

Historic Preservation Board

Wednesday, July 3, 2024 at 5:00 PM
Hybrid Meeting, Room 24 (Ground Floor
of City Hall) and Zoom



MEMBERS

Robert O'Brien (Chair)
Brad Miller (Vice Chair)
Hilary Bassett
Ashley Keenan
Valerie Paquin-Gould
Brian Sosebee
Rob Whitten

Remote Access Information Field

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PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

AGENDA:

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON JUNE 12, 2024

- i. Communication
Nomination of 331 Cumberland Avenue: Keenan, Miller, Paquin-Gould, Sosebee, O'Brien, and Whitten present; Bassett absent.

Workshop
609 Congress Street: Keenan, Miller, Paquin-Gould, Sosebee, O'Brien, and Whitten present; Bassett absent.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 12, 2024

- i. There were no decisions to report on.

4. COMMUNICATION AND REPORTS

5. WORKSHOP

- i. Preliminary Review of Alterations; 20 MORNING STREET; Elizabeth Zeeuw & Brian Dunn, Applicant(s). Plan Number: HPBR-002982-2024.

6. CONSENT AGENDA

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: June 28, 2024
RE: 20 Morning Street – FIRST WORKSHOP – Alterations
PROJECT ID: HPBR-002982-2024
MEETING: July 3, 2024

Owner: Elizabeth Zeeuw and Brian Dunn
Architect: Tracie Reed, Dextrous Creative

A sign announcing the Historic Preservation Board's meeting on July 3, 2024 was posted at the property on June 21, 2024. A legal ad was published in the Portland Press Herald on June 25, 2024 and June 26, 2024, and 264 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Remove all existing non-historic siding and roofing. Salvage all existing historic trim/exterior details.

Construct new two-story square bay at eastern end of south elevation including new picture windows. Install new green wall trellis at south elevation. Expand existing shed-roof dormer on southern roof slope.

Clad all exterior walls in new cedar rainscreen system including installation of 3-3/8" of continuous new rigid insulation at side and rear elevations. Foundation at rear and side elevations to be clad in insulation and parged over with stucco. Install 9" of new rigid insulation over roof decking and cover with new standing seam metal roof. Construct new raised eaves to accommodate new roof height and reinstall any salvaged historic trim.

Construct new ~10' x 18' and ~11' tall storage shed in rear yard. Install new patio at grade in side yard.

Material Specifications:

Foundation	Existing painted brick or stucco over insulation over existing painted brick
Siding	4" cedar rainscreen system and shingle
Trim	Existing or new to match historic
Roofing	Standing seam metal

Windows	Existing
Doors	Existing

SUMMARY OF HISTORIC CONTEXT

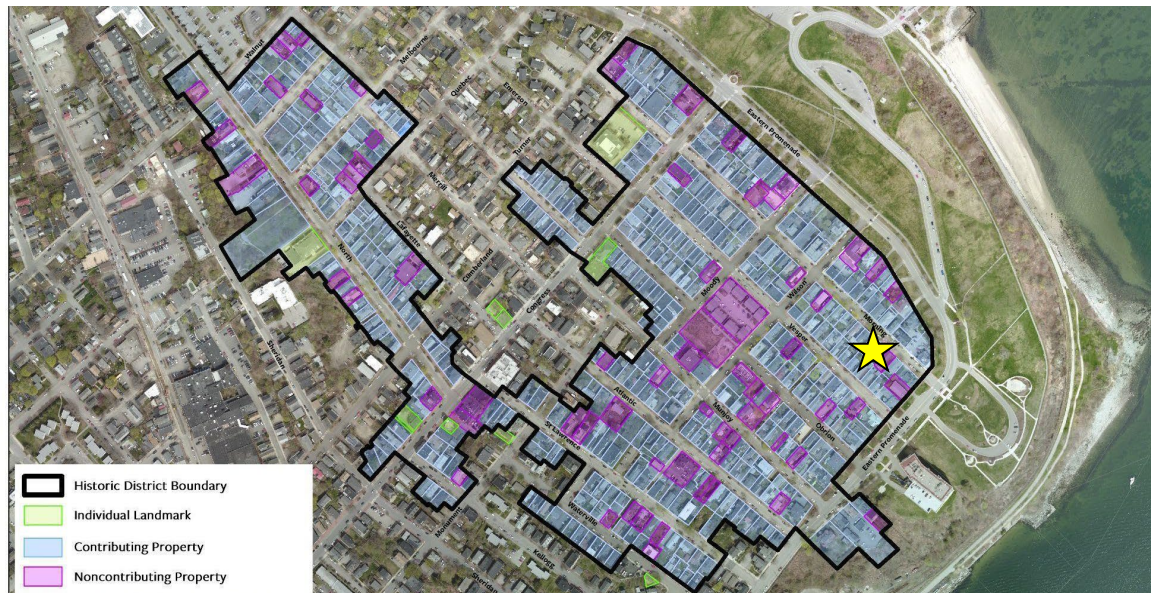


Figure 1: Map of the Munjoy Hill Historic District showing location of 20 Morning Street with yellow star.



Figure 2: 1924 Tax Photo for 20 Morning Street.

20 Morning Street, the Patrick McMann House, is classified as a contributing structure within the Munjoy Hill Historic District. The structure is a two-and-a-half-story Italianate dwelling constructed around 1866. The structure features a street-facing gable, double-height front bay window and an elaborate Italianate bracketed hood over the front door. The 1924 tax photo shows the structure had clapboard siding and very slender trim around the windows and at the building corners. The eaves at the main roof and two levels of the front bay and the bracketed entry hood can all be seen in the 1924 photo.

The 1896 Sanborn Map shows that at least until 1896 the structure had a simple rectangular form with a rectangular el at the rear. By 1909, the rear el had been enlarged and the bay window at the front was added. This would suggest that the exterior details of clapboard with very modest corner boards and simple classical cornices may have been alterations completed as part of an early twentieth-century renovation with the entrance hood being the only surviving distinctly Italianate feature of the building.

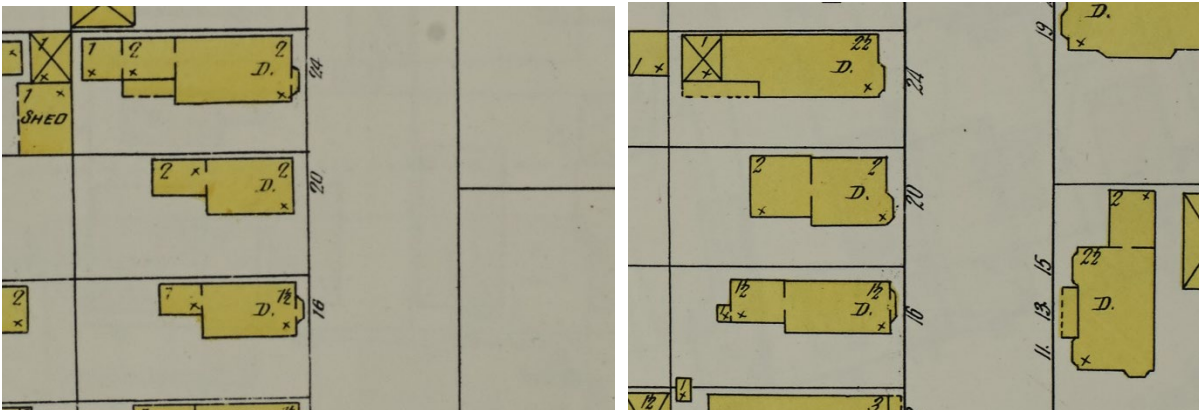


Figure 3: 1896 (left) and 1909 (right) Sanborn Maps showing the changes in the form of 20 Morning Street.

At some point in the mid twentieth century, the house was clad in asbestos or cementitious shingles and the two-over-two windows seen in 1924 were replaced. In 2011, the shingles and clapboards were removed and the house was reclad in the current faux-woodgrain fiber-cement siding. At that same point, much of the trim, especially at the windows, was covered in brake metal flashing and the corner boards were widened to their current appearance.



Figure 4: 2011 Google street view showing the shingle siding being removed.

Additional information on the Munjoy Hill Historic District can be found on the city website:
<https://www.portlandmaine.gov/665/Historic-Districts>

STAFF COMMENTS

The applicant is proposing a comprehensive exterior rehabilitation of 20 Morning Street. The goals of the rehabilitation are to improve the energy efficiency of the home, to reclad with more sustainable materials, and to make additions that will allow the owners to take advantage of the home's location near to the Eastern Promenade by better capturing views of Casco Bay.

The proposed insulation upgrades will require reconfiguration of a number of exterior details including the eaves, rakes, window surrounds, and corner boards in order to accommodate the added depth (3-3/8" at the walls and 9" at the roof). Staff have encouraged the applicant to study these changes in details so that the Board can review the impact of the proposed changes closely. The applicant has provided several study details that show how they propose to minimize the visual impacts of the changes on the building. For instance, the applicant is not proposing to install additional installation on the street-facing façade in an effort to avoid disrupting the most visible trim details at the two-story bay window and entrance canopy. Staff would encourage the applicant to further study how the changes will be accommodated at the corner boards and to visualize how the relationship between the second story bay cornice and the eave trim will be affected by the proposed additional height. The Board should provide clear guidance on whether

the proposed volume of added insulation is appropriate as a threshold question. If the Board finds that the proposed approach could be appropriate, the Board should provide clear direction on what additional details or information are necessary to complete review.

The existing siding is non-historic and is proposed to be replaced with a cedar rainscreen. The applicant has noted that they are proposing this siding as it uses less cedar and can be more durable when paired with the proposed added insulation. The 1924 photo clearly shows that the building was clad in clapboard siding. The proposed rainscreen will have a different character than clapboard siding; however, the applicant has made efforts to emulate the texture and pattern of the clapboards, with the board widths matching the typical reveal and the gaps between the boards providing a shadow line. The Board should provide clear direction on whether this change in siding and texture is an appropriate alteration. One consideration is whether a traditional clapboard siding could be used on the street-facing facade, with the rainscreen along the sides.

The applicant has proposed to salvage what historic trim remains and to reinstall over the new insulation. Much of the existing trim (corner boards and window surrounds) are not original and are wider than shown in 1924. The applicant can use the 1924 image to develop more historically accurate trim profiles.

The applicant is also proposing to eliminate two historic window openings on the south elevation and construct a new square bay addition with large picture windows. This addition will be clearly differentiated from the historic elements of the structure through the large picture windows and shingle siding; however, it does require alterations to two historic window openings close to the street. The Board should address the appropriateness of this alteration as a threshold question.

An expansion of the existing historic shed-roof dormer is also proposed. The applicant is proposing to expand the dormer to both sides. The expanded areas will be differentiated with a change to shingle siding and by retaining the existing dormer corner boards. Staff would encourage additional detail on whether the dormer addition eaves could be simplified to make the historic dormer eave more prominent.

The applicant is proposing to install a new standing seam metal roof. The Sanborn maps show that the roofing was historically wood shingle and later composite (likely asphalt) shingles. In the past, the Board has not been supportive of standing seam metal roofing where not based on a historic precedent; however, the Board could consider whether the roof material is a character-defining feature in this case.

In addition to the proposed alterations to the primary structure, the applicant is proposing to construct new storage shed in the rear yard, along with a small at-grade patio and green wall trellises in the side yard. Generally these new site features will have little visibility and be easily reversible.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Not Applicable	

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing to completely remove all siding and trim in order to wrap the structure in continuous insulation and new cedar rainscreen siding. The existing siding and some trim are non-historic, having been installed in 2011. The historic eaves and rakes will be removed and recreated to align with the new roof insulation. The applicant is proposing to reinstall as much of the historic trim as possible in the new eave and rake locations. At the front of the building, the applicant is proposing not to install new continuous insulation in an effort to maintain the trim relationships along the street frontage where the building is most visible. Two historic window openings will be eliminated on the south elevation to accommodate the proposed bay addition.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
For Board Discussion	Generally, the applicant is not proposing to introduce any conjectural features; however, the applicant is proposing to remove and relocate historic trim to accommodate new continuous insulation.

Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
Yes	The applicant is not proposing to permanently remove any features of the building which have acquired significance.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
For Board Discussion	The existing eaves and projecting rakes will be removed and recreated to align with the new roof insulation. The applicant is proposing to reinstall as much of the historic trim as possible in the new eave and rake locations. At the front of the building, the applicant is proposing not to install new continuous insulation in an effort to maintain the trim relationships along the street frontage where the building is most visible.

Standard 6	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing to clad the building in a new cedar rainscreen which would be a change from the existing and historic clapboard siding. The rainscreen is proposed to have four-inch boards to emulate the four-inch exposure on the historic clapboards. The applicant has also noted that the gaps in the rainscreen system will emulate the shadow lines of clapboards. The applicant is also proposing to install a standing seam metal roofing instead of asphalt shingles.

Standard 7	
The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
Not Applicable	

Standard 8	
Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.	
Standard Met?	Staff Comments
Not Applicable	

Standard 9	
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing to clad the structure in a cedar rainscreen system which is a contemporary intervention. This would not require the removal of any historic siding, and much of the trim to be removed is non-historic. The applicant is proposing to construct a new square bay addition on the south elevation of the structure. This addition will require the enlarging of two historic window openings on that façade near the street. The bay will include large, horizontal windows. The applicant is also proposing to expand an existing historic shed-roof dormer on the southern roof slope. The expanded dormers are proposed to be differentiated by retaining the existing dormer corner boards and changing from horizontal rainscreen to shingles on the expanded area. Squarish picture windows will also further differentiate these expanded dormers.

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
For Board Discussion	The Board should discuss the reversibility of the various components of the project. Siding is generally reversible through residing, while the proposed bay and dormer additions will require greater alteration including removal of portions of wall and roof structure. Dormer additions are often approved, as it is relatively simple to eliminate a dormer and patch in roofing. The square bay addition would require eliminating two historic window openings. The installation of continuous insulation at the walls and roof will require the removal of the historic eaves and rakes and their reinstallation with adjustments to accommodate the insulation. This will change the relationships between several trim features across the exterior. The applicant is also proposing to add several greenscreen trellises on the south elevation. Generally, these would be easily removed and reversed.

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
<u>1. Height</u>	
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.	
Standard Met?	Staff Comments
Yes	The proposed shed will be one-story as is typical of accessory structures.
<u>2. Width</u>	
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.	
Standard Met?	Staff Comments
Yes	The proposed shed will be ten feet wide, falling within the typical range of widths of accessory structures.
<u>3. Proportion of principal facades</u>	
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.	
Standard Met?	Staff Comments
Yes	The proposed shed will have a slightly vertically proportioned façade.

<u>4. Roof shapes</u> The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	The applicant is proposing a low-slope gabled roof for the proposed garage, as is typical of accessory structures.
<u>5. Scale of a structure</u> 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.	
Standard Met?	Staff Comments
Yes	The scale of the proposed shed is small and completely subordinate to the historic house as is typical of accessory structures.
<u>6. Applicability to Congress Street Historic District</u> In the Congress Street Historic District, for new construction within the B3 zone, the Historic Preservation Board shall not impose conditions more restrictive than the dimensional requirements of the B-3 zone.	
Standard Met?	Staff Comments
Not Applicable	
<u>7. Applicability to India Street Historic District</u> For new construction within the India Street Historic District, the Historic Preservation Board shall not impose conditions more restrictive than the dimensional requirements of the IS-FBC zone, except for in the case of a building addition which proposes to change the height of a contributing historic structure.	
Standard Met?	Staff Comments
Not Applicable	
<u>8. Applicability to the Portland Company Historic District</u> For new construction within the Portland Company Historic District, the height requirements of the B-6 zone as shown on the B6 Building Height Overlay & Building Envelopes map shall be controlling and the historic preservation board shall not impose conditions more restrictive than the building height requirements of the B-6 zone.	
Standard Met?	Staff Comments
Not Applicable	

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u> 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.	
Standard Met?	Staff Comments
Yes	The shed is proposed to have a pair of vertical double doors facing the street, a common arrangement for accessory structures.

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 it is visually related.	
Standard Met?	Staff Comments
Yes	The street-facing façade of the shed will be dominated by the double doors, a typical feature of sheds and garages.
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 they are visually related.	
Standard Met?	Staff Comments
Yes	The entire shed will be set back significantly from the sidewalk as is typical of accessory structures.
4. Relationship of materials The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to clad the shed in shingles, a common material in the district.
5. Signs Any new sign, and any change in the appearance of an existing sign located on a landmark, within a historic district, or within an historic landscape district, which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.	
Standard Met?	Staff Comments
Not Applicable	

Standard C. Relationship to 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.	
Standard Met?	Staff Comments
Yes	The shed will be set back far from the street at the end of the driveway, a typical location for accessory structures.

<u>2. Rhythm of spacing and structures on streets</u> 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	
Standard Met?	Staff Comments
Yes	The shed will be set back far from the street at the end of the driveway, maintaining the typical side yard/driveway next to the house.
<u>3. Directional expression of principal elevation</u> 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 nondirectional character.	
Standard Met?	Staff Comments
Yes	The proposed shed will have a slightly vertical proportion as is common throughout the district.
<u>4. Streetscape, pedestrian improvements</u> Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to or on a landmark, within a historic district, or within a historic landscape district which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.	
Standard Met?	Staff Comments
Not Applicable	

Standard D. Other Standards	
<u>1. Compatible use</u> Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	Small storage sheds/garages are common through the district. The shed will not require destruction of character-defining features of the site.
<u>2. Distinguishing original character</u> The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Not applicable	

<u>3. Archeological resources</u> Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.	
Standard Met?	Staff Comments
Not Applicable	
<u>4. Contemporary design</u> Contemporary design for additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, material, and character of the property, neighborhood and environment.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to clad the shed in shingles to differentiate it from the historic structure, as is also proposed for the additions to the historic structure.
<u>5. Additions</u> Wherever possible, new additions to structures and objects shall be undertaken in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the structure would be unimpaired.	
Standard Met?	Staff Comments
Not Applicable	

ATTACHMENTS

1. Introductory Letter
2. Drawings and Plans
3. 20 Morning Street, Designation Description

June 9, 2024



Evan Schueckler,
Historic Preservation Program Manager
389 Congress Street, Fourth Floor
Portland, ME 04101

Mr. Schueckler,

On behalf of our clients, Elizabeth Zeeuw and Brian Dunn, please find an enclosed application with supporting materials for renovations to the client's single-family residence at 20 Morning Street in the Munjoy Hill Historic Preservation District.

The building is located on the South side of Morning Street between the Eastern Promenade and Wilson Streets. It is categorized as a contributing structure. The Italianate home, also known as the Patrick McMann House, was built in the late 1880's. It has 1/1 replacement windows and siding but retains the original bracketed hood at the front entrance, crown molding and frieze at the bay window. These trim details will be retained in the project.

The home has had existing windows, front steps, and 2x2 windows removed. New features including a water table and textured Hardie Plank siding with 5" reveal, compared to the original 4" reveal have occurred under previous owners.

The enclosed changes include A) enlargement of the existing South-facing dormer, B) a double-story box bay window on the South façade, C) new 4" white cedar siding installed with an open rainscreen D) new accessory building at rear of the parcel E) galvanized trellis to support climbing plants at two sections of the façade and a coordinating galvanized trellis side-yard fence and F) continuous insulation on roof and walls.

The project will catalogue trim profiles at the start of the project so new knives to be cut if any trim is damaged during the proposed work. All original trim details/profiles will be retained so a future owner could replicate materials and reverse the proposed alterations. The new box bay (B) will be designed without footing to preserve the existing brick/fieldstone foundation. The box bay and dormer addition (A) will feature a different cladding, creating a new vocabulary differentiating those massing additions from the historic structure. The windows in the addition will further break the 1x1 (formerly 2x2) pattern, proposed as operable awning windows. The new continuing insulation (F) at walls and roof is proposed on the three sides of the home leaving the front façade with hood and bay window unimpacted by the thicker wall assembly.

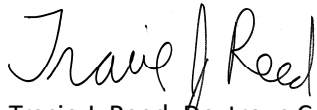
The open rain screen featuring 4" spaced boards (C) will closer mimic the shadowing of the tightly-spaced original clapboards. Removal of the existing siding will allow installation of a modern weather barrier and rainscreen that will help preserve the envelope and siding's longevity.

The shingled accessory structure (D) will be placed at the intersection of rear/side lot lines. Featuring a gable roof and sliding doors facing the yard it will replace an existing outbuilding on the parcel. The accessory building will not include a foundation.

To illustrate the consideration of how the proposed changes will impact the existing structure we have provided photos, and construction details illustrating transitions original and proposed details at wall/roof and foundation assemblies.

We look forward to introducing the project to the Board next month and their insightful suggestions to ensuring the integrity of the District.

Respectfully,

A handwritten signature in black ink that reads "Tracie J. Reed". The signature is written in a cursive, flowing style.

Tracie J. Reed, Dextrous Creative (she/her)

Licensed to Practice Architecture in Maine, MA and NH, NCARB, AIA, NOMA, LEED AP

Enclosures: Architectural documentation, application checklist and neighborhood photographs

CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i>. Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☐	N/A ☒	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements
PLANS, etc.		
Yes ☒	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☒	N/A ☐	Sketches or elevation drawings at a minimum ¼" scale.
Yes ☒	N/A ☐	Details or wall sections, where applicable.
Yes ☒	N/A ☐	Floor plans, where applicable.
Yes ☒	N/A ☐	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☒	N/A ☐	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
Yes ☒	N/A ☐	Materials – list all visible exterior materials.



HISTORIC PRESERVATION

20 Morning



DEXTROUS
CREATIVE

PORTLAND, ME 04102
TRACIE REED, ARCHITECT
NCARB, AIA, LEED AP BD-C
traciereed@dextrouscreative.com
207.409.0459 (cell)

PROJECT TEAM

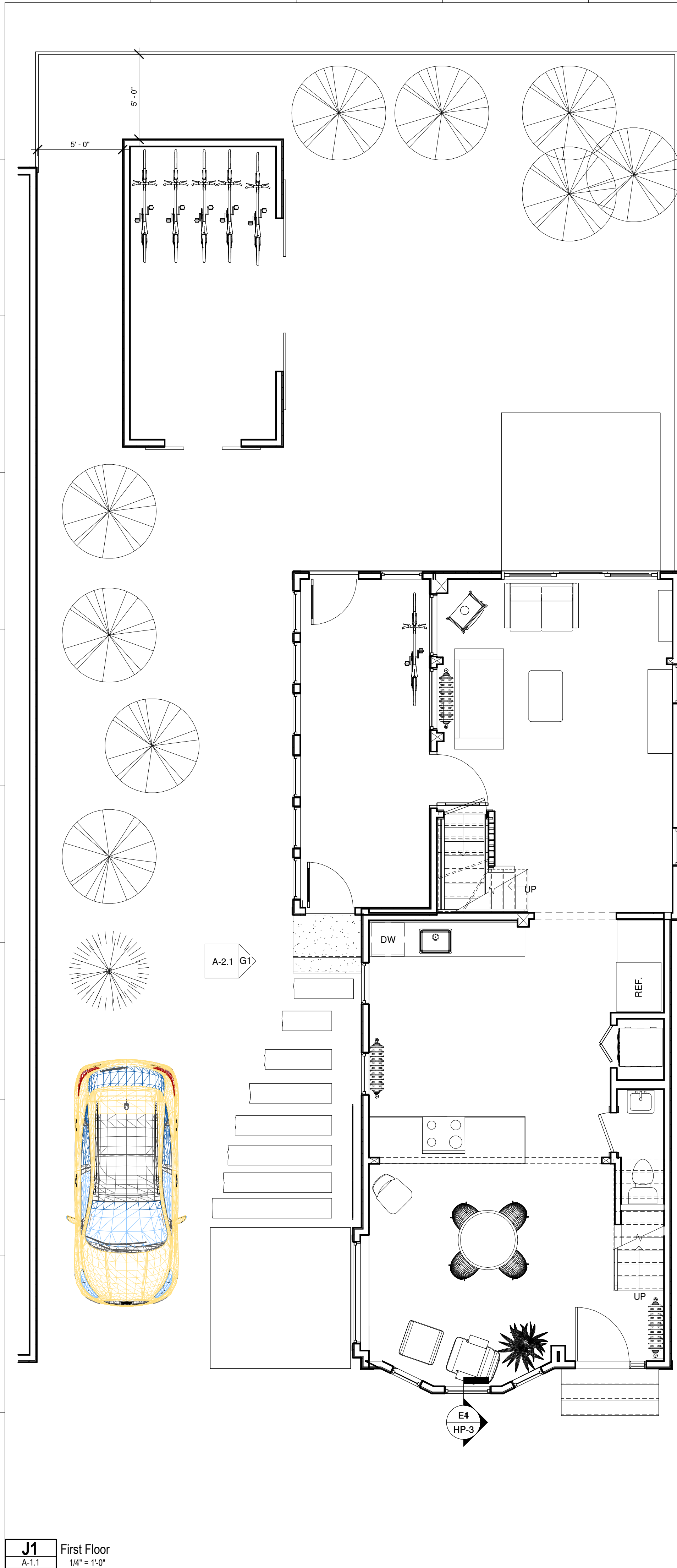
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EXISTING/DEMO PLANS

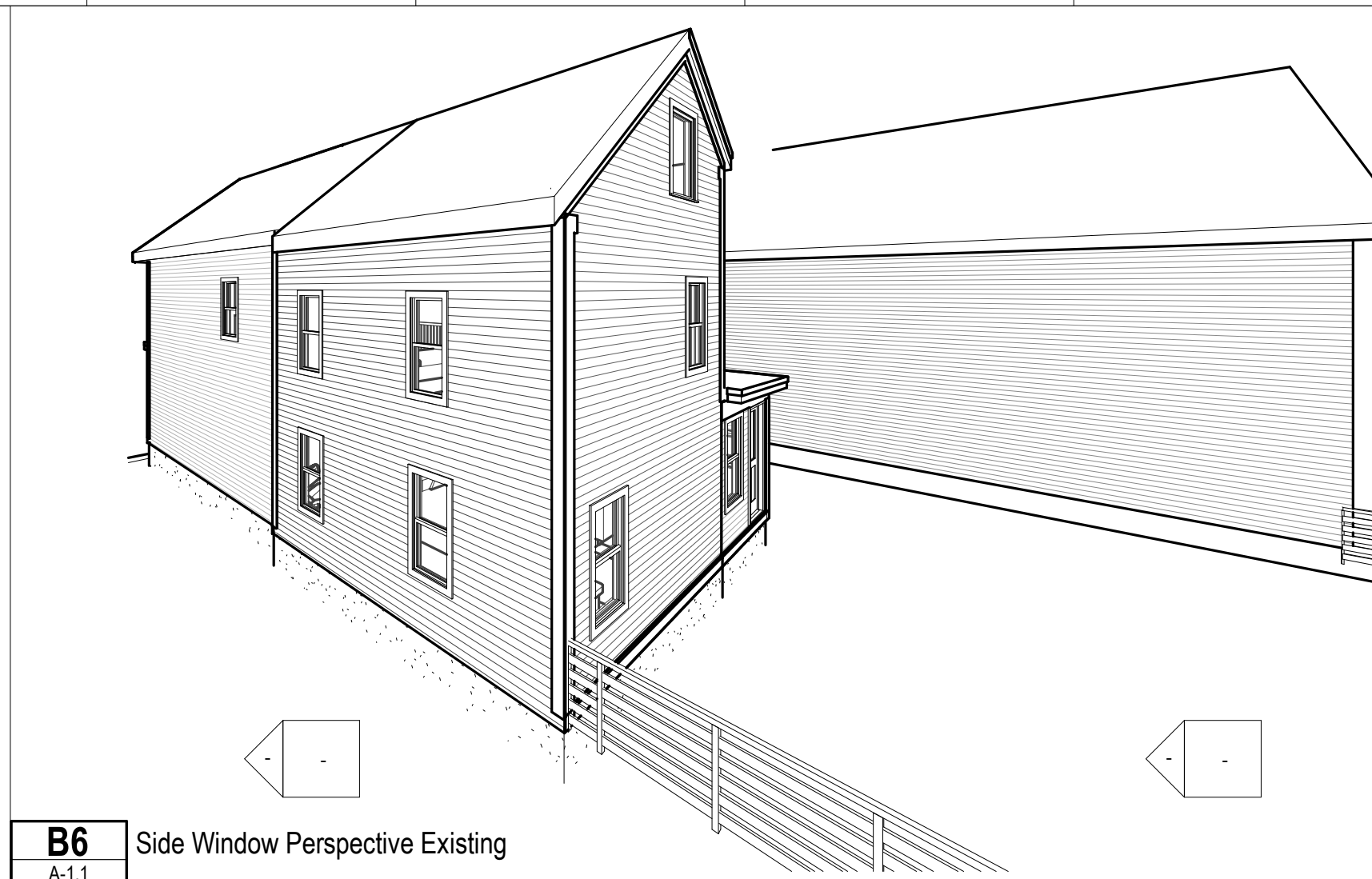
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Date	06.09.24
Drawn by	Author
Project Status	HP

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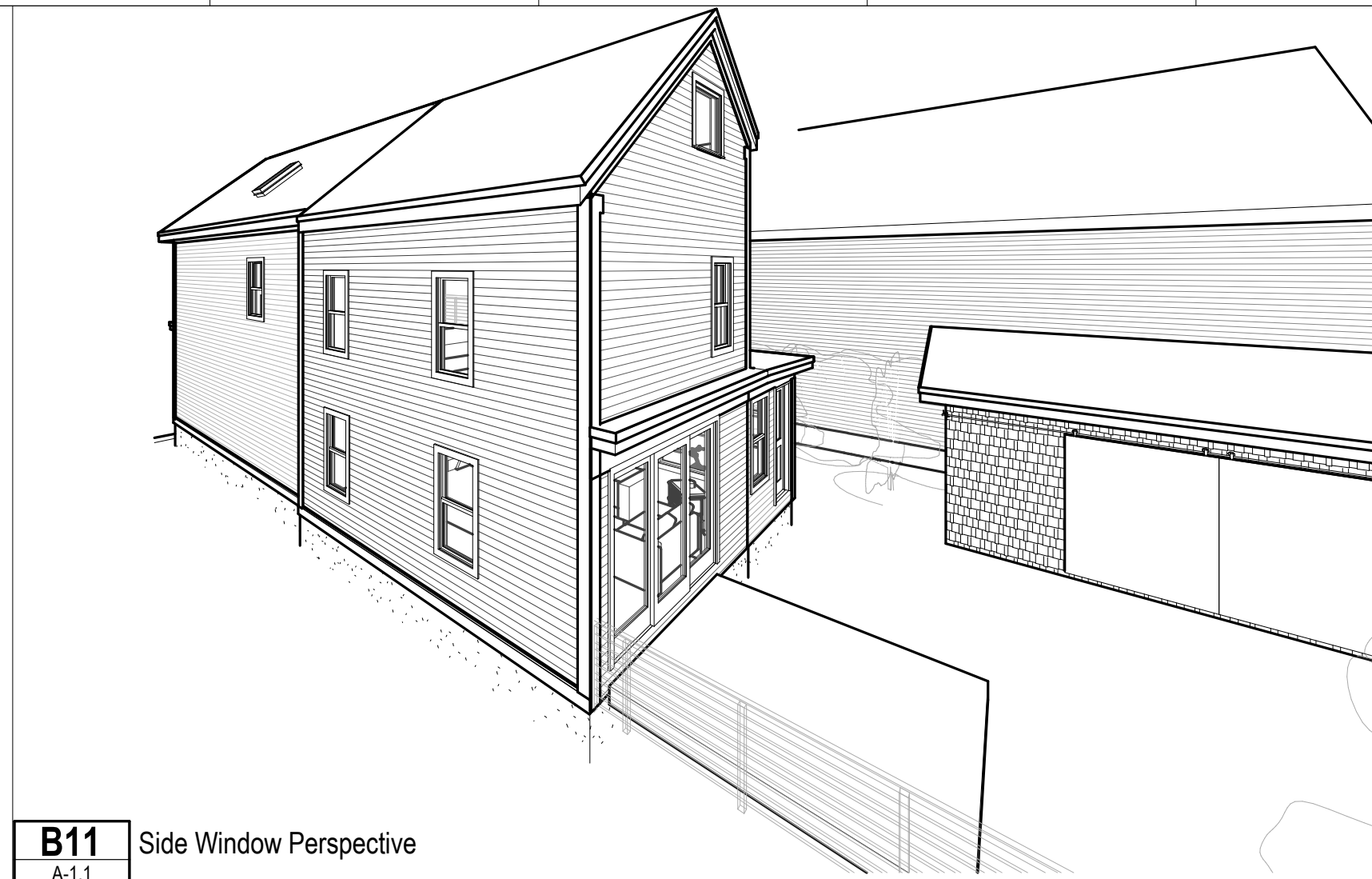
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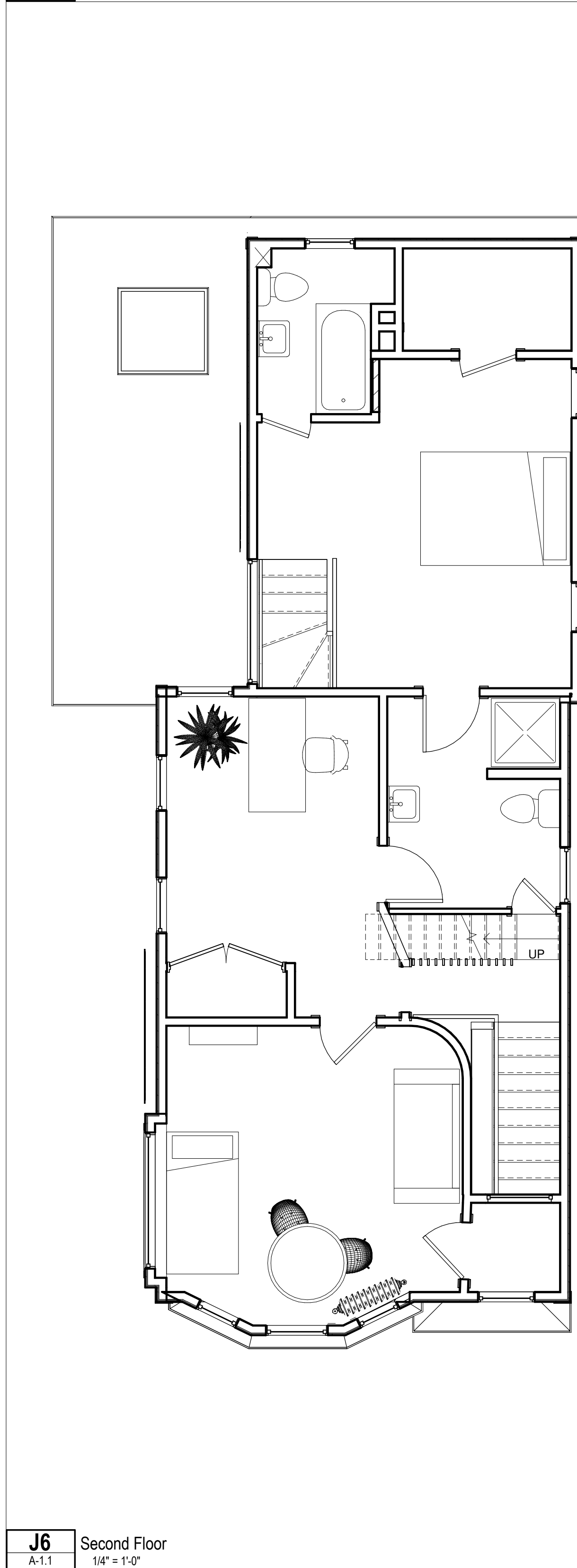
J1 First Floor
A-1.1 1/4" = 1'-0"



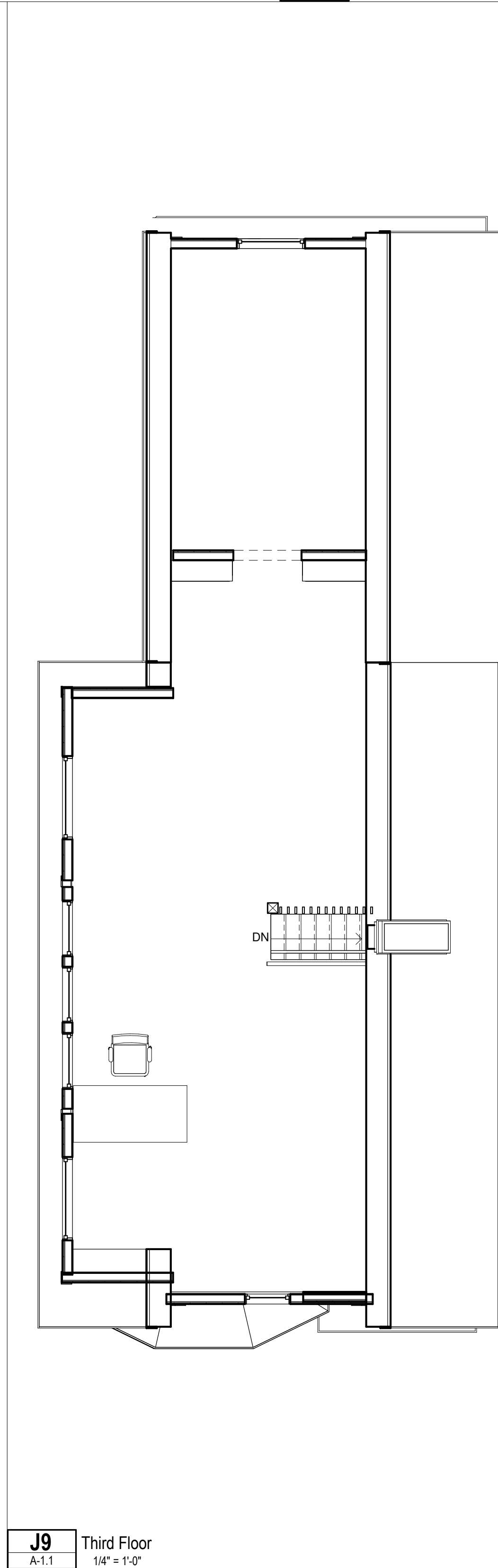
B6 Side Window Perspective Existing
A-1.1



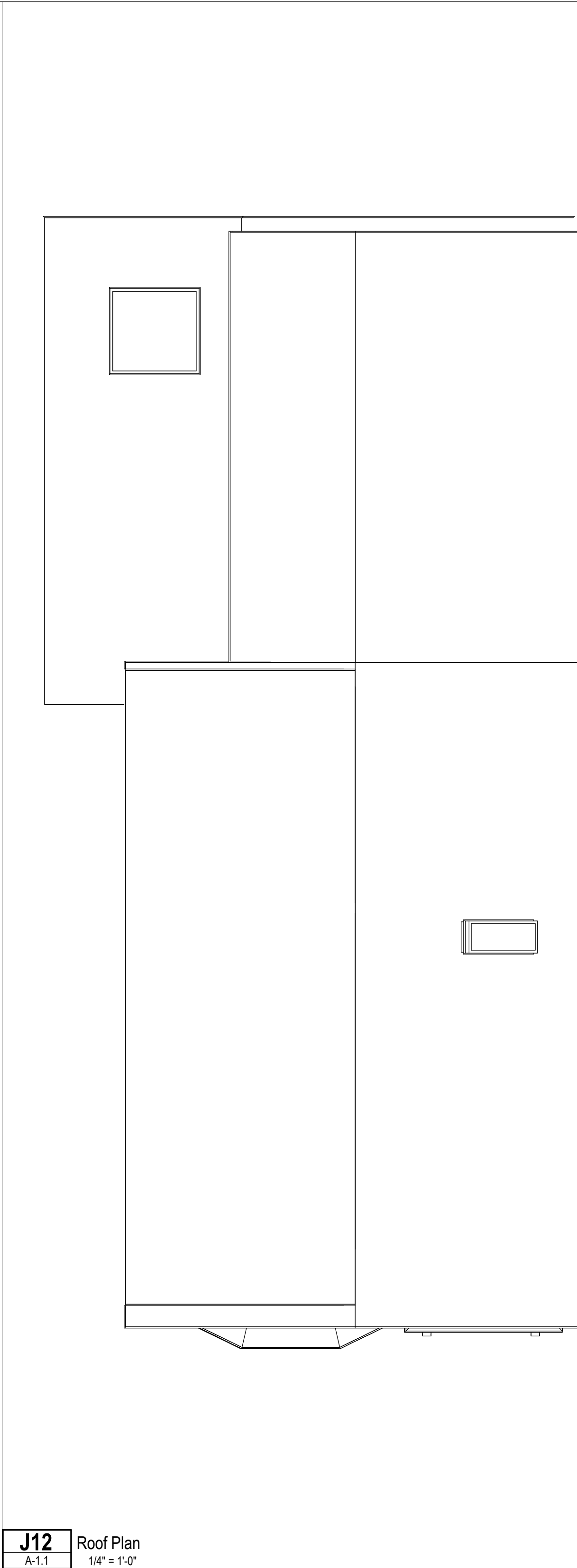
B11 Side Window Perspective
A-1.1



J6 Second Floor
A-1.1 1/4" = 1'-0"



J9 Third Floor
A-1.1 1/4" = 1'-0"



J12 Roof Plan
A-1.1 1/4" = 1'-0"

HISTORIC PRESERVATION

20 Morning



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PROJECT TEAM

No.	Description	Date

FLOOR PLANS

Project number	24-08_20 Morning
Date	06.09.24
Drawn by	TR
Project Status	HP

A-1.1

Scale	1/4" = 1'-0"
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C1 South Elevation Existing
A-2.1 1/4" = 1'-0"



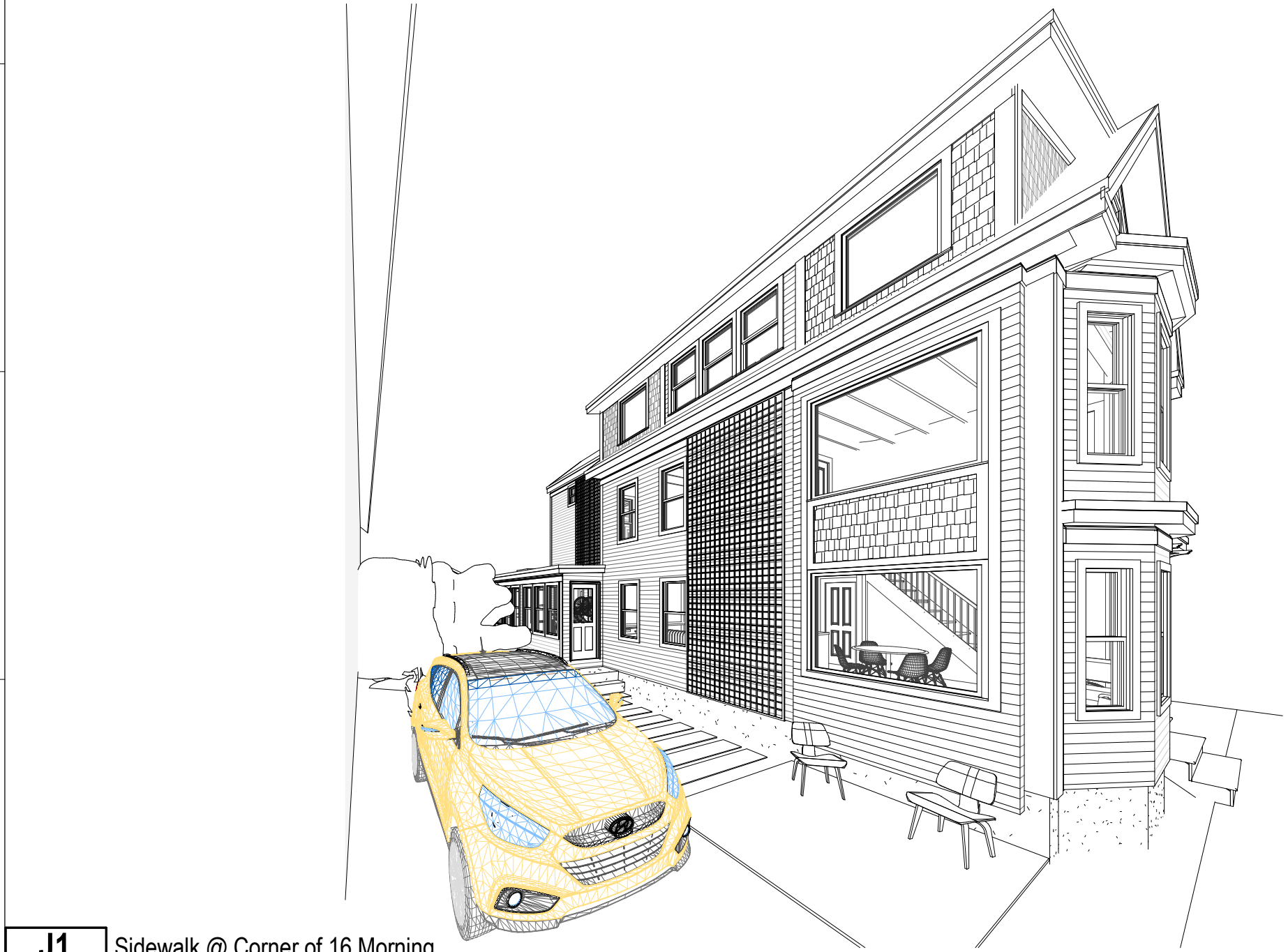
C11 East Elevation Existing
A-2.1 1/4" = 1'-0"



G1 South Elevation
A-2.1 1/4" = 1'-0"



G11 East Elevation
A-2.1 1/4" = 1'-0"



J1 Sidewalk @ Corner of 16 Morning
A-2.1



J6 Existing Street View
A-2.1



J11 Street View
A-2.1

HISTORIC
PRESERVATION

20 Morning



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PROJECT TEAM

No.	Description	Date

EXTERIOR
ELEVATIONS

Project number 24-08_20 Morning

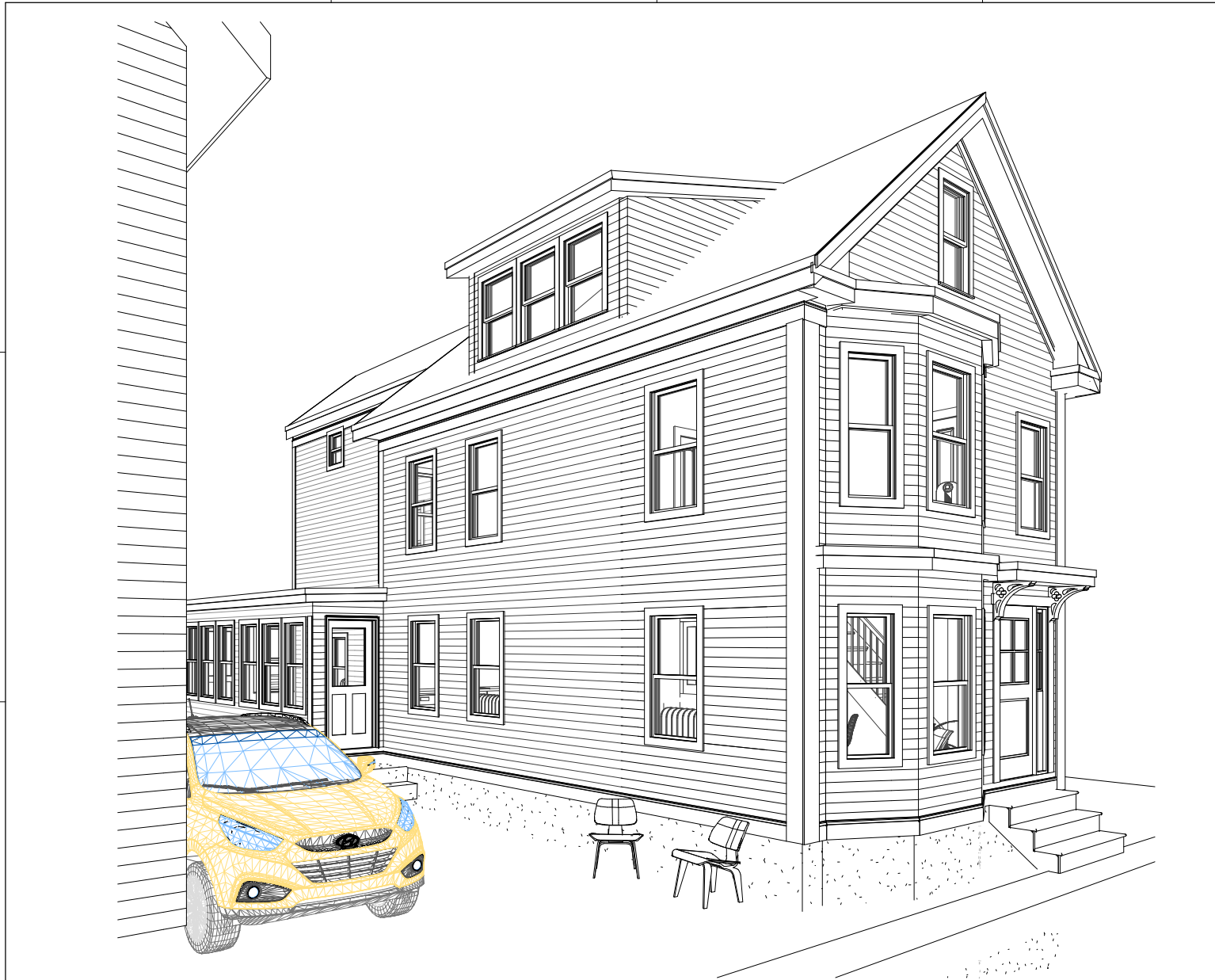
Date 06.09.24

Drawn by TJR

Project Status HP

A-2.1

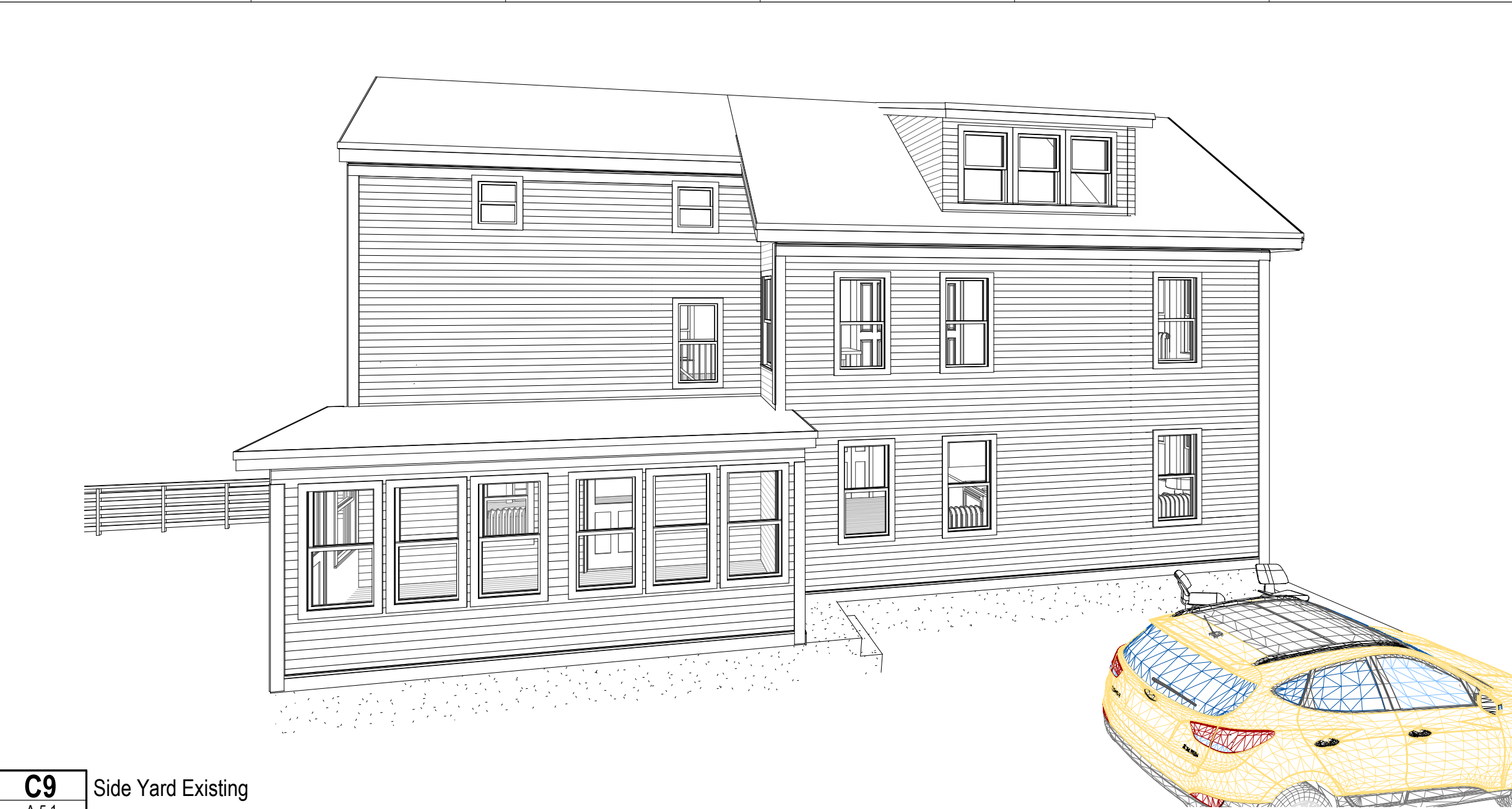
Scale 1/4" = 1'-0"



C1
A-5.1 Curb Cut Existing



C5
A-5.1 Curb Cut View



C9
A-5.1 Side Yard Existing



F1
A-5.1 Streetscape Existing



F5
A-5.1 Streetscape



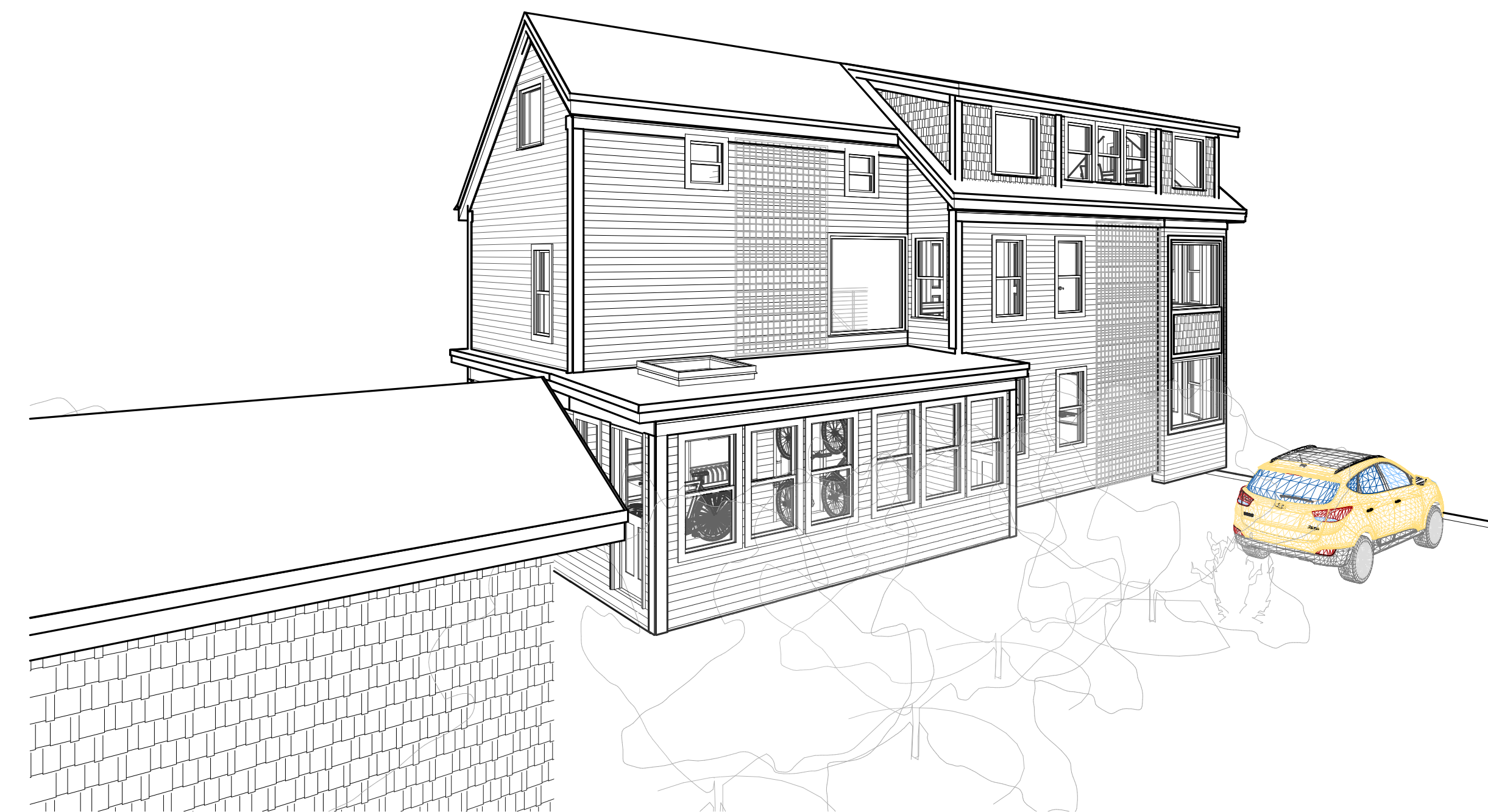
G9
A-5.1 Side Yard



I1
A-5.1 Backyard Existing



I5
A-5.1 Backyard View



J9
A-5.1 Yard Perspective Towards Street

HISTORIC PRESERVATION

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PROJECT TEAM

No.	Description	Date

EXTERIOR PERSPECTIVES

Project number 24-08_20 Morning

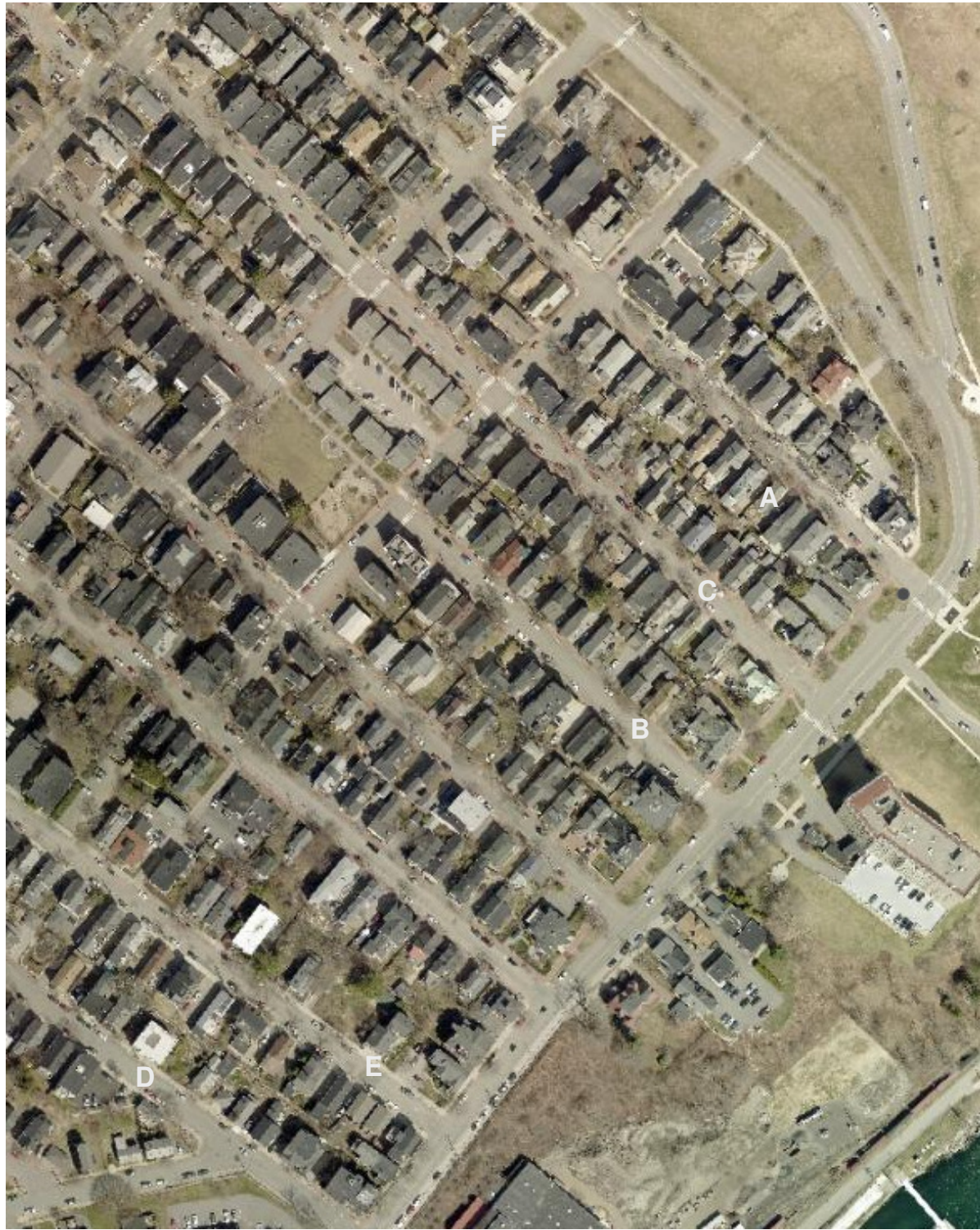
Date 06.09.24

Drawn by TR

Project Status HP

A-5.1

Scale



LOCUS MAP KEY
A: 20 MORNING STREET
B: 11 O'BRIEN
C: 15 VESPER
D: 29 WATERVILLE
E: 9 ST. LAWRENCE STREET
F: 9 MOODY STREET



11 O'BRIEN
NEW DORMERS & ADDITION W/WINDOWS
CURRENTLY UNDER CONSTRUCTION.

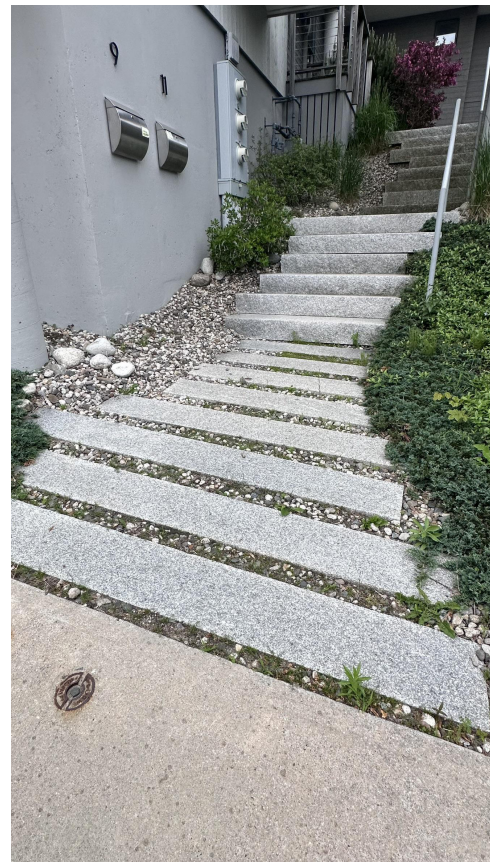
FAR LEFT: NEW DORMER EXTENDS TO
STREETFRONT & STRUCTUALLY BEARS
ON EXTERIOR WALL.

IMMEDIATE LEFT: GOOGLE STREET VIEW
CAPTURED SEPT. 2023 ILLUSTRATING
CONDITION PRIOR TO ALTERATIONS IN
PROGRESS.



VESPER
LEFT: VIEW OF 20 MORNING STREET
REAR FROM DRIVEWAY @ 15 VESPER
(PICTURE WINDOW AND STOVE VENT).
FACE OF HOUSE IS APPROX. 116'-0".
FROM VESPER SIDEWALK. THIRD FLOOR
WINDOW AND PART OF SECOND FLOOR
WINDOW ARE EXTENT OF VISIBLE
FACADE.

29 WATERVILLE STREET
RIGHT: THREE STORY BOX BAY
W/PICTURE WINDOWS @ SECOND FLOOR
AND MULLED UNITS @ UPPER FLOORS.



MATERIAL INSPIRATIONS
9 ST. LAWRENCE STREET - IRREGULAR
GRANITE PAVERS.

9 MOODY STREET - WEATHERED CEDAR
OPEN RAIN SCREEN SIDING. NARROW

HISTORIC PRESERVATION

20 Morning



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PROJECT TEAM

No.	Description	Date

NEIGHBORHOOD SURVEY

Project number	24-08_20 Morning
Date	06.09.24
Drawn by	TR
Project Status	HP

HP-1

Scale



1924 TAX MAP: MAINE HISTORICAL SOCIETY



2024 VIEW



HOOD/ENTRY TRIM ASIDE FROM FACIA, CROWN MOLDING, & FRIEZE @ BAY WINDOW. FRONT STEPS ARE BRICK. IN 1924 PHOTO THEY ARE WOOD.



TEXTURED HARDIPLANK INSTALLED W/5" REVEAL. DRIP CAP & 5.5" WATER TABLE & NEW 5.5" CORNER BOARD.



LEFT: WINDOWS IN 1924 PORTLAND TAX MAP ARE 2X2 & DARK IN COLOR. THE WINDOWS FEATURE NARROW SIDE/HEAD CASING AND SILL.



RIGHT: FIRST FLOOR BAY WINDOW ILLUSTRATES LACK OF CORNER TRIM. ALSO WATER TABLE IS ABSENT - SIDING TERMINATES IN COURSE OF CLAPBOARD.



LEFT: LOWER CORNER OF IMAGE ILLUSTRATING LACK OF WATER TABLE



RIGHT: DORMER WINDOWS ARE ALTERED (NOW TRIPLE) ORIGINALLY 2/1



LEFT: EXISTING PAINTED BRICK FDN @ BAY WINDOW



LEFT: NEW MDF WATER TABLE WITH DRIP CAP & ALUM. TRIM AT OUTSIDE CORNER OF BAY WINDOW.



RIGHT: NEW MDF TRIM BRIDGES GAP BTW ORIGINAL TRIM @ HOODED ENTRY & BAY WINDOW. @ LEFT - ALUM. TRIM @ BAY WINDOW INNER CORNER.

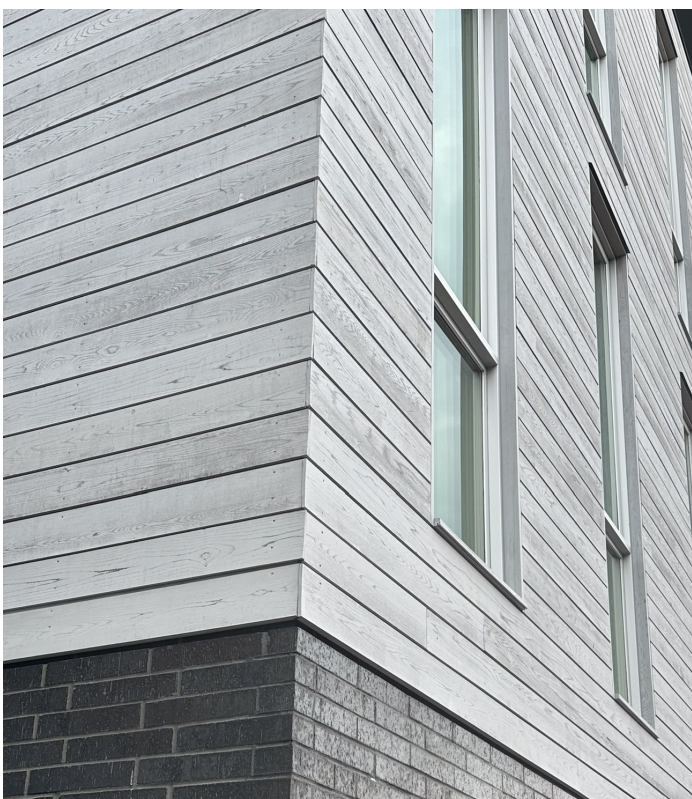
NEW TRIM PROVIDES TRANSITION @ ORIGINAL HOOD & HARDIPLANK SIDING



ALL ORIGINAL WINDOW TRIM HAS BEEN REMOVED. TYP. TRIM PHOTO.



CORNER BOARD AND WATER TABLE & FRONT CORNER (DRIVEWAY SIDE)



OPEN RAIN SCREEN EXAMPLE (@ MOODY STREET)



OPEN RAIN SCREEN EXAMPLE AT WINDOWS



INSPIRATION FOR OUTBUILDING

HISTORIC PRESERVATION

20 Morning



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PROJECT TEAM

No.	Description	Date

PHOTOS OF EXISTING TRIM DETAILS

Project number 24-08_20 Morning

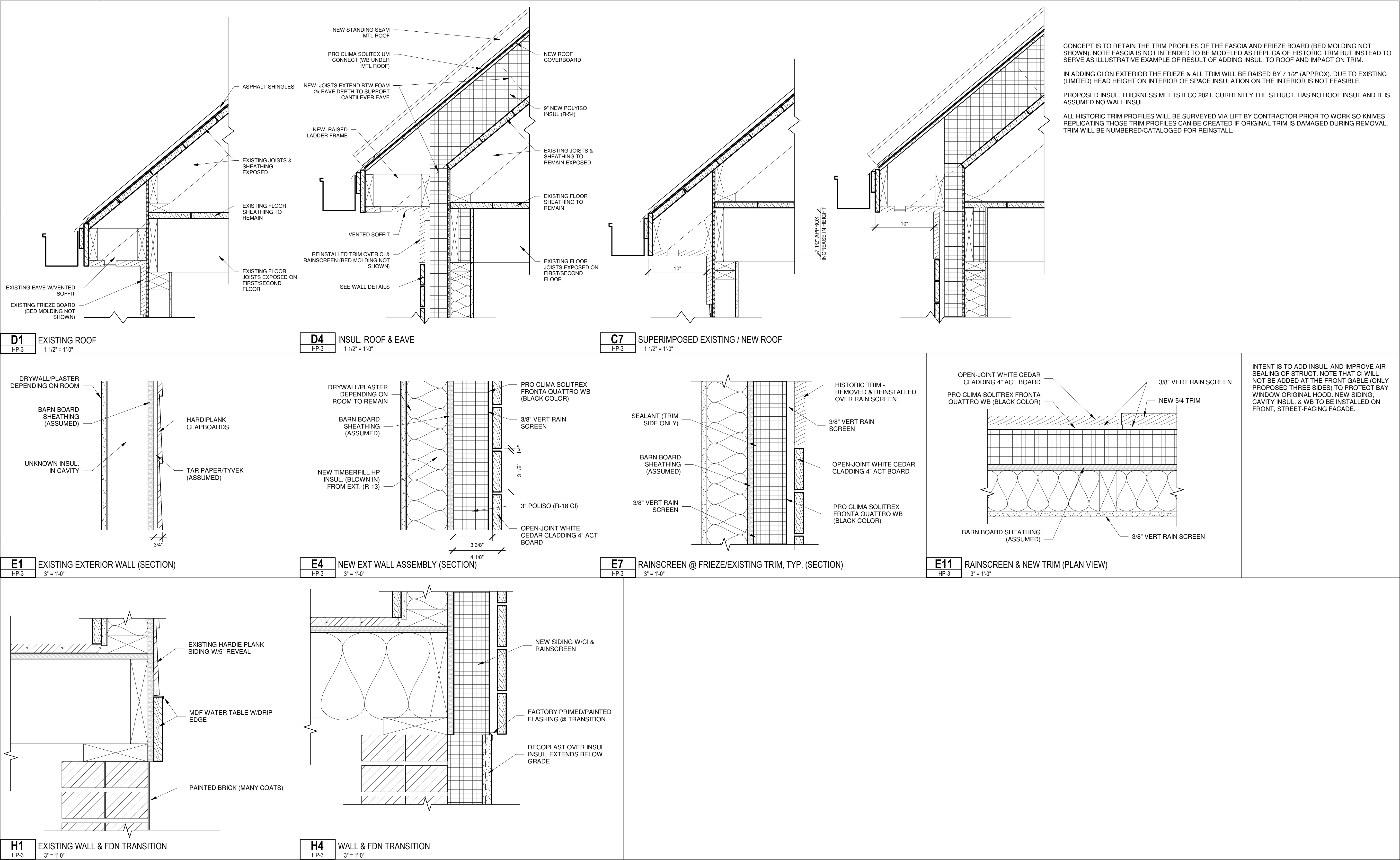
Date 06.09.24

Drawn by TR

Project Status HP

HP-2

Scale



HISTORIC
PRESERVATION

20 Morning



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PROJECT TEAM

No.	Description	Date

DETAILS
ILLUST.
EXISTING &
PROPOSED
ASSEMBLIES

Project number 24-08_20 Morning

Date 06.09.24

Drawn by TR

Project Status HP

HP-3

Scale As indicated

Address: 20 Morning

Approximate/Documented Date of Building: 1866

Surveyed: 8/17/2018

Historic Name: Patrick McMann House

Contributing or Noncontributing: Contributing



Introduction

20 Morning Street is a front gabled two-and-a-half-story frame Italianate style single-family house clad in vinyl siding. The dwelling is typical of the many gable front Italianate dwellings built on narrow lots that typify Munjoy Hill's historic character. Despite replacement siding and windows, the building retains a significant amount of stylistic detail consistent with its Italianate origins. Such features include a two-story bay window, a bracketed hood over the main entrance, a sidelight and paneling to the right of the entrance door, corner boards, and a band of trim beneath the cornice in the gable and eaves.

Current Architectural Description

The façade is two bays wide and includes a two-story bay window in the first bay and the main entrance in the second. The bay window features a hipped roof and bands of vinyl trim above each set of windows on each floor. The main entrance is accessed by concrete and brick stairs with thin metal railings with twisting metal balusters. Windows in the façade are 1/1 with vinyl sash and trim.

The north elevation is two bays wide and includes a rear ell that runs nearly flush with the main structure, jutting out around foot in width. Windows in the north elevation are 1/1 with vinyl sash and trim. The west elevation is not visible from the public way. The south elevation is roughly four bays wide—an enclosed porch in the first bay at the building's rear/rear ell obscures how many bays may be contained within. The enclosed porch features a street-facing door accessed by brick and concrete stairs. Windows in the south elevation are 1/1 with vinyl sash and trim.

The roof is sheathed in asphalt shingles and does not contain chimneys, but it does have a shed dormer rising from the southern slope with two 1/1 vinyl sash windows.

Additions and Alterations Since 1924

The building has undergone typical losses since 1924: wooden clapboard siding and trim, wood sash windows, and a chimney rising from the rear ell. The rear ell is present in the 1924 iteration, but the enclosed porch is not. In addition, the shed dormer on the south slope of the roof is present in 1924. Despite these losses the dwelling retains its pedestrian level details, form and scale that contribute to the neighborhood's historic character.