

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, November 20, 2019, the Portland Historic Preservation Board will meet at 5:00 p.m., Room 209, 2nd Floor, 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 NOVEMBER 6, 2019

- i. Certificate of Appropriateness for Rear Addition; 59 Chadwick Street; Patty and Eddie Howells, Applicant. The Board voted 4-0 (Sheridan, Tate and Wood absent) to approve the application, subject to conditions.

3. COMMUNICATION AND REPORTS

4. WORKSHOP - 5:00 PM

- i. Preliminary Review of Proposed Building Rehabilitation and Infill Construction (Buildings 14, 15, 16 and 24 of former Portland Company complex); 58 Fore Street; Portland Foreside Development Company, Applicant.

5. CONSENT AGENDA

BREAK FOR DINNER - MEETING RESUMES AT 7:30 P.M.

6. PUBLIC HEARING

- i. Recommendation to Portland Planning Board and City Council regarding the Designation of Munjoy Hill Historic District and Individual Landmark Designation of 103 Congress Street, 7 Lafayette Street, 12 Montreal Street, 21 Sheridan Street and 28 Waterville Street.

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

**WORKSHOP
58 FORE STREET, PORTLAND COMPANY HISTORIC DISTRICT**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: November 15, 2019
RE: November 20, 2019 **WORKSHOP – Block Two, Third Workshop**

- A) Proposed Rehab/Reconstruction of Buildings 14-16 and 24 (“Embankment Buildings”); and
- B) Review of Materials for Additions to Buildings 6A, 6B, and bridge connecting Building 2 and 6A

Address: 58 Fore Street
Portland Company Historic District

Applicant: Portland Foreside Development Company
Kevin Costello and Casey Prentice, Principals
David Senus, Project Manager

Project Architect: Henry Moss, Bruner/Cott Architects

Landscape Architect: Michael Boucher, Michael Boucher Landscape Architecture

Introduction

On November 20 the Historic Preservation Board will continue its preliminary review of proposed plans for the rehabilitation and adaptive reuse of historic structures within the Portland Company Historic District. The November 20 workshop will address plans for Buildings 24, 14, 15, and 16; this will be the first presentation of the elevations and plans for the Fore Street embankment buildings facing the narrow alley and the north side of Buildings 2 and 3.

While the focus of the workshop will be on the embankment buildings, project architect Henry Moss will also present the material palette that is under consideration for new construction at Buildings 6A, 6B and the bridge connecting Building 2 and 6A.

Enclosed for the Board’s review is a cover letter from Mr. Moss (ATTACHMENT 1) as well as plans and annotated elevations of the buildings (ATTACHMENT 2) to be discussed on

Wednesday. Note that the drawings include call-outs describing treatments or materials for specific elements of the proposal. Note also that Mr. Moss has included a perspective view that shows the relationship between the embankment buildings and the north elevation of Buildings 2 and 3.

For reference purposes, staff has also enclosed the plan view of the embankment buildings that was included with the Board's approval of the applicant's Master Development Plan. The plan view shows the Board's expectations as regards the scale of any infill construction and building additions along the embankment—see ATTACHMENT 3

Board members may wish to review excerpts from the 2014 Sutherland Report that describes the embankment buildings—when each was added, how the embankment row evolved, etc.. While the entire exterior of the center portion of the block (Building 14) has been removed and new construction is proposed, it is helpful to understand the relationship of these buildings to each other and to the balance of the complex in considering an appropriate design approach to the infill construction.

Summary of Board discussion at November 6 Workshop

On November 6th, the project architect shared a revised elevation for Building 2's principal façade and for the east end of Building 6B. The design revisions were made in response to Board feedback at the previous workshop and the Board was very supportive of the changes. During the course of discussion at the workshop, there were questions about the materials that were being proposed for the proposed additions. (Mr. Moss has provided information on the materials in this submission and he will discuss them at Wednesday's workshop.)

The primary focus of the November 6 workshop was on the proposed site treatment for the entirety of the Portland Company complex. Michael Boucher of MBLA presented his proposal and discussed the rationale behind various elements and design choices. Board members raised several questions about the proposed treatment and members of the public raised concerns about the proposed width of the entry stairs leading to the open plaza from Fore Street, especially in relation to the requirements of the public access easement that was executed. The applicant was reminded that the applicant agreed to grant to the City a 50' wide public access easement running from Fore Street to the southerly boundary of the applicant's property, the purpose of which is to "provide physical and visual public access to the waterfront for pedestrians within the easement area". Greater Portland Landmarks and members of the public argued that the narrow width of the steps (12') and wide platforms on either side which could be cordoned off for private use were not consistent with the intent of the easement.

This and other questions or concerns raised by the Board will be summarized in the next staff report, when Michael Boucher returns for a follow-up discussion on the site treatment.

Proposed Treatment of Embankment Buildings

As shown in the enclosed elevations and renderings and as observed during the recent Portland Company site visit, the only “complete” historic structures that remain along the Fore Street embankment are the east and west ends of the row--the former vault (Building 24) at the west end and the former brass foundry (Building 16) at the east end. In addition to these two bookend structures, the brick piers of Building 15 (Boiler House) and the remains of the tall chimney/smokestack. Although the exterior of Buildings 14 and 15 will be new, the side walls within the space, which served as buttresses for the granite retaining wall, will be retained, as will the brick barrel vaults within Building 15.

As described on the site walk, the project architect’s general approach to the embankment row is to rehabilitate the two bookend buildings, retaining key historic features as well as various accretions of hardware, etc. A decidedly contemporary treatment is proposed for the faces of Buildings 14 and 15. The elevations show a variety of design treatments for this center section.

On the south elevation of Building 24, which faces the alley, the six-over-six window at the ground level will be replicated. From the colored elevation, it is difficult to tell whether the door at the base replicates a historic door. The doors at the upper levels, which access bridges or landing are contemporary doors.

Moving east to Building 14: at the west end of Building 14, the height of the structure extends above the roofline of the sections to the east. (This was the case before demolition as well—see photos.) The siding is vertical tongue-and-groove and the upper floor openings are narrow, stacked and extend two stories. The openings accommodate both windows and vents.

Immediately east of this section, the upper façade drops in height and features six-over-six windows. The tongue-and-groove siding continues across this face. Above the façade, a narrow roof deck separates the western flat-roofed building section from the continuous gable roof that begins just beyond the deck and extends to the east end of Building 15.

At the ground floor level, a three-bay storefront spans the width of the two adjoining building sections described above. The storefronts are centered within the overall width of the combined elevations, rather than aligning with any of upper floor façade composition.

East of this section, the entire façade projects to meet the face of Building 15’s remaining brick piers. The façade treatment shifts again to feature a mostly solid wall treatment with upper floor windows that horizontal in proportion and not centered. The exterior façade of this section features horizontal clapboards. A large entry opening is recessed from the front wall place and features two offset doors. This section features a defined base of some contrasting material.

Moving east to Building 15, the entire façade is glazed. This allows for full views of the brick vaults and boilers inside. The façade is flanked by original brick piers and a wide vertical metal pier separates two 2-story windows. The storefront window system is broken by a wide horizontal band and features narrower vertical divisions.

As with Building 24, Building 16 is to be rehabilitated, retaining most of its historic features, including multi-lite windows granite sills and lintels and the original wide entry opening. Louvres are shown in the short window openings above the entrance. A contemporary storefront door is shown within the wide entry.

Note that Building 24's window trim and door frames are to be painted dark red, consistent with the other historic buildings previously discussed. On Building 16, however, the plans call for black trim and door frames, which is the color used for trim on the contemporary infill.

Mechanical equipment is shown above the west end of Building 14 (see Fore Street view). The equipment is screened with a corrugated perforated screen, a photo of which is provided.

Preliminary Staff Comments

It appears from the submitted elevation that the proposed design treatment is intended to capture some of the additive, informal character of the embankment buildings as they appeared at the time the district was designated. Indeed, it is clear from the Sutherland report (see ATTACHMENT --) that this row of buildings was created over time, in a largely unplanned, uncoordinated fashion. A question for consideration is whether the proposed design solution is successful in conveying the history and original character of this streetwall. Will the "roots" of this design approach be clear to the modern-day observer or will the disparate façade treatments appear as unduly busy and curious? Is it even appropriate to take this approach when the existing facades are gone? Is there a solution that provides a bit more visual cohesiveness without creating a sterile streetwall?

Other questions and comments for consideration:

- It appears that the face of the clapboarded section of Building 14 projects beyond the face of the balance of the building to align with the face of Building 15. Prior to demolition, there was a shed-roofed one-story addition in this location that was clearly a much later addition. The original recessed position of the façade was still evident on the upper floor. The effect of pushing the entire façade forward is to narrow the alleyway for a greater distance. Is this acceptable or should this façade be pushed back to align with the balance of Building 14's façade?
- The continuous, unbroken roof plane that spans Buildings 14 and 15 appears in marked contrast to the disparate treatments of the facades below.

- The traditional six-over-six windows above a portion of Building 14's storefront look out of place, especially with two different, more contemporary window styles on either side. In general, the number of window types featured on the upper floors of Building 14 is curious.
- Given that Building 16 is one of only two relatively intact historic structures on this row, staff questions whether the clearly contemporary entrance treatment is the best solution here—especially given the width and prominence of the opening on this small façade.

Staff also questions why the choice was made to continue with black windows, trim and door frames on Building 16 rather than the red trim and windows used for the other historic structures.

- The image included in the submission of the corrugated perforated screen shows the screen in what appears to be a light, bright finish. Is the screening available in other, more recessive finishes?
- The proposal to retain various artifacts is commendable and reinforces the industrial nature of the complex.

Applicable Review Standards

- (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.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*

- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (7) *The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.*
- (8) *Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.*
- (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.*

ATTACHMENTS

1. Staff photographs of pre-demolition condition of embankment buildings
2. November 12 cover letter from Henry Moss
3. Applicant's latest submission
4. Marked-up axonometric view from 2016 Master Development Plan showing additions and infill required to be removed from original proposal to satisfy historic preservation ordinance standards
5. Excerpts from Sutherland report addressing embankment buildings



ROOM WITH A VIEW

6

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WAY
DO NOT
ENTER





OPENING HOURS
Mon WEDNESDAY
and FRIDAY 9am-5pm
or by app. 609-933-4612

STRONG ARM
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GOOD BRICK



IRON











BUILDING FOR LEASE
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THE
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24

NO
PARKING
IN
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OF
BUSINESS
ESTABLISHMENTS
EXCEPT ON TUESDAY
8:00 AM - 5:00 PM





Bruner/Cott

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November 12, 2019

Deborah Andrews
Historic Preservation Program Manager
Portland Historic Preservation Board
389 Congress Street
Portland, Maine 04101

Portland Foreside Block 2 Workshop 3, Embankment Buildings and north façade of Building 2/3 with Materials for Buildings 24, 14, 15, 16 and Materials for 6A, 6B, and Bridge to Building 2 from 6A.

Dear Deb:

Our focus for the third Block 2 workshop is the series of buildings along the seawall at Fore Street. We enclose elevations and plans to illustrate our progress on design since Consigli completed removal of collapsed elements and demolition of one pedestrian bridge. Buildings 24 and 16 are largely to be restored in terms of original openings, masonry, and windows. Two remaining brick piers at Building 15 will also be restored. Building 14 will be rebuilt with heights and massing as approved in the Master Development Plan. The character of the Narrow Alley is a significant departure from the simplicity of facades facing plazas and streets in Buildings 2, 3, 6A, and 6B. Building 14 was clapboard. The proposed new facades at Building 14 are also painted wood and relate to the new dormers and mechanical enclosure on Building 2. We can address landscape materials and exterior lighting more fully when MBLA returns to respond to the board's comments on the overall site design. We hope to do that as part of your agenda for December 4 while our approach remains consistent to differentiate it in ways that are compatible with the flanking buildings.

We also can discuss proposed materials for new construction at Buildings 6A, 6B, and the bridge to Building 2 from 6A.

Please contact me with any questions.

Sincerely,



Henry Moss, AIA
Principal

Cc: David Senus, PFDC
Greg Russell, BCA

**BLOCK 2
58 FORE STREET**

**EMBANKMENT BUILDINGS
BUILDING 6A/6B MATERIALS
BUILDING 2/3 NORTH FACADE**

PORTLAND HISTORIC PRESERVATION BOARD



BUILDING 24

All window trim and door frames at building 24 will match existing colors.

BUILDING 14

VERTICAL T&G

HORIZONTAL CLAPBOARD

BUILDING 15

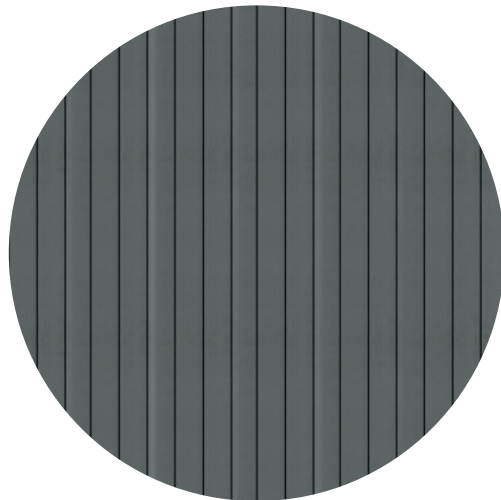
All window trim and door frames at buildings 14 - 16 will be painted black.

BUILDING 16



RESTORED BRICK

Masonry remaining at Building 24, Building 15, and Building 16 will be repaired.



VERTICAL T&G AND HORIZONTAL CLAPBOARD SIDING IN DARK GREY



BLACK ALUMINUM STOREFRONT WITH METAL INFILL PANELS



THREE-TAB ASPHALT SHINGLE PITCHED ROOF



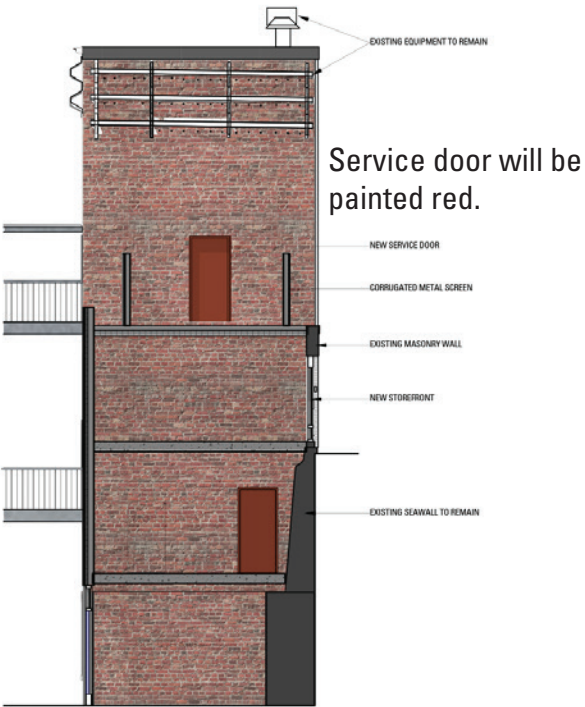
BLACK ALUMINUM INFILL PANELS CONTEMPORARY STOREFRONT IN EXISTING MASONRY WILL HAVE ALUMINUM INFILL PANELS IN FRONT OF STRUCTURAL COLUMNS.

BUILDING 24

Doors and windows that are restored or replaced in kind will be painted red.



Doors and windows that are restored or replaced in kind will be painted red.



RESTORED BRICK
Masonry remaining at Building 24, Building 15, and Building 16 will be repaired.

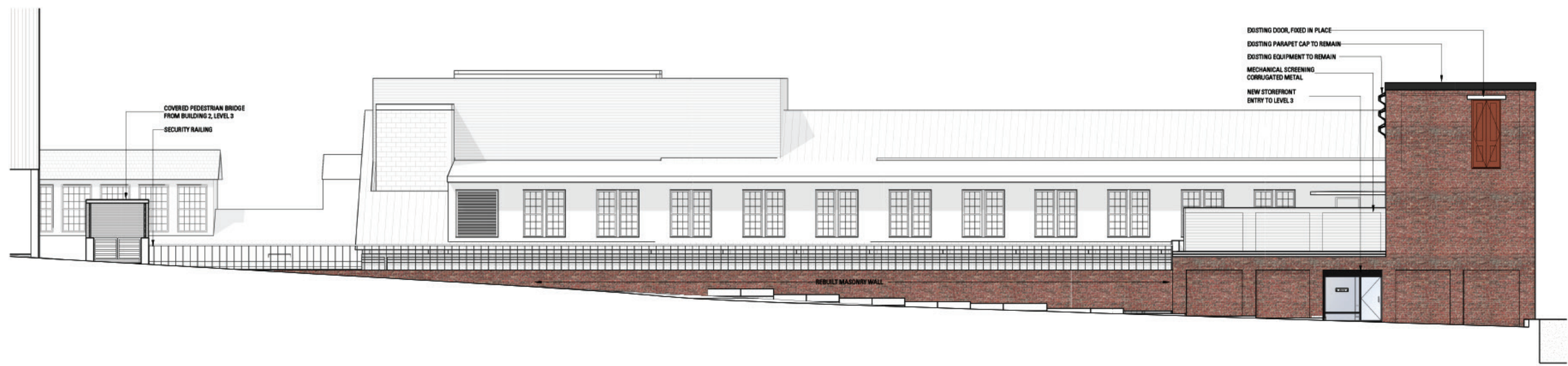


PAINTED SIGNAGE
PAINTED SIGNAGE WILL BE RESTORED.



EXISTING INFRASTRUCTURE
EXISTING ARTIFACTS WILL BE MADE SAFE AND REMAIN IN PLACE.

EMBANKMENT BUILDINGS - FORE STREET



RESTORED BRICK
Masonry remaining at Building 24, Buidling 15, and Building 16 will be repaired.

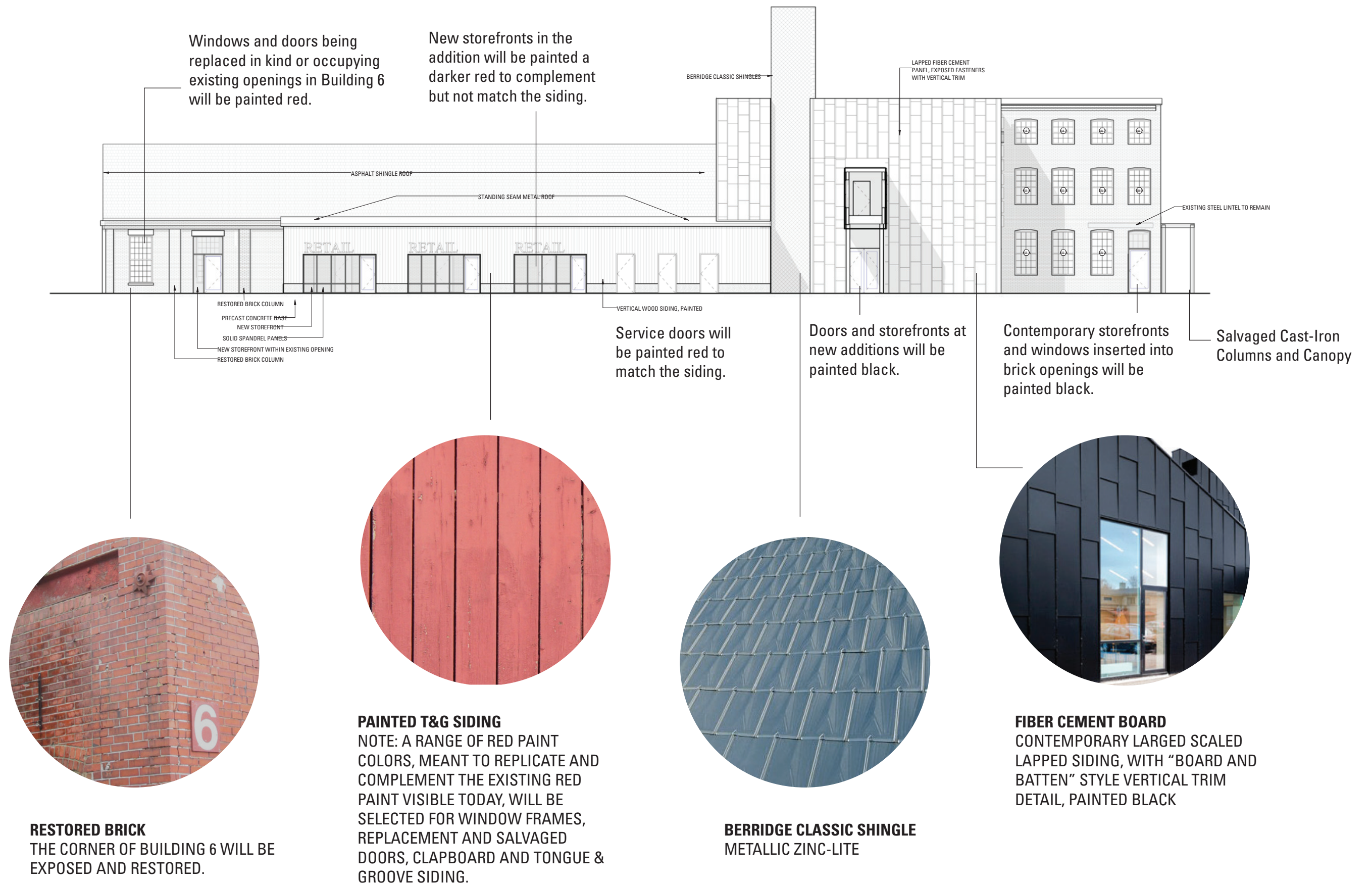


BLACK ALUMINUM STOREFRONT
CONTEMPORARY GLASS STOREFRONT IN EXISTING MASONRY WILL SERVE AN ENTRY FROM FORE STREET.

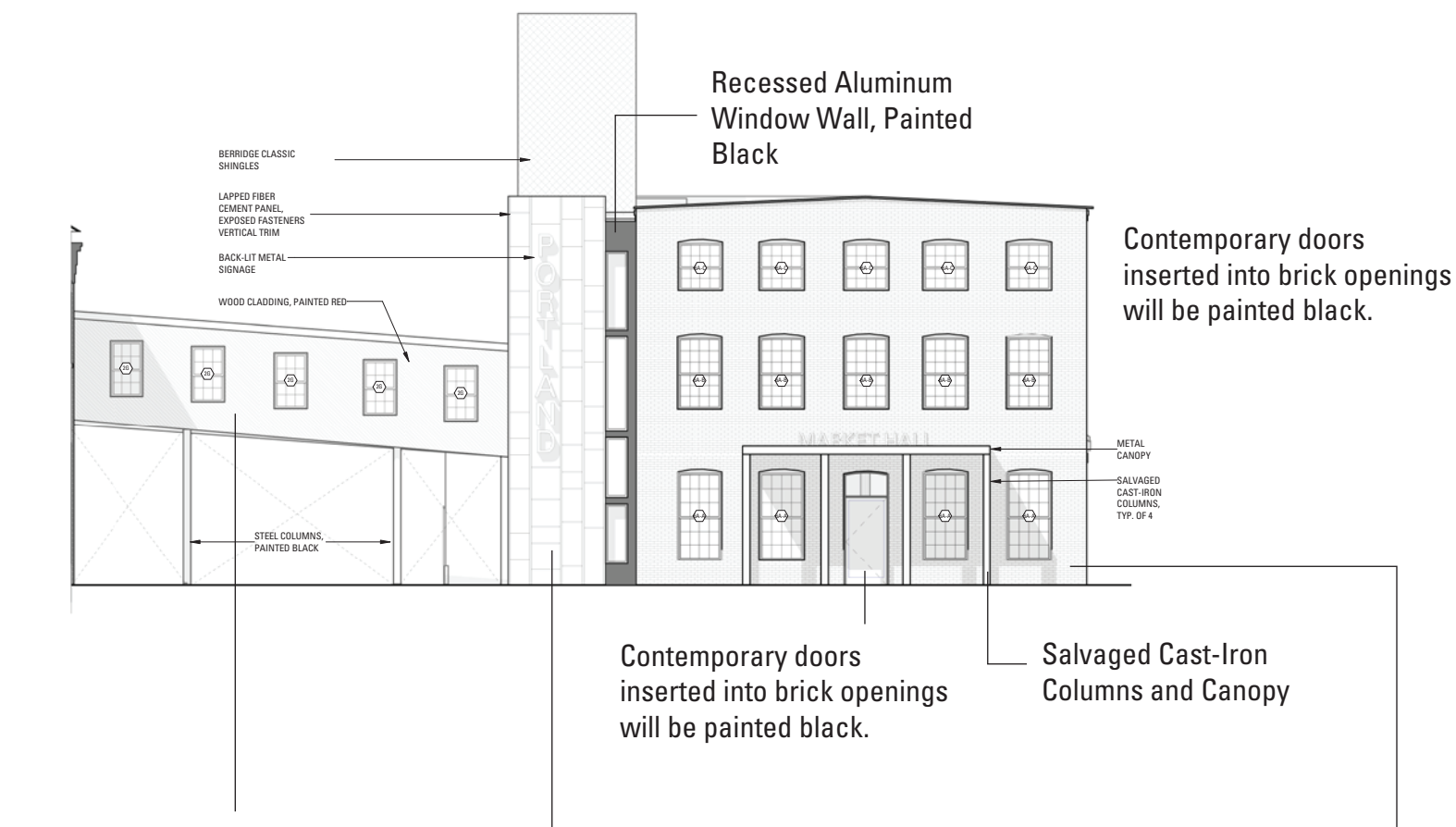


CORRUGATED PERFORATED SCREEN
SCREENING WILL BE PROVIDED AROUND MECHANICAL UNITS ON BUILDING 14.

BUILDING 6A/6B



BUILDING 6A/6B



PAINTED T&G SIDING
T&G SIDING TAKES A CUE FROM THE INFILL SIDING FOUND THROUGHOUT THE SITE.



FIBER CEMENT BOARD
CONTEMPORARY LARGED SCALED LAPPED SIDING, WITH "BOARD AND BATTEN" STYLE VERTICAL TRIM DETAIL, PAINTED BLACK



RESTORED BRICK

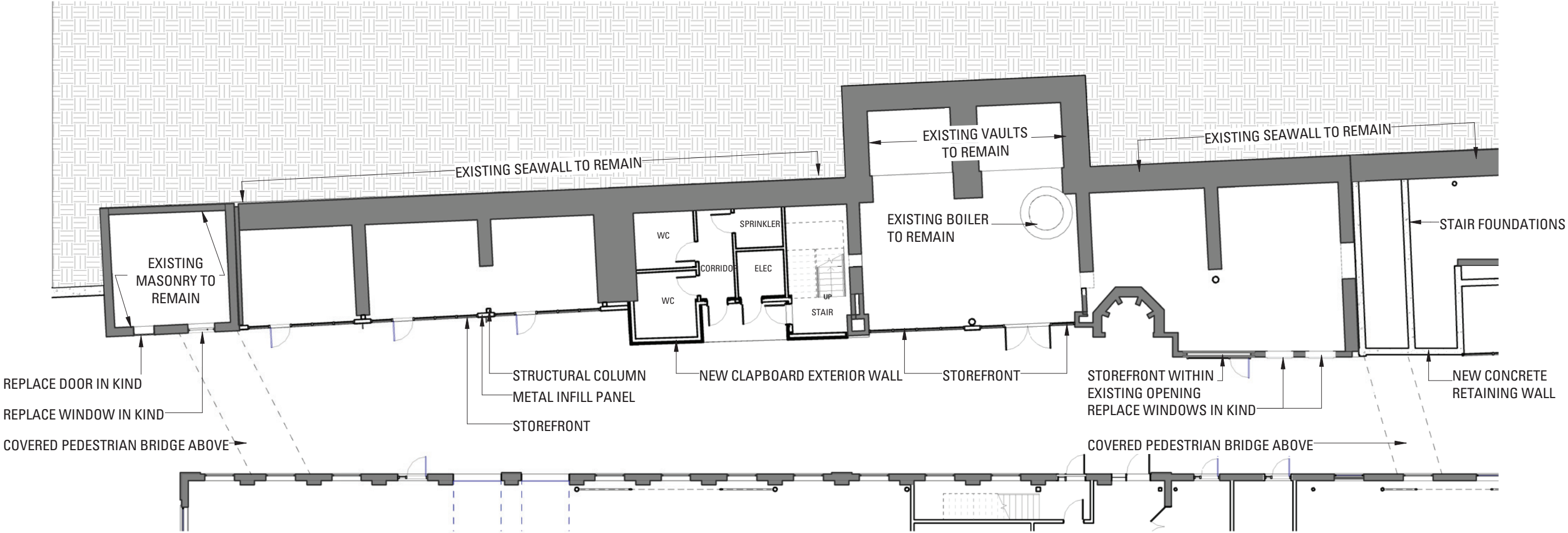
BUILDING 2/3 - NORTH FACADE



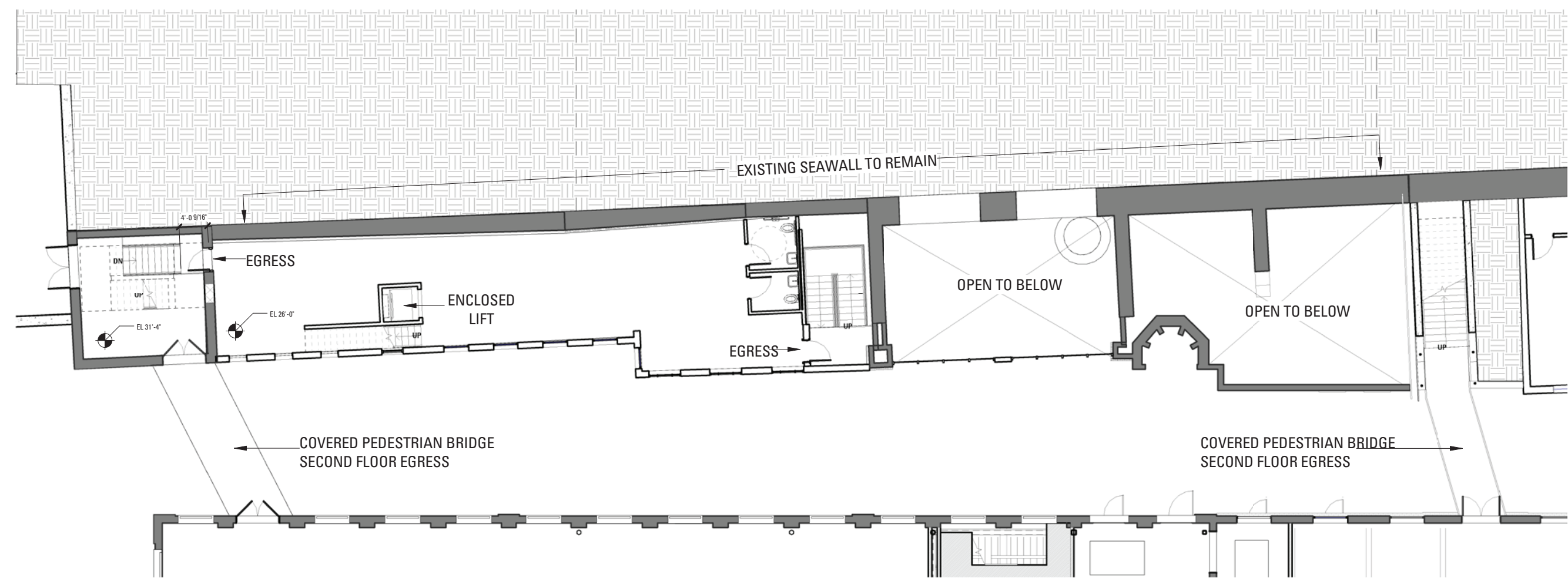
ALL TRIM, DOORS, AND WINDOWS
INFILLING EXISTING OPENINGS
WILL BE PAINTED A DARK RED

NEW SERVICE AND ENTRY
DOORS WILL BE FRAMED
IN DARK RED CONTEMPO-
RARY STOREFRONT

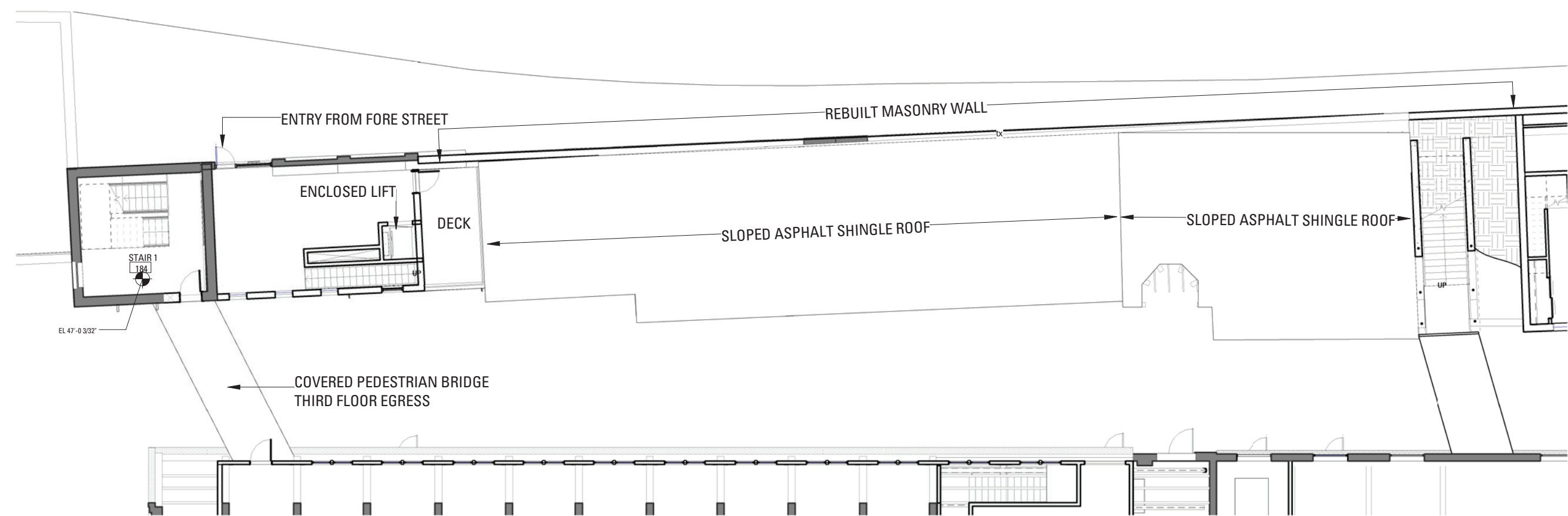
NARROW ALLEY - GROUND FLOOR PLAN



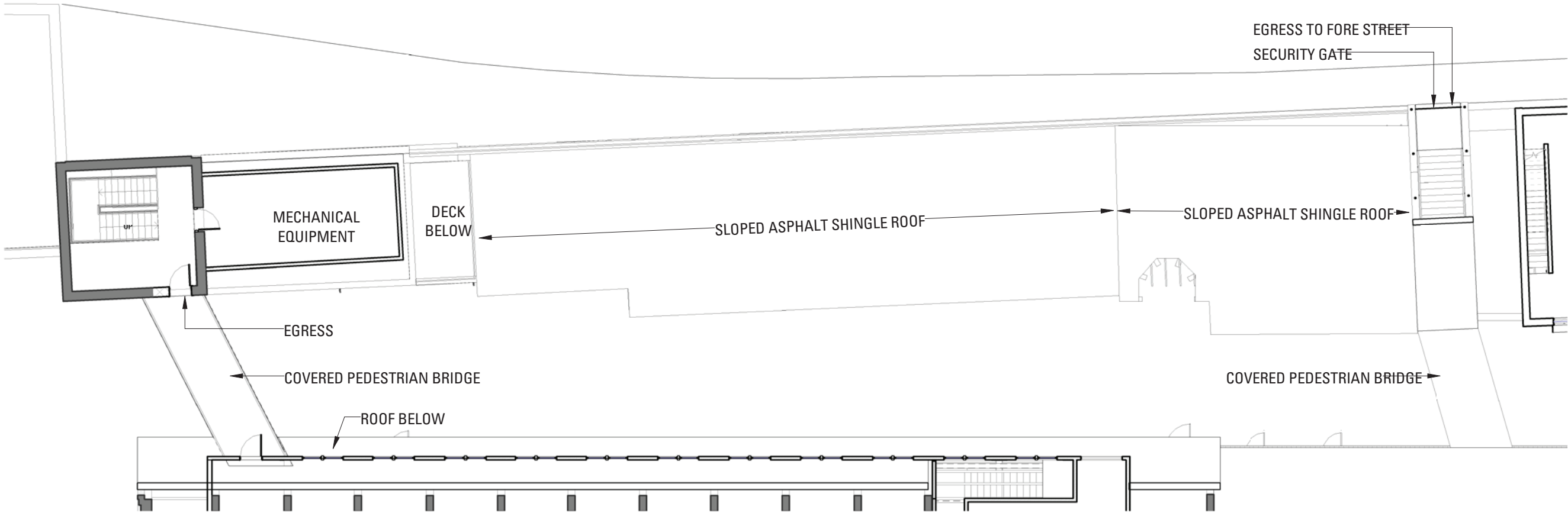
NARROW ALLEY - SECOND FLOOR PLAN



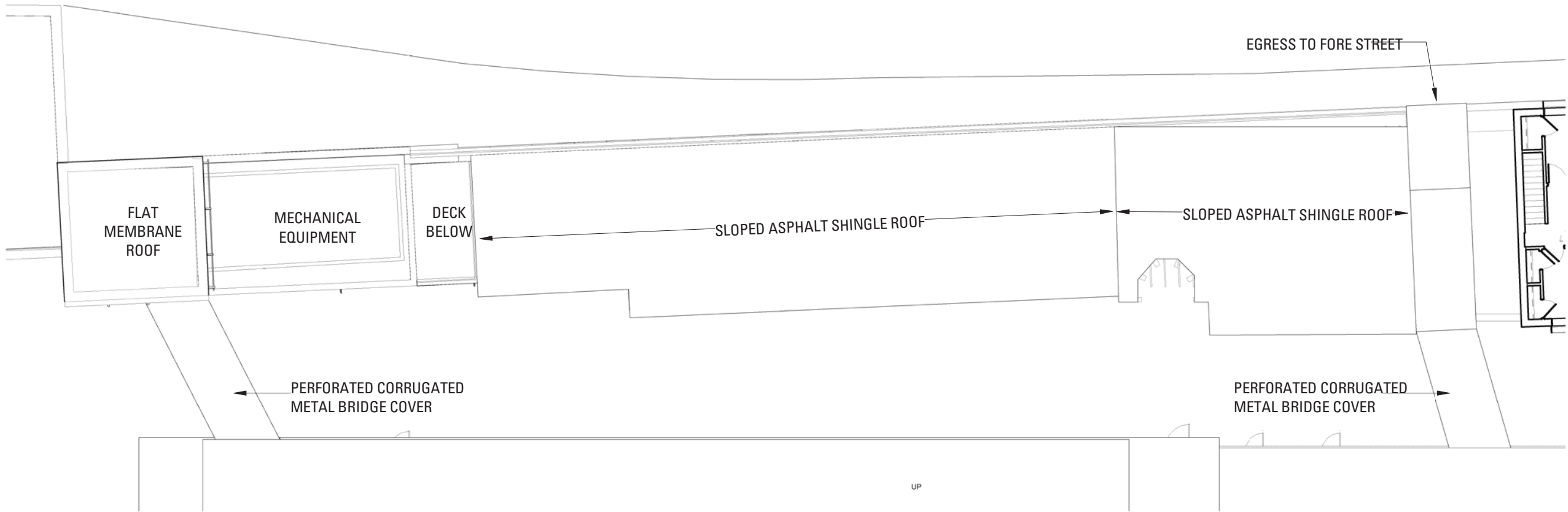
NARROW ALLEY - THIRD FLOOR PLAN



NARROW ALLEY - BLDG 14 ROOF PLAN



NARROW ALLEY - BLDG 24 ROOF PLAN



NARROW ALLOW - PERSPECTIVE RENDERING



BUILDING 4 - PERSPECTIVE RENDERING



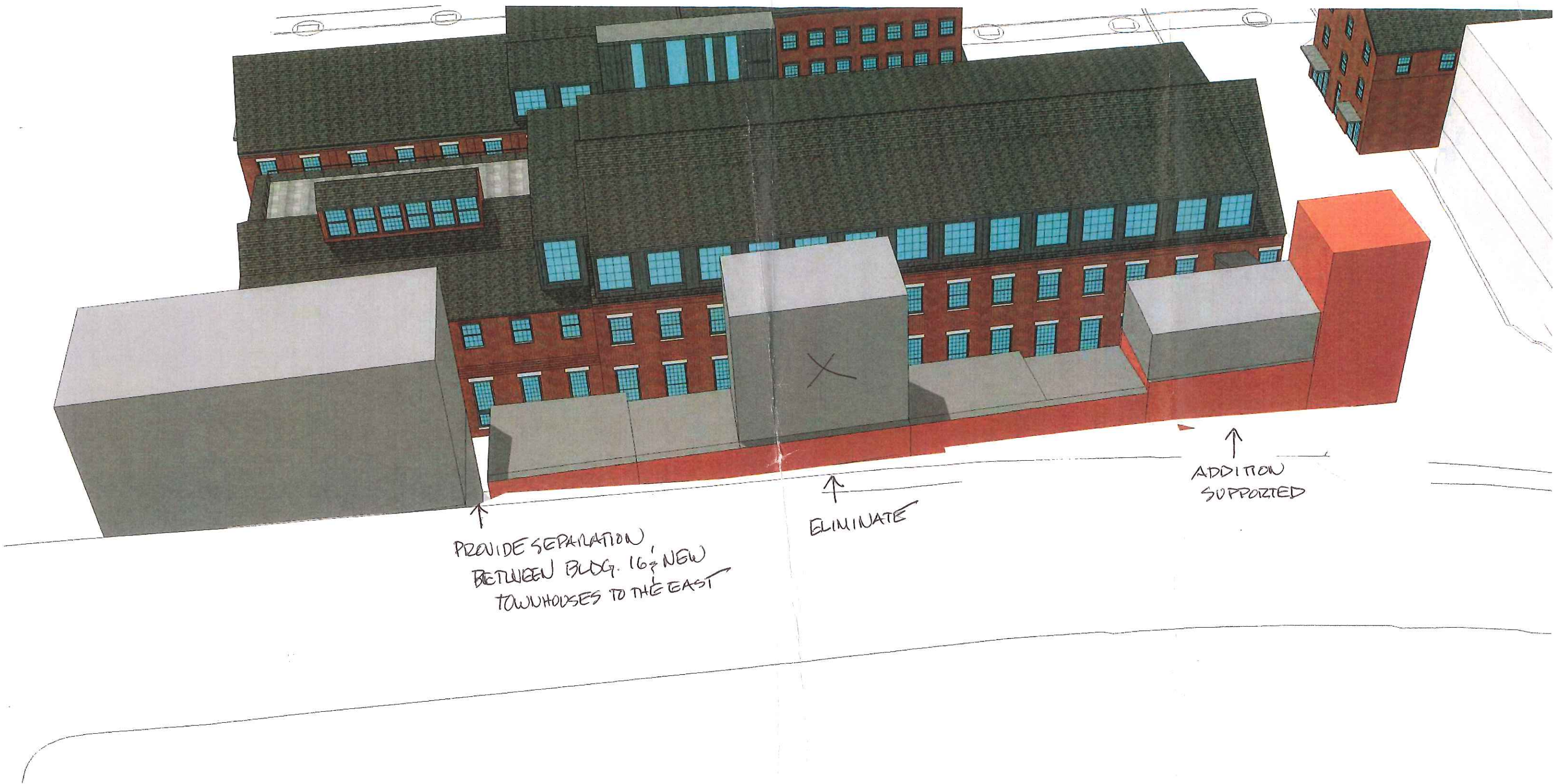
Linear LED uplights
illuminating existing trusses

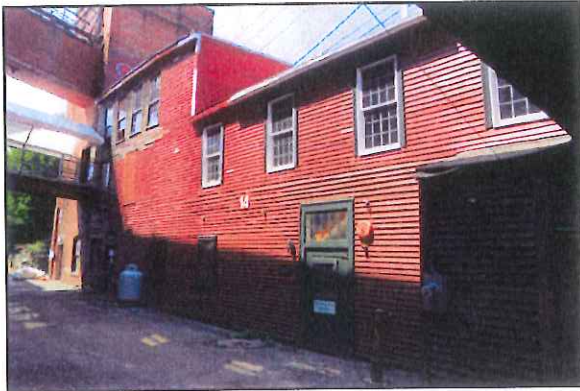
Surface mounted downlights
illuminating furniture and
circulation

Column mounted downlights
providing vertical illumination

Adjustable accent
illuminating existing structure

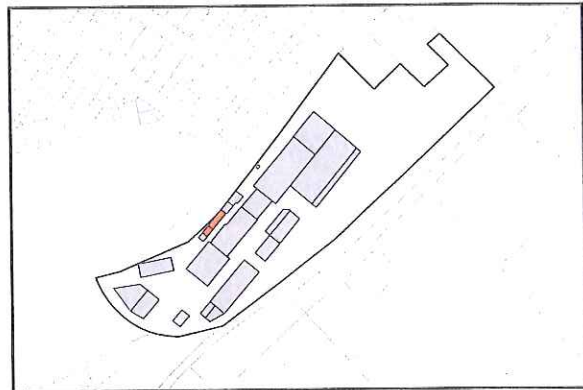
PROPOSED REVISION A





Building 14: Drafting Room and Storehouse
Construction Date: 1858-64

The Portland Company constructed a variety of smaller service structures along the Fore Street retaining wall during the 19th century, and made alterations to many of them to adapt them to differing uses into the 20th century. The masonry side walls of all the spaces along the north side of the alley, including the Boiler House and Brass Foundry, serve as buttresses for the stone retaining wall along Fore Street. The spaces were created by roofing over the recesses between the buttresses and building a wall along the alley. The placement of the Drafting Room and Storehouse, separate from the manufacturing buildings and adjacent to the original office building, is both functionally and symbolically relevant. As the company grew, the drafting department outgrew the space, and was moved to the new offices on the expanded third floor of the Machine Shop around 1905. The old drafting room was then used for drawing storage, with a new vault for drawings constructed above it (See Building 24 – Vault Storage). The Drafting Room and Storehouse retain integrity and has had little alterations over their history. The south portion of the original Drafting Room became part of the Vault upon its construction in the beginning of the 20th century. Numerous labeled wooden bins that were used for storage of parts during the Portland Company's operation remain in several of the spaces.

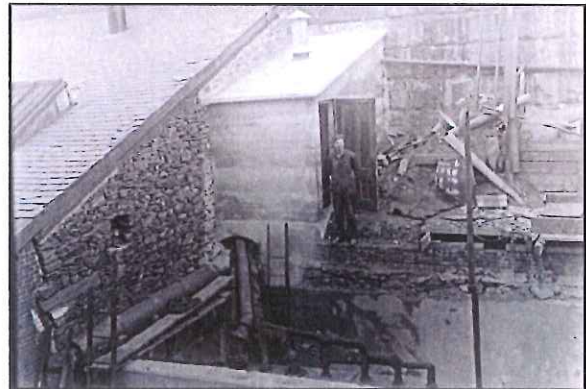
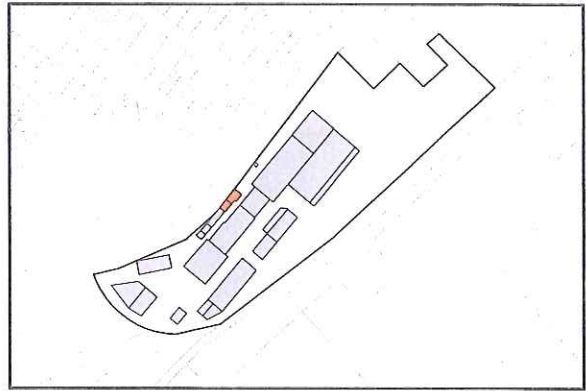




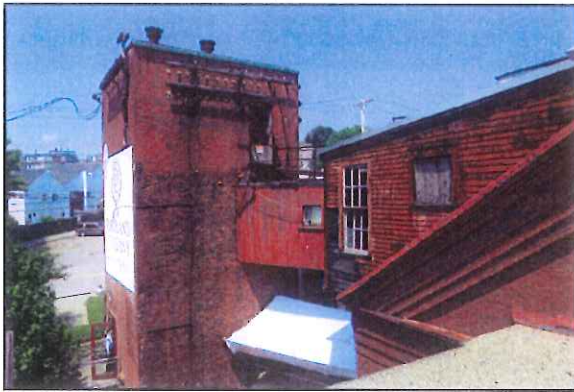
Buildings 15 & 16: Boiler House and Brass Foundry

Construction Date: 1858-64; 1864-71

Based on maps and plans of the complex, it appears the existing Boiler House was constructed between 1858 and 1864; the Brass Foundry was constructed between 1864 and 1871. The 1858 plan of the complex (in the collection of the Maine Historical Society) shows a brick building in this general location, though it is not likely either of the extant buildings. The 1886 Sanborn Map of the Portland Company does not show another Boiler House as suggesting in the Tremont Report. There is a Boiler Shop, where boilers were fabricated, in the northeast quadrant of the complex which may have led to the confusion. The side walls of these buildings, and of the small storage spaces to their west, serve as buttresses for the granite retaining wall the supports Fore Street as it climbs Munjoy Hill adjacent to the complex. The conversion of these voids between the structural buttresses into functional spaces for the complex is an example of ingenuity and determination to utilize every available space on the increasingly crowded site with Fore Street and Munjoy Hill containing one side of the property and the Grand Trunk Railroad properties containing the others. The Boiler House has suffered the loss of a majority of its façade, though remnants illustrate key architectural features that were included in the original construction. The interior, however, retains a remarkable pair of tall brick barrel vaults on stone walls that extend the space under the Fore Street esplanade and sidewalk. The Brass Foundry retains a high degree of integrity on the exterior. The interiors of both buildings appear to retain integrity. The Boiler House still contains the boilers



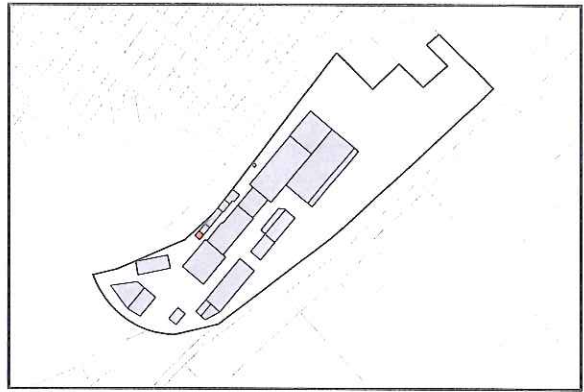
and machinery used by the Portland Company. At the north side of the Brass Foundry, exposed piping and valves remain from a small shed once attached to the Brass Foundry.

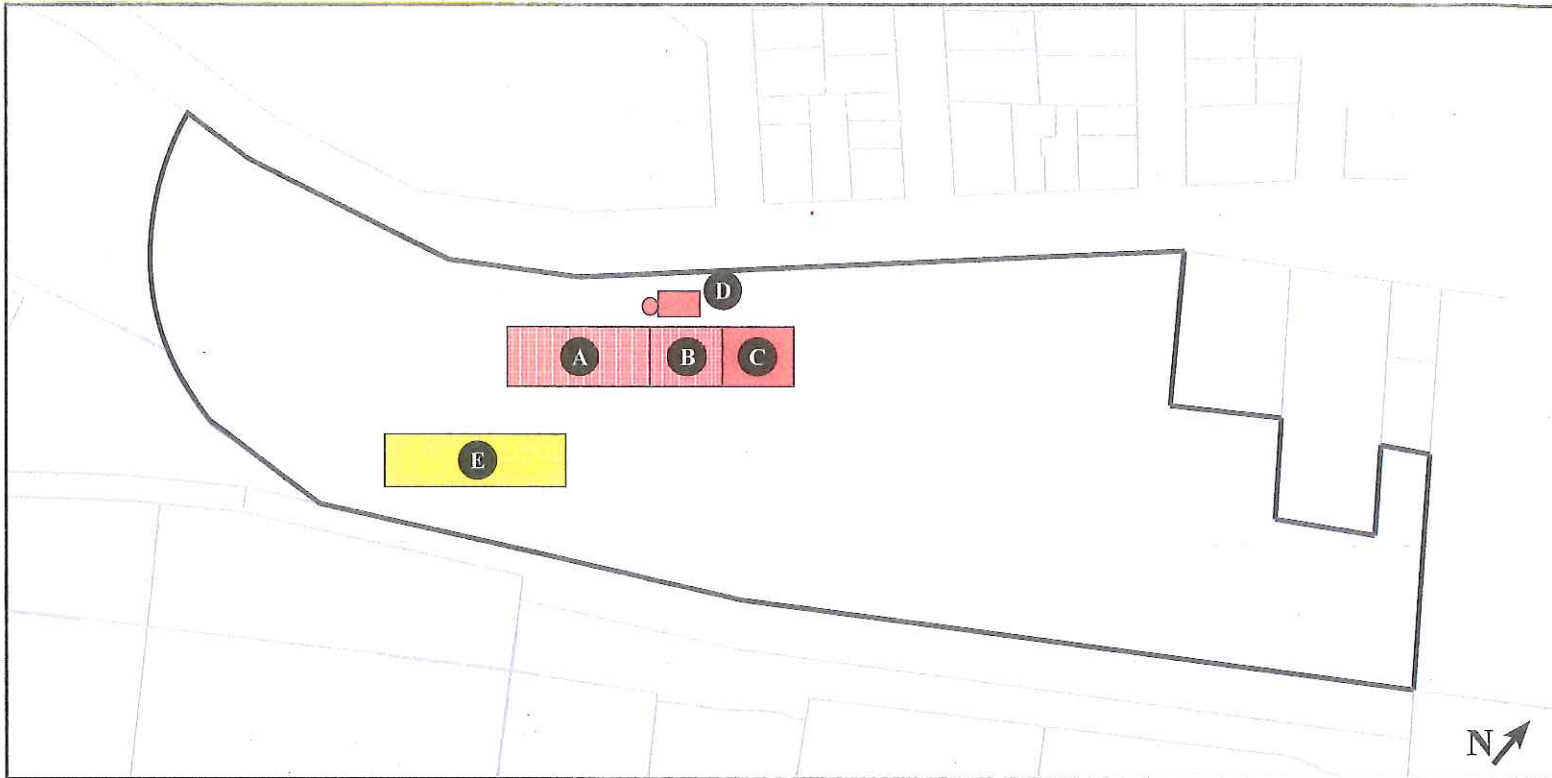


Building 24: Vault

Construction Date: c. 1905

As noted with Building 14 – Drafting Room/Storehouse, the Vault was added on top of one end of the original drafting room when the new drafting room was constructed c. 1905. It was connected to that space on the top floor of the Machine Shop by an overhead pedestrian bridge. With brick walls and vaulted iron beam and concrete floors, the space was intended to protect paper drawings in case of fire. An additional story was added at some point by 1924 to contain the electrical transformers for the plant. The Vault retains a high degree of integrity as it has undergone very few changes over time. The top floor continues to be used for electrical transformers. The c. 1905 vault containing Portland Company drawings (assumed) is not accessible due to safety concerns with the bridge that supplies access from the office and drafting room in the attic of the Machine Shop.

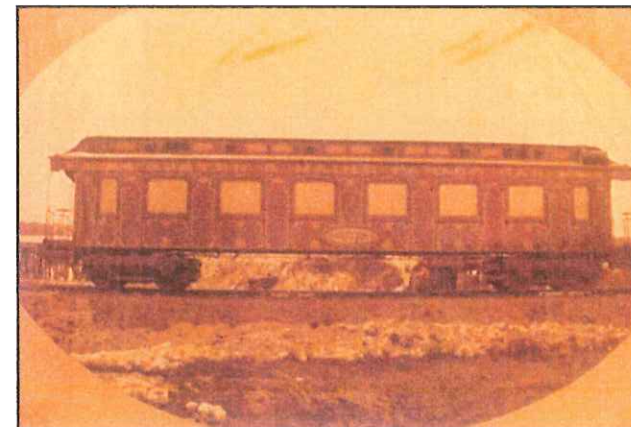
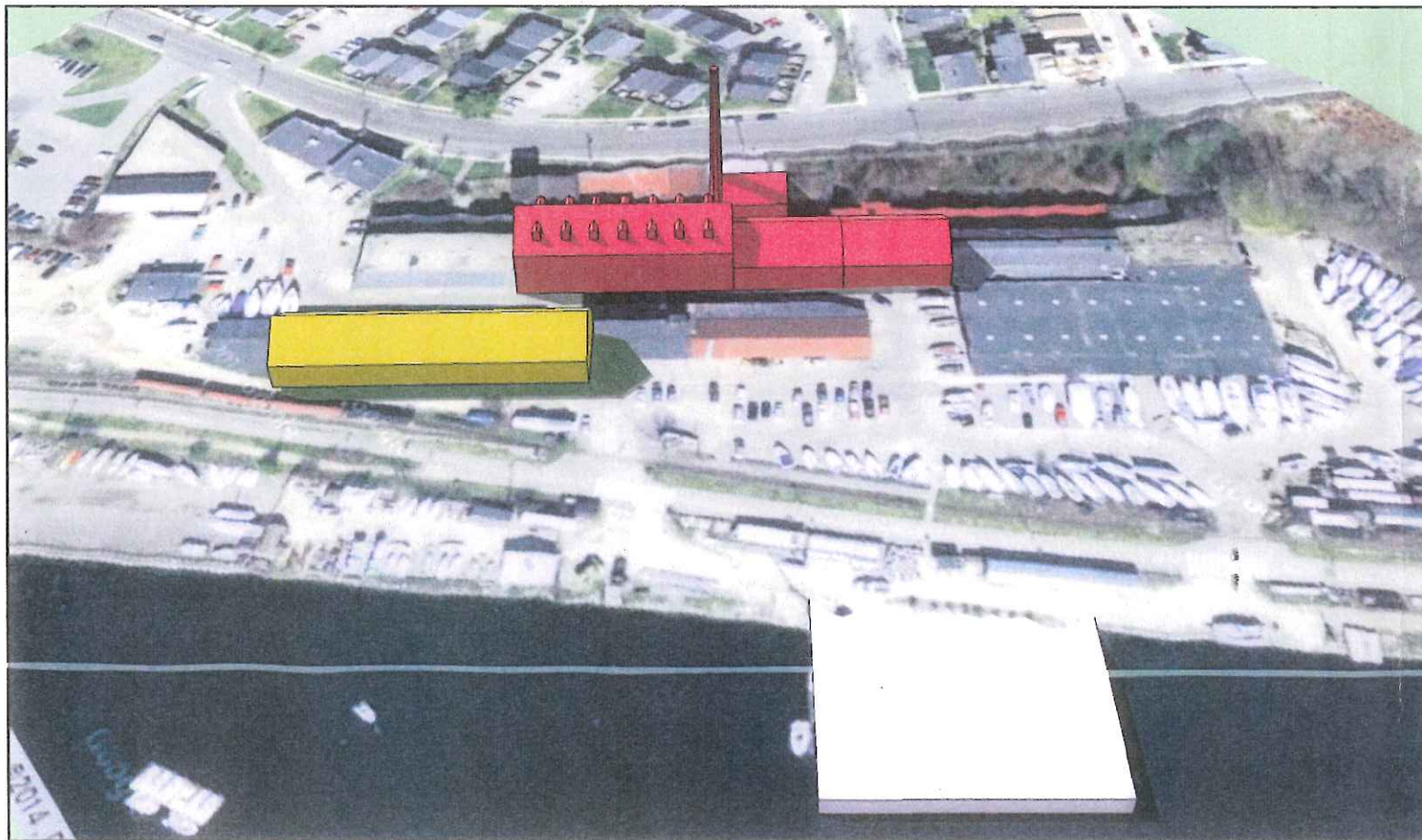




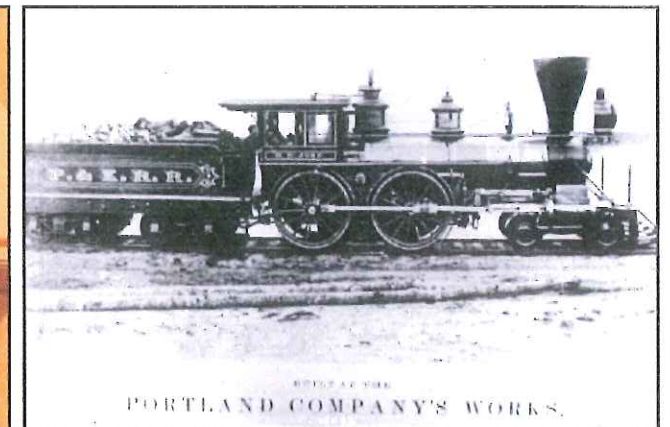
**The Portland Company
1847**

	Masonry
	Wood
	Metal
	Extant Masonry
	Extant Wood
	Extant Metal

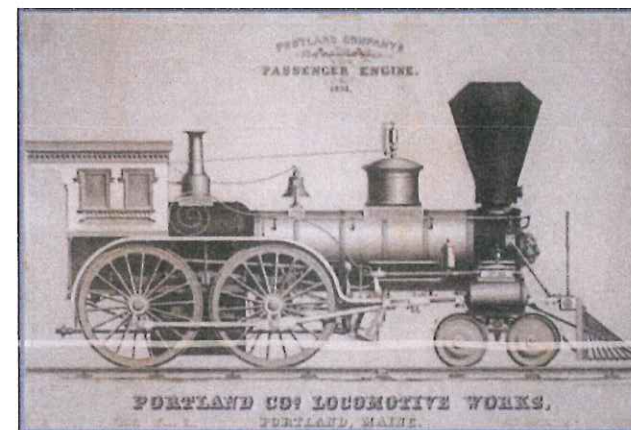
A: Machine Shop
B: Smith Shop
C: Foundry
D: Boiler House
E: Car Shop



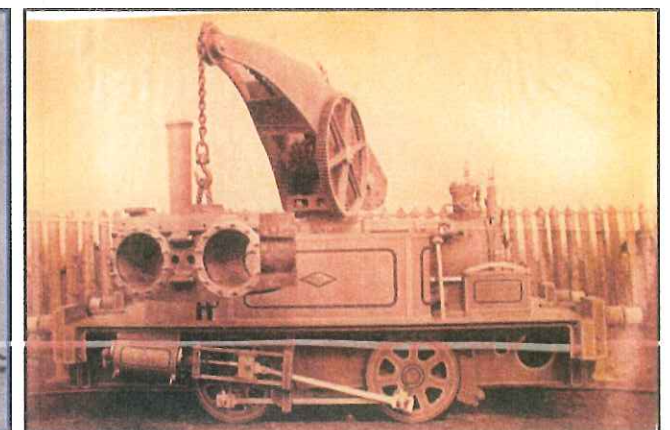
Boston & Maine parlor car. Courtesy of the Maine Historical Society.



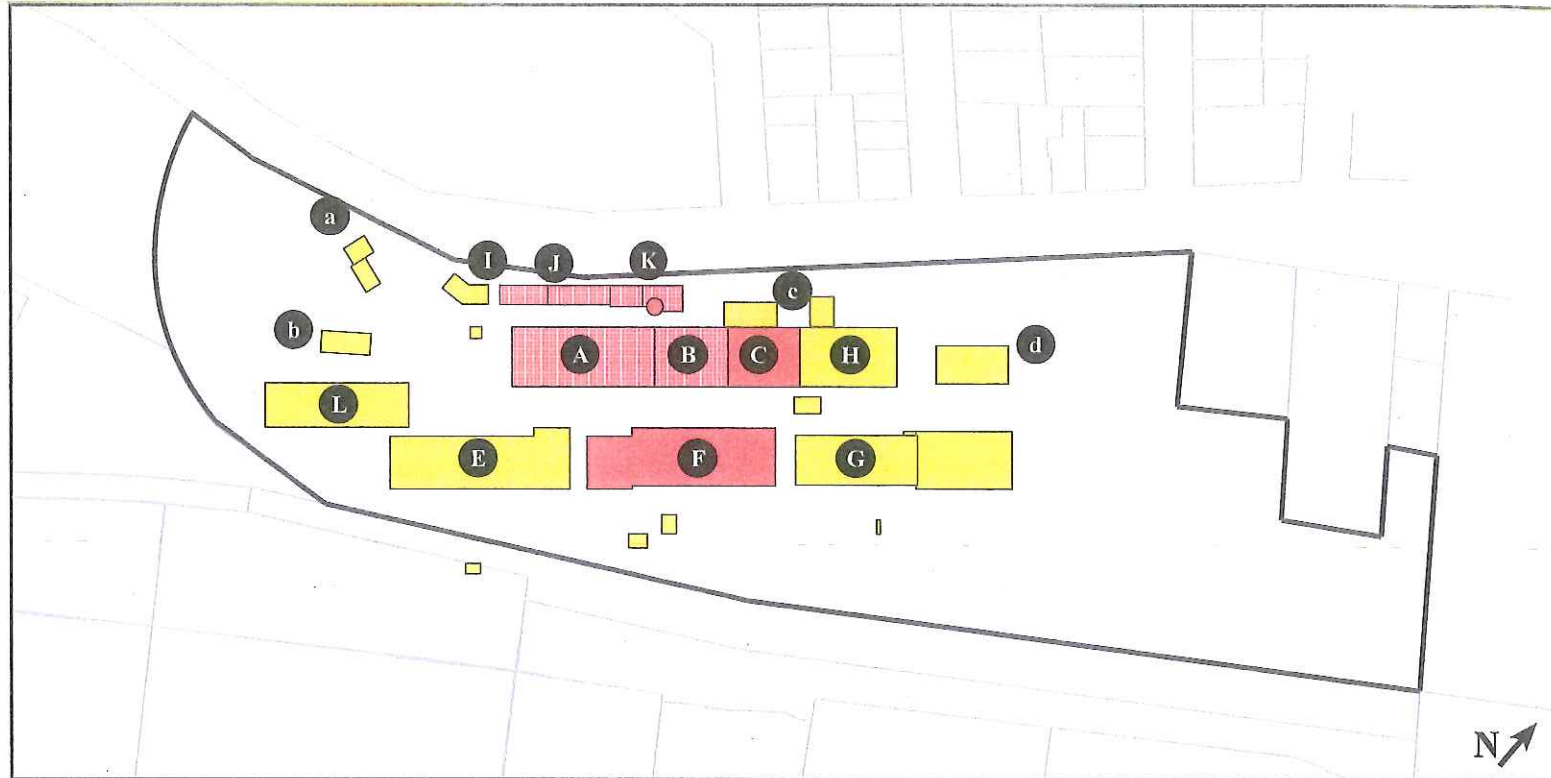
Locomotive from the Portland Company. Courtesy of the Maine Historical Society.



1851 drawing of a locomotive. Courtesy of the Maine Historical Society.



Locomotive crane. Courtesy of the Maine Historical Society.



The Portland Company 1871

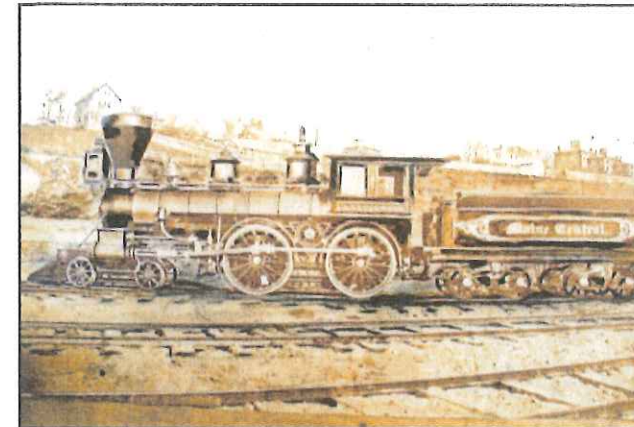
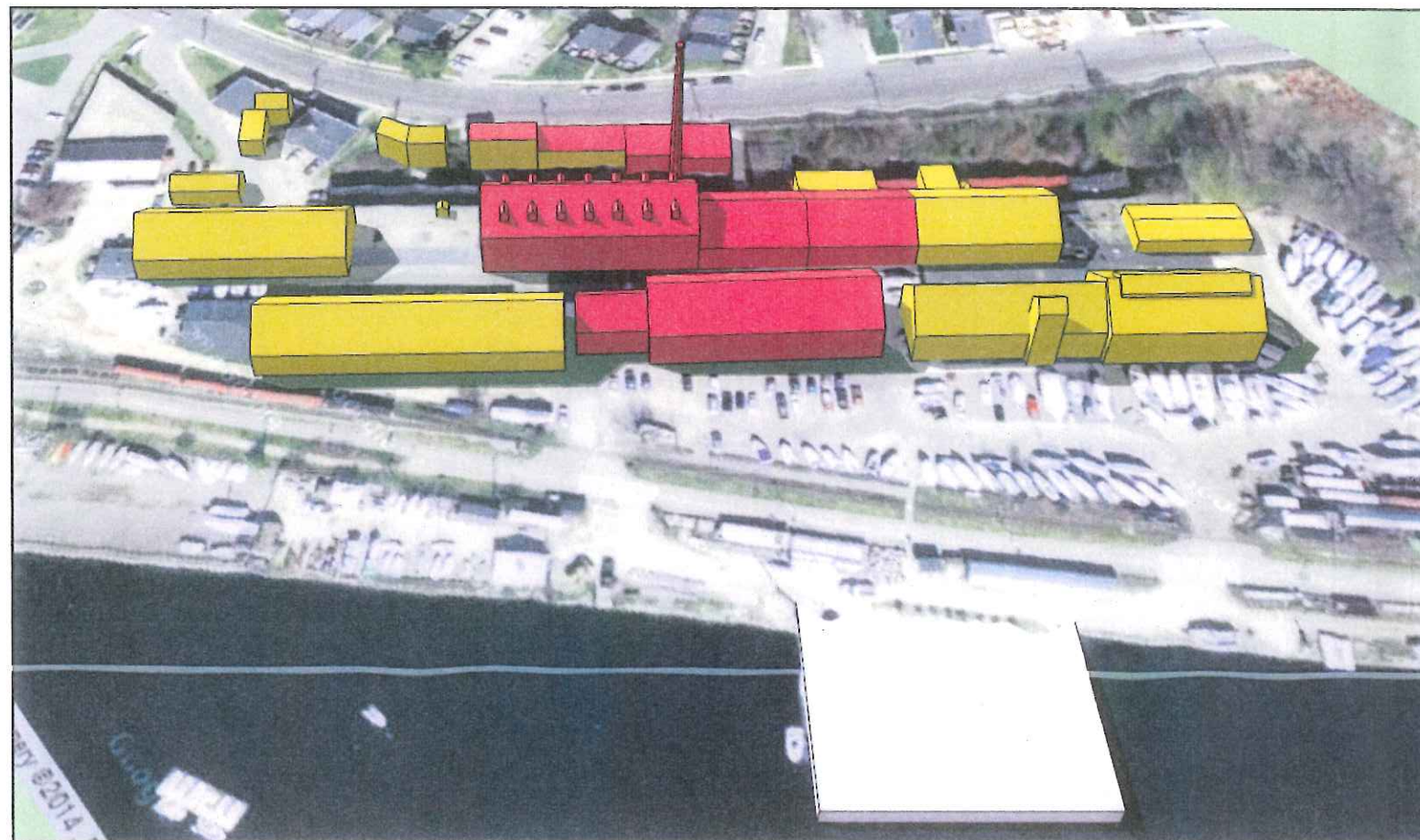
	Masonry
	Wood
	Metal
	Extant Masonry
	Extant Wood
	Extant Metal

PRIMARY:

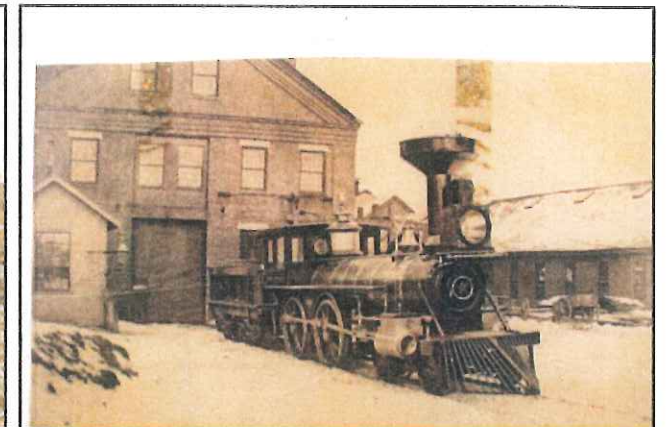
A: Machine Shop
B: Smith Shop
C: Foundry
E: Car Shop
F: Blacksmith Shop
G: Boiler Shop
H: Foundry Expansion
I: Office Building
J: Drafting Room & Storehouse
K: Boiler House & Brass Foundry
L: Car Shop

SECONDARY:

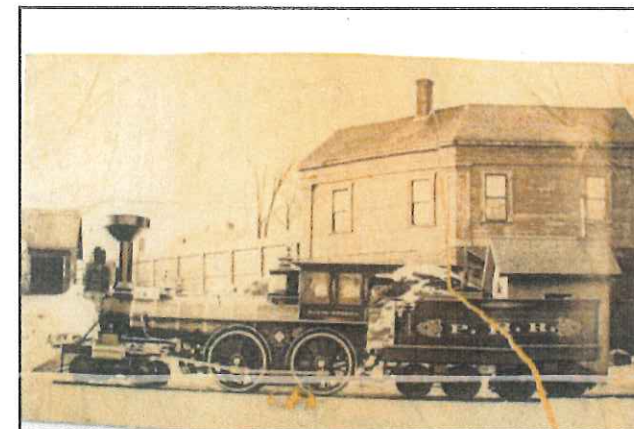
a: Stable
b: Babbitt Shop
c: Air Furnace & Core Shop
d: Scratch House



Portland Company locomotive. Courtesy of the Maine Historical Society.



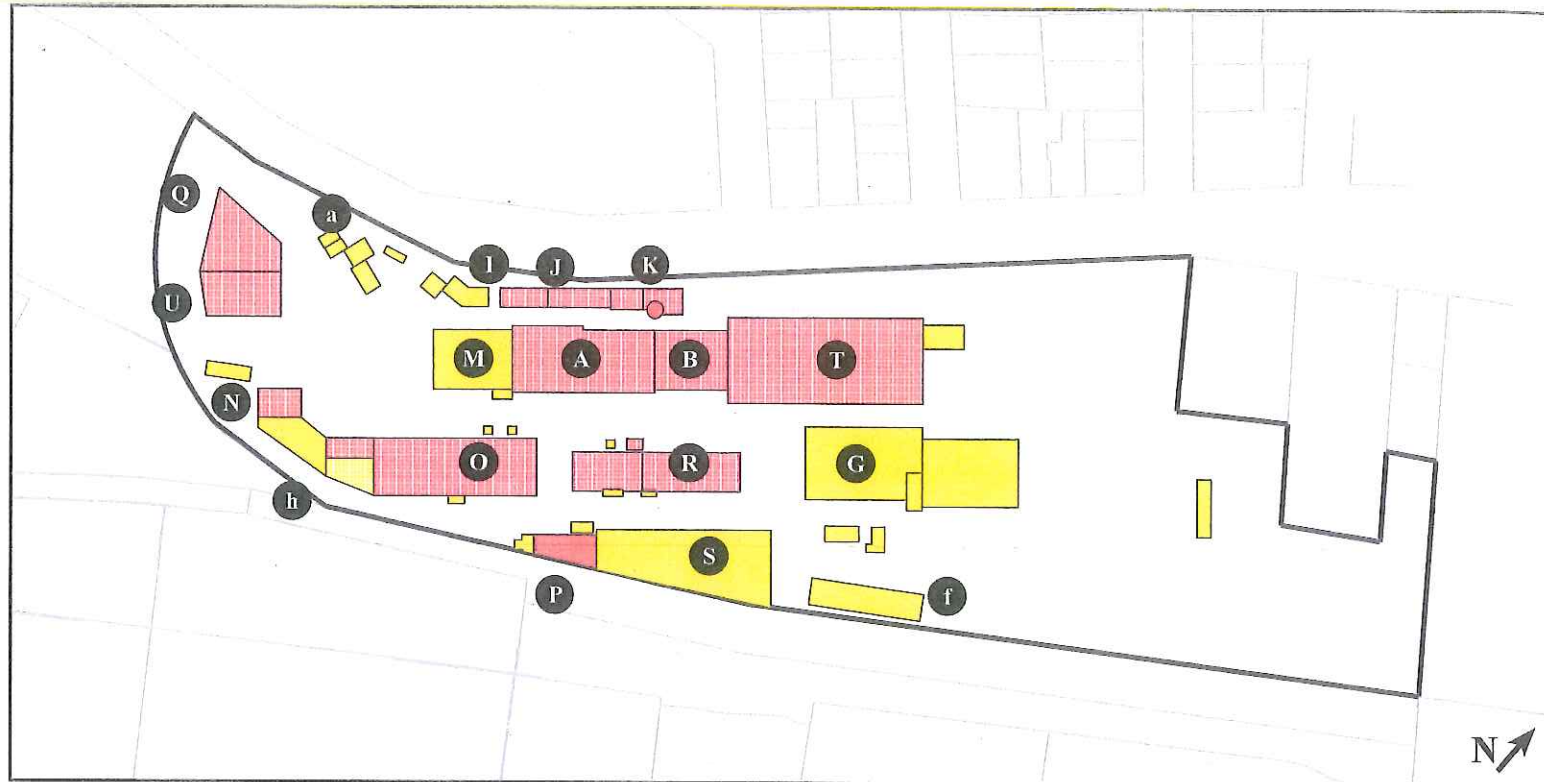
Locomotive south of the Machine Shop. Courtesy of the Maine Historical Society.



Locomotive with office building at rear. Courtesy of the Maine Historical Society.



View of the Portland Company yard from the north. Courtesy of the Maine Historical Society.



The Portland Company 1909

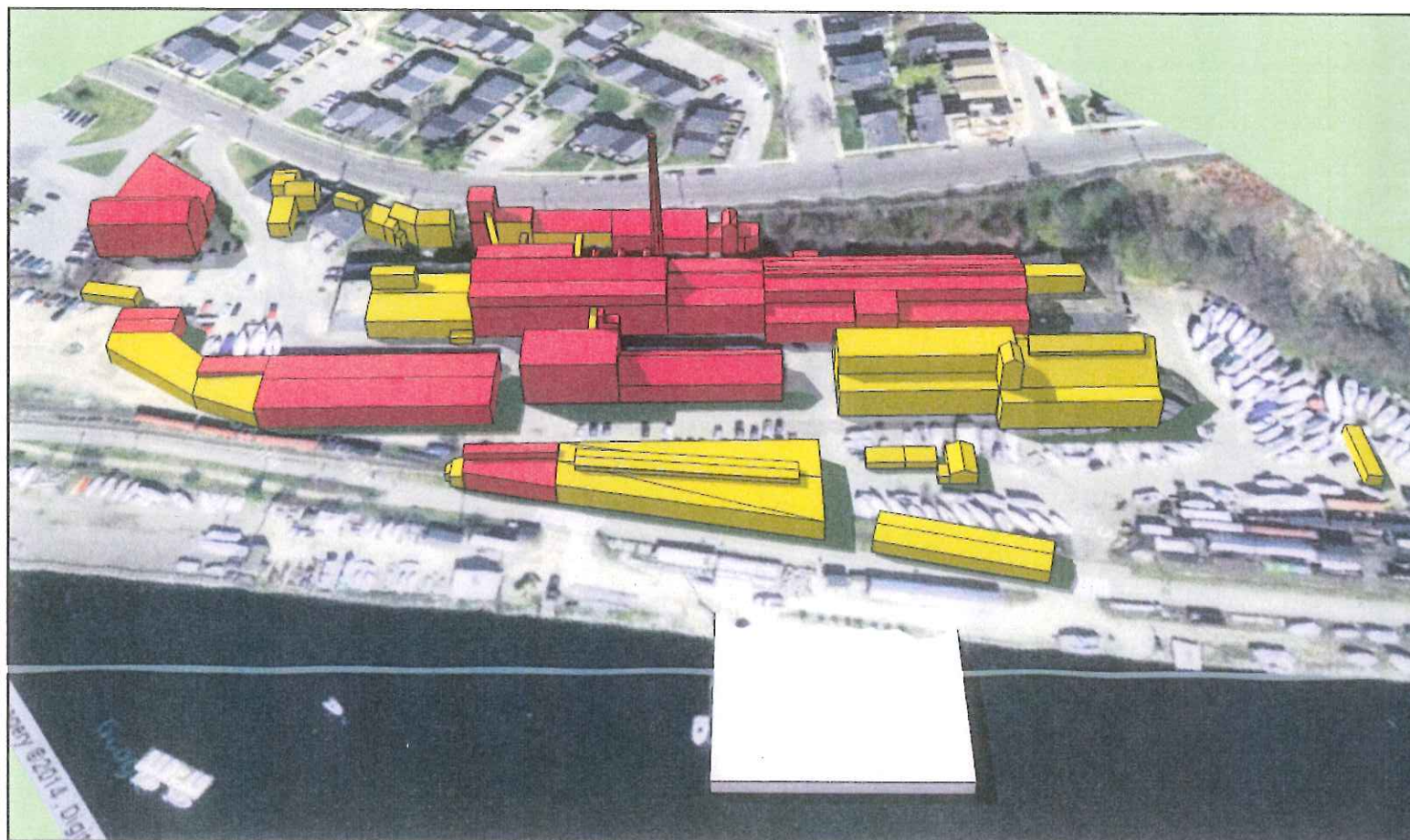
	Masonry
	Wood
	Metal
	Extant Masonry
	Extant Wood
	Extant Metal

PRIMARY:

A: Machine Shop
B: Smith Shop
F: Blacksmith Shop
G: Boiler Shop
I: Office Building
J: Drafting Room & Storehouse
K: Boiler House & Brass Foundry
M: Erecting Shop
N: Paint Shop
O: Car Shop
P: Tin & Babbitt Shop
Q: Pattern Storehouse
R: Blacksmith & Tank Shop
S: Blacksmith & Tank Shop
T: Foundry
U: Pattern Storehouse Addition

SECONDARY:

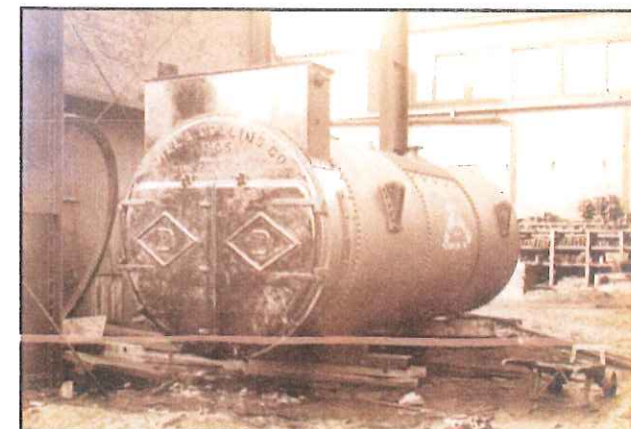
a: Stable
d: Scratch House
f: Sand Shed
h: Lumber Sheds



Interior view on the third floor of the machine shop. Courtesy of the Maine Historical Society.



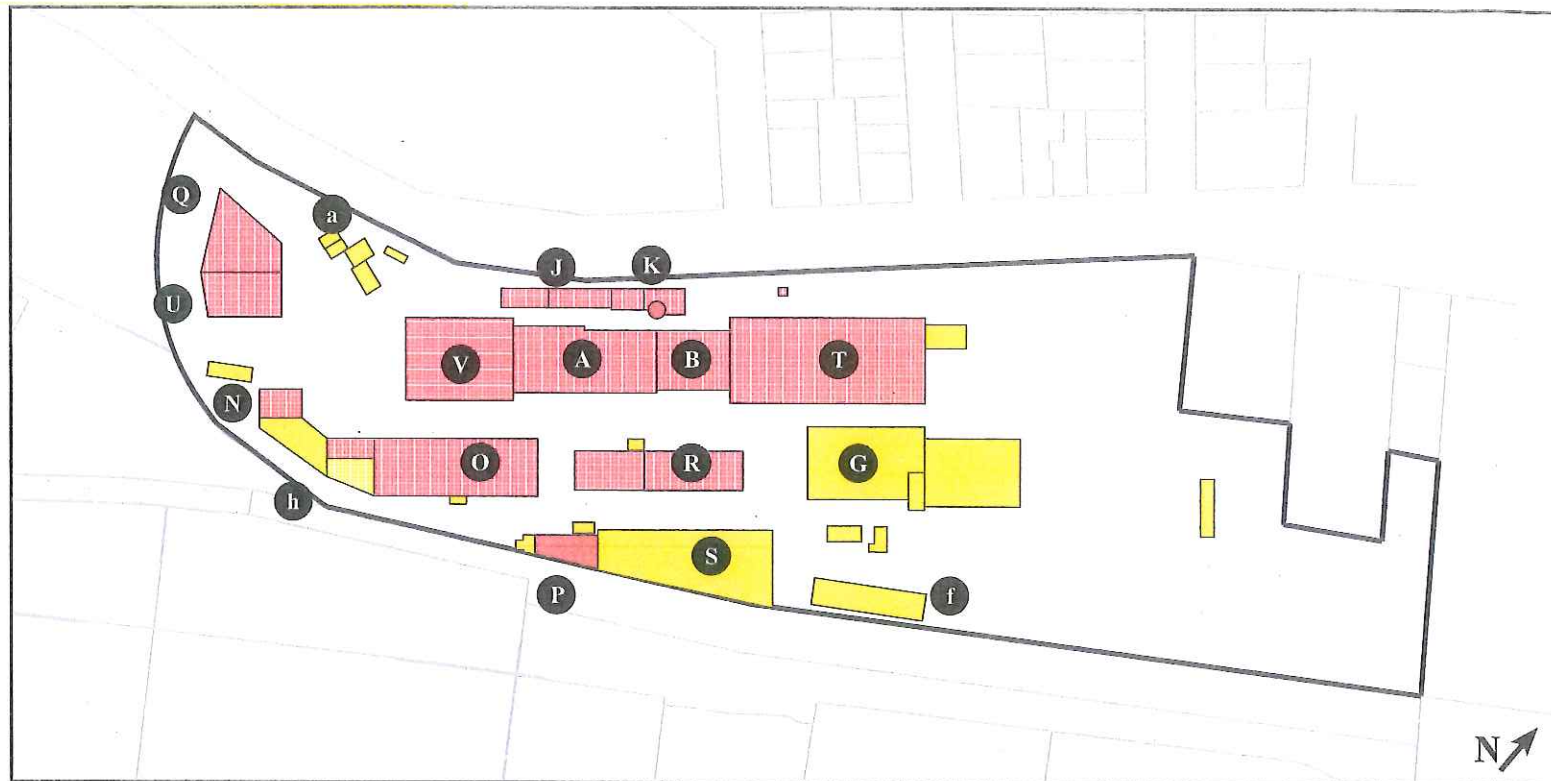
Knox automobile at the Portland Company. Courtesy of the Maine Historical Society.



Large boiler outside the tank shop. Courtesy of the Maine Historical Society.



Knox automobile at the Portland Company. Courtesy of the Maine Historical Society.



**The Portland Company
1918**

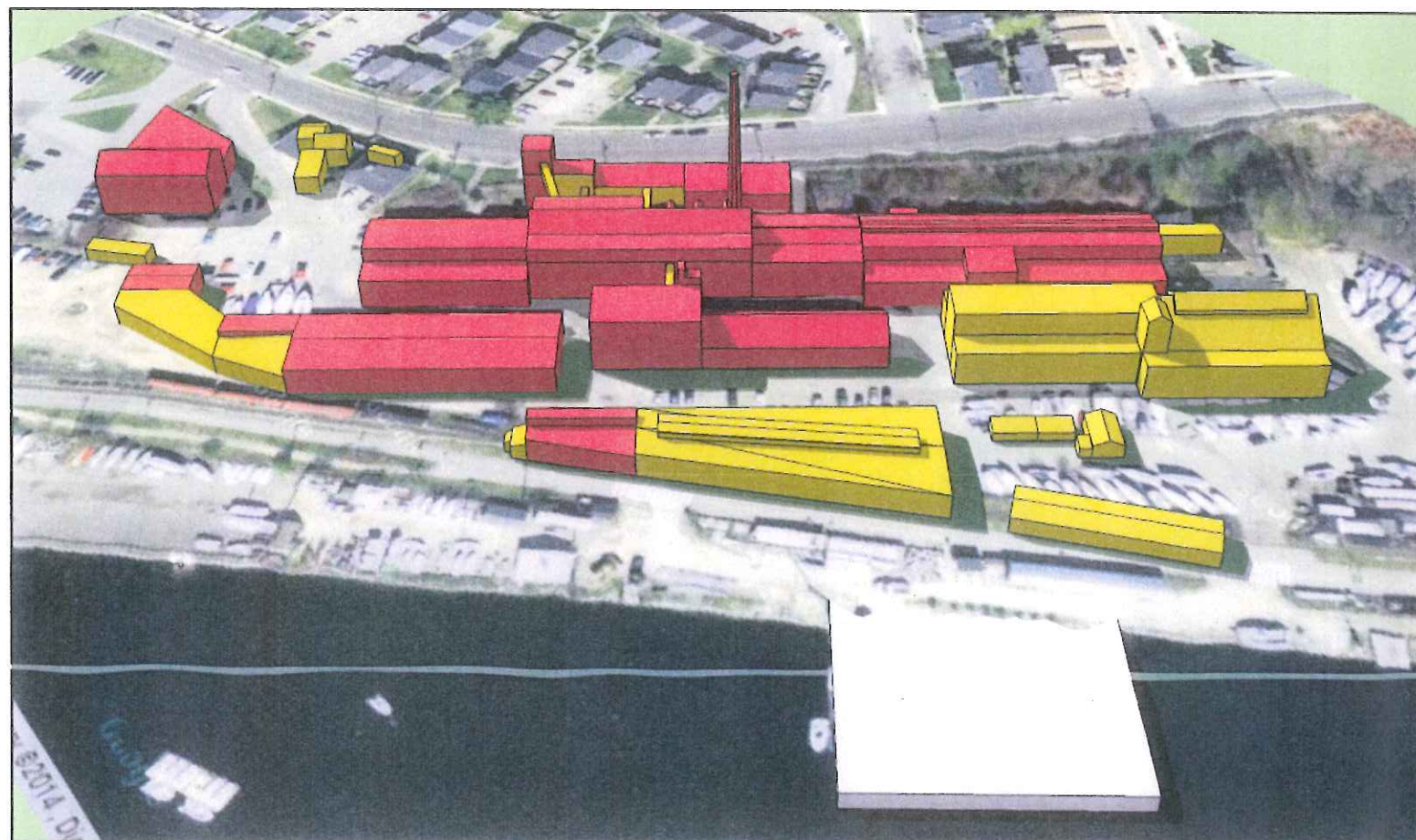
	Masonry
	Wood
	Metal
	Extant Masonry
	Extant Wood
	Extant Metal

PRIMARY:

A: Machine Shop
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 R: Blacksmith & Tank Shop
 S: Blacksmith & Tank Shop
 T: Foundry
 U: Pattern Storehouse Addition
 V: Erecting Shop

SECONDARY:

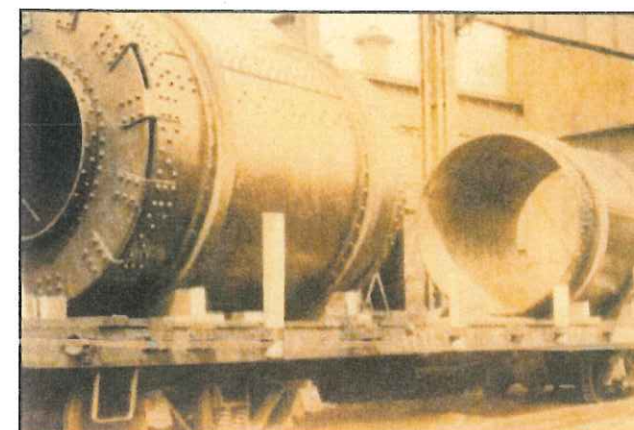
a: Stable
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 h: Lumber Sheds



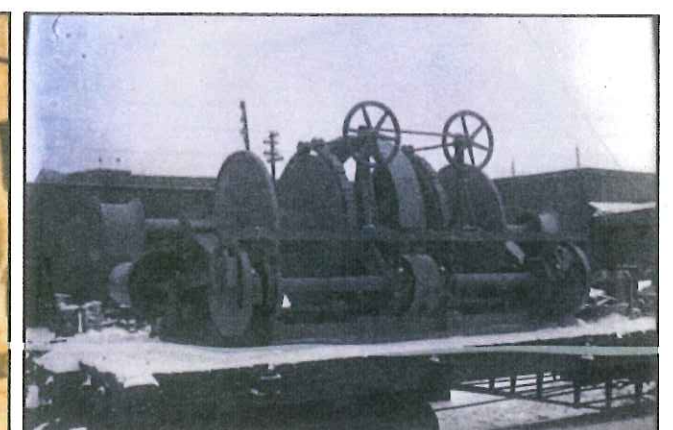
Aerial of the Portland Company. Courtesy of the Maine Historical Society.



Aerial of the Portland Company. Courtesy of the Maine Historical Society.



Large debarking drums. Courtesy of the Maine Historical Society.



Courtesy of the Maine Historical Society.

Fwd: 58 Fore Street - Public Access Easement

1 message

jmy@portlandmaine.gov <jmy@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Fri, Nov 15, 2019 at 9:13 AM

----- Forwarded message -----

From: **Barbara Vestal** <vestal@chesterandvestal.com>
Date: Fri, Nov 8, 2019 at 11:33 AM
Subject: **58 Fore Street** - Public Access Easement
To: Deb Andrews <DGA@portlandmaine.gov>
Cc: sally Oldham <oldhamseg@gmail.com>, Julie Larry <jlarry@portlandlandmarks.org>

Hello Deb,

I wish to follow up on questions raised at the Historic Preservation Board meeting on Wednesday, November 6th concerning the public access easement. I am sure the City is aware, but for the sake of the Board and the public, attached is a copy of the Public Access Easement which was executed on March 28, 2019 and is recorded in the Cumberland County Registry of Deeds in Book 35564, Page 30. As part of the Planning Board decision-making, in exchange for allowing the demolition of Building 1, CPB2 LLC agreed to grant to the City a public access easement. I would appreciate it if you would forward this to the Historic Preservation Board.

As stated in the easement document, CPB2 has granted to the City a **50' wide public access easement** running from Fore St to the southerly boundary of CPB2's property. The purpose is "to provide physical and visual public access to the waterfront for pedestrians within the Easement Area, which access shall include an ADA compliant access way for pedestrians, including but not limited to wheelchair access on the southerly end of the Easement Area." CPB2 "agrees not to use or permit any use, condition or state of disrepair that would be contrary to or otherwise unreasonably interfere with the use of the Easement Area by pedestrians in the manner contemplated herein." They can temporarily close all or a portion during construction, maintenance or repair activities if required to safeguard public safety. CPB2 can adopt reasonable rules for use and can grant the right to use the surface, subsurface and air space to others over the easement area for a host of primarily utility-related purposes.

I would contend (and I believe the City submission standards support me on this) that the applicant should be showing this public access easement on all submissions that include part or all of the public access easement. It is true that the precise metes and bounds description of exactly where the easement is located upon the earth may be refined within small tolerances. That can be indicated on the plan. But it is essential to be able to determine whether buildings (either proposed new or moved such as building 12), tree plantings, or any other proposed improvements would impermissibly encroach on the public easement area.

Clearly the easement is intended to allow both physical and visual access from Fore Street to the southerly boundary of CPB2's property. By its terms, the applicant must not allow any use which would interfere with the use of the entire easement area by pedestrians for physical and visual access. The preliminary plans presented on Wednesday seem to be ignoring the fact that this 50' strip of land has been dedicated to PUBLIC use. The narrowing of the stairs to only a portion of the 50' and the creation of platforms for private access to building 24 and to provide possible tables and chairs for outside seating for a future restaurant are in direct opposition to the use by the public and are an impermissible private intrusion on to the 50' public easement. The Historic Preservation Board has an important role to play in seeing that this public easement is protected and designed for meaningful physical and visual access.

Regards,

Barbara Vestal

PUBLIC ACCESS EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that CPB2 I LLC, a Delaware limited liability company, with a place of business in Portland, Maine and mailing address of Merrill's Wharf, 254 Commercial Street, Suite, 118, Portland, Maine 04101 (the "Grantor"), FOR CONSIDERATION PAID, hereby GRANTS to the CITY OF PORTLAND, a Maine body corporate and politic, with a mailing address of City Hall, 389 Congress Street, Portland, Maine 04101 (the "Grantee" or the "City"), a fifty-foot wide public access easement (the "Access Easement") for the purpose described below, across a portion of Grantor's property in Portland, Maine, running from Fore Street to the southerly boundary of Grantor's property, in the general location depicted on the drawing attached hereto as Exhibit A and made a part hereof (the "Easement Area"), subject to the terms set forth below. The precise location of the Easement Area shall be flexible prior to final design and construction of permanent improvements to the Easement Area. When the final design of the Easement Area has been completed and prior to construction of said improvements, the Easement Area shall be more particularly described by metes and bounds in an Addendum to this Access Easement, signed by both Parties and recorded in the Cumberland County Registry of Deeds.

The purpose of the Access Easement granted herein is to provide physical and visual public access to the waterfront for pedestrians within the Easement Area, which access shall include an ADA compliant access way for pedestrians, including but not limited to wheelchair access on the southern end of the Easement Area. Additional accommodations may be provided if and as required by applicable state or federal law, including the ADA.

The Easement Area shall be subject to such rules or ordinances that Grantee may adopt from time to time in the interests of public safety. Wheelchairs and emergency vehicles as well as snow removal equipment shall be permitted in accordance with applicable federal and/or state laws regulating accessibility for such devices, vehicles or equipment. Maintenance, repair and snow removal responsibilities within the Easement Area shall belong solely to Grantor, its successors and assigns; however, Grantee shall have the right, but not the obligation, to maintain or repair the Easement Area, or to remove snow therefrom, when Grantee, in its sole discretion, deems such maintenance, repair or snow removal necessary to ensure public safety and Grantor has failed to perform the same within a reasonable time after notice from Grantee.

Grantor agrees not to use or permit any use, condition or state of disrepair that would be contrary to or otherwise unreasonably interfere with the use of the Easement Area by pedestrians in the manner contemplated herein. Provided, however, Grantor may temporarily close all or a portion of the Easement Area during construction, maintenance or repair activities if required to safeguard public safety. Grantor shall promptly correct any condition and complete any maintenance or construction activities necessitating such closure in order to minimize the duration of the closure or restriction of public access to the Easement Area. Any closures that prevent public access from Fore Street through to the waterfront shall be pursuant to and in accordance with an Access Easement Closure plan filed with and approved in advance by the City of Portland's Planning Authority.

Nothing herein contained shall be deemed to be a gift or dedication of the fee interest in the Easement Area or any portion thereof to Grantee or to the general public.

The Easement Area is and shall remain private property, and Grantor hereby expressly reserves and retains for itself and for any subsequent owner of the Easement Area, all rights of ownership to the extent the exercise thereof does not unreasonably limit or unreasonably interfere with the use of the Easement Area by pedestrians; such rights include, without limitation, (i) the right to adopt reasonable rules and regulations governing the use of the Easement Area, (ii) the right to use, or to grant to others the right to use, the surface and subsurface of and air space above the Easement Area for any use or purpose (including, without limitation, the right to install, inspect, operate, maintain, repair, replace and remove electric lines, gas lines, underground fuel tanks, telecommunication lines (such as telephone, cable and internet lines), water lines, storm sewers, sanitary sewers, catch basins, manholes, clean-outs, curbing, driveways, surface parking areas, sidewalks, landscaping, benches, information kiosks, light pole bases, lighting fixtures, retaining walls, monument signs, fountains, statues, art pieces and the like, and (iii) the right to make changes, alterations and/or improvements to the Easement Area from time to time.

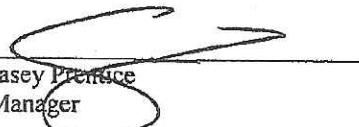
This easement is given for recreational use and the Grantor and Grantee claim the rights and protections against liability in accordance with Title 14 MRS §159-A to the maximum extent permitted by law.

TO HAVE AND TO HOLD the aforegranted and bargained public access easement, with all privileges and appurtenances thereof, to the Grantee, its successors and assigns, to its and their use and behoof, forever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by Casey Prentice, its Manager thereunto duly authorized, this 27 day of March, 2019.

CPB2 I LLC

By: CPB2 Management LLC, Manager

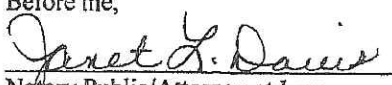
By: 
Name: Casey Prentice
Title: Manager

STATE OF MAINE
CUMBERLAND, ss

March 27, 2019

Personally appeared the above-named Casey Prentice, for CPB2 I LLC as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said limited liability company.

Before me,


Notary Public/Attorney at Law

Print name: Janet L. Davis **SEAL**
My commission expires: 01-18-2021

2

JANET L. DAVIS
NOTARY PUBLIC
State of Maine
My Commission Expires
January 18, 2021

GRANTEE ACCEPTANCE:

The City of Portland does hereby accept the foregoing Public Access Easement, by and through City Manager Jon Jennings.

CITY OF PORTLAND

Jon P. Jennings

By: Jon Jennings
Its: City Manager

STATE OF MAINE
CUMBERLAND, ss

March 28th, 2019

Personally appeared the above-named Jon Jennings, for the City of Portland as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said City of Portland.

Before me,

Deivy Periana

Notary Public/Attorney at Law

Print name: Deivy Periana
My commission expires: April 9, 2021

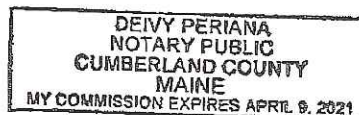
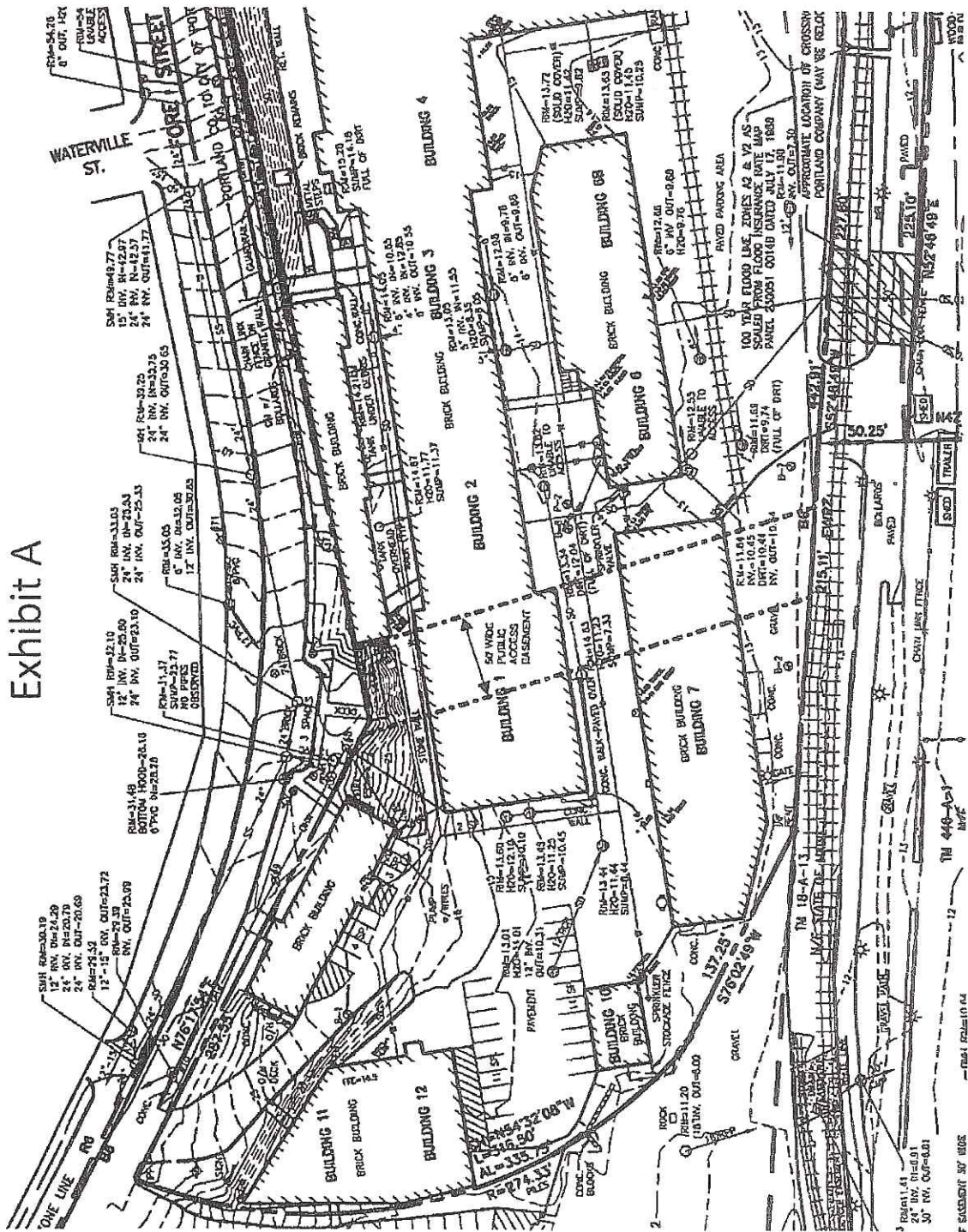


Exhibit A



Received
Recorded Register of Deeds
Apr 05, 2019 03:47:04P
Cumberland County
Nancy A. Lane

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

**PUBLIC HEARING
PROPOSED MUNJOY HILL HISTORIC DISTRICT**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: November 12, 2019
RE: November 20, 2019 **PUBLIC HEARING - HISTORIC PRESERVATION BOARD
RECOMMENDATION RE: DESIGNATION OF MUNJOY HILL
HISTORIC DISTRICT and SIX INDIVIDUAL LANDMARKS**

INTRODUCTION

Following four preliminary workshops and two site walks, the Historic Preservation Board will be holding a formal public hearing and final deliberations on a proposal to designate a defined area within the Munjoy Hill neighborhood as a local historic district. The Board will also be considering a proposal to designate six historic structures located outside the proposed district boundary as individual landmarks. Following deliberations, the Board will be voting on a recommendation regarding designation to be forwarded to the Planning Board and City Council for their consideration.

The historic preservation ordinance outlines a three-step review process for historic district designations: a district proposal is considered first by the Historic Preservation Board, which typically conducts the most detailed review of the proposal. During this phase, draft boundaries and assigned building classifications are carefully reviewed and public comment is taken. This preliminary review may result in modifications to the initial proposal. Upon completion of its preliminary review, the Historic Preservation Board makes a formal recommendation, which is forwarded to the Planning Board. The Planning Board, in turn, reviews the recommendation and forwards its own recommendation to the City Council. Final authority to designate a historic district rests with the Council. The Planning Board and Council confirm whether or not the district meets the criteria for designation as described in the historic preservation ordinance. Unlike the Historic Preservation Board, the Planning Board and Council also consider the effect of such designation on other aspects of the comprehensive plan--see Sec. 14-610 (d).

BACKGROUND, Impetus for Historic District Evaluation

Consideration of a potential Munjoy Hill Historic District is the final component of a comprehensive planning initiative that began in late 2017 in response to residents' concerns about the scale and character of recent development as well as a rise in the number of

buildings demolished 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 a number of new and revised planning tools to better manage development on Munjoy Hill. These included the creation of a “Munjoy Hill Neighborhood Conservation Overlay District” to implement new dimensional, design, and performance standards related to new construction and demolitions within the R-6 zone on Munjoy Hill. Staff’s multi-pronged recommendation also included designation of one or more historic districts within the larger Munjoy Hill neighborhood.

While the zoning amendments, demolition delay provisions and revised R6 design standards and process were adopted by the Council in June, the Council was not 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. The Council instructed staff to move forward with the necessary documentation and return with a proposal.

DOCUMENTATION AND ANALYSIS

A detailed survey and analysis of Munjoy Hill’s building stock got underway late last summer with assistance from project interns and a preservation consultant. From this work, a draft district boundary was delineated, building classifications (landmark, contributing, non-contributing) were assigned, and a building inventory was prepared that includes a building description as well as current and historic views of every structure within the proposed district boundary and every proposed landmark outside the contiguous district. Finally, a report on Munjoy Hill’s history, architectural and cultural significance and visual character was prepared for consideration by the Historic Preservation Board, Planning Board and Council as well as property owners and area residents. A number of informational meetings were held in the neighborhood during this review period. Staff presented its draft proposal to the neighborhood on April 30th. The April 30 presentation was followed by additional neighborhood meetings to answer questions and invite feedback. The proposal was formally introduced to the Historic Preservation Board on July 10th.

DISTRICT NOMINATION

On July 10th, following the introductory workshop on the draft district proposal, six members of the Historic Preservation Board formally nominated the proposed Munjoy Hill Historic

District and two individual historic structures outside the district boundaries as individual landmarks. Nomination by at least two members of the Board is required under the provisions of Portland's historic preservation ordinance in order to move forward with the formal designation review process. Prior to the formal nomination, a petition signed by 23 Munjoy Hill property owners was submitted to the City requesting designation of a Munjoy Hill historic district.

Note that nomination of a district, while required to begin the official designation review process, does not limit the Historic Preservation Board's ability to amend the draft boundaries, change any building classification or make any modifications to associated ordinances as they affect the district. The same is true for the Planning Board and Council at such time they take up the proposal for review. Additionally, nomination does not preclude the HP Board or Planning Board from deciding not to recommend designation.

SUMMARY OF HISTORIC PRESERVATION BOARD REVIEW PROCESS TO DATE

The Historic Preservation Board has held four preliminary workshops on the historic district proposal, including an introductory session on July 10th and three working sessions on September 4th, October 2nd and November 6th. Following the introductory session on July 10th and in preparation for subsequent workshops, two site walks were scheduled (July 31st and August 28th) to familiarize Board members with the neighborhood's building stock, observe proposed district boundaries and review the classification (or "preservation value") assigned to each building within proposed district. As Board discussion is not allowed on site walks, Board members were asked to simply identify those properties or boundary areas for which additional information and discussion was requested.

The focus of the subsequent workshops was on specific sections of the boundary and individual properties that had been identified by Board members or area residents as meriting further discussion. During the workshops, staff described the rationale behind the boundary as originally delineated and noted some specific sections of the boundary that, upon further consideration, warranted adjustment. To aid the Board in its discussions, staff provided the building descriptions of those structures for which the assigned classification (contributing/noncontributing) was questioned. Where a potential expansion of the district was being considered, staff provided descriptions and photographs of the subject buildings in order for the Board to determine the relative merits of adjusting the boundary. Finally, staff brought to the Board's attention four buildings outside the proposed district boundary for which the property owner had requested individual designation. (This was in addition to the original two properties located outside the boundary that been proposed for individual landmark status—21 Sheridan and 101 Congress.)

SUMMARY OF BOUNDARY ADJUSTMENTS AND PROPERTY RECLASSIFICATIONS

As a result of the Historic Preservation Board's review of the draft proposal, Board members were in general agreement about the following changes to the district map and list of

individual landmarks as first presented in July.

Boundary adjustments:

- Atlantic Street: 5 properties added on west side of street between Hanson's Lane and Monument Street: 58 (C), 62 (C), 68 (NC), 74 (C) and 76 (C)
- Kellogg Street: 2 properties added to east side of block between Congress and Monument: 51-53 (C) and 57 (NC)
- Melbourne Street: 6 properties added on north side of street between Congress and Willis: 51 (NC), 53 C, 57 (C), 61 (C), 63 (C), and 67 (C)
- Walnut Street: 3 properties added on north side of street between North and Willis: 42 (NC), 44 (NC) and 46 (C)

Property reclassifications:

- Noncontributing to Contributing:
 - 11 O'Brion
 - 28 O'Brion
 - 31 O'Brion
 - 43 O'Brion
 - 49 O'Brion
 - 24 St. Lawrence
 - 65 St. Lawrence
 - 96 Vesper
 - 32 Wilson
- Contributing to Noncontributing
 - 63 Morning
- Vacant to Noncontributing (based age of construction)
 - 40 O'Brion

Additional proposed individual Landmark designations (upon request of property owner)

7 Lafayette
8-12 Montreal
51 Monument
28 Waterville

FINAL PROPOSAL, SUPPORTING DOCUMENTATION

The map enclosed as ATTACHMENT 1 incorporates all of the changes listed above and reflects the Board's general consensus (as of the final workshop) regarding an appropriate and defensible district boundary as well as appropriate building classifications. The map also shows the individual structures outside the district boundaries that are proposed for landmark designation.

Supporting documentation for this designation initiative includes a comprehensive inventory of every building proposed for individual landmark designation and every building within the proposed district boundary. Each inventory form includes an architectural description, date of construction, any specific historical information known about the building, and a description of alterations made since the building was photographed in 1924. Each form also includes a building classification (contributing, noncontributing or landmark), denoting the structure's relative preservation value.

Also accompanying the designation proposal is a historic context statement that provides an overview of the history of Munjoy Hill, a description of the district's period of significance, a description of major building types and architectural styles found within the district and a description of the overall visual character of the district.

This map and other supporting documents have been posted on the Planning Department's and Historic Preservation Program's website, along with staff reports and accompanying attachments for all of the Historic Preservation Board's preliminary workshops on this matter. A compilation of all public comment on this matter is also available on the website.

Notices sent to property owners in advance of the upcoming public hearing included the link to access this information: <https://www.portlandmaine.gov/2451/Munjoy-Hill-Historic-District>

DESIGNATION CRITERIA

In considering the designation of individual buildings as local landmarks and/or the designation of a contiguous area as a historic district, the Historic Preservation Board must find that the proposed landmark or district meets at least one of the six minimum criteria for designation outlined in the historic preservation ordinance (Article IX of the Land Use Code, Sec. 14. 610 a.). In the case of a nominated historic district, the Board must also find that the district meets the criterion for district designations as described in Sec. 14-610 b.. Separate from the above criteria, which address the question of *significance*, the Board must also find that the nominated landmark and/or district exhibits sufficient *integrity* to warrant the building's or district's preservation (Sec. 14-611).

Following are the ordinance's designation criteria:

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.

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.

CONFORMANCE OF PROPOSED DISTRICT AND INDIVIDUAL STRUCTURES WITH DESIGNATION CRITERIA:

Nominated District:

In staff's view, the proposed Munjoy Hill Historic District meets the requirements for designation under Criterion #1 of Sec. 14-610 a. (Minimum Criteria for Designation). The proposed Munjoy Hill Historic District has value as a significant example of the cultural, historic and architectural heritage of the City of Portland.

Staff also finds that the proposed district meets the criterion applicable to district designations under Sec. 14-610 b. The proposed district includes a number of structures which have a high degree of cultural, historic and architectural significance and integrity and also includes within its boundaries other properties and structures which, while not of such ...significance..., nevertheless contribute to the overall visual characteristics of the significant properties located within it.

Finally, staff finds that the district meets the integrity criterion (Sec. 14-611). Although many of the buildings within the proposed district exhibit some level of alteration, most of the alterations are superficial and reversible in nature and do not fundamentally undermine the historic character of

the building. In staff's view, the proposed district has sufficient integrity of location, design, condition, materials and workmanship to make it worthy of preservation or restoration.

Nominated Landmarks:

In addition to the two individual structures identified for potential landmark designation at the start of the review process, four additional structures were proposed for individual designation by their respective owners during the review process. Given the fact that the nominated buildings 1) are well-preserved historic residential structures located beyond the boundary of the proposed contiguous district; 2) represent the same period of significance as the district; 3) are consistent with the building types and styles exhibited in the district; and 4) the owners of these historic properties wish to see them preserved into the future, individual designation is appropriate. Criterion #6 under the Minimum Criteria for Designation provides a mechanism to individually designate this type of structure.

Staff finds that the following structures, which are located outside the contiguous historic district boundaries, meet the ordinance's criteria for individual designation (landmarks) as follows:

101-107 Congress (Munjoy Block) *Meets Criteria #1 and #6 under Sec. 14-610 (a), also Sec. 14-611.*

7 Lafayette (Henry Rowe House) *Meets Criterion #6, also Sec. 14-611*

8-12 Montreal (James B. Newell House) *Meets Criterion #6, also Sec. 14-611*

51 Monument *Meets Criterion #6, also Sec. 14-611*

21 Sheridan (John Ford boyhood home) *Meets Criterion #3 and #6, also Sec. 14-611*

28 Waterville *Meets Criterion #6, also Sec. 14-611*

MOTIONS FOR CONSIDERATION

1. On the basis of information included in the staff report for the November 20, 2019 staff report and documentation and analysis presented in preliminary workshops on July 10th, September 4th, October 2nd and November 6th, the Board finds that the proposed Munjoy Hill Historic District as delineated in ATTACHMENT 1 **meets (fails to meet)** the minimum criteria for designation, specifically Criterion #1 under Sec. 14-610 (a). The proposed district also **meets (fails to meet)** the criterion applicable to nominated districts under Sec. 14-610 (b). The Board also finds that the proposed Munjoy Hill Historic District **meets (does not meet)** the integrity criterion as defined in Sec. 14-611.

Based on the above findings, that Board **recommends (does not recommend)** to the Planning Board and City Council that the proposed Munjoy Hill Historic District be designated as a local historic district subject to the provisions of Article IX of the Land Use Code (historic preservation ordinance.)

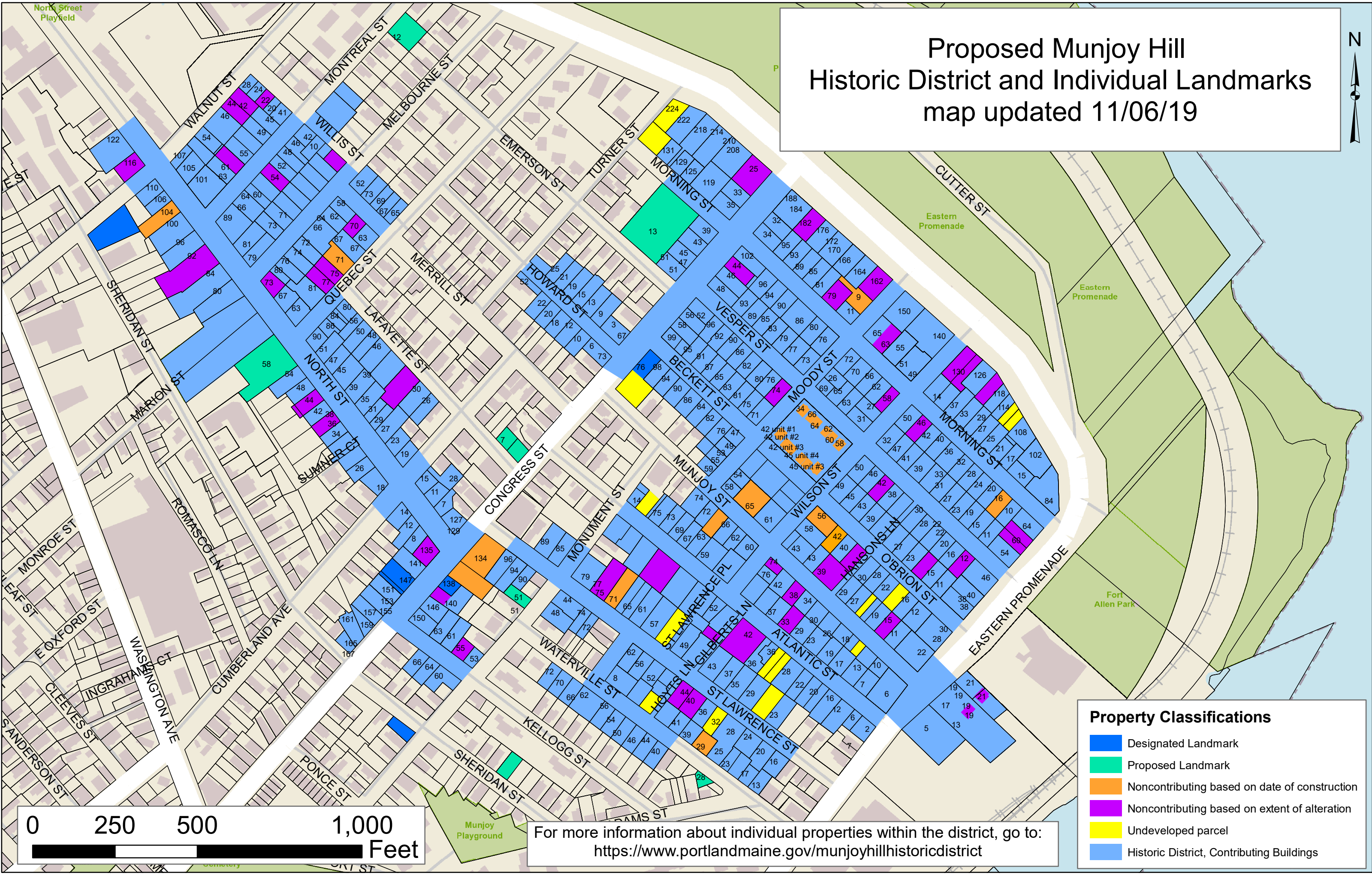
2. On the basis of information included in the staff report for the November 20, 2019 staff report and documentation and analysis presented in preliminary workshops on July 10th, September 4th, October 2nd and November 6th, the Board finds that:
 - the Munjoy Block at 101-107 Congress Street meets Criteria #1 and #6 under Sec. 14-610 (a) and the integrity standard under Sec. 14-611.;
 - the Henry Rowe House at 7 Lafayette Street meets Criterion #6 under Sec. 14-610 (a) and the integrity standard under Sec. 14-611.;
 - the James B. Newell House at 8-12 Montreal Street meets Criterion #6 under Sec. 14-610 (a) and the integrity standard under Sec. 14-611.;
 - the historic residential structure at 51 Monument Street meets Criterion #6 under Sec. 14-610 (a) and the integrity standard under Sec. 14-611.;
 - the boyhood home of John Ford at 21 Sheridan Street meets Criterion #3 and #6 under Sec. 14-610 (a) and the integrity standard under Sec. 14-611.; and
 - the historic residential structure at 28 Waterville Street meets Criterion #6 under Sec. 14-610 (a) and the integrity standard under Sec. 14-611.

Based on the above findings, the Board **recommends (does not recommend)** to the Planning Board and City Council that the historic structures at 101-107 Congress, 7 Lafayette, 8-12 Montreal, 51 Monument, 21 Sheridan and 28 Waterville be designated as individual landmark structures subject to the provisions of Article IX of the Land Use Code (historic preservation ordinance.

ATTACHMENTS

1. Map of proposed historic district and individual landmarks (map dated 11-16-19)
2. Sample forms from Munjoy Hill Historic Resources Inventory
3. Context Statement describing Munjoy Hill's architectural development, the proposed district's period of significance and visual character
4. Public Comment

Proposed Munjoy Hill Historic District and Individual Landmarks map updated 11/06/19



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

Property Classifications

- Designated Landmark
- Proposed Landmark
- Noncontributing based on date of construction
- Noncontributing based on extent of alteration
- Undeveloped parcel
- Historic District, Contributing Buildings

Address: 21 Sheridan Street

Approximate/Documented Date of Building: 1903

Surveyed: 8/17/2018

Historic Name: John Ford boyhood home

Landmark, Contributing or Noncontributing: Landmark



Introduction

21-23 Sheridan Street was a boyhood home of John Ford. The noted movie director was born John Feeney at Cape Elizabeth. In 1897 the family moved to Portland and a series of rental accommodations, first at Danforth Street and then at 65 Monument. In 1905 the family moved to this triple decker on Sheridan and lived there until 1917. John was a football hero at Portland High School and in 1914 followed his brother Francis to Hollywood. The Feeney brothers changed their name to Ford and John went on to direct such classic films as "The Informer" (1936) "Stagecoach" (1939), "The Grapes of Wrath" (1940), and "The Searchers" (1956). The building's Landmark classification is based on its association with John Ford.

The building is a classic triple-decker built in 1903. Triple deckers were built in significant numbers on Munjoy Hill at the turn of the twentieth century and proved to be an important building type in providing affordable housing for Portland's growing population, especially immigrant population. Triple deckers allowed for higher density on a narrow building lot. While accommodating a greater number of units, the triple decker also offered numerous amenities such as a generous floor plan, projecting bays, large windows and, oftentimes, decks for each unit. (From the 1924 photo, it appears the 21-23 Sheridan did not include decks.)

21-23 Sheridan exhibits all the typical elements associated with this building type: a tall, narrow building form; a front porch supported by columns and positioned at the side of the façade; a large faceted bay window that extends the full height of the building; a deep overhanging cornice and generous-size windows. Given the fairly steep grade of Sheridan Street and the building's high foundation, the front porch is located well above the street and is accessed by winding steps.

Alterations and Additions since 1924

21-23 Sheridan remains in well-preserved condition. Although some architectural details are difficult to discern from the 1924 photo, it appears that many of the original details remain. These include the recessed panels at the base of the front bay, the pilasters flanking the bay windows, the front porch's square columns with recessed panels, and the denticulated cornice. Windows remain 2-over-one, however at least some of the windows are vinyl replacements.

Some changes are evident. For example, on the south elevation the single windows near the front corner of the building are now paired. More obvious is the addition of a three-level porch off the south elevation. Interestingly, the porch addition is consistent with what many triple-deckers featured as amenities when they were built. The changes are compatible with the original character of the building and do not diminish its historic integrity.

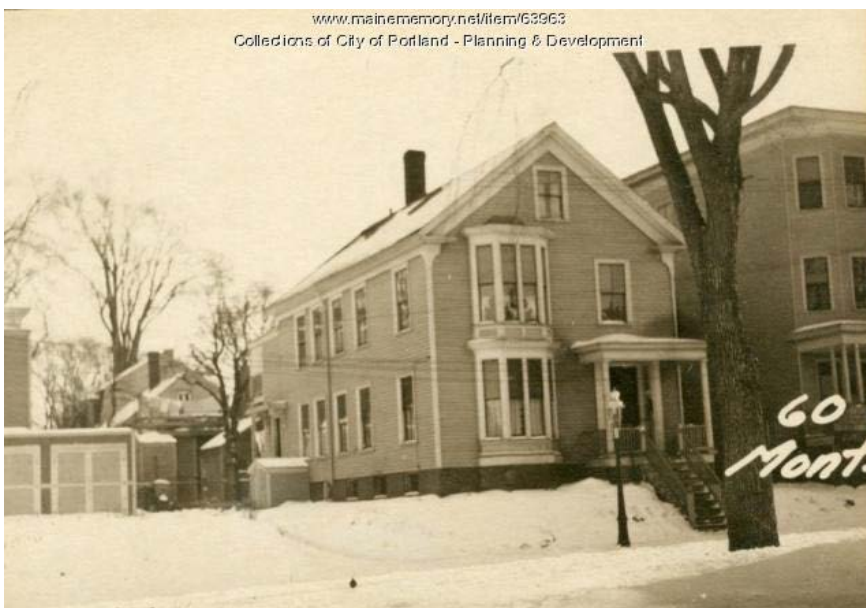
Address: 60 Montreal Street

Approximate/Documented Date of Building:

Surveyed: 8/17/2018

Historic Name:

Contributing or Noncontributing: Contributing



Introduction

60 Montreal Street is a vernacular Italianate dwelling, and is a good example of the many gable-front houses built on the narrow lots that typify Munjoy Hill's historic character. Distinguishing characteristics include eave returns, wide friezes, corner boards, and the façade's two-story canted bay window and recessed main entrance with partial porch.

The dwelling is two by five bays wide, with fewer bays on the southern elevation, and has vinyl siding and replacement 1/1 vinyl sash windows. The façade's bay window retains cornices on both stories. The entry porch in the second bay has tapered column supports and dentil moldings. The recessed, double-door main entry has a simple entablature with wooden paneling on the interior walls. The northern elevation has a secondary entrance in the first bay, which appears to have a bracketed hood, although it is partially obscured from the roadway by trees.

A shed dormer with three vinyl sliding windows runs the full width of the roof's northern slope. The gabled roof is asphalt and has one chimney adjacent to the interior ridge.

Alterations and Additions Since 1924

Changes since 1924 include loss of wood clapboard siding, the addition of 1/1 windows in place of 2/2 and 2/1 windows, replaced corner boards with some loss of detail, and the addition of the large shed dormer. Wooden paneling below the bay window lights has been replaced with vinyl clapboards. However, these changes do not diminish the dwelling's historic character, as it retains significant period details and its nineteenth-century form.

Address: 44 North

Approximate/Documented Date of Building: 1884

Surveyed: 8/17/2018

Historic Name: A. L. Johnson House

Contributing or Noncontributing: Noncontributing



Introduction

The multifamily residence at 44 North Street is a front-gable, two-and-a-half-story, wood-frame Italianate structure. The building is clad in natural wood clapboards with wood trim. Although the building's form and massing remain unchanged (at least near the street) and a few architectural details remain to convey its original Italianate style, the number and nature of alterations have effectively robbed the building of its historic integrity. The front entry has been altered with the replacement of the original canopy, front doors and entry porch. The prominent two-story bay has changed significantly in appearance with its windows being reduced in size and infill clapboard siding replacing the bay's decorative paneling and intermediate cornice. Other windows on the façade and side elevations have been reduced in size as well and a group of three single-lite casement windows have replaced a pair of taller windows in the front gable. A rear addition extends beyond the face of the south elevation.

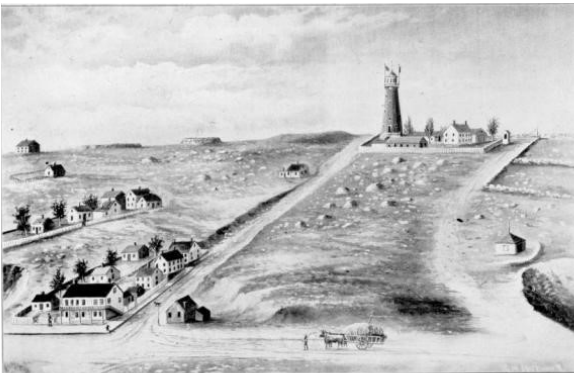
While the building's form, scale and gable end-to-the-street orientation are consistent with North Street's prevailing development pattern, the degree of change has led to its classification as a noncontributing structure.

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,

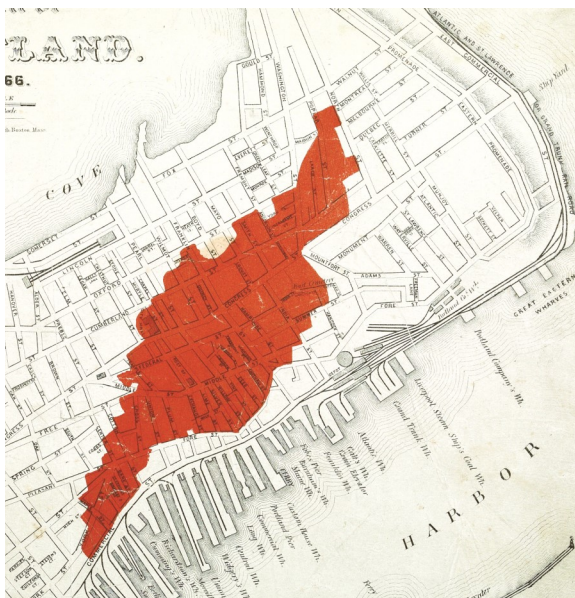
Development History: 1786-1866



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.

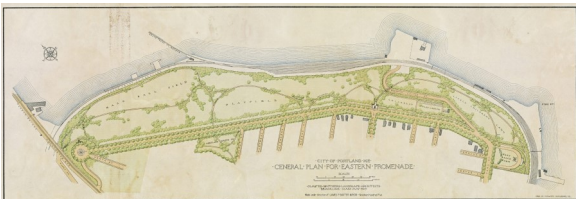
Development History: 1866-1917



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.



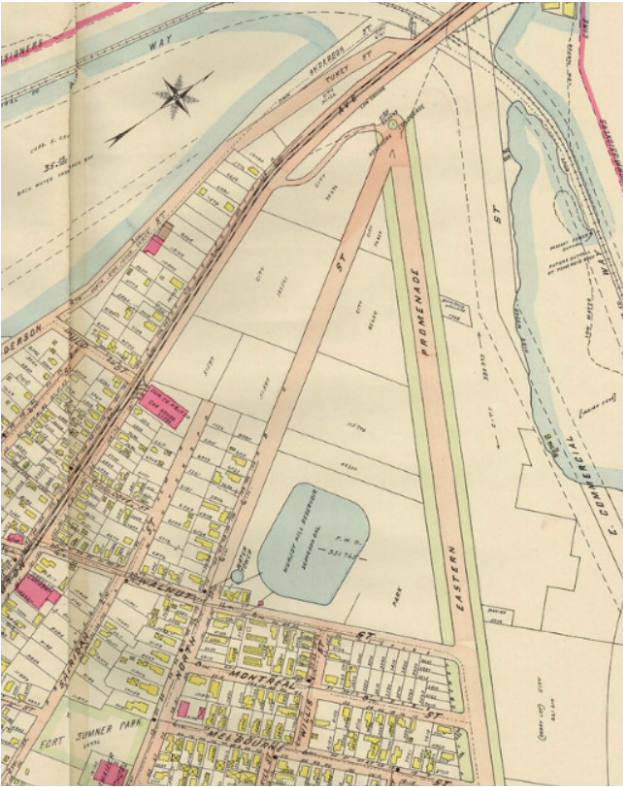
Triple deckers on Munjoy Hill.

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.



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.



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.



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.



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.



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.



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.

PC1	Belinda Ray	
PC2	Johanna Henry	
PC3	Carol Connor	4-16-19
PC4	Karen Snyder	7-10-19
PC4	George Rheault	7-10-19
PC5	George Reiche	7-10-19
PC7	Enoch and Gail Wenstrom	7-10-19
PC8	Berry Manter	7-10-19
PC9	Mark Googins	7-11-19
PC10	Susan Yandell	7-22-19
PC11	Christopher Akerlind	7-23-19
PC12	JoAnn Dowe	7-28-19
PC13	Julius Ciembroniewicz	8-8-19
PC14	Lindsay Steven Mann	8-8-19
PC15	Alexis Santos	8-8-19
PC16	George And Uschi Carhart	8-22-19
PC17	Carle Henry	8-30-19
PC18	Markos Miller	8-31-19
PC19	Peter and Deborah Murray	9-2-19
PC20	Liz Hays	9-3-19
PC21	Markos Miller	9-3-19
PC22	Carol Connor	9-4-19
PC23	Berry Manter	9-4-19
PC24	Nini McManamy	10-1-19
PC25	Mike Hoover	10-1-19
PC26	Liv Chase	9-30-19
PC27	Karen Snyder	10-1-19
PC28	Nini McManamy	10-12-18
PC29	Susan Yandell	10-14-19
PC30	Adam Frederick	10-30-19
PC31	EJ Koch	10-28-19
PC32	Lauren Ashwell	10-30-19
PC33	Travis Agaman	
PC34	Liz Hays	11-8-19
PC35	Mart99	11-8-19
PC36	Barbara Vestal	11-13-19
PC37	Francesca Galluccio-Steele	11-14-19
PC38	Julie Larry	11-14-19
PC39	Rhoda Renschler	11-14-19
PC40	Sally Oldham	11-14-19

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

Belinda Ray
Portland City Councilor
City of Portland
389 Congress Street
Portland, ME 04101

Re: Munjoy Hill Historic District

Dear Ms. Andrews & Councilwoman Ray,

We, the undersigned, owners and residents of potentially affected property recommended for inclusion in the Munjoy Hill Historic District and/or recommended for designation as individual landmarks, write pursuant to the Portland Land Use Ordinance Section 14-615 to formally oppose such designation in our neighborhood. We request that you forward this petition to Portland's Historic Preservation Board, the Planning Committee and the City Council.

As you know, Munjoy Hill was largely developed as a residential neighborhood. It also contains a business district on Congress Street on 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 buildings 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.

As the April 2019 inventory report indicates, 85% of the 408 buildings assessed are contributing. This illustrates that the vast majority of buildings considered for the Historical Designated area clearly communicate their architectural roots and contribute to the overall historic character of the neighborhood. With only 15% designated as non-contributing in the most heavily remodeled area of the Hill that was assessed, we are proud of the City's current processes and procedures to maintain the history of the Hill and we are equally as proud of homeowners who have, without restriction, maintained our neighborhood treasures at great individual expense.

With the current pressures facing our City to provide affordable and workplace housing and to support a diverse, working class demographic, we stand against Historical Designation of the Munjoy Hill neighborhood at this time and are very grateful for your work and your support to pass this letter onto the Preservation and Planning teams as well as our City Council.
Thank you very much

Re: 12th Historic Designation on Munjoy Hill

To City Councilors:

As a resident of Munjoy Hill, I am writing you to either slow down or stop the movement. Here are the reasons why:

1. Opposition does exist. It takes many forms.
 - a. There are citizens on the Hill who want no designation
 - b. There are some who want only additional Landmarks to be named
 - c. There are some who are interested in State or Nat'l Designation, not Local
 - d. There are **many** who want the City to stay out of it
2. Most of the Hill has no idea the City is pursuing designation so have not weighed in on the topic. With that said, 21 citizens reached out to the HPB to ask for designation to be accelerated which is a classic tactic by those who do not want the entire Hill to be polled and selfishly only want to get their NIMBY way. 21 people actually believe that they have standing to speak with 4500. It is a ridiculous notion that I hope all of you do not consider as you develop your own positions. (Yes, you know who many are because they write the Council often hoping quantity of letters from few leaves an impression that they are the majority.)
3. In only a two-year period, the City has put a moratorium in place on the hill and has changed the R6 zoning. Not enough time has passed to understand the impact of the recent actions. In this case, the city is moving too quickly without justification.
4. After speaking to 4 of the leading Affordable Housing developers in our city, each stated that adding another Historical District in our city will not only fundamentally stop further affordable or workplace housing on the Hill, it will also negatively impact values in surrounding neighborhoods reducing the prospects to add Workplace/Affordable housing nearby.
5. The HPB & Planning Board have aggressively gone from hearing a concern about demolition to now proposing one very large contiguous district on the hill without any presentation of other options. Why a local historic designation? Why not present a state designation or voluntary national? Further, the HPB has spent thousands of dollars of our tax money to fund a study to assess each and every building on the hill. While the study is of value, it is premature without a discussion on options for the hill or, as pointed out in #1 above, let's understand the effect of the recent changes over the past 2 years before we swing the

pendulum too far. (Please see the attached document that breaks down the HPB report/assessment and raises significant questions that are unanswered)

6. Much of Hill offers non-contributing & very diverse structures. This is not the West End for example where there are brick, similar-looking, contributing buildings. On the Hill, as evidenced by the HPB report, most buildings are already maintained well by their owners. Munjoy Hill is a highly architecturally diverse neighborhood AND with only <2% of older buildings demo'd in the past few years, the City is solving for an issue that simply does not exist. (And, many demolished were beyond the point of repair.)
7. Finally, the belief that slowing down the growth of modern multi unit buildings helps the renter is a myth. Look at the West End. In a recent conversation with a realtor / architect who works in that neighborhood, owners are increasing rents to maintain their buildings due to the oversight/HPB approval process. Renters are being pushed out. (And, don't forget, some modern buildings offer diverse architecture (which is a Hill tradition) and provides energy efficient buildings, which has an environmentally friendly benefit.

Personally, as a homeowner of an 1800s contributing house, we, like many, do our best to respect the past and the home's appearance while maintaining it. We moved onto the Hill in 2013 purposefully because it was not designated historic. We do not want the added pressures of expense and process to maintain, as we have for the last 6 years. As you'll see in the HPB report summary attached, most evaluated homes are deemed contributing. These building have survived decades without City oversight – why the push to add that now when, as stated above, there is no issue on the Hill?

Further, why isn't the City pushing for more information to be presented to the Hill neighborhood? Why is it that the HPB is the only team presenting (and refusing to participate on panels with those opposed or with those who recommend other options?) In other words, why is the City so focused on making this happen? If this is seen as another tax source, please consider what you are doing to the renters, the future of affordable housing, and the long time resident that wanted to sell to a developer to fund their retirement.

Maybe this needs to go to a city-wide vote? At the very least , I believe that every household on Munjoy Hill needs to be contacted regarding this issue and can work to accomplish this.

Finally, is this type of taking one's property even constitutional?

Thank you for your consideration.

Johanna Henry

From: Carol Connor c.connor0@icloud.com
 Subject: Historic Preservation on Munjoy Hill
 Date: April 16, 2019 at 12:37 PM
 To: dga@portlandmaine.gov
 Cc: Carol Connor balsamique@live.com

Dear Mrs. Andrews,

Here is an early picture of 8-12 Montreal Street provided by the Libby Family, owners around 1900.



I Have attended meetings, written comments and spoken to the Planning Board, the Historic Preservation Board and the City Council voicing my concerns about development in the R-6 zone, especially when it requires the demolition of historic homes and structures. It concerns me that we, the local citizens seem helpless to slow down or redirect the progression of this deterioration of our neighborhood's character. In spite of clearly stated Design Standards, decisions have been made and approval given for development plans that clearly violate the standards and offend the existing quality of the streetscape. Many of the residents of the Montreal/Willis St. neighborhood have expressed an interest in having this area be designated as part of the North Street/ Eastern Promenade Historic District. That information, along with signatures including mine, has been presented to you in writing by other interested neighbors. It appears that there has been little progress regarding this request, so I'm asking again. Please consider including Montreal Street in the historic district for this area.

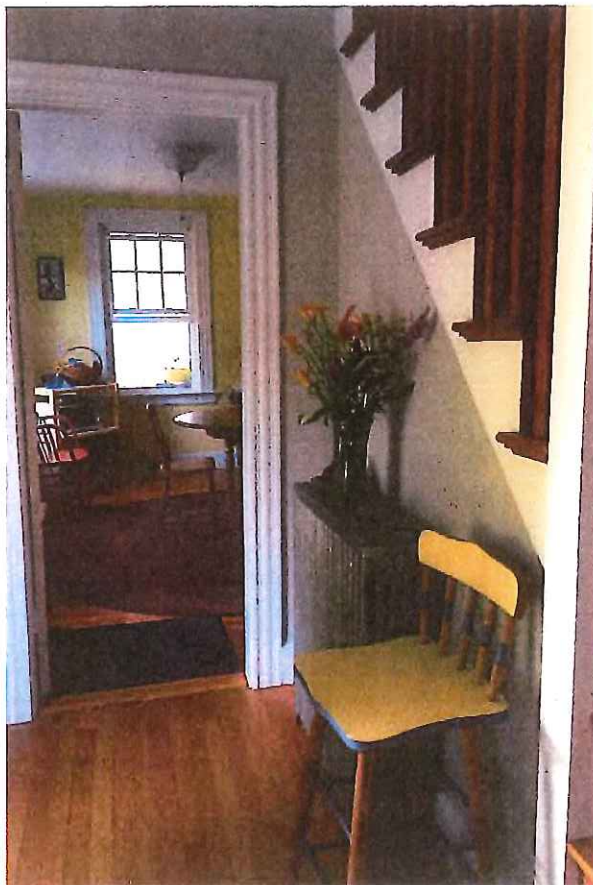
If the Historic Preservation Board decided it is not an appropriate action to include the entire street, I would like my house at 12 Montreal to be designated as a stand-alone property that should be declared Historic and Preserved.

With support from a Greater Portland Landmarks representative, I have accessed and studied the deeds and early records of the house and historic period. I am confident that the house has historical significance, in a folksy working class kind of manner. I am mailing you an illustrated packet today that describes my house, its history and the reasons it should be included in the historic district of Munjoy Hill.

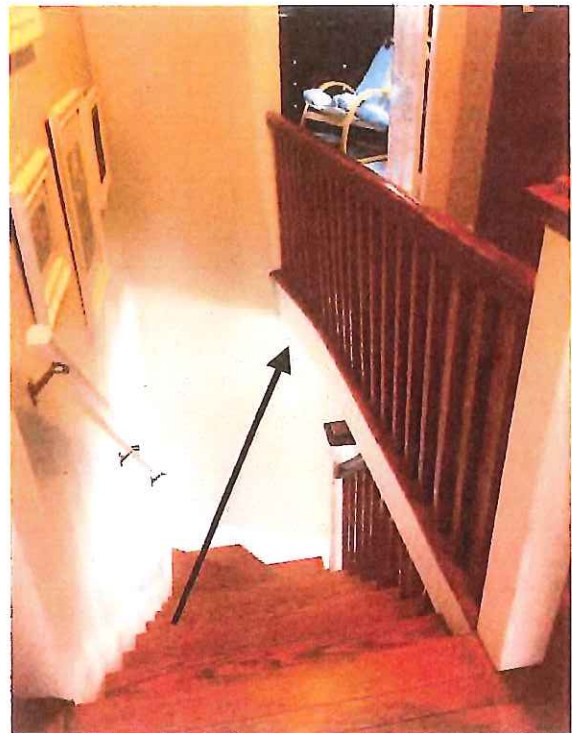
Please share this with your fellow board members. Thank you for your consideration.

Carol M Connor

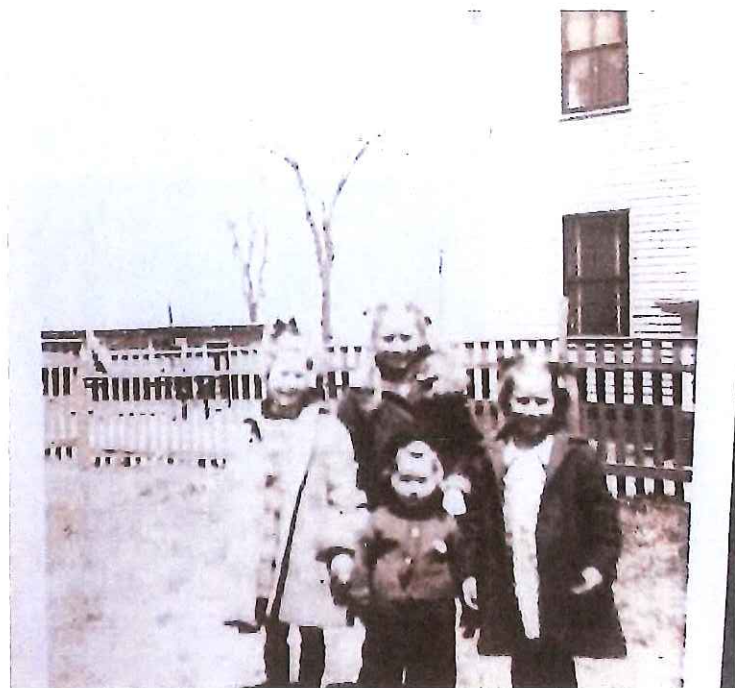
The interior construction is unusual in its shaping of the wood to accomodate the narrow passageway and door to the bedroom. One gets the feeling of being on a boat. It makes me wonder about the original resident and builder of the house, Mr. James B. Newell. was a joiner which means he could have the skills to build houses or boats.



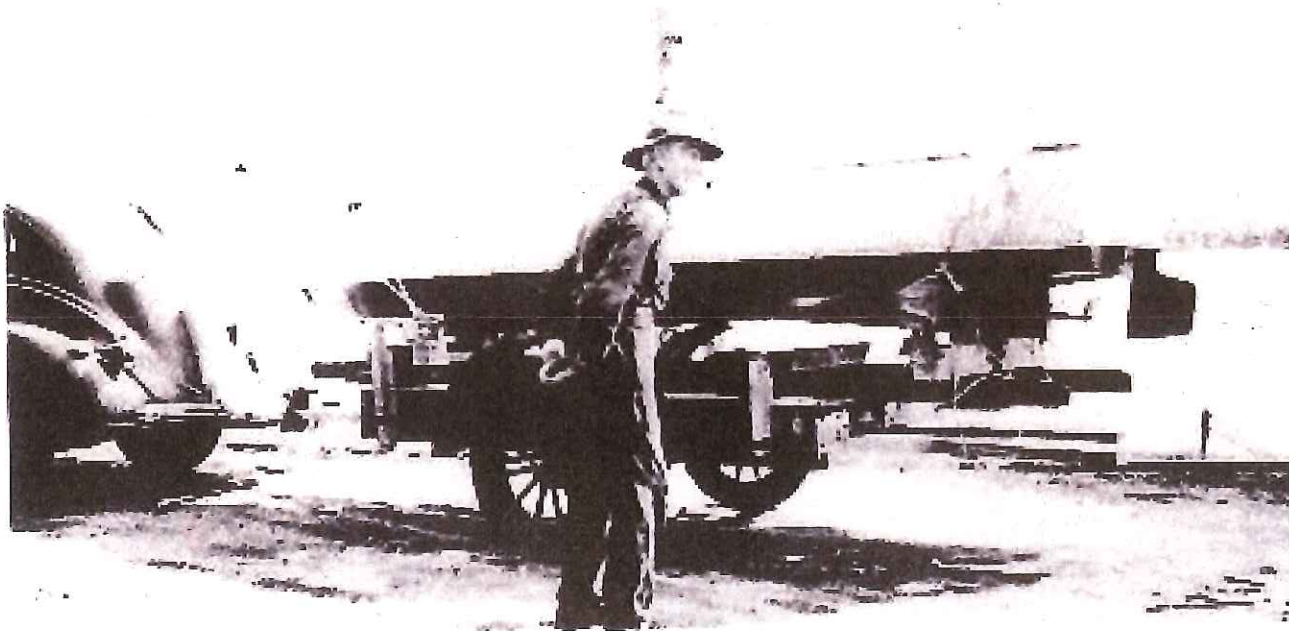
MAIN ENTRANCE AND STAIRCASE



UNUSUAL STEAM BENT BOARD, SHAPED TO THE SPACE. FEELS LIKE BEING ON A SHIP. JAMES B NEWELL WAS A JOINER WHO BUILT THE HOUSE,



Circa 1943 Harry E. Libby's Granddaughters in the yard at 12 Montreal St.



HARRY E. LIBBY, 12 MONTREAL STREET OWNER EARLY 1900'S. HE CONSTRUCTED THE BOATHOUSE ON THE PROPERTY TO BUILD AND STORE HIS SMALL BOATS .EARLY MAPS SHOW MONTREAL ST. EXTENDED CLEAR DOWN TO EAST COMMERCIAL STREET ALL THE WAY TO THE WATER. COULD MR. LIBBY HAVE USED THIS ROUTE TO LAUNCH HIS BOATS?

Built in 1855, the home at 12 Montreal Street is one of the early houses on Munjoy Hill.

Though it is not necessarily a pristine architectural sample, it is evident that it has historical significance due to its early construction and style. The builder and first occupant was a joiner named James B. Newell. We can surmise by his occupation being a joiner and by his address in 1852-53 being described in the Portland Directory as near the old hospital on the Eastern Promenade, that he very likely built the house while living nearby. He had lived on Myrtle Street in 1850-1851 and moved to the Promenade after that. James and his wife Almira and two sons, James N. and Lendell R are the first occupants of the Montreal Street house, showing up in the 1856-57 Portland Directory.

Chronology

What follows is the chronology of owners/holders/ residents of 12 Montreal St

1855 Moses Gould sold the land to James B. Newell
1855 James B Newell build the house at 8-12 Montreal
1856-1858 James B. Newell (Mortgaged by Elbridge Gerry for \$300.00 in 1858)
Residents :James B, Wife Almira, sons James N and Lendell R, and Albert Newel, a painter
1867 Elbridge Gerry to John M. Stewart (Stewart doesn't move in until 1869)
1869-1873 John M. Stewart Molder (Moulder)
1899 John M, Stewart died and the property went to his daughter Mary F. (Huston) not sure of spelling, the script was difficult to decipher
Though John owned the property from 1869 until his death in 1999, his residence was in Falmouth Maine. A number of individuals lived in the house over the years
1882 Charles F. Griffin, Fisherman
1883 Edwin H. Pearson, painter
1884 George Foss Machinist @ the Portland Co
1885-1886 Joseph G FinlayCar Repairer Grand Trunk Railway
1886-George L. Kimball, Boiler-Maker, the Portland Co
1887 Vacant
1888-1893 William A. Fuller, painter
1895-1898 John R. Lowell clerk
1899-1903 Richard B. Lowell carpenter
1904-Anthony Coyle Stone Cutter
1905-1908 Matthew Conley, Laborer
1908 William Cavanaugh to Harry E. Libby and Harry S. Libby
1943 Harry E. Libby and Eleanor S. Libby to Elmer C. Libby
1946 Elmer C. Libby and Eleanor S. Libby
1948 Elmer C. Libby to Frank and Theresa Sherwood
1992 Frank Sherwood to Carol M.(Peterson) Connor
1992-present Carol Marie Conno

Google Groups

Please Support Tonight 7/10/2019-Nomination of Proposed Munjoy Hill Historic District

Karen Snyder <karsny@yahoo.com>

Jul 10, 2019 8:05 AM

Posted in group: **Planning and Urban Development**

Dear Historic Preservation Board Members,

Please nominate the proposed Munjoy Hill Historic District in the Historic Preservation Board Workshop that will be held tonight on 7/10/2019. The City Planning Dept/Planning Board continues to ignore adhering to the R6 infill design standards and protecting the street scape as well as to consider how the pre-existing community is affected by these oversized luxury cubes that are being built next to them.

It is bad enough affordable housing is being removed without being replaced but for the City to ignore the surrounding street scape and to not consider how these new structures affect the surrounding property owners is morally and ethically not right and potentially legally not right based on pending lawsuits.

Below are comments sent to the Planning Dept, PPH, and the new property owners by existing property owners that made this neighborhood a home and community rather than an investment flip. It is to show you how upset they are with this trend on Munjoy Hill and what happens when design standards, streetscape, and considering surrounding properties are being ignored by the City Planning Department/Planning Board.

Comment #1:

> Dear xxxx and xxxx,

> Not only is your monster house blocking light and air from my and the neighbors homes the much beloved and cherished views of the observatory from the street and gardens have now gone forever.

> Maybe the rules and guidelines approved your plans but does that really, morally give you the right to do what you have done helping to turn our beautiful Munjoy Hill into Munjoy Hell.

> I am someone who has dedicated the last ten years to beautifying the streets and gardens and providing affordable housing to this neighborhood.

> I am heartsick and disgusted to witness your callous selfishness. I had hoped for something so much better.

Comment #2:

City Representatives:

I'm writing in connection with the Demolition/Construction Project at 9 Moody Street on Munjoy Hill.

I'm the owner of a condominium unit at xx Morning Street, a building with 8 condominium units that has existed for more than 100 years with uninterrupted views of the western mountains and daily sunsets. Until now.

The City exempted this 9 Moody Street Demolition/Construction project from its new construction moratorium. However, by allowing this single-family 4 1/2 story tower project, the City (perhaps unwittingly) enabled the views in our historic Munjoy Hill neighborhood to be decimated. Rather than explain in words, the best evidence is seeing it for yourself. Accordingly, I've attached pictures taken with an iPhone from my kitchen window across the street.

The **before** and **after** pictures are dramatic. Attached please find:

- 1) One picture from Summer 2018 before demolition and construction (the rainbow actually rests on the prior house located on the lot)
- 2) Three pictures from the last couple days outside my kitchen window at xx Morning Street
- 3) A compilation of pictures in a Word document

It is sad and frustrating that the City allowed this to occur; for a single-family personal residence no less. I'm not sure how the owners of this house tower (developer Jim Brady according to the architect drawings) described the project to the City, but I can't imagine the City would have allowed it to go forward if it had any idea it would look so dramatically obstructionist, in a historic Portland neighborhood no less.

A couple of you have kindly met with me on this issue. I appreciate it, but steps need to be taken to avoid this occurring again, particularly in Portland's residential neighborhoods. Once the City allows projects like this, there is no way to turn back. Historic districts are one option, if properly adopted. Also, perhaps going forward the City should consider view easement protections to protect residents from developers like Mr. Brady who aren't interested in protecting the integrity of our City's residential neighborhoods.

While I appreciate your personal efforts, more needs to be done to preserve our communities and the residential neighborhoods in the City of Portland.

Thank you for your time and attention to this matter.

Comment #3:

LETTERS • Posted July 3

INCREASE FONT 3

Letter to the editor: Historic district will help save what makes the Hill special

Share     

When I first walked into the house on Munjoy Hill that I would buy and begin to restore 23½ years ago, one of the first charms I noticed was the view from its front windows of one of our city's icons, the Portland Observatory.

Yesterday, I witnessed the total erasure of these views by the construction of the third floor of the building going up at 47 Monument St., a voluminous behemoth that occupies every possible square foot of the lot and grows as tall as it's allowed, apparently. Sad day for me.

RELATED HEADLINES

• Letter to the editor: Medical costs prevent expatriate Mainer's return

• Permanently pay for vital conservation fund

• Rein in Cumberland's proposed building, paving spree

Though mostly pro-development, I'm shocked by the lack of concern for local context in allowing these giant structures to be built with no concern for impact on others' property – in other words, for the pre-existing community. I look forward to actively participating in the consideration of a [Munjoy Hill Historic Preservation District](#) and hope that the City Council will urge it on.

Christopher Akerlind

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In conclusion, I sincerely hope you take into consideration how these demolitions and poorly designed oversized buildings that are being allowed affect existing property owners that have lived here for decades and don't consider this an investment flip but their home and community.

Once again, please nominate the proposed Munjoy Hill Historic District before the "Hill", it's character, and it's history are erased for good.

Regards,
Karen Snyder
72 Waterville



Deb Andrews <dga@portlandmaine.gov>

Public Comment: Proposed Munjoy Hill Historic Gerrymander - Missing Information

1 message

George Rheault <george.rheault@gmail.com>

Wed, Jul 10, 2019 at 2:32 PM

To: hp@portlandmaine.gov, Deb Andrews <dga@portlandmaine.gov>, rwiener@portlandmaine.gov, Christine Grimando <cdg@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>

It is impossible to assess the validity of the proposed Munjoy Hill Historic District under consideration by the HPB with the presently available information in the public record.

Therefore, please provide the following information to the general public and the HPB in advance of the next workshop on this item.

- Greater Portland Landmarks "windshield" survey
- Greater Portland Landmarks map showing potential Munjoy Hill historic district boundaries
- copy of any and all executed agreements (including amendments, extensions, side letters and attachments/exhibits/schedules to same) between Scott Hanson (a/k/a Sutherland Conservation & Consulting) & City of Portland
- copy of any and all executed agreements (including amendments, extensions, side letters and attachments/exhibits/schedules to same) between Sam Shupe and/or Tova Mellen & City of Portland
- copy of CV/qualifications of Scott Hanson, Sam Shupe and/or Tova Mellen including any affiliates of each assisting with their work product associated with Munjoy Hill historic resources evaluation
- copy of all work product including primary source identification delivered to City of Portland via any means (digital or otherwise) by Scott Hanson, Sam Shupe and/or Tova Mellen including any affiliates of each
- copy of all invoices/billing statements/timesheets submitted to City of Portland by Scott Hanson, Sam Shupe and/or Tova Mellen including any affiliates of each
- copy of all payments made by City of Portland to Scott Hanson, Sam Shupe and/or Tova Mellen including any affiliates of each
- copy of any and all executed agreements (including amendments, extensions, side letters and attachments/exhibits/schedules to same) between Munjoy Hill Neighborhood Organization and/or Greater Portland Landmarks & the City of Portland pertaining to any aspect of an evaluation of the built environment of Munjoy Hill for purposes of historic preservation
- copy of all payments made TO the City of Portland by Munjoy Hill Neighborhood Organization or Greater Portland Landmarks pertaining to any aspect of an evaluation of the built environment of Munjoy Hill for purposes of historic preservation
- copy of all drafts of proposed district boundaries generated to date by City of Portland planning staff
- footnote/underlying source identification for each conclusory statement made in MUNJOY HILL ARCHITECTURAL DEVELOPMENT & CONTEXT STATEMENT DATED APRIL 2019

Thank you.



Deb Andrews <dga@portlandmaine.gov>

50 Waterville St

1 message

George Reiche <reiche_george@yahoo.com>

Wed, Jul 10, 2019 at 8:43 AM

To: dga@portlandmaine.gov, planning@portlandmaine.gov, jlevine@portlandmaine.gov

Cc: jpj@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, jduson@portlandmaine.gov, nmm@portlandmaine.gov, jcosta@portlandmaine.gov, pali@portlandmaine.gov, bbatson@portlandmaine.gov, estrimling@portlandmaine.gov

Dear Historic Preservation Board Members and Deb Andrews,

I chose to renovate 50 Waterville St because it was the right thing to do, and it's what would make the four generations of fathers who lived on the hill before me proud. It was not to save time or money, that's for sure. Every decision inside and out has been to preserve the character of the finest parts of this house. No one in their wildest dreams would build this house from the ground up, it holds too much character for the modern eye. I am so pleased to have had the chance to give this house another life. I support the proposed Munjoy Hill Historic District. Please nominate as soon as possible.

George Reiche
50 Waterville St.



Deb Andrews <dga@portlandmaine.gov>

FW: Please nominate Munjoy Hill as a historic district

1 message

e w <eenebw@hotmail.com>

Wed, Jul 10, 2019 at 9:51 AM

To: "dga@portlandmaine.gov" <dga@portlandmaine.gov>

Hi: I sent a slightly different version of this last night. Please forward to the board today if possible.

Thanks

Dear Historic Preservation Board:

Unfortunately, I have a prior commitment so can not attend the Meeting tonight but please take this letter in lieu of attending.

As a long term resident of Munjoy Hill and owner of two late 1800 era 3 unit buildings, I am pleased to see a potential historic district including Beckett Street. I have sent many emails in the past and attended the recent city meetings about a Historic District, handed out flyers in support of a Munjoy Hill Historic District and/or preserving 1800 era buildings. In the 27+ years I have lived on Munjoy Hill I have seen a lot of historic architecture permanently destroyed. I am a true believer in preservation of historic architecture from the 1800's where possible. I have seen first hand of the transformation of other Portland Neighborhoods from run down areas to thriving Neighborhoods due to being in a Historic District. These positive transformations were not done by razing and rebuilding but instead by pride of ownership.

With that said, I believe a Historic District for Munjoy Hill would stabilize the out of control razing and destruction of the neighborhood character while once again instilling pride in owning and maintaining a piece of history that tourists and future generations will enjoy. I realize there are many differing opinions on maintaining old architecture or the value of it but the truth is 1800 era architecture is becoming more and more extinct across the country. Not to criticize but, the last few years have not been kind to Munjoy Hill. Developers such as Brady have decimated houses, blocked people's views and instead built mansions for their own personal gain. It is obvious to many that developers have the end goal to forever change Munjoy hill and the city seems to be participating in that goal. There seems to be no regard to what the long term property owners want which generally does not align with developers. I am sure the board has received many letters from these developers talking of the horrors of our old buildings. In retrospect these buildings on Munjoy hill are NO different than the other building protected in other Historic districts. I can not count the times tourists come down our streets and take pictures of the old buildings. Why would we continue to destroy them only because a few greedy developers and elite rich want to move in to the hill? I realize these developers, elite and Real Estate agents have a lot of money to throw around to publicize and promote the benefits of razing Munjoy Hill. But in reality, it is all for their personal gain and not for the good of the neighborhood.

Please nominate Munjoy Hill as outlined in the current proposal, which includes Beckett St, as a Historic District.

thanks

Enoch and Gail Wenstrom

88 and 83 Beckett Street

Portland



Deb Andrews <dga@portlandmaine.gov>

Proposed Munjoy Hill Historic District

1 message

Berry Manter <berrymanter@yahoo.com>

Wed, Jul 10, 2019 at 12:34 PM

To: Deb Andrews <DGA@portlandmaine.gov>

Cc: Planning and Urban Development <planning@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

Dear Deb Andrews,

I regretfully cannot attend tonight's workshop, but want to ensure that you and city staff know I fully support the proposed historic designation of Munjoy Hill as a vital addition to preserving the character of the city.

Thank you for all the time and work you and your staff have put into extensive research and presentations to date. Its been impressive to observe your knowledgable and gracious demeanor as you patiently answer/advocate/explain the torrent of concerns and questions regarding this complicated project in recent public presentations.

Should additional change be considered at this point in time, it would be to increase the protected historic boundary to cover more area of the Hill. The proposed rules and exceptions provide owners extensive freedom to adapt their properties to personal needs, as well as make available the many "non-contributing" properties for future non-historic development. We all win.

Thank you again,

Berry Manter
46 Eastern Promenade

7/11/2019

City of Portland Mail - Munjoy Hill Historic District Questions

~~XXXXXXXXXX~~

Deb Andrews <dga@portlandmaine.gov>

Munjoy Hill Historic District Questions

1 message

Mark Googins <mgoogins@verrilldana.com>

Thu, Jul 11, 2019 at 2:34 PM

To: "dga@portlandmaine.gov" <dga@portlandmaine.gov>

Ms. Andrews:

My wife and I own two properties on the Hill (we have always been told they are 63 and 69 **Morning Street**; your inventory refers to them as 63 and 65 **Morning Street**). I attended last night's information session. I enjoyed your presentation and although we have no plans to make any changes we will be following this process with interest.

I had two questions relating to our properties. I thought you would prefer to communicate by email but if you prefer I would also be happy to chat on the phone, or schedule a time to meet at your office.

If there is someone else that I should be addressing these questions to, please just let me know.

First, although both buildings are highlighted in blue on the district designation map, 63 **Morning Street** was built in the mid 80's and so I do not understand how it could be eligible. I thought it would be orange (ineligible due to date of construction).

Second, the older house, which dates to the early 1920's, has an attached garage and two screened porches all dating from much later and not done in the style of the main house. If the historic zone passes as currently contemplated, and we wanted to restore and/or replace those later additions with the same or similar structures would that be limited or prohibited by the historic zone designation or are they forever "grandfathered"? I understand that almost any activity relating to the exterior will be subject to a review process, and I assume that if we were able to replace the existing screened porches and garage with structures that are more in the style of the old house that it would be approved, but what is the standard for replacing non-historic additions with equally non-historic new/replacement additions?

Thanks.

Mark Googins

Mark K. Googins

One Portland Square

Portland, ME 04101-4054

Office: (207) 253-4406

Cell: (207) 650-0180

Fax: (207) 253-4407

This email and any attachment was sent from the law firm Verrill Dana, LLP. It may contain information that is privileged and confidential. If you suspect that you were not intended to receive it, please delete it and notify us as soon as possible. Thank you.



Deb Andrews <dga@portlandmaine.gov>

MunjoyHill Historic District

1 message

Susan Yandell <sueyandell@gmail.com>

Mon, Jul 22, 2019 at 5:19 PM

To: dga@portlandmaine.gov

Hi Deb ,In follow up to our conversation today I wish to confirm my desire to have my property at 51 Monument St
Portland Me . become part of the Munjoy Hill Historic District .
Thank you,Sue Yandell



Deb Andrews <dga@portlandmaine.gov>

Good morning

1 message

Christopher Akerlind <chrisakerlind@gmail.com>

Tue, Jul 23, 2019 at 10:04 AM

To: dga@portlandmaine.gov

Good morning. Confirming my desire to have my home at 44 Monument Street included in HPD.

Thanks.

Christopher Akerlind
44 Monument St



Deb Andrews <dga@portlandmaine.gov>

Inclusion in historic district

1 message

JoAnn Dowe <joythroughhealing@gmail.com>

Sun, Jul 28, 2019 at 1:26 PM

To: dga@portlandmaine.gov

Hello Deb,

I live at 28 Waterville Street, a small yellow cape-style single family, and I was looking over the map and was surprised to see that my house was not included in the proposed designation. The overlay stops two houses before mine on Waterville, which seems strange considering it continues all the way down Waterville on the other side. My house is 1850s vintage. It survived the fire, and urban renewal tear downs. It also shows up on some of the earlier maps of the peninsula. I was a docent at the observatory and could identify my own house on the street. It is still very much the same house it was when it was built here. Looking at the character and design of my neighbors houses, I am thinking it is one of the oldest houses on the street. I would really like it to be included and feel it deserves the protection. It has survived this long as a single-family and that in itself is pretty amazing.

Thank you,

JoAnn Dowe,
28 Waterville Street
Cell: 2073317707

Sent from my iPhone



Deb Andrews <dga@portlandmaine.gov>

Fwd: Munjoy Hill Historic District

1 message

jmy <jmy@portlandmaine.gov>

To: Deb Andrews <dga@portlandmaine.gov>

Thu, Aug 8, 2019 at 8:12 AM

On Wednesday, August 7, 2019 at 8:19:19 AM UTC-4, Julius Ciembroniewicz wrote:

Dear Planning Board --

I'm writing in connection with the Munjoy Hill Historic District. If development continues as is, very soon the developers will have obliterated the historic integrity of Munjoy Hill. The City can no longer bury its head in the sand. **Accordingly, please vote YES to support the Munjoy Hill Historic District.**

Sadly the City of Portland is giving its historic integrity away, brick by brick, to developers that are taking a mile when they receive an inch (or a favor) from the City. The developers only care about \$ and themselves; it is the City's Planning Board that is responsible for protecting the City's waning identity and its historic integrity. Otherwise, at the rate things are going, it won't be much of a charming City anymore.

Projects like 9 Moody Street --- where a rich developer destroyed an existing house and replaced it with a 4 story square monster personal residence for himself that obliterated the views and integrity of Morning and Moody Street -- have no place in historic Munjoy Hill.

Thanks for the important work that you do. Please vote YES to the historic district on Munjoy Hill.

Julius Ciembroniewicz
55 Morning Street, Unit 4-2
Portland, ME 04101



Deb Andrews <dga@portlandmaine.gov>

Fwd: 122 North Street

1 message

jmy@portlandmaine.gov <jmy@portlandmaine.gov>
To: Deb Andrews <dga@portlandmaine.gov>

Thu, Aug 8, 2019 at 8:15 AM

On Wednesday, August 7, 2019 at 12:12:56 PM UTC-4, Lindsay Steven Mann wrote:

Hello, my name is Lindsay Mann. My wife and I are the owners of 122 North Street in Munjoy Hill. I was recently notified that our house is part of the zone nominated to be a Historic District.

While we have every intention of preserving the historical and architectural details of our home, it strikes me as arbitrary and unfair that our house is included in this zone. **We are surrounded on all four sides by construction that would not be included.** To the north are the Island View apartments - a large complex of apartment buildings (70 units) built in 2002. Abutting us to the south is Munjoy Heights - a group of condominiums built in 2015. To the east is a "non contributing building," which happens to be pretty neglected (paint peeling, shingles and siding falling off the building, etc.) To the west is a similar building not included in the proposal. When Greater Portland Landmarks made their recommendation, it stopped at Walnut Street. We would literally be the only house on the block that is designated historical - an island of one house.

We are new homeowners with two small children hoping to attend the East End Community School. We bought this house because we treasure the historical character and architectural craftsmanship. We have every intention of preserving that history, as we wish for the rest of Munjoy Hill, but we find it unreasonable that the city should single us out.

Do you have any suggestions for who I should talk to or angles I haven't considered?

Thank you!

Lindsay & Susan Mann
122 North Street



Deb Andrews <dga@portlandmaine.gov>

Fwd: Historic District = White District

1 message

jmy <jmy@portlandmaine.gov>
To: Deb Andrews <dga@portlandmaine.gov>

Thu, Aug 8, 2019 at 8:14 AM

On Wednesday, August 7, 2019 at 8:51:30 PM UTC-4, Alexis Santos wrote:

Dear community,

I'm a resident of Munjoy Hill and so will live with the consequences of the seemingly well-intended movement of creating a historic district.

As much as I like the appearance of historic districts I think trying to preserve or create them is misguided, particularly if the aim is to enrich the community.

The equation that I keep seeing in my mind is the following:

- **Historic District = White District**

Keeping Munjoy Hill and the East End as is, is to support the property owners, like me, in their current comfortable status. Folks that benefited from their white privilege typically favor holding on to the way things were, or keeping the status quo (ie historic district).

I understand that many are frustrated by the design choices of some of the new developments, but this can be better regulated.

If anything, I think we should go the way of Minneapolis, and get rid of single family zoning which has kept much needed housing out of reach of a growing and diverse community.

Minneapolis, Tackling Housing Crisis and Inequity, Votes to End Single-Family Zoning

<https://www.nytimes.com/2018/12/13/us/minneapolis-single-family-zoning.html>

Minneapolis Confronts Its History of Housing Segregation

By doing away with single-family zoning, the city takes on high rent, long commutes, and racism in real estate in one fell swoop.

<https://slate.com/business/2018/12/minneapolis-single-family-zoning-housing-racism.html>

<https://www.politico.com/magazine/story/2019/07/11/housing-crisis-single-family-homes-policy-227265>

Let things change, unless you are served by keeping things as they are.

If you really want Portland to do something worth remembering, promote *more* ways for the city to become diverse and inclusive, *not less*.

With good wishes,
Alexis

Historic Preservation Board
City of Portland, Maine

August 22, 2019

Dear Members of the Historic Preservation Board,

I am writing you to request that my house at 7 Lafayette Street be included in the proposed Munjoy Hill Historic District or that it be designated as a historic landmark.

The house at 5-7 Lafayette St. was built between 1849 and 1851, making it one of the oldest still standing dwellings in the north eastern quadrant of the hill (east of North Street and north of Congress St). The date range for the house of 1849 – 1851 comes from several primary sources: City street records show that Lafayette Street was laid out (accepted) on February 8th 1849. The 1924 City Assessors card for 7 Lafayette listed the house as being 75 years old (hence 1849). The date of 1851 comes from a map of Portland published in 1851 by H. F. Walling. This map shows building footprints that fit with 7 Lafayette and the house behind (#99 Congress St). The actual date for 7 Lafayette may be closer to 1849 as commercial maps such as the Walling map of Portland would have taken several years between conception and publication – surveying, drawing, and printing.

As noted in the City's "Munjoy Hill Architectural Development & Context Statement" (April 2019), this house is one of only a few buildings that have survived from the early settlement on Munjoy Hill.

Architecturally the house is a traditional side gable cape and has retained a great degree of the architectural features as seen in the 1924 assessor's photo. From this photo we can see that some changes likely took place during the 75 years following its construction in 1849. It can be assumed that the dormers on the front roof and the large floor to ceiling ground floor windows were added some time in the fourth quarter of the 19th century. In the 95 years following the 1924 photo, no drastic changes to the street view of house have been made. At some point the clapboard siding was covered with wood shingles and the wooden sash double hung windows were replaced with single pane double hung PVC windows. Also the original chimney was removed, leaving only the late 19th century chimney that was added when the steam central heating was installed.

Since 1999, when my wife and I purchased the house, we have replaced the single pane windows with mullioned double glazed, double hung windows. I have also rebuilt the decorative door surround to match the Greek revival door surround as seen in the 1924 photo. Please note that the skylight between the dormers, though slightly larger, replaced one that can be seen in the 1924 photo. The only significant change that we have made to the house is the addition of a shed dormer on the back roof of the house. I intentionally kept the original rear roof line to retain the architectural form of the house. The rear dormer can only be seen from the side of the house. When this work was undertaken we also had the front roof replaced. As part of this work the shingles on the front dormers were replaced with clapboards. It is our intent at a later date to remove the shingles on the rest of the house and replace the clapboards and corner boards as seen in the 1924 assessor's photo.

I would like to note that the 1869 Portland Directory shows a "Rowe Henry, architect," as living at 7 Lafayette Street. Henry Rowe (1812-1870) was an Irish architect who immigrated to the US around 1840. After working in Boston and New York, he moved to Portland and set up shop in 1845. He specialized in Gothic Revival Architecture. He is noted as having designed the John J. Brown house that is located at 387 Spring Street, and the S.L. Carleton House (Carleton's Castle) a European "petit chateau" that stood at 118 Congress St from ca. 1850 until 1914 when it was demolished.

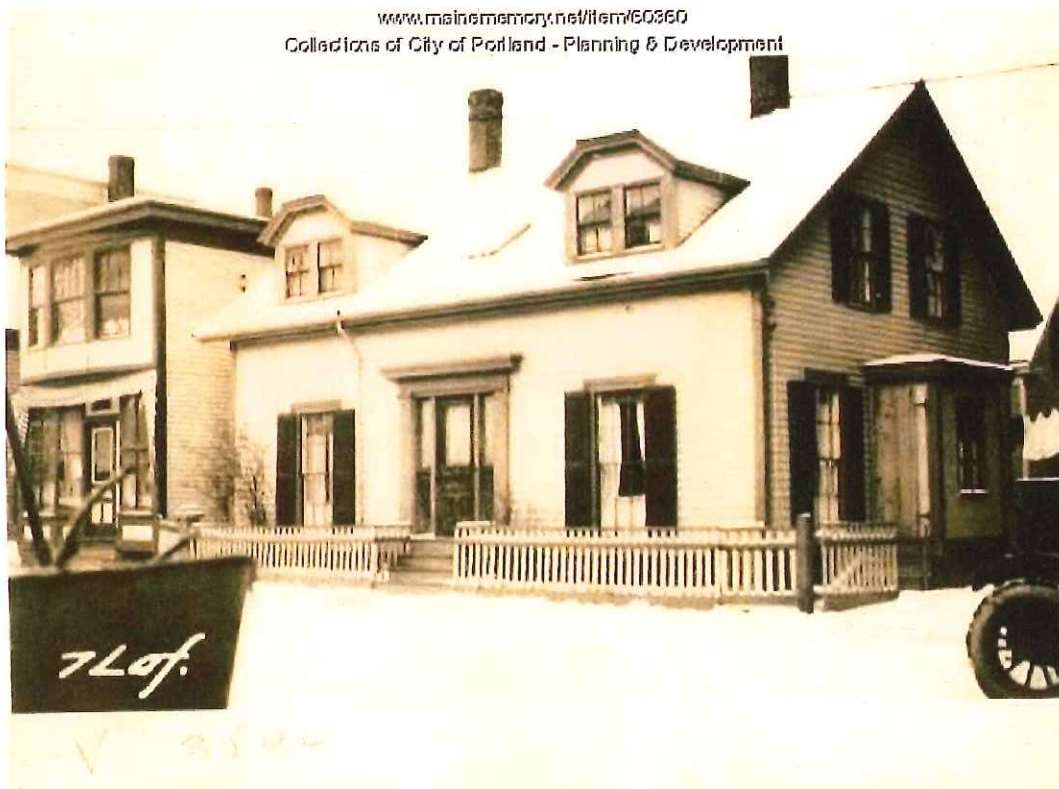
If protected the house would not be alone on this part of Lafayette Street as the building at 103 Congress Street/corner of Lafayette St. has been proposed as a landmark. Further, the land locked house at 99 Congress St. is of equal age. These three buildings would make a small historic grouping within the B1 zone on the top of the hill.

Best Regards

George and Uschi Carhart



The house at 7 Lafayette Street in 2019



The house at 7 Lafayette Street in 1924

1924 Portland Tax Records: 5-7 Lafayette Street, Portland, 1924

Paid, _____ Line
 Assessment 19 _____
 Name _____
 Owner O'Brien, John
 Street Lafayette No. 5-7
 Block 14 Lot 14
 Use of Bldg. _____ Name _____
 Tenants and Rooms _____
 Rentals _____
 Age _____
 Condition of Repair _____

Class	Exterior	Plumbing
Single House	Clapboards	Common
Two family	Siding	Individual
Three family	Shingles	Open
Apartment	Stucco	Set tubs
Store Building	Paper	Plumb
Office	Brick	Hardwood
Factory	Galv. Iron	Plumb
Storage	Stone	Hardwood
Stables	Terra Cotta	Wood
Garage, private	Concrete	Terrazzo
Garage, public		Marble
Theatre	Heating	Roof - Roofing
Club House	Stove	Shingle
Cottage	Pitney	Slate
	Hot Water	Gravel
	Steam	Prepared
Foundation	Light	Adhesives
Brick	Oil	Plat
Concrete	Gas	Hub
Pile	Electric	Cable
Basement		Drains
Full	Floor	Windows
Cement Floor	Common	Main Glass
Waterproof	Hardwood	Wire Glass
Construction	Re-Concrete	Shutters
Frame	Concrete Slab	Miscellaneous
Brick	Waterproof	Flexwater
Tile		Sprinkler
Block	Ceiling	Fire Escape
Stucco	Plaster	Reflector
Re-Concrete	Metal	Vacuum Cleaner
Mail	Painted	Sales and Vauls
Steel Frame	Rough	Telephone Equip.

Ground Area _____ Height _____
 Cubic Feet _____ Unit _____
 Utility Dep. _____
 Dep. _____
 Sound Value, \$ _____

Land, 2519, Corner _____ Interior _____ Alley _____
 Front _____ Depth _____ ft
 COMPLETION

Area	Multiplier	Coefficient	
2519	128	3173	
Year	Unit	Coefficient	Land Value
19	7/8	3173	2425



Surveyed by _____
 (Remarks on other Side) 1-2

Remarks about Buildings

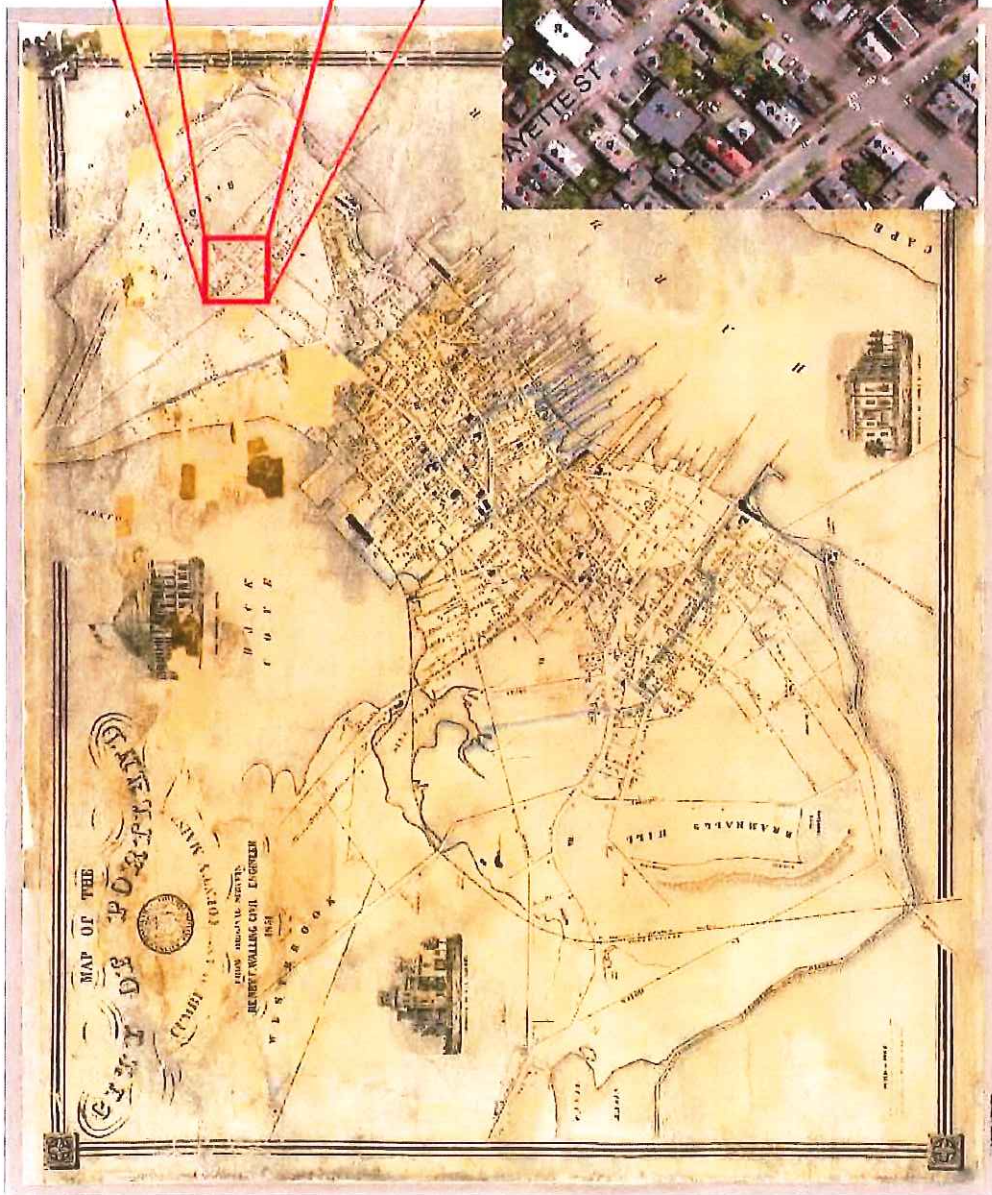
Remarks about Land

2425 x 128 = 310400
 310400 x 7/8 = 242500

Remarks about Personal Property

CITY OF PORTLAND, MAINE	
ASSESSORS DEPARTMENT	
CHART	BLOCK
3	Building Volumes Checked
4	Building Values Placed
5	Building Values Extended
6	Land Only Questionnaire Made
7	Land Values Placed
8	Land Values Extended
9	Compare with 1923
10	Personal Property Added

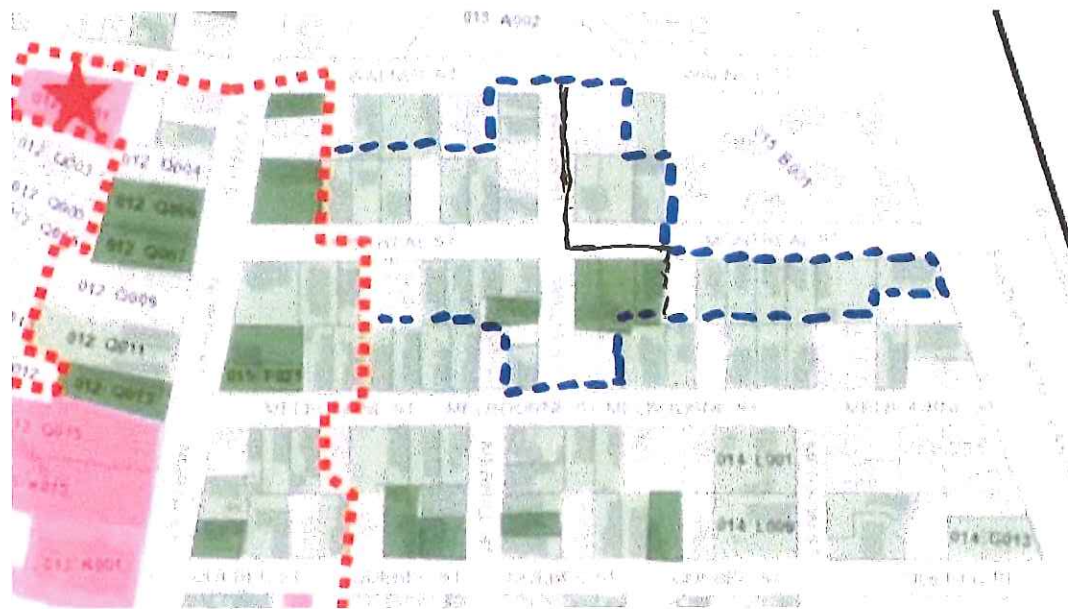
H. F. Walling, 1851



North Street Historic District currently under study =

Proposed Montreal and Willis Streets addition =

Proposed Montreal and Willis Streets addition =, — — — — —





Deb Andrews <dga@portlandmaine.gov>

Historic Designation Munjoy Hill

1 message

Henry family <cjechenry@yahoo.com>

Fri, Aug 30, 2019 at 10:25 AM

Reply-To: Henry family <cjechenry@yahoo.com>

To: Belinda Ray <bsr@portlandmaine.gov>, "sthibodeau@portlandmaine.gov" <sthibodeau@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "planningboard@portlandmaine.gov" <planningboard@portlandmaine.gov>, "jpi@portlandmaine.gov" <jpi@portlandmaine.gov>, "dga@portlandmaine.gov" <dga@portlandmaine.gov>

Hello,

Attached you'll find a letter from 28 neighbors on the Hill who are opposed to any Historic Designation on the Hill.

As Jeff Levine stated in one of last summer's preliminary public sessions, "if the people on the Hill do not want a historical district, we won't do it." Well, more residents have signed a letter in opposition of historic designation than those who submitted a letter for it.

Could you please circulate and otherwise treat this letter with the same level of attention that the pro HD residents received? I'm unsure of the process to circulate (and to whom) so cc'd a number of city staffers above.

Last year, Jeff also committed that the Hill would be surveyed by the City. It was not. Instead, local surveying/polls have been completed, letters circulated, etc. There is a silent majority forming who oppose this direction since information is getting out to them other than Deb Andrews presenting at workshops.

Councilwoman Ray, when we met a few weeks ago, you described this matter as a 'twofer'....meaning, you packaged HD as a second step following R6. Why the rush? There has not even been time to let the R6 settle to see if it is the right business decision vs adding more regulation on top of new, unevaluated regulations.

Only 1 building has come down since the implementation of the R6. Additionally, in Deb Andrew's report, 85% of homes in this district are contributing homes (in the most developed part of the Hill.) That shows us that there is not an issue here maintaining structures. Munjoy Hill historically paints a picture of a diverse evolving neighborhood that should be allowed to continue it's historical pattern.

Opposition is now forming not just within Munjoy Hill but the impact it will have on the city overall. Organizations, architect firms, affordable housing, urban planners, business owners, families, young millennials are all concerned about stricter zoning and how HD regulation is negatively effecting affordable housing, economy, diversity, and positive growth in our working city.

Any timelines set with the Planning Board or Council regarding this matter?

Thank you,

Carle Henry

3 attachments



Page 2 of Signatures.jpg
378K



Signatures page 1.jpg
709K

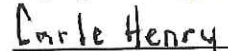


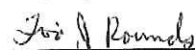
Neighbor Signed Letter to DA.docx
137K

Thank you very much,

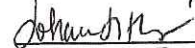

Printed Name: AMY SMITH
Property Address: 19 KERRICK ST #3

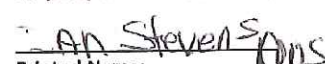

Printed Name: Tim Wells
Property Address: 33 MONTREAL

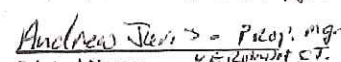

Printed Name:
Property Address: 50 Saint Lawrence St.

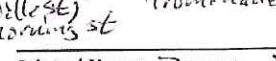

Printed Name: Lori J. Rounds
Property Address: 47 Monument St.


Printed Name: Timothy Mayo
Property Address: 47 Monument St.


Printed Name: Johanna Henry
Property Address: 50 St. Lawrence St.


Printed Name:
Property Address: 604 E. POND

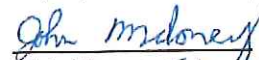

Printed Name: Andrew Davis - Pilot, Mgr.
Property Address: 13-216 St. J. (13-216 St. J. 101-104 Waterville St)

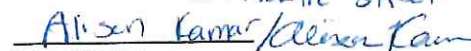

Printed Name: DANIEL J. HAYES, JR.
Property Address: 140 EASTERN AVE. (140 EASTERN AVE. 101-104 Waterville St)

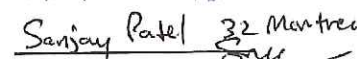

Printed Name: Markus Miller
Property Address: 17 ATLANTIC ST

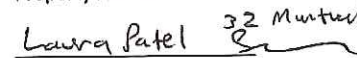

Printed Name: SARAH CUSHMAN
Property Address: 91 BECKETT ST., 2ND FL.


Printed Name:
Property Address: 73 ATLANTIC ST.


Printed Name: John McHone
Property Address: 73 ATLANTIC STREET

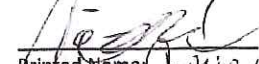

Printed Name:
Property Address: 75 ATLANTIC ST.

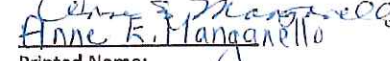

Printed Name:
Property Address: 32 MONTREAL


Printed Name:
Property Address: 32 MONTREAL


Printed Name: CHRISTINA GELFAND
Property Address: 33 ATLANTIC ST


Printed Name: Michael V. Martine
Property Address: 81 QUEBEC #4


Printed Name: Justin Walsh
Property Address: 81 QUEBEC ST #1


Printed Name:
Property Address: 84 QUEBEC STREET


Printed Name: Naomi Kraus
Property Address: 59 LA FAYETTE ST. (59 LA FAYETTE ST. PORTLAND, ME 04106)

Property Address:

Andrew Ray Printed Name: Andrew Ray
Property Address: 76 Quebec St.Printed Name: Ed Gillis
Property Address: 24 Montreal St.Printed Name: Mark Rankin
Property Address: 24 Montreal St.Printed Name: Kevin Carter
Property Address: 37 MontrealPrinted Name:
Property Address:Printed Name:
Property Address:Printed Name:
Property Address:Printed Name:
Property Address:Printed Name:
Property Address:Printed Name:
Property Address:

Printed Name:

Property Address:

SAMRAT Printed Name: 33 Montreal St.
Property Address:Printed Name: 33 Montreal St.
Property Address:Printed Name:
Property Address:Printed Name:
Property Address:Printed Name:
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Property Address:Printed Name:
Property Address:

Printed Name:

August 31, 2019

To Deb Andrews, Chair Sheridan, and the esteemed members of the Portland Historic Planning Board,

I am writing to express my concerns about the proposed Historic District designation being considered for Munjoy Hill. I've been living on Munjoy Hill for over 20 years. Back then people told me not to buy a home in this neighborhood. I had moved from Seattle, WA, where I had been trying, unsuccessfully, to buy a home. Prices were rising rapidly, offers were often well over the asking price, and people from "away" (California) had a lot more to spend on real estate.

When I arrived in Portland I was pleased to find an environment where I could work hard, save money, and afford to buy a 3 unit home, with the help of the City's New Neighbors program. One thing that made Portland so special back then was that young adults like myself, of modest means, were able to take a stake in our neighborhoods, contribute to our communities, and help foster the dynamic place we have today. I fear we are losing this Portland, and Munjoy Hill is a perfect case study of how we are turning traditionally diverse neighborhoods into exclusive retreats for the well-to-do. Our loss will not only be the socio-economic diversity that a vibrant city needs, but the diminished pool of younger generations, families, young professionals, the energy of tomorrow, that our city can draw upon to continue its rich legacy. This is the principal demographic challenge we should be planning for. The proposed historic district in one of our traditionally most diverse and population rich neighborhoods will only exacerbate this challenge.

I love the architectural legacy and diversity of Munjoy Hill. It is rich, vibrant, and unthreatened. The City's own data indicates that 85% of the structures are conforming to historical standards. There is no imminent threat like there was in the days of urban renewal. Furthermore, the Hill is already protected. There has only been one house torn down since the Conservancy District was established in 2018. This district was created to balance the needs for preservation and development. It is only prudent to collect data on its long-term effectiveness and allow a five year period to understand the effects of its protections before further zoning changes are considered.

Historical Districting on Munjoy Hill is antithetical to Portland's goal of growing and creating housing choices for all residents. It is a given that a historic district will increase the cost of housing on the Hill, and thus push up demand for housing in other neighborhoods, at the very time when the region is experiencing a well documented housing crisis. As a result, the historic district will create barriers for families to move to the neighborhood, and indirectly, to the rest of the City, denying Portland of the next generations we will need for sustained economic and cultural vibrancy. Socio-economic diversity will be limited, forcing much needed service workers further out into the surrounding regions, creating greater demands on our roads and local ecology. The Hill will be even more exclusive, captured in a nostalgic past for those wealthy enough to get in. That's not the Munjoy Hill I love.

Vibrant neighborhoods grow and change over time. Even the purported "Golden Age" of Portland was the result of a gradual amalgamation of architectural and design styles, with Italianate features added to Greek Revival homes, for example. The historic district will prevent further architectural innovation of existing properties. Historic district regulations will impose greater limits and controls on what homeowners can do with their properties. It adds layers of bureaucracy and review on what is already a cumbersome, byzantine property improvement process. Finally, the historic district places greater burdens on increasing the number of units in a building. The historic district designation is not congruent with our goals of strengthening housing options for families and the middle class, nor fostering a socio-economically diverse community, as outlined in our Comprehensive Plan.

To close, the designation of a historic district on Munjoy Hill will have a number of consequences that we should fully research and understand first. Policy makers and the public should be informed of the impacts on affordable housing, the rental market, property sales, applications for renovations and new construction, and other effects related to the goals of the Comprehensive Plan. It is essential that City staff undertake this initial research and present performance data from existing historic districts here and in other comparable communities. Taking action without this critical information is irresponsible. In the meantime, the temporary designation should be lifted. I ask for your support in halting the process for establishing a historic district on Munjoy Hill, removing the temporary HD status, and directing staff to complete a wholistic study to better understand the far-reaching impacts of HD designation. It is only right that decision makers and the public fully understand the tradeoffs that come w/ a Munjoy Hill historic district and can weigh the consequences. Sound public policy must be based on informed decisions.

Thank you for your service,

Markos Miller
17 Atlantic St
Portland, ME
04101

Google Groups

Historic District on Munjoy Hill

Peter Murray <pmurray@zwi.net>

Sep 2, 2019 10:10 PM

Posted in group: **Planning Board**

Dear Ms. Andrews, City Manager Jennings, members of the Planning Board, and members of the City Council -

Here's hoping that this is one of many communications you are receiving in support of the prompt and comprehensive designation of a Historic District on Munjoy Hill.

The unanimous action of the Historic Preservation Board to nominate a district covering about one third of the historic Hill neighborhood is a great start. Now is the time for the City to show its residents as well as would-be developers that its historic neighborhoods are precious civic assets that merit careful stewardship and preservation for the good of the entire City over the medium and long term.

We will not be able to make the upcoming workshop on Wednesday, 9/4 before the Historic Preservation Board. This e-mail is intended to convey our strong support for the district under consideration and our hope that it might be enlarged. We live within the boundaries of the district currently under consideration. The protection afforded by Historic District status is very important to preserving the value of our property from being adversely affected by development efforts of the kind taking place at 33-37 Montreal Street.

We thank you for your prompt and decisive action on this matter.

Sincerely,

Peter L. Murray
Deborah D. Murray
104 North Street
Portland, ME 04101
pmurray@zwi.net

Google Groups

Make Munjoy Hill an Historic District

Liz Hays <lizchays@gmail.com>

Sep 3, 2019 6:10 PM

Posted in group: **Planning and Urban Development**

Dear City of Portland Planning Board

I am a year round resident of Munjoy Hill for the past 2 years. I live in a restored 1864 home at 107 North Street which would be on the edge of proposed the historic district.

I am strongly in favor of making Munjoy Hill an historic district. I feel the historic character and continuity of this character is important to the neighborhood's appeal to maintain long term residents and prospective residents as well as maintaining the cities historic charm. I also feel it will help maintain some of the multi- units that will keep the neighborhood housing affordable.

I would be in favor of expanding but not decreasing the proposed historic district area.

Thank you for your consideration of my comments.

Liz Hays
107 North Street
Portland, ME 04101

Google Groups

Munjoy Hill Historic District

Markos Miller <markossmiller@hotmail.com>

Sep 3, 2019 11:14 AM

Posted in group: **Historic Preservation**

Hi Deb,

I hope you had a wonderful summer. I'd like to submit the attached letter to the HPB for inclusion in materials for the Sept 4 discussion about the proposed Munjoy Hill historic designation district.

All the bests,

Markos

August 31, 2019

To Deb Andrews, Chair Sheridan, and the esteemed members of the Portland Historic Planning Board,

I am writing to express my concerns about the proposed Historic District designation being considered for Munjoy Hill. I've been living on Munjoy Hill for over 20 years. Back then people told me not to buy a home in this neighborhood. I had moved from Seattle, WA, where I had been trying, unsuccessfully, to buy a home. Prices were rising rapidly, offers were often well over the asking price, and people from "away" (California) had a lot more to spend on real estate.

When I arrived in Portland I was pleased to find an environment where I could work hard, save money, and afford to buy a 3 unit home, with the help of the City's New Neighbors program. One thing that made Portland so special back then was that young adults like myself, of modest means, were able to take a stake in our neighborhoods, contribute to our communities, and help foster the dynamic place we have today. I fear we are losing this Portland, and Munjoy Hill is a perfect case study of how we are turning traditionally diverse neighborhoods into exclusive retreats for the well-to-do. Our loss will not only be the socio-economic diversity that a vibrant city needs, but the diminished pool of younger generations, families, young professionals, the energy of tomorrow, that our city can draw upon to continue its rich legacy. This is the principal demographic challenge we should be planning for. The proposed historic district in one of the our traditionally most diverse and population rich neighborhoods will only exacerbate this challenge.

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economic diversity will be limited, forcing much needed service workers further out into the surrounding regions, creating greater demands on our roads and local ecology. The Hill will be even more exclusive, captured in a nostalgic past for those wealthy enough to get in. That's not the Munjoy Hill I love.

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Thank you for your service,

Markos Miller

17 Atlantic St

Portland, ME

04101

Markos Miller
17 Atlantic St
Portland, ME
04101
(207) 807-2681

September 4, 2019

To: Historic Preservation Board and Others

As a long time Munjoy Hill resident I have enjoyed its natural beauty, richness of humble homes and family living. The Hill has traditionally been an affordable setting for students, young families and members of the working class. The current atmosphere of exploitive development threatens affordable housing, discourages young families and destroys the precious architectural history of the Hill.

I support the proposed Historic District for the Hill, however the current plan is a puzzle with missing pieces. It leaves out many areas worthy of inclusion and should be broadened to protect whole neighborhoods, perhaps the entire R6 zone.

In the many HPB meetings I have attended I have spoken on behalf of developing a Munjoy Hill Historic District and have sent in documentation materials relating to my 1855 House at 12 Montreal Street. Once again I repeat my request that my house and the entire South side of Montreal Street be included in Historic Preservation Plan.

Respectfully,
Carol M. Connor
12 Montreal Street
Portland, Maine 04101
207 232 2265

Google Groups

Yes, please, on Munjoy Hill Historic District

Berry Manter <berrymanter@yahoo.com>

Sep 4, 2019 7:21 AM

Posted in group: **Planning Board**

Dear Deb Andrews, Planning Board, City Mgr, and City Councilors,

While this is not my first letter of support for the proposed Munjoy Hill Historic District, I write again to urge the MHHD proposal be fully supported by all given the success of Portland's other historic districts as well as the areas of Portland that would better benefit from cautious and well placed development.

I say this in no small part knowing that the Hill is one of the important "faces" of this city to both those who reside here as well as those who visit from local neighborhoods and from away. I say this in no small part knowing that my own modest Victorian building on its exceptional piece of property looking over the park with its exceptional gardens, as well as so many of my neighbor's properties would not survive and quickly be replaced at a great loss to the face of Portland...

Sincerely,
Berry Manter
Portland



Jennifer Munson <jmy@portlandmaine.gov>

Fwd: Letter for the HP board

Deb Andrews <dga@portlandmaine.gov>
 To: Jennifer Munson <jmy@portlandmaine.gov>

Tue, Oct 1, 2019 at 5:22 PM

please add to public comment for Munjoy Hill

----- Forwarded message -----

From: **nini mc manamy** <ninimaine@aol.com>
 Date: Tue, Oct 1, 2019 at 3:07 PM
 Subject: Letter for the HP board
 To: <dga@portlandmaine.gov>

Chair Sheridan and members of the Historic Preservation Board:

I am writing to urge you to support the Munjoy Hill Historic District with all the protections provided under the city's Historic Preservation Ordinance—in particular, the provision for impact review of any structures or land use changes that fall within 100 feet of an identified Historic District. The pattern of recent development on the Hill has been one of large popup structures in midblock, which interrupt the streetscape and which tend to have a negative impact on the entire block.

Recently, this board considered a project proposal at 33-37 Montreal St. Having waited out the one year demolition delay required by the Munjoy Hill Conservation Overlay zone, the developers have recently proposed a different structure from the project reviewed by this board just a few weeks ago. During the planning board review, the planning board accepted the staff's identification of that area of Willis and Montreal Streets to be a "transitional" neighborhood. We assume this means that block is not characteristic of the streetscape lying across the street from it, and therefore exempt from the compatibility design standard.

This sets up a situation where there will be steady creep into traditional neighborhoods, as each new nonstandard building creates a new transitional block next door.

The 33-37 Montreal project is one of those popup structures, towering over its neighbors, and within 100 feet of the pending Historic District. This is apparently not a consideration for the planning board. Nevertheless, that proximity provides us, the neighbors, with a valuable opportunity to open a discussion about the impact on the streetscape. We can see how important the 100 foot perimeter for review would be to protect against future project impaces.

Finally, the Munjoy Hill Overlay Zone provides an exemption from the current design standards for buildings over 10,000 square feet, and contains no prohibition on combining lots to create projects of that size—as was done for 33-37 Montreal.

Our neighborhood is in part special because of the many small lots. A Historic District with a 100 foot sweep would provide some protection from the impact of large projects which consolidate small landholdings.

Thank you for all your dedicated and careful work to date on the Hill.

Sincerely,

Jean (Nini) McManamy
 10 Willis St.
 October 1, 2019

Sent from my iPad

--
 Deb Andrews
 Historic Preservation Program Manager
 City of Portland
 389 Congress Street
 Portland, Maine 04101
 (207) 874-8726



Jennifer Munson <jmy@portlandmaine.gov>

Fwd: Munjoy Hill Historic District Comments

Deb Andrews <dga@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Tue, Oct 1, 2019 at 2:02 PM

Munjoy Hill public comment

----- Forwarded message -----

From: **Mike Hoover** <chzstk@gmail.com>
Date: Tue, Oct 1, 2019 at 5:38 AM
Subject: Munjoy Hill Historic District Comments
To: Deb Andrews <dga@portlandmaine.gov>

Hi Deb -

I strongly support the designation of a Historic District for Munjoy Hill.

I would like to request that my home, located at 40 Melbourne, be included in the proposed Historic District.

Consistent with the nomination criteria outlined in the National Historic Preservation Act (NHPA), and the historical analysis completed for the Munjoy Hill Historic District, I believe that the HD needs to be expanded to incorporate the intent of a Historic District. I request that the distinct includes the portion of Munjoy Hill between Congress Street, North Street, Walnut Street, and the Eastern Promenade. This boundary is consistent with the NHPA intent of a HD to encompass the broad pattern of historical development within a HD boundary.

Thank you.

Michael Hoover
40 Melbourne

--

Deb Andrews
Historic Preservation Program Manager
City of Portland
389 Congress Street
Portland, Maine 04101
(207) 874-8726



Jennifer Munson <jmy@portlandmaine.gov>

Fwd: 65 Saint Lawrence Street -contributing designation

Deb Andrews <dga@portlandmaine.gov>
 To: Jennifer Munson <jmy@portlandmaine.gov>

Tue, Oct 1, 2019 at 2:03 PM

Munjoy Hill public comment

----- Forwarded message -----

From: Liv Chase <livchase@yahoo.com>
 Date: Mon, Sep 30, 2019 at 5:24 PM
 Subject: 65 Saint Lawrence Street -contributing designation
 To: dga@portlandmaine.gov <dga@portlandmaine.gov>
 Cc: Brent Adler <brentadler@gmail.com>

Dear Deb Andrews,

Brent and I just received your notice in the mail in regards to [65 Saint Lawrence Street](#). We are shocked by the news presented in this letter and also unclear as to why it was sent out 30 days after a decision was made. We are strongly opposed to being a contributing building in the new proposed historic district. We attended the first meeting for the proposed historic district and our building was non-contributing. Prior to the first meeting, the city had every opportunity to assess and decide on which buildings were to be contributing and which ones were not. 65 Saint Lawrence Street has been significantly altered and it does not represent any form of historic architecture. A tenement style building that provided housing for workers does not classify a building as historic nor does it contribute to the character of the district. Please let us know how we can have this designation removed.

Regards,

Liv Chase and Brent Adler

--

Deb Andrews
 Historic Preservation Program Manager
[City of Portland](#)
[389 Congress Street](#)
 Portland, Maine 04101
 (207) 874-8726

Google Groups

10/2/2019 - Historic Preserv. Board-3rd Workshop for Proposed Munjoy Hill Historic District

Karen Snyder <karsny@yahoo.com>

Oct 1, 2019 1:03 PM

Posted in group: **Planning and Urban Development**

Dear Historic Preservation Board Members and Deb Andrews,

I am presenting a recently initiated petition to show the latest and continued steadfast support for the City's proposed Munjoy Hill Historic District.

So far, it has been signed by over **80 Munjoy Hill residents** which represents **almost 60 Munjoy Hill properties** which specifically support the City proposed Munjoy Hill District.

This petition states the following: ***We the undersigned, support the designation of a Munjoy Hill Historic District which is generally consistent with, and at least as big as that proposed by Portland's Historic Preservation Department.***

Please note this petition statement also includes preserving the zoning 100 foot "boundary" rule surrounding a Historic District.

Please see below petition pages as well as it is attached for documentation purposes.

Regards,

Karen Snyder

72 Waterville St.

Attachment: Proposed_MHHD_Petition_20191001.pdf

Petition: Proposed Historic Preservation District for Munjoy Hill

We the undersigned, support the designation of a Munjoy Hill Historic District which is generally consistent with, and at least as big as that proposed by Portland's Historic Preservation Department.

#	Address	Name (PRINT ONLY)	Signature	Email Address	Date	"X" if Owner
1	Munjoy	Martica Douglas			com 09-29-19	✓
2	11 Munjoy St.	Ben Snyder			com	
3	81 North St.	Maggie Wolff			09-28-19	
4	28 St. Lawrence	R. John Westhoff			9/28/19	X
5	11 Morrill St.	Martica Savin			g mail.com	X
6	28 St. Lawrence	Catherine Waycott			9/28/19	X
7	91 BECKETT ST.	Nina Miller			9/28/19	X
8	76 Watson St.	Janet Springborn			9/28/19	X
9	340 Eastern Promenade Unit 145	Jaye Cortin			9/28/19	X
10	20 Essex St	Sally Dolcan			9/28/19	X
11	118 Congress St	Ralph Carmona			9/28/19	X
12	105 North St. #1	James Isaacson			9-28-19	X
13	71 St. Lawrence	Debra Davis			9-28-19	X
14	29 Manning	Abram Cowie			9/28/19	X
15	32 North St.	James Cowie			9/28/19	X
16	432 North St	Ariel Chao			9/28/19	X
17	41 Mount St	Richard Reed			9/28/19	X
18	46 Cumberland Ave	Linda Dinkelman			9/28/19	X
19	36 North St	Steven Goodman			9-28-19	X
20	46 Cambridge Ave	Steve BAKER			9/28/19	X
21	89 Morning St.	Nadine Nigindemba			9-28-19	X
22	89 Morning St.				9-28-19	X
23	89 Morning St.				9-28-19	X
24	Saco, ME				9-28-19	X

Petition: Proposed Historic Preservation District for Munjoy Hill

We the undersigned, support the designation of a Munjoy Hill Historic District which is generally consistent with, and at least as big as that proposed by Portland's Historic Preservation Department.

#	Address	Name (PRINT ONLY)	Signature	Email Address	Date	"X" if Owner
25	312 SHERBROOK	TERRY KRISTIN	Terry Kristin		9-28-19	former
26	72 St. Lawrence St	David Dimatteo	David Dimatteo		9-28-19	former
27	25 High St #301	Susan W. Lynn's	Susan W. Lynn's		9-28-19	X
28	76 Watson St.	Steven Teel	Steven Teel		9-28-19	X
29	51 Congress St	M. Jakes	M. Jakes		9-28-19	X
30	51 Congress St	G. Jakes	G. Jakes		9-28-19	X
31	63 Congress St	MIKE FERRANTE	Mike Ferrante		9-28-19	✓
32	56 North St Apt 203	Justine Denny	Justine Denny		9-28-19	
33	751 North # 209	Lavette Prochaska	Lavette Prochaska		9-28-19	
34	56 North St	Susan Emerson	Susan Emerson		9-28-19	red
35					9-28-19	NO
36					9-28-19	YES
37	24 MELEN ST.	DAVID PRICE	David Price		9-28-19	YES
38	196 Mungy South	Diana Burton York	Diana Burton York		9-28-19	YES
39	593 Broadway for Ale	Debbie Smither	Debbie Smither		9-28-19	YES
40					9-28-19	YES
41	76 Cambridge Ave	Peter Blackston	Peter Blackston		9-28-19	NO
42	292 Eastern Prom	Alison Weiss	Alison Weiss		9-28-19	YES
43	27 MERRILL ST	WAYNE VALZADIA	Wayne Valzadia		9-28-19	YES
44	71 Mellowine St	Kelly Maguire	Kelly Maguire		9-28-19	YES
45	71 Mellowine St	Richard Sabol	Richard Sabol		9-28-19	YES
46	51 Mowen Ave	SUE YHARDELL	Sue YhardeLL		9-28-19	YES
47	32 North St	JED COO WIE	Jed Coowie		9-28-19	YES
48					9-28-19	YES

Petition: Proposed Historic Preservation District for Munjoy Hill

We the undersigned, support the designation of a Munjoy Hill Historic District which is generally consistent with, and at least as big as that proposed by Portland's Historic Preservation Department.

#	Address	Name (PRINT ONLY)	Signature	Email Address	Date	"X" if Owner
49	80 Quebec St	K.E. SMITH	<i>[Signature]</i>		28 Sept 19	X
50	63 Melbourne	apt 1 Leolite Stewart	<i>[Signature]</i>		11/20/19	X
51	11	Rosemary	<i>[Signature]</i>		9/28	X
52	104 North Street	Peter Murray	<i>[Signature]</i>		9/30	✓
53	104 North St.	DEBORAH A. A. DeBellefleur	<i>[Signature]</i>		9/30	✓
54	25 Waterville St.	Pamela Day	<i>[Signature]</i>		9/30	✓
55	25 Waterville St.	Michael Petit	<i>[Signature]</i>		9/30	✓
56	12 Montreal St.	Carol M. Connor	<i>[Signature]</i>		9/30	✓
57	46 E. Annenade	Berry Minter	<i>[Signature]</i>		9/30	✓
58	88 Beckett St	ENDRE WENSTROM	<i>[Signature]</i>		9/30/19	X
59	105 North St #1	Vana Carmona	<i>[Signature]</i>		9/30/19	X
60	23 ST-LAWRENCE ST.	G.R. WHITTEN	<i>[Signature]</i>		9/30/19	X
61	40 Melbourne	Michael Hoover	<i>[Signature]</i>		10/1/19	✓
62	10 Willis St	JEAN McMANNAMY	<i>[Signature]</i>		10/1/19	X
63	11-16 North, 101-107 Congress	Barbara Vestal	<i>[Signature]</i>		10/1/19	X
64	39 Waterville St	Wary Westcott	<i>[Signature]</i>		10/1/19	X
65	11 St. Lawrence St	Jayne G. Hurley	<i>[Signature]</i>		10/1/19	X

Petition: Proposed Historic Preservation District for Munjoy Hill

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Portland

#	Address	Name (PRINT ONLY)	Signature	Email Address	Date	"X" if Owner
121	81 Vesper St	Erna Koch	[Signature]		9-28-19	X
122	72 Waterville St, #3	Karen Snyder	[Signature]		9/28/19	X
123	147 Congress St	Margaret Hubert	[Signature]		9/28/19	X
124	147 Congress St	Robert Hubert	[Signature]		9/28/19	X
125	54 Walnut St.	Sarah Goan	[Signature]		9/28/19	X
126	108 Dorset St	George Weatherbee	[Signature]		9/28/19	X
127	74 Grant St #1	Anne Wadeigh	[Signature]		9/28/19	X
128	104 Congress St	John Whitaker	[Signature]		9/28/19	X
129	104 Congress St	Kerry Whitaker	[Signature]		9/28/19	X
130	33 Howard	Greg Brown	[Signature]		9/28/19	X
131	79 North	Stephen Booth	[Signature]		9/28/19	X
132	9 Howard St	Allison Rogers	[Signature]		9/28/19	X
133	9 Howard St	Michael Marsoco	[Signature]		9/28/19	X
134	89 Waterville St.	Katy Bruner	[Signature]		9/28/19	X
135	80 Vesper St. #3	Catherine Moser	[Signature]		9/28/19	X
136	80 Vesper St. #3	Gregory Moser	[Signature]		9/28-19	X
137	340 Eastern Prom #142	Jeff von Numbritz	[Signature]		9-28-19	X
138	23 Greenway Dr.	Jim Smith	[Signature]		9-28-19	X
139	55 Kellogg St	Jim BARTER	[Signature]		9-28-19	X
140	55 Montreal St.	Jois Barter	[Signature]		9-28-19	X
141	55 Montreal St.	Allison Grey	[Signature]		9-28-19	X
142	55 Montreal St	Oliver Murray	[Signature]		9-28-19	X
143						
144						

to: Portland Historic Preservation Board
% Deborah Andrews, Executive Director

October 12, 2018

Dear Chair Sheridan and members of the Board:

Enclosed please find a petition from residents of Willis and Montreal Streets asking your consideration for addition of parts of those streets to the proposed North St Historic District on Munjoy Hill. Specifically we are asking to have that portion of Montreal St not now included in the proposed district (houses at the top of the street have been selected for study as part of the North St District) with the exception of the MacArthur Gardens apartment complex be added to the proposed district.

We have talked with as many of our neighbors as we could. A few properties are absentee-owned. One resident is in a nursing home and unavailable at this time. We understand that public discussion about the impact of a Historic district on the neighborhood is part of the process, and the Board would need to know that most of the residents were in favor. We hope this petition provides some of the evidence you need to initiate a process, and are anxious for the opportunity to ask questions such as, "can I replace my windows?" and "will my children be unable to develop the property?"

We believe Montreal and Willis Streets represent a rare surviving snapshot of what Portland was like before and after the great fire of 1866. The period represented by the homes identified by Greater Portland Landmarks as significant or contributing covers the years from the 1850s to the mid 1930s. 86% of the properties in our proposed district were found last year to be significant or contributing to the historic streetscape of the Hill, and since that time an additional Willis Street property has undergone considerable restoration of its exterior. In its August 15 testimony to the Board, Greater Portland Landmarks described Montreal Street as having what were "urban farmhouses".

The streetscape still includes many small single family homes that housed tradespeople typical of the period. At the bottom of Montreal Street, what is now #12 (built 1860) housed a boatbuilder, and his shop survives today. This house is part of a row of houses dating from the mid-1860s on both sides of the street. Near the top of the street, closer to North, stands a property at #55 which housed a long-surviving greenhouse and nursery business from the 1850s onward. Residents there today report remarkable soil conditions. Across the street at #48 (built 1860) the neighborhood speakeasy was in business during Prohibition and the house still contains a cellar phone and sliding door accessible to customers from the street.

Landmarks has already begun the work of researching the histories behind this unique streetscape, including the social fabric it supported, and we are grateful to them for the history we have drawn upon for this petition. And MacArthur Gardens (1947) at the bottom of Montreal Street, while not built in the period of significance, sits on a piece of land which was integrated into the streetscape with small Italianate dwellings until the great reservoir flood of 1893 washed out four houses and four people lost their lives. The land remained empty until MacArthur gardens was built in 1947 and thus these apartments, in their way, preserve a piece of the history of Montreal Street.

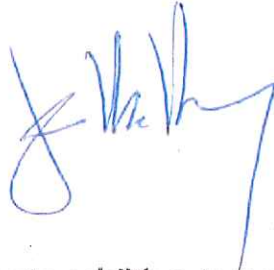
Willis Street enjoys a similar history, with many single family tradespersons homes and three multifamily homes built for rental purposes during the midcentury, at least one by well-known Munjoy Hill developer Moses Gould. The house at #9 is believed to have been a farmhouse when it was built; early city maps showed the property originally extending all the way to the Eastern Promenade. The home still sits on a property covering one entire block on the north side of the street.

Munjoy Hill properties are in danger of teardowns for highly lucrative condominium developments seeking ocean views and proximity to the Old Port. While the new Conservation District can slow the pace of teardowns, it does not have sufficient teeth to prevent outsized and incompatible replacement buildings. Historic District status would help preserve the streetscape and inhibit incompatible development. There is continuous improvement and restoration work underway on the street, and homeowners generally strive for historic compatibility.

Willis and Montreal Streets still house small businesses of the type historically located there. They continue to provide family housing and children are often on the streets. We love our neighborhood and wish to preserve its unique streetscape and the social fabric it supports. We hope you will agree and include it in consideration of the proposed Historic District for Munjoy Hill.

Thank you.

Jean (Nini) Mc Manamy, 10 Willis Street
329-1232

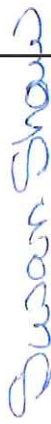


Enclosures:

1. Map of proposed Montreal and Willis Streets addition to potential North Street Historic District
2. Petitions of property owners requesting inclusion in the proposed district

Petition: Historic Preservation District for Munjoy Hill

We the undersigned request the Portland City Council and Planning Dept conserve and preserve the structures that makes Munjoy Hill vibrant by being included in the Munjoy Hill Historic District districts.

Street Address	Name (PRINT ONLY)	Primary	Signature	Email Address
✓ 1 9 Willis St.	Maragret Hillman	Y		
✓ 2 10 Willis St.	Jean McManamy	Y		
3 20 Willis St.	John Mahoney & Allision Kamar	N		
4 22 Willis St.	Rebecca Dreher	Y		
✓ 5 23 Willis St.	Frances McGovern	Y		
6 24 Willis St.	Patricia Bleech	Y		
✓ 7 28 Willis St.	Susan Shaw	Y		
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Petition: Historic Preservation District for Munjoy Hill

We the undersigned request the Portland City Council and Planning Dept conserve and preserve the structures that makes Munjoy Hill vibrant by being included in the Munjoy Hill Historic District districts.

Street Address	Name (PRINT ONLY)	Primary Signature	Email Address
✓ 1 12 Montreal St C	Carol Connor	<i>Carol Connor</i>	<i>balsanigue@live.com</i>
✓ 2 16 Montreal St C	George Libby		
3 18 Montreal St C	Linda Douglass		
✓ 4 22 Montreal St C	Vanessa McGrath	<i>Vanessa McGrath</i>	
5 24 Montreal St C	Edward Gillis & Marta Rankin		
✓ 6 32 Montreal St C	Sanjay & Laura Patel		
7 33 Montreal St C	St. John's Valley LLC		
8 37 Montreal St C	Kevin Carter		
✓ 9 41 Montreal St C	Kevin Johannen & Meghan Connolly	<i>K. for</i>	<i>Kevin@iknow.net</i>
10 42 Montreal St C	Liane C. Billings	<i>Liane C. Billings</i>	<i>LianeC@billingspark.com</i>
✓ 11 45 Montreal St C	James Cole	<i>James Cole</i>	<i>James.Cole@gmail.com</i>
✓ 12 48 Montreal St C	Cama Clarkson Woodward	<i>Cama Clarkson</i>	<i>Cama.C@maine.net</i>
13 49 Montreal St C	Colleen Jackson-Commiss		
14 52 Montreal St C	Ryland & Brook Rankin		
15 54 Montreal St NC	Montreal St. Realty LLC		
16 55 Montreal St C	Alison Grey & Oiver Murray		
✓ 17 60 Montreal st	Patricia Ryan	<i>Patricia Ryan</i>	
✓ 18 46 Montreal St	Marguerite Cartorio	<i>Marguerite Cartorio</i>	
✓ 19 55 Montreal St	Alison Grey	<i>Alison Grey</i>	
20			
21			
22			
23			
24			

Google Groups

Munjoy Hell

Susan Yandell <sueyandell@gmail.com>

Oct 14, 2019 6:44 PM

Posted in group: **Planning and Urban Development**

My beloved Portland is no more. The city government should be ashamed for the dreadful destruction and ruination of 'The beautiful town by the sea'.

Longfellow would weep, as I do. I walk the very streets that he did. He described with such love the joys of his surroundings, as I once did.

No more.

You will one day, perhaps, feel great SHAME at the horrors and unspeakable

decimation that you brought to this cherished place which to me has lost its sense of 'place'.

What I now see is the GREED and INDIFFERENCE and INCOMPETENCE you and the DEVELOPERS have wrought.

With such a horrible sense loss and sadness I remain a resident of 51 Monument St. and a VICTIM of your ARROGANCE.

Sue Yandell....beautifier of the neighborhood.

Historic District changes in East End

Adam Frederick <afrederick@gogginenergy.com>

Oct 30, 2019 3:56 PM

Posted in group: **Planning Board**

Dear Planning Board and City Council,

Though I strongly endorse the City of Portland doing everything in its power to limit the further construction of hotels and parking garages on the very limited remaining real estate in our decreasingly charming Port City, and though I support placing of many structures within Historic District for the sake of architectural preservation, I must voice sincere concern about what this will do for the energy future of the town.

We are at a critical point in human history. We can continue burning fossil fuels for power and heat and find humanity "clinging to the poles" of our planet for survival within one generation, OR we can do everything in our power now to offset the impact of our energy use. This requires support of technology like Solar and Wind Power, Heat Pumps (geothermal and mini-split), and batteries. Limiting the effective usage and placement of these carbon-offsetting technologies for the sake of aesthetics is, in my mind, short sighted. I say this not as a business owner and capitalist, but as a citizen of this planet, as a father, and as a Portlander.

I support the Historic District and the core of its mission. I have worked with Rob Wiener on a number of projects in the west end, and believe that we are all fundamentally trying to do what is "right" for the City of Portland. Preserving the architecture and aesthetics of this city is so important to the look and feel of Portland. However, I believe that compromises may have to be made when it comes to the very real environmental catastrophe at our door. ALL buildings in this town should be encouraged (if not required) to install solar panels if their orientation and structure allows. Passing of sweeping regulation without adapting to or accommodating for a new energy paradigm will be to the detriment of all.

I encourage the Planning Board and City Council to consider not only the architecture of our past, but the Portlanders of the future while making these zoning changes.

--
Best Regards,

Adam Frederick
VP, Director of Sales and Design
207.408.6616(m)
207.772.7557(o)
Goggin Energy
75 West Commercial
Suite 202
Portland, ME 04101
gogginenergy.com

Support for Munjoy Hill - expansion of proposed Historic District

EJ Koch <ejkoch@gmail.com>

Oct 28, 2019 9:28 PM

Posted in group: **Planning and Urban Development**

This is my letter of support for the proposed, and an expanded, Historic District.

Because the materials are lengthy, I have included a cover summary.

Please take these as part of the record concerning the Historic District proposal, and again register my (and hundreds of others') support for a Munjoy Hill Historic District.

Erna Koch
617-818-0882



ERNA KOCH

81 Vesper St., Portland, Maine 04101

Phone: 617-818-0882

E-Mail: EJKoch@gmail.com

October 29, 2019

City of Portland Historic Board, Planning Board, and City Council members

This is a cover summary of the materials attached. I hope you will read my letter, but I recognize that time is valuable and limited.

Please Adopt and significantly expand the proposed Munjoy Hill Historic District

- After a great deal of community effort, with no discernable impact, adopting a Historic District on Munjoy Hill appears the best/only way to protect the Hill's character and livability. It seems that the City has allowed developers to control development on the Hill through lobbying and private agreements. This is anathema to an open process.
- **Broad Local and popular sentiment runs overwhelmingly in support of preservation** over demolition, and against predatory development producing massive scale and incompatible new developments. These opinions, directly from Hill residents and others are reflected by hundreds of people on Social Media over a term of years. [SEE: Appendix A, for a broad sampling of actual local comments about inappropriate development on the Hill]
- An "Opposition Petition" to the Historic District presented to the City is representative of just 12 properties, one of which has already been demolished and redeveloped, and one of which was demolished this week for development, pending review of yet another controversial, oversized building plan.
- New building is supposed to comply with Design Standards, which provide in relevant part that the style, scale and massing of new buildings be compatible with the rest of the local streetscape. The Planning Board appears to be paying no

attention to these standards, and approves inappropriate proposed building just about every time. I'm not aware of any time the Board has turned down a plan – they accept "revisions" of inappropriate plans regularly, failing the community every time. Staff appears to be captured by the developers.

- New Planning Board-approved buildings are usually oversized eyesores crammed onto small lots that tower over their neighbors and contribute nothing good to the streetscape or the local community. They do *not* add to Portland's housing stock in any way that is meaningful to residents. A good proportion of the condos are bought by people who don't live in Portland more than 3-4 months a year.
- The minor effort by the City in response to sustained and vigorous resistance of residents has not been effective to preserve the Hill's valuable assets. We need a Historic District to accomplish that. [SEE: pictures pp 6-11 of letter]

For more detail about my strong support for a broad Historic District on Munjoy Hill, see my full letter. Thank you for your consideration.

Erna Koch



ERNA KOCH

81 Vesper St., Portland, Maine 04101

Phone: 617-818-0882

E-Mail: EJKoch@gmail.com

October 20, 2019

City of Portland Historic Board, Planning Board, and City Council members

Hello,

My name is Erna Koch. I am 40 year resident, and a 35 year property owner of a three family house on Munjoy Hill, in an area that falls within the currently proposed Historic District.

This is a long letter which enumerates developments that have informed my conclusion that enacting a Historic District is the only reasonable path to preserve the Munjoy Hill streetscape. I have included extended community commentary in the Appendix, to allow readers to get a sense of what actual local discussion on this issue looks like.

Please Adopt and expand the Munjoy Hill Historic District

I support and encourage expansion of the Munjoy Hill Historic District for all the reasons you've heard from others, and as I've written in the past. As both the zoning ordinance, design standards, and the Comprehensive Plan require, new buildings "should be" compatible in scale, massing and design to the neighborhood. Munjoy Hill has a Historic story – much of it as housing for the many working class families who worked in Portland's industries. This should not be destroyed by developers' building to the "limits of the envelope" as they have heretofore been allowed. This kind of development is not desirable for anyone but developers looking to maximize square feet they can cram in, and thus higher profit. THIS is one important reason why the buildings they erect end up looking like big boxes.

Another reason to support the adoption and expansion of a Historic District for the Hill is the culture our human scaled streetscape has encouraged and sustained for over a hundred years. Although many of the original families from my neighborhood have moved, and their triple

decker buildings have been converted to condos, at least those condos remain part of the neighborhood streetscape. We retain a sense of community, walking neighborhoods, and a strong feeling of connection to each other and to the working families that have lived here so many years.

While the Hill has traditionally been a place where working people have lived and raised families, its character is rapidly being compromised by speculative development of “big box” type condo housing. The housing thus added is far out of the financial reach of most Maine residents. It is opposed by most property owners and residents of Munjoy Hill for this reason, *and* because it is not compatible or consistent with the type, design, and scale of housing here.

The new big box buildings contribute nothing, and in fact stick out like oversized monoliths, many of them not even having front doors to the street. Many of the new residents come from places where this type of building is common, car-centric. So far, we have seen little participation or connection by the new residents to the ethos of the local community here. I am not faulting them personally – they are moving here from other communities that often have the appearance of the new condos they’ve chosen. It is important to note that architecture and streetscape strongly suggest what kind of community exists, but many of the new buildings point to the normalized isolation many of us feel in bigger cities. It’s what many of the new residents are more familiar with. Ironically, our area’s character, appearance, and culture is part of what attracts new residents and visitors to Portland. As we allow changes that do not fit, we become “every city” USA.

This kind of development has been supported to date by the planning board, through the use of variances and other techniques, while cynically calling it “adding to housing stock.” In the past, Hill residents have supported reasonable regulation standards that would curtail predatory development. But, developer practices endorsed by the Planning Board have already changed the face of the hill, and we have learned that the considerable effort to add clearer standards has had little effect on Planning Board deliberations and actions. If action is not taken now to create a Historic District, incompatible development will continue to overtake this part of the city that we (and the many visitors to Portland) love. And, I want to live in a community I can still recognize.

This is as **Portland’s Comprehensive Plan** emphasizes:

- * The need to stabilize and enhance historic areas of the to ensure quality investment in existing structures and ***compatible infill development***;
- * That we encourage additional ***contextually appropriate housing*** density in and proximate to neighborhood centers.... as a means of supporting complete neighborhoods;
- * That we ***promote historic preservation*** as a key economic, sustainability, and community development strategy.

The planning board is failing miserably to hold developers to any actual compatible design/scale/massing standard or code provision [SEE: Appendix B], even after an Ordinance change for which many fought long and hard. We don’t have a couple years to “***be in a better place to look at the results and what is happening and [we will] be in a better place to take stock and see how it worked out.***”¹ We don’t have more time. Given our experience

¹ Christine Grimaldi, PPH, talking about the Historic District designation, 2019

with a clear ordinance revision including standards which produced no change on the ground, we already know how it's been working out.

Not as intended.

A Historic District will provide CLEAR guideposts to residents and developers. We need it. Nothing else has worked.

There is a Petition that has been circulated in opposition to the Historic District. It is not unreasonable to believe it represents less than 2% of property owners on the Hill.

Looking up the 25 signatures on the "opposition" petition, there are some notable factors.

- The signatures represent owners of 12 properties (with 33/37 Montreal which is currently slated for development and in process, counted as one).
- Three or four of the 12 properties are older, modest single or multifamily dwellings, which could be attractive targets for teardown and "development."
- Two of those properties that could be development "targets" are directly across the street from the proposed development at 33/37 Montreal St.
- One signatory appears to be a renter at one of the 12 properties, and one is a property manager who is not an owner.
- One signatory listed an address that can't be found in the City Assessor's database, and his name is nowhere listed as an owner on that street.

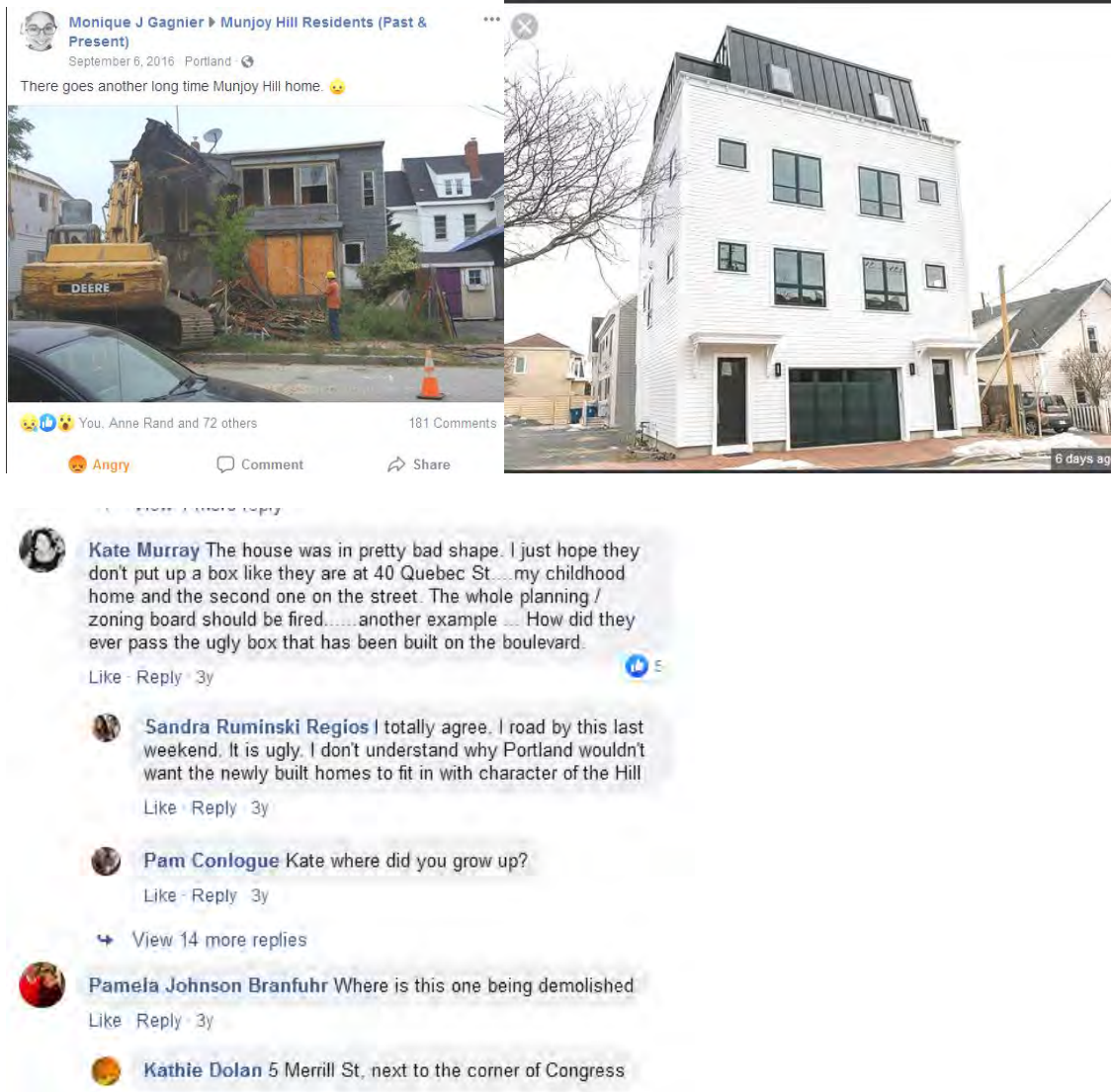
What are the opinions of those who live on the Hill who have not signed any petitions?

It is worth considering the opinions of a swath of Munjoy Hill residents. Many of us have made our position clear at City Hall and information meetings. However, there are others who have not signed petitions, and don't approach City Hall. These are people who are working hard, pursuing their lives, who feel cut off from "politics." However, that doesn't mean opinions aren't expressed. When a teardown happens, or when a development is proposed or built, there is usually active commentary on social media and in the community, dating back to well before 2016.

An example: 5 Merrill St. This is now a two family condo building, with 6 bedrooms and 6 bathrooms, which looms over its neighbors and is thought by many to be the ugliest building on the Hill. Many say it "gives the neighborhood a black eye." It's a typical example of "building to the limits of the envelope." (See before and after pictures below).

From the upper floors, it has "sweeping views", which is what they're selling. That and the "charming neighborhood." One wonders, how long will it remain "charming?" An apartment in this building was listed for \$1,500,000.

From Face book group: “Munjoy Hill Residents (Past & Present)”



For more of the hundreds of comments this and other Face book posts have generated, See Appendix A.

Note the difference in scale and design between what became “new 5 Merrill” and “old 5 Merrill,” and the 181 comments on Facebook in 2016.

Words that appear most frequently related to the teardowns and/or new developments are “sad,” “ugly,” “box,” “ugly condo,” and “eyesore.” There are a couple references to Union Station, and at least two comments in that thread asking ***“Doesn’t Portland have design ordinances so neighborhoods will retain their character?”*** and ***“I don’t understand why Portland wouldn’t want the newly built homes to fit in with the character of the Hill.”***

As someone who is passionate and involved, I speak about development with other property owners and residents daily. Many of my closest neighbors live in condos – they are from other parts of the country and bought a condo in an updated three unit because they love the

Hill's character, their own restored or updated building, and the area. Sentiment among residents I speak with, long term and newer, runs overwhelmingly towards protection from massive and inconsistent design, as do the Facebook posts.

The point I'm making here is that despite the fact that many Portland residents don't speak up – people are busy with their lives, or intimidated, or don't know who to talk to/don't think "fighting city hall" is productive – if one looks, it is easy to see that a large majority strongly disapprove of the rampant teardowns and oversized overdevelopment on the Hill. Also on this Facebook site, are several references to Union Station. We cannot be allowed to destroy ourselves to please developers.

The above comments were from 2016, when the Merrill St. building was torn down. In that case, the building had gone without maintenance for too long, and was unsafe. Yet, people were still concerned about what would replace it. And they were right to be.

Indeed, can it be understood *"why Portland wouldn't want the newly built homes to fit in with the character of the hill?"*

The negative consequences of the R-6 zoning, meant to allow/promote infill development for more housing became clear quickly.

From a *Portland Press Herald* article in 2019:

"Residents and policymakers are reacting to development patterns that emerged after the City Council made changes to the R-6 zone. Those changes opened up smaller lots for development.

Since then, large boxy condominiums have popped up next to more traditional-style homes and apartments. In some cases they are built to the property lines, reducing the amount of sun and light between buildings and making the streets less welcoming, residents said.

[See, 47 Monument St., p. 7]

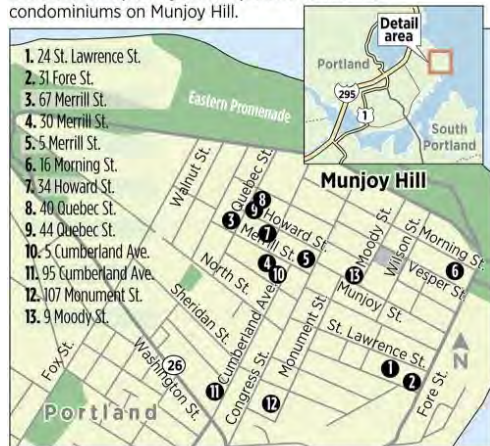
"Those Soviet structures are popping up like Japanese knotweed," Morning Street resident John Wuesthoff said."

Moratorium and 9 Moody St: Following many months of advocacy by Hill neighborhood residents and property owners, a 6 month moratorium was enacted on teardowns. Note that the last one on the permit list (next page) is 9 Moody St., in my neighborhood. Jim Brady had a teardown permit, and I believe he demolished the building at 9 Moody St the day before the moratorium went into effect.

I met Brady the night before his teardown, and he told me the 9 Moody St. building was "unsalvageable" and that he intended to construct something very much like the then-existing building for him and his family to live in. It was not in fact unsalvageable, and you can judge for yourselves whether it is similar in style and scale to the building that was demolished.

Munjoy Hill demolitions

Developers have demolished or submitted plans to demolish homes on these properties in the past two years, part of a trend that is replacing rental apartments with new condominiums on Munjoy Hill.



STAFF GRAPHIC | MICHAEL FISHER



9 Moody before:



After:



There have been many other demolitions and “redevelopment.” Some buyers have chosen to restore or build in a compatible fashion. However, many have not.

A tiny single family on a small lot was “redeveloped” and now is massive and interferes with houses on both sides of it.

47 Monument before:



After



The 47 Monument building was close to neighbors before, but still allowed the neighbor to its left to “breathe” and have access to light.

Then (Small grey house to right)



Now



25 Monument Before:



Now:



30 Merrill St.

before:



30 Merrill St.

2 Existing Rental Units Replaced with 7 Luxury Condos and Incompatible Scale to Surrounding Buildings



BEFORE



AFTER

Karen Snyder photos

33 Lafayette St.

An Old Church and Mature Street Tree Replaced with Incompatible Architecture To Surrounding Buildings



BEFORE



AFTER

Karen Snyder photos

34 Howard St. (Again, as with most of these, built to the “limits of the envelope”)

A Traditional Single Family replaced with a Contemporary Single Family



BEFORE- Single Family



AFTER-Single Family

Fore St.

3 Existing Rental Units and Mature Street Tree (on left) Replaced with the Scale and Mass of 4 Luxury Condos with No Front Door



BEFORE



AFTER

And coming up:

Montreal and Morning Street proposed developments:

From Portland Press Herald, September 2019

[Developer] Wells’ project is said to be the only proposal that has gone in front of the preservation board since the overlay was enacted, said Christine Grimaldi, acting planning and urban development director. ***With so little engagement in the process, it is hard to say how well it is working or if it should be tweaked, she said.*** ♦

“I feel confident about it, ***but I feel like in a couple years we will be in a better place to look at the results and what is happening and we will be in a better place to take stock and see how it worked out,***” she said.

♦ It is not clear what she’s referring to here. There has been a great deal of community “engagement.”

I think we can see how it's working out. We don't need *more* years more of this and further destruction of usable/restorable compatible housing for expensive condos with "sweeping views."

The 33/37 Montreal project is a plan to remove a salvageable, compatible two/three family house on a corner in a neighborhood of small single and two family residences, and tear down two other houses, in order to combine 2-3 lots and build a massive out of scale "modern" condo building in their place on the combined lots. As proposed in both the first and second iterations, the builder want to, as most do, build to the "envelope" of permissible area, since scale, massing, and design do not appear to be considered as obstacles by the planning board, even though Portland's Design Standards require it [See Appendix B].



Game plan? It appears the game is to propose something so out of scale and objectionable that provokes community outcry, and cannot be approved. Then, to return with something that is presented by the builders as "significantly revised," even though it does not comply with the code either. By that time, builders are crying that the process is a hardship on them, the community is exhausted, and it often appears the Board is less inclined to reject the "revised" design because of all the "effort" the developer has made to "comply" with the standards.

There is a similar game afoot for infill building in an empty lot at 130 Morning Street. While several of the surrounding buildings are large (they are a redeveloped school and were apartment workforce housing), the proposed design extends again right up to the "envelope" of permissible lot lines. The architects confirmed to me that their instructions were to design

the build to the boundary of the “envelope” to maximize interior square footage. It did not appear that anyone in the design process considered compatibility with existing structures.



133 Morning St



129 Morning St



119 Morning St



130 Morning

Karen Snyder photos

I will end with this sentiment by Karen Snyder: “When the hot market of Munjoy hill is over, real estate agents and developers will survive and will move on to the next market leaving behind junk ‘new’ ugly buildings where once stood a neighborhood of historic charm. This IS the reality of what is happening and why I hope Munjoy hill is considered as a historic district.”

A Historic District will provide CLEAR guideposts to residents and developers. We need it. Nothing else has worked.

I agree with Karen - we have tried everything to bring attention to the conflict of the design, size and character of these new developments with the existing streetscape and neighborhood. My fear is that if this progresses further, those proposing new oversized and incompatible developments will begin to point to other “box structures” nearby to leverage their requests to build more of the same.

As has been done in the West end, a Historic District on the East End will bring us to a place where reasonable renovation and building can continue to be implemented, and not inflict damage on the area.

Thank you for your consideration.

/S/

Erna Koch

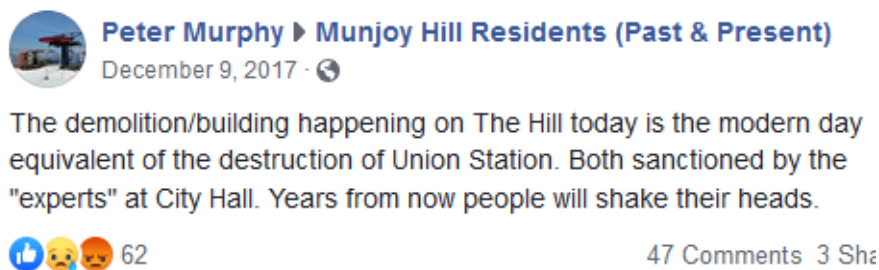
APPENDIX A: Public Comment from Social Media *[this is a sample only]*

Many Hill residents and property owners have made our position supporting an (expanded) Historic District clear. However, there are many who have not signed petitions, and are unable, or don't know how to approach City Hall as advocates.

When a development is proposed or built, there is usually active commentary on social media, dating back to at least 2016. A posting about 5 Merrill Street in 2016 generated 181 comments.



(See Appendix pages 2-6, for sampling of comments on this post, 2016-present)



Comments concerning the 5 Merrill Street teardown (Facebook, 2016; “Munjoy Hill Residents (Past & Present)”):

 **Kate Murray** The house was in pretty bad shape. I just hope they don't put up a box like they are at 40 Quebec St...my childhood home and the second one on the street. The whole planning / zoning board should be fired.....another example ... How did they ever pass the ugly box that has been built on the boulevard.
Like · Reply · 3y

 **Sandra Ruminski Regios** I totally agree. I road by this last weekend. It is ugly. I don't understand why Portland wouldn't want the newly built homes to fit in with character of the Hill
Like · Reply · 3y

 **Pam Conlogue** Kate where did you grow up?
Like · Reply · 3y

[View 14 more replies](#)

 **Pamela Johnson Branfuhr** Where is this one being demolished
Like · Reply · 3y

 **Kathie Dolan** 5 Merrill St, next to the corner of Congress

 **Nini Mc Manamy** Not only that one, the tenants in the building at the corner of North and Congress, formerly Fuller Glass and before that a beauty shop, were given 30 days to get out.
Like · Reply · 3y

 **Monique J Gagnier** Fuller Glass has been gone quite some time now. It's a shame the tenants have to move out.
Like · Reply · 3y

 **Lydia Savage** 4 stories of condos going up with parking on first level and decks for views. let's just hope it is not a boxy building of awful colors (terra cotta orange seems to be the rage)
Like · Reply · 3y

 **Kathie Dolan** Bleeecchhhh! 🙄🙄🙄
Like · Reply · 3y

 **Erica Scothorne** I was back there last weekend after being gone for about 15 years, it's changed so much 😞



Michele Latham Saw this the other day and was very surprised. I knew they were renovating but tearing down? What's going in there? another ugly looking 4 story condo no doubt.

Like Reply 3y



3



Betty Calderwood-Martin Had to come down. It wasn't healthy and was too far gone for renovation. It's SUPPOSED to fit the neighborhood. I heard it will be a two unit condo.

Like Reply 3y



Kathie Dolan Condos suck, especially when they look like the ones where Nite Owl was!

Like Reply 3y



1



Carol Lambert Sad

Like Reply 3y



1



Ashley Webster I drive by yesterday, it looked like it was touching the other house behind it. I couldn't bring myself to take a picture though

Like Reply 3y



Betty Calderwood-Martin It was only about 3 inches from the house in back on one side.

Like Reply 3y



Ashley Webster You can see the shape of your old House I the back of the other one.

Like Reply 3y



Chris Coose There is more retrofitting going on on the Hill than there is tear down. The replacement buildings just plain suck in relationship to the surrounding neighborhood.

Like Reply 1y



1



Enoch Bradford Wenstrom do yu people live around the corner from this building like I do? it is a really classic nice looking place. it is a shame it is being destroyed vs rennovated

Like Reply 1y



1



Heather Ashby Actually quite the contrary. I own lots of property in Portland and have never overhauled one. Always brought it up to its prior glory. Never have we torn one down. We also own a very iconic and historic building downtown that we are restoring and we a... [See More](#)

Like Reply 1y



Beatrice A. Brush What the hell is the matter with these people? You bought a building on Munjoy Hill. Why do you feel the need to change the way it looked? You liked it enough to buy it. RIGHT? Then leave it the hell alone. These buildings have character, good bones, HISTORY.....and you asshats come in and change it to "modernize" the Hill. Well the Hill was fine without you. Please stop tearing down History. I pray for you all.

Like Reply 1y



2



Heather Ashby These buildings might not be up to today's code, and life safety standards, or economically built to reduce energy consumption, old drafty windows, expired heating systems, difficult and expensive to maintain or rent... whomever sold it has a right to do so, and the new owner has a right to do with it what they want. People complain about it, but don't maintain their buildings and they are run down and cost so much to repair that the new owners would rather start anew. Rundown buildings draw rundown tenants who don't care about the property. Just my 2 cents and I know that everyone opposes that opinion it seems, but I like new. That's MY taste, not for ya'll I guess.

Like Reply 1y



1

^ Hide 13 Replies



Enoch Bradford Wenstrom obviously said by a person who has no regard for any historic value of architecture. no one is saying renovation is not needed.

Like Reply 1y



Enoch Bradford Wenstrom people tearing down these buildings are trying to make the hill like the place they escaped from back home..



1



Chris Coose Coming very soon, the demolition of 25 Monument for another box of condos. It was once a school and it is structurally sound. The long time African American owners got over a million dollars for it. Charlie's house across the street from 25 Monument go... [See More](#)

Like · Reply · 1y · Edited



2



Mary Brennan I agree. I was so sorry to see Union Station destroyed for a discount store that failed miserably. I think it was Arlans, are something like that. Complete junk!

Like · Reply · 1y



Cynthia Ann Wildes Smith I agree, and the distruction of LongFellow house on Fore Street that he was born in leading to the Prom . That was torn down as well. So we could house all that ugly business 's that took its place. Yes we had residents down there as well.

Like · Reply · 1y



1



John Bennett I'm already shaking my head I disbelief couldn't wait til years from now.

Like · Reply · 1y



Eddie Fowler Brutal architecture describes it to a T...

Like · Reply · 1y



1



Peggy Harrington Wilson It's a disgrace! Tearing down all those homes of people and families that have lived there with memories that are now gone. So sad 😞

Like · Reply · 1y



Timothy M. Smith As a life long resident of the hill still living here today,im disappointed in the councilor that represents munjoy hill,why did you wait so long to want a temporary ban on teardown and build.you are the reason we need more true residents to hold your office.

Like · Reply · 1y



Anne Mazur Pappalardo Portland's disappearing history is heartbreaking. My 18 and 25-year-old sons are even lamenting what is going on. Incredible lack of value and historic pride.

Like · Reply · 1y



Solange Kellermann We're shaking our heads now.

Like · Reply · 1y



Kate Tylor It's really sucked to hear the mayor on TV talking about high income places in the city like Munjoy Hill. My heart sank.

Like · Reply · 1y



Kathie Dolan I don't think I care much for that mayor or his politics!

Like · Reply · 1y



Bob Taylor anywhere they can find a dollar.....

Like · Reply · 1y



Carol Connolly So true! So sad!

Like · Reply · 1y



Timothy Trott It's not like it used to be like we grew up the yuppie are taking over not the working class people were used to

Like · Reply · 1y



Nini Mc Manamy ▸ Munjoy Hill Residents (Past & Present) ***

October 6, 2016 · 🌐

30 Merrill St scheduled for demolition to make way for condos. This historic house was built in 1840.



👍👍👍 65

59 Comments



Rebecca Milliken Sad.

Like · Reply · 3y



Robin M. Plante I hate what the hill has become.

Like · Reply · 3y



Theresa McGeehan WHAT THE HELL IS GOING ON

Like · Reply · 3y



Doreen Lund Burnett Is that little house that sat back from the street with the fence around it still there? It was just past 17 Merrill Street.

Like · Reply · 3y



Donna Stults 😞 so sad

Like · Reply · 3y



Mary Anderson Emmons Why don't they just demolish the whole friggin hill! They are ripping it apart piece by piece anyway! This is so sad what they are doing

Like · Reply · 3y



3



Joanne Devine Why doesn't landmarks protect this place?

Like · Reply · 3y



3



WM Jel Where is the historical society, Landmarks and City officials? The Hills preservation should be a priority. City Halls basking in tourism money that won't continue ft the old charm of the community goes to condo after condo giving away green spaces to

... See More

Like · Reply · 3y



10





Jack Milton ✓ <http://www.pressherald.com/.../portland-planning-board.../>



PRESSHERALD.COM

Portland Planning Board approves new 7-unit condo development on Munjoy...



Like · Reply · 2y



Lori Baxter-Gaunder 750 sq feet? That's like living in a walk in closet!

Like · Reply · 2y



Chuck Vessey I wonder where they will park

Like · Reply · 2y



Monique J Gagnier ▸ Munjoy Hill Residents (Past & Present)

February 27, 2016 · 🌐

The remnants of 40 Quebec St. Demolished yesterday.



👍 🙄 😡 34

103 Comments



Matt Nickerson Crazy

Like Reply · 3y



Michele Collins Lane by any chance any before pictures ?

Like Reply · 3y



Pam Conlogue It was my sisters house she sold and they told her they would not demolish.

Like Reply · 3y · Edited



Pam Conlogue Monique I have many before pictures, even as early as last month inside and out.

Like Reply · 3y · Edited



↩ View 3 more replies



Michele Collins Lane why did it come down ?

Like Reply · 3y

^ Hide 12 Replies



Monique J Gagnier The owners are going to rebuild. Sadly I don't have a before photo but someone on here will probably.

Like Reply · 3y



Michele Collins Lane was it the white house on the corner ?

Like Reply · 3y



Monique J Gagnier Nope. Here it was this past October. It's the one hidden behind the tree



Like Reply · 3y





Tom Martin It came down so the rich from out of state can build another house and help drive up local taxes and force good locals out...

[Like](#) [Reply](#) · 3y



Pam Conlogue You have that right. My sister recently sold this house and the buyer told her they would not demolish the house. They waited 6 months they never lived in it. So Sad...It is what it is.

[Like](#) [Reply](#) · 3y · Edited



Soozy Mack I just drove past today and did a doubletake

[Like](#) · [Reply](#) · 3y



Rita Woodman Progress has to go on!!!

[Like](#) · [Reply](#) · 3y



Liz Coburn Very sad Portland losing all its roots

[Like](#) · [Reply](#) · 3y



Kristian Webber We should burn munjoy and Start over

[Like](#) · [Reply](#) · 3y · Edited



Pam Conlogue Why? Kris Weber?

[Like](#) · [Reply](#) · 3y



Robin M. Plante I felt really sad seeing it being torn down so another condo can be put up. Property taxes will go through the roof.

[Like](#) · [Reply](#) · 3y



Pam Conlogue Sorry Robin, aren't they already

[Like](#) · [Reply](#) · 3y



Robin M. Plante Yes Pam, taxes are very high on the hill.

[Like](#) · [Reply](#) · 3y



Constance Mailman I lived at 60 :-(

Like Reply · 3y



Robin M. Plante I live across the street at 39.

Like Reply · 3y



1



Kathie Dolan Why did they take it down?

Like Reply · 3y



Pam Conlogue To rebuild a more modern home new buyer new condos

Like Reply · 3y · Edited



Kathie Dolan Grrrr! 🤔

Like Reply · 3y



1

↩ View 1 more reply



David Lee I lived on the hill when only people who lived there were consider poor money way we were but we were very rich with friends all around us

Like Reply · 3y



11



Jean Locey Time moves on someone said. Cool... But put a house there not something that resembles a prison or warehouse... Smdh... The hill is going away slowly. Bottom of Fox St. another monstrosity going up... Fox and Anderson St. Naaaasty

Like Reply · 3y



3



Patty Galope Hate those ugly ass buildings... a nice house would be better , but I still don't like all the rich from out of state buying & ruining our neighborhood ...disgusting !!!

Like Reply · 3y



3



Robin M. Plante Now we are all going to be looking at a condo that doesn't even fit into the grand scheme of things.

Like · Reply · 3y



Jayne Fitzgerald Rudy Sad thing is those old house there tearing down were way better built than anything they build today. I rest her fix up a old house than a new one there so cheaply made.

Like · Reply · 3y



Monique J Gagnier I totally agree with you!!! I bought a house in Saco, it was built in 1860!!! That house has been through a lot and still very strong. I hope to add some insulation and do some work on it when time and money allow. 😊

Like · Reply · 3y

December 2017:

Check out today's Portland Press Herald article:
<http://www.pressherald.com/.../public-divided-over-munjoy-hi.../>

Next Steps:

- Since Moratorium has now passed, we will be engaging with the Munjoy Hill community in January 2018 to coordinate efforts to ensure we get changes in place to protect Munjoy Hill neighborhood. These efforts will be communicated in early January. We will need all of you to continue to engage to see this through.

A big thanks again for all of YOU in engaging!!!!




PRESSHERALD.COM

✓ **Portland council puts freeze on Munjoy Hill demolitions**

After hearing conflicting viewpoints for more than 2 hours Monday...

👍❤️😭 You and 138 others 96 Comments · 13 Shares



Melissa Darling Good

Like · Reply · 1y



Annie Foley I'm sad my house came down but if this is the last straw that preserves the buildings then the house was sacrificed for a good reason and that makes my heartache a little less

Like · Reply · 1y


 10



Lau Cormier Annie - were you 9 Moody?

Like · Reply · 1y

 1



Annie Foley Lau Cormier yes

Like · Reply · 1y

↩ View 5 more replies



Meredith E Miller Priscilla Totten

Like · Reply · 1y



Theresa McGeehan I HOPE IT SAVES THE HILL.

Like · Reply · 1y

 3



Maureen Joyce Martelle Thank you God

Like · Reply · 1y

 2



Joe Bean It's about time. Now let's work to create reasonable standards and preserve the character of the city.

Like · Reply · 1y

 4



Jim DiBiase What a shame to tear down such a beautiful building just to replace it with a box-like structure.

Like · Reply · 1y

 2

-  **Ruth Tuttle-Jones** I am glad 😊 that passed. It is very sad that the person who bought the house that was demolished the other day 😞 couldn't have found a way to fix it up to fit into their plans. They do not make houses like they did back in the day. Merry Christmas to all the Munjoy Hill family past and present.
- [Like](#) · [Reply](#) 1y Edited  4
-  **Robert Freeman** They make them better, not necessarily better looking.
- [Like](#) · [Reply](#) 1y  1
-  **Korel Davis-Williams** I wish this had taken place a long time ago. I took a walk on Munjoy about a month ago. My heart sunk.
- [Like](#) · [Reply](#) 1y  3
-  **Jean Dunphy** Awesome! Save the Hill. Save Portland!
- [Like](#) · [Reply](#) 1y
-  **Chris Coose** I am very grateful to you, Nini. I can probably speak for all the residents of 87 St. Lawrence St. too.
- [Like](#) · [Reply](#) 1y Edited  1
-  **Bill Soper** Good
- [Like](#) · [Reply](#) 1y
-  **Francene Downs** Wonderful we can't let them destroy the hill. Look what happened to Lincoln park, half gone, Union Station destroyed. No more
- [Like](#) · [Reply](#) 1y  1
-  **John Bennett** Thankful but also wary!
- Can't demolish to make room for the ugly condos?
- Will this lead to creative removal? Do we need more firefighters!
- Think we need ordinances requiring new housing to actually blend into current styles in neighborhoods
- [Like](#) · [Reply](#) 1y  1



Monique J Gagnier There has to be some middle to agree on. I've seen some really nice restores up on the hill and then some really ugly things, like on upper Sheridan street... it all looks the same.

Like Reply · 1y · Edited



Kathleen Carr Bailey I remember many years ago when the protect on North & Walnut St. was proposed the neighborhood seemed to have a lot more say. Though the project was built, and we didn't get all the green space we wanted, they still respected our voice.

Like Reply · 1y



Rebekah Kirsanova I'm just curious, now that you've stopped new buildings from going up, who's footing the bill to fix the ones currently falling down?

Like Reply · 1y



Mary Casale Clearly you don't understand what the moratorium is . It does not stop new buildings . Please educate yourself before you speak .

Like Reply · 1y



John Bennett City has code enforcement regs that need to be enforced. Property owners need to be responsible

Like Reply · 1y



Rebekah Kirsanova That's provided those owners both have and want to spend the money needed to actually make the home livable. I'm actually currently living in a home that I know as a carpenter by trade, is cheaper to demolish than fix. I agree 100% no more condos in Portland. Period. There are more than enough. I'm not a fan of the up in a month, cookie-cutter, "low income" housing establishments either. I've also seen the inside of a great many homes on the hill. It's sad to see old homes go. Old landmarks that are precious to us. But if moratoriums are going to be handed out, a better long term plan needs to be in place. Something a lot better than the landlord should fix it up. If they came down hard on



Heather Ashby What is "ugly" is a matter of opinion. I think run down, peeling paint, cracking wood, splintered steps, unkept, homes of any sort are ugly

Like Reply 1y



Mary Casale Clearly you don't know what the moratorium is about. It is a pause. The R-6 zoning that was enacted in 2015 had no restrictions on tear downs. Realistically someone could buy a block of homes and tear them down. They didn't need to be in disrepair, or neglected. The current tear downs in my block are 2 buildings that were meticulously maintained by the owners (for the last 40 yrs that I am aware of)

Like Reply 1y



Heather Ashby Thanks for insulting my intelligence. I do know what it is, and what it means. Who you should be explaining it to is all the people breathing a sigh of relief thinking that the Hill is now saved from demolition. The fact of the matter is not that the home was meticulously maintained, but that the new owner has the right to do with it what they wish...because they own it...not the city...not the neighbor...

Like Reply 1y



Mary Casale Heather Ashby Well again Heather, that's not quite correct. We have zoning ordinances and design standards for a reason. Cities have Conservation Districts and overlay zoning for the protection of neighborhoods to maintain a scale, mass, and streetscape that reflects the existing properties. Hopefully this is where we are heading.

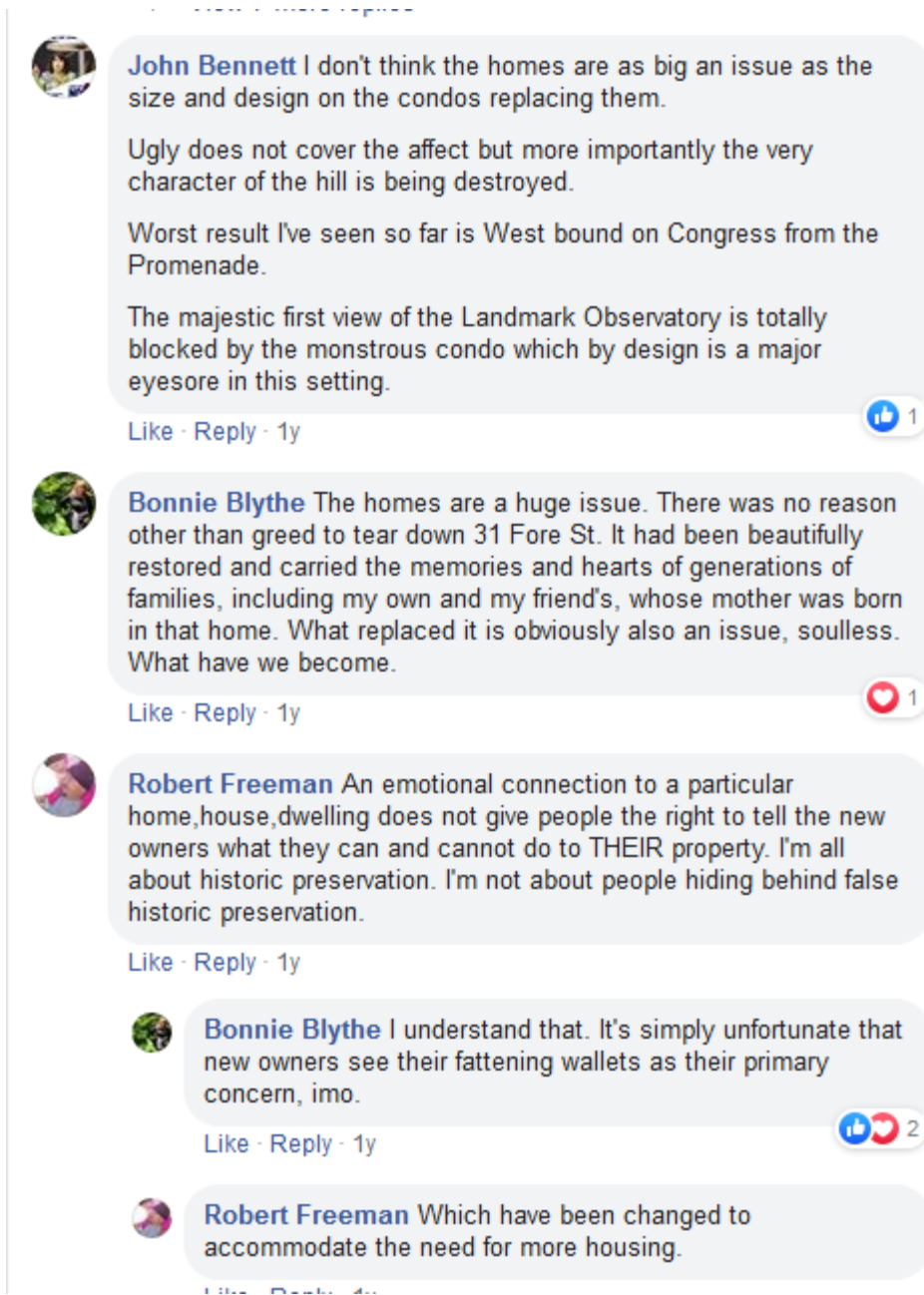
Like Reply 1y



Enoch Bradford Wenstrom Property owners in portland have never had the right to do anything they want to. Not sure what neighborhood you own property in. There are always restrictions. There is nothing wrong with munjoy hill residents wanting to put restrictions in place that maybe focus more on rennovation vs teardowns. You cant tear everything down in the west end just because you own it.

Like Reply 1y





Words that appear most frequently related to the teardowns and/or new developments are “sad,” “ugly,” “box,” “ugly condo,” and “eyesore.” There are a couple references to Union Station, and at least two comments asking “Doesn’t Portland have design ordinances so neighborhoods will retain their character?” and “I don’t understand why Portland wouldn’t want the newly built homes to fit in with the character of the Hill.”

Sentiment among those I speak with runs about 97% towards protection of the neighborhood from out of scale and inconsistent design, as do the Facebook posts.

And, finally,



-  **Frank Fowler** once again money takes priority so sad
Like Reply · 1w  3
-  **Bonnie Blythe** So much BS. The current council needs to take responsibility. Why/how do they keep getting voted in??
Like Reply · 1w  2
-  **Brent Owen** New residential construction per se isn't the issue. Older buildings often reach the end of their useful life. The issue is these proposals are ugly and out of place. Doesn't Portland have any design ordinances so that neighborhoods will retain their character?
Like Reply · 1w  2
-  **Rosemarie Cartonio Dynda** This is very disappointing grew up on Montreal Street and lucky enough my elderly mom is still there unfortunately she lives across from where this project is being proposed, this will destroy the neighborhood and over crowd yet another street on munjoy hill and a lot of bs on making more affordable housing in the city that will never happen on the hill again 😞
Like Reply · 1w   2
-  **Ellen Kanner** Sure, demo, as long as affordable housing is part of the plan for this building! And make it fit the character of Portland - where are the ordinances for this?
Like Reply · 1w  4
-  **Karen Snyder** The ordinance have specific loopholes for developers to get out of putting affordable housing. Thank these specific city councilors for this.. Duson, Thibodeau, Mavodones, Ray, Costa, Cook
Like Reply · 1w
-  **Timothy M. Smith** Stop the demo, no more distraction of houses that can be used as affordable housing for young people looking to buy a house
Like Reply · 1w
-  **Timothy M. Smith** Distruction
Like Reply · 1w
-  **Connie Green** Give it to em Smitty! That's all BS And I don't live there. But I've had plenty of family that has. Those were childhood memories, and great ones they were.
Like Reply · 1w
-  **Shirley DiBiase** They spoiled Portland when they got rid of Union Station and made the Mall /which took away all the business from down town Congress St.
Like Reply · 1w
-  **Shirley DiBiase** So now they plan to spoil the Prom, Sad 🙄
Like Reply · 1w

-  **Sandra Wyman** Seriously I grew up on the hill I have not been able to go on to munjoy Hill since before my mother sold the house makes me very sad they have destroyed what was once a family community I could walk down the street anytime of the day and night and feel safe not no more I won't even go up there it's so depressing not to see condos everywhere just saying
Like Reply · 1w   3
-  **Terry Thompson Westberry** Leaving it alone
Like Reply · 1w
-  **Lee Theriault** This is absolute bull. this should not be happening, it's a historic place and it should be left alone. they can find plenty of other areas to build their condos or apartments whatever it is they're doing
Like Reply · 1w · Edited   3
-  **Shirley DiBiase** What a sad thought....but sadly they will do it 🙄
Like Reply · 1w 🙄 1
-  **Nini Mc Manamy** Would you pay \$500000 to a million for a condo in this awful building? It looks like a mill.
Like Reply · 1w
-  **Lydia Savage** Nini Mc Manamy no but a developer would and hope to turn a profit down the road.
Like Reply · 1w
-  **Lydia Savage** Nini Mc Manamy the bigger question about this is what Mainer can afford to do that.
-
-  **Theresa McGeehan** This IS VERY SAD
Like Reply · 1w
-  **Francene Downs** Horrifying construction that is replacing beautiful homes like on Moody Street.
Like Reply · 1w   3
-  **WM Jel** voters have to change whose in city hall that's who is allowing this
Like Reply · 1w  2
-  **Donna Ramos** Oh no!
Like Reply · 1w
-  **Kevin Dyer** Portland leadership only care about the money to bad they have no clue how to use it!!!
Like Reply · 1w  2
-  **Greg Loring** My old neighborhood Willis st. And Montreal st. I can't believe this will be allowed! Destroying family neighborhoods and an incredible way of life for future families! Totally insensitive and stupid land and money grubbing fools! Haven't they learned anything from the union station debacle or Franklin arterial displacing hundreds of families and homes for what? A road!! To where ...the old port! People have to organize and kill this development! A perfect example of the goose that laid the golden egg! The city council must be reigned in! They are destroying what makes Portland a great and unique city! Selling out to these fly by nighters who hit! Make their money 🤑! And disappear leaving a trail of immoral destruction in their wake!!!
Like Reply · 1w · Edited   3

Comments below range from when this was posted (August, 2019) through 25 hours ago.

 **Bill Skoolicas** is with Noreen Moriarty Skoolicas.
August 6



Bill Skoolicas is with Noreen Moriarty Skoolicas in Portland, Maine.
August 6

As I passed by the end of Hancock Street on my morning ride to the State Pier, I took note of the view, which will be interesting to anyone who grew up in Portland, like myself. It is as though a new street from another place was just plonked down at the base of Munjoy Hill, fully formed and functioning. It's a bit surreal.

   239 270 Comments 22 Shares

 Like  Comment  Share

[View previous comments](#) 52 of 139

 **Michael Mcgarvey** Seattle ?
Like · Reply · 11w

 **Elaine Saulle** Don't like it

 **Mike Lafavore** They ruined the area. I was born on the corner of India and Newbury and lived on Commercial Street later. The waterfront could be a little stinky and those train tracks were treacherous in the winter, but it was real. Now it's a Disney version of a working waterfront
Like · Reply · 11w · Edited  7

 **Stephen McCarthy** Ugly, ugly architecture.
Like · Reply · 11w  7

 **Kathie Dolan** They look like a cross between Lego-land and the shipping crates down by the bridge! 🤔
Like · Reply · 11w

 **Mike Mitchell** Trendy Condos for the trendy rich I sure miss the Portland I knew and loved.
Like · Reply · 11w · Edited  8

 **Jeremiah St.Clair** That's not our Portland.
Like · Reply · 11w  4

 **Mike Mitchell** No its a real shame Portland has become trendy and for the rich
Like · Reply · 11w · Edited  2

 **Jeremiah St.Clair** I didnt mean it wasnt real or Portland, Maine. It's just not "our" Portland. At least, not anymore.
Like · Reply · 11w  2



-  **Terri Pierce-Moriarty** Disgusting
Like Reply · 11w
-  **Anthony Taylor** Generic facades. While this sort of thing is busting out up and down the coast, New England's hour from the coast decaying industrial burgs are losing their architecturally significant old buildings and filling up with low lifes and vacant lots. The water view-front is turning out like the Bronx or the Fenway.
Like Reply · 11w
-  **GabrielJohn Chassé** So many good sized cities throughout the country seem to be going for this modern generic look .
Like Reply · 2w
-  **Jennifer Lunden** This horrifies me.  2
Like Reply · 11w
-  **Jennifer Lunden** And it reminds me of the time a couple years ago when I was driving through that part of town, an area I was familiar with, having worked there for 3 years, and at the end of the street I took a right and for a minute I wondered where I was. Nothing was recognizable, and nothing felt like Portland.
Like Reply · 11w  1
-  **Sarah Lundin-Erickson** This is real? Wow! This is not Portland.  1
Like Reply · 11w
-  **Mimi Grampy** No Character! No Charm ! No Portland! ...  2
Like Reply · 11w
-  **Ivory Wind Rieger** I've been taking all my old Portland peeps for the tour of this street and they all gape and shake their heads "NO" along with me. 😞
Like Reply · 11w
-  **Fred Trout** one of the sad parts is that the people on the left side of the street thought they were getting a water view, but then the buildings on the right side of the street blocked the view of the water, too bad.
Like Reply · 11w  1
-  **Thomas Joyce** It looked so much better with the two grain elevators. 😊
Like Reply · 11w  5
-  **Jennifer Kastelic** I've gotten very disoriented a few times there.
Like Reply · 11w  1
-  **Marie Eger** Portland Planners brought in too many modern buildings and took away the charm.
Like Reply · 8w  3

-  **GabrielJohn Chassé** Like a cheap takeoff of Boston
Like · Reply · 2w  2
-  **Thom Sambrook** There are no "Neighborhoods" anymore. Sad.
Like · Reply · 2w   3
-  **Roger Mayo** There are still neighborhoods. I own a house in one of them, it's called Parkside. Lovely old apartment buildings and tree lined streets.
Like · Reply · 2w  1
-  **Thom Sambrook** Hoping our neighborhood lasts....
Like · Reply · 2w
-  **Peter Green** What would Henry write? A lamentation.
Like · Reply · 1w  1
-  **Terry Thompson Westberry** its so sad
Like · Reply · 1w
-  **Susie Hughes** Fat local lawyers faked a clearing of eminent domain and then later owned Portland properties search the title and find they should never have own these properties
Like · Reply · 1w  1
-  **Elizabeth Ruby Simkoff** And it looks like anytime USA now!
Like · Reply · 1w  1
-  **Anthony Taylor** Nondescript and generic architecture with no sense of place or local inspiration. Comparable to the "new-old fashioned" brick facades in the shopping center that was built to replace the failed Worcester Center Galleria mall.
Like · Reply · 1w  3
-  **Lex Jones** It's like there has been another Great Fire.
Like · Reply · 6d
-  **Bob Farrington** The collapsed birth canal of architecture.
Like · Reply · 6d
-  **Ray Pe Benito** There are some New Amazing buldings in Portland Portland in the 70s had been i n Decay . Its how life is we must lose something to gain something.I would rather see New modern then run down blight,There are still plenty of older buildings to admire lets save them and keep them useful.
Like · Reply · 4d



Sheila Coughlin It's awful!

Like · Reply · 4d



Rachelle Cliche I grew up in munjoy south. #60, the first lot on Fore going up the Prom. Literally around the bend from this picture. All I can think of is Jordan's Meats and the village around the corner, and the old Crosby lot (where most of this is built) where we used to play stick ball then climb the fence and walk the deserted tracks. Very surreal and sad in so many ways.

Like · Reply · 4d · Edited



Bonnie Blythe 🌐 The developers talk about what an improvement this is over the "wasted space". We loved that wild land/waterfront. I'm sure they think Munjoy South is "wasted space" too 😞

Like · Reply · 4d



Paul Luise If shown that picture to identify I'd never have guessed Portland.

Like · Reply · 3d



John Furman It's like 1960 all over again. Sad.

Like · Reply · 19h

Appendix B

From: Design Manual promulgated by the Planning Authority pursuant to Sections 14-498 of the City of Portland's Land Use Code. "Design Standards and Guidelines and maps contained as appendices to this Design Manual were individually adopted by the Planning Board or City Council following public Hearings."

R-6 Infill Development Design Principles & Standards

From: Purpose

I. All developers, no matter how small their project, have a responsibility beyond simply meeting the needs of their end users. They have a public responsibility to add to and enhance the neighborhoods in which their projects are built. **New residential construction within Portland's compact R-6 zones should relate to the predominant character defining features of the neighborhood.** The design of new development is critical, particularly elements such as the orientation and placement of a building on a site; relationship to the street; and mass, form and materials. The Design Certification Program aims to insure that infill housing development makes a positive contribution to the City's neighborhoods.

The intent is to ensure that infill housing is compatible with the neighborhood and meets a high standard of building design, while allowing for diversity of design. Projects will be reviewed for consistency with R-6 Infill Development Design Principles and Standards. These principles and standards are interdependent and should be considered holistically. The applicant must demonstrate that a proposal is consistent with the Design Principles. The standards are time-honored ways of achieving the Principles.

II. DESIGN PRINCIPLES AND STANDARDS

PRINCIPLE A Overall Context

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

Explanatory Note: The central idea behind good design in an established neighborhood is to reinforce positive features of the surrounding area, which provide its unique identity. To a large degree, the scale, mass, orientation, and articulation of an infill building should be compatible with that of the buildings that surround it.

Compatibility refers to the recognition of patterns and characteristics which exist in a given setting and the responsiveness of a new design with respect to these established patterns and characteristics. While there is no one specific solution for a given setting, there are a number of

building characteristics which can be used to gauge visual compatibility of new residential construction in an existing neighborhood. These characteristics include design elements such as:

- 1. Scale and Form:** height, massing, proportion of principal facades, roof shapes and scale of the architectural features of the structure.
- 2. Composition of Principal Facades:** proportion of facades; orientation of openings; ratio of solids to openings; rhythm of fenestration; entrance porches and other projections; and relations of materials, texture and color.
- 3. Relationship to the Street:** walls of continuity; rhythm of spacing and structures on streets; and orientation of principal elevations and entrances to the street.

Each infill project will have a unique context of surrounding structures and sites with some strong, unifying characteristics, and some that are subtle and less obvious. The more definite and easily discernable traits within an established neighborhood should serve as a basis for a design solution, which can reinforce the positive characteristics of the surrounding development patterns.

On corner properties, where the architecture has a greater visual impact upon adjacent public spaces, both public facades will be evaluated with equal care.

STANDARD A-1 Scale and Form Relate the scale and form of the new building to those found in residential buildings within a two-block radius of the site, that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site.

STANDARD A-2 Composition of Principal Facades Relate the composition of the new building façade, including rhythm, size, orientation and proportion of window and door openings, to the facades of residential buildings within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing facades on both side of the street within the block of the proposed site.

STANDARD A-3 Relationship to the Street Respect the rhythm, spacing, and orientation of residential structures along a street within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing streetscape on both side of the street within the block of the proposed site.

PRINCIPLE B Massing

The massing of the building reflects and reinforces the traditional building character of the neighborhood through a well composed form, shape and volume.

Explanatory Note: Massing is a significant factor that contributes to the character of a building. The building's massing (as defined by its bulk, size, physical volume, scale, shape and form) should be harmonious with the massing of existing buildings in a two block radius. The massing of a building can be defined as the overall geometry (length, width, and height) of its perceived form. The overall height of the form (actual and perceived) as well as the geometry of its roof is of particular importance in defining the massing of a building.

STANDARD B-1 Massing The building's massing (as defined by its bulk, size, physical volume, scale, shape and form) should be harmonious with the massing of existing buildings in a two block radius.

October 30th, 2019

To the Historic Preservation Board, the Planning Board, City Councilors, and Mayor Strimling:

Munjoy Hill does not need restrictive historic preservation. We need more creative, forward looking policies that address real issues in our neighborhood and city rather than restrictive policies that put aesthetics ahead of other community values.

- 1) This is about aesthetics rather than history. Aesthetic preferences for other people's properties are not good grounds for restrictive and costly policy.
- 2) The proposal actively prevents environmentally sustainable development.
- 3) The proposal will drive up the costs of maintenance of properties.
- 4) The proposal will not help with affordable housing or community as some proponents believe, and will in fact work against these values.

First, this proposed districting is not really about history; it is about aesthetics. The meetings I have attended are full of people simply saying how much they hate the look of certain houses. But aesthetic preferences about a house that isn't yours are not good grounds for restrictive policies.

If this were really about history, we would be more mindful about whose history it is, why we are preserving it, and who we are preserving it for. The Portland Historical Society has done a wonderful job documenting the history of the hill, and arguing that there is value not just in the history of the rich, but also the working class. While I agree with this, it is distasteful to coopt the history of the working class in service of the interests of people who are largely not working class. We should not appeal to history of the working class to preserve "cute" or "quaint" buildings for tourists' Instagram photos. We should not appeal to the history of the working class to further raise the property values of people living in houses that are well out the reach of even the middle class worker. If this was really about the history of Munjoy Hill – rather than simply a certain aesthetic – then the policy would need to help actively increase the access to properties on Munjoy Hill for the working class.

Second, this plan elevates historic preservation over other values we ought to promote. For example, within this proposed ordinance there is no way to balance preservation against environmental sustainability. Sustainability is, of course, supported by not tearing down buildings for no good reason. But in certain cases sustainability may require this; in adopting policies that help drive up prices even further, we continue to force those who work in Portland further out into the suburbs and other towns. This brings more traffic congestion and pollution, which could be alleviated by smart planning of new housing on the peninsula. On Munjoy Hill we have many small single family houses providing shelter to 1 or 2 people that are occupying plots of land which could have 12-16 units built on them – or more, if we did not have such strict height restrictions.

The proposed districting also effectively prohibit solar panels and solar hot water for most residents (they're allowed, but only if not visible from the street). This is a completely ridiculous restriction even if you are in favor of historic districting. Solar hot water or panels hardly impact the historic aesthetics of a building – less certainly than having modern cars on the street or in our driveways, or modern lightbulbs in our streetlights and over our front doors. In requiring a particular aesthetic, we prevent smartly designed passive solar buildings as well. In a time of increased urgency to slow climate change we should not be adding restrictions on residents doing a small part for sustainability.

Some residents have argued for historic preservation on the basis that development makes us lose affordable housing. Million dollar condos do nothing to help affordable housing; however, neither does a historic district, and it will actively prevent us from enacting solutions to housing problems. In keeping the housing density as it is, the city will be unable to add more affordable units. In driving up the costs of maintenance of buildings (requiring particular siding, windows and details rather than what the home owner can afford), it will add to the cost of renting or owning those buildings. While the proponents of this districting claim that it will not be more expensive to follow the restrictions, the quotes I have received for replacing my wood shingles with a similar product are more than *twice* the cost of replacing it with vinyl (Wood: \$35,000; Vinyl \$17,000).

As I watch a house nearby be renovated, and see the multiple layers of siding being removed, it strikes me that the history of Munjoy Hill is reflected in each owner's choice of a more affordable material than the last, rather than some well-to-do current resident's fantasy of what Munjoy Hill was like at some arbitrary past time. While proponents also argue that no one is requiring someone to replace their siding, at some point houses require this sort of maintenance. Historic Districts are expensive for residents. Friends of mine in the West End Historic District live with extremely drafty old single-pane windows because they couldn't afford to have custom windows made. This is inappropriate for a historically working class neighborhood, and will help drive out those on lower-incomes who are still residents.

I've also heard neighbors expressing a desire for community, and the mistaken belief that this proposal will help us strengthen community bonds. Yet nothing about this proposal does this (and the aesthetic judgments driving this proposal actively work against community feelings; imagine attending a meeting where a large number of your neighbors spend their time simply complaining about how ugly they think your house is). I suspect this is founded on the idea that the owners of newly built condos are more likely to be coming in from "away". The idea that those from elsewhere care less about their new home is founded more on distrust of difference than anything concrete. Moreover, we have no reason to think that keeping Munjoy Hill frozen in time will do anything to prevent people from spending little to no time in the community.

Our house (which we live in permanently) is surrounded on three sides by properties owned by people from out of state. These properties are not newly built condos, but older houses that roughly approximate what those supporting the historic districting want to preserve. One unit is occupied by the owner about one week per year, and otherwise empty. Another is rented out

to short term tenants. Another is rented out to a long-term tenant who is, in her retirement, not in residence year-round. As the population on Munjoy Hill ages and we do nothing to make it more affordable for younger families, we can't expect our neighbors to be there year-round. The last one was purchased recently, from out of state. It is currently being renovated and will likely also be a short-term rental. These are lovely, old buildings – but nothing about lovely, old buildings makes people who own them involved in the community in a robust way.

In closing, I am not arguing for unfettered development, or for more expensive condos to be built. I am urging the Planning Board and City Council to think more creatively about how to promote the good of people on the hill – and not just preserve buildings for aesthetic reasons. Aesthetic preferences of a few people is not a good ground to drive up maintenance costs, nor should it be upheld in such a way that it prevents the realization of other values.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lauren', written in a cursive style.

Lauren Ashwell
Resident and owner of 8 Emerson St, Munjoy Hill, Portland.

Greetings,

I am writing you today to voice my vehement opposition to the proposed Historic District Overlay in the East End/Munjoy Hill area of Portland. I have attended most of the informational meetings at the East End school and City Hall about the historic district and at no point did a single individual promoting the overlay convince me that it is good, necessary, or that it will not harm current and future residents of Munjoy Hill. I feel like I could write multiple pages about this subject but I will try to make my arguments as succinct as possible.

-The historic district will absolutely cause financial harm to residents, that is known. The current lack of historic district hurts absolutely no one. How do you justify that? There are people that fled the West End of Portland to the East End when that historic district went into effect, their testimony to the financial harm it caused them is much stronger and more compelling than the promises and hand-waving of the Historical Society.

-Implementing a historic district will destroy the community on the hill. You cannot have a sense of community when some elite members of the neighborhood are forcing financial burdens on you to appease their aesthetic views. The cost to reside our house on the hill will increase by an additional \$17,000 under the historic district. That is two thirds of my income for an entire year. People in my situation will never forgive the people that callously push for the historic district or the city council members that vote for it.

-Proponents of the regulations say it will help tourism. Tourists do not come to Portland to look at bland, questionably historic, cookie cutter three story apartment buildings. They come for the restaurants and the people. Tourists do not come to the East End to look at a handful of oldish buildings tucked away on back streets, they come here for the dining and the natural beauty of the Promenade.

-As one of the youngest persons at those meetings - I can assure you that future generations do not want this historic district. People arguing that the historic district is preserving the look and the feel of the hill for young people is so tragically misguided and blind. Young people want affordable and abundant housing, not windows cut to certain historical measurements.

-The included ban on solar panels (the wording is a ban no matter how supporters phrase it) is unconscionable. At a time when our environment is being destroyed by the fossil fuel industries it is unethical to place bans upon the incredible energy resource that solar panels represent. This alone should be enough reason to reject the proposal.

Thank you for your time reading my letter and I hope that you will support the rejection of this harmful historic district legislation.

Travis Agaman
8 Emerson Street
Portland

Google Groups

Vote to Make Munjoy Hill an Historic District

Liz Hays <lizchays@gmail.com>

Nov 8, 2019 11:19 AM

Posted in group: **Hl**istoric Preservation

Dear Historic Preservation Board Members

I strongly encourage you to vote in favor of having an historic district on Munjoy Hill. This will preserve its historic character which is vital to having people want to stay and live there. It also helps to draw tourists, from within Portland and around the world, to the area which supports local businesses and attractions.

Thank you for considering my request.

Liz Hays
107 North Street
Portland, ME

Historic Housing

Mart99 <mart99fish@gmail.com>

Nov 8, 2019 6:41 PM

Posted in group: **Hl**istoric Preservation

Please preserve historic Munjoy Hill.

Also Portland. Maine needs a lot more affordable safe and clean housing. Pet friendly, too.

Google Groups

Support for Munjoy Hill Historic District

Barbara Vestal <vestal@chesterandvestal.com>

Nov 13, 2019 5:45 PM

Posted in group: **Hl**istoric Preservation

Hello Deb,

I want to add my voice to those who support the designation of a local historic district on Munjoy Hill. My husband and I own the building at 101-107 Congress Street which is proposed to be designated as a landmark building. We also own buildings at 22 O'Brien Street (6-units with an adjacent vacant lot) and 14-16 North Street (6-unit), both of which are identified as contributing buildings. We would be pleased to have them included in a Munjoy Hill Historic District designation.

Forty-two years ago, we moved to Portland with a plan to establish our home and our office on Munjoy Hill in large part because of the special qualities of this neighborhood. The historic architecture has always been one of its compelling character-defining features. But the authenticity of place, the maritime connection, and the cultural diversity were large draws as well.

Certain active market forces, which are pervasive in many cities in addition to Portland, are driving demolitions, generic and expensive new structures, and insular design. These are all threats to Munjoy Hill's sense of place, its cultural diversity, and its architectural heritage.

I believe recognizing key parts of the neighborhood as a local historic district will give us one more tool to help manage the change on the Hill. Ideally this change can be harnessed so it will be more likely to produce greater retention of the existing affordable housing stock which is now contained in landmark and contributing structures, and more sensitive in-fill development in those few locations where new construction is appropriate.

It is past time for Munjoy Hill to receive the same protections as the City has accorded to other peninsula neighborhoods for almost 30 years. We will be richer as a City if we act to protect our unique built heritage in all of our neighborhoods.

Regards,

Barbara Vestal

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Barbara A. Vestal, Esq.
Chester & Vestal, PA
107 Congress Street
Portland, Maine 04101
(207) 772-7426 - phone
(207) 761-5822 - facsimile

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Designating Munjoy Hill as an Historic District

Francesca <cesca.gs@gmail.com>

Nov 14, 2019 3:09 PM

Posted in group: **Hl**istoric Preservation

Dear HP Board Members,

The Munjoy Hill neighborhood is a Portland treasure full of historic architecture and a great sense of place.

Please vote to make it into an historic district so that its character may be enjoyed by future generations.

Many thanks!

Francesca Galluccio-Steele
22 Clifford St
Portland, ME 04102
cesca.gs@gmail.com

Google Groups

Munjoy Hill Public Hearing Comments

Julie Larry <jlarry@portlandlandmarks.org>

Nov 14, 2019 12:33 PM

Posted in group: **Hl**istoric Preservation

Deb,

Attached please find Landmarks' comments on the proposed Munjoy Hill designations to include in the public comment package.

Thank you.

Julie



14 November 2019

Dear Chair Sheridan and members of the Historic Preservation Board,

As you know, Greater Portland Landmarks supports the proposed designation of several individual buildings and a historic district on Munjoy Hill. We appreciate the enormous amount of work the consultants and staff completed in preparing the nomination. We also appreciate the thoughtful discussions of this board at its workshops and the opportunities the board and staff have made for the public to engage in the decision making process.

Our organization was founded on the belief that Portland's future is brighter if it builds upon the rich social, cultural, and architectural character of its past. Historic Preservation is not about freezing any community in time. Rather, historic preservation looks to preserve enough of the built environment that establishes a city or a neighborhood's sense of place while accommodating new development and the needs of contemporary life.

Through this city's commitment to historic preservation and the work of this board, we believe Portland has been successful at achieving a balance between old and new. The inherent flexibility in the historic preservation ordinance has permitted alterations and new construction at a variety of scales in the city's local historic districts. These new additions within the various districts have enhanced our city's streetscapes while accommodating new residential and commercial growth. Hundreds of new housing units, including more than 325 units of affordable housing, have been built or permitted in the last several years in individually designated buildings and in the West End, Parkside, India Street, and Congress Street Local Historic Districts.

Historic preservation is one tool that helps our city be more sustainable. Preservation and reuse of historic buildings reduces resource and material consumption, puts less waste in landfills, and consumes less energy than demolishing buildings and constructing new ones. In addition, the preservation program has approved environmentally friendly building systems like heat pumps and solar panels, which help to achieve the city's sustainability goals.

Portland is a desirable place to live and to visit in part because it retains its unique character as a historic coastal community and because it is a vibrant city open to growth and change. The Munjoy Hill neighborhood is as worthy of local historic district designation as the West End, the Old Port, or India Street. We strongly believe that the proposed designations will allow the Hill to retain its sense of place, while accommodating future change. We hope that you will unanimously support the proposed individual and district designations on Munjoy Hill on Wednesday night.

Thank you for your consideration of our views.

Julie Larry
Director of Advocacy
Greater Portland Landmarks

Support for Historic Districts

Rhoda Renschler <rsrensch@msn.com>

Nov 14, 2019 10:18 AM

Posted in group: **Hl**istoric Preservation

As a frequent supporter of many businesses on Munjoy Hill, I support the proposed historic district and designation of architectural structures.

Rhoda Renschler
37 Channel Road
South Portland, ME 04106

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Support for Munjoy Hill Historic District and Landmarks

Sally Oldham <oldhamseg@gmail.com>

Nov 14, 2019 1:27 PM

Posted in group: **Hlсторic Preservation**

Greetings: Attached is my statement of support for the proposed Munjoy Hill Historic District and individual Landmarks. I would appreciate your including this in the public record and distributing it to members of the Historic Preservation Board.

Thank you,

Sally

14 November 2019

Dear Members of the Historic Preservation Board,

I want to voice my support for the designation of several individual landmark buildings and an historic district on Munjoy Hill. I live at 118 Congress Street on the Hill. While my residence is not within the boundaries of the proposed historic district, I feel fortunate that the district boundaries include areas close by as well as two proposed landmark buildings across the street.

I appreciate greatly the extensive effort that has gone into developing these designation proposals and the thoughtful consideration given to residents' viewpoints throughout the review period.

I'm aware that for a number of years many residents of the Hill valued highly the character of their neighborhood yet thought there was no need for historic designations to ensure that this character is not eroded and eventually transformed. The development boom in Portland, taken together with zoning changes of the past few years, however, have changed this dynamic significantly, putting buildings and areas at risk of substantial erosion and change.

I am heartened by the surge of support to preserve and evolve the buildings within the proposed historic designation areas so Munjoy Hill can continue to meet the needs of its residents and also add to the vibrancy of this great city through maintaining its historic streetscapes and character.

I urge you to unanimously approve and recommend to the Planning Board and City Council for their action, the historic district boundaries and historic landmarks as presented at this Public Hearing.

Most sincerely,

Sally Oldham
118 Congress Street Unit 202