICAL WINDOW AT STUCCO

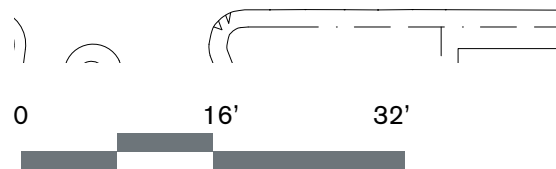
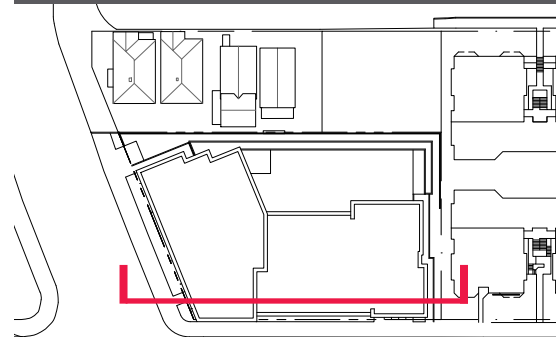
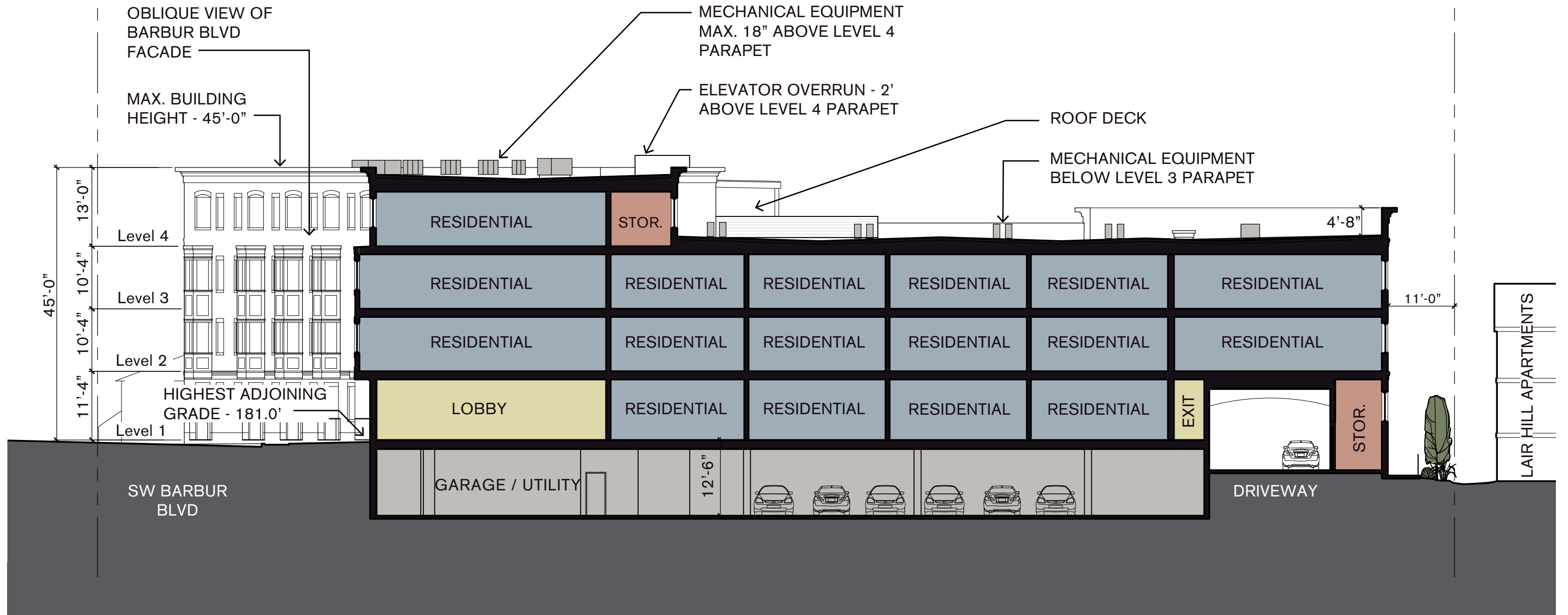
WINDOWS - ENLARGED ELEVATIONS / TYPICAL DETAILS
ARCHITECTURAL DRAWINGS



BUILDING SECTION - NORTH-SOUTH
 ARCHITECTURAL DRAWINGS



ENLARGED ELEVATIONS / TYPICAL DETAILS
 ARCHITECTURAL DRAWINGS



BUILDING SECTION - EAST-WEST
ARCHITECTURAL DRAWINGS

