

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, July 10, 2019, the Portland Historic Preservation Board will meet at 5:00 in Council Chambers, 2nd Floor of City Hall to review the following items. (Public comments are taken at all meetings):

1. **ROLL CALL AND DECLARATION OF QUORUM**
 2. **REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 19, 2019**
 - i. Certificate of Appropriateness for Ground Floor Redesign/Rehabilitation; ONE COMMERCIAL STREET; Casco Portland Partners, LLC., Applicant. The Board voted 7-0 to approve the application, subject to conditions.
 3. **COMMUNICATION AND REPORTS**
 4. **PUBLIC HEARING - 5:00 PM**
 - i. Certificate of Appropriateness for Proposed Public Art Installation; DEERING OAKS; City of Portland Department of Parks and Recreation; Friends of Deering Oaks, Applicant.
 - ii. Certificate of Appropriateness for Exterior and Site Alterations; TWO MONUMENT SQUARE; 800 Northern Corporation, Applicant.
 5. **CONSENT AGENDA**
- BREAK FOR DINNER - MEETING RESUMES AT 7:30 PM**
6. **WORKSHOP**
 - i. Preliminary Review of Proposed Munjoy Hill Historic District Designation

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
DEERING OAKS**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: July 3, 2019
RE: July 10, 2019 **PUBLIC HEARING – Deering Oaks Sculpture Installation**

Location: Deering Oaks

Applicant: Friends of Deering Oaks, Represented by Anne Pringle, President

Supporting Groups: Portland Parks Recreation and Facilities Department, Maine Inland Fisheries and Wildlife, Avian Haven, Maine Audubon

Artist: David Smus

Introduction

The Friends of Deering Oaks have requested a final review and public hearing for the proposed installation of a sculpture of the Great Black Hawk from Central America that visited the area late last year. Board members will recall that a workshop was held on April 3, 2019, at which the response was generally favorable and supportive of the proposal as an acceptable addition to the park. Friends of Deering Oaks propose to permanently install the sculpture with appropriate signage, as a gift to the City paid for with privately raised funds. Collaborators include Portland Parks, Recreation and Facilities Department, Maine Audubon, Maine Inland Fisheries and Wildlife, and Avian Haven, and donors include other individuals wanting to recognize and remember the hawk in its temporary home and educate visitors about the unusual visitor.

At the workshop Board members explored what would be the most appropriate approach to the unique proposal, desiring to ensure consistency with the 1994 Master Plan, and an installation that would be appropriately displayed in the natural environs of the park. With input from the Portland Public Art Committee, the Friends group selected an artist before the workshop, and is now intent on securing approval and moving forward with the final versions of the sculpture, its base, and the educational sign to be positioned nearby. Friends of Deering Oaks President Anne Pringle has submitted a summary describing the

proposal, and a draft of the interpretive sign being developed by Nancy Montgomery of Montgomery Design. At the hearing on July 10 the applicants will present the final version of the sculpture – a clay maquette of the work to be cast in bronze – and also present the revised sign and proposed base design as well as a sample of the granite proposed to be used.

Staff Summary of Board's Comments To Date

Several points stood out from the Board's preliminary discussions:

- The sculpture is to be seen as a piece of public art - not a memorial to a bird, but commemorating an unusual natural event and educating visitors with an aesthetically pleasing and appropriate display.
- The sculpture should stand on its own, but be accompanied by an interpretive sign.
- The location should not be obvious or attention grabbing, but harmonious with the natural features of the park - to be discovered in one of the bird's favorite haunts.
- Board members supported the choice of a realistic sculpture
- The base should be carefully designed to be sturdy but well-conceived and minimal.
- An interpretive sign should be placed a short distance away from the sculpture, slightly separate.
- A bench might be appropriate a short distance away from the installation.
- Final design should be one supported by Public Art Committee.
- There needs to be a maintenance plan in place, with advice from a conservator.

Proposed Project

The description of the sculpture proposal provided by Ms. Pringle describes the various aspects in detail, including the location. More specific displays – such as a sample of the base material and final version of the sculpture - will be available for the hearing on July 10.

Staff Comments, and Possible Outstanding Questions for the Board

As noted above, a well-designed and executed base will be critical for the success of the sculpture installation, and the input of the Public Art Committee should be helpful. The considerations previously discussed and noted above appear to have been seriously considered by the applicants, and should continue to guide review of the final proposal.

Staff believes the proposed sign is well designed and informative, but quite heavy in its amount of text. Perhaps some editing might be possible.

Should the Board agree with the Friends of Deering Oaks and the Parks Department and find that the proposed sculpture installation is consistent with the Deering Oaks Master Plan and

appropriate for the park, it would be important to articulate the reasoning. It is also important to note that approval of this proposal would not necessarily establish any precedent regarding the addition of new features at the historic park. This and all future proposals for park improvements should be guided by the Master Plan and the original intent for the public space, as interpreted for our times but also guided by the Board's charge to preserve the essential character of the historic landscape.

Ms. Pringle's proposal memo acknowledges that minor changes to the actual sculpture and sign may be proposed; changes could also result from the input of the Public Art Committee. It is the hope of the applicants that any possible changes would be minor enough to be reviewed by staff. If any proposed amendments to an approved plan were significant, staff would no doubt be moved to seek the Board's review or consent.

Applicable Standards

Deering Oaks Master Plan: Please see attached Guiding Principles and Essential Park Elements

Standards for Review of Alterations:

- (1) Every reasonable effort shall be made to provide a compatible use for the 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.
- (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.
- (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.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the July 10, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed sculpture and sign installation at Deering Oaks **meets (fails to meet)** the historic preservation ordinance's Standards for Review of New Construction **(subject to the following conditions.....)**

Attachments

1. Project summary by Friends of Deering Oaks
2. Sign proposal
3. Deering Oaks Master Plan excerpts – Guiding Principles and Essential Park Elements

**Friends of Deering Oaks
Great Black Hawk Sculpture Proposal
July 3, 2019**

Background A juvenile Great Black Hawk ("GBLH") a native of Central America, found its way to Maine and was resident in Deering Oaks between 11/29/18-1/20/19. Identified as "Craziest Vagrant of 2019" by the American Birding Association, seeing the hawk in the park was akin "to seeing a zebra at Baxter State Park", according to a Maine Audubon staff naturalist. The hawk attracted enormous interest in Portland, throughout the state, and from all over the country. Upon its unfortunate demise from frostbite, a local collaboration came together (Friends of Deering Oaks ("FoDO"), Avian Haven, City of Portland, Maine Audubon, Maine Inland Fisheries and Wildlife) to acknowledge the presence of this unlikely visitor with the intention to educate the public on lessons derived from the experience. The FoDO Board has approved commissioning a life-size bronze sculpture, to be funded with private donations and sited at an appropriate location in the park. Explanatory signage is being developed and funded by the City Parks Division in collaboration with Maine Audubon and Avian Haven.

Proposal Following input from the Historic Preservation Board ("HPB") on April 3rd and Portland Public Art Committee ("PPAC:") on March 20, FoDO selected award-winning Maine wildlife sculptor David Smus to create an authentic, life-size bronze of the GBLH. Please see this link for an introduction to the quality and detail of David's work: <http://www.wildlifebronze.com/>

Smus developed three maquettes, small clay models depicting the "presentation" of the hawk (perched, in flight, etc.). FoDO has selected the version that is its formal proposal. An image of the chosen version will be forwarded to staff on Monday, July 8. The artist will present the maquette itself at the July10 meeting.

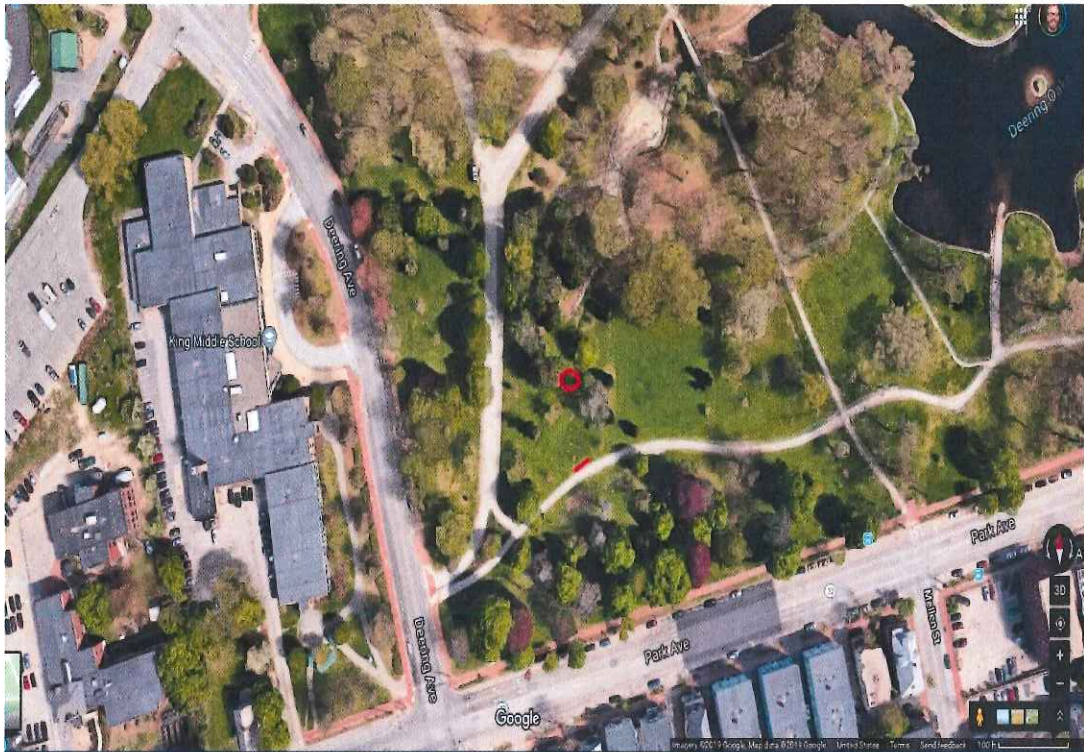
The artist is working with a stonemason on an approximately 9-foot granite base (set into a concrete base below ground), to which the bronze sculpture will be securely affixed. A representation of the proposed base will be part of the chosen maquette. The proposed base material is Dakota Mahogany granite, an ideal complement to the bronze sculpture and that won't compete with the bronze. It will be a rough-hewn square, with - 10 inch sides and the corners will be sharp to deter climbing. We will bring a sample of the granite on 7/10

Local graphic artist, Nancy Montgomery of Montgomery Design (who has done signs for the Deering Oaks Rose Circle, Eastern Promenade, Bell Buoy Park, and other areas in the city) is designing the educational signage. Please see attached image of the latest draft of the sign, so that you can evaluate the quality of the design and its compatibility with the park landscape. The sign meets National Park interpretive signage size at waist height of 40" to top of post; sign will be 36"W x 24"H. It will be supported by black metal posts.

Representatives of the partnership noted above conducted a site visit on April 24, unanimously selecting the location between the Catalpa tree and a grove of evergreens.

Not only was this the location the hawk frequented, but all agreed that this spot conveys the sense of discovery favored by both HPB and PPAC members.

The proposed site is indicated below. The red circle is where the sculpture will go; the red line is where the sign will go.



We look forward to the HPB's input to this proposal. Modifications to the life-size clay model are very difficult and labor intensive. Once the artist is engaged in the modeling process, we respectfully request the Board delegate final approval to appropriate birding experts, Avian Haven and Maine Audubon, to ensure accuracy of the bronze. We also request that should any further conditions be deemed necessary, that these be reviewed at staff level. Signage is in its third version, it is anticipated that only minor changes to text will be made, and so we also request delegation of final approval to staff as well.

Great Black Hawk: Rare Visitor

For the first time in the U.S., a Great Black Hawk from South America was recorded on the Texas coast in the summer of 2018.

Weeks later, this bird was spotted at several **coastal Maine locations** before settling in Portland's Deering Oaks Park in November, 2018. It remained in and around the park for months, hunting squirrels, pigeons, and other wildlife.

Why did it stay? In the summer of 2018, our region experienced a "mast seeding" year in which trees and shrubs produced an abnormally high amount of nuts and seeds. Following a mast year, **animals that feed on the nuts and seeds tend to have a population boom**, and Deering Oaks teemed with squirrels, making it a **desirable hunting ground for multiple raptors**, including a Red-tailed Hawk, Bald Eagle, Barred Owls, and the Great Black Hawk.

Birdwatchers followed news stories of this rare visitor and many came from thousands of miles away to see this exotic visitor. Local students jostled alongside camera-toting bird watchers. People of all backgrounds were inspired by its beauty, **wondered why it came**, pondered possible environmental changes that may have thrown him so far off course, and grew concerned for his well-being. The bird brought joy and a sense of wonder to many, and reminded us of the importance of preserving and **stewarding urban habitat** that can sustain such awe inspiring wildlife.

During a snowstorm on January 20, 2019, the hawk was found on the ground and rescued by passersby. After 10 days in intensive care at Avian Haven Wild Bird Rehabilitation Center, the Hawk's feet and legs showed irreversible damage from frostbite that likely began prior to the bird's rescue, and was euthanized.

Today, you see a bronze sculpture of the bird created by Maine artist David Smus just beyond this sign, in a grove of trees where the hawk could often be found hunting and resting.

COOPERATING TO STEWARD WILDLIFE HABITAT

The City of Portland, Maine Audubon, and Avian Haven worked together to share this story and manage and educate the crowds during the bird's stay. They continue to work together stewarding this important wildlife habitat for both the animals that live here and the people who cherish them.

Tips for effective birding

- Keep your distance, allow birds to feed undisturbed
- Read and learn: on the web and from guidebooks
- Report injured birds to Avian Haven or Audubon

What you can do to improve and steward bird habitat in Portland

- Plant native species
- Don't use toxins in your garden or lawn
- Keep cats inside
- Apply window stickers to help keep birds from crashing into windows

Identifying the Great Black Hawk:

Buteogallus urubitinga is a large bird of prey native to coastal Mexico and South America. It is distinguished from many other hawks by its large size and long legs adapted for chasing prey on the ground.



Guiding Principles and Goals & Objectives

Guiding Principles

The guiding principles of the master plan build on the original design concept and purposes as clarified by the historical research that has been done to date. They may be modified as the process continues and historical research is completed. The guiding principles also recognize the significance of changes in the landscape and use of Deering Oaks over time, and the contribution of maintenance and management toward the success of the park as a beautiful and significant landscape of great importance to the people of Portland.

The primary founding and enduring purpose of Deering Oaks is to provide a pastoral refuge from the stresses of urban life, a place that is *"necessary for the comfort and enjoyment of our citizens."* (1893 Address of Mayor Baxter). The primary mission of the master plan, therefore, should be to preserve and enhance the park in ways that will allow it to serve this central purpose in the best possible way, while accommodating multiple recreational uses.

The master plan's guiding principles define the tenets considered fundamental to preserving the unique character and enhancing the special experience of Deering Oaks, both in terms of physical park elements and in terms of the park's use and care.

A Regional Park

The significance of Deering Oaks extends beyond its immediate neighborhood. It is a resource for all of Portland and visitors to the city, and improvements to the park must respond to the needs of the larger public as well as those of the neighborhood.

Management and Maintenance

The quality of Deering Oaks depends to a great extent on an on-going commitment to management and maintenance. This includes a regular program of maintenance for the park's built and natural elements, important components that together characterize the landscape.

Essential Park Elements

There are particular park elements and spatial relationships that define the character of Deering Oaks, and should be understood and respected in all proposals for improvement:

- a. The park's vegetation, particularly its stand of mature oaks, a signature of the space since pre-park days.
- b. The pond, a central organizing and focal feature.
- c. The separation between the active park and the passive park areas. This is essential to preserve the integrity of the park to serve both active and passive recreational needs.
- d. The balance between open spaces and wooded areas.
- e. The relationship of the park itself to the surrounding city.
- f. The curvilinear circulation design, working with the topography and in contrast to the city street grid pattern.
- g. The formal and arboretum-like character of the rose garden area, providing an alternative experience to the main park section.

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
TWO MONUMENT SQUARE**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: July 2, 2019
RE: July 10, 2019 **Final Review of Proposed Recladding, Outdoor Seating,
And Open Space Improvements**

Address: Two Monument Square

Applicant: Dirigo Management Company, representing 800 Northern Corporation

Architect: Katherine Detmer, Archetype Architects

Introduction

Katherine Detmer of Archetype Architects has requested a final review and public hearing for several exterior improvements to Two Monument Square, on behalf of Dirigo Management and the building owners, 800 Northern Corporation. Board members will recall that a preliminary review was held on June 5, 2019 of the proposed projects that include: recladding both faces of the two-story connector between the One and Two Monument Square buildings; converting the planter on the Federal Street frontage of Two Monument Square to outdoor seating with a pergola; and landscaping improvements in the open space along Temple Street.

At the June 5 workshop the Board welcomed the initiatives for each of the three aspects of the application. Members commented on the opportunities for Two Monument Square to relate better to its very different neighbor at One Monument Square (at least on the first two floors,) and also the chance to create a more lively engagement on Federal and Temple Streets. Most of the Board's questions and comments pertained to either the need for more details or for adjustments to enhance the accomplishment of the design objectives.

Ms. Detmer has submitted a revised project summary that follows the original narratives with the updates on plan changes. Revised submission materials show multiple efforts to respond to Board comments. Staff includes some excerpts from the June 5 presentation, and an existing conditions plan by Gorrill Palmer Engineering.

In addition to Historic Preservation review and building permits, the work on landscaping on the lot and in the public right-of-way will require administrative authorization from the Planning Department, and review of engineering and construction details by the Department of Public Works. (City Arborist Jeff Tarling has been consulted concerning the open space and the removal of existing street trees.)

Subject Property

One and Two Monument Square are noncontributing buildings in the Congress Street Historic District, built in 1969 and 1979, respectively. They bear little resemblance to each other except they are both ten stories tall and are connected by the “bridge” that is clad in the same brick as Two Monument Square and parts of One Monument Square. The property is highly visible and at the heart of the Congress Street District and Portland’s downtown.

As noted, these two towers are an imposing presence on Congress Street between Monument Square and Temple Street. While One Monument Square has a distinct vertical orientation, with its angled piers and vertical bands of tinted glass, Two Monument Square displays horizontal bands of windows in smooth planes of brick and thus has a horizontal emphasis. Parking on the lower floors means the brick walls are largely blank facing Congress and Temple Streets. Elevation change from Congress to Federal streets puts the ground floor entrance above the level of the sidewalk on Federal. The two-story existing connector bears more resemblance to Two Monument Square, with recessed entrance doors on the ground floor and the second floor that appears to be a bridge.

The primary entrance to both buildings has been facing Congress Street in the connector, but in the 1990’s a renovation created an entrance to the main lobby from Federal Street, next to a loading dock or garage entrance. The plaza in front of the Congress Street doors was recently repaved with grey granite slabs.

Proposed Project – Revised Plans

Please see Ms. Detmer’s project summary, which repeats the descriptions for the workshop presentation, and follows each section with descriptions of the revisions.

- Note that two alternatives are shown of the glazing in the second floor of the connector, one with fewer, larger glass sections and one that is closer to the existing arrangement, with smaller glass units and symmetrical alignment with the proposed new columns below, at the first floor entrance level. In neither case does the architect think it possible for the pattern of granite panel divisions to have a pattern similar to, or aligned with the windows.
- Changes on the Federal Street side of the outdoor space include added glass rail on the One Monument Square side of the service ramp and grey tones for the pergola,

to blend quietly with the stone and brick. A garage door has been added to the service entrance, and like the Congress Street face, two alternatives are shown for the size and numbers of glass panels on the second floor of the connector. As requested, additional information on the pergola is now available – indicating the proposed product is robust enough to stand up to Portland’s climate.

- In the small triangle between Two City Center and Temple Street, the owner and property managers are proposing new rules that would greatly reduce parking of dumpsters on the parking places off Federal Street. Bollard lighting has been added to the triangle “parklet” and the existing planters on Federal Street.

Staff Comments, and Possible Outstanding Questions for the Board

Board suggestions at the June workshop were generally supportive of the direction of the preliminary plans but asked for more details in several areas, and some specific changes. Ms. Detmer proposes revisions that respond to the Board’s input, and staff believes the result is an improved project. Though One and Two Monument Square are noncontributing buildings, the location is both highly visible and extremely important for creating attractive public spaces in the heart of the City’s downtown. Some staff comments and some outstanding questions for the Board follow:

Front and Rear Connector or Bridge - Cladding and Windows:

- There did not appear to be clear Board consensus on the organization of the glass panels on the second floor of the “bridge” and the importance of the relationship of the glass divisions with the location of the columns below and the granite panel patterning. The architect will be looking for guidance here, and the Board no doubt will be looking for a scheme that looks intentional.
- Ms. Detmer will also be looking for the Board to ratify the choice of the granite, based on its compatibility with the colors of the existing materials.
- Also proposed on the Congress Street face is new signage in backlit stainless steel. Staff can review the required sign permit application when it gets submitted; at this time the Board’s feedback is desired. Some members included favorable comments on the signs at the June workshop.

Federal Street Seating Area, Railings, and Pergola:

- The revisions made to the Federal Street side of the plans - the added glass railing, service ramp improvements and garage door, and pergola color over the new seating area – are all improvements that a number of Board members suggested. Despite constraints limiting a direct relationship between the new seating area and Federal Street, the new renderings of the area have a more welcoming appearance.
- Staff is unclear as to whether drainage has been addressed for the new patio, either in the architect’s design or the civil engineering drawings.

Temple Street Triangle:

- If the owners and property managers can follow through on the assurance from Ms. Detmer that dumpsters will rarely if ever occupy the parking area, it will be a significant improvement.
- Several Board members expressed interest in the eventual construction of a building on the triangular site, despite knowing that it cannot be proposed now.
- There did not seem to be certainty that the proposed plantings and other alterations to the site would succeed in enlivening the space and engaging the public to use the space.
- Staff still wonders whether any seating is planned, or will the spot continue to be an attractive (one hopes) space through which to walk through – and for a few, in which to park?
- Some Board members expressed regret at the proposed removal of the mature linden street trees on Temple Street, others emphasized the value of the views up and down the street, especially of First Parish Church.
- Treatment of the public right-of-way may be subject to revision after review of City technical standards and ADA requirements.
- The granite paving of the small parking area off Federal Street will have to end at the property boundary and no parking is typically permitted in the right-of-way. Sidewalk treatment at the driveway aprons will be expected to be consistent in terms of material and configuration, and construction must abide by City standards.
- Should any significant changes to the site alterations on or off the property be required because of Planning or DPW reviews of work in the public right-of-way, staff can alert the Board and seek an amended review or consent approval.
- Finally, the same type of bollard lighting has been added for both the triangle and the existing planters facing Federal Street – the continuity being a way to connect the two areas and make them feel safer and more inviting in the dark. Staff suggests the Board comment on the style, potential sturdiness, number, and locations on the proposed fixtures.

Applicable Standards of Review

- 1) Every reasonable effort shall be made to provide a compatible use for the 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.
- 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 archeological 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.

- 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.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the July 10, 2019 public hearing and information included in the accompanying staff report, the Board finds that the proposed building and site alterations at Two Monument Square **meet (fail to meet)** the historic preservation ordinance's Standards for Review of New Construction **(subject to the following conditions.....)**

Attachments

1. Architect's project summary
2. Architect's plans, photos, and renderings
3. Existing conditions plan by Gorrill Palmer Engineering
4. Excerpts from Architect's preliminary renderings (June 5, 2019 workshop)

2 Monument Square Improvements – Project Summary

There are three pieces to the work being proposed for 2 Monument Square:

1. Bridge re-cladding – This portion of work is triggered by the fact that the existing brick façade on the bridge is failing. The brick itself is a very specific color that would be difficult to match so we are taking this opportunity to introduce a different material. We are proposing a gray granite-look material. This material has a surface more like the brick of 2 Monument and a color palette closer to the gray metal of 1 Monument which the bridge connects. It also ties into the granite pavers that were recently used to pave the entry on Congress Street and on Federal, although those have a pink/red hue to them that we do not propose to use for the bridge. We are also proposing to drop down columns where the bridge overhangs the first level to help ground the design and create a more dynamic space as you enter the building.

We have created renderings to show what the windows would look like if the reveals and window divisions line up. It would be similar to the existing divisions as we cannot make the glass wider than the original submission. We would still like to propose the breaks shown at the hearing but have included both renderings for the conversation.

2. The next piece of work is to convert the large planter on the Federal Street façade to a sitting area with a pergola. The edge of the planter would be demolished and the fill removed and a glass rail would run the perimeter and tie into a new glass rail along the path under the bridge overhang. The pergola proposed would have operable fins so they can be adjusted in the warmer months for sun and rain purposes and in the winter they can be opened so snow load does not become an issue with the structure.

The glass rail is now to continue along the path that leads from Federal Street to the lobby access at the connector. It has been confirmed that the pergola can come in a custom color – including the fins – and that they are constructed to withstand winter conditions. The band at the top of the pergola is now to be painted gray along with the rest of the frame and the color is to relate to the gray metal siding of 1 Monument Square. Additional work is being done to the service lane – along with the originally proposed repaving, the bollards are to be re-painted and an overhead door will be installed at the existing opening and the dumpsters will be pushed back and kept behind the door.

3. The final element in the improvements is a park on the corner of Temple and Federal. This park design has been discussed with Jeff Tarling and he is supportive. It includes the elimination of city street trees which are lindens and are in bad shape. They also block desired views up and down Temple Street. We replace them with shade tolerant species that include flowering canopies in the spring and red foliage in the fall, all planted on the owner's property – opening up views but still providing shade for the sidewalks. The ground would be replaced with granite pavers to match those that exist at the entryways. The owner has also agreed to replace the

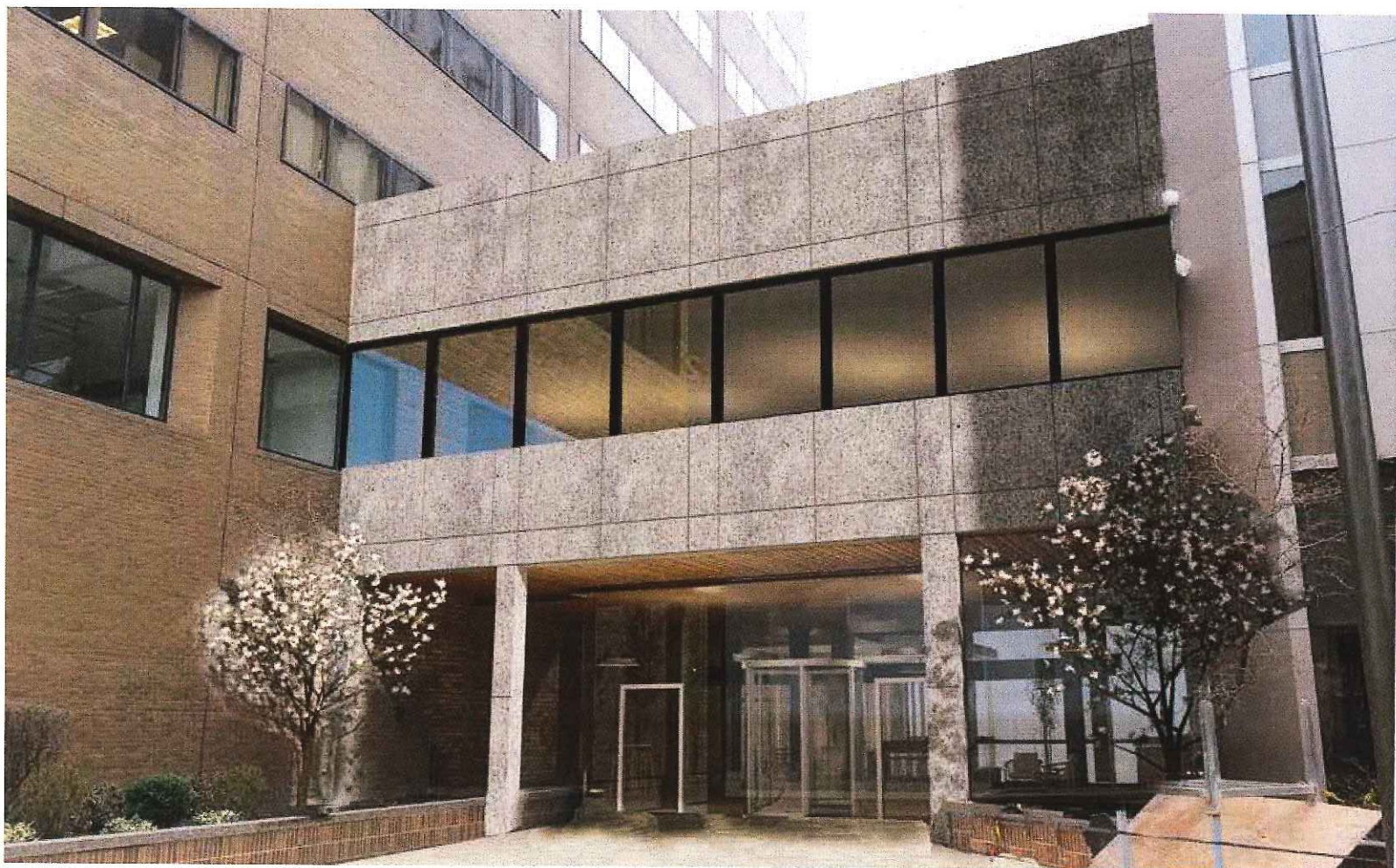
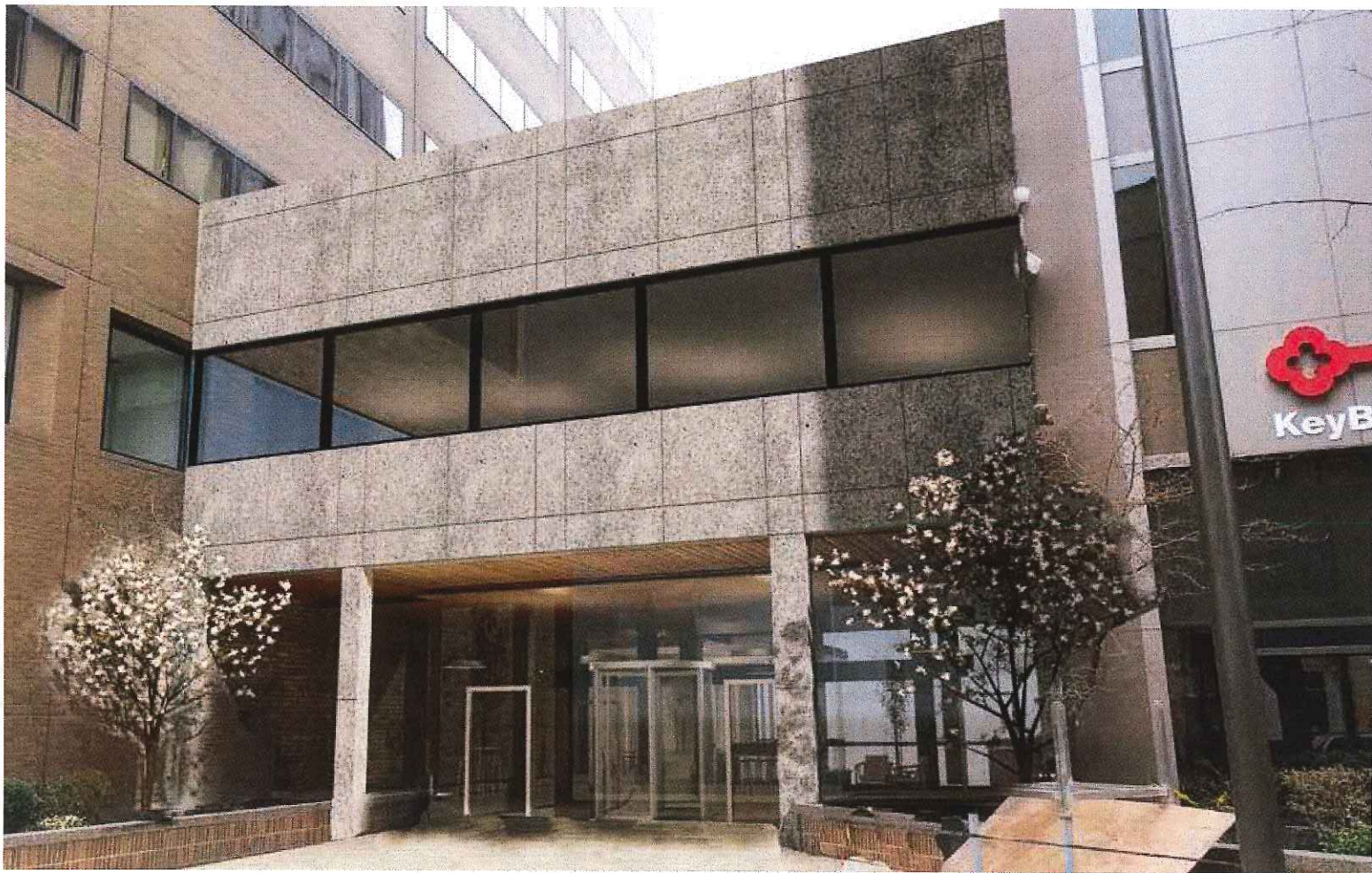
brick sidewalk where previous work stops along Temple Street and continue this around Federal Street to the delivery drive.

The dumpster that regularly appears on the property was an item of discussion at the Board workshop. The owner and property managers have agreed that future tenant fit-ups will be responsible for renting space from the city for the dumpster rather than having access to the park for its temporary use. This will greatly reduce the amount of time a dumpster will be on the park site.

We have also added a lighting scheme to the park and the planters that continue along federal street. We are looking to use low bollards in the new tree wells and existing planters to help illuminate the area in the evening and tie the pieces of the project together.



ATTACHMENT 2



Untitled Map

Write a description for your map..

Legend

Temple St

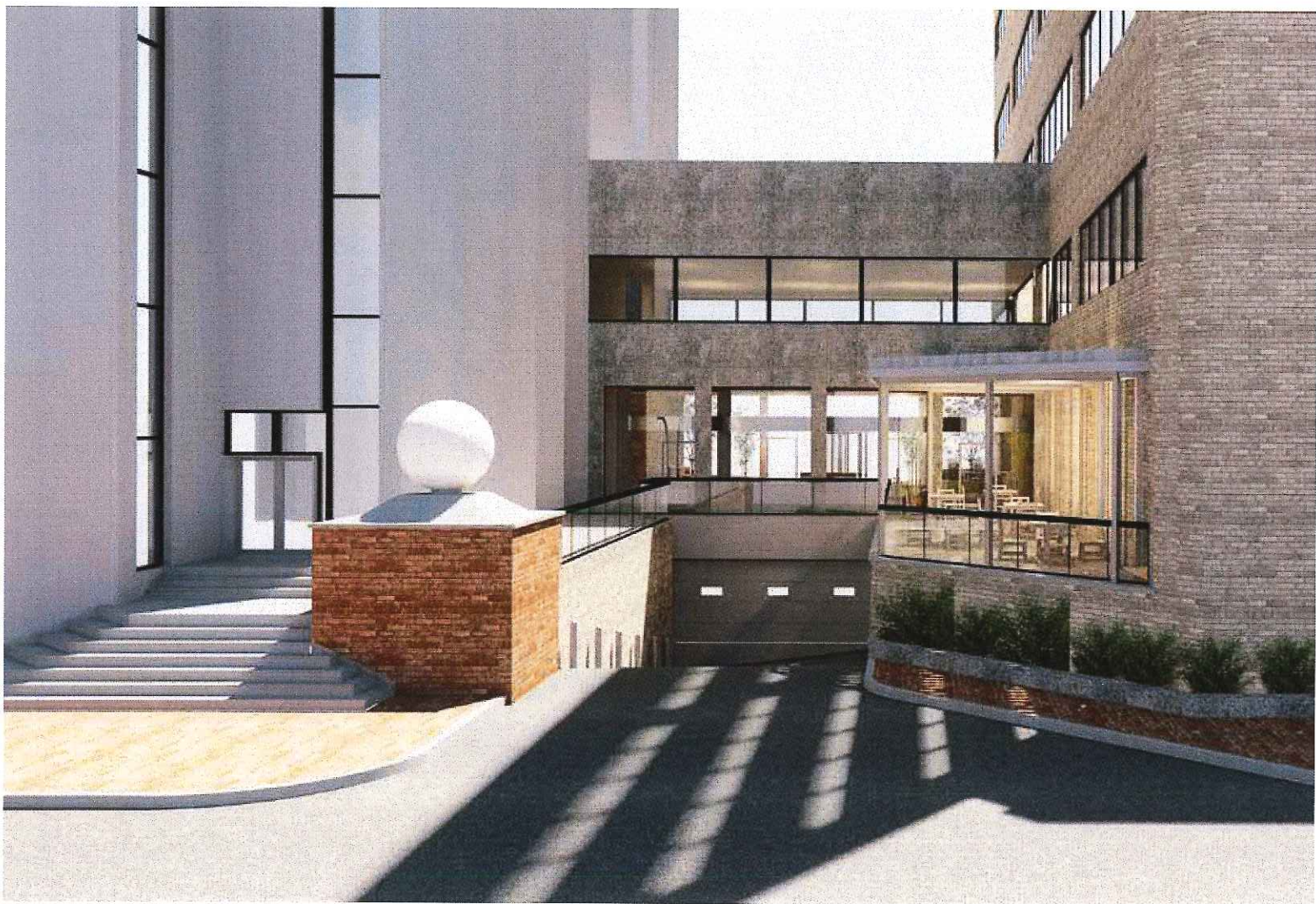


Google Earth

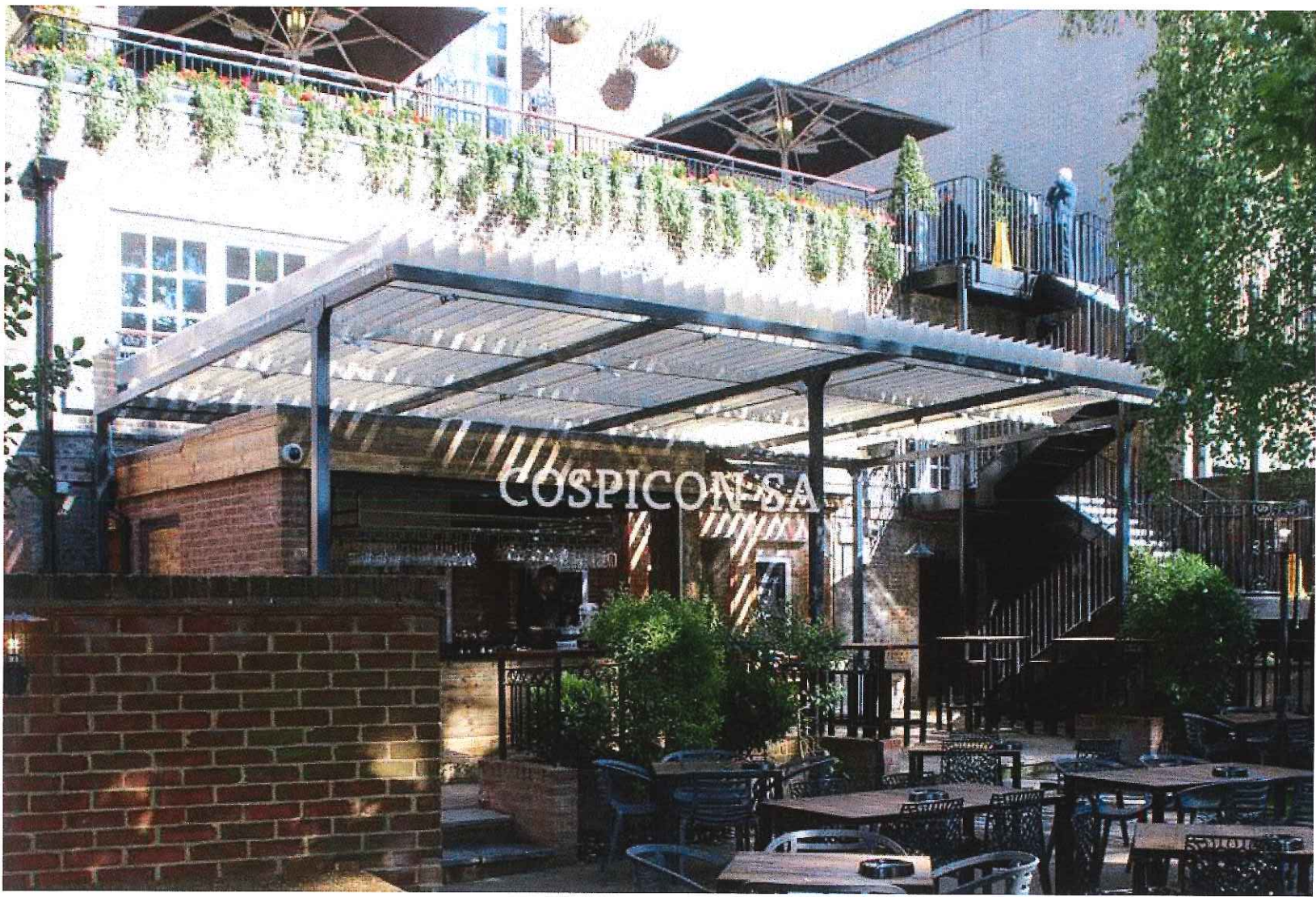
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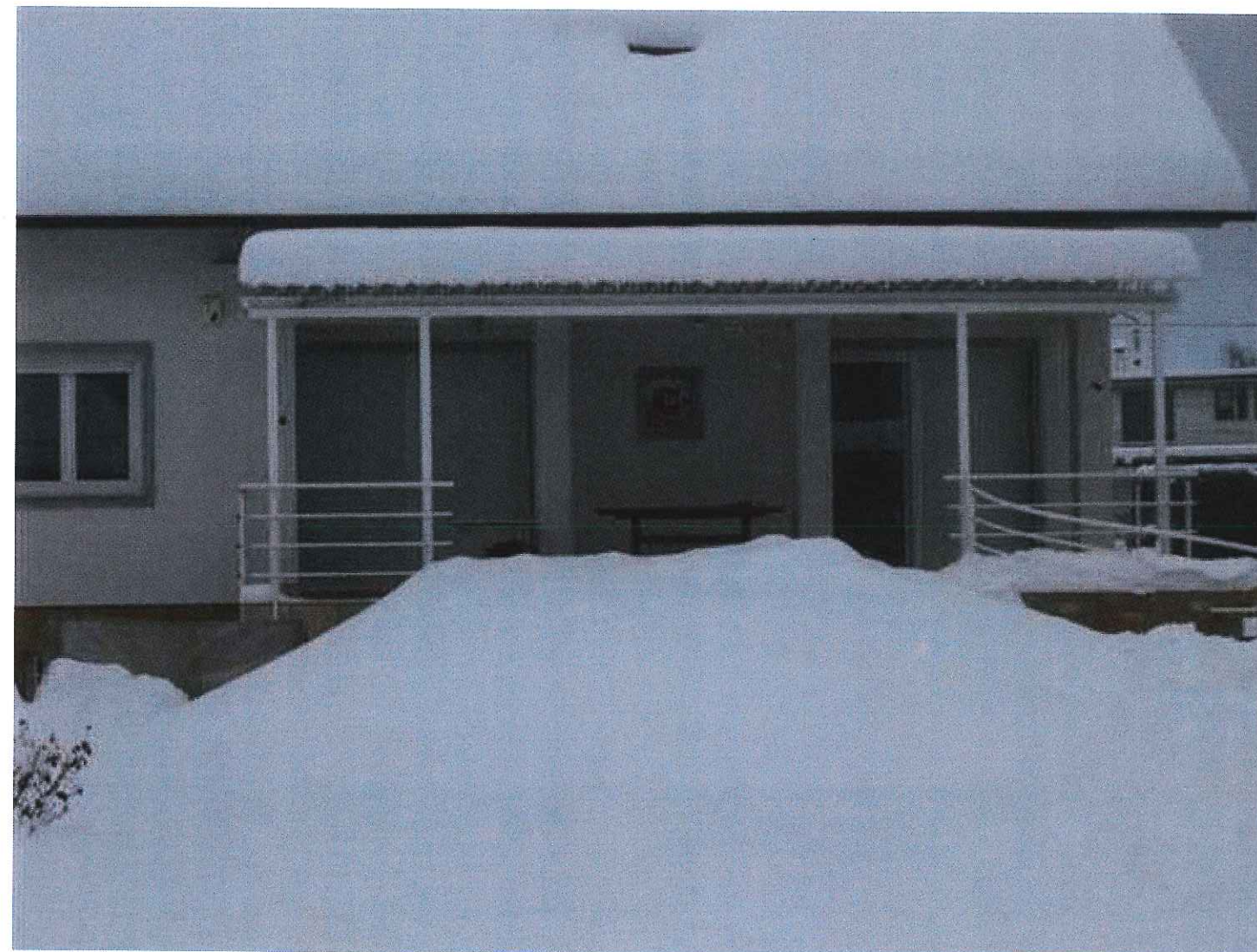
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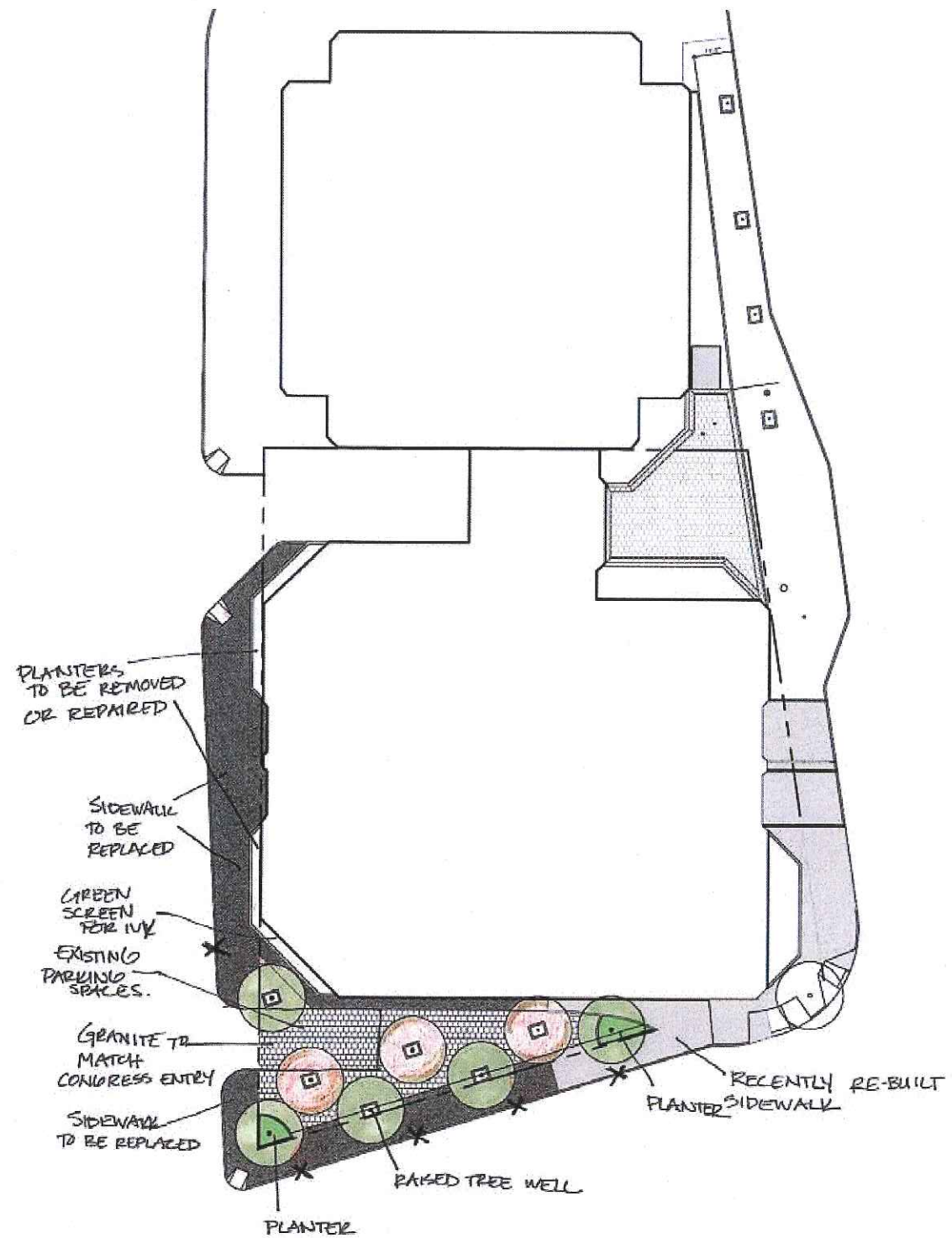




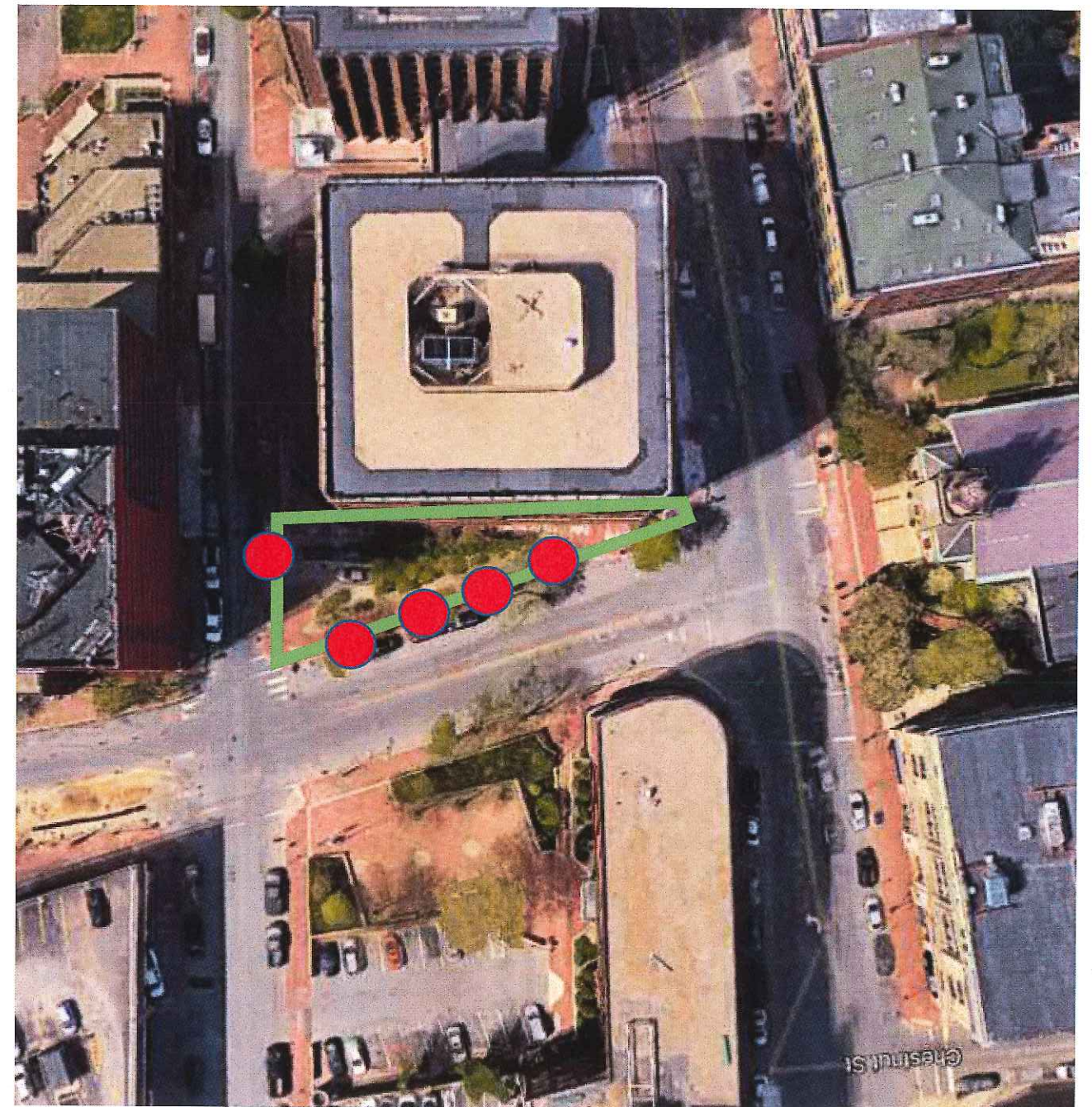


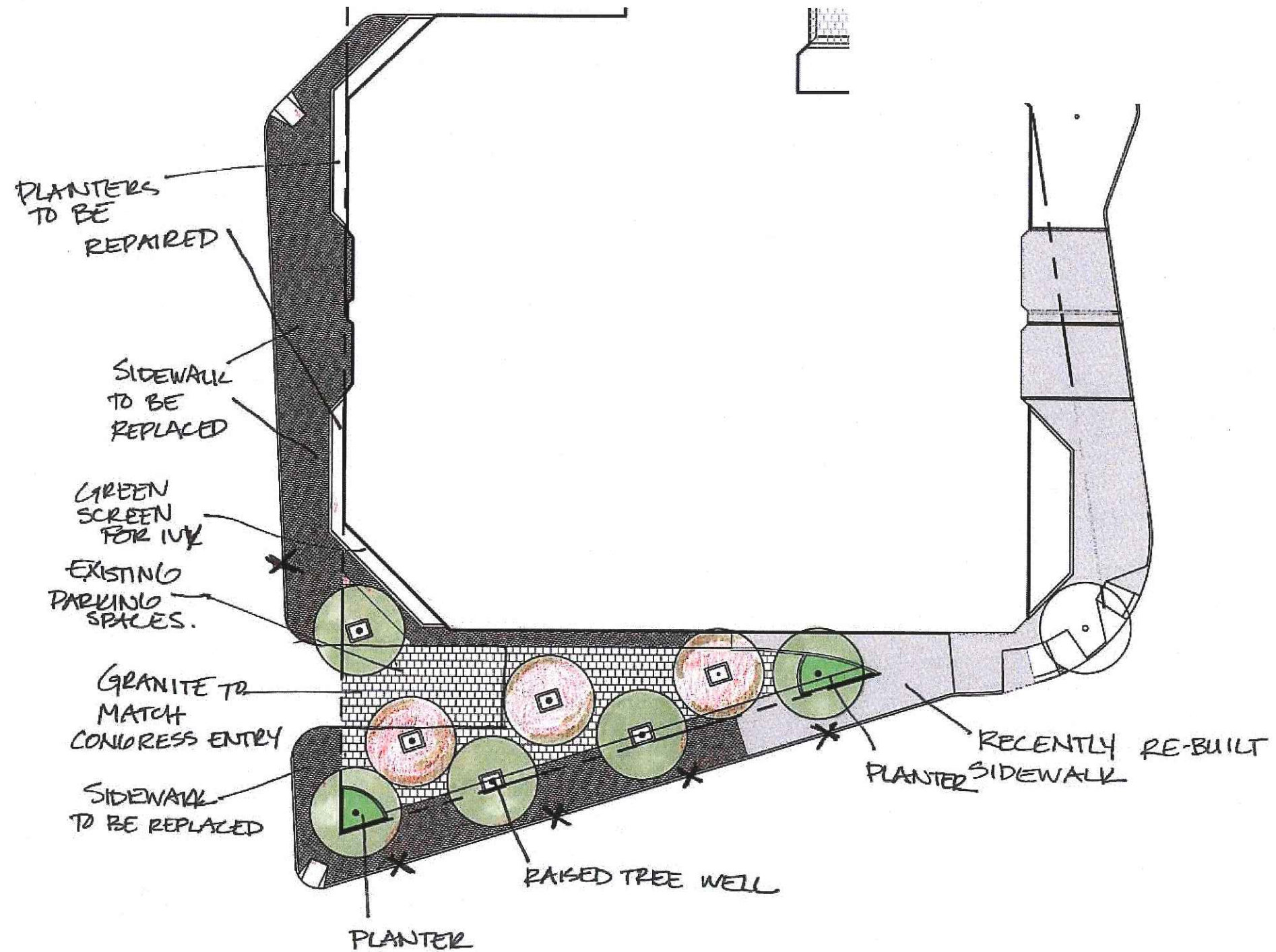


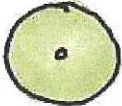


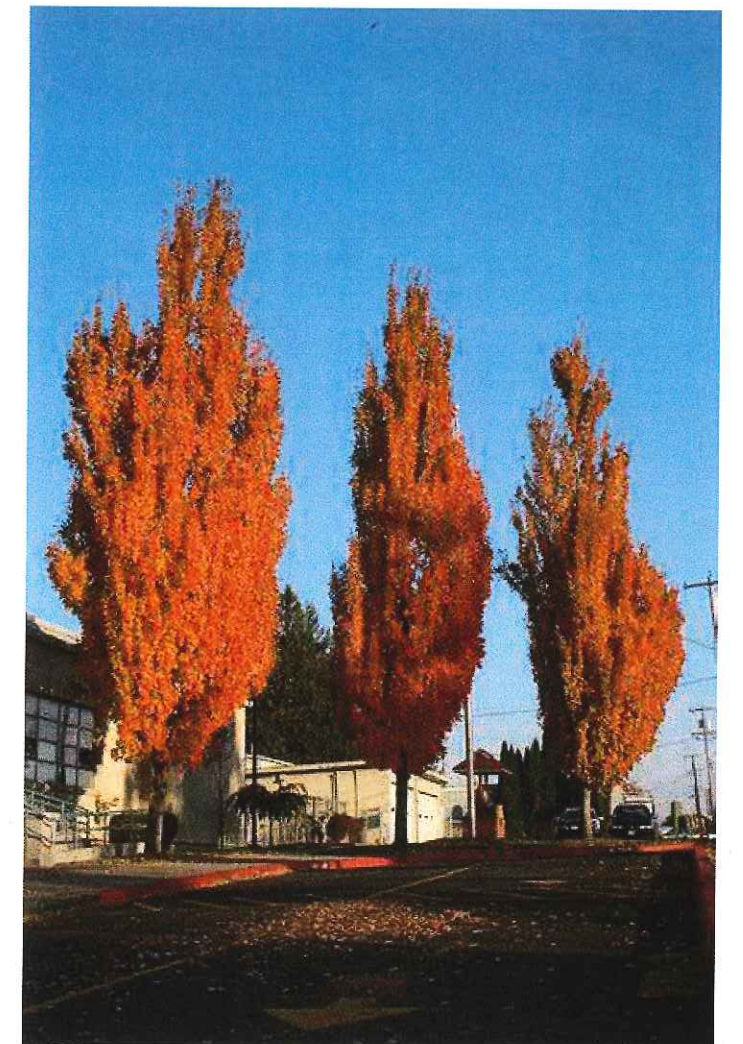


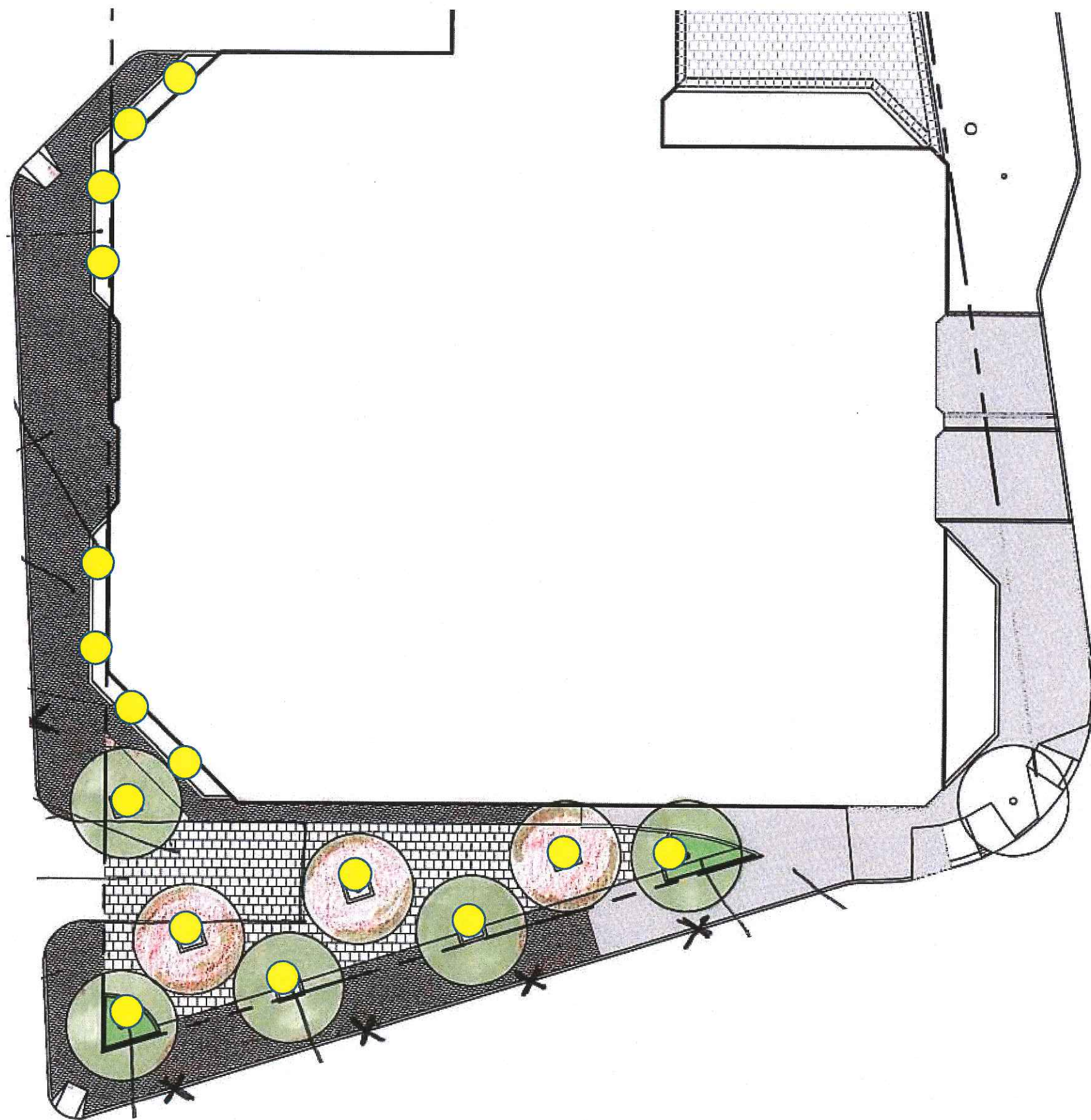
-  - STERILE CHERRY
-  - KARPICK RED MAPLE
- X - REMOVE CITY TREES





-  - STERILE CHERRY
-  - KARPICK RED MAPLE.
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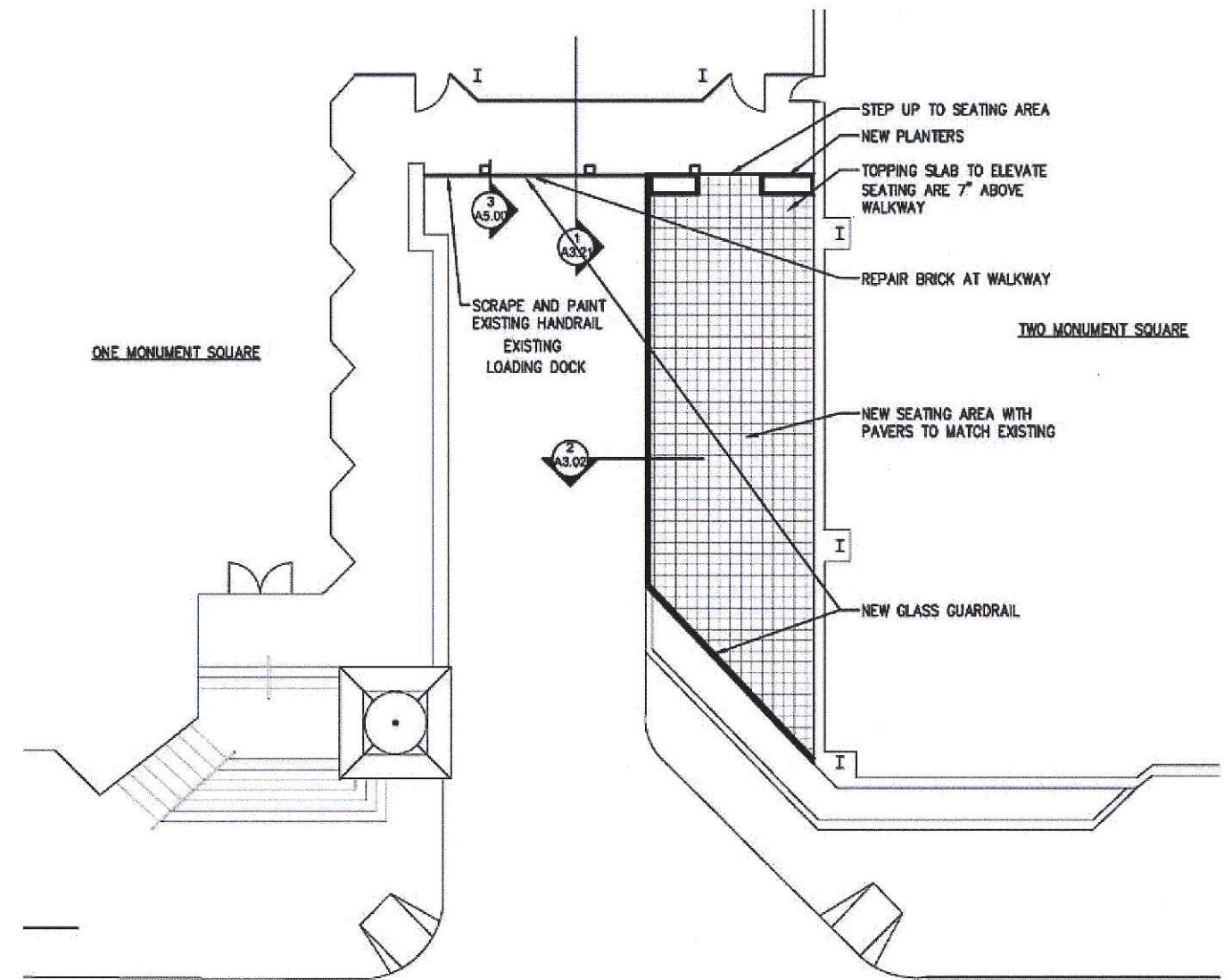
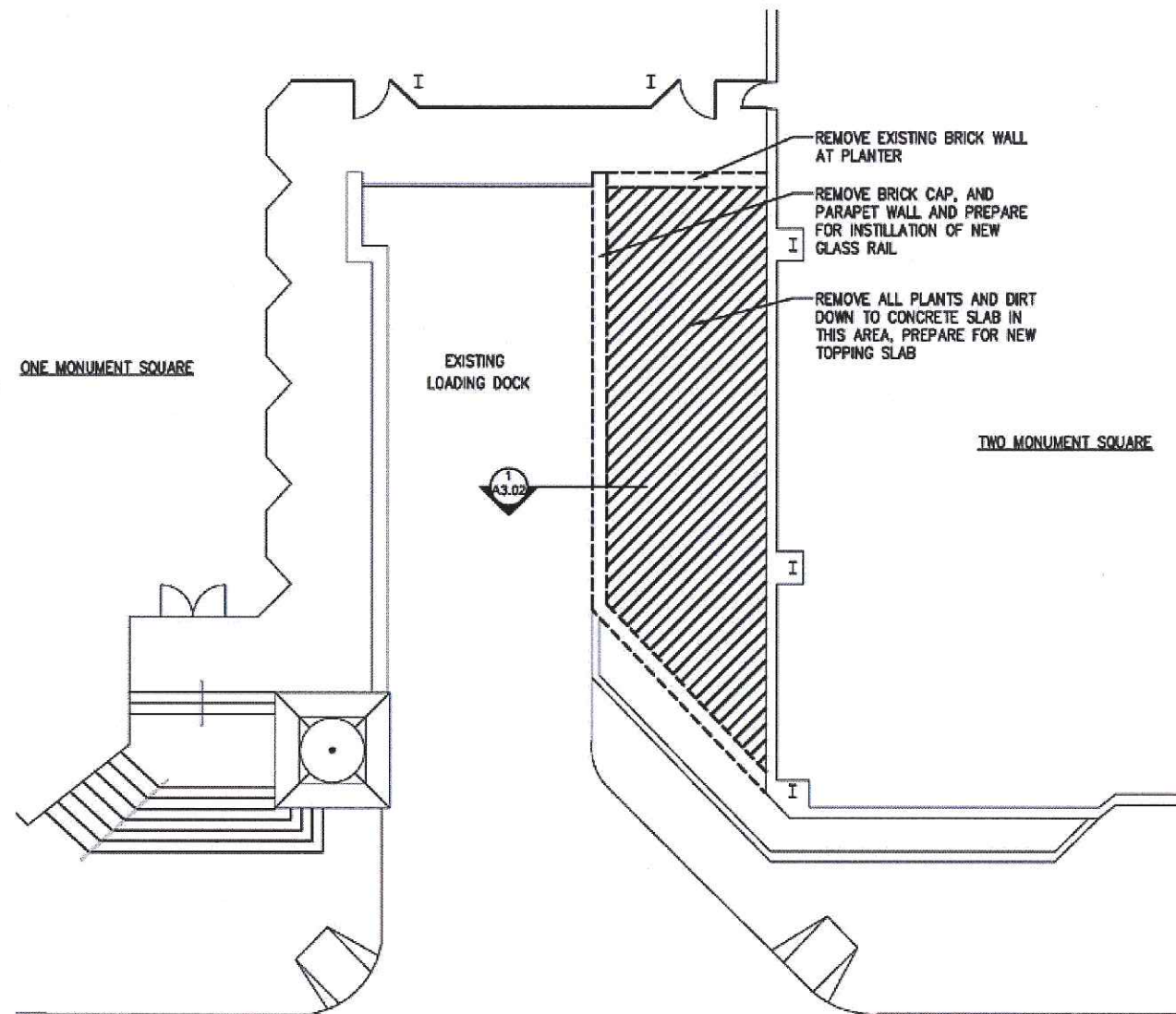


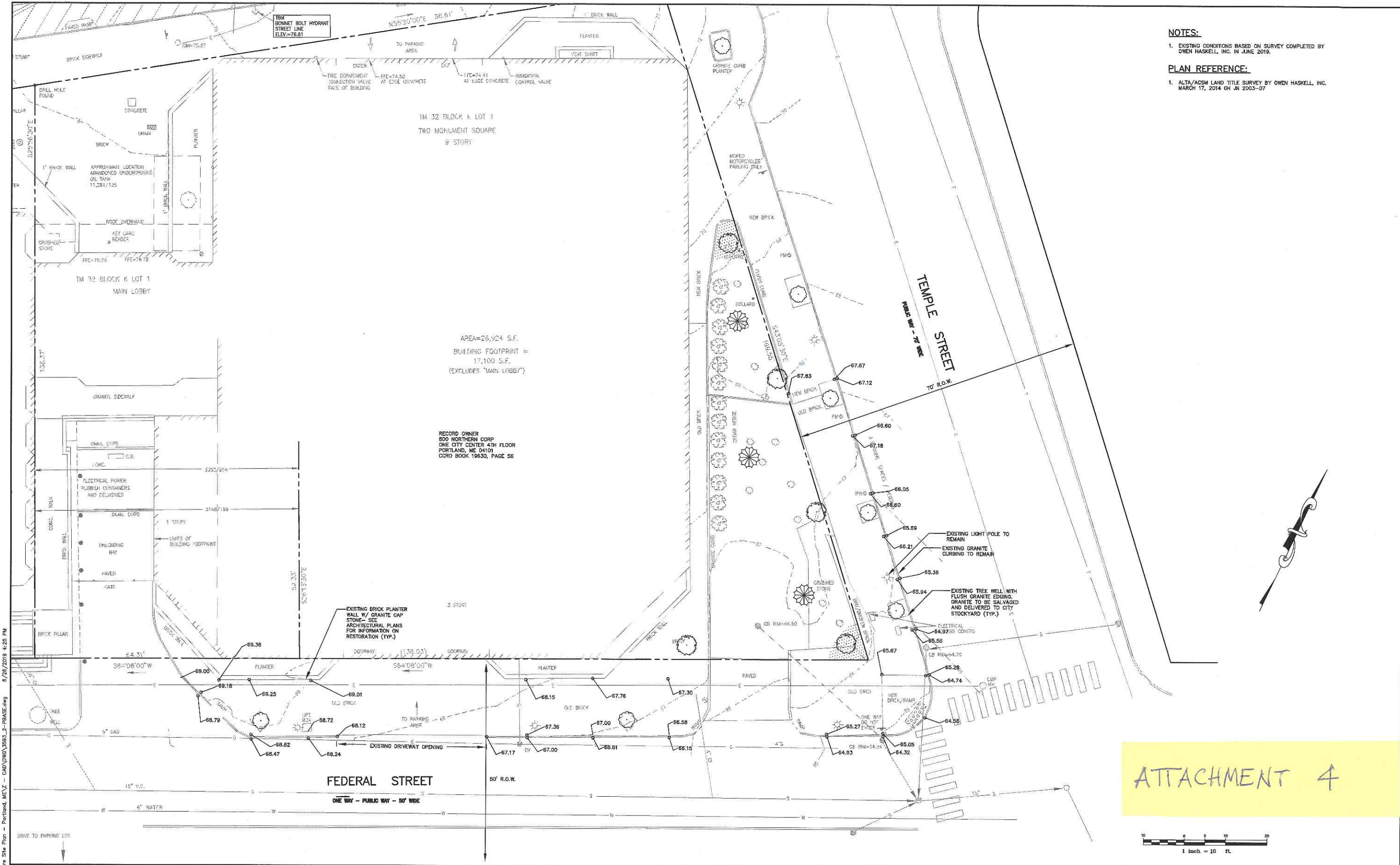






ATTACHMENT 3





NOTES:
1. EXISTING CONDITIONS BASED ON SURVEY COMPLETED BY OWEN HASKELL, INC. IN JUNE 2019.

PLAN REFERENCE:
1. ALTA/ACSM LAND TITLE SURVEY BY OWEN HASKELL, INC. MARCH 17, 2014 OH IN 2003-07

ATTACHMENT 4

U:\3593_2 Monument Square Site Plan - Portland, ME\3593_2-PHASE.dwg 6/26/2019 4:25 PM

Rev.	Date	Revision

Submitted For Administration Authorization	6/26/19
Issued For	Date By

Design: GWK	Draft: GWK	Date: JUNE 2019
Checked:	Scale: 1"=10'	Job No.: 3593_2
File Name: 3593_2-PHASE	This plan shall not be modified without written permission from Gorrell Palmer. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Gorrell Palmer.	



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Drawing Name:	Existing Conditions Plan	Drawing No.	2
Project:	2 Monument Square Improvements 2 Monument Square, Portland Maine 04101		
Client:	Grand Metro Builders of New York Corp. 201 Old Country Road, Suite 110, Melville, New York 11747		

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
MUNJOY HILL

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: July 1, 2019
RE: July 10, 2019 WORKSHOP – Preliminary Review of Proposal to Designate
Portion of Munjoy Hill Neighborhood as Local
Historic District

Introduction

A preliminary workshop has been scheduled to formally introduce the Planning Department's proposal to designate a portion of the Munjoy Hill neighborhood as a local historic district. The proposal was developed by Historic Preservation staff following a detailed historic resources survey and documentation process as well as consultation with Sutherland Conservation & Consulting. Information provided by Greater Portland Landmarks, including historical research and the findings of a preliminary building survey, also informed the department's proposal.

On Wednesday, staff will make a presentation on the draft proposal and describe in detail the documentation and analysis that led to the proposed district boundaries and building classifications.

As Board members will recall, a petition requesting designation of a historic district was signed by 23 Munjoy Hill property owners and submitted to the Planning Department on May 1st, the day after staff presented their preliminary district proposal in a neighborhood meeting. (See **ATTACHMENT 5**.) A copy of the petition was provided to Board members on May 15th, which was the Board's next regularly scheduled meeting.

Notwithstanding receipt of the petition, formal nomination of a historic district has not yet been made. In order to proceed with the formal designation review process, at least two members of the Historic Preservation Board must sponsor the petition or independently nominate the district for consideration and designation. At the May 15th meeting, staff suggested that more time be provided for community outreach prior to commencing with Board review of the proposed designation. Since May, staff has held another neighborhood meeting and also responded to numerous inquiries from individual property owners regarding the proposal. Wednesday's preliminary workshop is intended to familiarize Board members

with the general scope and nature of the proposed district prior to moving forward with any formal nomination.

Background, Impetus for Historic District Proposal

Consideration of a potential Munjoy Hill Historic District is the final component of a more comprehensive planning initiative begun in late 2017 in response to residents' concerns about the scale and character of recent development as well as a rise in building demolition on the Hill. In December 2017, the City Council approved a 180-day moratorium on demolition within the R-6 zone of Munjoy Hill to allow time for Planning staff to conduct an analysis of the impacts and effectiveness of current zoning and review standards on Munjoy Hill development. Staff was instructed to return to the Council by June 2018 with its recommendation for any amendments to the current zoning and/or adoption of additional planning tools to more effectively manage development.

When Planning staff returned to the Council in June, staff recommended the creation of a Munjoy Hill Neighborhood Conservation Overlay District which would put in place a number of new and revised planning tools. These included amendments to the previous R6 zoning (on Munjoy Hill only) as applied to building height, setbacks, garage placement and roof types; a proposed demolition delay ordinance; revisions to the R6 design standards and the Alternative Design Review option; and designation of one or more historic districts within the larger Munjoy Hill neighborhood.

While the zoning amendments, demolition delay ordinance and revised R6 design standards and design review process were adopted by the Council in June, the Council was not yet in a position to make a final decision on staff's proposal to create a historic district on Munjoy Hill. As staff explained, Portland's historic preservation ordinance requires that detailed documentation and analysis be conducted in order to delineate district boundaries and make the case for designation. As of June 2018, staff was simply seeking the Council's general support for moving forward with consideration of a district. With the Council's support, the work got underway late last summer.

Research and Analysis Conducted to Date

As Board members are aware, during discussions leading up to the establishment of a Munjoy Hill Neighborhood Conservation Overlay District, Greater Portland Landmarks shared with the neighborhood the findings of a windshield survey conducted by the organization of Munjoy Hill's historic building stock. The aim of the survey was to assess the general level of historic integrity of individual buildings and their potential for designation under Portland's ordinance. Based on the survey, Landmarks also shared a map showing potential historic district boundaries.

While this work was very valuable as a first step in evaluating the potential of a historic district on Munjoy Hill, it was, by Landmarks' own description, a preliminary and cursory review of the Hill's building stock. Once authorized by the City Council to move forward with more detailed documentation and analysis, it was important that the City's Historic Preservation office conduct its own independent study and review. Staff hired Scott Hanson of Sutherland Conservation & Consulting, an architectural historian familiar with the history and architectural resources of the Hill, to develop a district boundary recommendation. Mr. Hanson's recommendation was accompanied by a written rationale for the proposed boundary—see ATTACHMENT 2. Mr. Hanson identified a core district and also identified additional areas that warranted further study for potential inclusion within the district. Staff reviewed the recommended areas closely, in some cases expanding the study area for additional review.

The Planning Department then hired two interns with preservation expertise and experience-- Sam Shupe and Tova Mellen—to write an architectural description of every building within the study area. The descriptions note important character-defining features and any major alterations or additions since its documentation in 1924. Sample inventory forms are included with this report—see ATTACHMENT 3. Given limited available funding (the City's annual budget had already been set when this project was identified), the City reached out to the Munjoy Hill Neighborhood Organization and Greater Portland Landmarks to provide additional funding for this detailed documentation. It should be noted that the work itself was conducted, as agreed, without involvement or influence from either organization.

Based on the completed building descriptions, staff assigned preservation classifications (Landmark, Contributing, Noncontributing) to each building. Staff also made adjustments to the draft boundaries, especially where a concentration of noncontributing buildings at the edge of the district made inclusion of a particular block difficult to support). The Munjoy Hill neighborhood was walked numerous times to confirm appropriate boundaries.

The final component of documentation and analysis prepared for consideration was the *Munjoy Hill Architectural Development & Context Statement* (ATTACHMENT 4), which includes a history of development on the Hill, a description of predominant architectural styles and building types found in the neighborhood and a description of the general visual character of Munjoy Hill.

Proposed District Boundaries

ATTACHMENT 1 is a map of the draft district boundary. As staff will explain in more detail on Wednesday, a number of factors were taken into consideration in developing boundaries for the Board's consideration. The boundaries were informed primarily by the building stock itself and the relative integrity of the buildings within various blocks on the Hill. Board members will note that much of area on the northeast side of Congress Street is not included within the proposed district. This is largely because of a lack of architectural integrity and visual

cohesiveness in this area. While there are notable, well-preserved historic structures within this area that warrant preservation, they are typically surrounded by buildings that have lost much of their original architectural character due to the number or nature of alterations and additions. Also, there are more gap sites and more new residential structures in this area. The scale and character of some of the new buildings have disrupted what had once been a more cohesive streetscape. As Board members are aware, a designated historic district must meet *both* the test of architectural and/or historic significance as well as test of overall *integrity* to make it worthy of preservation—see Sec. 14-610 9 (a) and (b) Minimum criteria for designation and Sec. 14-611 Integrity of landmarks and historic districts—ATTACHMENT 6.

In defining district boundaries, it was also important that the district encompass areas that represent the key eras of development on Munjoy Hill. These include the mid-nineteenth century residences developed by the owners of the Atlantic and St. Lawrence Railroad and the Portland Company (some of the street names convey this association); areas developed immediately following the Great Fire of 1866 (when much of the neighborhood was developed within a short time frame); and the late nineteenth/early twentieth century when numerous multi-family buildings, including triple deckers, were constructed in response to a growing immigrant population. The large-scale residences built on the Eastern Promenade itself were important to include as well. The proposed district includes some of the most intact blocks that represent these major periods of development.

Building Classifications

The Munjoy Hill neighborhood is somewhat distinct from other currently designated historic neighborhoods or commercial districts in terms of the relative number of buildings that have been altered since construction. Indeed, a significant number of buildings on the Hill have had their original windows and/or wood siding replaced. In some cases, when the siding was replaced, architectural details were covered or removed. Dormers and additions have been constructed over time. Notwithstanding these alterations, most of these buildings still clearly communicate their architectural roots and contribute to the overall historic character of the neighborhood. And in most cases, the alterations are relatively superficial in nature and reversible and did not change the overall massing or façade composition of the historic structure. In these cases, the buildings were assigned a “contributing” classification. Where the level or nature of alteration was significant and fundamentally altered the building’s historic character, the building was assigned a “noncontributing” classification. Also, any building built within the last 50 years, regardless of its level of compatibility, was classified as “noncontributing”, consistent with preservation practices.

Notable Buildings Outside Proposed District Boundaries

As noted above, there are a number of noteworthy buildings located outside the proposed district boundaries. One of the most significant of these is the boyhood home of director John Ford at 21 Sheridan Street. Staff is recommending that 21 Sheridan be designated as an

individual landmark. The prominent mixed-use structure known as the Munjoy Block at 103 Congress is also proposed for individual designation.

Staff has also received a request from the owner of 12 Montreal Street to have the building individually designated. Other property owners have discussed potential interest in having their building individually listed. In conjunction with the review of the district proposal, the Board may wish to consider whether there is interest in designating other individual structures outside the proposed boundaries. Alternatively, should individual buildings be designated upon the request of the property owner (provided the building meets the ordinance's designation criteria for individual structures)?

Community Outreach to Date

To date, Historic Preservation staff has convened four neighborhood meetings on this initiative. On October 25th, staff made a presentation on what is involved in evaluating a potential historic district and provided a status report on that effort. On November 15th, staff made a general informational presentation on what it means to own property in a historic district. On April 30th, the preliminary historic district proposal was rolled out to the neighborhood. And on June 13th, another general informational session on what it means to own property in a district was given for those who had not attended the previous session.

As noted above, staff has also responded to numerous calls, e-mails and visits from property owners to address questions about the status of their property or the district initiative in general.

Next Steps

Following Wednesday's introductory presentation, Board members will need to consider whether they have enough information to take the step of nominating the proposed historic district for formal designation consideration (or are prepared to sponsor the petition submitted by 23 area property owners). Note that nominating the district as proposed does not preclude the Board's ability to amend the draft district boundaries or make any other modifications to the proposal.

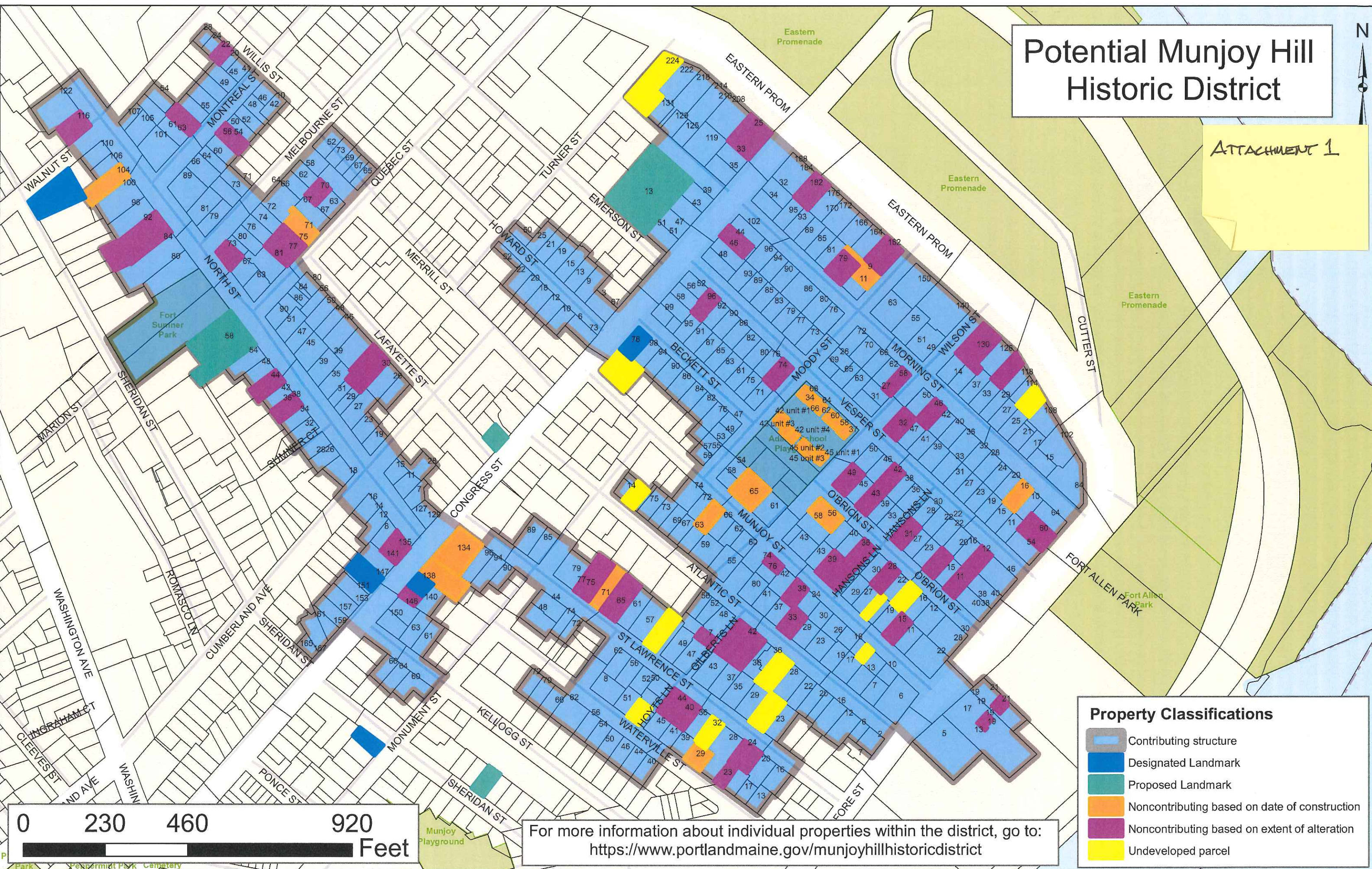
Should the Board elect to move forward and nominate the draft district, staff suggests that a tour of the proposed district be scheduled in the near future.

ATTACHMENTS

1. Map of proposed historic district, with building classifications
2. Rationale for district boundaries, prepared by Sutherland Conservation & Consulting
3. Sample building inventory forms
4. *Munjoy Hill Architectural Development & Context Statement*
5. Petition requesting nomination
6. Article IX Historic Preservation, Division 3: Categories and Criteria for Designation,

Potential Munjoy Hill Historic District

ATTACHMENT 1



Property Classifications

- Contributing structure
- Designated Landmark
- Proposed Landmark
- Noncontributing based on date of construction
- Noncontributing based on extent of alteration
- Undeveloped parcel

For more information about individual properties within the district, go to:
<https://www.portlandmaine.gov/munjoyhillhistoricdistrict>

Munjoy Hill Historic District – Rationale for Delineation of Recommended Boundary

Munjoy Hill is a primarily residential neighborhood on the east end of the Portland peninsula that was largely developed between 1850 and 1925 to house middle-class and working-class residents. As its development was spread over a large area and a span of 75 years, several aspects or areas of historical and architectural significance are represented by the buildings in the neighborhood. Due to this development history there are concentrations of buildings related to different areas of significance and/or architectural styles. In delineating the boundary of the Munjoy Hill Historic District the range of styles, areas of significance, and concentrations of related buildings were taken into consideration, seeking to include examples of all areas of significance and architectural styles without attempting to include every example. Where there are similar concentrations of buildings with the same areas of significance and/or architectural styles, the objective was to select the representative concentration with the greatest architectural integrity that could reasonably be part of a contiguous district.

Congress Street is the “spine” of the Portland peninsula, including Munjoy Hill. As a primary transportation corridor for the neighborhood, it was the location of most commercial and institutional development on the “the hill.” Several significant commercial structures remain on Congress Street and have been included in the recommended district boundary or recommended as individual landmarks. Congress Street is also the location of the Portland Observatory, the oldest and most significant structure in the neighborhood. The Observatory was built in 1808 and is a National Historic Landmark, the highest level of recognition for historic significance in the United States. The district boundary was delineated to include the buildings leading to the Observatory when traveling up Munjoy Hill in order to protect the historic context for the landmark tower. This also happens to be one of the best concentrations of residential buildings with good architectural integrity along Congress Street on the hill, making their inclusion in the district more important than other concentrations of similar buildings with less integrity on Congress Street.

There are a few buildings of high historic or architectural significance that are located outside the recommended boundary which are recommended as individual landmarks as allowed under the preservation ordinance. These are important buildings surrounded by buildings of lesser significance and/or integrity and located some distance from the contiguous concentrations of significant buildings. Individual landmark status will allow for the protection of these buildings without including significantly more non-contributing buildings in the district. These individual landmark buildings include the childhood home of noted Hollywood movie director John Ford, early 20th century triple-decker at 21-23 Sheridan Street, and the Munjoy Block, an architecturally significant 1887 mixed use commercial and residential structure with a high degree of integrity, located at 101-107 Congress Street.

Portland’s Historic Preservation Ordinance includes a provision that requires a lesser level of review by the Historic Preservation Board for new construction within 100-feet of a district boundary. This provision was waived for the India Street district when it was created in 2015. The boundary delineation recommended for the Munjoy Hill Historic District is based upon the assumption that the “100-foot rule” will apply in this new district. The rule ensures that if buildings are torn down and replaced at the edges of the district the new buildings will be respectful of the scale and character of the abutting

district. If the rule were to be waived for this district, the recommended boundaries should be increased to include abutting buildings of the same period but which have lost architectural integrity. This would be for the same purpose – to ensure that the transition into the district is respectful of scale and character of the building with more integrity.

Areas of Significance Considered in Delineating the Boundary:

Atlantic and St. Lawrence RR and the Portland Company

Few events in Portland's history were more significant than the establishment of the Atlantic and St. Lawrence (later Grand Trunk) Railroad and the related Portland Company to manufacture steam locomotives. The railroad made Portland the winter port for Canada and provided a solid economic foundation for the Victorian prosperity that allowed the city to construct Commercial Street and a modern seaport infrastructure in the 1850's and then to rapidly rebuild and expand after the Great Fire of 1866. The development of the Atlantic and St. Lawrence Railroad and the Portland Company on filled land below Munjoy Hill led to the first significant residential development on the south slope of the hill above the Portland Company. The relationship between the arrival of the railroad and the development of houses nearby is clearly reflected in the names of Atlantic Street and St. Lawrence Street, two of the streets laid out and developed at the time the railroad and Portland Company were being established. Census records and city directories from 1850 into the twentieth century document that many of the residents of these streets and others in the area worked for one of these two entities. The houses built in response to the railroad and Portland Company represent the greatest concentration of pre-Great Fire development on Munjoy Hill and also the greatest concentration of Greek Revival style houses. As Greek Revival style houses they have particular relevance as surviving examples of the style in Portland, where hundreds of examples were lost to the Great Fire of the 1860's and to Urban Renewal projects of the 1950's and 1960's.

Great Fire of 1866

Although the Great Fire of 1866 barely touched the areas being recommended for inclusion in the Munjoy Hill Historic District, it greatly influenced the development of much of the district. Ten thousand Portland residents were made homeless by the fire that destroyed the historic core of the city. It was possibly the single most significant event in the creation of the city of Portland as it exists today. In addition to being the catalyst for construction of the Victorian era Old Port, the fire provided the impetus for the development of residential buildings on both Munjoy Hill and the West End. Large areas of Munjoy Hill that had previously been open fields were subdivided and built upon. This development typically reflected the popular styles of the period, particularly the Italianate and Second Empire styles, leaving concentrations of houses in these styles.

African American Residents

The history of Portland's African-American residents is less well known than that of many other ethnic groups. The city's population has included people of African descent since the Colonial era and during the nineteenth century there were several areas with concentrations of black residents, including a

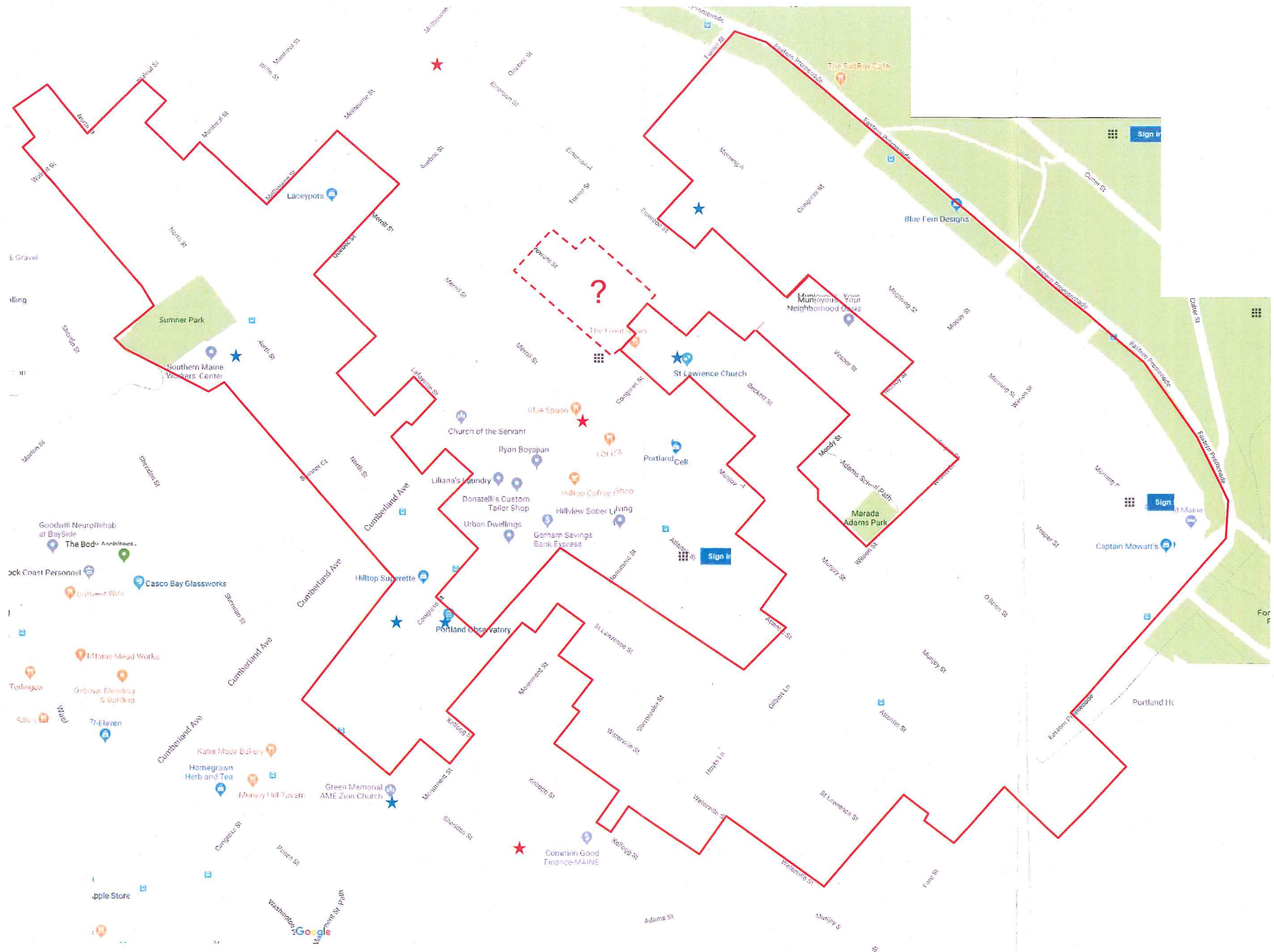
portion of Lafayette Street on Munjoy Hill. Several of these modest homes that retain a fair to good degree of integrity to the nineteenth century have been included in the district to reflect the significance of this often-overlooked aspect of the city's history.

Late 19th and Early 20th Century European Immigrants

As Portland's population swelled with immigrants from southern and central Europe in the late nineteenth and early twentieth century, the triple-decker tenement buildings built in large numbers during the period provided housing for many of them. Often owner-occupied, the rents from tenants (often extended family members) allowed people of modest means to own their homes. As a type, triple-deckers were primarily an urban New England building form that was often ornamented with Queen Anne or Colonial Revival style detailing but could also be very simple and vernacular in architectural expression. The greatest concentrations of triple-deckers on Munjoy Hill are in the areas not developed until the beginning of the twentieth century, such as Morning and Vesper streets. The boundary has been delineated to include the group of these buildings retaining the highest degree of integrity.

The Eastern Promenade

Although the Eastern Promenade itself is already a designated historic landscape district, the houses built along Eastern Promenade are not included in that district. They reflect the appreciation for public landscapes and vistas that developed in the United States in the late nineteenth century. The relatively late development period for both the Eastern and Western Promenades in Portland (primarily 1890's through 1920's) documents how little appreciation of scenic views there was prior to that period. In general, the houses built on sites overlooking the Promenade are larger and grander than the majority of the houses built on Munjoy Hill. While a few of them could be considered mansions, the majority were large upper-middle-class single-family homes – mostly less grand than those on the Western Promenade. Many of the most architecturally significant homes on Munjoy Hill are located on the Prom and are included within the boundary due to that significance.



Howard Street

Just two blocks long, the street was laid out in 1868 and named to honor Joseph Howard, a former Portland mayor.

Architectural Character of the Street

Howard Street is a narrow street composed of one-and-a-half and two-and-a-half gable front dwellings. The Second Empire dwelling with the mansard roof at 22 Howard Street is a notable exception to the scale of dwellings on the street. Two other one-and-a-half story mansard roof dwellings are present on the street. Most dwellings are two or three bays wide, often with a projecting bay window, either one or two stories in height. Most of these dwellings rest on brick or block foundations. The dwellings are generally set at or near the sidewalk. Entrances are generally on the street façade, although there are examples of primary entrances on the side facades. Parking, where provided, is accommodated in narrow driveways to the side of a dwelling. There is an excellent example of an early two-bay garage with original swinging doors at 12 Howard Street.

Address: 9 Howard Street

Approximate/Documented Date of Building: c. 1880

Surveyed:

Historic Name: Frank Foss House

Contributing or Noncontributing: Contributing



Introduction

9 Howard Street is an excellent example of the many gable-front Italianate dwellings built on the narrow lots that typify Munjoy Hill's historic character. The dwelling was first occupied and owned by Frank Foss, a painter. The dwelling is clad in wood clapboards and has cedar shingles on one elevation. It has suffered some common losses, but also retains several elements that communicate its period of construction. Distinguishing features include a portico over the main entry, two canted bay windows, an oriel window, a wide frieze, a pedimented gable dormer, eave returns, and corner trim.

Current Architectural Description

The dwelling is two bays wide and four bays deep, including a rear ell with secondary entrance. It has replacement 1/1 vinyl sash windows with wooden trim. The main entry is in the façade's first bay and is a single door with sidelights to the left. The portico has a flat roof, a wide frieze, and is supported by square columns and pilasters. The bay windows in the second bay of the façade and on the southern elevation have cornices and wooden panel insets. The oriel window on the northern elevation is supported by brackets.

The secondary entrance on the southern elevation is accessed by a small wooden deck on the rear ell. The ell door is topped by a hood with decorative brackets.

The gable roof is asphalt and has a chimney on the interior southern slope. A pedimented gable dormer sits on the southern slope as well.

Additions and Alterations Since 1924

Common alterations to 9 Howard Street since 1924 include loss of shutters and 2/2 windows. A double-door main entry has been replaced by a single-door main entry and sidelight. Side elevation windows once boasted cornices with curved friezes, and the façade windows had cornices with sloped siding, above. The dormer and ell were present in 1924. Although the house has incurred some losses, it retains several of its period details. Its general form and elements such as eave returns, bay and oriel windows, and a main entry portico contribute to the historical character of Munjoy Hill.

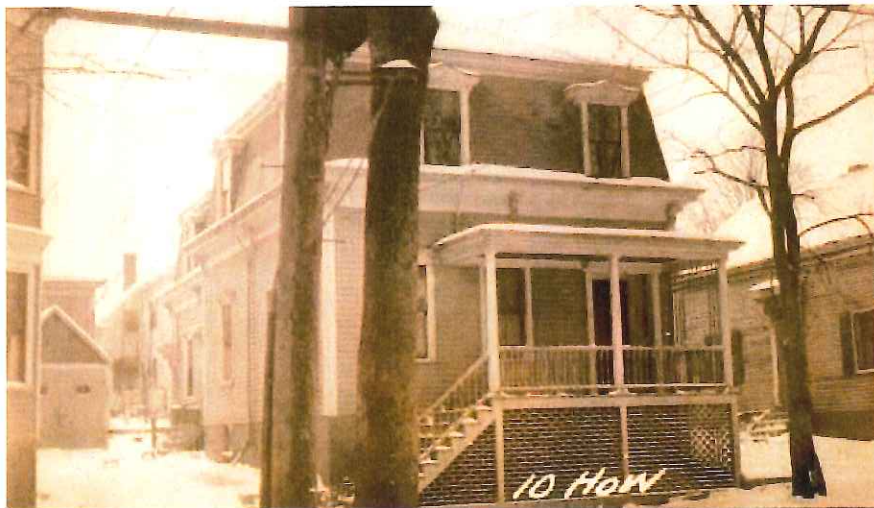
Address: 10 Howard Street

Approximate/Documented Date of Building: 1879-1882

Surveyed:

Historic Name: Deering Heirs House

Contributing or Noncontributing: Contributing



Introduction

10 Howard Street is a good example of a Second Revival home built on the narrow lots that typify Munjoy Hill's historic character. The mansard-frame dwelling has a long, narrow footprint consisting of a simple box form with an addition to the rear. The one-and-a-half-story, single-family dwelling has vinyl siding. It has received some updates that have led to losses of period detail. However, the structure still boasts features that contribute to the historical character of the neighborhood. These include several dormer windows with peaked crowns, overhanging eaves, and a bracketed hood on the side entry.

In the 1870s much of the land along the eastern end of Congress Street was owned by the Deering heirs. By 1882 this dwelling at the rear of a Congress Street lot had been built by the heirs, likely as an income-producing property or as a speculative house for the development of their land subdivision, which was laid out in 1879.

Current Architectural Description

The dwelling is two bays wide by six bays deep and has replacement 1/1 vinyl sash windows. A partial, covered porch on the façade is accessed by side-facing wooden steps. The porch has a flat roof, overhanging eaves, a narrow frieze, and replacement square supports and railings. The recessed, single-door main entry is in the last bay and features a centered door with an inset-paneled surround. The northern elevation has a secondary entrance on the ell. The entrance is topped by a flat hood supported by brackets.

The overhanging eaves are encased in vinyl. The asphalt roof is flat between the curbs and the upper slope is hipped. The dormer windows have wooden surrounds with tiered, peaked crowns. There are no chimneys.

Additions and Alterations Since 1924

Common losses to 10 Howard Street since 1924 include 2/2 windows, siding, corner boards, and original porch supports and railings. Additional losses include the main entry's simple wooden door surround, a wide frieze, and brackets below the eaves. The first-level windows once boasted crowns, and the gable windows had detailing below the cornice. The ell once had an additional entrance with bracketed hood. Although it has received several alterations, the dwelling maintains its Second Empire form, and still retains some details that communicate its era of construction.

Address: 12 Howard Street

Approximate/Documented Date of Building: c. 1885

Surveyed:

Historic Name:

Contributing or Noncontributing: Contributing



Introduction

12 Howard Street is a wood-frame, side-gabled home that is largely vernacular in style. The property has an excellent example of an early garage with original doors at the rear of the plot. The one-and-a-half-story, single-family house has wood shingle siding and sits on a brick foundation. The house has received several alterations, but retains its simple form with small eave returns and bracketed hood over the main entry.

In the 1870s much of the land along the eastern end of Congress Street was owned by the Deering heirs. In 1882 there was no dwelling on this lot, which was owned by a member of the Fessenden family, one of the Deering heirs. The dwelling was likely built sometime in the mid-1880s.

Current Architectural Description

The dwelling is six bays wide (including one-story side ell) and six bays deep. It has replacement 1/1 vinyl sash windows with shutters. The house has slightly overhanging eaves and the road-facing gable features small eave returns. The main structure of the south-facing façade is symmetrical, with the main entrance positioned between two windows. The entrance features a bracketed hood. The ell has a secondary entrance on the southern elevation.

The gable roof is asphalt and has one chimney on the interior northern slope.

The garage at the rear of the property has two sets of double doors with 4x3 pane grids over vertical panel insets.

Additions and Alterations Since 1924:

12 Howard has received several common losses since 1924, including wood clapboard siding, 2/2 windows, a frieze below the eaves and gable, and corner boards. The ell with secondary entrance was present in 1924. Despite alterations, the house's early garage, general form, and main entrance with bracketed hood contribute to its historical integrity and that of Munjoy Hill.

Address: 13 Howard Street

Approximate/Documented Date of Building: c. 1885

Surveyed:

Historic Name:

Contributing or Noncontributing: Contributing



Introduction

13 Howard Street is a good example of the front-gabled Italianate homes built on the narrow lots that typify Munjoy Hill's historic character. The two-and-half-story, multi-family home has wood shingle siding. Though it has incurred some common losses, it retains many elements that communicate its era of construction. Significant details include a bracketed hood over the main entry, a two-story canted bay window, overhanging eaves, and eave returns.

In the 1870s much of the land along the eastern end of Congress Street was owned by the Deering heirs. In 1882 there was no dwelling on this lot, which was owned by a member of the Fessenden family, a Deering heir. The dwelling was likely built sometime in the mid-1880s.

Current Architectural Description

The dwelling is two bays wide by five bays deep, including an enclosed rear porch. The majority of the windows are replacement 2/2 vinyl sash with thin wooden trim. The main entrance in the first bay is accessed by wooden steps and is a single door with a full row of sidelights on the left. The entry has a simple wooden surround and is topped by a flat hood with c-curve brackets. The two-story bay window in the second bay has wooden trim and cornices on both levels.

The gable roof is asphalt and has one chimney on the interior southern slope.

Additions and Alterations Since 1924

13 Howard Street has received common alterations since 1924. Losses include wood clapboard siding, panel insets on the bay windows, wooden crowns over windows, a wider frieze, and corner boards. The original main entrance was likely a double-door entry. Despite these changes, the house retains elements that contribute to its historic character, including eave returns, bracketed entry hood, and two-story bay window with cornices.

Address: 15 Howard Street

Approximate/Documented Date of Building: 1866-1871

Surveyed:

Historic Name: John Bennett House

Contributing or Noncontributing: Contributing



Introduction

Likely built after the Great Fire of 1866, 15 Howard Street is depicted on the 1871 map of Portland's east end. In the 1880s it was owned and occupied by John Bennett, a master mariner and sea captain. He was living on Merrill Street in 1880 and moved to Howard Street in 1881.

It is a largely vernacular dwelling with Italianate elements. The one-and-half-story, single-family, front-gabled dwelling is clad in wood shingles. Although it has received some alterations, it is well-maintained and retains several original details, including bracketed hood over main entry, simple crowns over windows, eave returns, and a wide frieze. New additions to the house include two new shed dormers and a large one-and-a-half-story rear ell.

Current Architectural Description

The dwelling is two by four bays wide, including rear ell, and has replacement 2/2 vinyl sash windows with wooden trim and simple crowns. The main entrance is in the first bay and is accessed by stone steps with iron railings. The entrance has a simple wooden surround and is topped by a hood supported by c-curve brackets. There are small corner boards and the eaves overhang slightly. There is a recessed secondary entrance on the southern elevation of the newer, rear wing of the house.

The gable roof is asphalt and has one chimney on the interior southern slope. There are shed dormers on both sides of the main structure, toward the rear. The dormers are low and wide, and each has three awning windows.

Additions and Alterations Since 1924

The most significant observable alterations to 15 Howard Street since 1924 are the addition of shed dormers and a rear addition. Common changes include loss of larger corner boards and wood clapboard siding. The dwelling otherwise retains its original form and elements that contribute to its historical integrity, and the historical character of Munjoy Hill.

Address: 18 Howard Street

Approximate/Documented Date of Building: 1871-1882

Surveyed:

Historic Name: M.E. Sweetsir House

Contributing or Noncontributing: Contributing



Introduction

18 Howard Street is an excellent example of the front-gabled Italianate homes built on the narrow lots that typify Munjoy Hill's historic character. The one-and-a-half-story, gable-front, single-family home is clad in wood clapboards. Although it has received several alterations, it also retains many elements that reflect its late-nineteenth-century era of construction. Distinguishing features include a bracketed hood over the main entrance, eave returns, brackets below the gable and eaves, a frieze, and corner boards.

Current Architectural Description

The dwelling is three bays wide by six bays deep, including the rear ell, which was present in 1924. The majority of the windows are replacement 1/2 vinyl sash with wood trim and small cornices. Side-facing steps lead to the main entrance in the façade's last bay. The main entry has a simple, wood surround and features a single door, a sidelight with smaller panes at the top, and a flat hood supported by double s-curve brackets. Decorative brackets support the peak of the gable and the corners of the eaves on the side elevations. The north elevation features a wall shed dormer with three awning windows.

The roof is asphalt and has several skylights. There are no chimneys.

Additions and Alterations Since 1924

18 Howard Street has received several common alterations since 1924. Losses include 2/2 windows, shutters, large crowns over windows, and a chimney on the southern interior slope. Alterations include the main entry steps (which were once forward-facing masonry steps), and the updates to the rear ell, including contemporary windows and removal of an additional entrance. The eaves once boasted more brackets than are currently present. These changes do not diminish the house's historical integrity, and its form and details contribute to the historical character of Munjoy Hill.

Address: 19 Howard Street

Approximate/Documented Date of Building: c. 1880

Surveyed:

Historic Name: Brian E. McDonough House

Contributing or Noncontributing: Contributing



Introduction

19 Howard Street is an excellent example of the front-gabled Italianate home built on the narrow lots that typify Munjoy Hill's historic character. The two-and-a-half-story, multi-family home is clad in wood clapboards. Though it has received alterations, the house presents several elements that communicate its era of construction. Significant features include: a bracketed hood over the main entry; windows topped with friezes and cornices; eave returns; corner boards; and a frieze below the gable and eaves. The house also boasts a shed dormer, a gable dormer, and a rear ell that was present in 1924.

Brian McDonough, a grocer and provisions merchant at 193 Congress Street, moved to this dwelling circa 1880.

Current Architectural Description

The dwelling is three bays wide by six bays deep, and has replacement 2/2 and 1/1 vinyl sash windows. Windows on the façade and south elevation feature wooden trim, friezes, and cornices. The main entry is in the first bay and is accessed by a set of concrete steps. The entry has a simple wooden surround and consists of a single replacement door and sidelight to the left. The entry is topped by a hood with a hipped roof, which is supported by c- and s-curve brackets with finials. The rear ell features a secondary, road-facing entrance on the southern elevation, as well as a row of 1/1 windows on the second story and a roof deck.

The roof is asphalt shingles and features a single gable dormer window on the northern elevation, and shed dormer on the southern elevation with widely overhanging eaves and a tripartite window. There are no visible chimneys.

Additions and Alterations Since 1924:

19 Howard Street has received common alterations since 1924, including replacement of 2/2 and 6/6 windows, and alterations to the original main entry steps with wooden railing. The house's shed dormer window replaced a gable dormer that was present in 1924. The original double-door entry was replaced with a single door and sidelight. These changes do not diminish the house's historical integrity, as it retains elements such as window cornices, bracketed hood, and a form that reflect its nineteenth-century origins.

Address: 20 Howard Street

Approximate/Documented Date of Building: 1871-1882

Surveyed:

Historic Name: Stephen Knight House

Contributing or Noncontributing: Contributing



Introduction:

20 Howard Street stands out from its Second Empire and front-gabled Italianate neighbors due to its simple, vernacular form. The flat-roof, two-story, multi-family home has asbestos siding. Distinguishing features include a box form with overhanging eaves and side-facing main entry steps.

In 1881, the house was occupied by Stephen Knight, a cook.

Current Architectural Description

The dwelling is two by five bays wide, and has replacement 1/1 vinyl sash windows. The main entrance is in the last bay of the façade and is accessed by side-facing wooden steps. The single door has a vinyl surround. The overhanging eaves are encased in vinyl. The house sits on a granite block foundation. A secondary entrance at the rear of the building is not visible from the roadway. The flat roof features two interior chimneys.

Additions and Alterations Since 1924

20 Howard Street has incurred the common losses of wood clapboard siding and 2/2 windows. The house also no longer boasts its corner boards, wooden frieze, or main entry door encasement and bracketed hood. The house had a rear two-story porch in 1924. Despite changes, 20 Howard retains its form and provides an example of an under-represented multi-family dwelling style in the neighborhood.

Address: 21 Howard Street

Approximate/Documented Date of Building: 1871-1882

Surveyed:

Historic Name: H. W. Lindsey House

Contributing or Noncontributing: Contributing



Introduction

21 Howard Street is a good example of the front-gabled, Italianate dwellings built on the narrow lots that typify Munjoy Hill's historic character. The one-and-a-half-story, multi-family home has vinyl siding and has received several alterations. However, details that reflect its nineteenth-century era of construction include a canted bay window, a bracketed hood over the main entry, a wide frieze below the gable, and long octagonal knee-wall windows on the second level of both elevations. The house has a gable-roof rear ell, which was present in 1924.

Current Architectural Description

The dwelling is two by six bays wide, including rear ell, and has replacement 1/1 vinyl sash windows. The main entrance is in the first bay and is accessed by concrete steps. The single-door has a large rectangular light over a panel inset, and a sidelight to the left with the same single-light-over-panel orientation. The entry is topped by a hood with decorative brackets. The bay window in the second bay features cornices, brackets, and dentil moldings. The second story features a narrow window pair beneath the gable. The gable's overhanging eaves are enclosed with vinyl, as are the eave returns.

The southern elevation has three long octagonal knee-wall windows, and the northern elevation has one. The gable roof is asphalt and has one chimney on the interior southern slope.

Additions and Alterations Since 1924

21 Howard Street has incurred common losses since 1924, including loss of 2/2 windows, window crowns, wood clapboard siding, panel insets on the bay window, and paneled corner boards. The eave returns have been enclosed since 1924, and the rear ell has lost its chimney. Despite changes, the house's form, with elements such as a bracketed bay window and a bracketed main entry hood, reflect its era of construction and contribute to the historic character of Munjoy Hill.

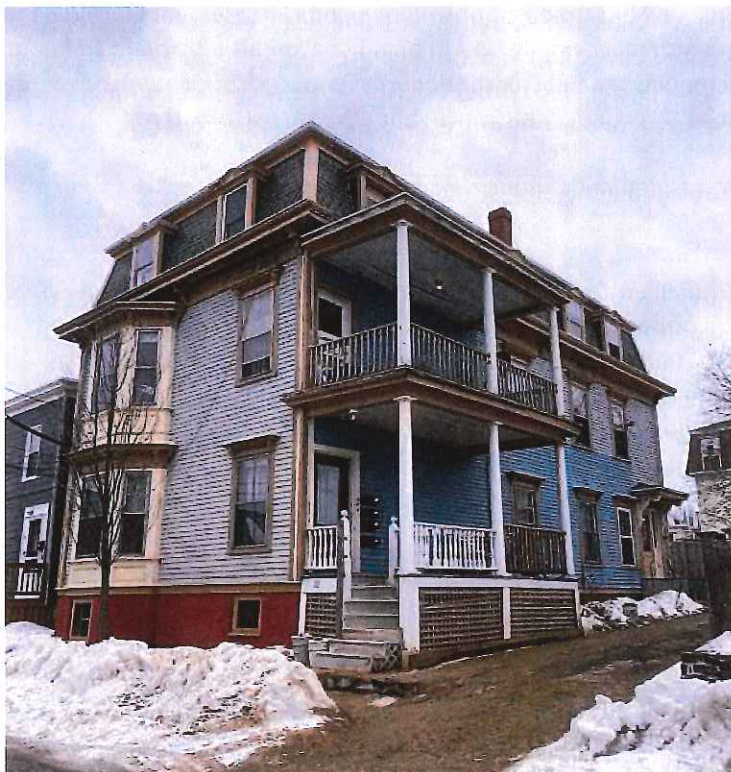
Address: 22 Howard Street

Approximate/Documented Date of Building: 1871-1882

Surveyed:

Historic Name: Charles D Richards Apartment Building

Contributing or Noncontributing: Contributing



Introduction

22 Howard Street is an excellent example of a wood frame, multi-family, Second Empire home on Munjoy Hill. The two-and-a-half-story, mansard frame dwelling is clad in wood clapboards and retains a high level of period detail. It has received a few alterations, but retains significant elements including: a three-story covered porch; a two-story, canted bay window; overhanging eaves with brackets and dentil moldings; dormer windows with peaked crowns; paneled corner boards; window cornices with brackets and dentil moldings; a bracketed hood over a secondary entrance; and a slate, patterned roof.

In 1881, Charles D. Richards, a carpenter, resided in the house.

Current Architectural Description

The dwelling boasts a simple box form with all entrances on the northern elevation. The building is two bays wide by five bays deep and has 2/2 wooden sash windows. The street-facing, two-story bay window features paneling below the lights, and cornices with brackets and dentil moldings on both levels. The two-story porch on the northern elevation has tapered round supports, and a mix of spindlework and square balusters. The first level features the main entry from the porch, and the second level features a porch access door, directly above the main entry. A third porch access door on the third level features a wooden entablature and peaked cornice. The third story of the porch has no railing.

A secondary entrance is in the northern elevation's last bay. It is topped by a hood supported by brackets.

The roof's overhanging cornices have brackets, dentil moldings, and a frieze on all visible elevations. The roof is straight between the curbs and features patterned shingle bands. The roof boasts several dormer windows that are replacement 1/1 vinyl sash. The dormers feature wooden surrounds with peaked cornices, which have carved detailing beneath the peaks. The upper slope of the roof is hipped and has two chimneys.

Additions and Alterations Since 1924

22 Howard Street has received a few alterations to the porch since 1924. The third story is missing its railing, and the railings on the lower levels are inconsistent styles. There are a few areas of the exterior and porch that require restoration. The structure retains an otherwise high level of detail on visible elevations, and contributes to the historical architectural fabric of Munjoy Hill.

Address: 25 Howard Street

Approximate/Documented Date of Building: 1871-1882

Surveyed:

Historic Name: J. A Smith House

Contributing or Noncontributing: Contributing



Introduction

25 Howard Street is a good example of a wood frame, front-gabled home built in the late-nineteenth-century on Munjoy Hill. The one-and-a-half-story multi-family home is vernacular in style, with hints of Greek Revival influences. The house is clad in wood clapboards. It has received alterations since 1924, including a large rear addition and a main entry hood with brackets, but the façade retains its three-bay form, slightly returning eaves, corner boards, and small frieze, which reflect the dwelling's era of construction.

Current Architectural Description

The house is three bays wide by two bays deep, not including rear addition, which is not easily visible from the road. The house has replacement 1/1 vinyl sash windows with shutters. The main entrance is in the first bay of the façade, and is accessed by a set of concrete steps. The door has a single light over a square panel inset, and has a simple wooden surround. An unusual occurrence is the presence of a post-1924 hood with decorative brackets (while many other surveyed Munjoy Hill homes have lost bracketed hoods since 1924, this house has gained one). There is an octagonal window beneath the gable.

The roof is metal sheets and has one chimney on the southern interior slope. The rear addition has a gable roof that projects from the ridge of main structure's roof, creating a stacked gable appearance when viewed from the road.

Additions and Alterations Since 1924

The majority of the changes to 25 Howard Street since 1924 are additions. These include the octagonal gable window, the bracketed hood over the main entry, and additions to the main structure's roof and rear elevation. Although altered, the house, especially the façade, maintains much of its simple, original form and contributes to the diverse historical architectural heritage of Munjoy Hill.

Munjoy Hill Architectural Development & Context Statement

April 2019



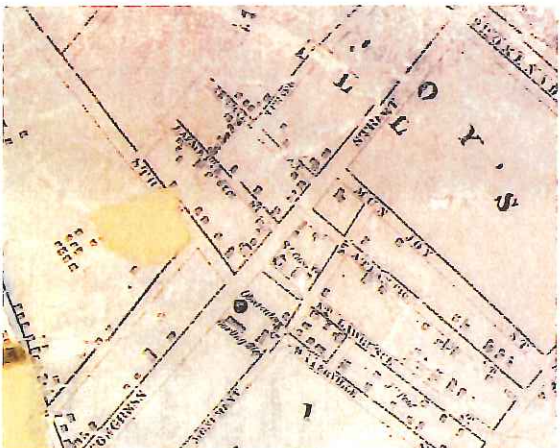
Development History: 1786-1866



Munjoy Hill in the Forties by Charles Goodhue
Collections of the Maine Historical Society, MMN 4144



Munjoy Hill in 1826 as drawn by Lemuel Moody
Collections of the Maine Historical Society, MMN 100727



Munjoy Hill in 1851 from the H.F. Walling Map of Cumberland County.

Munjoy Hill rises 161 feet above Casco Bay on the eastern end of the Portland peninsula. The Hill's namesake George Munjoy (c1626-1680) settled near present day Mountfort and Fore Streets in 1659. He fled Portland after an Indian attack in 1676 and never returned.

The center of activity on Munjoy Hill for many years was the Portland Observatory (1807) which served as a signal communications tower for merchant vessels. Adjacent to the Observatory was a bowling alley and the house of its founder and operator Lemuel Moody.

Although Munjoy Hill came to be the city's most densely populated and ethnically diverse neighborhood, it was one of the last neighborhoods on the peninsula to be developed. Its primary functions from the city's founding in the 1630s until the 1840s were as an occasional gathering place and a pasture for cows. Throughout the mid-18th century a group called the Munjoy Proprietors erected a system of stone walls on the hill, with a gate near the present-day intersection of Washington Avenue and Congress Street. The Munjoy Proprietors sold "cow rights" to locals for pasturing their cattle.

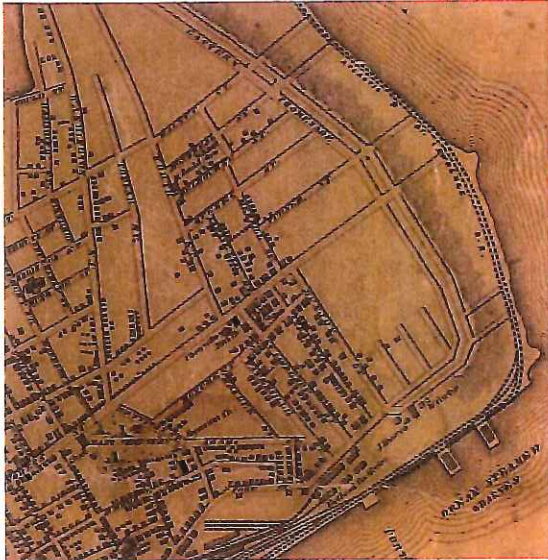
The cow pastures were also the site of large open-air events. The fields between the Observatory and Eastern Cemetery were popular for 4th of July celebrations, circuses, and militia musters.

Early structures on the hill in addition to the Observatory included a hospital for small pox victims, a gun house, and Fort Sumner. The fort was built in 1794 off North Street to protect the city from attacks from the west and Back Cove.

In 1796 Tukey's Bridge was built, connecting the peninsula to the mainland. Washington Avenue was laid out to connect the city to the bridge in anticipation of a residential building boom that didn't immediately materialize.

Instead, groups of structures were scattered across the hill, first near the gate to Munjoy Hill,

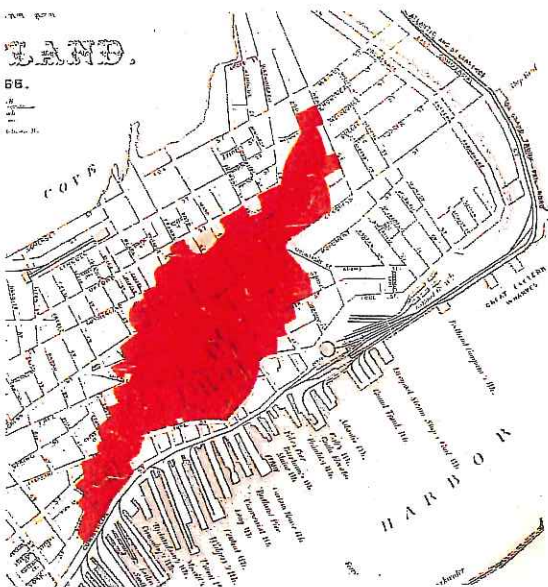
Development History: 1786-1866



Munjoy Hill in 1857 from the H.F. Walling Map of Cumberland County.



Congress Street on Munjoy Hill after the Fire of 1866
Greater Portland Landmarks



Extent of the Great Fire of 1866
Greater Portland Landmarks

then along Cumberland Avenue, Congress and Lafayette Streets.

As the Hill's population increased, in 1836 City officials bought up land along the shoreline, despite public outcry at the waste of public money. Much of this area is now the Eastern Promenade.

While the Eastern Promenade was preserved for future public use, on the opposite side of Munjoy Hill tons of gravel were removed to fill in Back Cove. Moses Gould, owner of 18 acres on the Hill, formed the Back Cove Land Co. to fill and develop the mud flats in what is now Bayside.

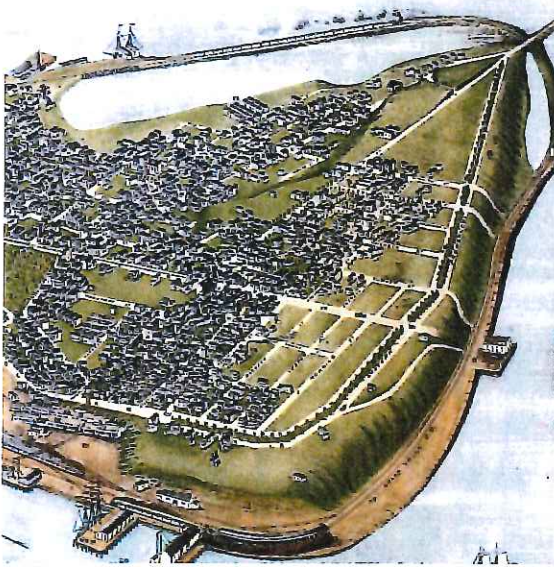
Expansion on the waterfront was precipitated by the founding by John A. Poor of the Atlantic and St. Lawrence Railroad. Chartered in 1845 and opened in 1853, the railroad connected Portland to Montreal, Quebec. Poor also helped found the Portland Company on Fore Street in 1847 to build locomotives for his new railroad. The upsurge in activity along Fore and India Streets in the 1840s and 1850s led to a residential boom on the Hill, attracting workers from the Portland Company and railroad. Many of these homes were built in the Greek Revival Style that predominated during this period.

On the western side of the Hill, the area between Washington Avenue and North Street developed a unsavory reputation in the early 19th century. In 1849 a riot broke out in a bawdy house. During the riots one man was killed and a dance hall was destroyed by fire. This area would be mostly destroyed in a few decades by a catastrophic fire with significant impact on the entire city.

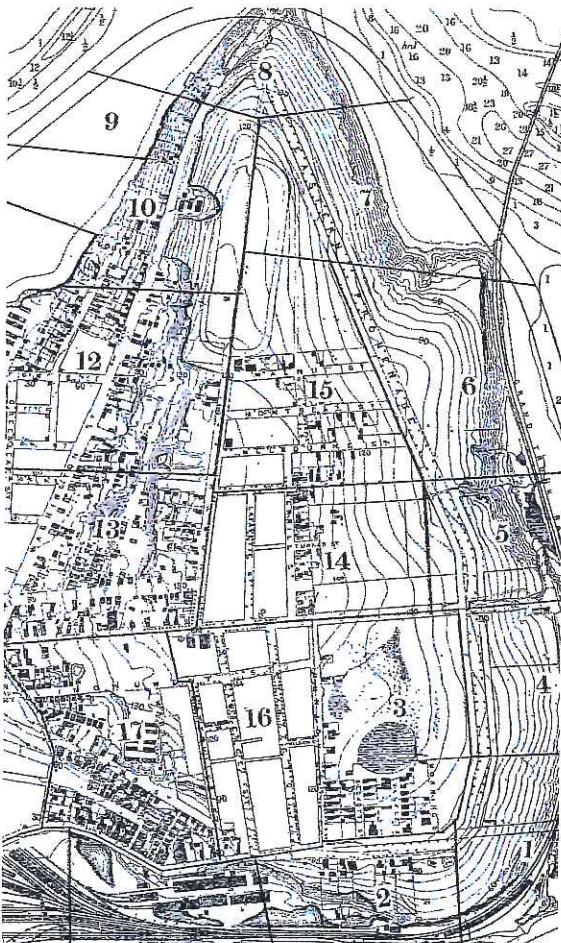
The Great Fire of July 4th and 5th, 1866 spread from Commercial Street to North Street. It destroyed 1,500 buildings and left over 10,000 people homeless. The field below the Observatory was turned into a makeshift tent-city by the Army, then replaced by wooden dormitories until permanent housing could be built.

Several early homes on the east side of North Street survived the fire including the Benjamin Noble House (1856) at 65 North Street and the double house of Eliphalet Clark and Moses Gould at 79 North Street (c1847).

Development History: 1866-1917



Munjoy Hill from a *Bird's-Eye Map of Portland* Published by J. J. Stoner in 1876



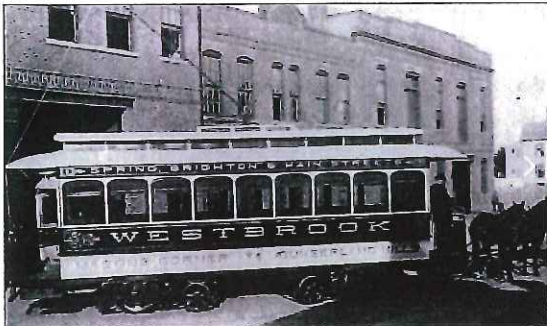
The index of a map prepared by the city Tax Assessor 1882-1884 depicts the extent of development on Munjoy Hill.

Following the Great Fire, the city's need for housing drove development on Munjoy Hill. This development was largely middle-class homes, with a few high style residences in the Italianate and Second Empire styles. A few years earlier in 1863 the city's horse drawn street car line had reached Munjoy Hill helping to make the hillside areas attractive for development after the fire. Residential development spread out from existing residential areas eastward toward the Promenade on Turner, Quebec, Melbourne and Montreal Streets, which had been subdivided 1857 and 1858.

In 1874 the Deering family heirs subdivided their land along Congress, Sheridan and Kellogg Streets. A few years later in 1879 the family subdivided additional land along the east side of Munjoy Street and the north side of Congress Street from Howard Street to the Eastern Promenade.

By the 1880s, Munjoy, Atlantic and St. Lawrence Streets were largely built out. These long streets extended between Fore to Congress and were interconnected by short streets like Sherbrooke Street or small lanes like Gilbert's Lane. To the east, a pond initially blocked the extension of several streets westward to Congress Street. The pond was located in the area generally occupied in the 20th century by the Adams School (*image bottom left*). Within the next ten years the area would be drained and developed. One block within this formerly wet area would become one of four car barns for the Portland Railroad Co. after the street car line expanded its route on the Hill from Congress Street, down Morning Street to the Eastern Prom. It then wended its way back to Congress Street along Beckett, Wilson, and Atlantic Streets. The company's street cars lines were all electrified by 1896.

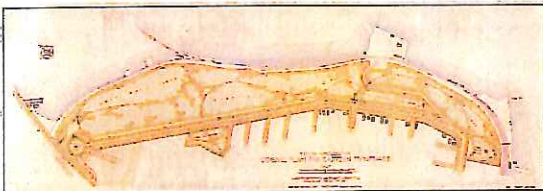
Development History: 1866-1917



Portland Railroad Company's car barn on Beckett Street.



Munjoy Hill Reservoir c1920.
Portland Water District, MMN 82239



Olmsted Brothers design for Eastern Promenade.



J.J. Nissen House, 286 Eastern Promenade in 1924.

In 1889 the Munjoy Hill reservoir was built at the corner of North and Walnut Streets by the Portland Water Company. The reservoir was built to better serve customers in the East End and had a capacity of 20,000,000 gallons. The reservoir burst a few years later in 1893, killing four people and destroying four homes off Walnut Street. The reservoir remained in operation until 1970 as a water supply; today the site is a parking lot above a large underground reservoir.

In the last decade of the 19th century, wealthy local families began to appreciate the Eastern Promenade's sweeping views and began erecting grand homes opposite the City-owned green space. The residential development followed efforts begun by the city in 1878 to improve the publically owned green space. In 1890 the City acquired Fort Allen to extend the city's park space. The park and perimeter roadway became key elements in the park and boulevard system envisioned by Mayor James Phinney Baxter and the Olmsted brothers landscape firm in 1905.

Twenty-one of the thirty-three single family homes on the Eastern Promenade were built between 1888-1912 in the Queen Anne and Colonial Revival styles. Samuel D. Plummer, a Portland real estate dealer, built his Queen Anne house at 140 Eastern Promenade in 1898. The Griffin Brothers, prominent fruit dealers on Portland's waterfront, built large homes on the Promenade. Lindsay B. Griffin first built a house at 182 Eastern Prom in 1897, then built a new Colonial Revival House at 188 Eastern Prom in 1908. His brother John built a similar home at 150 Eastern Prom in 1910. One of the prominent Colonial Revival homes on the northern end of the Promenade was the 1913 residence of John. J Nissen, founder of Nissen Bakery at 59 Washington Avenue.

Development History: 1866-1917



Samuel D. Plummer House, built 1898 at 140 Eastern Promenade.



Triple deckers on Munjoy Hill.



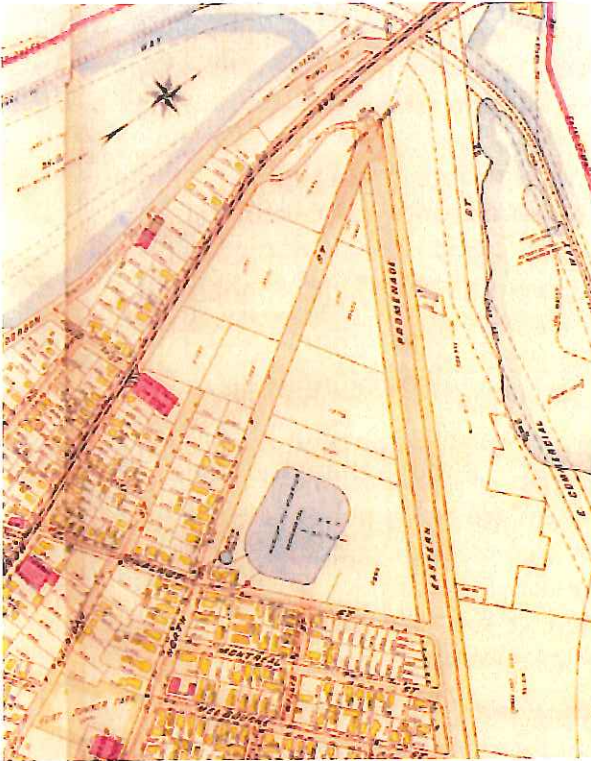
Triple deckers on Munjoy Hill.

Between 1895 and 1917 “triple deckers” or “flat houses” were built in large numbers on Munjoy Hill. They are particularly prevalent on Morning, Vesper and Beckett Streets, as well as Sheridan and Kellogg Streets. The land on Morning, Vesper and Beckett Streets was owned by the Deering and Fessenden families and was some of the last vacant land to be laid out on Munjoy Hill. The triple-deckers and the few apartment buildings built during this period were multi-family residential building types that housed the Hill’s increasing immigrant population from Italy and Northern and Eastern Europe.

Portland was a busy maritime port in the early 20th century and served as an immigrant port of entry. Portland’s primarily English population was joined by groups from Ireland, Canada, Portugal, Scandinavia, Italy, Eastern Europe, and Greece. Munjoy Hill’s close proximity to the downtown made it attractive to many immigrant families. Immigrant families settled on the Hill and often built neighborhood businesses like the Capozza brothers barber shop or Paul Blumenthal’s grocery store.

By World War I, most of the neighborhood’s residential lots were filled, however land to the west along North Street and the Eastern Promenade remained vacant.

Development History: 1917 – Present



Map of the northern end of Munjoy Hill depicting vacant land.
Richards Standard Atlas of the City of Portland, 1914.



View of the Munjoy Hill Reservoir and the Jack school beyond.
Portland Water District, MMN 94455.



View of Portland House in the distance.

By the late 1920s, although most of the neighborhood's residential lots had been developed, some lots remained vacant, particularly along North Street and the Eastern Promenade. During the 20th century infill development and construction of new institutional and educational buildings slowly filled the remaining land.

In 1929 the Jewish Home for the Aged was designed by architect Herbert Rhodes and built at 158 North Street.

Jack Junior High School was built on North Street near the Munjoy Hill Reservoir on land gifted to the city by the Portland Water District in 1943 for seventh and eighth grade students in the Munjoy Hill neighborhood. The school was later used as an elementary school. The building was closed in 2001 and replaced by the East End Community School built on the same site in 2006.

In 1947 the housing development at 304 Eastern Promenade was built on the site of homes destroyed in the reservoir flood. The development includes seven buildings on a 1.7-acre lot with parking along the perimeter of the development.

A few years later in 1950 at the corner of Eastern Promenade and Quebec Street, six multi-unit buildings were constructed on a one-acre lot. Like the other mid-twentieth century housing project on the Eastern Promenade, it is a low scale development and does not follow the traditional street pattern.

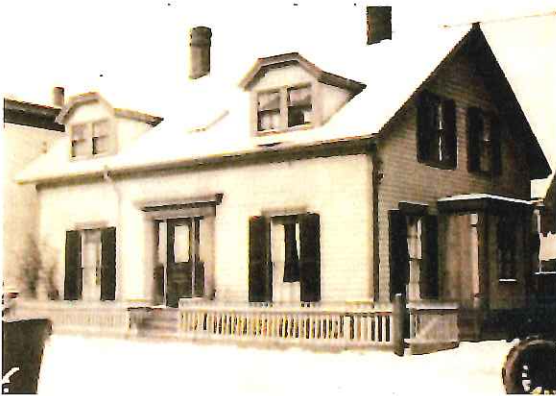
Today, the Munjoy Hill skyline is dominated by two large-scale residential buildings. The Portland House, overlooking the Fore River at 45 Eastern Promenade, was built in 1969 as an apartment building and today houses over 100 residential condominiums.

Promenade East, purportedly the first high rise condominium building in Maine, was built in 1975. The building is fourteen stories high and accommodates 80-units. Its interior has a unique layout with two floors sharing a single hallway.

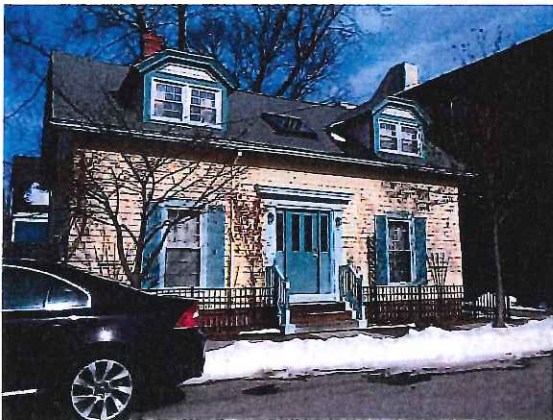
Architecture



Henry Homer House, 81 Congress Street (c1829) in 1924.



7 Lafayette Street (1849 - 1852) in a 1924 image.



7 Lafayette Street (1849—1852) in 2018.

Architectural styles of the Hill's residences provide useful clues to the development and history of the neighborhood. While few buildings from the Hill's early settlement remain, there are many buildings from the three major periods of construction: early subdivisions for housing for workers along the expanding waterfront (1847-1866), Post Fire development (1866-1890s) and housing for Portland's expanding immigrant population (1890s -1930). Research conducted by Greater Portland Landmarks in the early 1980s provided dates for many of the homes on Munjoy Hill.

A number of buildings on Munjoy Hill exhibit the characteristics of more than one style, either because they are transitional between stylistic periods or due to later additions. Some buildings, altered by the replacement of exterior siding and the removal of exterior features display no particular architectural style.

Early Settlement (1785-1845)

The few buildings that remain from the early settlement on Munjoy Hill are wood-framed, three-bay, side gable capes and are generally located near the crest of the hill. The Henry Homer House (c1829) at 81 Congress Street is a one-and-a-half story three bay cape that has been altered by a side addition. A slightly later example is the dwelling at 7 Lafayette Street (1849-1852).

Another altered example of an early house is located at 62 Munjoy Street. The first floor was a five-bay cape built c1790 in the Federal period. The cape was likely moved and a second floor added c1857 by builder William Hoit.

Early Subdivisions (1845-1866)

Two early subdivisions of land, one off North Street and the other off Fore Street include good examples of the Greek Revival style. These homes typically feature a strong post and lintel door surround. While most homes in this style on Munjoy Hill are wood framed, there are several brick Greek Revival homes in the neighborhood. The brick dwellings usually feature stone lintels over their windows.

Architecture



Moses Gould and Eliphalet Clark at 79-81 North Street (1847).



Joseph Flower House at 87 St. Lawrence Street (c1852).

One of the best examples of a brick Greek Revival is the Robert Dresser House (1850-1851) at 2 Atlantic Street. The two-story building has stone lintels above the windows and a recessed entry door with sidelights. Another early example is the double house of Moses Gould and Eliphalet Clark at 79-81 North Street (1847). Like the Dresser House, the Gould-Clark House has recessed entries. The entry at 81 North Street retains its entry sidelight design. Altered by Italianate entry hoods, the Greek Revival style is evident in the building's strong gable-end pediments, the recessed brick window bays, and the stone lintels and sills at each window.

Additional brick dwellings are located at 16 Atlantic Street (1852-1853), 55 Atlantic Street (1855), 62 Waterville Street (1855) and 66 Waterville Street (1855-1857). A late example of a brick Greek Revival dwelling is the Gabriel Mark House at 74 St. Lawrence Street built in 1872.

St. Lawrence, Atlantic and Waterville Streets contain a high percentage of Greek Revival frame residences. There are thirteen examples of the Greek Revival style built between 1845 and 1855 on Atlantic Street. Nineteen Greek Revival frame dwellings built between 1847 and 1860 are located on St. Lawrence Street and nine built between 1846 and 1867 are located on Waterville Street.

The neighborhood contains examples of both gable front Greek Revival homes and side gable dwellings. Gable front dwellings are usually 2 1/2 stories, while one and two story examples of side gable dwellings are also present.

One of the most prevalent builders on Munjoy Hill in this period was William Hoit. Research indicates he was responsible for the construction of at least ten wood frame homes on Munjoy Hill in the 1850s. Most of these were Greek Revival homes, although two examples of his construction in the Italianate style are extant at 86 and 104 Congress Street.

Architecture



Ellen Moody York House, 140 Congress Street in 1924.



A Gothic Revival dwelling on North Street in 1924.



Tall narrow paired windows like these at 80 North Street are typical of the Italianate Style.

Another early 19th century architectural style is the Gothic Revival. There are few examples of the Gothic Revival style on Munjoy Hill. 140 Congress Street is the former home of Ellen Moody York, the granddaughter of Lemuel Moody and proprietress of the Portland Observatory until 1925. Her dwelling once featured ornate decorated vergeboards and drop mold window trim that characterized the Gothic Revival style. Many of the dwelling's details were lost when the dwelling was altered by the addition of a church sanctuary in the mid-20th century.

A second example of the style is located at the rear of 21 North Street. Less decorative than 140 Congress Street, the North Street dwelling features decorative verge board, steeply pitched gable wall dormers, and a projecting two story entry bay with a similarly steep gable roof and decorative verge boards.

Post-Fire Development (1866-1890s)

Most of the extant homes built in the aftermath of the Great Fire of 1866 were constructed in the Italianate and Second Empire styles that predominated during that period. Often similar in form to the gable fronted Greek Revivals homes, the typical Italianate house has more elaborate decoration and machine-made details. The details, such as brackets, were more readily available and affordable than earlier hand carved details due to new machinery technology.

Characteristic features of the Italianate style include tall paired windows, arched window openings, decorative door hoods, brackets below the roofline and bay windows.

The Italianate style predominates on Munjoy Hill. Projecting bays and door hoods are common features on both vernacular dwellings as well as more elaborately detailed homes on the Hill. The Italianate style is also found on commercial and civic buildings like the Shailer School (1880-1881) on North Street.

Architecture



Bay windows on gable front home are a typical feature on the Hill.



The Ann Freeman House on Congress Street is an early example of the Italianate Style. It is a designated local landmark.



While most Italianates style homes have a side hall plan, the Hill also has several examples of an L-plan house with a side entrance like this one at 56 St. Lawrence Street built c1860.

Brick examples of the style include the two-bay, two-story Ann Freeman House (1857) at 147 Congress Street and the three-story double house at 96 St. Lawrence Street. Both examples have hip roofs that formerly were capped by cupolas.

Early examples of the gable end form are the Benjamin Noble House at 63 North Street (1856) and the Jason H Davis House at 23 O'Brien Street (1866-7).

The three bay, one-and-a-half story Cushing House at 83 Munjoy Street (1878) is an unusual example of the Italianate style on Munjoy Hill. Unlike most of its neighbors, the dwelling is set far back on its lot and has an unusual central projecting entry tower form.

A third plan type is the L-shape plan. An example of the L-plan form with side entry, usually off a porch, is the Samuel Libby House at 30 Lafayette Street (late 1870s). Like many dwellings with this form, the Libby House has a narrow gable front form with a projecting bay window on the street façade.

Two of the most prevalent builders on Munjoy Hill in this period were William H. and John Weeks. Research indicates the Weeks family built several Italianate wood-frame houses on Vesper and O'Brien Streets in the last decades of the 19th century.

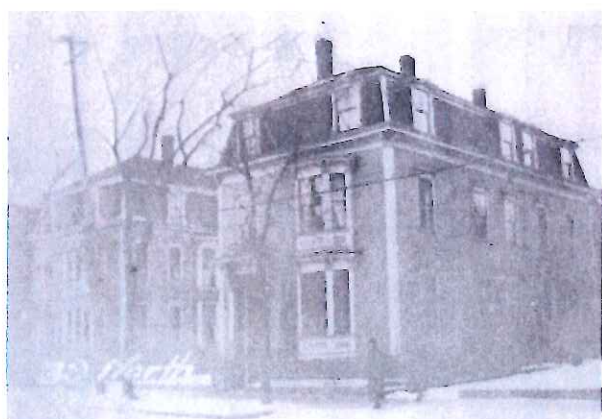
Architecture



The Alfred Roberts House (1876) at 80 Quebec Street.



The Second Empire at 60 Kellogg Street retains its historic slate roof, window hoods, and corner boards.



39 and 45 North Street on Munjoy Hill in 1924

The Second Empire style shares many of the Italianate style's characteristics and was popular during the same time period. What distinguishes the Second Empire style, however, is its mansard roof form. It is another predominate style on Munjoy Hill.

Several good examples of small scale, one-and-a-half-story Second Empire dwellings are located on the Hill. The Alfred Roberts House (1876) at 80 Quebec Street and the John C. Main House (1876) at 52 Melbourne Street each have detailed woodwork over the dormers and elaborate brackets supporting the entry hood. The Mains House has a two-bay side hall plan, while the Roberts House has an unusual back hall plan and features bull's eye rosettes as a decorative exterior detail. Like the Mains and Roberts Houses, the Second Empire at 60 Kellogg Street has elaborate dormer and cornice details. It retains its historic slate roof, window hoods, and corner boards.

The late 19th century brought larger scale dwellings to the neighborhood, particularly on North, Congress and Merrill Streets. Larger two-and-a-half-story examples of the Second Empire style are present at 32, 39, 45, 96 North Street. The V.B. Fuller House (1884) at 45 North Street retains its double entry doors, bracketed entry hood, two-story projecting bays with narrow windows, cornice brackets, and dentil molding. The A.L.R. Huston House (1886) at 39 North Street retains its historic carriage house.

Architecture



Swag detail on entry porch gable at 129 Morning Street.



William N. Taylor House (1895) at 64 Eastern Promenade.



Samuel D. Plummer House (1898) at 140 Eastern Promenade.

Housing a Growing Population (1890s-1930)

The extant homes built on Munjoy Hill at the turn of the century are constructed in the diverse styles that predominated during that period. The two most prevalent styles are Queen Anne and Colonial Revival.

While homes from this era located on the Eastern Promenade are often elaborate and large scale, on interior streets the Queen Anne and Colonial Revival style tend to be smaller scale and follow the same development pattern as earlier homes. Many Queen Anne homes are gable front with a side hall plan; like earlier Greek Revival, Italianate, and Second Empire style homes on the Hill. Only the stylistic details have changed. Similarly, Colonial Revival homes may also have a gable front or may have a hip roof.

The Queen Anne style features a variety of distinctive patterns of decorative detailing. Spindlework with delicate porch details and lace-like brackets is one common type of Queen Anne architectural embellishment found on Munjoy Hill. Another is the Free Classic, with classical columns and decorative details borrowed in part from the early 19th-century Federal period of architecture.

Towers are prominent feature in Queen Anne dwellings and towers are present on the R. Cutler Libby House (1895) at 34 Congress Street, the William N. Taylor House (1895) at 64 Eastern Promenade, the Robert D. Libby House (1901) at 84 Eastern Promenade, and the Samuel D. Plummer House (1898) at 140 Eastern Promenade.

The John E. Farr House (1893) at 39 Congress Street is a good example of a gable front Queen Anne dwelling. The gable front projects beyond the front wall and encompasses the two story projecting window. Typical of the Queen Anne style, the dwelling features a Palladian window, multiple window sizes and styles, panel work, patterned shingles, spindlework, dentil moldings, and gable ornament in the entry portico. A unique feature of the house is the different decorative pattern of the lintels on the first and second floor window trim.

Architecture



Colonial Revival house at 188 Eastern Promenade.



Colonial Revival house at 150 Eastern Promenade.



Colonial Revival apartment house at 164 Eastern Promenade.

The Colonial Revival style on Munjoy Hill is represented in a wide range of residential building types: large-scale single-family homes, small-scale single-family homes, and on triple decker buildings.

Two excellent examples of the Colonial Revival style are the John W. Griffin House (1910) at 150 Eastern Promenade and the Lindsay B. Griffin House at 188 Eastern Promenade (1908). Both dwellings have a hipped roof with a barrel roof dormer, but one has a full width porch and the other has a central portico. Both have a symmetrical façade and entry door with flanking sidelights that is typical of the Colonial Revival style.

Enoch Richards (1854-1944) was one of the most prolific builders on Munjoy Hill. He built at least sixteen houses on the Eastern Promenade and Beckett, Vesper, and Moody Streets. He built single-family homes, two-units and triple decker apartment buildings in both the Queen Anne and Colonial Revival Styles.

The Colonial Revival Enoch C. Richards Apartment House (1903-1904) at 164 Eastern Promenade features a distinctive element Richards used on many of his buildings--large brackets to support an deep overhanging roofline. This detail is also present on his former home at 162 Eastern Promenade, his triple decker building at 45 Quebec Street and four triple decker buildings at 88-96 Vesper Street.

While most buildings from this turn-of-the-century period of construction are Queen Anne or Colonial Revival, there are other styles present on Munjoy Hill as well, including Folk Victorian, the Shingle Style and Beaux Arts Style.

Folk Victorian architecture has simple detailing inspired by Italianate and Queen Anne Styles. The small home at 100 North Street (1873) has a simple gable roof form, a jig saw cut balustrade, and brackets window hoods typical of the Folk Victorian style.

Architecture



The Emma Fuller House (1892 at 50 Morning Street.



The Emerson School under construction in 1898, above. Collections of the Maine Historical Society, MMN 20355. The Emerson School today, below.



The Emma Fuller House (1892) at 50 Morning Street is a Queen Anne dwelling that exhibits some characteristics of the Shingle Style, including its strip of three windows in the front gable end, shingled pent roof, and shingle clad brackets supporting the projecting gable end.

The Henry F. Merrill House (1898) at 5 Eastern Promenade was designed by John C. Stevens and John H. Stevens. Colonial Revival in style, it also has elements found in the Shingle Style, including the recessed shingle window in the gable bay, the Palladian window, and the shingled exterior siding that unifies the irregular form of the house. Its porch with Ionic columns and decorative cornice detailing are typical Colonial Revival details.

Although not a dwelling, the Emerson School at 13 Emerson Street is an example of the Beaux Arts Style. Built 1897-1898, it was designed by Frederick Thompson in the Beaux Arts Style as an elementary school serving the Munjoy Hill neighborhood.

The Munjoy Hill neighborhood includes many triple decker apartment buildings. The triple decker is a residential building type that provided a greater number of units than early examples of multi-family housing on Munjoy Hill. It proved to be a critically important housing type to provide for Portland's growing population at the turn of the century. The building form is generally three stories high with one family unit on each floor, usually with a rear porch.

One street largely defined by its row of triple-deckers is Vesper Street. The land on Vesper Street wasn't developed until the late 1880s after being owned for many years by the Deering family. Enoch Richards, a prolific builder on Munjoy Hill, built five triple-deckers on the west side of Vesper Street 1896-1899.



An Italianate Triple Decker Building at 101 North Street



An example of the shingle bay form of triple decker buildings.



This apartment building on Morning Street has a similar form and features to a triple decker building, but has a single building entrance.

One of the most ornate triple-deckers on Munjoy Hill is located at 101 North Street. It was built in 1887 by Moses Gould, a prominent real estate developer who lived at 79 North Street. A similar triple-decker, but somewhat altered, is located at 98 Cumberland Avenue, near the Hill's only four-decker at 106 Cumberland Avenue and a brick triple-decker at 102 Cumberland Avenue.

The triple decker at 82 Beckett Street is a good example of a shingled bay style with a bracketed cornice and Italianate details. Particularly striking is its unusual curved brackets at the entry door. It was built in 1891 by Charles W. Cushing, a carpenter who lived at 87 Munjoy Street.

The Colonial Revival triple-decker at 129 Morning Street has a curved three-story bay, unusual on Munjoy Hill where most bays are segmented. The dwelling was built in 1908 for Edward L. Dame, who also owned the more traditional triple-decker next door at 125 Morning Street.

The triple decker is a more dense form of housing than early examples of multi-family housing that was built on Munjoy Hill. It was critical to house Portland's growing population at the turn of the century. In addition, the development of multi-family apartment buildings allowed for greater density in the neighborhood and accommodation for lower middle class residents. One example of a large apartment block is the building at 119 Morning Street, built circa 1926 for the Albert family and formerly known as the "Cleevesland".

The brick apartment building at 55-57 Morning Street, formerly known as the "Raymond Apartments" is an example of a housing type built to accommodate a greater number of units than the multi-family residences and triple deckers on Munjoy Hill. It was built c1912 for Samuel D Plummer and owned for many years by his family. Samuel D Plummer (1858-1917) was a real estate dealer who lived in a Queen Anne house at 140 Eastern Prom in 1898 on land he bought from the Deering heirs in 1897. He later built two apartment buildings at the rear of his house on Morning Street on the remainder of the land he purchased from the Deering family.

Visual Character of the Hill



Munjoy Hill is largely a neighborhood of wood framed dwellings.



Gables, bay windows, and raised stoops are common.



On many blocks, narrow lots contribute to a consistent streetscape.

Although Munjoy Hill exhibits a variety of architectural styles and residential building types, including single-family, multi-family, triple decker and the occasional apartment building, there are a number of shared building characteristics that serve to unify much of the neighborhood and give it its own identifiable visual character.

First and foremost, the neighborhood is distinguished by its dense development pattern. Buildings occupy narrow, deep lots and are closely spaced. With few exceptions, mostly on the Eastern Promenade, buildings are of modest scale, ranging from 1 ½ to 3 stories. Most dwellings are wood-frame construction with clapboard exteriors; the occasional brick building breaks this predominate material palette. Buildings generally have small footprints, with their narrow, usually gable, end facing the street. Most houses are two or three bays wide, often with a projecting one- or two-story front bay. Projecting front entry vestibules are also common.

Most houses sit above a high brick foundation, with a raised stoop and flight of exterior stairs leading to the main entry. Entries are typically located on the street façade and are generally shifted to one side, although there are examples of primary entrances on the side elevation. Most buildings are set back a short distance from the sidewalk, allowing for a shallow front yard. Driveways, where they exist, occupy much of the width of the lot's side yard.

Just as the scale of houses on Munjoy Hill is generally modest, so too is the architecture. Most of the houses, with the exception of those facing the Eastern Promenade, are vernacular expressions of the various architectural styles popular at the time of their construction. The very large number of Italianate buildings throughout the neighborhood, with their tall vertical expression, gable end facing the street, bracketed entry hood, and projecting bays, lends a certain consistency to the blocks.

Visual Character of the Hill



Unique porch details can differentiate a typical gable front dwelling from its neighbors.



Vernacular dwellings often feature a few character defining details, like a entry hood or tall narrow windows, that help identify these dwellings as Italianate.



Streetscapes like this on North Street, depict the typical rhythm created by vertically orientated facades.

Certainly, there are some blocks within the neighborhood (Moody Street, for example) that do not follow this typical development pattern. There are also houses that do not exhibit the common building characteristics described above. These are, however, exceptions rather than the rule on Munjoy Hill. That is why later developments such as MacArthur Gardens, which features several separate-but-related brick buildings set back from the street within a campus-like setting, do not feel sufficiently integrated with the neighborhood.

Munjoy Hill is often described as “friendly” and “approachable”. While there are no doubt many factors that contribute to this reputation, the neighborhood’s distinct visual character is key among them.

ATTACHMENT 5

April 30, 2019

Deb Andrews
Manager, Historic Preservation Program
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Petition for the Nomination of a Munjoy Hill Historic District

Dear Ms. Andrews,

We, the undersigned, owners of potentially affected property recommended for inclusion in a Munjoy Hill Historic District and/or recommended for designation as individual landmarks, write pursuant to City of Portland Land Use Ordinance Section 14-615 to petition for the nomination of a Munjoy Hill Historic District and the designation of related individual landmark buildings. We request that you forward this petition to Portland's Historic Preservation Board, and we invite two (2) or more members of that Board to officially sponsor this petition in order to formally initiate the nomination of the Munjoy Hill Historic District and related designation of related individual landmark structures.

As you know, Munjoy Hill was largely developed as a residential neighborhood between 1850 and 1925. It also contains a business district on Congress Street on top of Munjoy Hill, which establishes the context for the 1808 Portland Observatory, a National Historic Landmark. The area was not developed in uniform fashion, but rather the current building stock reflects several different important historical and economic influences operating in this section of Portland. These include railroad-influenced development above the Portland Company, post-1866 Great Fire intensive residential construction, sections of historic concentrations of African American residents, development of dense housing to accommodate late 19th and early 20th century European immigrants, and the later developed Eastern Promenade residences bordering the already-designated Eastern Promenade historic landscape district.

Many of the houses on Munjoy Hill are admittedly smaller and less grand than those built on the Western Prom and West End of the City. However, the large concentrations of intact buildings on Munjoy Hill, meant for middle-class and working-class occupants, reflect patterns of development that are equally important to the history of Portland and equally deserving of historic district protections. The Western Prom area and West End of Portland have benefitted from historic district designations for 25 to 30 years. It is time to extend the same type of protection to those portions of the Munjoy Hill neighborhood which exhibit the historical and architectural significance intended to be protected by Portland's Historic Preservation Ordinance.

Sincerely,



Printed name: Berry Marter

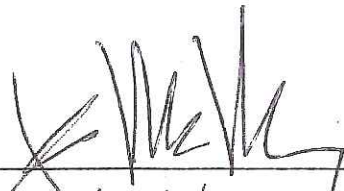
Property Address: 46 El Promenade



Printed name: Etna Koch

Property Address: 81 Vesper St.

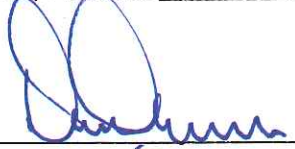
Petition for the Nomination of a Munjoy Hill Historic District, cont'd

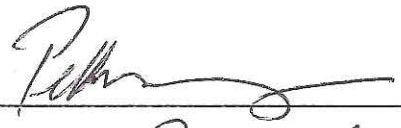

Printed name: JEAN McMANAMY
Property Address: 10 WILKES

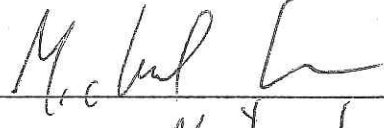

Printed name: Tica Douglas
Property Address: 11 Munjoy St.

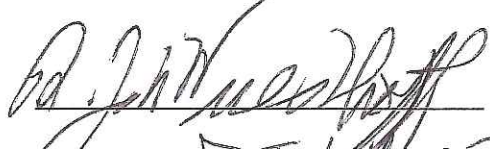

Printed name: Vana Carmone
Property Address: 105 North

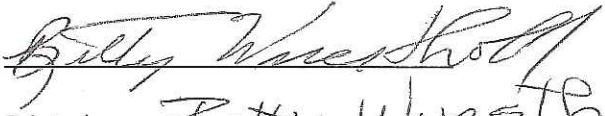

Printed name: WAYNE VALZANIA
Property Address: 27 MORRILL ST.

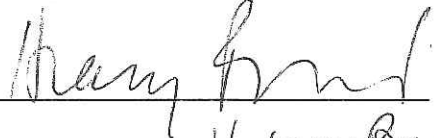

Printed name: Dine Dawson
Property Address: 2 Morning St


Printed name: Peter L. Murray
Property Address: 104 North St.


Printed name: Michael Hoover
Property Address: 46 Melbourne


Printed name: B. J. Westhoff
Property Address: 11-15 Morning St.


Printed name: Betty Westhoff
Property Address: 11 Morning St


Printed name: Hilary Bassett
Property Address: 55 Morning St Apt 1-1

Petition for the Nomination of a Munjoy Hill Historic District, cont'd

Pamela Day
Printed name: Pamela Day
Property Address: 25 Waterville St.

Enoch Wenstrom
Printed name: ENOCH WENSTROM
Property Address: 86 BECKETT ST

Enoch Wenstrom
Printed name: ENOCH WENSTROM
Property Address: 83 BECKETT ST

Carol M. Connor
Printed name: Carol M. Connor
Property Address: 12 Montreal St

Karen Snyder
Printed name: Karen Snyder
Property Address: 72 Waterville St

Barbara Vestal
Barbara Vestal
22 O'Brien St
#101-107 Congress

Mary K. Casale
Printed name: Mary K. Casale
Property Address: 35 Waterville St

Edmund C. Hosten
Printed name: Edmund C. Hosten
Property Address: 7 Elm St / 14-16 North St

Edmund Gardner
Printed name: Edmund Gardner
Property Address: 84 Eastern Prom

G. Robinson Whitten
Printed name: G. ROBINSON WHITTEN
Property Address: 23 ST. LAWRENCE ST.

Robin F. Whitten
Printed name: ROBIN F WHITTEN
Property Address: 186 Eastern Prom

City of Portland
Code of Ordinances
Sec. 14-609

Rev. 6-21-12

approval by the council.

- (o) To provide comment, as appropriate, to the planning board and/or city council on matters pertaining to historic preservation in Portland.
- (p) To confer recognition upon the owners of landmarks or properties, sites, structures or objects within districts by means of certificates, plaques or markers.
- (q) To assist the planning board in the development of a preservation component in the comprehensive plan of the City of Portland.
- (r) To periodically review this Code and to make recommendations to the planning board concerning any amendments appropriate for the protection and continued use of landmarks or properties, sites, structures or objects within districts.
- (s) To annually report to the council with respect to the following matters:
 - 1. Survey work in progress or completed;
 - 2. The number of projects reviewed (by type);
 - 3. How many certificates of each type were issued.

(Ord. No. 235-90, 2-26-90; Ord. No. 165-08/09, 3-16-09)

DIVISION 3. CATEGORIES AND CRITERIA FOR DESIGNATION

Sec. 14-610. Minimum criteria for designation.

(a) The historic preservation board shall limit its consideration to the following criteria in making a determination on a proposed nomination of an area, site, structure or object for designation by ordinance as a landmark or district:

- 1. Its value as a significant example of the cultural, historic, architectural, archeological or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States;

2. Its location as a site of a significant historic or prehistoric event or activity which may have taken place within or which involved the use of any existing structure on the property;
3. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archeological or related aspect of the development of the City of Portland, State of Maine, New England region, or the United States;
4. Its exemplification of a significant architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
5. Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States; or
6. Its representation of a significant cultural, historic, architectural, archeological or related theme expressed through distinctive areas, sites, structures or objects that may or may not be contiguous.

(b) In the case of a nominated historic district, the historic preservation board shall also determine whether a substantial number of the properties, sites, structures or objects have a high degree of cultural, historic, architectural or archeological significance and integrity, many of which may qualify as landmarks, and which may also have within its boundaries other properties, sites, structures or objects which, while not of such cultural, historic, architectural or archeological significance to qualify as landmarks, nevertheless contribute to the overall visual characteristics of the significant properties, sites, structures or objects located within it.

(c) In the case of a nominated historic landscape district, the historic preservation board shall also consider its significance as a geologic, natural or man-made landscape feature associated with the development, heritage or culture of the City of Portland, State of Maine, New England region, or the United States.

(d) The planning board and council shall apply the criteria of subsections (a), (b) and (c) but shall also consider the effect of such designation on other aspects of the comprehensive plan of the city.

(Ord. No. 235-90, 2-26-90)

Sec. 14-611. Integrity of landmarks and historic districts.

Any area, structure or object that meets the criteria in section 14-610 must also have sufficient integrity of location, design, condition, materials and workmanship to make it worthy of preservation or restoration.

(Ord. No. 235-90, 2-26-90)

Sec. 14-612. Designation of historic landscape districts.

An historic landscape district may be nominated and considered for designation only if the entire area of the district is owned by a unit of federal, state or local government, or any combination of such ownership.

(Ord. No. 235-90, 2-26-90; Ord. No. 220-93, § 2, 5-17-93)

Sec. 14-613. Reserved.

DIVISION 4. NOMINATION, CONSIDERATION AND DESIGNATION

Sec. 14-614. Procedure.

The provisions of this division shall govern the nomination, consideration and designation of landmarks and districts.

(Ord. No. 235-90, 2-26-90)

Sec. 14-615. Initiation of nomination.

(a) Nomination of an area, site, structure or object for consideration of designation as a landmark, historic district or historic landscape district shall be submitted to the department, on a form provided by the department, by the following:

1. Any two (2) members of the historic preservation board on their own initiative, by written notice to the department; or
2. By written petition of any owner, in the case of a