



CITY COUNCIL WORKSHOP
MEETING TO BE HELD REMOTELY

DATE: November 9, 2020

TIME: 4:30 PM

ZOOM INFORMATION:

The Portland City Council will hold a workshop on Monday, November 9, 2020 at 4:30 PM. This meeting will take place remotely using Zoom.

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403-A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be uploaded to portlandmaine.gov/livestream the next day.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be un-muted by the host when it is time for public comment.

Please click the link below to join the webinar:

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AGENDA ITEMS:

Munjoy Hill Historic District



**PLANNING BOARD REPORT
to the CITY
COUNCIL
PORTLAND, MAINE**

Recommendation to Designate
Munjoy Hill Historic District and Six Individual Landmarks

Submitted to: Mayor Snyder and members of the Council
From: Chair Brandon Mazer & Planning Board
1st Reading: November 9, 2020
Public Hearing: November 16, 2020

Prepared by: Christine Grimando, Planning & Urban
Development Director
Deborah Andrews, Historic Preservation Program Mngr.
Date: October 22, 2020

I. INTRODUCTION

On August 11, 2020, the Planning Board voted (4-3) to recommend to the City Council designation of a portion of the Munjoy Hill neighborhood as a local historic district subject to the provisions of Portland's historic preservation ordinance (Article IX of the Land Use Code) and as delineated in the map below (see also ATTACHMENT 1). The Planning Board's final deliberations and vote followed two workshops and a March 10, 2020 public hearing. Final deliberations were delayed until August due to an interruption to the Covid-19 pandemic's interruption of the Planning Board's schedule.

Proposed Munjoy Hill Historic District and Individual Landmark Designations
Per Historic Preservation Board Recommendation



The Planning Board's consideration of the proposed Munjoy Hill Historic District was upon the unanimous recommendation of the Historic Preservation Board, which concluded its own five-month detailed review process in November 2019. The Historic Preservation Board also voted unanimously to recommend individual landmark designation for six Munjoy Hill historic structures located outside the boundaries of the contiguous historic district. Landmark designation was recommended for 101-107 Congress, 7 Lafayette, 8-12 Montreal, 51 Monument, 21 Sheridan (but since recommended for removal, see p. 6, Noticing issue), and 28 Waterville. The Planning Board did not take up the proposed landmark designations as part of its review, as recommendations for individual designations are forwarded directly by the Historic Preservation Board to the Council under the provisions of the preservation ordinance.

The Council is reviewing both the proposed historic district designation as well the landmark designations. In reviewing the proposed Munjoy Hill Historic District and individual landmark designations, the Council will be considering whether the proposed district and individual structures meet the criteria for designation included in Portland's historic preservation ordinance. The Council will also consider the relationship of the proposed designation to other goals included in the City's comprehensive plan, *Portland's Plan 2030*.

As required under Sec. 14-617 of the historic preservation ordinance, these designation recommendations are accompanied by the following supporting documents and material:

- Map of the proposed district boundary. Map includes classification of every property within the district based on its preservation status, of either Landmark, Contributing, Non-Contributing (ATTACHMENT 1).
- Historic Context Statement describing the development history of Munjoy Hill, the architectural and cultural significance of the neighborhood in the context of the history of Portland, and the prevailing visual character and predominant architectural styles found in the district (ATTACHMENT 2).
- List of every property, 427 in all, within the proposed district with its classification. (ATTACHMENT 3).
- Historic Resources Inventory which includes a detailed entry for every structure within the proposed district. Each inventory form includes the building's date of construction and assigned classification, an architectural description and a summary of alterations since it was photographed in 1924. Also included are current and 1924 (where available) photos of the subject structure. Sample inventory forms are enclosed as ATTACHMENT 4. The full inventory is available on the Planning & Urban Development Department's website: <https://www.portlandmaine.gov/2451/Munjoy-Hill-Historic-District>
- Historic Resources Inventory forms for the six proposed individual landmarks, with same level of information (ATTACHMENT 5).

II. SIGNIFICANCE OF MUNJOY HILL NEIGHBORHOOD, INTENT OF HISTORIC DESIGNATION

The Munjoy Hill neighborhood is significant and unique among neighborhoods on the peninsula for its direct association with four key developments in the city's history: the establishment of the Atlantic & St. Lawrence Railroad and Portland Company in 1850, when founders of the two entities laid out some of Munjoy Hill's first streets to house workers; the Great Fire of 1866, when widespread displacement from other areas of the city led to a rapid build-out of the as-yet largely undeveloped neighborhood; the significant influx of immigrants to the City at the turn of the 20th century, which prompted the construction of triple-deckers and apartment buildings on remaining open lots; and, finally, the laying out of the ambitious Eastern

Promenade, which led to the construction of large, high-style homes facing the Prom. The visual character of Munjoy Hill as we know it today can be traced back to these four important developments in Portland's history and the residential construction they prompted.

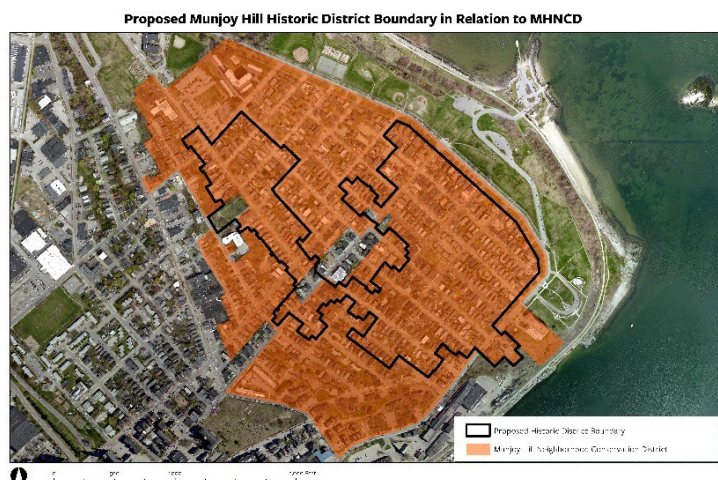
With the exception of the homes that were built along the Eastern Promenade, Munjoy Hill originally developed as a largely working-class neighborhood and the most densely populated and both ethnically and racially diverse on the Portland peninsula. Munjoy Hill's modest-scale, vernacular, closely-spaced buildings are tangible evidence of its unique history that has distinguished the Hill over time. The historic structures that remain today contribute significantly to the neighborhood's identifiable visual character.

The intent behind the proposed Munjoy Hill historic district and landmark designations is to provide a tool to effectively steward the historic building fabric and visual character of Munjoy Hill over time. Portland's historic preservation ordinance provides a comprehensive mechanism to manage change in areas of historic, architectural and/or cultural significance through demolition review, review of alterations and additions to existing historic structures, and design review of new construction. Portland's historic preservation ordinance has been in place since 1990 and its regulations currently apply in eleven Council-designated historic districts within the City.

III. SCOPE OF PROPOSED HISTORIC DISTRICT

The area proposed for historic district designation is comprised of those blocks within the larger Munjoy Hill neighborhood that constitute the greatest concentration of historic structures representative of the 75-year period during which most of the neighborhood was developed (1850-1925) and which contribute to the identifiable visual character of Munjoy Hill. Additionally, the majority of buildings within this area exhibit the level of historic integrity to merit preservation. These were the deciding factors in delineating the boundaries of the proposed district.

The proposed district is comprised of 427 parcels within the larger Munjoy Hill neighborhood, representing approximately 49% of the Hill's building stock. Most of the properties are located within the R-6 residential zone, however the proposed district includes ten buildings within the neighborhood's B1 or B1b business zones. (Two of the ten buildings are previously-designated Landmarks.) Eighty-eight percent of the parcels (376) within the proposed district are classified as "contributing"; twelve percent (51 parcels) are classified as "noncontributing". See map showing the boundaries of the proposed historic district in relation to the overall area of Munjoy Hill's R-6 zone. (The Munjoy Hill Neighborhood Conservation Overlay District coincides with the boundaries of Munjoy Hill's R-6 zone.)



IV. PROPOSED INDIVIDUAL LANDMARK DESIGNATIONS

The six structures recommended for individual landmark designation are located outside the boundaries of the proposed contiguous district. The district boundary does not include them because most of the buildings in their immediate vicinity would not meet designation requirements, especially with regard to the retention of historic integrity. While separated from the contiguous district, these buildings share many of the same characteristics that define the district and are in well-preserved condition. They are recommended for designation based on architectural and/or historical significance. Two of the six proposed landmarks were proposed from the outset by staff. These include the boyhood home of John Ford at 21 Sheridan and the architecturally notable commercial block at 101-107 Congress Street. The other four residential structures at 7 Lafayette, 8-12 Montreal, 51 Monument and 28 Waterville were nominated by their current owners. All are well-preserved 19th century residential buildings typical of the neighborhood. Descriptions of the six structures are provided in ATTACHMENT 5.

V. BACKGROUND

Consideration of a potential Munjoy Hill Historic District is the final component of a multi-pronged planning initiative that began in late 2017 in response to residents' concerns about the scale and character of recent development as well as a concern over the rate and quantity of demolitions. In December 2017, the City Council approved a 180-day moratorium on demolition within the R-6 zone of Munjoy Hill while staff developed proposals for interim and long-term changes to the Land Use Code to better manage development outcomes.

When Planning staff returned to the Council in June 2018, staff recommended a number of new and revised planning tools for 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. At that time, staff indicated, after discussion with the Council, that they would initiate a process related to possible historic designations on Munjoy Hill as soon as the zoning and moratorium process was concluded. Portland's historic preservation ordinance requires that detailed documentation and analysis be conducted in order to delineate district boundaries, evaluate individual buildings within the district and make the case for designation, necessitating this initiative be carried out on a different schedule than the initial amendments.

VI. PRELIMINARY DOCUMENTATION AND ANALYSIS

A detailed survey and analysis of Munjoy Hill's building stock got underway in late summer of 2018 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 preliminary documentation period. Once complete, Staff presented its draft historic district proposal to the neighborhood on April 30, 2019. 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.

VII. DISTRICT BOUNDARY DELINEATION

Early on in the documentation/analysis phase, staff retained the services of Scott Hanson of Sutherland Conservation & Consulting to assess Munjoy Hill's building stock and provide an independent recommendation regarding appropriate and defensible district boundaries consistent with best practices in the preservation field. Mr. Hanson reviewed existing information from previous "windshield" surveys of the neighborhood, historical research and preliminary assessments of individual buildings provided by Greater Portland Landmarks. Mr. Hanson also made his own assessment of the current condition of buildings and made note of perceptible changes in the development pattern. The boundary recommended by Mr. Hanson encompasses structures representative of the key periods of development activity that have shaped Munjoy Hill's current character. Those include:

- 1850's development associated with the establishment of the Atlantic & St. Lawrence Railroad and Portland Company
- residential development prompted by the Great Fire of 1866
- 19th century block settled by African American residents
- late 19th and early 20th century development associated with influx of European Immigrants
- late 19th and early 20th century residential development along the Eastern Promenade

In terms of the size and scope of the proposed district, from the outset of this initiative, the project consultant took an intentionally conservative approach to defining the limits of the district, focusing on those blocks within the larger neighborhood that are: a) representative of the major periods of development that have shaped the current character of the Hill; and b) clearly retain most of their historic character. There are a number of properties that meet a) and b) but are not in the proposed district boundary, because any area under consideration for historic district designation must not only meet the test of architectural, historical and/or cultural significance, but also contain within its boundary a clear majority of structures that retain sufficient integrity to warrant preservation. Areas or blocks that exhibit a significant number of extensively altered buildings or where the historic development pattern is broken or inconsistent are generally not included within a district boundary.

Another factor that contributed to the conservative approach taken in delineating the district boundary was consideration of the need to balance a number of municipal goals as they apply to the Munjoy Hill neighborhood, including the goal of increased housing production. Staff recognized that other land use tools were effective in their own right and better suited for other areas of Munjoy Hill where the historic building fabric is more fragmented.

The final proposed boundary is largely consistent with Mr. Hanson's recommendation, but reflects some adjustments recommended by staff based on additional analysis, as well as feedback from the public and Historic Preservation Board during the Board's review process (described below).

VIII. PUBLIC PROCESS

The planning and review process to date has included extensive public outreach. This outreach began in early 2018 when the Planning staff held a series of meetings on Munjoy Hill to hear concerns of area residents and discuss new or revised land use tools that might better manage development on the Hill. The potential for designating one or two areas within the Hill as historic districts was discussed early on in that process and was presented to the neighborhood as one of the recommendations that would be made to the City Council in June 2018 staff held additional meetings in the neighborhood to describe the history and significance of Munjoy Hill, explain what areas were being evaluated for designation and the rationale for creating a historic district on the Hill. Additional informational meetings focused on what it means to own property in a historic district, what regulations apply, by what standards projects are reviewed and the review process itself. All of this outreach was done before the Historic Preservation Board and Planning Board began their formal reviews and continued throughout. The Historic Preservation Board held four workshops, all of which included the opportunity for public comment, as well as a public hearing. Similarly, public comment was taken at both of the Planning Board's preliminary workshops in addition to the public hearing. Written public testimony was extensive throughout the review process.

See ATTACHMENT 11 for a compilation of written public comment received since the Planning Board's March 10 2020 public hearing. For public comment received prior to the March 10 hearing, see <https://www.portlandmaine.gov/2451/Munjoy-Hill-Historic-District>

Noticing Issues

It was brought to staff's attention shortly before the Historic Preservation Board's public hearing that notices sent to affected property owners during the Historic Preservation Board's review process did not specifically highlight the proposed landmark designation for individual properties outside the contiguous district. (They were shown on the map included with notices, but specific mention wasn't made in the notice itself.) Shortly before the public hearing, the owner of a condominium unit at 21 Sheridan (John Ford's boyhood home) objected to designation on the basis of inadequate notice and the lack of opportunity to express opposition to the building's designation earlier in the review process. As staff had not yet had an opportunity to confirm the status of noticing at the time of the hearing, the Historic Preservation Board moved forward in recommending landmark designation for 21 Sheridan based on their finding that the building met the ordinance's designation criteria. Later, when staff confirmed the noticing error, staff indicated to the property owner that the omission would be flagged for the City Council with the recommendation for the removal of this property from the list of individual landmark designations.

Another noticing question arose during the Planning Board review. Due to a change in ownership of 59 Moody Street, the new owners did not receive early notices regarding their property's inclusion in the proposed historic district. This was due to the fact that it takes about six months for changes in ownership to be reflected in the Assessor's records, upon which mailing lists are based. The owners, who objected to designation, did receive notice in advance of the Planning Board's hearing in March, however, and again in August. The noticing issue in this case was not one that was anticipated, but the applicant has since received multiple notices and multiple opportunities to engage in the review process, and has contributed public comment over the course of the Planning Board's review. The Planning Board, aware of the error that initially

followed the change in property ownership, did not recommend removing the property from the district proposal.

IX. REVIEW PROCESS FOR HISTORIC DISTRICT DESIGNATION

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. Upon completion of its preliminary review, the Historic Preservation Board makes a formal recommendation 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. Unlike the Historic Preservation Board, the Planning Board and Council consider whether the district meets criteria for designation as well as the effect of such designation on other aspects of the comprehensive plan (Sec. 14-610 (d)). See ATTACHMENT 6.

X. HISTORIC PRESERVATION BOARD REVIEW

The Historic Preservation Board held four workshops on the historic district proposal, including an introductory session on July 10, 2019 and three working sessions on September 4th, October 2nd and November 6th. Two site walks were also held to familiarize Board members with the neighborhood's building stock, evaluate proposed district boundaries and review the preservation classification assigned to each building within the proposed district.

A substantial amount of the Board's preliminary review was spent on the proposed district boundary. Some boundary adjustments were made over the course of the review, based on staff input, public input, and Board deliberation. The original classification of a few properties within the district changed as well.

Individual Designations

Individual landmark designations were also considered during the Historic Preservation Board's review. Except for two particularly significant structures identified during the preliminary architectural survey, staff did not recommend individual designation for structures outside the proposed district boundaries. As noted above, emphasis was on providing protection for the area with the greatest concentration of historic structures that retained their historic integrity. The two buildings staff identified for landmark designation were John Ford's boyhood home at 21 Sheridan Street and the Munjoy Block at 101-107 Congress Street.

During the Historic Preservation Board's review process, four additional structures (include 7 Lafayette, 8-12 Montreal, 51 Monument and 28 Waterville) were proposed for individual designation by their respective owner. 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, the Board found individual designation to be appropriate. Criterion #6 under the Minimum Criteria for Designation provides a mechanism to individually designate this type of structure.

Ordinance 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. and ATTACHMENT 6). In the case of Munjoy Hill, Criterion #1 was found to be most applicable:

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;*

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.

(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.

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).

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.

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.

With respect to the nominated individual landmarks, Criterion #1 (see above), Criterion #3 (in the case of John Ford's home at 21 Sheridan) and Criterion #6 under Sec. 14-610 a. are applicable:

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.*
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.*

Ordinance Designation criteria are excerpted in ATTACHMENT 6.

Recommendations of the Historic Preservation Board

On November 20, 2019, following a five-month review process, the Historic Preservation Board voted unanimously to recommend to the Planning Board and Council designation of a Munjoy Hill Historic District as delineated on the map (ATTACHMENT 1). The Board's recommendation was based on findings that the proposed Munjoy Hill Historic District meets the requirements for designation under Sec. 14-610 a.1 and b and Sec. 14-611.

The Board also voted unanimously that the following structures meet the preservation 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

XII. PLANNING BOARD REVIEW

Upon receipt of the Historic Preservation Board's recommendation, the Planning Board held two preliminary workshops on the proposed historic district designation. Workshop topics included:

- Role of the Planning Board in the review of historic district nominations
- Context of designation initiative—what prompted this evaluation?
- Requirements of historic preservation ordinance in considering a potential historic district
- Summary of documentation and preliminary analysis, including detailed architectural survey, research and documentation of Munjoy Hill's development history, identification of the area's "period of significance", etc.
- Delineation of district boundary--factors considered, input from consultant
- Summary of Historic Preservation Board review process
- Explanation of historic preservation ordinance's designation criteria
- Findings of the Historic Preservation Board and basis for district recommendation
- Analysis of proposed designation in relation to other Comprehensive Plan goals, including Housing and Sustainability
- Relationship of proposed historic district designation to existing MHNCD measures
- Construction and demolition trends on Munjoy Hill. Data was provided for the period between adoption of R-6 zoning amendments in 2015 and the start of the Munjoy Hill moratorium and also from passage of the MHNCD to present.
- Reports, studies and articles consulted regarding the impact of historic districts on housing, property values, taxes, maintenance costs, etc.
- Comparison of existing MHNCD regulations and historic preservation ordinance
- Interaction of the MHNCD regulations and the proposed new district
- Interaction of historic preservation regulations with other code and life safety regulations
- Clarification regarding determination of a historic district's "period of significance".
- Availability of state and federal historic tax credits for the rehabilitation of income-producing properties

- Time implications for historic preservation review--in relation to building permit and site plan review
- Process for revisiting or amending historic districts once established
- Effect of site plan ordinance's "100-foot rule" on buildings outside the proposed district boundary
- Effect of historic district designation on opportunity to add additional dwelling units to existing contributing properties
- Impact of designation on existing tools for incentivizing affordable housing
- Effect of historic district designation on tax rate.
- Effect of historic designation on achieving sustainability goals
- Reiteration of purpose/intent of designating portion of Munjoy Hill as a historic district
- Case studies of recent new construction within existing historic districts
- The relationship of historic district designation to other goals of the City's comprehensive plan.

For a detailed discussion on each of these topics, staff reports and powerpoint presentations, see:
<https://www.portlandmaine.gov/2451/Munjoy-Hill-Historic-District>

XIII. RELATIONSHIP OF HISTORIC DISTRICT DESIGNATION TO COMPREHENSIVE PLAN GOALS

In addition to confirming that the historic district proposal is in conformance with the historic preservation ordinance's designation Criteria, the Planning Board and Council are charged with considering the proposed designation as it relates to the stated goals of the comprehensive plan, *Portland's Plan 2030*. Consideration shall include not only the Plan's historic preservation goals, but also other City goals applicable.

As described below, the proposed designation's relationship to the comprehensive plan was addressed in reports and staff presentations throughout the Planning Board's review process and focused in particular on the Comp Plan's sustainability and housing goals. During workshops, staff presented available data, studies from other communities and articles that address these questions, especially with respect to the effect of historic district designation on housing prices and rents, the potential for neighborhood gentrification and/or stabilization, etc. Staff also consulted with Tax Assessor Chris Huff regarding historic designation's effect on assessed value (who confirmed designation does not affect assessed value).

In addition to a written analysis prepared by Historic Preservation staff, a dedicated analysis on comprehensive plan consistency was included (see ATTACHMENT 7), which noted that:

"From the first pages of Portland's Plan 2030, and consistently throughout the document, historic preservation is acknowledged as central to the City's vision, including not only existing local designations but potential future designations. It is also acknowledged as integral to Portland's economic development strategy, its sustainability goals, and to a multidimensional housing strategy."

XIV. RESPONSES TO KEY QUESTIONS RAISED DURING PLANNING BOARD WORKSHOPS

While numerous questions were addressed during the Planning Board's review, following are some of the key questions raised by members of the Board, together with staff's response.

- *How do the current MHNCD regulations compare to Historic Preservation regulations?*

The regulations currently in place under the Munjoy Hill Neighborhood Conservation Overlay District (MHNCD) govern new construction and demolition. The MHNCD contains dimensional and design standards which revise maximum building heights, address rooftop appurtenances, regulate parking placement and its effect on front facades and regulate roof forms. The MHNCD retains the R-6 maximum height of 45 feet, but only for multi-family housing (otherwise 35 feet), and only with inclusion of an onsite workforce housing unit, in addition to any Inclusionary Zoning requirements. It also includes a demolition delay provision.

The demolition requirements in the MHNCD include a 12-month stay of demolition for structures determined to be “preferably preserved”. The delay period can be reduced if the applicant elects to have their new construction proposal reviewed by the Historic Preservation Board. If the design is approved, the stay is lifted and the “preferably preserved” building can be demolished and replaced. Alternatively, the applicant can wait and move forward with demolition after the 12-month stay. The premise of the demolition delay is that the delay will encourage parties to explore alternatives to demolition. The Alternative Design standards were amended to allow for additional design flexibility when social or environmental public benefits are proposed as part of the project, including the provision of sustainable design, affordable housing units or green technology.

Historic District designation includes regulations and review standards that govern not only demolition and new construction, but also alterations and additions to historic structures. A key premise behind historic preservation measures is not only that new construction be reviewed for compatibility, but that the existing historic buildings warrant stewardship. The intent is not to *prevent* changes but rather to provide a mechanism to *manage* change so that the historic character of the buildings and the neighborhood as a whole is maintained and enhanced over

time. Under the historic preservation ordinance, alterations or additions that are not readily visible from a public way are not subject to review. Alterations to “noncontributing” structures are governed by a more lenient set of review standards and noncontributing structures may be demolished as-of-right. New buildings are subject to new construction standards which address broad areas of compatibility (scale and form; composition of facades; relationship to the street; consideration of surrounding context).

With respect to demolition, landmark or contributing structures cannot be demolished unless 1) the applicant can meet the ordinance’s economic hardship test which requires demonstration of “no reasonable use of the structure”; or 2) the Historic Preservation Board, upon request of an applicant, amends or rescinds the original landmark or contributing classification. Since the ordinance went into effect in 1990, a number of buildings in historic districts have had their classification changed. Proposals for *partial* demolition, for example demolition of a rear ell, is typically reviewed as an alteration.

- *How would the MHNCD regulations interact with the Historic Preservation ordinance regulations in the proposed historic district?*

When the MHNCD was written, it anticipated the possibility of a future historic district designation, and the two both work together. Below is an overview of how the standards interact:

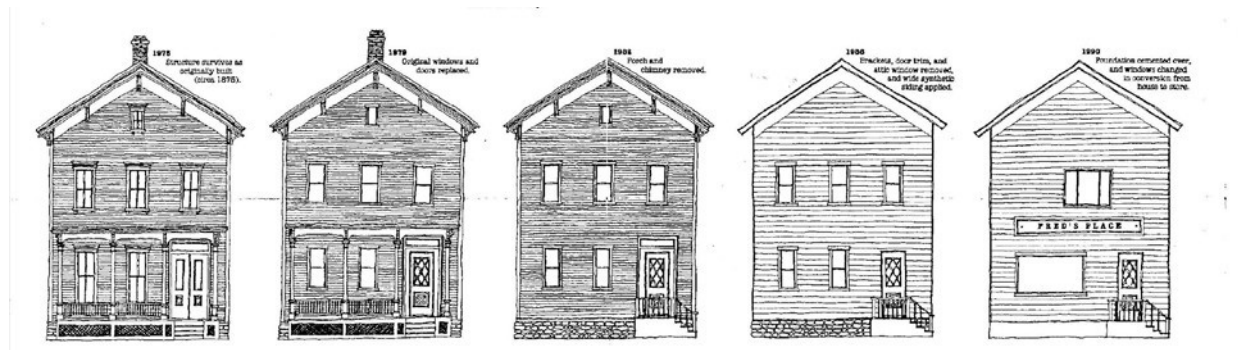
- Within the proposed district, the demolition delay provisions of the MHNCD would not apply. Demolition would be governed by the historic preservation ordinance. Buildings classified as noncontributing could be demolished as of right with no review.
- For proposed new construction within the district, the dimensional standards included in

the underlying MHNCD would still apply, but the R-6 design standards would be superseded by the historic preservation ordinance.

- Under Sec. 14-526 5.b of the site plan ordinance, a project located within 100 feet of the historic district boundary or an individually designated landmark which is subject to site plan review would require advisory review by Historic Preservation.

- *Given existing regulatory measures, why is designation of a Munjoy Hill historic district warranted?*

Some have suggested that with the MHNCD regulations in place, there is no need for historic district designation—essentially, that preserving neighborhood character can be accomplished through zoning and design standards. The existing MHNCD regulations, while appropriate and effective for portions of the Hill where the historic building fabric is more eclectic and/or fragmented, do not ensure that the 19th and early 20th century buildings that make up the neighborhood's identifiable historic character will be. Under the MHNCD demolition is delayed, but not prohibited and there is no review of alterations or additions to historic properties. Far less obvious, but of equal impact, are incremental alterations that gradually rob a building of its architectural character and appeal that would be in a district's review purview but not the MHNCD. The image below, from a 1990 study *Vulnerable Vermont* that documented historic buildings in selected Vermont towns over a fifteen-year period, illustrates a common trend.



As was illustrated through a number of project case studies at the February 11 Planning Board workshop designation does not eliminate the possibility of creating new housing in a historic district, building to the maximum height allowed by zoning, increasing the number of units within existing structures, adding dormers and/or additions, introducing solar panels, building a clearly contemporary new structure, or any number of other changes to existing conditions, but it does put in place a mechanism to review such changes to ensure that the overall historic character of the neighborhood is preserved and enhanced over time.

As noted elsewhere in this report, historic district designation has been proposed for a portion of Munjoy Hill, not the entire neighborhood, whereas the MHNCD applies to all of Munjoy Hill that is in the R-6 zone.

Similarly, the question was also asked whether if a historic district is created, the MHNCD was still warranted, or whether too many regulatory layers would be in place at the end of this process. Staff recommended that the question of the MHNCD be taken sequentially, and brought back before the Board following the Council's decision on the district, in the event of any changes to that proposal or its boundaries, and in order to give the MHNCD adequate time and consideration. Staff anticipates discussion

of potential removal, but also of the possibility of amendments that would remove some of the regulatory overlap between it and a district.

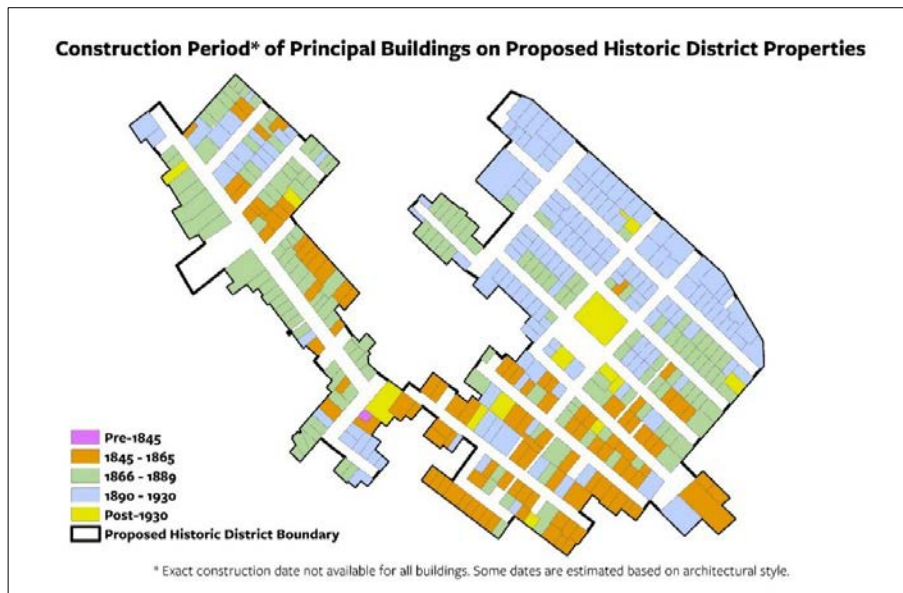
- *How is a district's "period of significance" determined and why has the period 1850-1925 been selected as the proposed district's period of significance?*

A historic district's "period of significance" is identified by researching the buildings that populate a given area and determining the time frame within which the vast majority of extant buildings were constructed. In some districts, like Stroudwater or the Old Port, the period is relatively short because most of the extant buildings were constructed during a very finite period. The Congress Street Historic District, on the other hand, includes buildings from virtually every era of Portland's history. In the case of Munjoy Hill, the neighborhood was largely developed between 1850 and 1925 to house middle-class and working-class residents and was spurred by a series of specific events and demographic trends. Until 1845, Munjoy Hill was largely undeveloped, but the establishment of the Atlantic & St. Lawrence Railroad and the Portland Company led to the first significant residential development on the south slope of the Hill. The founders of the railroad and Portland Company laid out several streets and many of the residents of these streets and others on Munjoy Hill worked for one of these two entities.

While the Great Fire of 1866 barely reached the Hill, it greatly influenced the development of the neighborhood, as 10,000 Portland residents were made homeless by the fire. Large areas of Munjoy Hill that had previously been open fields were subdivided and built upon. Given the number of buildings constructed shortly after the Fire, the architectural character of the Hill is shaped in large part by the architectural styles that were popular during this particular period—the Italianate and Second Empire styles.

The next major impetus for development on the Hill was the influx of immigrants from southern and central Europe in the late nineteenth and early twentieth century. Triple deckers and apartment buildings were constructed in the areas not developed until this time period, such as Morning and Vesper streets. It was during this same period (1890-1920) that the larger, grander residential houses on the Eastern Promenade were built.

By 1925, the street pattern and predominant building styles that make up much of the Hill was in place. Though there are buildings that represent other development periods, their numbers are relatively insignificant and not in sufficient concentration to warrant inclusion in the period of significance.



- *Would it be possible to designate individual structures or create smaller districts in lieu of the current proposal?*

Although it might be technically possible to limit historic designation on Munjoy Hill to a collection of individually-designated landmark structures, this approach was not pursued for a variety of reasons. First and foremost, Munjoy Hill derives its significance as a neighborhood, whose building fabric reflects not only key development periods in Portland's history but also a rich social/cultural history with strong associations to major Portland industries and events. Munjoy Hill is not noteworthy for individual structures that stand out as architectural or historical landmarks, but rather for its overall building fabric, scale, density, consistent pattern of development, and architectural/visual character. On Munjoy Hill, as in most historic districts, the "whole is greater than the sum of its parts" and therefore designation of a contiguous area was considered the appropriate approach. Making such a large quantity of individual designations would have also been procedurally very different as a designation process, as well, and landmarks would have been subject to even more review under the ordinance than as contributing buildings in a district.

XV. PLANNING BOARD DELIBERATIONS AND RECOMMENDATION

Planning Board deliberations were wide ranging and exhaustive. During deliberations, a number of concerns and questions were raised including whether the preservation ordinance's minimum criteria for designation had been met and whether designation might serve as a barrier to achieving other goals of the Comprehensive Plan. These questions are summarized below.

Some members disagreed with the Historic Preservation Board's finding that the following designation criterion (Sec. 14-610. b) had been met:

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.

Based on the fact that only a small percentage of structures within the proposed district had been assigned the classification of “landmark”, some questioned whether this test had been met.

There were also concerns about the proposed district’s identified “period of significance”, which was identified as the 75-year period between 1850 and 1925. Some members felt the district should represent a more discrete period of development, and that it was an unjustifiably long period. One member also found the boundary to be “gerrymandered.”

With respect to the proposed designation’s effect on other aspects of the Comprehensive Plan, one member argued that designation would constitute “exclusionary zoning during the city’s biggest period of growth”, that historic designation was a “regressive rather than progressive tool” and would adversely affect housing production. Another member noted “historic preservation has been used historically as a tool of exclusion” and absent the availability of a social impact study, there was insufficient data to argue one way or the other as to whether this had been the case in Portland. Others expressed concern as to whether historic district designation would inhibit the City’s ability to achieve its goals of sustainability, connectivity, housing equity and in particular racial equity. A question was also raised about the extent to which adequate outreach had been made to communities of color or to renters and whether their views had informed the proposal. A preference to review the MHNCD concurrently instead of sequentially also influenced the decision to not recommend for at least one member.

Ultimately Mr. Chann, Mr. Dundon and Chair Mazer expressed the view that designation of a historic district was the wrong planning tool for Munjoy Hill and voted not to recommend it for adoption.

The four other members of the Board (Dunfey, Silk, Smith and Stanley) expressed support for the designation. They found that the proposed district meets the preservation ordinance’s criteria for designation and noted that the district as proposed, specifically the delineation of its boundary, had been based on detailed documentation, analysis and review by staff, a preservation consultant and the Historic Preservation Board. They noted that having walked the proposed district, the area exhibits a distinct “sense of place”, and that historic district designation will allow for change over time while preserving this unique character. Several of the members expressed particular enthusiasm for the fact that designation would celebrate the history of what had historically been a working-class neighborhood within the city and that it was an important part of Portland’s history to recognize

In response to concerns expressed by opponents about historic designation’s potential to unduly limit opportunities for new development, one member pointed out that only a portion of Munjoy Hill was proposed for designation, which should help balance this concern.

With respect to the potential effect of designation on other goals of the Comprehensive Plan, all Board members acknowledged that this was a challenging question to assess. As one member explained, it is impossible to predict conclusively what effect historic district designation will have on achieving other

Comprehensive Plan goals. Supporting members noted that the relationship between preservation and other land use goals, such as sustainability and maintaining a diverse mix of housing options, had in fact been addressed in the supplementary information, data and studies provided by staff during the workshops and in the Comp Plan analyses provided. With respect to the issue of affordable housing, one member noted that designation did not solve our affordable housing needs, but that the designation would not be the origin of rising home prices in this neighborhood, and that many factors are at play in affecting housing markets. Also mentioned was the fact that historic designation does not preclude the development of other policies or incentives to encourage affordable housing. Another member offered that by protecting modest-scale, vernacular residential structures like those that populate the Hill, it might limit some speculative development to the good of the existing housing stock that may still be relatively affordable. Those supporting designation also pointed out that creating a historic district would not inhibit the ability to increase density in that units could be added within existing structures, additions could be constructed and accessory structures could be converted or built for housing. Each of the Board members engaged the topic of housing affordability and its relationship to this proposal with varying conclusions. Ultimately, those voting in favor found the benefits of designation and supporting documentation compelling enough to recommend the district to the City Council for adoption. As one member noted, while there will likely be costs associated with historic designation, those costs are reasonable ones when one balances the benefits to the City over time in preserving Munjoy Hill's sense of place.

Planning Board Recommendation

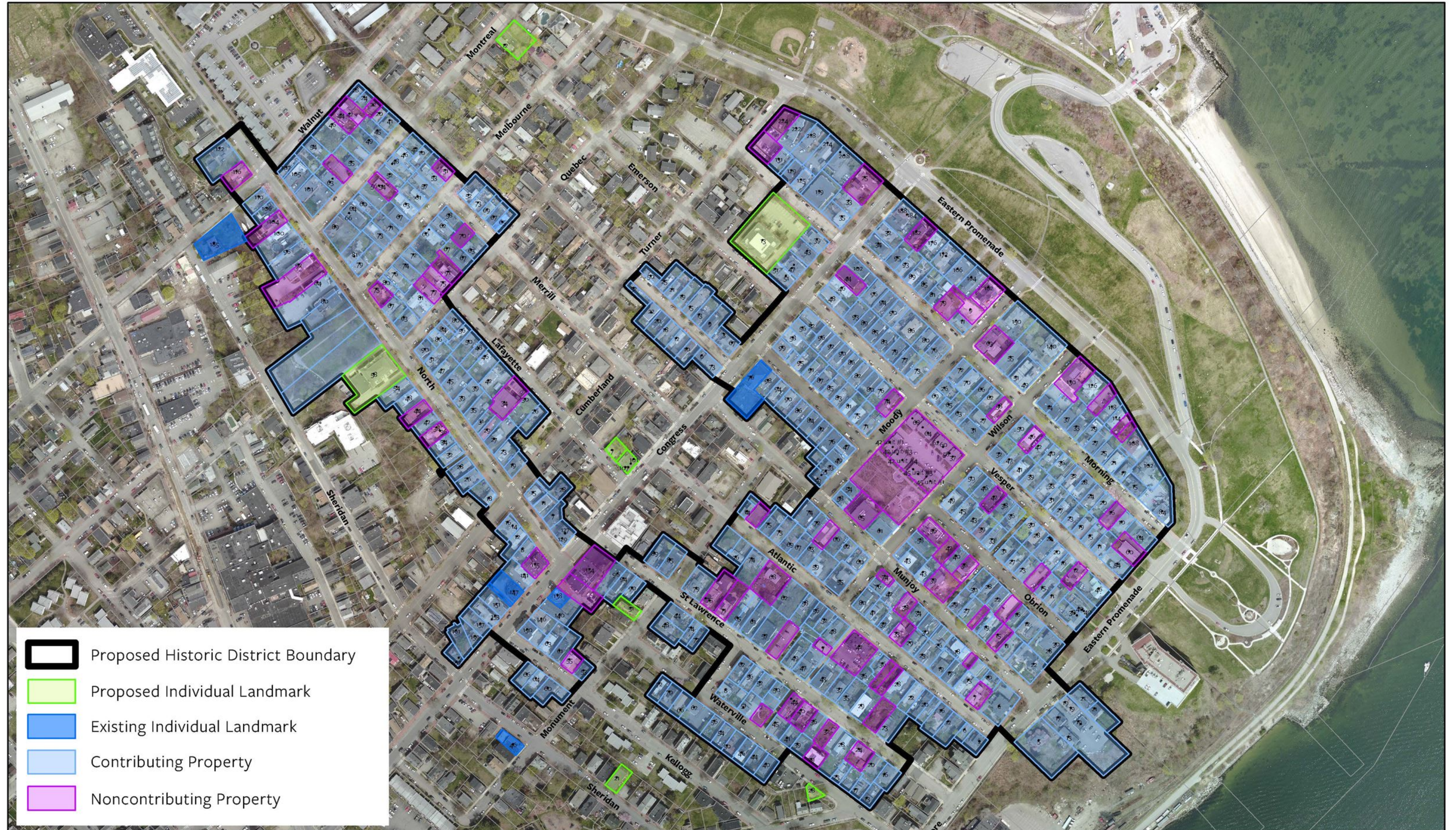
Following deliberations and on the basis of the November 20, 2019 recommendation of the Historic Preservation Board; documentation and analysis prepared by staff and consultants; information included in staff reports for the 12/10/19, 2/11/20 and 3/10/20 meetings; and public comment, the Planning Board voted 4-3 (Dunfey, Silk, Smith and Stanley in favor; Chann, Dundon and Mazer opposed) to recommend to the City Council that the proposed Munjoy Hill Historic District be designated a local historic district subject to the provisions of Article IX of the Land Use Code.

ATTACHMENTS

1. Map of proposed Munjoy Hill Historic District
2. Historic Context Statement
3. List of properties within proposed district, with assigned classification
4. Descriptions of properties proposed for individual landmark designation
5. Sample building descriptions from Munjoy Hill Historic Resources Inventory
6. Excerpted designation criteria from historic preservation ordinance (Article IX, Sec. 14-610 a. and b., and Sec. 14-611.
7. 2/7/2020 Comprehensive Plan Analysis from Christine Grimando, Director, Department of Planning & Urban Development
8. Sample of Articles Consulted
9. Case Studies of recent approved residential development project within existing historic districts
10. Flyer: *Frequently Asked Questions about Portland's Historic Preservation Program*
11. Public Comment - rec'd since Planning Board's 3/10/20 public hearing

Proposed Munjoy Hill Historic District and Individual Landmark Designations

Per Historic Preservation Board Recommendation



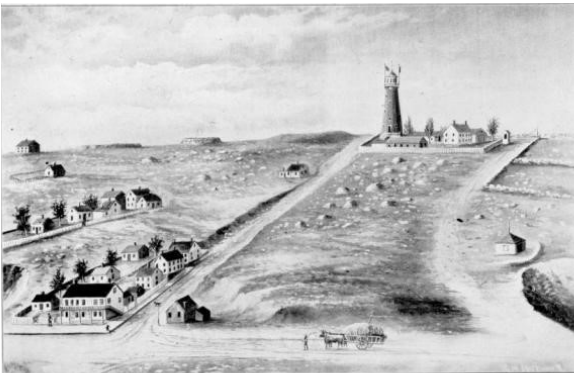
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Munjoy Hill Architectural Development & Context Statement

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,

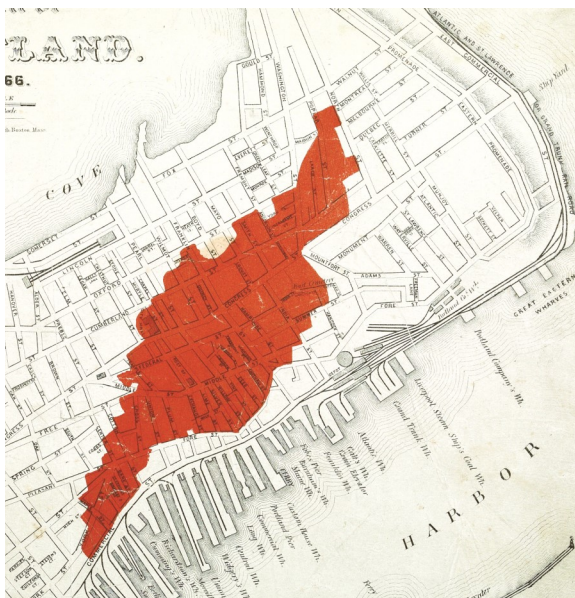
Development History: 1786-1866



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.

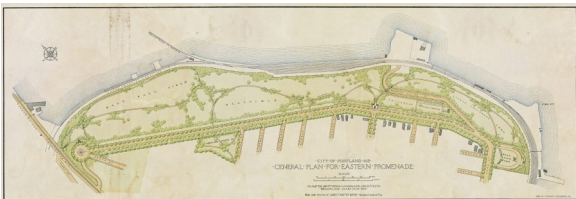
Development History: 1866-1917



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.



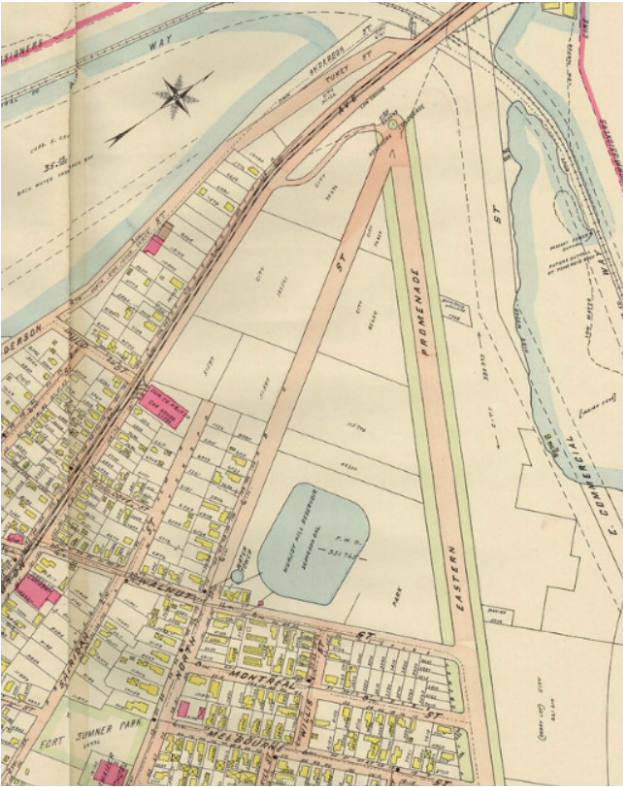
Triple deckers on Munjoy Hill.

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.



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 .

Color photography by Greater Portland Landmarks

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.

List of Properties within the Proposed Munjoy Hill Historic District

Property Address	Classification
2 Atlantic Street	Contributing
6 Atlantic Street	Contributing
7 Atlantic Street	Non Contributing
12 Atlantic Street	Contributing
13 Atlantic Street	Contributing
16 Atlantic Street	Contributing
17 Atlantic Street	Contributing
18-20 Atlantic Street	Contributing
19 Atlantic Street	Contributing
22 Atlantic Street	Contributing
23 Atlantic Street	Contributing
28 Atlantic Street	Contributing
29 Atlantic Street	Contributing
34-26 Atlantic Street	Contributing
33 Atlantic Street	Non Contributing
37 Atlantic Street	Contributing
41 Atlantic Street	Contributing
42 Atlantic Street	Non Contributing
48 Atlantic Street	Contributing
52 Atlantic Street	Contributing
55 Atlantic Street	Contributing
58 Atlantic Street	Contributing
62 Atlantic Street	Contributing
63 Atlantic Street	Contributing
67 Atlantic Street	Contributing
68 Atlantic Street	Non Contributing
69 Atlantic Street	Contributing
73 Atlantic Street	Contributing
74 Atlantic Street	Contributing
75 Atlantic Street	Contributing
76 Atlantic Street	Contributing
71 Beckett Street	Contributing
75 Beckett Street	Contributing
76 Beckett Street	Contributing
81 Beckett Street	Contributing

82 Beckett Street	Contributing
83 Beckett Street	Contributing
84 Beckett Street	Contributing
85 Beckett Street	Contributing
86 Beckett Street	Contributing
87 Beckett Street	Contributing
88 Beckett Street	Contributing
91 Beckett Street	Contributing
94 Beckett Street	Contributing
95 Beckett Street	Contributing
98 Beckett Street	Contributing
99 Beckett Street	Contributing
25 Congress Street	Non Contributing
32 Congress Street	Contributing
33 Congress Street	Contributing
34 Congress Street	Contributing
35 Congress Street	Contributing
39 Congress Street	Contributing
43 Congress Street	Contributing
44 Congress Street	Non Contributing
45-47 Congress Street	Contributing
46 Congress Street	Contributing
48 Congress Street	Contributing
51-53 Congress Street	Contributing
52 Congress Street	Contributing
56 Congress Street	Contributing
58 Congress Street	Contributing
67 Congress Street	Contributing
73 Congress Street	Contributing
76 Congress Street	Previously Designated Landmark
103 Congress Street	Individually Designated Landmark
127-129 Congress Street	Contributing
134 Congress Street	Non Contributing
135 Congress Street	Non Contributing
138 Congress Street	Previously Designated Landmark
140 Congress Street	Contributing (House at Rear)
	Non Contributing (Church)

141 Congress Street	Contributing
146 Congress Street	Contributing
147 Congress Street	Previously Designated Landmark
150 Congress Street	Contributing
151-153 Congress Street	Contributing
155 Congress Street	Contributing
157 Congress Street	Contributing
159 Congress Street	Contributing
161 Congress Street	Contributing
165-167 Congress Street	Contributing
5 Eastern Prom	Contributing
6 Eastern Prom	Contributing
13 Rear Eastern Prom	Contributing
17 Eastern Prom	Contributing
19 Eastern Prom	Contributing
21 Eastern Prom	Contributing
22 Eastern Prom	Contributing
28-30 Eastern Prom	Contributing
38-40 Eastern Prom	Contributing
46 Eastern Prom	Contributing
54 Eastern Prom	Contributing
60 Eastern Prom	Non Contributing
64 Eastern Prom	Contributing
84 Eastern Prom	Contributing
102 Eastern Prom	Contributing
108 Eastern Prom	Contributing
114 Eastern Prom	Contributing
118 Eastern Prom	Contributing
126 Eastern Prom	Contributing
130 Eastern Prom	Non Contributing
140 Eastern Prom	Contributing
150 Eastern Prom	Contributing
158-162 Eastern Prom	Non Contributing
164 Eastern Prom	Contributing
166-168 Eastern Prom	Contributing
172-174 Eastern Prom	Contributing
176 Eastern Prom	Contributing

182 Eastern Prom	Non Contributing
188 Eastern Prom	Contributing
208 Eastern Prom	Contributing
214 Eastern Prom	Contributing
218 Eastern Prom	Contributing
222 Eastern Prom	Contributing
13 Emerson Street	Landmark
7 Gilbert Lane	Non Contributing
9 Howard Street	Contributing
10 Howard Street	Contributing
12 Howard Street	Contributing
13 Howard Street	Contributing
15 Howard Street	Contributing
18 Howard Street	Contributing
19 Howard Street	Contributing
20 Howard Street	Contributing
21 Howard Street	Contributing
22 Howard Street	Contributing
25 Howard Street	Contributing
51-53 Kellogg Street	Contributing
55-57 Kellogg Street	Non Contributing
60 Kellogg Street	Contributing
61 Kellogg Street	Contributing
63 Kellogg Street	Contributing
64 Kellogg Street	Contributing
66 Kellogg Street	Contributing
7 Lafayette Street	Individually Designated Landmark
26 Lafayette Street	Contributing
30 Lafayette Street	Contributing
34 Lafayette Street	Non Contributing
42 Lafayette Street	Contributing
46 Lafayette Street	Contributing
48 Lafayette Street	Contributing
50 Lafayette Street	Contributing
56 Lafayette Street	Contributing
51 Melbourne Street	Non Contributing
52 Melbourne Street	Contributing

53 Melbourne Street	Contributing
57 Melbourne Street	Contributing
58 Melbourne Street	Contributing
61 Melbourne Street	Contributing
62 Melbourne Street	Contributing
63 Melbourne Street	Contributing
64 Melbourne Street	Contributing
67 Melbourne Street	Contributing
71 Melbourne Street	Contributing
72 Melbourne Street	Contributing
73 Melbourne Street	Contributing
74 Melbourne Street	Contributing
76 Melbourne Street	Contributing
80 Melbourne Street	Contributing
65 Merrill Street	Contributing
67 Merrill Street	Contributing
69 Merrill Street	Contributing
73 Merrill Street	Contributing
8-12 Montreal Street	Individually Designated Landmark
41 Montreal Street	Contributing
42 Montreal Street	Contributing
45 Montreal Street	Contributing
46 Montreal Street	Contributing
48 Montreal Street	Contributing
49 Montreal Street	Contributing
52 Montreal Street	Contributing
54 Montreal Street	Non Contributing
55 Montreal Street	Contributing
60 Montreal Street	Contributing
63 Montreal Street	Contributing
64 Montreal Street	Contributing
44 Monument Street	Contributing
48 Monument Street	Contributing
51 Monument Street	Individually Designated Landmark
9 Moody Street	Non Contributing
53-55 and 57-59 Moody Street	Contributing
52-54 and 56-58 Moody Street	Contributing

10 Morning Street	Contributing
11-13 Morning Street	Contributing
16 Morning Street	Non Contributing
17 Morning Street	Contributing
19-21 Morning Street	Contributing
20 Morning Street	Contributing
24 Morning Street	Contributing
25 Morning Street	Contributing
27 Morning Street	Contributing
28 Morning Street	Contributing
29 Morning Street	Contributing
32 Morning Street	Contributing
33 Morning Street	Contributing
36 Morning Street	Contributing
37 Morning Street	Contributing
40 Morning Street	Contributing
42 Morning Street	Contributing
46-48 Morning Street	Non Contributing
40-51 Morning Street	Contributing
50 Morning Street	Contributing
55 Morning Street	Contributing
58 Morning Street	Non Contributing
62 Morning Street	Contributing
63-65 Morning Street	Contributing (Original Structure) Non Contributing (Addition)
64-66 Morning Street	Contributing
68-70 Morning Street	Contributing
72 Morning Street	Contributing
76 Morning Street	Contributing
79 Morning Street	Non Contributing
80 Morning Street	Contributing
81 Morning Street	Contributing
85 Morning Street	Contributing
86 Morning Street	Contributing
89 Morning Street	Contributing
90 Morning Street	Contributing
93 Morning Street	Contributing

94 Morning Street	Contributing
95 Morning Street	Contributing
96 Morning Street	Contributing
102 Morning Street	Contributing
119 Morning Street	Contributing
125 Morning Street	Contributing
129 Morning Street	Contributing
131 Morning Street	Contributing
10 Munjoy Street	Contributing
11 Munjoy Street	Contributing
14 Munjoy Street	Contributing
15 Munjoy Street	Non Contributing
18-20 Munjoy Street	Contributing
19 Munjoy Street	Contributing
26 Munjoy Street	Contributing
27 Munjoy Street	Contributing
29 Munjoy Street	Contributing
30 Munjoy Street	Contributing
34 Munjoy Street	Non Contributing
38 Munjoy Street	Non Contributing
39 Munjoy Street	Non Contributing
42 Munjoy Street	Contributing
43 Munjoy Street	Contributing
60 Munjoy Street	Contributing
62 Munjoy Street	Contributing
66 Munjoy Street	Contributing
72 Munjoy Street	Non Contributing
76 Munjoy Street	Contributing
7 North Street	Contributing
9 North Street/28 Cumberland Ave.	Contributing
11 North Street	Contributing
12 North Street	Contributing
15 North Street	Contributing
14-16 North Street	Contributing
18 North Street	Contributing
19 North Street	Contributing
23 North Street	Contributing

24-26 North Street	Contributing
27 North Street	Contributing
28 North Street	Contributing
29 North Street	Contributing
31 North Street	Contributing
32 North Street	Contributing
34 North Street	Contributing
35 North Street	Contributing
36 North Street	Non Contributing
39 North Street	Contributing
42 North Street	Contributing
44 North Street	Non Contributing
45 North Street	Contributing
47 North Street	Contributing
48 North Street	Contributing
51 North Street	Contributing
54 North Street	Contributing
56-60 North Street	Landmark
63 North Street	Contributing
67 North Street	Contributing
73 North Street	Non Contributing
79 North Street	Contributing
80 North Street	Contributing
84 North Street	Contributing
89 North Street	Contributing
92 North Street	Non Contributing
96 North Street	Contributing
100 North Street	Contributing
101 North Street	Contributing
103 North Street	Contributing
104 North Street	Non Contributing
105 North Street	Contributing
106 North Street	Contributing
107 North Street	Contributing
110 North Street	Contributing
116 North Street	Non Contributing
122 North Street	Contributing

11 O'Brion Street	Contributing
12 O'Brion Street	Contributing
15 O'Brion Street	Contributing (Garage on Adjoining Lot Non Contributing)
16 O'Brion Street	Contributing
22 O'Brion Street	Contributing
27 O'Brion Street	Contributing
28 O'Brion Street	Contributing
30 O'Brion Street	contributing
31 O'Brion Street	Contributing (Outbuilding Non Contributing)
33 O'Brion Street	Contributing
36 O'Brion Street	Non Contributing
39 O'Brion Street	Contributing
40 O'Brion Street	contributing
42 O'Brion Street	Non Contributing
43 O'Brion Street	Contributing
45 O'Brion Street	Contributing
49 O'Brion Street	Contributing
65-67 Quebec Street	Contributing
71 Quebec Street	Non Contributing
75 Quebec Street	Non Contributing
77 Quebec Street	Non Contributing
80 Quebec Street	Contributing
81 Quebec Street	Contributing
84 Quebec Street	Contributing
86 Quebec Street	Contributing
90 Quebec Street	Contributing
8 Sherbrooke Street	Contributing
21 Sheridan Street	Landmark
46 Sheridan Street	Previously Designated Landmark
16 St. Lawrence Street	Contributing
20 St. Lawrence Street	Contributing
23 St. Lawrence Street	Contributing
24 St. Lawrence Street	Contributing
28 St. Lawrence Street	Contributing
29 St. Lawrence Street	Contributing

35 St. Lawrence Street	Contributing
36 St. Lawrence Street	Contributing
37 St. Lawrence Street	Contributing
40 St. Lawrence Street	Non Contributing
43 St. Lawrence Street	Contributing
46 St. Lawrence Street	Non Contributing
47 St. Lawrence Street	Contributing
49 St. Lawrence Street	Contributing
50 St. Lawrence Street	Contributing
52 St. Lawrence Street	Contributing
56 St. Lawrence Street	Contributing
57 St. Lawrence Street	Contributing
61 St. Lawrence Street	Contributing
62 St. Lawrence Street	Contributing
65 St. Lawrence Street	Contributing
71 St. Lawrence Street	Non Contributing
72 St. Lawrence Street	Contributing
74 St. Lawrence Street	Contributing
75-77 St. Lawrence Street	Non Contributing
83 St. Lawrence Street	Contributing
87 St. Lawrence Street	Contributing
91 St. Lawrence Street	Contributing
94-96 St. Lawrence Street	Contributing
50 Turner Street	Contributing
52 Turner Street	Contributing
11 Vesper Street	Contributing
12 Vesper Street	Non Contributing
15 Vesper Street	Contributing
16 Vesper Street	Contributing
19 Vesper Street	Contributing
20 Vesper Street	Contributing
22 Vesper Street	Contributing
23 Vesper Street	Contributing
27 Vesper Street	Contributing
28 Vesper Street	Contributing
31 Vesper Street	Contributing
30-32 Vesper Street	Contributing

33 Vesper Street	Contributing
36 Vesper Street	Contributing
38 Vesper Street	Contributing
39 Vesper Street	Contributing
41 Vesper Street	Contributing
42 Vesper Street	Non Contributing
46 Vesper Street	Contributing
47 Vesper Street	Contributing
50 Vesper Street	Contributing
73 Vesper Street	Contributing
74 Vesper Street	Non Contributing
76 Vesper Street	Contributing
77 Vesper Street	Contributing
79 Vesper Street	Contributing
80 Vesper Street	Contributing
82 Vesper Street	Contributing
83 Vesper Street	Contributing
85 Vesper Street	Contributing
86 Vesper Street	Contributing
89 Vesper Street	Contributing
90 Vesper Street	Contributing
92 Vesper Street	Contributing
93 Vesper Street	Contributing
96 Vesper Street	Contributing
42 Walnut Street	Non Contributing
44 Walnut Street	Non Contributing
46 Walnut Street	Contributing
54 Walnut Street	Contributing
17 Waterville Street	Contributing
23-25 Waterville Street	Contributing
28 Waterville Street	Individually Designated Landmark
29 Waterville Street	Non Contributing
39 Waterville Street	Contributing
40 Waterville Street	Contributing
41 Waterville Street	Contributing
44 Waterville Street	Contributing
45 Waterville Street	Contributing

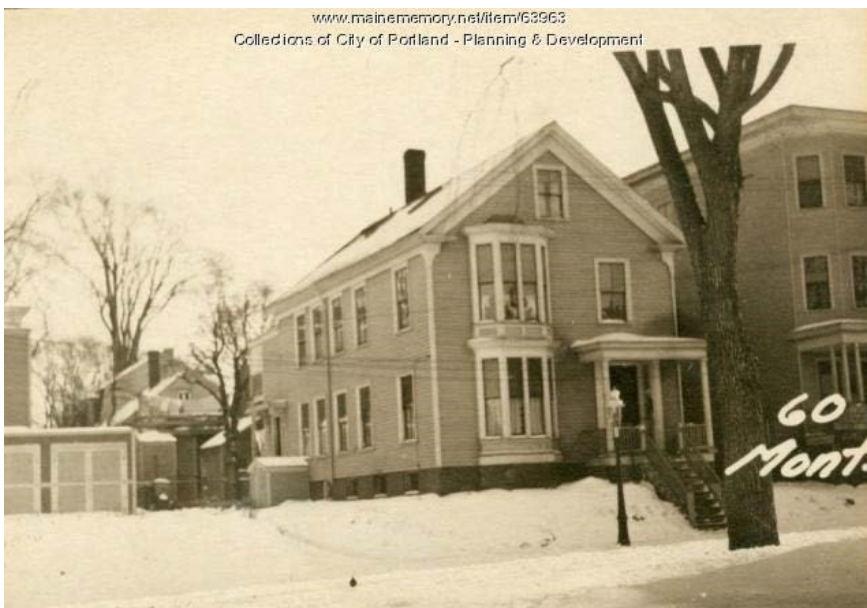
46 Waterville Street	Contributing
50 Waterville Street	Contributing
51 Waterville Street	Contributing
54 Waterville Street	Contributing
56 Waterville Street	Contributing
62 Waterville Street	Contributing
65 Waterville Street	Contributing
66 Waterville Street	Contributing
70 Waterville Street	Contributing
72 Waterville Street	Contributing
73 Waterville Street	Contributing
10 Willis Street	Contributing
20 Willis Street	Contributing
22 Willis Street	Non Contributing
24 Willis Street	Contributing
26 Willis Street	Contributing
14-16 Wilson Street	Contributing
27 Wilson Street	Contributing
29 Wilson Street	Contributing
32 Wilson Street	Contributing
56 Wilson Street	Non Contributing
58 Wilson Street	Contributing
61-65 Wilson Street	Contributing
74 Wilson Street	Non Contributing
76 Wilson Street	Contributing
80 Wilson Street	Contributing

Address: 60 Montreal Street

Approximate/Documented Date of Building: 1915

Surveyed: 8/17/2018

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 Street

Approximate/Documented Date of Building: 1884

Surveyed: 8/17/2018

Historic Name: A. L. Johnson House

Contributing or Noncontributing: Noncontributing



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.

Address: 101-107 Congress Street

Approximate/Documented Date of Building: 1887

Surveyed: 8/17/2018

Historic Name: Munjoy (Murdock) Block

Classification: Individually Designated Landmark



Introduction

The mixed use building at 101-103 Congress Street is an excellent example of its style and form on Munjoy Hill. The first floor storefronts are separated from the upper floors by a projecting cornice supported by brackets, typical of the Italianate style. The upper levels retain additional Italianate details like the two-story projecting bays with narrow 1/1 sash windows and bracketed cornices, hoods over the single window openings, decorative window surrounds, and the deep projecting cornice at the parapet on the east, west and south elevations. The building is a significant presence on Congress Street. Because it is physically separated from the contiguous area identified for historic district designation, it is proposed for individual landmark status.

The Munjoy block is an early example of an apartment building built in 1887. At first the wooden plaque in the center of the main façade read “Murdock” after its builder David Murdock (1845-1916), but was altered to read Munjoy at an early date. David Murdock is listed in census records as a “soda manufacturer” or “proprietor of a bottling company” but operated a fancy good store at 101 Congress Street. He was born in Nova Scotia to Scottish parents and came to the United States in 1863. The structure has been rehabilitated and the first floor houses law offices.

In 1920 the property was conveyed to Marie E. Rankin and Nellie G. Connolly. In 1924 the tax record describes it as “a four family and stores”.

Current Architectural Description

The three-story building is six bays wide by two bays deep and rests on a low foundation. Most upper story windows are 1/1 replacement sashes, while the first floor windows are 6/6 sashes. Concrete steps lead to the recessed entries.

Additions and Alterations since 1924

Typical of most commercial storefronts, the first-floor storefronts of 101-103 Congress Street have been altered over time with infill panels and windows. The upper floors of the building remain largely intact, except for the replacement window sashes. The building retains a high level of detail and its parapet cornice and the projecting bays give the building a strong visual presence on Congress Street.

Address: 7 Lafayette Street

Approximate/Documented Date of Building: 1849 **Surveyed:** 10/11/ 2019

Historic Name: Henry Rowe House

Classification: Individually Designated Landmark



Introduction

7 Lafayette Street is an excellent example of a one-and-a-half-story side-gable cape built in the mid-nineteenth century. It is one of the few buildings that has survived from the early settlement of Munjoy Hill. The dwelling boasts several distinctive elements, including a Greek Revival door surround and jerkinhead dormer windows over the façade. Though the building has retained some alterations in its 170 years, it has retained a high level of period detail. The three-by-two-bay dwelling has cedar shingle siding and replacement 6/6 double hung sash windows.

The façade is symmetrical, with the main entry in the center bay. The replacement single entry door is flanked by sidelights over panels and sits within a prominent Greek Revival surround. The two jerkinhead dormers over the façade each boast a pair of 6/6 sash windows with wooden trim. Unlike the rest of the dwelling's exterior, the dormers have wood clapboard siding. A skylight, which has been present since at least 1924, sits between the two dormers.

The eastern elevation features a projecting bay where a vestibule secondary entrance and window once stood. The asphalt roof exhibits a single brick chimney over the peak behind the western dormer. A shed dormer on the rear roof is not visible from the road.

Henry Rowe (1812-1870) was an Irish architect who immigrated to the United States circa 1840. He set up a shop in Portland in 1845 after working in Boston and New York. He specialized in Gothic Revival architecture and the Portland Directory shows he resided at 7 Lafayette in 1869.

Additions and Alterations Since 1924

7 Lafayette Street has retained several features or been restored to match the 1924 historical record in many ways. The main entry surround, dormer windows, and overall form of the house reflect its nineteenth-century origins. Deviations from historical record include the dwelling's current cedar shingle siding, loss of corner boards, loss of a second chimney, and removal of the window and entrance on the eastern elevation's first floor. The dormers once exhibited 4/4 windows, and the original main entry door originally featured a single light over panels, rather than two vertical lights. The current owners of 7 Lafayette have made significant efforts to restore architectural elements of the house to match its original form and retain its earlier character.

Address: 8-12 Montreal Street

Approximate/Documented Date of Building: 1855

Historical Name: James B. Newell House

Classification: Individually Designated Landmark



Introduction

8-12 Montreal Street is a good example of a mid-nineteenth-century side-gable cape on Munjoy Hill. The one-and-a-half-story dwelling is five-by-two bays wide and has vinyl siding and 6/1 sash windows. The dwelling has a pedimented gable dormer window over the southern elevation, and a main entry porch with pedimented gable roof in the center bay of the façade (northern elevation). There is a single-story shed-roof addition on the eastern elevation, which is connected

to a covered deck. The main entrance and porch are accessed by a set of wooden stairs. The replacement entry door features a fanlight over panels. The majority of the dwelling's visible windows have shutters. The asphalt roof features a skylight over the façade and two brick chimneys on the interior southern slope.

1924 survey notes describe the side-gable structure to the east of the house as a partially finished workshop set on posts with paper roofing, no floor, and no exterior finish. The current owner notes that the occupant at the time, Harry E. Libby, constructed a boathouse on the property.

James B. Newell built and was the first occupant of the residence. Newell was likely a joiner and resided in the house with his wife, Almira, and their two sons, James N. and Lendell R.

Additions and Alterations Since 1924

8-12 Montreal Street was built in a vernacular style with very little ornamentation. However, the 1924 record shows the main entry boasted a flat hood supported by Italianate brackets. The house has suffered some common losses including wood clapboard siding, wide corner boards, and friezes. The skylight over the northern elevation is a more recent addition, along with the shutters on most of the windows. Despite alterations, the form and style of the house have remained relatively unchanged, and the house retains its historical integrity. It remains one of the longest-standing dwellings on Munjoy Hill, and contributes to the historical-architectural fabric of the neighborhood.

Address: 51 Monument

Approximate/Documented Date of Building: c. 1874

Surveyed: 09/29/2019

Classification: Individually designated landmark



www.mainememory.net/item/54009

ns of City of Portland - Planning & Development



Introduction

51 Monument Street is a two-and-a-half-story Greek Revival multi-family residence. The front-gable dwelling is three-by-six bays wide and features mixed clapboard and shingle siding. The dwelling is distinguished by a Greek Revival main entry surround and a pedimented front gable. The house also exhibits 1/1 and 2/2 sash windows, eave returns, and wide friezes and corner boards. The current main entry surround, siding, corner boards, pediment, and porch details are the results of renovations completed since the early 2000s.

The main entry is in the third and final bay of the façade, and features a single unglazed door flanked by two partial sidelights. The surround is simple and unornamented. The entry is accessed by a side-facing porch and steps with contemporary cable railings. The dwelling's brick foundation is built high above the walkway, resulting in a main entry that is nearly a full story above grade.

The northern, southern, and western elevations are not easily visible from the public roadway. The dwelling's contemporary metal roof boasts one chimney over the interior southern slope, and another over the rear ell's peak. The rear ell also exhibits a front-gable form and is slightly narrower than the main structure.

Additions and Alterations Since 1924

51 Monument maintains a form and scale that is relatively unchanged from historical record. The majority of the losses and additions the dwelling has sustained are decorative in nature. These include the addition of the pediment on the façade's gable, loss of several 2/2 windows, and replacement of the original, more detailed eaves and eave returns. The most significant alteration is the reduction of the main entry surround, which was previously more detailed and much larger in scale. That said, because 51 Monument originally exhibited an understated appearance, it has been able to retain its earlier character despite these changes.

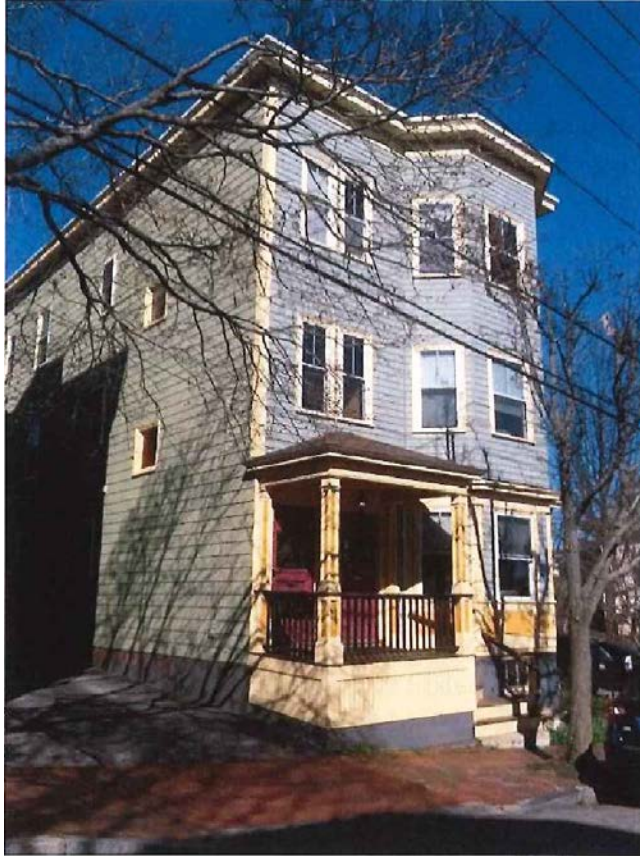
Address: 21 Sheridan Street

Approximate/Documented Date of Building: 1903

Surveyed: 8/17/2018

Historic Name: John Ford boyhood home

Classification: Individually Designated 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 facade; 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.

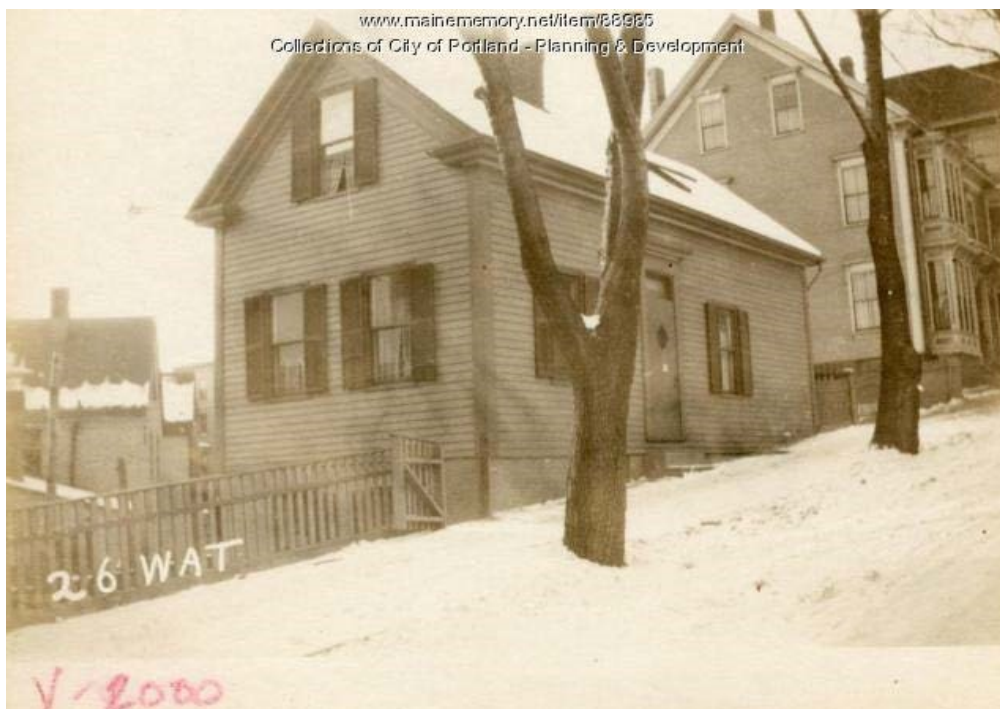
Some changes are evident. For example, on the south elevation the single windows near the front corner of the building are now paired. More obvious is the addition of a three-level porch off the south elevation. Interestingly, the porch addition is consistent with what many tripledeckers featured as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

Address: 28 Waterville Street

Approximate/Documented Date of Building: c. 1850

Surveyed: 10/11/2019

Classification: Individually Designated Landmark



28 Waterville is a one-and-a-half-story side-gable Greek Revival home. The understated two-by-three-bay dwelling has replacement siding and 1/1 vinyl sash windows. The main entrance and windows on the northern elevation are weighted to the left, with the main entry in the second bay. The single replacement door features a fan transom and sits within the original Greek Revival surround, though the rectangular transom light has been replaced with a wooden panel.

The eastern elevation features a secondary sliding door providing access to a wooden deck. An additional entrance on the western elevation sits within a near-full-length porch with a shed roof. The dwelling exhibits returning eaves, and the asphalt roof does not boast any chimneys. A small one-by-one-bay gable-roof shed sits to the west of the house.

Additions and Alterations Since 1924

Since 1924, 28 Waterville has retained its simple side-gable form and rectangular footprint. Its original understated appearance has remained intact, and it continues to exhibit its Greek Revival main entry surround and eave returns. Common losses include wood clapboard siding, cornerboards, friezes, the original main entry door with diamond light, and window shutters. In 1924 the roof had a chimney and at least one skylight. The eastern elevation previously featured two windows on the first story, with no additional entrance or deck. The entrance on the western elevation was likely present in 1924, though the porch was not. Despite changes, the structure continues to reflect its mid-nineteenth-century origins, and it could be restored to its earlier state with moderate measures.

approval by the council.

- (o) To provide comment, as appropriate, to the planning board and/or city council on matters pertaining to historic preservation in Portland.
 - (p) To confer recognition upon the owners of landmarks or properties, sites, structures or objects within districts by means of certificates, plaques or markers.
 - (q) To assist the planning board in the development of a preservation component in the comprehensive plan of the City of Portland.
 - (r) To periodically review this Code and to make recommendations to the planning board concerning any amendments appropriate for the protection and continued use of landmarks or properties, sites, structures or objects within districts.
 - (s) To annually report to the council with respect to the following matters:
 - 1. Survey work in progress or completed;
 - 2. The number of projects reviewed (by type);
 - 3. How many certificates of each type were issued.
- (Ord. No. 235-90, 2-26-90; Ord. No. 165-08/09, 3-16-09)

DIVISION 3. CATEGORIES AND CRITERIA FOR DESIGNATION

Sec. 14-610. Minimum criteria for designation.

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 14-613. Reserved.

DIVISION 4. NOMINATION, CONSIDERATION AND DESIGNATION

Sec. 14-614. Procedure.

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

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

Sec. 14-615. Initiation of nomination.

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

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

boundaries of the proposed district have given written consent to the extension.

(c) Failure to comply with any time limit in the nomination and designation process as provided in divisions 3 or 4 shall not affect the validity of any designation nor the interim protection provided by division 5.

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

Sec. 14-629. Reserved.

DIVISION 5. INTERIM PROTECTION FOR NOMINATIONS

Sec. 14-630. Nominated landmarks and districts.

(a) From the time of nomination until the historic preservation board acts upon such nomination, a site, structure, object or area nominated but not yet designated as a landmark or district shall be subject to all of the provisions of divisions 8 and 10 governing demolition and minimum maintenance, to the same extent as if designated. Upon final action of the historic preservation board recommending designation, the site, structure, object or area nominated shall be subject to all of the protection of this article until a final decision on designation by the council becomes effective. If the council rejects designation or fails to designate a property, that property shall no longer be subject to the provisions of divisions 8 and 10 of this article.

(b) Alteration or new construction commenced pursuant to a building permit issued prior to nomination shall not require a certificate of appropriateness, unless such permit has expired, been canceled or revoked. No project for which any application is pending, and which has received substantive review by the planning board prior to nomination, shall be affected by nomination. Substantive review, as used in this paragraph, shall include workshop review of any completed application under articles IV or V of this chapter.

(Ord. No. 235-90, 2-26-90; Ord. No. 220-93, § 4, 5-17-93; Ord. No. 165-08/09, 3-16-09)

Sec. 14-631. National Register of Historic Places.

(a) Every property, landmark or district listed in the National Register of Historic Places prior to adoption of this

Memorandum

Department of Planning & Urban Development Planning Division



To: Brandon Mazer, Chair, and Members of the Planning Board
 From: Christine Grimando, Director, Department of Planning & Urban Development
 Date: February 7, 2020
 Mtg Date: February 11, 2020
 RE: Comprehensive Plan Analysis

INTRODUCTION

The City's Historic Preservation Ordinance states that the Planning Board must consider whether a proposed designation meets the criteria for a district (Sec. 14-610. Minimum criteria for designation), as well as consider the effect of such designation on other aspects of the comprehensive plan of the city. The Historic Preservation Board extensively reviewed the criteria and provided supporting material documenting the basis of their recommendation. Below is analysis of *Portland's Plan 2030* consistency.

PORTLAND'S PLAN 2030

[*Portland's Plan 2030*](#) has eight Policy Guide chapters: Environment, Historic Resources, Waterfront, Economy, Housing, Recreation & Open Space, Facilities & Services, and Transportation. The Plan's structure is explicit that these are considered linked and mutually supportive, rather than competing goals. Stewardship of Portland's historic, cultural, and architectural assets has been an integral part of the City's planning strategy since the Historic Preservation program began in 1990, was widely supported in public feedback received during Portland's Plan creation, and is supported throughout the document.

Examples follow of policy support for preservation of historic resources in *Portland's Plan 2030*.

Executive Summary

- Our economy, housing, historic resources, transportation system, open space, environment, waterfront, and municipal facilities and services are all dependent on each other and inextricably linked.



Figure 1, Portland's Plan 2030 Vision graphic

Vision Statement

Sustainable:

- Portland has been built and rebuilt to endure; we will balance our historic fabric, sound infrastructure, and the best of new technology and design for the future.

Authentic:

- We will maintain our character through preservation, innovation, and excellence in design for the built environment.
- We will celebrate our city's incredible history.
- The uniqueness and integrity of our neighborhoods will be maintained and enhanced.

Historic Resources Policy Guide

- Identify, document, designate, and preserve Portland's historic resources, including individual structures, neighborhoods, parks, cemeteries, and archaeological resources.
- Educate and engage residents and visitors in appreciation of Portland's unique heritage.
- Promote historic preservation as a key economic, sustainability, and community development strategy.
- Stabilize and enhance historic areas of the city by ensuring quality investment in existing structures and compatible infill development.
- Ensure an appropriate balance of continuity and change as Portland grows and evolves.
- Based on survey findings and input from applicable stakeholders, document and designate resources of



ENVIRONMENTAL BENEFITS OF HISTORIC PRESERVATION

Recent research by the National Trust for Historic Preservation found that the re-use or rehabilitation of existing buildings offers significant environmental benefits over new construction. According to their report, *The Greenest Building*, each year approximately 1 billion square feet of buildings are demolished and replaced nationwide, resulting in significant environmental impacts associated with demolition and waste disposal, the production of new raw materials, and new construction. The study found that reusing an existing building can result in 4 to 46% less environmental impact than new construction, depending on the type of building, location, and level of energy efficiency. Even when new construction is designed for optimal energy efficiency, it can take 10 to 80 years for a new building to offset the negative environmental implications of its construction.

Figure 2, Portland's Plan 2030, environmental benefits of preservation

historic, architectural, and/or cultural significance to encourage thoughtful building rehabilitation, deter demolition, and support neighborhood revitalization.

Environment Policy Guide

- Encourage landowners and developers to incorporate sustainable design, materials, and practices in rehabilitation of historic resources and in new construction.
- Historic Resources: strategy Assess new construction techniques, products, and materials for compatibility with historic structures, and develop policies and guidelines for their use in historic rehabilitation projects.

Economy Policy Guide

- Respect that our unique quality of place is key to our current and future economic success.

Housing

- Increase, preserve, and modify the overall supply of housing city-wide to meet the needs, preferences and financial capabilities of all Portland residents.
- Encourage additional contextually appropriate housing density in and proximate to neighborhood centers, concentrations of services, and transit nodes and corridors as a means of supporting complete neighborhoods.
- Encourage energy efficiency in new construction and rehabilitation of Portland's housing stock.
- Encourage rehabilitation of existing historic buildings and materials.

From the first pages of *Portland's Plan 2030*, and consistently throughout the document, historic preservation is acknowledged as central to the City's vision, including not only existing local designations but potential future designations. It is also acknowledged as integral to Portland's economic development strategy, its sustainability goals, and to a multidimensional housing strategy.

Sample of Articles Consulted

Opportunity at Risk: San Antonio's Older Housing Stock. San Antonio Office of Historic Preservation.

The Heterogeneous Effects of Historic Districts on Local Housing Markets in New York City. Wagner School of Public Service, NYU Furman Center. 2014

Twenty-Four Reasons Historic Preservation is Good for Your Community. Economics, P. 2020.

The Impact of Age on the Value of Historic Homes. The Appraisal Journal. Fall 2011.

Why Historic Preservation Districts Are Crucial to Cities. City Lab. Stephanie Meeks. February 10, 2016

Density Without Demolition. City Lab. Stephanie Meeks June 11, 2017

Sustainable Stewardship: Historic Preservation's Essential Role in Fighting Climate Change. Saving Places. Richard Moe. 2007

Culture, Historic Preservation and Economic Development in the 21st Century. Donovan Rypkema, September 1999.

The Impact of Historic Districts on Residential Property Values. New York City Independent Budget Office. September 2003

Making Normal Neighborhoods Legal Again. Strong Towns. July 2019

The Economic and Fiscal Impact on Maine Of Historic Preservation and The State Historic Preservation Tax Credit. Maine Preservation. April 2011.

The Intersection of Affordable Housing and Historic Districts. ThinkBrooklyn. March 2016

When Historic Preservation Hurts Cities. New York Times. Benjamin Appelbaum. January 2020.

Case Studies of Recent Approved Developments within Historic Districts

West End Place (corner Pine & Brackett), approved 2012

45,844 sq. foot development; 3,329 sq. ft. footprint

4 stories, 39 apartments, 1990 sq. ft. retail, 34 parking spaces

B1 zone

Allowable height per zoning: 45'

Project height: 43'

Project entailed HP Board rescission of contributing status of 1850's residential structure on site on the basis of structural condition. Project is taller and has a much larger footprint than surrounding structures, but met ordinance new construction standards for compatibility.



Existing building on site demolished following rescission of contributing status

17 Carleton, approved 2015

37 affordable housing units, 31 parking spaces, 25,247 sq. ft. site

R-6 zone

Allowable height per zoning: 45'

Project height: 43'

Affordable housing development features 120' long frontage on block characterized by single family homes and duplexes. Although the building footprint is much larger than the surrounding structures, the building's scale is broken down through massing and other architectural devices.



Rear as viewed from Pine St.

Hiawatha (667 Congress Street), approved 2015

25,740 sq. ft. lot

Lot straddles Deering Street Historic District and Congress Street Historic District. Property was rezoned from B3/ R6 to B3 throughout.

8 stories, 139 apartments, 81 parking spaces within building

Allowable height per zoning: 65' at street edges, 85' beyond setback

Project height: 65', 85' beyond required setback

Development introduces a much larger scale building than existing structures within Deering Street Historic District. Various mitigation measures lower the apparent scale as viewed from Deering.



Deering Place (Deering Street & Cumberland Avenue), approved 2017, under construction

1.23 acre site, frontages on three residential streets

New construction and renovation
75 units – 45 affordable, 30 market-rate
52 parking spaces
Allowable height per zoning:
Approved height:

Project entails renovation of existing warehouse on Cumberland with 4-story addition and 3-story new construction on Deering. In response to neighborhood input, one floor of Deering Street building was eliminated, reducing unit count from----- to-----

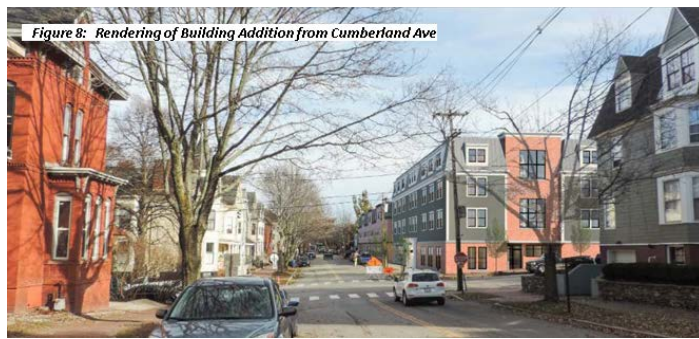


Figure 8: Rendering of Building Addition from Cumberland Ave



Figure 10: Deering Street New Building

One Joy Place, approved 2017

Construction of 3 story structure, 5851 sq. ft. lot

12 residential units

B-1 zone

Allowable height:

Project height:

Project entailed demolition of noncontributing structure. Building takes visual cues from existing triple-decker directly in front, but is a product of its own time.



Ronald McDonald House Expansion, Carleton Street, approved 2019, under construction

Adaptive reuse/renovation of existing two-family residential structure for long-term stays. Project included expansion of building footprint, expansion/addition of large shed dormers on both roof planes and physical connection to abutting RMDH building complex. # units?



Existing RMDH (left) and abutting house (right) proposed for adaptive reuse and expansion.



Existing Condition



Approved Project

Waynflete Lower School Expansion and Gym Replacement

Project entailed replacement of Waynflete's existing gym with a larger gym (not yet built) and construction of a new Lower School complex requiring removal of a portion of the existing complex. The gym fronts onto residential Fletcher Street. The new Lower School addition, while set back behind playing fields, is clearly visible from Danforth and Fletcher.

Previously-approved performing arts center, shown in aerial view, also presented a much larger footprint and scale that surrounding residential development. Various strategies for breaking down the mass were employed to achieve compatibility.



467 Danforth Street, approved 2016

Construction of 2-family residence on open parcel. Historic Preservation Board advocated for a slightly taller building to allow for a more contextual roof form, but a taller building would have exceeded height limit per zoning.



197 Spring Street – Comprehensive Exterior Rehab, approved 2016

This project called for the conversion of a former single-family home, which had operated as a 9-room rooming house for many years, into a seven-unit apartment building. In conjunction with a comprehensive rehabilitation proposal, the applicant received approval to demolish an existing rear ell and replace it with a larger ell to provide more units. Construction has not begun.



Approval rec'd to demolish ell.



Solar Panel and Heat Pump Installations



Heat pump installation – proposal called for installation high on wall between bays. Ground-mounting approved.

Adaptive Reuse/Renovation of Existing Garages for Residential Use



Spruce Street Extension



Chadwick Street



Emery Street



Chadwick Street



City of Portland
Department of Planning and Urban Development
Historic Preservation Office

About the City's Historic Preservation Program

In 1990, the City of Portland adopted a historic preservation ordinance to recognize and preserve one of the city's major assets—its rich collection of historic buildings, neighborhoods and landscapes. To date, 11 local historic districts, five historic landscape districts and 110 individual landmarks have been designated by the Portland City Council, protecting historic properties in neighborhoods as diverse as the Old Port, Stroudwater, Congress Street, the West End, and House Island.



The intent of historic district designation is not to prevent change, but to thoughtfully manage it so that the unique, identifiable character of each of the designated neighborhoods is retained over time. Many small projects are reviewed by staff, and others reviewed by a board whose members have demonstrated expertise and/or experience in architecture, historic preservation, or neighborhood conservation.

Frequently Asked Questions about Local Historic Districts

How are historic districts established?

Designation of a local historic district comes after documentation, analysis and public review.

- ✓ A survey of existing structures within a defined study area is conducted to determine the relative "preservation value" of individual buildings. Based on the findings of the survey, draft historic district boundaries are delineated.
- ✓ Each building within the proposed boundaries is then thoroughly documented and a classification of "landmark", "contributing" or "noncontributing" is assigned.
- ✓ Throughout this process, there is public outreach to property owners in the area.
- ✓ The proposed district is formally reviewed by the Historic Preservation Board, the Planning Board and ultimately the City Council. Notices are sent prior to every meeting and public comment is invited throughout the designation process.

Are all buildings within a local historic district necessarily historic?

No. Within the boundaries of any historic district, some buildings do not contribute to the qualities that give the district its historic or architectural significance. These may have been built within the last 50 years or been so altered that the overall integrity of the building has been lost. These buildings are identified as "noncontributing" when the district is established and may be demolished as-of-right.

Can a building in a local historic district be demolished?

Buildings classified as noncontributing structures may be demolished without review. To demolish a contributing or landmark structure, the property owner is required to demonstrate there is no reasonable use of the property or request reconsideration of the building's original classification based on information not known at the time of its original classification.

Will inclusion in a local historic district prevent me from making changes to my property?

Buildings sometimes need to be modified or expanded to meet changing needs or the desires of occupants. In reviewing a proposed alteration or addition, the architectural characteristics of the existing building are considered under the City's ordinance review. Additions do not have to duplicate the original style and materials, but must be compatible in massing, scale, & other visual characteristics.

Will I have to fix up my building if it is included in a local historic district?

Owners do not have to rehabilitate their building or reverse any previous work.

What types of building activities require review in historic districts?

Ordinary maintenance or replacement-in-kind does not require review, nor does changing a building's paint color. Exterior or site alterations (e.g. installing a new driveway) that will be readily visible from a public way require advance review and approval. Similarly, additions and new construction require review.

Does every application need to be reviewed by the Historic Preservation Board?

Routine or minor alterations, such as porch or window replacement, are typically reviewed and approved by staff. In 2017, 70% of all applications were approved administratively.

Where can I go for help in tailoring a proposal for alterations for my property?

Staff are available for consultation as you develop your plans and often meet with applicants on site to get a better understanding of existing conditions and the owner's goals.

Will I have to hire an architect for my proposed alteration?

Many projects do not require an architect. Larger or more complicated projects such as building additions or new construction usually call for a design professional.

Can new buildings be constructed in a local historic district?

Yes, on undeveloped lots and on lots where noncontributing buildings have been removed.

Do new buildings need to match closely the historic buildings around it?

The historic preservation ordinance's new construction standards encourage contemporary design, however new buildings must also relate to key visual characteristics of the surrounding development.

How do I apply for approval and is there a fee?

You can apply on line. If your project also requires a building permit, you can file one application for both reviews. The application fee for small, staff-reviewed projects is \$65. The fee for Historic Preservation Board review is typically \$125, except for large-scale, major projects.

Google Groups

Munjoy Hill Historic District

abby harvey <ybbarah@netscape.com>

Aug 6, 2020 9:26 PM

Posted in group: **Planning Board**

To whom it may concern,

I am a home owner/resident of Munjoy Hill and I support the Munjoy Hill Historic District & six landmarks with NO changes or modifications to what the Historic Planning Board nominated on 11/20/2019.

Sincerely,

Abby Harvey

Google Groups

Munjoy Hill Historic District

Adair O'Reilly <daysmill@me.com>

Aug 7, 2020 11:51 AM

Posted in group: **Planning Board**

Dear Planning Board Members,

My name is Adair O'Reilly and I am the Senior Warden at St. Paul's Anglican Church located at 279 Congress St., Portland, Maine. On behalf of St. Paul's Church, I am writing this letter in support of the proposed Munjoy Hill Historic District.

St. Paul's Church has been part of the East End and Munjoy Hill neighborhood for over 150 years. We strongly believe it is important to preserve the architectural integrity and cultural history of Munjoy Hill. In 1978, St. Paul's Church was listed on the National Register of Historic Places. The Church and Parish Hall are also part of the India Street Historic District.

On a personal level, I lived on the Eastern Prom for 16 years from 1981 to 1997. Over the last several years, I have been dismayed at the changes to the character of the neighborhood. Classic three deckers and duplexes have been replaced with rectangular boxes and new condo projects. The vibrancy and feel of the neighborhood is disappearing.

We urge the Portland Planning Board to approve the Munjoy Hill Historic District.

Thank you.

Sincerely,

Adair Kathleen O'Reilly
Senior Warden
St. Paul's Anglican Church

Google Groups

Munjoy Hill Historic District

Adrien Duroc-Danner <adurocdanner@gmail.com>

Aug 5, 2020 10:30 AM

Posted in group: **Planning Board**

Dear Board Members, Planners, and Commissioners,

I'm writing to urge you to accept the proposal to designate Munjoy Hill a Historic District.

Although I'm only a recent transplant, my wife is a native of Maine and has lived in Portland for years. Most of her family lives in Portland, as do many of our friends - and many of our out-of-town friends talk about moving here. We're all on the younger side, and only now transitioning from being renters to potential homeowners - but I still strongly back the move to declare Munjoy Hill a Historic District.

Portland is a wonderful city, and deserves its increasing popularity. But I hope Portland continues to grow wisely and sustainably. Please resist the siren song of (self-styled) luxury condo developers. They overestimate their own market, and add little of value architecturally or socially. They have done enormous damage to New York (where I lived for five years) and San Francisco (where I lived for two years).

Cities need affordable housing; beautiful, human-scale spaces; and a sense of beauty, community, and history. Portland has done a great job of all three - and I hope you will encourage developers to focus on retrofitting, rebuilding, and keeping new construction in line with existing architecture. Especially with a jewel of a neighborhood like Munjoy Hill, I sincerely hope you will approve Munjoy Hill's designation as a Historic District.

Sincerely,

Adrien Duroc-Danner
13 Atlantic Street

Google Groups

Munjoy Hill Historic District

Al Hirst <capitalh373@yahoo.com>

Aug 6, 2020 6:21 PM

Posted in group: **Planning Board**

To Whom it May Concern,

I am contacting you to express my complete disapproval of the proposed Munjoy Hill Historic District as the proposal now stands. I am a huge proponent of history of any kind, and in fact, back in college, I volunteered at the Portland Historic Society, but instead of taking steps to educate and demonstrate the importance of history, this proposal forces it down the throats of property owners and then makes them pay for it. I have been reading the specifics and micro-management within the guidelines and payments for living in this proposed district and it has prompted several questions. For example, how does charging \$65, in order to receive approval, to simply re-point some bricks, demonstrate historic preservation? Why does replacing old or broken windows or stairs come with a fee, when a property owner simply wants to make their building look better or be safer? A huge number of property owners are small-time, family-oriented people and this proposal seeks to take more money from the hands of these hard-working citizens. What if, while waiting for this approval, a tenant trips or falls because the re-pointing hasn't taken place? Will the Historic Society take responsibility since it is their guidelines that a landlord is awaiting approval of? Since the Historic Society and their proposal seek to take away partial ownership of these buildings with the stipulations of allowable and unallowable repairs and replacement, will the Historic Society also be taking on partial responsibility

of taxes? Why is this proposal not being put to a public vote for the citizens of Portland to decide?

As I previously stated, I am a great advocate of the teaching, education and preservation of history, but this proposal, as it is now written, is just one more way to push hard-working, small-time owners out of Portland who are already inundated with taxes and fees and does nothing to educate the public on the importance of history, other than the historical repetition of the big city organization quashing the local family and forcing them to subdue and give up their rights as property owners. This proposal should be voted down with a unanimous, "No", until it can be revised to get rid of the micro-management and fees levied on the properties and to show that "little guy's" voice is also very important to the City of Portland.

Most Sincerely,
Albert Hirst

Google Groups

Munjoy Hill Proposed Historic District.

Alec Jaegerman <alecjaegerman@gmail.com>

Aug 7, 2020 11:35 AM

Posted in group: **Planning Board**

Chair Mazer and Members of the Portland Planning Board:

My name is Alex Jaegerman and I reside at 398 Spring Street in Portland. I own a two-family home on Morning Street, which I have owned since the early 1980's.

I support the proposed Munjoy Hill historic district. I have done repair, rehabilitation, and an addition to my properties, with the Spring Street house subject to local historic preservation review. The process is reasonable and ensures that alterations preserve the historic character of the property and surrounding neighborhood.

Munjoy Hill is a historic neighborhood deserving of protection. With values rising and development activity on the rise it is important to put these provisions in place. Loss of historic fabric diminishes the sense of place and unique identity of the neighborhood. The historic preservation regulations do not prevent change and development, but ensure that the change taking place is a positive contribution to the area and does not detract from or erode the character and qualities that define the Munjoy Hill neighborhood.

Please add my voice in support of the Munjoy Hill Historic District.

Thank you for considering this comment as you deliberate your recommendation to the City Council.

Alex Jaegerman
398 Spring Street
Portland, ME 04102

Sent from my iPhone

Google Groups

Munjoy Hill Historic District

Alice Gauvin <alicesgauvin@gmail.com>

Aug 5, 2020 9:27 AM

Posted in group: **Planning Board**

Hi there,

I have lived in Maine for most of my life and had family living on Munjoy Hill since I was born. Now, my husband and I live on beautiful, quiet Atlantic Street, and I am writing to you today to advocate for the proposed Munjoy Hill Historic District.

My husband and I are both under thirty, and are hoping to stay in Portland, preferably on Munjoy Hill, indefinitely, but if the neighborhood continues to allow new condo development instead of refurbishing old buildings, I doubt whether the hill will continue to be an option for us, both in terms of lifestyle and cost. I also know several other young professional couples who are considering vacating Munjoy Hill if the neighborhood becomes overtaken with new luxury condos. My husband and I spent two years in San Francisco, and over the course of those years saw families displaced or voluntarily leave neighborhoods due to the construction of luxury condominiums--condos that (once built) sat empty because over-eager developers had sorely overestimated buyer enthusiasm.

These days, housing is needed by many, but these condos will not address those needs. Furthermore, from a sustainability perspective, the construction of new buildings rather than the refitting and refurbishing of old ones is unconscionable. Globally, the cities most focused on sustainability are focusing almost exclusively on reuse and refitting.

Portland is lucky to be a city on the rise, and I would urge that local leaders prioritize social and environmental sustainability as they plan for the city's future. Speaking personally, Munjoy Hill is one of my favorite neighborhoods in any city I've lived in or visited. The architecture is a uniquely diverse blend of different New England styles, and the socioeconomic diversity of the neighborhood (even now, despite its growing popularity) is laudable and cannot be reconstructed after the dreams of luxury condo developers are disappointed when the housing market is flooded with identical units and the neighborhood has lost the character that attracted buyers in the first place.

Healthy growth is steady, thoughtful, and sustainable. A majority of studies show that historic districts are a boon to cities, bolstering tourism and attracting full-time residents. Finally, over the years Portland has shown itself to be a city that is committed to its residents, and to fostering a close and supportive community. The creation of a Munjoy Hill Historic District would be a huge step in this direction.

I ask that you please approve the Munjoy Hill Historic District.

Respectfully,
Alice Gauvin
13 Atlantic Street

Google Groups

Munjoy Hill Historic District

aglassberg733@earthlink.net <aglassberg733@earthlink.net>

Aug 5, 2020 3:56 PM

Posted in group: **Planning Board**

I write in strong support of the designation of the Munjoy Hill Historic District. I think this is an essential step, both for the environment in which we all live, but equally important, for the economic future of our city. Neighborhoods such as Munjoy Hill are a key element in the city's draw for visitors and if we erode this we threaten the most robust part of our local economy.

Although we live just outside the historic district boundaries, we walk through it all the time. The "value added" to residents' lives from the atmosphere of Munjoy Hill should not be discounted when you're considering the impact of the designation.

So I again urge your support.

Andrew D. Glassberg, Ph.D.

340 Eastern Promenade #125

Portland, ME 04101

Virus-free. www.avast.com

Google Groups

Munjoy Hill Historic District

Angela Adams <aaa@angelaadams.com>

Aug 5, 2020 9:16 AM

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

Dear Members of the Planning Board,

I am writing to support the Historic District designation for Munjoy Hill.

Our home at 2 Atlantic Street is within the proposed district and I have lived there for 27 years.

The architecture and character of Portland is what makes Portland a unique place to live and visit. Our history is told in our buildings, piers, wharfs and neighborhoods.

We all know that Munjoy Hill has been experiencing a significant surge in interest and excitement for the neighborhood and the quality of life. We see more people strolling the streets than ever in our history of living there.

While Portland has experienced significant changes in recent years, it is important that we take measures to protect and preserve what makes Portland unique and special. Once it is gone – it is gone forever and it would be a shame to have Portland turn into “Anytown, USA”.

I encourage you to please vote in favor of the Munjoy Hill Historic District.

Thank you and Be Well,

Angela Adams Hamill

2 Atlantic Street

Portland, Maine 04101

Google Groups

Munjoy Hill

Anne Manganello <aemanganello@gmail.com>

Mar 16, 2020 12:34 PM

Posted in group: **Planning Board**

MPACT! IMPACT! IMPACT! Deb Andrews said there had never been an independent study done on the social, cultural and especially economic impact on any of the historical districts in the city of Portland. Why isn't this important when we are deciding the fate of the most important piece of real estate in the state?

Don't you see how crucial doing this would be to the fate of Munjoy Hill and the East End, the "crown jewel" of Portland. This part of the city is experiencing diversity and growth as never before and as in no other part of Maine and perhaps all of New England. To do anything to stunt this growth based on sentiment and "no facts" will be stultifying.

For the sake of the future of Portland, please take the time to investigate further. A modest investment of time and money now may insure the diversity we so propose to desire and millions or even billions of dollars of income in the future for this beloved and last grand municipality on the East Coast.

Anne Manganello
84 Quebec Street
Portland Maine 04101

This message was sent 4 days ago. Somehow, it did not get delivered. I believe this is the correct address.



Diversity and The Historic District

Anne Manganello <aemanganello@gmail.com>
Posted in group: **Planning and Urban Development**

Jul 15, 2020 2:46 PM

Diversity seems to be the topic of the day, and the movement to support and promote the prosperity of our Black and Brown brothers and sisters is a societal priority.

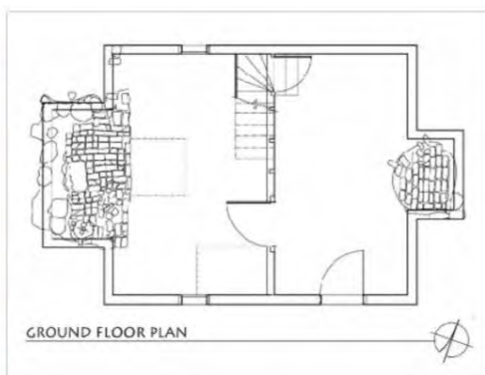
In alignment, Portland's 2030 Plan states the city should be Equitable, as one of its priorities and principles. However, adding another Historic District does not align with those principles. As evidence, please read the attached article drafted by a Preservationist with over 30 years experience.

I have lived on the Hill my entire life. 50 years ago, most Black and Brown people were mostly "corralled" on Lafayette Street and one particularly helpful and friendly family, the Gaskells, were next door neighbors to my parents and my brother and me. There are fewer black families now, and, as the article says, **'preservation is essentially an elitist, class, and racially divisive activity whose result is a form of economic bias and segregation.'** If the Planning Board approves this step, you are directly inhibiting diversity and opportunity for many, which is against the 2030 Plan. You have an opportunity to stop the systemically racist HD activity in our City.

Please vote unanimously against the question of adding a 12th Historic District to our already over-preserved/economically restrictive City. The single exclusionary act of passing HD on the Hill will ensure that elitism and separatism will only increase in Portland.

Sincerely,

Anne E. Manganello
84 Quebec St, Portland, ME 04101



Systemic Bias & Racism of Preservation

POSTED ON JUNE 2, 2020

TWISTED PRESERVATION ON TWITTER

RT @museumbums: Poetry in motion!! ð ð ð |ð
1 day ago

@AAMers @AASLH
@SavingPlaces
twitter.com/oldsaleminc/stâ |
1 day ago

RT @OldSalemInc: This Week at Old Salem with President Frank for the week of July 13, 2020. Everything you need to stay in the know #wsnc #â | 1 day ago

RT @EArchaeol: Day 8 on the Early Medieval House Reconstruction at UCD Centre for Experimental Archaeology & Material Culture. Sorting throâ | 2 days ago

@Apollo_magazine
twitter.com/franklinvagnonâ |
2 days ago

RT @FranklinVagnone: A detailed outline of the steps we

Who Told Us That The Past Is Behind Us?

It is very much alive, and in front of our faces.



Historic Stagville Plantation, Durham, North Carolina, set on fire; United Daughters of the Confederacy, Richmond, Virginia, tagged, broken into, library set on fire and artifacts destroyed; 19th century brownstones, Philadelphia, Pennsylvania, set on fire; Decatur House, Washington DC, tagged; Monument row, Richmond, Virginia, tagged. May 31, 2020.

Twisted Preservation

As someone who has been privileged to help run history & preservation organizations for the last 30 years, I feel compelled to call out, from my experience, what I see as not only my own but a larger institutional bias & racism in the preservation field. I love the study of history and the practice of preservation. Please don't respond to defend preservation, historic districting, or Main Street Preservation Projects etc. I know there are good things about the field but these have come later in its life and I am speaking to the underlying structure of the effort.

I am simply trying to open up an honest conversation.

1. Preservation can be essentially an elitist, class, and racially divisive activity whose result is a form of economic bias and segregation.
2. History sites can perpetuate a divisive form of nostalgia that supports and validates racism and exclusion.
3. Preservation can limit inclusion and perpetuate racial & social bias by regulating cultural narratives to simple themes.
4. Historic District Codes and Restrictions are implicitly economically

took to analyze the COVID-19 effects on our historic living history site and decoraâ | [2 days ago](#)

RT @bernarddonoghue:

Returned from a trip out to find a note & photo album from 2 lady owners of our house in the â 70s, chronicling how theâ | [2 days ago](#)

RT @CuratorJournal:

"Archaeology too often operates in a kind of splendid academic isolation. There is a great need for archaeologists to dâ | [2 days ago](#)

Reinventing a history site A detailed outline of the steps we took to analyze the COVID-19 effects on our historicâ | [twitter.com/i/web/status/1â | 5 days ago](#)

RT @ITweetMuseums:

Interesting insight & analysis from @OldSalemInc's @FranklinVagnone & team. Will your museum be sharing the "why" behiâ | [5 days ago](#)

Follow @franklinvagnone

restrictive and exclusionary benefitting only the wealthiest of individuals allowing a form of aesthetically gated communities.

5. Historic districting, Code requirements, and forced single-family residential building types are a contemporary form of
â redliningâ which excludes a diverse economic group of people from actual land ownership.
6. Preservation is susceptible to the harshest form of capitalism in that only those historic sites that are targeted with money actually get preserved.Â Preservation choices are a matter of economics, not just history. The most revealing, unglamorous sites have rarely survived, nor have they been preserved.
7. As Preservation has become more professional, education has become more expensive and thus restricting the possibility of equitable professional practice. Free internships, hiring practices, job requirements are all biased toward wealthy, mainstream backgrounds.
8. Preservationists, right nowâ today, need to stop fetishizing the built environment and begin considering how our hidden, internalized systems of Preservation are producing an environment of exclusion.
9. Look at the money in Preservation. A budget reflects our priorities.Â Money goes where it is told.Â There is nothing natural about the market economy or what gets preserved. **Wealth Preserves Wealth.**

As Preservationists, *We Must Do Better.*

Twisted Preservation

ANARCHIST GUIDE TO HISTORIC HOUSE MUSEUMS

Anarchist Guide to Historic
House Museums

SYSTEMIC RACISM OF PRESERVATION

THESIS:

1. Preservation is essentially an elitist, class and racially divisive activity whose result is a form of economic bias and segregation.

DISCUSSION:

Does this mean that we don't preserve and restore anything? Of course not. This thesis suggests that the act of preservation has inherent in its choices issues of class, race, and economic strata. In making choices, we as Preservationists segregate and prioritize remaining existing fragments of the built environment (or intangible elements and behaviors) that are quantifiable and knowable. This thesis suggests that we reconsider 1. Who is making those choices and how inclusive are the views? 2. Who established the rules, 3. What is being judged? and 4. What is the result of the process? Does the result expand or contract our understanding of the past? As we can see, in all of these steps come the potential for bias, preference, and unknowing exclusion based upon lack of information and cultural exposure. So, you see, this thesis is not about denying the activity of Preservation, it argues that the codified process and results are producing a situation that is systemic and imbedded with internal bias.

What might solutions be to counter the inherent difficulties of this selection process?

As Preservationists, *We Must Do Better.*
Twisted Preservation

SYSTEMIC RACISM OF PRESERVATION ABSTRACT

Â THESIS:

1. *Preservation is essentially an elitist, class and racially divisive activity whose result is a form of economic bias and segregation.*

DISCUSSION:

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What might solutions be to counter the inherent difficulties of this selection process?

SYSTEMIC RACISM OF PRESERVATION

THESIS:

2. History sites can perpetuate a divisive form of nostalgia that supports and validates racism and exclusion.

DISCUSSION:

Does this mean all history and cultural sites should be closed down? Of course not. This thesis suggests that we need to re-think which sites speak to the larger public good and how those sites are used and interpreted. We all need beauty in our lives. The problem is, contrary to philosophers' musings, that physical beauty usually doesn't equate to the historic truth. Something can be beautiful and ugly at the same time. Beauty rarely has a relationship to an accurate and meaningful historic representation. This type of *isolated beauty* we see in fully restored buildings lives in the world of nostalgia and is fueled by personal memory. Research has shown us that memory is usually an inaccurate way to re-member the past. Nostalgia perpetuates stereotypes and racial bias because it selectively excludes most of reality in favor of a tiny slice of inaccurate, dominant-culture shared memory. It's this process of exclusion where systemic bias and racism resides. It is not just minor elements that may be removed from a nostalgic memory but entire swaths of authentic experiences of marginalized populations. Institutionally supported nostalgic narrowing and paring down does not allow for a fully equal, unbiased, and proper representation of very complicated social narratives. This involves the physical buildings, landscapes, as well as interpreted model. In this way Preservation becomes a hidden, divisive barrier.

The causes of this narrowing seem to stem back to core Preservation constructs that dictate a narrow period of significance, a primary person of significance, or architecture of particular beauty. These fundamental, core components in the Preservation field, in themselves, contain systemic forms of racial and cultural bias and yet they are the very elements that historic sites are judged. This institutional bias against **substantial** inclusive layers of meaning and significance in favor of the dominant culture, simply continue to validate narrow, flawed nostalgic memory and expectations. This problem is not with our visitors, it's roots are to be found in the political, social, and institutional processes of the Preservation movement itself.

What are some ways that Preservation can be re-framed so that core fundamentals will be more inclusive?

As Preservationists, *We Must Do Better.*
Twisted Preservation

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SYSTEMIC RACISM OF PRESERVATION

THESIS #3:

Preservation can limit inclusion and perpetuate racial & social bias by regulating cultural narratives to simple themes.

DISCUSSION:

Does this mean we only tell nice, happy stories? Of course not. This thesis suggests that we are all complicated humans and our living situations change over time. None of us are simply one thing – we are many things at the same time and what becomes visible and public in our lives often changes as we mature and gain experiences. A systemic vice in Preservation is that the dominant culture is controlling the narrative. One hundred years ago the story of marginalized populations was not even being told, but now today we are concentrating on eras of oppression involving the very same marginalized populations we excluded a century ago. Without a doubt these narrations needs to be extensively presented without minimizing the pain and long-term effects. But in this effort of selection, we remain exclusive and biased toward seeing entire populations as one single thing. This process of forming an interpreted narrative, either physically with buildings or orally with interpretation - once again, is achieved through exclusion and selection of one building, story, individual, or group of people over another. The dominant culture of Preservation is still in the power position . Preservation through its codified professional practices chooses, frames and modulates the narration and tone of the story. *Choosing to tell the story from a position of power is quite different from the story simply existing as an authentic layer of our complicated history.* In being forced into adhering to an established system and waiting for a story to be told by another authority is a form of cultural bondage. As William Blake wrote, "I must create my own system, or be enslaved by another man's".

How can Preservation release its cultural bondage and allow choices to more freely represent all of us?

As Preservationists, *We Must Do Better.*
Twisted Preservation

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SYSTEMIC RACISM OF PRESERVATION

THESIS #4:

Historical regulations, district codes, and Preservation restrictions can be latently economically restrictive and culturally exclusionary, benefiting only those individuals who can afford the added costs, thus ensuring a form of aesthetically gated communities that reflect the dominant culture.

DISCUSSION:

Does this mean Historic Districts are bad? Of course not. There are many positive and effective results of historic districting efforts. I have, for most of my adult life, lived in historic districts. It is not that the concept is bad, rather this thesis suggests that the execution of regulating efforts can produce an inherently exclusionary process that results in race and cultural bias. Most important to this thesis is that Preservation can, in attempting to return a district environment back to some specific era, exclude certain groups and exhibit bias in favor of the dominant culture. This has effects on not only the architecture (e.g. what is demolished and what is kept or rebuilt), but also acceptable/excluded functions allowed by such regulations (i.e. commercial, residential, mixed-use, multifamily), public amenities (streetscape, sidewalks, lamp posts, plantings), down to the most granular of elements, such as screw type, doorbells, light fixtures, and signage. All of this specificity results in choices that ultimately are seeking an accepted aesthetic, environmental character, and authenticating assets of single-family ownership. At its best, this environment is shared with all segments of the society. At its worst, however, it acts as a latent warning alarm for those who exist outside of that shared cultural norm.

How can Preservation continue to seek the value of large district plans and at the same time allow for flexibility in behaviors, functions, and aesthetics?

As Preservationists, We Must Do Better.
Twisted Preservation

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How can Preservation continue to seek the value of large district plans and at the same time allow for flexibility in behaviors, functions, and aesthetics?

SYSTEMIC RACISM OF PRESERVATION

THESIS #5:

Historic districting and preservation code requirements can be a contemporary form of “redlining” which excludes a diverse economic group of people from land ownership.

DISCUSSION:

Do designated “Historic Districts” result in cultural segregation? Maybe. There is no long-term agreement among social scientists as to the effects of historic districting on racial and economic displacement. What history and research do suggest is that a large percentage of those displaced by revitalizing efforts are black and brown people. These district-specific revitalization efforts seem to result in a concentration of wealth and wealth-building investment that excludes those displaced (National Community Reinvestment Coalition, “Shifting Neighborhoods,” 2019). The result in increased property value not only limits the possibility of home ownership for many, it also increases rents out of the range for lower income, working poor populations. Added to these financial access issues are the additional costs associated with historical code compliance and environmental regulations that have evolved into manifestly limiting access by large, multi-generational family units in favor of a mythological nuclear American family unit. This fundamental family unit concept is, in itself, born out of anti-immigration and anti-African American policies stemming from the turn of the last century and is an inauthentic favoring of white, dominant-culture, single-family systems.

There is a long history in America of allowing physical space to be politically regulated in order to validate and support exclusion. The results of these separations become apparent when one views the 1970’s location of interstate highway systems through stable, vibrant black neighborhoods, railroads, and buffer greenspaces. Inherent in basic Preservation efforts is the motivation to protect that which is seen as worthy of preserving from that which is viewed as any opposing negative influence. It is fundamentally a divisive dichotomy that systemically codifies issues of class, race, wealth, and cultural interaction.

This thesis does, however, acknowledge that some Preservation efforts have successfully concentrated on affordable housing and the creation of revolving funds and low interest loans to keep existing residents intact within historic districts. We should take lessons from these efforts and reevaluate pre-existing districts and regulations to transform them into more equitable solutions. At their best, historic districts can be viewed as a form of protection against thoughtless development and demolition, as well as areas that promote cultural overlap. At their worst, historic districts can become an aesthetically driven, culturally tone-deaf form of regulating class.

How can historic districting and Preservation regulations become more of a positive force for inclusion in the growth of our communities?

As Preservationists, We Must Do Better.
Twisted Preservation

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contemporary form of â redliningâ which excludes a diverse economic group of people from land ownership.

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Do designated â Historic Districtsâ result in cultural segregation?

Maybe. There is no long-term agreement among social scientists as to the effects of historic districting on racial and economic displacement. What history and research do suggest is that a large percentage of those displaced by revitalizing efforts are black and brown people.â These district-specific revitalization efforts seem to result in a concentration of wealth and wealth-building investment that excludes those displaced (National Community Reinvestment Coalition, â Shifting Neighborhoods,â 2019). The result in increased property value not only limits the possibility of homeownership for many, it also increases rents out of the range for lower-income, working poor populations.â Added to these financial access issues are the additional costs associated with historical code compliance and environmental regulations that have evolved into manifestly limiting access by large, multi-generational family units in favor of a mythological nuclear American family unit. This fundamental family unit concept is, in itself, born out of anti-immigration and anti- African American policies stemming from the turn of the last century and is an inauthentic favoring of white, dominant-culture, single-family systems.

There is a long history in America of allowing physical space to be politically regulated in order to validate and support exclusion. The results of these separations become apparent when one views the 1970â s location of interstate highway systems through stable, vibrant black neighborhoods, railroads, and buffer greenspaces.â Inherent in basic Preservation efforts is the motivation to protect that which is seen as worthy of preserving from that which is viewed as any opposing negative influence.â It is fundamentally a divisive dichotomy that systemically codifies issues of class, race, wealth, and cultural interaction.â â

This thesis does, however, acknowledge that some Preservation efforts have successfully concentrated on affordable housing and the creation of revolving funds and low interest loans to keep existing residents intact within historic districts. We should take lessons from these efforts and reevaluate pre-existing districts and regulations to transform them into more equitable solutions. At their best, historic districts can be viewed as a form of protection against thoughtless development and demolition, as well as areas that promote cultural overlap. At their worst, historic districts can become an aesthetically driven, culturally tone-deaf form of regulating class.

How can historic districting and Preservation regulations become more of a positive force for inclusion in the growth of our communities?

SYSTEMIC BIAS & RACISM OF PRESERVATION

THESIS #6:

Preservation is susceptible to the harshest form of capitalism in that only those historic sites that are targeted with money actually get preserved. Preservation choices are a matter of economics, not just history. The most revealing, unglamorous sites have rarely survived, nor have they been preserved.

DISCUSSION:

Everything needs money, but does that make Preservation a bad thing? Of course not. This thesis suggests that we need to acknowledge openly that the market-driven, economically determining factors of Preservation have produced an inaccurate collection of historic sites and artifacts. It is not that the current sites themselves are bad, but that, taken as a body of historical information, the architecture and collections that remain may tell only a small portion of the authentic story. The portion of our collective narrative that has been preserved is a result of monetary support being given to these particular sites, and not necessarily because they are the most informative and revealing. Until recently most historic sites have documented and supported a dominant male cultural narrative and at best, give a marginal presentation of other narratives. At worst, sites actively suppress the complex realities of the historic record and erase marginalized populations that contributed most powerfully to our histories.

In an effort to create a fuller telling of history, there have been important strides by some Preservation organizations to landmark new historic sites and target new narratives. These are excellent steps toward cultural equity. However, these steps in themselves cannot address the preexisting bias inherent in already established historic sites. Now is the time we must pause and reconsider existing historic sites, how we use them to enforce the dominant male culture narrative, and what we must do to manifest a more just and equitable presentation of history.

What are the steps we must take to re-envision our historic sites in ways that can produce a less biased representation of the historic record?

As Preservationists, We Must Do Better.
Twisted Preservation

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SYSTEMIC BIAS & RACISM OF PRESERVATION

THESIS #7:

As Preservation has become more professionalized and can require a four-year degree, college has become more expensive and thus constricts the possibility of a racially, culturally, and economically equitable pool of professional practitioners. As a result, professional practices are sometimes biased.

DISCUSSION:

Isn't this a problem in all fields of practice, not just Preservation? Yes, it is a problem in many professional fields, but it has especially dire consequences in Preservation. At an average cost of \$46,000 a year (out of state), Preservation education is biased toward experiences more easily obtained by those with wealthy, mainstream, dominant-culture backgrounds. Even more significantly, the Preservation professional body, which grows out of this process of expensive education, unpaid internships, and stringent job requirements, becomes the central organism through which all choices are determined. The long-term results of this homogeneous field of practitioners are reflected in similarly homogeneous preservation efforts. Only 8% of National Register sites and 3% of all National Historic Landmarks represent people of color, women, or members of the LGBTQ community (CityLab, 2019). Here lies the core of the problem — these statistics are a direct reflection of the profession that selects, researches, restores, interprets markets, facilitates, regulates, and governs historic sites. **It is not only an issue of access to education but is the result of this lack of access.**

This bias towards the dominant culture, in not only professional practitioners but also the historic sites they manage, simply folds back into itself and becomes a barrier for marginalized populations to engage in the Preservation field in meaningful ways. Once again, the dominant culture may be selectively choosing historic sites that are believed to represent marginalized populations, but in that process, there is inherent bias in judgments and considerations that might be in opposition to those particular constituents themselves.

The real control comes with the power to choose, and when membership into that profession is limited, so too is the resulting representation.

What are ways that the field of Preservation can re-envision the process of education and subsequent professional practice to eradicate bias?

As Preservationists, We Must Do Better.
Extended Prologue

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SYSTEMIC BIAS & RACISM OF PRESERVATION

THESIS #8:

Preservationists, right now—today, need to stop fetishizing the built environment and begin considering how our hidden, internalized systems of Preservation are producing an environment of exclusion.

DISCUSSION:

Great, so what are we supposed to do? Demolish all historic buildings and end Preservation efforts? Of course not. Thinking in a way that polarizes priorities simply removes any possibility of a collaborative process. This thesis suggests that Preservation, far from representing a neutral position, is a symbolic, political act. Restoration budgets reflect priorities, and those in power determine restoration budgets. If our historic sites don't accurately reflect ourselves, then whose fault is it? When Preservation priorities are latently aligned with dominant culture and disaligned with non-dominant populations, the result is a collection of procedures, regulations, and historic sites that are indicative of a larger system of exclusion and bias. It is not accidental that history sites and monuments have become centers of attention in the recent protesting actions related to the murders of African Americans by police.

These internalized systems perpetuate a profession that, despite individual desires of its practitioners, suppresses alternative views of process in favor of preexisting structures. Attempts to modify these structures can result in superficial applications of diversity upon a system which is essentially biased. In order to achieve real, inclusive, poetic Preservation, we must be willing to reenvision the core assumptions, purposes, and goals of Preservation itself.

How can Preservation re-establish its soul as an action of representative inclusion?

As Preservationists, We Must Do Better.
Twisted Preservation

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SYSTEMIC BIAS & RACISM OF PRESERVATION

THESIS #9:

Follow the money in Preservation. A budget reflects our priorities. Money goes where it is told. There is nothing inherently authentic or natural about how the market economy dictates what gets preserved. **Wealth Preserves Wealth.**

DISCUSSION:

Everything has a relationship to the market economy. Defund Preservation? Of course not, but allowing the act and choices of Preservation to be determined by the flow of money produces an overall symbolic narrative which, in itself, is biased toward the wealthy, dominant culture. Many of our sites exist today because money was present to restore and turn the site into a public venue. This type of effort validates a restoration culture which glorifies significantly attractive architecture and beautiful environments over authentic narratives. What we restore is a validation of how we aspirationally wish to see ourselves reflected in the cultural mirror. Much of this reflection gains its strength from nostalgic ideas of history and seems to exist in a place centered on the sentimental rather than the substantive and true.

Even with important contributions to counter this self-reflective impulse, a vast number of existing historic sites and preserved environments illustrate a view of history which glorifies white, male, wealth, dominance, and achievement. Toni Morrison, in her Nobel Prize acceptance speech, stated that language allows us to see without pictures. Perhaps Preservation needs to learn how to restore history without buildings?

How can Preservation build a system of seeing without pictures?

As Preservationists, We Must Do Better.

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As Preservationists, *We Must Do Better.*

Twisted Preservation

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POSTED IN FRANK VAGNONE | 9 COMMENTS |

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9 thoughts on “Systemic Bias & Racism of Preservation”



jaimepartsch says: June 2, 2020 at 4:43 pm

I have worked with historic preservation projects for years and this is the most eloquent statement of what I have felt for a long, long time.

☐ Like

[Reply](#)



twistedpreservation - F. Vagnone says:

June 2, 2020 at 5:01 pm

Thank you. I would be happy to be wrong.

☐ Like

[Reply](#)

Pingback: [Systemic Racism of Preservation | Hetty Startup, public historian](#)



artcultures says: June 3, 2020 at 3:46 am

Well said.

☐ Like

[Reply](#)



Charles C. says: June 3, 2020 at 11:47 am

You raise many excellent points but I would push back on the suggestion that historic districting is a form of redlining when in New York City you have black and minority homeowners and renters in Brooklyn and Upper Manhattan begging for the attention of the Landmarks Preservation Commission to calendar their neighborhoods.

☐ Like

[Reply](#)



twistedpreservation - F. Vagnone says:

June 3, 2020 at 11:54 am

Thank you for your comment. And YES That's why I mentioned the good in a lot of these points. I am not absolutely saying that good does not exist in preservation – I love history and preservation! I think you may know that I lived in NYC for last 10 years and I am aware of great work by Historic District Council and LPC. It is not the act of districting that I wish to reconsider, it's the expectations and codes after the fact. We must also realize that NYC is always an exception – not the rule – as preservation in NYC has been exemplary at landmarking a wide variety of structures (Stonewall to name just one).

☐ Like

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Jennifer Betsworth says: June 6, 2020 at 9:35 am

There's a lot of good food for thought here. While preservation can be a flawed tool, it is a tool that can be used to positive and negative ends. Regarding historic districts and designation, at NY SHPO we're increasingly seeing historic district projects (local, state/national register) led by communities of color. I've helped shepherd through several projects in recent years where local groups have pursued

preservation designation with the aim of exerting more control over their communities and pushing back against developers. A few examples are Bethel Christian Avenue HD, SANS (Sag Harbor Hills, Azurest, and Ninevah Subdivisions) HD, and Dorrance Brooks HD. People of color have been historically wary of institutions and state agencies, and not unreasonably so, but I am hopeful this trend will continue. At its best, preservation is about sharing and preserving everyone's stories, not just the prettiest and least "controversial" ones.

☐ Like

[Reply](#)



jlbetsworth says: June 6, 2020 at 9:36 am

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Pingback: [Systémová pÅ edsudky a rasismus pamětkovÃ pÅ e - Artalk.cz](#)

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Google Groups

Munjoy Hill Historic District

April Wernig <aprilwernig@gmail.com>

Aug 6, 2020 1:20 PM

Posted in group: **Planning Board**

Hello,

As a resident of Portland since 2002, I am writing to show support for the creation of a historic district in Munjoy Hill. The neighborhood is one of my favorite places to walk in the City because of its scale and the interesting front porches and entries of all the homes. Many recent homes are built like fortresses with a garage door facing the street while residents of the box that acts as a house, have their outdoor porch situated high above the street. The buildings like this make the neighborhood streets seem like a collection of self storage buildings rather than a community of people. I hope the new historic district will encourage people who redevelop homes in this neighborhood to design them so there is a human component to them.

Sincerely,

April Wernig
69 Brookside Road
207-653-8059

*please phone or text should you need my immediate response.

Google Groups

In favor of historic district

Ava Gurekian <avagurekian@gmail.com>

Aug 4, 2020 6:56 PM

Posted in group: **Planning Board**

Hi Planning Board,

I'm writing to express my position with regards to the historic district proposal on Munjoy Hill.

I support the historic district as it would stabilize renters in my neighborhood and provide longer term opportunities to Mainers and folks moving here (not vacationing here).

Thanks for listening and I look forward to seeing your action on this matter.

Best,
Ava

--

Ava M. Gurekian
c: +1 617-697-9407
w: +1 207-553-7652
ava.gurekian@gmail.com

Google Groups

Approval of the Munjoy Hill Historic District

Barbara Goodbody <bargoodb@gmail.com>

Aug 6, 2020 8:48 AM

Posted in group: **Planning Board**

I support the proposed Preservation of theMUNJOY HILL HISTORIC DISTRICT and six landmarks with NO changes to what the Historic Preservation Board nominated back in 11/20/2019.

As a Resident of the EAST END! THE preservation of the HISTORIC DISTRICTS on the EAST END are CRITICAL to the SPECIAL BEAUTY and HEALTHy ENVIRONMENT that makes PORTLAND'S EAST (and WEST END) residential neighborhoods Environmental treasures and an EXample for PORTLAND to our STATE and to OUR WORLD!

Please VOTE to approve the Munjoy Hill Historic District

Thank YOU'
Barbara Goodbody

Google Groups

Letter in support of Historic District not reproduced correctly

Barbara Vestal <vestal@chesterandvestal.com>

Aug 11, 2020 9:54 AM

Posted in group: **Planning Board**

Hello Deb and Christine,

As I looked at the on-line packet for today's meeting, I discovered that when the email I submitted on July 31st was reproduced in the packet, every place a "ti" appeared in the original submission showed up as "blank blank". Eg, "designation" became "designa on" wherever that combination of letters appeared. That happened many multiple times throughout the email for many different words. I have no idea why that has happened. I am pasting the original letter below and would appreciate it if you would provide the corrected copy to the Planning Board today. Thank you for your attention to this matter.

Contents of original email submitted July 31, 2020:

Hello Chair Mazer and Planning Board Members,

I write to urge you to recommend that the City Council designate a Munjoy Hill Historic District as recommended by the Historic Preservation Board. For the record, I am directly affected by the designation. My husband and I own two buildings that will be contributing structures in the district. We own one buildable vacant lot within the district. And our office is in another building that will be an individually designated landmark. We value these buildings and welcome the idea that we and other building owners in the neighborhood will be adhering to the same standards to protect them going forward.

To my mind, **one of the major advantages** of historic district designation is that it will **promote and encourage preservation, restoration and rehabilitation of existing structures**. This is an important, but sometimes overlooked, tool in the array of strategies to retain affordable housing.

It is important to remember that the most affordable housing unit is the one that is already built. New construction does not create affordable housing unless there is a deep governmental subsidy involved. Portland's workforce housing tools have been largely ineffective on Munjoy Hill. For rare large developments with 10 or more units, developers typically buy out of the 10% workforce housing requirement.

On Munjoy Hill there is currently a 10' height bonus in exchange for one workforce housing unit. This height bonus fails to factor in housing that is being destroyed to make way for the new construction. When demolition of existing housing is factored in, new construction proposed on Munjoy Hill since 2015 making use of the height bonus has resulted in a net loss of affordable housing.

Designating a portion of Munjoy Hill as a historic district will keep the existing landmark and contributing structures from being demolished for new, luxury housing. That will do much more to protect workforce housing than the current inclusionary zoning requirements or height bonus for a workforce unit in new construction.

Many of the people speaking in favor of a historic district designation are small landlords, like me. We have existing buildings with basic, non-luxury apartments in older structures with 2-6 units. We provide housing for regular, working people. We have maintained these buildings for many years, and value the historic building stock, the design to encourage social interaction, and the close-knit character of the Munjoy Hill neighborhood.

In evaluating the importance of historic district designation, **it is important to remember the unprecedented market forces that were unleashed by the City on Munjoy Hill in 2015.** In 2015 the City drastically changed the dimensional requirements in the R-6 zone. The minimum lot size was reduced from 4,500 square feet to 2,000 square feet. The minimum lot area per dwelling unit was significantly decreased from 1,000 to 725 square feet. The ostensible intent was to promote infill development, but in a major mistake, it was not limited to vacant lots or lots without houses. And the height was kept at 45', greatly above the scale of most of the existing housing.

Before the 2015 changes, almost all of the housing on the Hill consisted of grandfathered nonconforming structures of 1.5 to 2.5 stories on undersized lots. With the 2015 changes, much of the existing housing suddenly had a demolition target on it – there was a lot of money to be made by tearing down existing housing and replacing it with luxury boxes that maximized the allowable 4-story building envelope.

Several tear-downs followed, resulting in a neighborhood outcry. The Council agreed to impose a moratorium at the end of 2017 in an attempt to recalibrate the zoning. In **June, 2018** the City Council responded by adopting a **demolition delay ordinance**, by adopting a **Munjoy Hill Conservation overlay district** with new dimensional and design standards, **and by directing the Historic Preservation Board to look at the designation of an historic district on Munjoy Hill.** An historic district could not have been adopted right then, in June of 2018, because of all of the survey work and research that has to be done prior to any designation. **That third prong of what was anticipated by the Council in June of 2018 as what was necessary to recalibrate the zoning is what is before you now.**

Unfortunately, the demolition delay ordinance is very weak. And, disappointingly, the design standards of the overlay district have not been applied in such a way as to provide much protection. Hopefully the historic district, which is proposed to apply to about ½ of the Hill, will go much further to protect the important existing housing stock and the unique social fabric, at least in part of the Hill.

There are multiple purposes to be advanced by a historic district designation for Munjoy Hill. It will protect the distinct architectural and historic character of this iconic neighborhood. It will prevent the demolition of designated landmarks and contributing historic structures within the district. It will extend the protections which have been used so successfully in the West End for 30 years to a portion of the East End. And, in a win-win situation, it will protect a significant portion of the existing workforce housing from being demolished to make way for very expensive new construction.

As has been shown over the last three decades, Portland's successful historic preservation program manages change to prevent the unnecessary loss of the community's historical features and to encourage compatible preservation, restoration and rehabilitation. This is precisely what is needed on Munjoy Hill at this time.

I encourage you to recommend passage of the Munjoy Hill Historic District and designation of several associated landmark structures as recommended by the Historic Preservation Board.

Regards,

Barbara Vestal

--

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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Google Groups

Why a Munjoy Hill Historic District now?

Berry Manter <berrymanter@yahoo.com>

Aug 7, 2020 10:06 AM

Posted in group: **Planning Board**

Dear Planning Board members,

The value of a Munjoy Hill Historic District is more compelling now than when the initial inquiry and studies for this district designation began.

The architectural fabric of Portland's peninsula has rapidly changed with current development, resulting in the a decline in our city's unique visual integrity. This is not consistent with good development, and serves no one. EVERY city construction should be vetted to ensure it complements, adds visual value, along with meeting standards of durability and contemporary energy standards to meet future needs.

A recent mid-harbor water view towards the new construction of Fore Street, (including the WEX) buildings reveals an ominous "penitentiary" mass of rambling gray construction. This sort of '60's architecture fails all standards. More disheartening, is that this waterfront, off-putting industrial strip has consumed prime residential area (walkable, ocean views), adding traffic issues on Franklin, and putting unreasonable pressure on Munjoy Hill for those seeking walkable, urban residential living in our city.

The post-pandemic question leads to asking "the future of doing business" and the need for large office space. A recent trip to the surrounding Maine Mall area revealed untold lease signs, large commercial properties overgrown with weeds, vacant windows. Will this outlying area become a commercial desert and financial burden? (WEX adds no "value" to the city downtown while their former property still stands empty).

The above underscores the value of protecting Munjoy Hill as well as supporting residential construction over commercial growth within the penninsula . I write this in part, because the future Portland will find increasing value in the protection of the historic and aesthetic character of Munjoy Hill I write this in part, because without protection the pressure to destroy and condo-ize this community will be unbearable.

Per Deb Andrew's many excellent presentations with her patient in-depth explanations, answering our concerns, a "historic district" does NOT freeze a community in time, nor prevents growth or new construction. Portland Planners owe the public this modest protection of a small section of neighborhood that brings people from all over the city (not a NIMBY issue), and outlying areas to walk our streets.

Please, consider a vote of YES on the proposed MUNJOY HILL HISTORIC DISTRICT.

Thank you and Sincerely,

BERRY MANTER

46 E. Prom
Portland

Google Groups

in support of the Munjoy Hill Historic District

Beth Snyder <snyderbes@gmail.com>

Aug 6, 2020 2:17 PM

Posted in group: **Planning Board**

I'm writing to urge you to vote for the Munjoy Hill Historic District and six landmarks with no changes or modifications of the proposal nominated on November 20, 2019.

After the careful and thorough work by the Planning staff and the Historic Preservation Board, it is time for us to commend their efforts; and to legitimize the support and endorsement of the Munjoy Hill Historic District by the Historic Preservation Board by voting 'yes.'

Historic districts do not hinder or reduce affordable housing. Repairing and reusing historic buildings is better for our environment than new construction. Historic districts manage change rather than prevent it. These favorable arguments cannot be ignored.

Finally, let's take the long view. Our historic districts are critical to the stewardship of what makes Portland a livable and desirable city now and for years from now.

Please vote in favor of our historic district.

Thank you,
Beth Snyder
81 North Street
Munjoy Hill

Google Groups

Portland's Proposed Historic District

betsy elliman <betsyelliman@msn.com>

Aug 5, 2020 8:55 AM

Posted in group: **Planning Board**

Maine has been my home for 33 my 75 years. Portland has been my home for the last 13. I have always appreciated Portland's profound sense of place with its stair-step houses going down hilly streets to the water and with its sight lines to the water from various parts of the city. The East End's compact grid of streets provide neighbors with little communities, all part of the greater community. I am convinced that the proposed historic district will protect all these qualities. Historic districts are a compatible way of managing change, they allow for affordable housing as well as maintenance of existing buildings. Just walking around Munjoy Hill we can see where change has gone awry. Please help us to protect the precious qualities that still exist on the East End..

Betsy Elliman
207-400-6871 - cell

Google Groups

public comment 8/7/20 Historic District Munjoy Hill

Brent Adler <brentadler@gmail.com>

Aug 6, 2020 2:44 PM

Posted in group: **Planning Board**

Hi. My name is Brent Adler, 91 Walnut Street. I am not in support of any Historic District on Munjoy Hill. Knowing that this Historic District will pass, my question is. Will all my properties on munjoy Hill receive those fancy plaques that all the west end mansions have that say something historical about the property. Like "1838, John Johnson, Mason"? Do we get these cool fancy historic plaques for free? I sure hope so because this is the only benefit I see in a historic district.

Brent

--

Brent Adler
cell 207-518-7038
PO Box 15372
Portland, ME 04112

Google Groups

Munjoy Hill Historic District

Bruce Wood <brucesar@yahoo.com>

Aug 5, 2020 10:58 AM

Posted in group: **Planning Board**

I urge support of the Munjoy Hill Historic District as approved by the Historic Preservation Board in December 2019. The district includes many properties very much in need of protection so that the Hill continues to reflect its 19th and early 20th century beginnings. Our great city has protected early commercial areas (Congress Street, Commercial Street, and India Street) and the upper class area (the West End - Bramhall Hill).

Protection of what started as a working class community is essential to tell the story of Portland's past.

Bruce Wood
607 Chandler's Wharf
Portland, ME 04101

Google Groups

Historic District, Munjoy Hill

Candice Lee <cthorntonlee@gmail.com>

Aug 5, 2020 9:12 AM

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

As a long time member and two time Board member of Greater Portland Landmarks, I support wholeheartedly the Historic District proposals for Munjoy Hill. Munjoy Hill is a unique place in Portland, now enhanced by some very good contemporary additions. Little tweaks here and there to strive to keep what is authentic to the older buildings of the area will enrich the whole area and make it a wonderful addition to Portland's landscape/streetscape for decades to come. This is a very exciting time for Munjoy Hill, we must do the right thing by saving it's essence.

Candice Lee, Trustee, Greater Portland Landmarks

July 30, 2020

Planning Board,

As you make your final vote this month, please consider the following Executive Summary.

1. Is 14-610(a)(1) met?
2. The City's Legal exposure
3. Business & other reasons against

1. Did the HPB Satisfy the Requirements of 14-610(a)(1).

In sharp contrast to the other Portland HDs, no justification has been provided to date.

Re **14-610(a)(1)**, Staff presented a lot of documents but no reasoning why the criteria has been met. Check the record: there is ZERO justification provided by Staff, unlike other districts in our City where ample reasoning was presented. Yes, Staff spent a lot of tax money and produced many documents but in the hundreds of pages, there is no justification provided. Effort & hard work does not equal justification.

2. Procedural/Legal Exposure

The City finds itself legally exposed due to negligent practices, which have been entered into the formal record by the public and by staff.

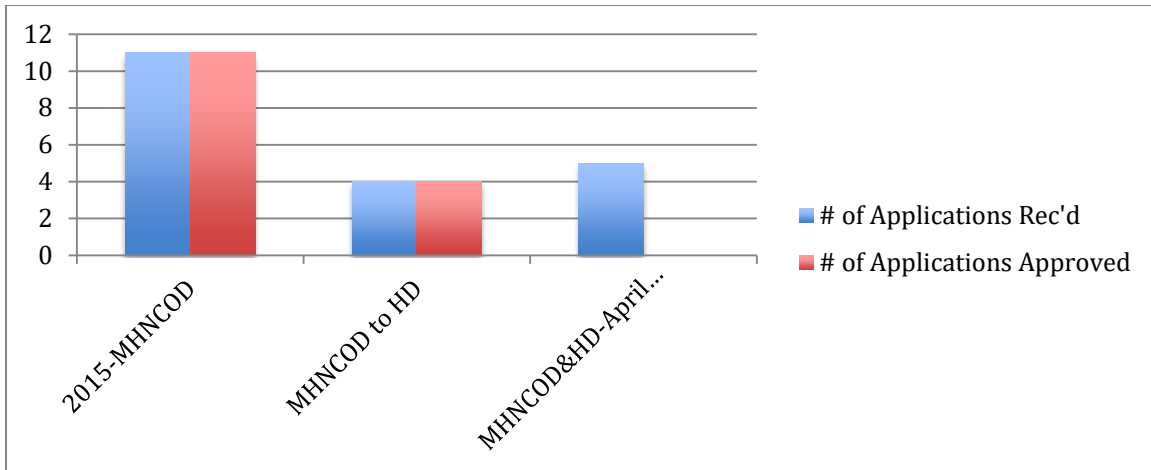
1. **Legal notice was not given to, at least, 56 property owners** in the proposed area. One property owner raised this issue during the last public PB meeting. Staff admitted on the record that an issue existed in May/June of 2019 thru Jan 2020 but did not research further. Upon pulling all sales records for properties sold on the hill since May 2019, we found 56. Since Staff does not know when the 'list issue' started, there could well be many more affected predating May 2019. **[See Addendum A for details.]**
2. As reported in the Phoenix pre COVID and currently under investigation by Corporation Council, voting records show that a **member of the HPBoard is not a legal resident of Portland** (which is a qualification to serve.) This member has tainted any work product completed by the board throughout this process. This issue was reported to the City Clerk in the fall of 2019 and she dismissed the accusation without properly investigating. **[See Addendum B for details.]**
3. The City Planning Staff made a public commitment in 2018 to independently survey the Hill residents & failed to do so. As presented earlier this year, an independent survey was done in July of 2019. The results were conclusive and statistically significant: the residents of Munjoy Hill voted against the district.

3. Business Reasons to Oppose the HD Recommendation

Many business & economic reasons exist to vote against this proposal.

Proposed District Boundary Issues & Proliferation of HDs

1. **The proposed district is NOT contiguous.** 38 & 39 Munjoy Street are Non Contributing buildings across the street from one another. This causes a break in the district. Check the map to verify.
2. **Questionable designations** connect other sections of the proposed district. Take just one example; 43 Saint Lawrence. It is categorized as a contributing building but that is a 'stretch' AND across the street, two non-contributing structures stand. [The two non-contributing have very similar non-contributing features as the 3 story flat top (43).] **[See Addendum C for more details.]**
3. The proposed district map has a large section of non-contributing and vacant lots from Moody Street to Fore Street (Vesper, O'Brion, Munjoy.) If an HD comes to pass, dozens of buildings are non-contributing and can be knocked down as a matter of 'right' – imagine the outcry from the public because Planning may approve a plan enabling more demolition (the primary concern.)
4. Further, Portland's peninsula is overwhelmed by HDs. Like Boston, we are an old city. Unlike Boston, we have more HDs than they do and less square footage. **[See Addendum D for details and a follow up to the Boston HD comparison.]**
5. If this 12th HD passes, the **precedent is set & the criteria to pass additional HDs will become very low.** There will be nothing stopping additional HDs from springing up across Portland. (PGL is already meeting with Peaks Island) Addressing the housing crisis will become even more challenging.
6. **Development has declined on Munjoy Hill since the Overlay:** The Hill is not at risk of losing its 'fabric', as evidenced by data provided by Staff
 - On May 11th, other Staffers (Samantha, Jimmy) provided the Planning Raw Application Data to quantify building trends on the Hill.
 - From 2015 – thru May 31, 2018 (prior to MHNCOD), the City received 11 Applications for Level I, II, III Reviews on Munjoy Hill. All 11 were approved.
 - From June 1, 2018 – June 20, 2019 (MHNCOD but prior to HD being invoked), the City received 4 applications for Level I, II, III Reviews on Munjoy Hill. All 4 were approved.
 - From July 1, 2019 thru April 15, 2020 (MHNCOD & HD regulations in place), the City received 5 applications. 0 have been approved, as of 4/15/20.



In addition, the following facts have already been reported by Staff showing the decline in development on the Hill

- With MHNCOD, new applications dropped by 64%
- Since HD was added, ZERO applications have been approved by the City (as of April 15, 2020)
- Demolitions are down by more than 50% since 2015
- Re new construction permits,
 - o From 2015 to the MHNCOD, 15 new construction permits were issued
 - o Post MHNCOD thru Feb 2020, 7 were issued
 - o Only 1 since HD regs went into place in July of 2019 (as of 4/15/20)

Munjoy Hill have gone from a thriving neighborhood to a stagnant one in 5 years due to over regulation by the City.

[See Addendum E for the City provided data]

7. During the last public meeting, we learned that the City has no data on the impacts of the 11 other districts on taxes, tenants and homeowners from the past 30 years. The good news is (as submitted separately) a study was done 4 years ago looking at several US Cities.

In the “Extracts from the Literature on the Effects of Historic Preservation on Property Values” paper by Richard Schmidt, it provides documents from several cities and institutions that researched HD impacts thoroughly. Sources include the UPenn, the TN Preservation Trust, PhDs from various markets, NJ Historic Trust, CT Trust for HP, Washington Dept of Archaeology and HP, etc. In summary, the paper states

- Home values increase
- Rents increase

- **Taxes increase**

8. Four of the leading **Affordable Housing companies** in town state that HD on the Hill ‘**closes the door**’ on them for any future development in that area.

9. The 2030 Master Plan

“We will remain an open and inclusive City, celebrating diversity and providing a welcoming and safe place for residents and visitors alike.”

Key to our plan is creating an **Equitable City**. This critical aspect of our 2030 Plan was not included in Staff’s memo, as a response to your recent request for a Comprehensive Plan Analysis. Creating a 12th Historic District which caters to only one class of people does not promote an ‘open and inclusive City’.

With the BLM movement and the Affordable Housing recent advocacy, please refer to submitted articles on the Systemic Bias & Racism of Preservation. One example is <https://twistedpreservation.com/2020/06/02/systemic-racism-of-preservation/>

Viable alternatives exist to address the needs of the City and the citizenry

- Home owners/Preservationists, like myself, can self-designate. I own an 1849 home and spend a lot of money to preserve it. Ironically, the original homeowner significantly altered the façade of my home in the 1850s. The ‘new features’ are celebrated today but would not be allowed if HD were in place then
- The Conservation Overlay was never evaluated and adding additional regulations on the Hill without a comprehensive review is negligent. The Overlay is flawed and needs this Board’s attention to remedy. You can do this during the Recode project. Remove the proposed Hill R6 Changes, the Overlay and this proposal from your plates. Address the public’s zoning concerns via the Recode project.
- Finally, looking at this proposal since COVID-19 has hit us all and impacted our economy, it is more important that we do not impose additional expense and burden on this neighborhood and/or push the housing crisis into other neighborhoods.

Please send the City Council a clear message by voting ‘no’ unanimously.

Carle Henry

Addendum A

Legal Notice Details

Based upon Staff testimony on March 10th, **proper notice could not occur** to any of these homeowners due to a universal list error, as confirmed by Staff in Feb

Note: The City does not know when this issue started, so will assume May 2019 for this discussion....however, more homeowners may be affected

If the problem/error started in May 2019, here are the events owners were unaware of because the City, per its own process/legal obligation, did not provide notice. Without knowledge of proceedings, the following events were missed:

1. June 13, 2019: Neighborhood Informational Meeting held by the City
2. July 10, 2019: The HPB 1st Workshop on the Proposed District
3. July 18, 2019: Notification of District Nomination
4. July 31, 2019: Historic Preservation Board Walking Tour
5. August 28, 2019: 2nd Walking Tour
6. September 4, 2019: HPB 2nd Workshop on the Proposed District
7. October 2, 2019: HPB 3rd Workshop on the Proposed District
8. November 6, 2019: HPB 4th Workshop on the Proposed District
9. November 20, 2019: HPB Public Hearing on the Proposed District
10. December 10, 2019: Planning Board Workshop on the Proposed District
11. Feb 11, 2020: Planning Board's 2nd Workshop
12. March 10, 2020: Planning Board's 3rd Workshop
13. TBD: Deliberations and Voting

Note: There is no cure for these homeowners. Many homeowners had no opportunity to give their voice in this process due to the City's error. It's too late to start this project over and too expensive (the inventory report is already 2+ years old/outdated, etc.) If you'd like a list of addresses impacted, please advise.

Addendum B

HPB Board Challenge

Under state law, (title 21-A within section 112(1)(a)), one can only have 1 domicile, thus 1 voting residence. By her action of voting in CE for (at least) the last few elections, Ms. Pollard is a Cape Elizabeth resident under the eyes of the law, even if she sleeps in Portland.

As the article states, this matter was raised in 2019 and quickly dismissed by the City Clerk, without researching the state law. In other words, the City was put on notice, did little research and went on the record closing this matter without doing its due diligence. The lack of effort shown opens the City to legal action (in addition to the fact that a unqualified member of the public is serving on HPB.)

Here is the March 25th, 2020 article link for your reference: <https://portlandphoenix.me/munjoy-hill-historic-district-proposal-has-supporters-but-questions-remain/>

Addendum C

The City is potentially creating a huge HD based upon lynchpin structures like this 3 story, flat roofed, significantly altered, historically unimportant building.

- Two non contributing buildings sit across the street
- The City's Inventory Report description of this Contributing Structure is incorrect
- It is a spectacularly uninteresting multi unit and provides little to anything to the character of the hill.

This should be non-contributing and once challenged and reclassified, this corridor will be another break (in addition to the existing break) in the gerrymandered district.

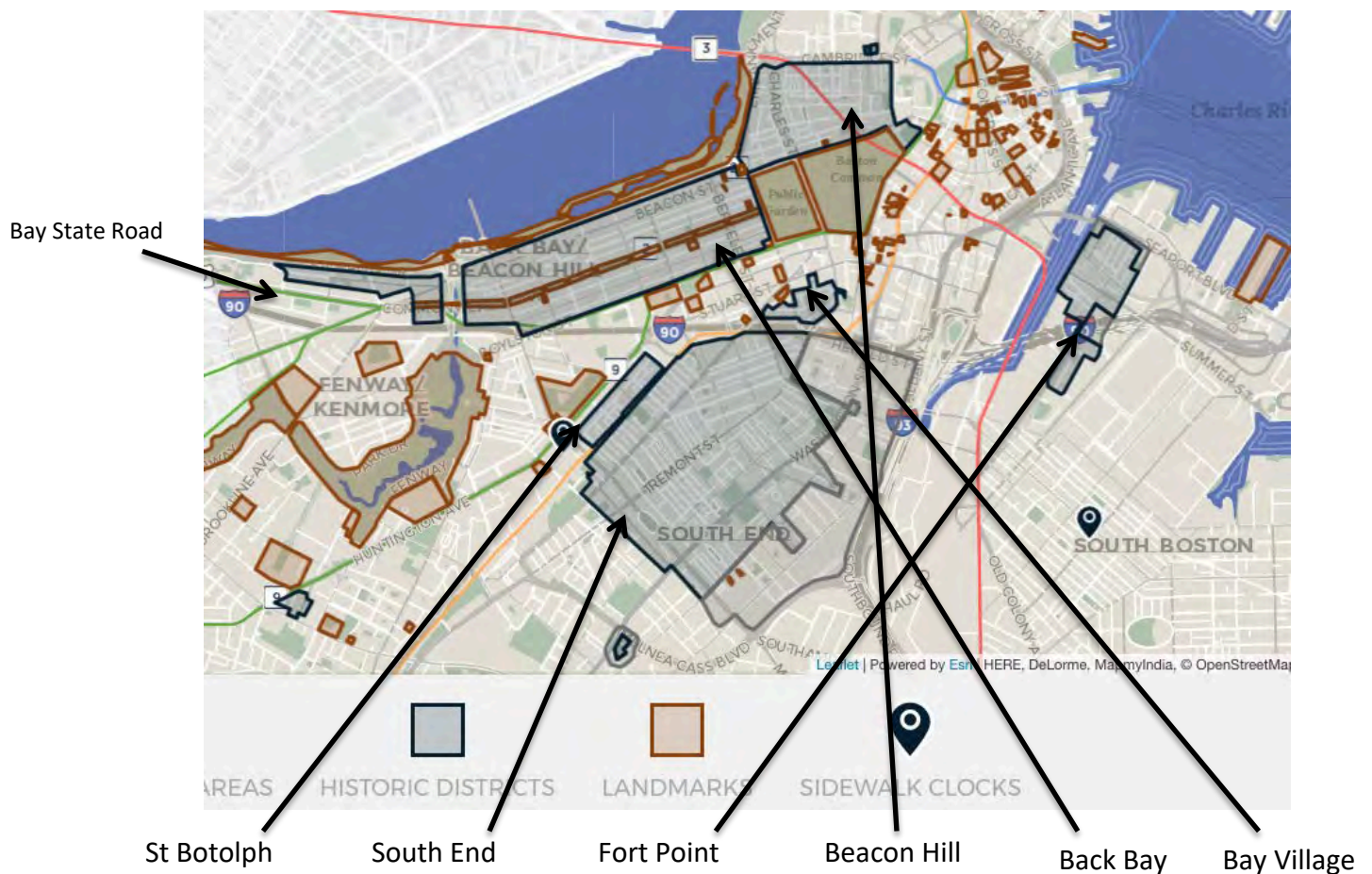
Address: 43 St. Lawrence
Approximate/Documented Date of Building: Unknown
Surveyed: 8/17/2018
Historic Name: Unknown
Contributing or Noncontributing: Contributing



Addendum D

Re **comparing the # of HDs in Portland to Boston**, I agree with Staff, in part, that it is an apple-to-orange discussion. 3 min is not enough time to give proper context. Here are some data points to make it more of an apple-to-apple comparison:

- Boston has 9 historic districts, within their 89.63 square miles or 1 HD for every 9.95 square miles roughly
- Portland has 11 HDs today. With a 12th, we will have 1 HD for every 5.75 square miles
- Of the 7 HDs in Boston proper, 6 are HDs while one is a Landmark District



- In Portland, our Peninsula is littered with HDs
 - Deering Street
 - West End
 - Congress Street District
 - Waterfront District
 - India Street District

- o How House District
- o Portland Company

The map shown by Staff on March 10th illustrated how HD consumes our peninsula, especially if a 12th is added. I requested the map for this document but received no response from Staff.

Addendum E

As stated by staff, the City has **never measured the impact of the 11 HDs** over the past 30 years on tenants, owners, development, diversity, etc. While it's too late to conduct a study, here is some relevant, free data as shared by Samantha Chapin, the City's Principal Administrative Officer & Jimmy Dealaman (City Planner) about the last 5 years on the Hill.

<u>Location</u>	<u>Applied</u>	<u>Approved</u>	<u>Other</u>
93 Saint Lawrence St	July 22 2015	Sept 29 2015	
72 Munjoy St	July 23 2015	Sept 29 2015	
65 Munjoy St	Dec 14 2015	Feb 9 2016	
31 Fore Street	Jan 16 2016	March 22 2016	
5 Romasco Ln	Jan 27 2016	March 8 2016	
30 Merrill St	July 18 2016	Oct 25 2016	
5 Cumberland Ave	March 8 2017	May 23 2017	
155 Sheridan St	March 29 2017	Sept 12 2017	
88 Walnut St	April 27 2017	July 25 2017	
24 Saint Lawrence St	Oct 11 2017	July 24 2018	
25 Monument St	Oct 13 2017	April 24 2018	
94 Walnut St	Oct 15 2018	Dec 19 2018	MHNCOD
57 Saint Lawrence St	Feb 21 2019	Aug 13 2019	MHNCOD
130 Morning St	June 21 2019	Oct 22 2019	MHNCOD
42 Lafayette St	July 11 2019	(submitted)	MHNCOD/HD
40 Obrion St	July 17 2019	(in review)	MHNCOD/HD
128 North St	Aug 5 2019	(in review)	MHNCOD/HD
33 Montreal St	Aug 13 2019	(in review)	MHNCOD/HD
49 Saint Lawrence St	Feb 18 2020	(in review)	MHNCOD/HD
33 Montreal St	Aug 15 2018	(in review)	MHNCOD

Staff is right that development can technically occur in an HD. No one questions this blanket statement. However, due to regulations, development has stopped on the hill. 0 approvals have been granted (as of 4/15/20) since HD went into place in July of 2019.

MHNCOD went into place on June 1, 2018

HD went into place on July 1, 2019

Google Groups

Munjoy Hill Historic District

Carol Connor <balsamique@live.com>

Aug 1, 2020 11:26 AM

Posted in group: **Planning Board**

August 1, 2020

Chair Mazer and members of the planning board,

My name is Carol Connor and I am privileged to live at 12 Montreal Street overlooking the eastern Promenade. As I write to you I reflect on the Department of Planning & Urban Development's mission statement which is, "to strengthen and revitalize the City of Portland's neighborhoods and communities and to preserve and positively transform our physical, social and economic environment, while protecting the health, safety and welfare of our residents and visitors."

In light of that statement, I assert that the establishment of historic districts in Portland has shown to be in compliance with that intention. Revitalizing a neighborhood is most effective if affordable existing housing stock is maintained, improved and preserved, encouraging young families to become part of our community. In addition, the health, safety and welfare of our residents is best served by a thriving community of "doorstep" neighbors who actually know and greet each other on a regular basis. Mega-box dwellings do not lend themselves to this kind of close knit community life where folks look out for each other.

I am writing to express my wholehearted support for the establishment of the Munjoy Hill Historic District and for the individually proposed landmarks as well. I applaud the detailed research and study by the Historic Preservation Board and planning staff, and support their proposal as written. This plan has been carefully and conservatively crafted to include a fair portion of the documented historic homes along with the 6 others put forth by individual owners including me. We are fortunate to have a city whose 2015 Comprehensive Plan values and supports our historical landmarks, buildings, parks, green spaces, and iconic family homes.

Munjoy Hill is a rare gem, and one of the most admired, appreciated and frequented areas of Portland. It is geographically and historically unique not only because of its majestic seaside setting, but for the charm and enduring appeal of the many early homes that have survived destruction and development.

In order to protect and preserve the history, character and unique qualities of Munjoy Hill, I respectfully request that you make our city and state proud by voting in favor of the Munjoy Hill Historic District.

Thank You,

Carol M. Connor
12 Montreal St.
Portland, Maine 04101
Balsamique@live.com

Sent from my iPad

5 August 2020

Dear Chair Mazer and members of the Planning Board:

On March 13th of this extraordinary year, I emailed you my comment on the Munjoy Hill Historic District. I am quoting it here. I think the line of reasoning is even stronger today.

“The days of top-down planning are over. That method of making decisions brought us the “arterials” Franklin Street and Spring Street and destroyed neighborhoods in the name of progress in far too many places in Portland and around the world.

Our City staff practice a new method, where the residents of the City are consulted at the beginning of every planning initiative and throughout the process until the proposed planning initiative is approved by the Planning Board and the City Council. This process was followed for the Comprehensive Plan and it has been followed for the proposed Munjoy Hill Historic District.

Portland residents expressed a strong desire to protect our historic resources and neighborhoods in the Comp Plan process. They have reinforced that strong desire throughout the Munjoy Hill process. An overwhelming majority of written and spoken comments to the Planning Board favor the historic district. An overwhelming majority. The neighborhood wants this.

I urge you not to dismiss the desires of the neighborhood. Don’t take a top-down approach. Recommend the proposed Munjoy Hill Historic District to the City Council with your strong support.”

Thank you for all of the time, energy and thoughtfulness that you give to the City.

Carol De Tine
144 Vaughan Street

Google Groups

Munjoy Hill Historic District

Carol De Tine <chstudio@maine.rr.com>

Mar 13, 2020 11:25 AM

Posted in group: **Planning Board**

Dear Chair Mazer and members of the Planning Board:

The days of top-down planning are over. That method of making decisions brought us the “arterials” Franklin Street and Spring Street and destroyed neighborhoods in the name of progress in far too many places in Portland and around the world.

Our City staff practice a new method, where the residents of the City are consulted at the beginning of every planning initiative and throughout the process until the proposed planning initiative is approved by the Planning Board and the City Council. This process was followed for the Comprehensive Plan and it has been followed for the proposed Munjoy Hill Historic District.

Portland residents expressed a strong desire to protect our historic resources and neighborhoods in the Comp Plan process. They have reinforced that strong desire throughout the Munjoy Hill process. An overwhelming majority of written and spoken comments to the Planning Board favor the historic district. An overwhelming majority. The neighborhood wants this.

I urge you not to dismiss the desires of the neighborhood. Don't take a top-down approach. Recommend the proposed Munjoy Hill Historic District to the City Council with your strong support.

Thank you.

Carol De Tine
144 Vaughan Street

Carol De Tine AIA

Maine Licensed Architect

Carriage House Studio Architects LLC

144 Vaughan Street
Portland Maine 04102
207 318 0731

www.carriagehousestudio.com

Google Groups

Munjoy Hill

CHUCK <cvkamar@comcast.net>

Aug 6, 2020 9:23 PM

Posted in group: **Planning Board**

I am a resident of Munjoy Hill. I support the proposed Munjoy Hill Historic District and six landmarks with NO changes or modifications to what the Historic Preservation Board nominated back in November 20, 2019.

Sincerely,

Charles V. Kamar

55 Morning Street

Portland, 04101 ME

Sent from Xfinity Connect Application



P.O. Box 4825
Portland, ME
04112-4825

Date: August 6, 2020

To: Brandon Mazer, Chair and the Members of the City of Portland Planning Board
Via e-mail: planningboard@portlandmaine.gov

From: Christine C. Cantwell
Highland Street, Portland

RE: Munjoy Hill Local Historic District Designation

I strongly support the Munjoy Hill Local Historic District as proposed and urge you to approve its historic designation. These are my thoughts

Heritage. The Munjoy Hill Historic Preservation District delineates a tangible repository of significant cultural history. Although there are few buildings in it designed by notable nineteenth and early twentieth-century architects, there remains a consistent display of sturdy American building characteristics, street landscape dimensions, and view corridors that demonstrate how closely the Hill's occupants were tied to the sea to the east and the mountains and forest to the north.

A City Neighborhood. The recent well documented inventory and studies of Munjoy Hill by Greater Portland Landmarks and others makes the case that the vernacular domestic architectural trends of distinct periods are intact. Structures in the Greek revival, Italianate styles, and early twentieth century wood triple-decker construction, some with brick facades contain the cultural memory of the movement of people in and out of Portland. Many of them were working class immigrants. The disposition of buildings - often compactly and awkwardly placed next to one another - without consideration for village-like scale and context that are fought over today - demonstrate a history of people moving into middle class homeownership, the provision of suitable rental units for families, and proximity to provisioners. Even the finest architectural examples of historic residences on the Hill fall short of architectural artistry. They do not employ understated Classical, English, or Japanese references seen in the architecture of upper-class residential development in Portland, but they are well built successes of people with ambition, and together they speak to earlier times when workers contributed to the prosperity and customs of Maine.

Christine C. Cantwell, con't.

Ground Plan. I view the Munjoy Hill District overlay map figure - in the way an anthropologist regards a fragment of woven cloth – as evidence with which to amplify and dignify the past so that it can enrich contemporary development and urban texture. As I see it, understanding land use patterns and historical rootedness are the geometric and social basis for advancing construction in Portland. The community is full of concern about preservation of our architectural inheritance and simultaneous social justice angst. Because the Munjoy Hill District is a small-scale, tightly packed, and primarily residential zone, it is crucial that the City not only protect the historical urban fabric and key artifacts, but foster and incentivize well-designed, sustainable new architecture to address need and can become landmark buildings and designed interstitial zones of the future.

Review Authority. If contemporary architectural projects are proposed and need to be reviewed within or at the edge of the district where the urban fabric is not as historically intact, the HP Review Board and staff enforcement authority can be reinforced with adjunct, civically-minded design reviewers who can offer technical and artistic insight concerning contemporary design in historical settings. The Department of Interior Guidelines that historic preservation relies upon do not always cover the interface of old and new; but because they offer principles for interpreting architecture, it is helpful to exercise dialogue that can raise knowledge of what effect the results of proposals will have on the public realm.

Google Groups

MH Historic District

Christopher Akerlind <chrisakerlind@gmail.com>

Aug 5, 2020 8:34 AM

Posted in group: **Planning Board**

To whom it may concern:

I'm a Munjoy Hill resident who is fully supportive of the Historic District plan. Hoping you will lass it along to the City Council with your approval.

Christopher Akerlind

44 Monument Street

Portland 04101

Google Groups

Supporting the Munjoy Hill Historic District

Chris Stewart <stewart.christopher1@gmail.com>

Aug 6, 2020 4:49 PM

Posted in group: **Planning Board**

Dear Planning Board,

I'm a resident of Munjoy Hill and I hope you will vote for the Munjoy Hill Historic District and six landmarks with no changes or modifications of the proposal nominated on November 20, 2019.

I support the Munjoy Hill Historic District. Historic districts do not hinder or reduce affordable housing. Repairing and reusing historic buildings is better for our environment than new construction. Historic districts manage change rather than prevent it. These favorable arguments cannot be ignored. Those who come after us will be grateful if we preserve the character of this vital community.

Thank you,
Christopher. R Stewart
81 North Street
Munjoy Hill

Google Groups

Historic preservation

CHUCK <cvkamar@comcast.net>

Aug 4, 2020 9:54 PM

Posted in group: **Planning Board**

Dear Board Members,
Please endorse the recommendation of the HPC that the Munjoy Hill Historic District be adopted.

Thank you,

Charles V. Kamar
55 Morning St.
Unit 2-1
Portland, ME 04101

Sent from Xfinity Connect Application

Google Groups

Munjoy Hill Historic District

Clare LaVergne <clare.lavergne@gmail.com>

Aug 3, 2020 4:49 PM

Posted in group: **Planning Board**

Dear Chair Mazer and Planning Board members,

I write to urge you to recommend that the City Council designate a Munjoy Hill Historic District as recommended by the Historic Preservation Board.

As a renter for 5+ years on Munjoy Hill, I stand to be directly affected by the designation. The building in which I rent an apartment is one of many rental properties that will be contributing structures in the District. Anyone who has rented in Portland in the last 10 years knows that the market is tight and the prices are high, especially in this neighborhood. **Historic districts stabilize neighborhoods for long-term renters** like me and many others who contribute to keeping a neighborhood thriving.

Historic districts also protect residents, property owners, and their investments from insensitive development that block views, eat up off-street parking space, and become eye-sores in otherwise beautiful and historic neighborhoods. How many bland, boxy luxury condos for seasonal residents do we need?

Historic districts are also better for the environment. The carbon emissions footprint for renovating an existing building is 10 times less than that for demolishing and building new construction. This makes good sense.

Maintaining economic diversity on Munjoy Hill is paramount for preserving this vibrant and thriving neighborhood and keeping it accessible to as wide a cross-section of our population as possible. Because of the historic tax credits that exist, **there is a greater chance that affordable housing will be built in a historic district.**

These and many other sound reasons point toward the need for a historic district designation for Munjoy Hill. It will protect the distinct architectural and historic character of this iconic neighborhood, one of Portland's many gems. It will prevent the demolition of designated landmarks and contributing historic structures within the district. It will extend the protections which have been used so successfully in the West End for 30 years to a portion of the East End. And it will protect a significant portion of the workforce housing from being demolished to make way for very expensive new construction.

As has been shown over the last three decades, Portland's successful historic preservation program manages change to prevent the unnecessary loss of the community's historic features and to encourage compatible preservation, restoration, and rehabilitation. This is precisely what is needed on Munjoy Hill.

I encourage you to recommend passage of the Munjoy Hill Historic District and designation of several associated landmark structures as recommended by the Historic Preservation Board.

Kind regards,

Clare LaVergne

--

Clare LaVergne
clare.lavergne@gmail.com
210-621-8816

Google Groups

Munjoy Hill Historic District

Curt Sachs <sachsarch@gmail.com>

Aug 5, 2020 8:39 AM

Posted in group: **Planning Board**

I am an architect living in the West End. With nearly 40 years in profession, I have supported the establishment of such districts and maintaining their character. I am currently the Owners Representative for restoring the Maine Jewish Museum on Congress Street, a priceless piece of Munjoy Hill's fabric.

The City would be remiss if it didn't support creating and sustaining Munjoy Hill.

Curt Sachs

--

M. Curt Sachs

Studio Curt Sachs

sachsarch@gmail.com

207.615.6628

Maine Licensed Architect

Google Groups

Re: Munjoy Hill Preservation

Dave Haeger <d.haeger@roadrunner.com>

Aug 5, 2020 11:47 AM

Posted in group: **Planning Board**

To Whom it may concern:

Our Grandson just moved to Munjoy Hill and we hope that the unique beauty of Munjoy Hill will be preserved. It is indeed a unique area and it must be preserved.

Mary Haeger

69 Knickerbocker Lane

Peaks Island, ME 04108

Google Groups

Support Proposed Munjoy Hill Historic District

David Machesney <dmachesney@prattabbott.com>

Aug 7, 2020 8:51 AM

Posted in group: **Planning Board**

To All:

I am a resident of Munjoy Hill. I support the proposed Munjoy Hill Historic District and six landmarks with No /changes or modifications to what the Historic Preservation Board nominated in 11/20/2019.

Thanks for your attention to this important issue.

David Machesney

213 Sheridan Street

Dear Chair Mazer and Members of the Planning Board,

I write to encourage you to support the designation of a portion of Munjoy Hill as an Historic District. There are so many good reasons to support this designation. I am currently a resident of an historic district in Portland, but previously I lived in New Hampshire.

I've attached a fact sheet from the New Hampshire Division of Historical Resources titled, "What Are Historic Districts Good For, Anyway?" Most of the information in this document is directly relevant to the consideration of Munjoy Hill for historic designation.

Relating to the issue of the economic benefits to communities of supporting the designation of historic districts, here are some statistics from Donovan Rypkema, a principal in a nationally known real estate & economic development consulting firm:

"Historic preservation does have a measurable economic effect on a community. This impact is not only as an economic activity in general, but in comparison to new construction in particular...Suppose a community is choosing between spending \$1,000,000. in new construction and spending \$1,000,000. on rehabilitation. What would the differences be?

- ☐ \$120,000. more dollars will initially stay in the community with rehabilitation than with new construction. (
- ☐ 5 to 9 more construction jobs will be created with rehabilitation than with new construction. (
- ☐ 4.7 more new jobs will be created elsewhere in the community with rehabilitation than with new construction. (
- ☐ Household incomes in the community will increase \$107,000. more with rehabilitation than with new construction. (
- ☐ Retail sales in the community will increase \$142,000. as a result of that \$1 million of rehabilitation expenditure -- \$34,000. more than with \$1,000,000. of new construction. (
- ☐ Real estate companies, lending institutions, personal service vendors, and eating and drinking establishments will all receive more monetary benefit from \$1,000,000. in rehabilitation than from \$1,000,000. in new construction... ([he goes on to say:] ("Historic preservation makes sense in large measure because historic preservation makes dollars and cents, but it also saves dollars and cents. Historic preservation is a rational and effective economic response to overconsumption. To make a new brick today to build a building on a site where there is already a building standing steals from two generations.

It steals from the generation that built the brick originally by throwing away (their asset before its work is done, and it steals from a future generation by using increasingly scarce natural resources today that should have been saved for tomorrow. Perhaps we have already consumed enough of somebody else's assets -- it's time for us to make better use of our own. Historic preservation is a way for us to do that."

Thank you for considering my views,

Deb Chase
Orchard Street
Portland



NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Cultural Resources
19 Pillsbury Street, Concord, NH 03301-3570
TDD Access Relay NH 1-800-735-2964
www.nh.gov/nhdhr

603-271-3483
603-271-3558
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WHAT ARE HISTORIC DISTRICTS GOOD FOR, ANYWAY?

Daniel Webster once said that a person who doesn't respect the past isn't performing his [or her] duty to the future. Perhaps it was Webster's eloquence that inspired the 1963 session of the New Hampshire General Court when it established New Hampshire's historic district enabling legislation. The legislators could have been very straightforward and perfectly legal by saying something prosaic like "New Hampshire municipalities may establish historic districts according to the following procedures..." What they actually DID say was:

"The preservation of structures and places of historic and architectural value is hereby declared to be a public purpose. The heritage of the municipality will be safeguarded by:

- I. Preserving a district in the municipality which reflects elements of its cultural, social, economic, political and architectural history;*
- II. Conserving property values in such district;*
- III. Fostering civic beauty;*
- IV. Strengthening the local economy; and*
- V. Promoting the use of a historic district for the education, pleasure, and welfare of the citizens of the municipality."*

[RSA 31:89-a (1963), now RSA 674:45]

In 1992, these purposes were broadened to include cultural resources and community history, and to recognize multiple districts. It's clear that the legislators didn't intend historic districts to be isolated shrines forever frozen in white paint. Instead, they deliberately described historic districts as centers of civic and economic activity.

Historic districting is a strategy that WORKS -- literally and figuratively -- to preserve both the character *and* the tax base of a community.

Historic districts have the paradoxical twin virtues of stability and flexibility. They encourage continuity and the care of existing properties, while respecting changes over time -- layers of life -- that add architectural richness and visual variety to townscapes. But they do not prevent new construction, nor should they prohibit contemporary design that is respectful of existing resources.

What about the reasons NOT to have a local historic district? Whenever the idea of historic districting comes up locally, "historic district horror stories" are sure to follow. Most of them are either misinterpretations, or misunderstandings, or just plain wrong -- and they usually happened in some other state, anyway. What happens in other states is their business. What happens here in New Hampshire follows New Hampshire laws and policies, administered by New Hampshire people, in New Hampshire communities.

RESISTING A HISTORIC DISTRICT SHOWS A LACK OF TRUST IN YOUR OWN COMMUNITY'S COLLECTIVE COMMON SENSE.

Historic district horror stories seem to circulate most freely in communities that haven't adopted a historic district. Once a district is established, criticism almost always dies down, and the positive realities of historic districting chase the myths away.

WHAT ARE HISTORIC DISTRICTS GOOD FOR, ANYWAY?

Page 2

Sometimes historic districts are portrayed as anti-business. That's not true! Historic districts encourage reinvestment. And historic preservation is a GOOD investment. Here are some statistics from Donovan Rypkema, a principal in a real estate & economic development consulting firm:

"Historic preservation does have a measurable economic effect on a community. This impact is not only as an economic activity in general, but in comparison to new construction in particular... Suppose a community is choosing between spending \$1,000,000. in new construction and spending \$1,000,000. on rehabilitation. What would the differences be?"

- *\$120,000. more dollars will initially stay in the community with rehabilitation than with new construction.*
- *5 to 9 more construction jobs will be created with rehabilitation than with new construction.*
- *4.7 more new jobs will be created elsewhere in the community with rehabilitation than with new construction.*
- *Household incomes in the community will increase \$107,000. more with rehabilitation than with new construction.*
- *Retail sales in the community will increase \$142,000. as a result of that \$1 million of rehabilitation expenditure -- \$34,000. more than with \$1,000,000. of new construction.*
- *Real estate companies, lending institutions, personal service vendors, and eating and drinking establishments will all receive more monetary benefit from \$1,000,000. in rehabilitation than from \$1,000,000. in new construction..."*

[he goes on to say:]

"Historic preservation makes sense in large measure because historic preservation makes dollars and cents, but it also saves dollars and cents. Historic preservation is a rational and effective economic response to overconsumption. To make a new brick today to build a building on a site where there is already a building standing steals from two generations. It steals from the generation that built the brick originally by throwing away

their asset before its work is done, and it steals from a future generation by using increasingly scarce natural resources today that should have been saved for tomorrow. Perhaps we have already consumed enough of somebody else's assets -- it's time for us to make better use of our own. Historic preservation is a way for us to do that."

That's the dollars; now for the sense: If the activities of historic district commissions were truly controversial, there would have been dozens of court cases in the more than 30 years that New Hampshire has had historic districts. But there have been only a few cases in which the role of historic district commissions has been specifically addressed by the New Hampshire Supreme Court.

The most important case is already several years old: *Victorian Realty Group v. City of Nashua*, 130 N.H. (1987), unanimously affirmed that the planning board may draw on a historic district commission's expertise "based on factors related to the historic character and significance of the buildings at issue" in making decisions on subdivisions and site plan approvals involving a historic district.

The Court stated, "The members of the historic district commission are the most familiar with the historic district, and are uniquely suited to provide recommendations to the planning board. We conclude that the planning board may properly consider the recommendations of the historic district commission..."

This is a clear assertion that historic district commissions can help planning boards implement the community's desire to safeguard its historic districts.

Furthermore, New Hampshire state law requires that "all districts and regulations shall be compatible with the master plan and zoning ordinance of the city, town, or county in which they exist" [RSA 674:46-a, IV.]. Many planners and local officials see historic districts as important tools for maintaining local character and for strengthening property values.

Historic district regulations are quality assurance standards, so that one owner's major investment (or treasured homestead) isn't negated by a "sleaze job" next door.

At the state level, developers, investors, planners, and architects who want to be known for excellent work purposely seek out properties in historic districts. It reduces their risk factors; they know up front what the rules are; and they know that the historic district acts as an early warning system to insure that any changes to surrounding properties (which could affect the value of their investment) will be subject to consistent ground rules and community standards, administered through an open public process in which they or their clients, as abutters, can participate.

A historic district commission can be an important source of expert technical assistance for property owners, helping them to cope with the creatures that think of historic buildings as Old Home Day dinner; educating owners about good and bad historic preservation techniques; and sharing simple but effective advice about getting maximum benefit from the effort and expense involved in preservation work.

Historic district members can provide professional-level architectural and historical expertise which might be otherwise unavailable or unaffordable for many applicants.

Generally -- unless the citizens demand it -- historic districts do NOT regulate paint colors, since paint is cosmetic and colors, no matter how jarring, can be changed in a day or two. In communities with historic districts, the more frequent complaint is that the commission isn't able to do enough, *not* that it's doing too much.

One of the things a historic district commission *must* do, as part of developing a proposed district and ordinance, to conduct a local historical resources survey which is linked to statewide as well as local historical themes and contexts. (The Division of Historical Resources can provide how-to advice and some assistance.)

Communities that have established a local survey process, a historic district or heritage commission, a historic district ordinance, and a historic district, are eligible to apply for "Certified Local Government" status. If the local historic district ordinance, regulations, and procedures meet special state and federal program standards, the municipal government enters into a "Certification Agreement" to establish the basic historic preservation performance standards that the *entire municipality* -- not just the historic district commission alone -- must fulfill in order to become and remain certified. After they meet the certification standards, the "CLGs" become part of a technical assistance and information-sharing network with the DHR and other CLGs, which strengthens the local preservation program. They are also eligible to apply for federal matching grants from a special pass-through fund set aside for the exclusive use of Certified Local Governments. CLGs are monitored regularly to insure that they continue to meet program requirements and can remain eligible for CLG funds and services.

The CLG program is a federal incentive. The 1992 state legislative session enacted a new state incentive: heritage commissions, which give local governments in New Hampshire new abilities to recognize and protect historical and cultural resources. Unlike historic district commissions, whose responsibilities are limited to specific parts of a community, heritage commissions are intended to have a town-wide or city-wide scope, and a range of activities that is determined by each individual municipality.

Heritage commissions do for cultural resources what conservation commissions do for natural resources. Functionally, heritage commissions are somewhere between historical societies and historic district commissions, with their precise role determined locally. And while their primary duties are to advise and assist other local boards and commissions, including the planning board, heritage commissions are also empowered to accept and expend funds for a non-lapsing heritage fund, and to acquire and manage property and property rights.

Some communities have heritage commissions that are only advisory, but others want their commissions to take a much more active role, and to assume the responsibilities of a historic district commission. And all of these are local decisions, authorized by the state enabling legislation: it gives communities a menu, not a mandate.

When communities consider creating heritage commissions or historic districts, it's easy to get distracted by procedures and processes and legalistic technicalities; but those are details. The principal reason for having a historic district (or several) is that a historic district is a community's way of taking a deep breath and a long look around at itself and saying, "*THIS IS SPECIAL. THIS IS IMPORTANT TO ALL OF US IN MANY DIFFERENT WAYS. THIS IS TOO GOOD TO WASTE. THIS IS A PLACE WE SHOULD TAKE CARE OF TOGETHER.*"

Taking time to establish historic districts is a good investment. A historic district helps citizens to recognize and appreciate the often-overlooked (or taken-for-granted) values of time and place, and helps to keep those values in place. It reminds us to look for richness of detail in our "everyday" environment.

Most important, a historic district is a way of recognizing that books aren't our only source of information about the past.

When we lose the storytelling capability of a building or a place, we may be silencing historical voices that can't communicate with us in any other way. And the danger here is not only the dramatic demolition of a well-known landmark. It is also the gradual but pervasive erosion (or perversion) of historical character that can happen with the accumulation of incremental changes to buildings and places. Yet often those causing the losses would have made different (and more respectful) choices with only the slightest encouragement, or better information.

Historic districts are an ideal tool for focusing a community's attention and fostering wise decisions that, over the years, add up to a whole that has value and meaning greater than any of its separate parts.

Making the effort to establish and to maintain historic districts is an effective way to acknowledge the character and meaning of our community life, with its three-dimensional heritage of people, places, and patterns.

Historic districts help us to recognize and fulfill our responsibility both to the past and, simultaneously, to the future.

So, how do you DO it? What you need to know is in the two books cited below; consider them cookbooks or instruction manuals or field guides -- and then study them, and follow them. When you're puzzled, call the Division of Historical Resources. And always remember: historic districting is a public process for the public benefit. The more people who are involved in the process, the better -- and the more popular -- the final results will be.

FOR MORE INFORMATION:

New Hampshire Planning and Land Use Regulation.: Issued by the New Hampshire Office of Energy and Planning, Concord, New Hampshire. Charlottesville, Virginia: © Matthew Bender & Company, Inc., a member of the LexisNexis Group. (New editions issued annually.)

Preserving Community Character: A Preservation Planning Handbook for New Hampshire. Concord, New Hampshire: New Hampshire Preservation Alliance, 2006.

Copies of the New Hampshire Revised Statutes Annotated (RSAs) are online at <http://www.gencourt.state.nh.us/rsa/html/indexes/default.html>.

"This publication has been financed in part with a federal 'Historic Preservation Fund' matching grant from the National Park Service of the United States Department of the Interior, through the New Hampshire Division of Historical Resources / State Historic Preservation Office. However, its contents and opinions do not necessarily reflect the views or policies of the Department of the Interior. New Hampshire's state historic preservation program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. The State of New Hampshire (under RSA 275 and RSA 354-A) prohibits discrimination on the basis of age, sex, race, creed, color, marital status, physical or mental disability or national origin. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street, NW, Washington D.C. 20240."

NHDHR/SHPO ★ 1997 ★ Revised 1999-2008

Google Groups

FW: Munjoy Hill Historic District

Carolyn Swartz <carolynswartz@gmail.com>

Aug 7, 2020 4:38 PM

Posted in group: **Planning Board**

To the Members of the Planning Board, City Manager Jennings, Mayor Snyder, and Councilor Ray:

As a Munjoy Hill homeowner, I ask you to vote in favor of the proposed Munjoy Hill Historic District.

My husband and I are relatively new to Portland - here for a matter of a few years, not generations. What attracted us to Portland - and in particular this neighborhood (after months of looking at others) - was the sense of relatively unvarnished history; that these were homes built not by the wealthy, privileged, the powerful - but rather by the working people who built this city with their labor, using their minds and their hands; and that this neighborhood retained so much of its original look and feel.

Before moving here, we were New Yorkers who vacationed nearly every summer in Maine. On visits to Portland, we always made our way to Munjoy Hill, to walk the neighborhood, enjoy looking at the houses and gardens, and take in the beauty of the Eastern Prom. Since buying our house five years ago, we've seen old buildings torn down and ugly, tasteless allegedly luxury boxes go up. Not one has been harmonious with the human-in-scale and unpretentious beauty of the Hill. Neither have any added to the much touted about (by the opposition) "workforce" housing.

A neighborhood with working class origins is as worthy of preservation and protection as a neighborhood of wood and stone mansions and refined brick townhouses. On Munjoy Hill, we have a number of friends with multi-unit older buildings - who continue to provide affordable housing. The Hill is not an appropriate area for building massive structures. The big, disproportionate buildings that have gone up (example: the monstrosity at 5 Merrill) don't even pretend to offer housing within reach to middle income families. And the proposed trade off of "extra height for one affordable unit" represents a bizarre and unfortunate pact. Developers opt out and the neighborhood is further degraded. And even if they were to provide that one tiny token unit, why should it be okay to destroy the fabric of a neighborhood?

Munjoy Hill needs protection from developers out to build the tallest, the widest, and the most massive - squeezing the most square footage possible on to a lot, achieving greatest amount of living space between walls by making those walls faceless, graceless and flat. These same developers set out to bypass regulations on building height by manipulating measurements related to grade.

I'm not an expert on code and zoning. I know only what I see and feel. And when our friends from out of town - who also love Portland - visit, see the monstrous new construction (like 5 Merrill, on our street), and ask, dismayed - "What happened? How can this be allowed?" I feel terrible because to date I have no answer,

Our house is not even within the proposed district. It is an old house we are carefully refurbishing to compliment and fit in with the older homes here we have long admired. My husband and I are both vehemently in favor of the Historic District, as well as the additional nominated houses.. I respectfully ask you to vote "yes" on this proposal.

Sincerely,

Carolyn Swartz

8/10/2020

FW: Munjoy Hill Historic District - Google Groups

27 Merrill Street
Portland, ME 04101

Carolyn Swartz | Writer/Director | Content Strategist | [website](#) | [Vimeo](#) | 917.714.5743

Google Groups

Munjoy Hill

Daniel T. Haley Jr. <danielthaleyjr@gmail.com>

Aug 7, 2020 8:11 PM

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

As the owner of a pristine 1898 Queen Ann Victorian on the Eastern Promenade, I reiterate my prior letter expressing my opposition to the 12th Historical district and I still see no value to implementing it. I do see the negative side that so many have expressed as well as additional administration costs that the City can ill afford. Thank you.

Dan Haley Jr
140 Eastern Promenade.

Google Groups

Historic District Designation

David Cowie <dcowie@maine.rr.com>

Aug 4, 2020 11:35 AM

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

Dear Planning Board,

Please establish the proposed Historic District for Munjoy Hill. As a homeowner in the proposed Historic District I support this designation and look forward to the Board's approval.

Thank you,

Dave Cowie
32 North Street
Portland
207 318 1810

Google Groups

Historic district for Munjoy Hill

Deborah Cole <debcole1030@gmail.com>

Aug 5, 2020 2:38 PM

Posted in group: **Planning Board**

To:

Portland Planning board

From: Deborah Cole Munjoy Hill homeowner since 1980

Date: August 5, 2020

Dear Planning board,

I am strongly in favor of your passing this initiative.

The benefits have been outlined and reviewed and support for this initiative is broad-based and well articulated.

These benefits include:

Stable neighborhood infrastructure

Tax benefits to home owners

Historical preservation

Quality of design and street scape integrity

To name a few.

Please add my name to those in favor of your "yes"

Vote and without further adieu pass this historic district designation for Munjoy Hill and we can all breathe a sigh of relief that our wonderful city is in sensible hands.

Thank you,

Deborah Cole

71 Walnut

St

Portland 04101

Sent from my iPhone

Google Groups

Munjoy Hill historic district

Denise Preisser <depreisser@hotmail.com>

Aug 5, 2020 9:35 PM

Posted in group: **Planning Board**

To whom it may concern:

I am informing you that as a resident on Munjoy Hill I am in favor or the Munjoy Hill Historic Désignation As was outlined on the card I received in the mail. I feel this designation will help preserve the history and charm for future generations.

Best Regards,

Denise Preisser

25 Fore Street #2

Get Outlook for iOS

Google Groups

Munjoy Hill preservation

Derek Campbell <derekc76@gmail.com>

Aug 5, 2020 12:30 PM

Posted in group: **Planning Board**

I am a resident of Munjoy Hill. I support the proposed Munjoy Hill Historic District and six landmarks with NO changes to what the Historic Preservation Board nominated back in 11/20/19.

I feel Munjoy Hill is historically significant and worthy of preservation. It is clear the rules as presently written have loopholes that are too easily exploited by developers eager to make a quick buck and without regard to history and architectural heritage. There is real value in preserving Munjoy Hill as a historical district that continues to offer somewhat affordable housing options.

Thank you for your consideration,

Derek Campbell
Sent from my iPhone

Google Groups

Historic District

Diane Davison <dmdavison5@gmail.com>

Aug 6, 2020 11:28 AM

Posted in group: **Planning Board**

Planning Board Members;

The Munjoy Hill neighborhood borders Portland's premier historic Olmsted park, the Eastern Promenade.

Brandon- having recently served as President for Friends of the Eastern Promenade, I trust you understand and value the integrity of this beloved historic landmark and the long overdue historic district covenant for the architecture within this region of Portland.

NOW is the time to support the efforts and wisdom of our Historic Preservation Board's recommendation for protection of the historically and architecturally significant buildings in Portland's premier location; the Eastern Promenade.

I urge the planning board do the right thing and preserve the dignity of Munjoy Hill by supporting inclusion of our neighborhood as one of Portland's historic districts.

Better late than never.
Respectfully,

Diane Davison
Morning Street
Munjoy Hill

Google Groups

Munjoy Hill Historic District Designation

Edmund Gardner <ed@gardnerregroup.com>

Aug 5, 2020 3:30 PM

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

Dear Members of the Planning Board,

I want to voice my vote for being very much in favor of the proposed Historic District on Munjoy Hill. This peninsula neighborhood is peppered with many notable historic structures that help keeping to tell the story of Portland. I have had the pleasure and benefit of owning and renovating several Hill buildings including the John Ford house at 21 Sheridan St, the "BOX BAY" triple decker at 101 North Street and the Victorian at 84 Eastern Promenade, the backdrop of historic Ft. Allen Park. Hopefully these buildings, along with several other contributing ones, can be saved by a district for decades to come, so that future generations can enjoy the necessary fabric of Portland's creation and beauty. Let us never be sorry that the history of Portland, is irresponsibly erased forever.

Thank you!

Ed

Ed Gardner

Broker / Owner

Gardner Real Estate Group

511 Congress Street Lobby level

Portland, Me. 04101

207-415-4493 Cell

207-GARDNER Office

GardnerREGroup.com



Google Groups

Munjoy Hill

Edward Fiske Mooney <efmooney@syr.edu>

Aug 4, 2020 9:17 PM

Posted in group: **Planning Board**

From: Edward F Mooney

Date: August 4, 2020

To: Planning Board <planningboard@portlandmaine.gov>, Deb Andrews <dga@portlandmaine.gov>, Christine Grimando <cdg@portlandmaine.gov>

Subject: Munjoy Hill Historic District

An historic district preserves architectural heritage – buildings worthy of preservation. It also preserves a neighborhood, and a neighborhood isn't just streets and buildings.

A neighborhood is a place where neighbors know each other, greet each other in passing, walk to the local grocery store, push baby carriages and walk dogs that we know as well as we know their owners.

When new construction reaches six and eight stories, with the concentration of inhabitants piled backward and skyward, streets will not be neighborly, traffic will not be leisurely, there will be too many cars spiriting owners away, fewer walkers and carriage pushers and dog walkers. A quiet and friendly neighborhood will morph into a noisy, busy, urban melee.

**Sincerely, Edward F Mooney
77 Vesper Street #1, Munjoy Hill**

Google Groups

Support for Munjoy Hill Historic District

Edwin Chester <chester@chesterandvestal.com>

Aug 6, 2020 10:21 AM

Posted in group: **Planning Board**

Chair Mazer and Members of the Planning Board:

I support the designation of a Historic District for Munjoy Hill and support the designation of several individual landmark buildings, all as recommended by the Historic Preservation Board. I own property in the proposed district that would be classified as contributing, and own one of the buildings proposed to be designated as a local landmark.

A lot of misinformation has been generated by some opponents. For example, it was recently asserted that a historic district would not prevent developers from demolishing old buildings “as of right” to make way for new construction. This simply isn’t accurate.

It is clear in the Historic Preservation Ordinance, and has been the experience in Portland’s existing historic districts (e.g., Parkside, West End, Congress Street, India Street, etc.), over the last 30 years, that **landmark and contributing buildings in a designated district may not just be demolished as a matter of right.**

It is true that “**noncontributing buildings**” in a district may be demolished as a matter of right. But noncontributing buildings are a small fraction of the total number of buildings in a historic district. **In the proposed Munjoy Hill Historic District, of 433 structures, only approximately 52 structures (12%) are “noncontributing.”** The ordinance would not prevent any of those 52 structures from being demolished. However, economic considerations would probably reduce the likelihood that many of those 52 structures will actually be candidates for demolition. Of the 12%, many are deemed “noncontributing” because they are relatively new (e.g. less than 50 years old). Even if not protected by the ordinance, outright demolition of those buildings constructed after 1970 is probably unlikely.

In the proposed Munjoy Hill Historic District, **88% of the structures**, the vast majority of the buildings, are either “**contributing**” or “**landmarks**.” Under the terms of Portland’s Historic Preservation Ordinance, if an owner wants to demolish one of those buildings, the owner **will have to apply to the Zoning Board of Appeals (ZBA) for a certificate of economic hardship to allow the demolition.** (Sec. 14-660 (a)) **The ZBA will not grant a demolition permit unless the owner proves that denying the demolition “will result in the loss of all reasonable use of the structure.”** (Sec. 14- 661) The owner has to prove, by clear and convincing evidence, that “denial of a demolition permit would result in a hardship to the property owner so great that it would effectively deprive the owner of all reasonable use of the structure.” (Sec. 14-664(b)(2). This is a very high bar to meet. That hardly qualifies as demolition “as of right.”

In fact, there have been a mere handful of demolitions of contributing or landmark structures allowed in Portland’s historic districts over the last 30 years on the basis of economic hardship. A few owners have pursued an alternative path of asking the Historic Preservation Board to determine that the structure shouldn’t have been categorized as contributing or landmark in the first place. Only a few structures have been recategorized and demolitions allowed on that basis over the last 30 years.

It is true that new buildings can be constructed in a historic district. They may even be high end residential units. A historic district designation does not freeze the district in time, nor does it regulate type of use. It does not prevent change. But due to limits on demolition of landmark and contributing buildings, the scale and pervasiveness of new construction is moderated. New construction will be limited to infill development on already vacant lots or on lots created by the demolition of noncontributing structures. Those lots are likely to be smaller and scattered,

minimizing the opportunity for consolidation of multiple lots for large out of scale new construction. And the design of new construction will be subject to review by the Historic Preservation Board using standards intended to ensure that new construction is compatible with and respectful of the historic architectural fabric of the neighborhood. The combined limits on which buildings can be demolished, and the review standards regulating exterior design of new construction, additions, and renovations will protect the valued, historical character of our neighborhood.

Finally, an opponent continues to complain that the City has not polled the residents of Munjoy Hill to get our opinion on the historic district designation. This has not been done for any of the other historic districts. The overwhelming support (about 80% or more of all testimony and written comments) is clear evidence of the support of neighborhood residents for a historic district designation.

The City has established an admirable track record over the last 30 years of using its historic preservation program to positively manage change in large portions of the peninsula. It is past time for Munjoy Hill to have the benefit of the same level of stewardship.

Sincerely,

/s/ Edwin P. Chester

Edwin P. Chester

--

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

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Google Groups

Munjoy Hill historic district

Einar Juhlin <ejuhlin1@maine.rr.com>

Aug 5, 2020 11:20 AM

Posted in group: **Planning Board**

I support the planning board.
Ruth G. Hansen

Sent from my iPad

Google Groups

Munjoy Hill Historic District

Elaine Clark <elaineplclark@gmail.com>

Aug 5, 2020 7:56 PM

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

As a member of Greater Portland Landmarks, I have attended many public informational sessions and meetings about the Munjoy Hill Historic District designation, and attended one Planning Board meeting where I spoke in favor of the designation. The mix of housing on Munjoy Hill (aside from being completely charming) allows for a range of incomes to coexist in beautiful Portland. The Historic District will help to retain the character of the Hill along with its diverse community. Please support the designation and encourage the City Council to do the same. Thank you for considering my comments.

Elaine Clark

Google Groups

Munjoy Hill

Eleanor Morse <eleanor.morse@gmail.com>

Aug 5, 2020 9:51 AM

Posted in group: **Planning Board**

Dear Planning Board,

Please help preserve and protect Munjoy Hill. It is a special part of Portland, and if developers come in and change its character, we can never get that beauty back.

Thank you,

Eleanor Morse
Peaks Island, Maine

Google Groups

Vote NO on the Munjoy Hill historic district

Emma Holder <president@parksideneighborhood.org>

Aug 7, 2020 1:44 PM

Posted in group: **Planning Board**

Dear Planning Board members,

Thank you for your work juggling the needs of growth with the preservation of character in Portland. It is no mean feat.

Portland is transitioning from a medium sized town to a small city, and with that comes growing pains. Humans really hate change; evidently it takes global calamity to even consider shutting a few streets down to improve pedestrian access to local businesses. We'll see if that sticks - I hope it does.

But I am writing to urge you to vote NO on the NIMBY'ism evident in the possible creation of a Munjoy Hill Historic District. In this case, a group of affluent folks with expensive properties wish to use a historic district moniker to maintain property value and eliminate possibilities of increased housing density in the Munjoy Hill area. We all have to face reality and acknowledge that Portland is growing, whether we want it to or not. It can grow evenly and together, or disproportionately and askew. Restricting the development of residential possibilities in a particular neighborhood will have the eventual effect of unfairly pressurizing others.

We are all going to have to make compromises. Some of us will lose the views/peace/space/property value we thought we were entitled to forever.

Prohibiting certain types of development under the mantle "historic district" to protect a few folk's property values is not only unfair and biased toward a particular class/race, its also bad for the health and growth of a city in transition.

I urge the planning board to support policies that are fair to all, be ready for lots of squawking from the "haves", and keep the 5,10 and 30 year view in mind when bracing against waves of entitlement. History is there to teach us, but was cannot live in it, we have to live in the present and plan for the future. Onward. Not backward.

Thanks, and I hope you and your families stay well,

Emma

Emma Holder
Parkside Prez
207 415 7204
president@parksideneighborhood.org
<http://parksideneighborhood.org>

Google Groups

Munjoy Hill Historic district

e w <eenebw@hotmail.com>

Aug 6, 2020 9:53 PM

Posted in group: **Planning Board**

Dear Planning Board Members:

I am writing this comment to affirm my support for a Historic District on Munjoy Hill. As long term ~30 year property owner of two 3 units within the proposed district, I believe it is a win - win deal for landlords/property owners and tenants. I have attended many meetings on the proposed district and am fully aware of the advantages and disadvantages of being in a district. However, in my judgement the advantages far out weigh any disadvantages. The main advantage I see that benefits tenants is the continued ability for landlords to provide affordable rents in terms of what affordable means in Portland. The trend that has occurred on Munjoy Hill in the past few years has been to tear down and rebuild huge expensive Condos. Even if people end up renting these condos out, the monthly rents on these are massive and well beyond any rent that would have been paid by tenants in the building that stood in its place previously. This trend tears down community spirit and well being of most Munjoy Hill residents. I also believe it is important as a society to maintain a certain level of historical architecture in a community so it does not turn into a glass and metal jungle like so many cities and towns across the country. I realize, there are many people that believe old buildings should be replaced vs. preserved but if we don't work as a community to preserve our heritage it will soon be gone. I also believe tourists flock to Portland and Munjoy hill because they like the look and feel of a Historic Area.

In the last few months it is apparent there is a lot of instability in many aspects of our day to day lives. I believe small things like designating parts of Munjoy Hill as a Historic area is a good step in healing the community vs. creating more division by allowing the old buildings to be torn down only for the profit of a few developers, real estate agents and other like minded individuals promoting the redevelopment of Munjoy Hill.

Thanks

Enoch Wenstrom

88 and 83 Beckett St

Google Groups

Munjoy Hill Historic District!

Francesca <cesca.gs@gmail.com>

Aug 5, 2020 3:59 PM

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

Dear Members of the Planning Board,

Although time has elapsed since you last considered making Munjoy Hill an Historic District, for those of us who think it's a great idea whose time has come and worked hard to make it happen, our enthusiastic support for the designation has not waned.

Portland is a city full of historic charm - and many long time residents as well. Preserving the character of Munjoy Hill is imperative to sustaining and celebrating Portland's long-time sense of place and attracting visitors from all over the world who appreciate it's historic nature.

Likewise, by preserving this working class neighborhood, and it's affordable housing which has always been available to residents, the Planning Board can make a statement about the importance of sustaining affordable housing on the "Peninsula" and having it be an inherent part of our community.

I encourage each of you to take this "historic" action and vote in favor of the Munjoy Hill Historic District.

Thank you!

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

Re: Munjoy Hill

me <jmy@portlandmaine.gov>

Jul 17, 2020 8:06 AM

Posted in group: **Planning Board**

Hello,

Thanks for your email. We appreciate the time you have taken to offer your thoughts, and will include your comments in the materials and as part of the public record.

If you have any questions, please contact our office.

Jennifer Munson, Office Manager

jmy@portlandmaine.gov | (207) 874-8719 | Fax (207) 756-8258

City of Portland, Department of Planning and Urban Development

[389 Congress St., 4th Floor, Portland, ME 04101](#)

On Thursday, July 16, 2020 at 9:42:20 AM UTC-4, Fraser Nelson wrote:

Dear members of the Planning Board,

My mother and father Norm and Sally Nelson retired to Munjoy Hill and spent the last years of their lives reveling in all the pleasures of the neighborhood - the restaurants and shops, the theater, and the houses that make this place so unique. They enjoyed walking from their home at 38 Eastern Prom, and my Dad even has a tree planted in his honor at the park he loved so much.

My dad served on the board of Portland Landmarks and I continue to appreciate their work all the way from Utah. Please add this western voice to those that are asking the Planning Board to heed the advice of this exceptional agency and the residents of this very special place.

Though my parents are now both gone, Munjoy Hill is a place of wonderful memories. We'd love it to be preserved for generations to enjoy the way they did.

Most sincerely,

Fraser Nelson

230 East Broadway #709

Salt Lake City, Utah 84111

Google Groups

Munjoy Hill Historic District

George Carhart <gscarhart@gmail.com>

Aug 6, 2020 7:24 PM

Posted in group: **Planning Board**

Dear Planning Board,

My wife and I are 24 year residents of Munjoy Hill and have owned our 1849 house on Lafayette St. for twenty one years. We strongly support the proposed Munjoy Hill Historic District and six landmarks with NO changes or modifications to what the Historic Preservation Board nominated previously on 11/20/2019. The Historic Preservation Board and Historic Preservation Office have done their due diligence in laying out the argument for the proposed Historic District. They have clearly shown at the multiple and extended Planning Board reviews of the proposed Historic District, that it meets the required benchmarks for nomination. We therefore ask that you, without further delay, pass the proposal along to the City Council with your full support.

With Best Regards

Dr. George Carhart and Uschi Carhart.

--

Dr. George S. Carhart, Ph.D
Historian of Cartography
and Early Modern Europe
Antiquarian Map Consultant
Historic Research Consultant

7 Lafayette Street
Portland
ME, 04101
USA
(207) 766-1517

Google Groups

PUBLIC COMMENT: Say No to Exclusion; Say No to Historic Preservation as Pretext for Exclusion

George Rheault <george.rheault@gmail.com>

Aug 7, 2020 12:00 PM

Posted in group: **Planning Board**

Just say no to the Munjoy Hill Historic District.

It is amazing that the Planning Board has dragged its feet for months on finishing the public hearing and vote that began on the evening of March 10, 2020.

Many projects that had not even made it on a planning board agenda pre-pandemic have already been expedited by Team Jennings and approved by this planning board, but the subject of the proposed Munjoy Hill Historic District sat untouched so the City Council could avoid having to deal with it for as long as possible.

We all know that historic districting as practiced in the United States is a mere pretext for NIMBY exclusion to artificially elevate property values thereby worsening housing insecurity and structural inequality.

This abuse of history is made even worse in this episode because those arguing for it (mostly white people aged 55+) have attempted to justify the urgency of the historic designation using the light presence of African American Portlanders in Munjoy Hill's past.

This, despite the fact that no attempt was made to meaningfully contextualize this African-American history (including telling the full and honest story post-1920 including even mentioning the Munjoy South urban renewal project and other more recent governmental interventions meant to gentrify and flush the area of low-income inhabitants including its few historical pockets of BIPOC).

This, despite ZERO acknowledgement that the BENEFITS of this historic district will NOT accrue to BIPOC and will indeed ensure that BIPOC as a group (and low-income people of any heritage) will almost certainly be denied occupancy in the district long into the future if the Planning Board or City Council endorses any part of the district's proposed boundaries.

Watching the Planning Board members bob and weave during the winter, trying to rationalize how the proposed district is sound policy while avoiding its true purposes (protecting the investments of affluent incumbent property-owners and guaranteeing them an even greater windfall into the future) is now its own historical record on which they will be judged, both by history, and if there is true justice, perhaps in a civil courtroom as well. The Planning Board at a minimum should put the burden of the politics squarely on the shoulders of the City Council and admit the district does nothing to preserve Portland's history (unless amnesia is the goal) and vote against it as bad planning policy that actively harms any progress on denser housing development (a requirement for effective economic development and the fight against worsening climate change). At least this way the Planning Board can retain its integrity and hold their heads high no matter what the City Council ultimately does.

As a final note, while I have largely refused to do the work that the planning staff and the Planning Board SHOULD have done in analyzing the policy implications and underlying justifications of the proposed Munjoy Hill historic district, I saw a news article this week involving Sausalito, CA that is really perfect even though it is not precisely on-topic. I attach it here to include it with the public comment above.

Everyone who is honest knows that Portland's whole "working waterfront" debate is also a pretext for NIMBY anti-development politics just like historic preservation is a pretext for NIMBY anti-development politics.

While Sausalito is much smaller population-wise than Portland, it was one of the inspirations for Portland's waterfront exclusionary efforts (one where the highest paid municipal employee in the state of Maine, Jon Jennings, can easily afford to rent a Chandler's Wharf condo to gain the Portland residency required by his contract, while low-income Portlanders have been PROHIBITED BY ZONING LAW since the late 1980s from ever getting the same opportunity to live waterside). What is encouraging in Sausalito is that some members of

that community are admitting the obvious pretexts behind their land-use policies and trying to ensure more equitable outcomes (and isn't this all about good outcomes versus mere empty rhetoric?) even if it risks upsetting the white economic privilege many Sausalito incumbent property-owners currently enjoy in their exclusionary enclave created through explicit government action.

The big question right now is whether anyone among Portland's elite political class has the courage to follow in the footsteps of Sausalito...

Sausalito confronts historic inequities

City reconsiders strict zoning rules to make way for affordable housing

By J.K. Dineen



Photos by McArdle Hankin / The Chronicle

Floating homes under construction in Sausalito, where officials are weighing new housing proposals.

For 32 years, Sausalito has protected its scrappy industrial waterfront, banning both housing and offices in the 225-acre Marinship district, which stretches for about a mile north of downtown.

And, for the most part, it's worked. Instead of expensive

condos and trinket-filled tourist shops, Marinship remains a place where vessels are hauled out and repaired, houseboats built, sails sewn and outboard motors tuned up. Hundreds of maritime workers and artists live and toil on the water, a world apart from the glass towers visible across the bay.

But with the Black Lives Matter movement forcing cities to confront historic racial, social and economic inequality, Sausalito officials are debating



Brenda Berg (right) and her family, property owners in the Marinship district, would like the area to convert some land to senior housing.

whether some land in Marinship might be appropriate for low-income or senior housing. In July, during a contentious, eight-hour meeting that focused on both

racial justice and a new, 20-year general plan — a state-mandated document meant to guide development — the City Council voted 4-1 to erase language that barred land-based housing there.

At the meeting, Vice Mayor Ray Withy said: “We cannot hope to increase diversity in Sausalito if you don’t increase the diversity of available housing for a multitude of income levels.”

Mayor Susan Cleveland-Knowles agreed, saying, “We are an overwhelmingly white

community” and that opening select sites to housing “is the only way we can increase diversity in our town.”

The conflict between preserving light industry and meeting the need for housing has played out across the Bay Area, from San Francisco’s central waterfront to West Oakland to South San Francisco. Supporters of zoning restrictions say prohibiting residential and office development preserves often well-paying bluecollar jobs and ensures a diverse economic base. Housing advocates say opposition to residential development will continue to drive up prices and force thousands of workers to relocate.

On the website of the Sausalito Working Waterfront Coalition, which advocates for “those whose livelihoods are linked to the Marinship,” Bob Silvestri lashed out at consultants working on the general plan, saying the vision laid out “a predictable, banal, soulless celebration of consumerism, bereft of character or sense of place.”

Coalition members say current Marinship protections are not just about preserving the city’s maritime legacy but about supporting its economic future. The area has a strong base of manufacturers, something that became apparent during the early days of the coronavirus pandemic when two Marinship companies — Universal Sonar Mount and Starbuck Canvas Works — collaborated to quickly manufacture 1,300 plastic face shields that were donated to first responders.

Possible candidates for housing around Marinship

In a June memo, the Sausalito Community Development Department identified places in and near the Marinship district where housing could possibly be added. The department is not recommending that any of them be developed for housing, and none of the property owners have formally submitted applications to develop their parcels.



To Planning Commissioner Janelle Kellman, the collaboration showed that the Marinship is vital as a center of industry and that the city should seek to encourage the growth of those companies rather than replace them with housing.

Marinship, she said, “has a history of contributing to the safety and security of our nation.”

Sausalito resident John DiRe, a retired engineer, said that instead of relaxing the zoning to allow for residential development, the city should expand the district’s light industrial space, which generates about 41% of the city’s business taxes. He said the new general plan should seek to convert some of the office space allowed in the 1970s and ’80s to arts and light industry.

“People in the Marinship are welcoming of change if that change is reducing office uses,” he said. “What is going on down here is so special, up and down the Marinship. The working waterfront is booming. It has never been busier.”

But the question of who is benefiting from the busy Sausalito waterfront is especially charged, given its history as a jobs center for Black Americans during World War II. More than 2,200 Black workers, mostly transplants from the South, migrated to Marin County during the war, working to pump out 92 cargo ships in about five years. But while Blacks were allowed to work alongside whites in Sausalito, they were barred from buying or renting property there, and instead were housed in Marin City, an unincorporated area a mile northwest of the shipyards.

Today, Marin City remains poor and isolated from Sausalito and the rest of Marin County, economically, geographically and racially. Marin City is 40% Black, 13% Latino and 7% other minority groups, and about 40% white. Its median household income of just under \$43,000 is less than half the county’s median. Sausalito, by contrast, is 92% white and just 1.5% black. Its median household income is \$110,000.

Marin City — physically cut off from Sausalito by Highway 101 — has four major affordable housing complexes, including 300 units at Golden Gate Village, 225 at Ridgeway Apartments and 56 at Ponderosa Estates. Sausalito has just 38 units of affordable senior housing.

Paul Austin, who runs Play Marin — a Marin City nonprofit dedicated to bringing kids of different racial and economic backgrounds together — said that allowing some affordable housing in the Marinship flatlands “would do wonders for the entire ZIP code” by integrating schools and creating housing opportunities for teachers and nurses who can’t currently afford to stay in Marin County.

He said that he welcomes the racial justice discussion Sausalito City Council has embarked on, but that “we have to put the onus back on the residents in Sausalito” to make sure the debate is followed by action.

“If it gets shot down, it would show me that Sausalito is very much a place where people say the right things about diversity and inclusion, but when it comes to their own backyard, it’s a different matter,” Austin said. “If they vote yes, that will show me that they are ready to set a higher standard for justice and equity.”

Pastor Marcus Small, who leads Peoples Inter-Cities Fellowship in Marin City, said many in his congregation have been forced to move to Vallejo, Sacramento or Vacaville because Marin is so expensive. Sausalito homes average \$1.5 million, according to Zillow, and an average two-bedroom apartment rents for \$4,000.

“As American citizens, Black folks should have the right to live wherever, and that includes Sausalito,” Small said. “And that would require some more affordable housing.”

If some housing is allowed in the Marinship, the question of where exactly it would go is sure to be controversial. The city’s traditional hillside neighborhoods are largely built out and the flatlands that stretch along the waterfront represent some of the only large parcels on which new housing could be constructed.

Others point to several office complexes that were built in the 1980s, before the 1988 Marinship plan banned new offices. One of these properties is Marina Office Plaza, an 86,000-square-foot facility. Property owner Brenda Berg would like to explore converting the land to senior housing, a need she discovered firsthand a few years ago when her husband developed Lewy body dementia and had to be placed in an assisted living facility in Santa Rosa.

Sausalito has an unusually large senior population — 37% of residents are over 60 — and replacing an office building with senior housing would not interfere with maritime or arts uses, the Bergs argue.

“Nobody wants to replace the arts or light industry or maritime, nobody is saying, ‘Let’s build a gleaming condo tower 150 feet tall,’ ” said Carlo Berg, who manages the property with his mother. “You can’t have an age-friendly city if you don’t have agefriendly land-use policy and won’t even consider housing.”

Meanwhile, the debate over whether Sausalito will open up some of its flatlands for housing will be decided this fall as the general plan goes before the Planning Commission in September and the City Council in October.

At the July City Council meeting, Mayor Cleveland Knowles acknowledged that it would be a tough political fight.

“I have met a lot of resistance in town and continue to meet a lot of resistance in town to expanding our housing opportunities,” she said.

J.K. Dineen is a San Francisco Chronicle staff writer. Email: jdineen@sfgate.com Twitter: @sfjkdineen

Google Groups

Proposal regarding Munjoy Hill

Grace Braley <gbraley55@gmail.com>

Aug 5, 2020 3:54 PM

Posted in group: **Planning Board**

I moved to Portland nearly twenty years ago, finding it to be a city with many interests, good history, waterfront, varied neighborhoods, diversity.

Also, I have found interesting the varying neighborhoods of Portland, and Munjoy Hill is a particularly interesting asset to the city.

I have noticed the needs and changes since coming. I have felt the needs and concerns for a wider selection of housing opportunities and neighborhood possibilities. I was concerned, and still am, when the number of tear-downs and rebuilds was (and is) going too fast and at considerable price escalation. This has been a trend that limits the diversity and options for people who wish to live and perhaps work in Portland.

Changing it too radically takes away from its quality and therefore does not enhance the city. I made a decision to attend many of the meetings and heard the serious struggles, discussions, workshops of the last couple of years, which brought forth a solution that seems as fair as possible and beneficial to Portland. I went to the Planning Meeting, only to see the vote postponed.

I urge that the vote be to support the agreement that has been worked out because, hopefully, it will retain the positive dynamic of Munjoy Hill, this interesting sector of the city.

Grace Braley

Google Groups

Munjoy Hill Historic District

Herb Adams <hadams@smccme.edu>

Aug 7, 2020 11:36 AM

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

What a difference day makes.

The board's public forum on the Munjoy Hill Historic District back in March was one of the last hearings held in City Hall before the COVID-19 curtain came down.

It seems long ago now -- but was not.

It is also symbolic of why the Munjoy Historic District is so important.

Things can change overnight, and permanently -- there is no going back

The Hill looks solid but is a fragile place that can change overnight. It holds a huge amount of Portland's heritage. It escaped the Great Fire but has seen more development in one decade than in a century.

The time is here for a reasonable, thoughtful historic plan that allows change but preserves the best of what we are. The proposed plan does that and comes at the right moment -- now, just in time.

Change is inevitable -- progress is not. We have to work for progress. The proposed historic district gives us that tool as the Hill changes and our City grows.

Time will not wait for us --- we work with change, or it will just overwhelm us. The proposed historic district works with time, heritage, and the future, all in mind at once.

For the sake of all three things I urge the board to endorse the Munjoy Hill Historic District proposal.

The time will not come again.

Sincerely yours,

Herb Adams

Former State Representative

Google Groups

Munjoy Hill

Jamie Hogan <jamiehogan58@gmail.com>

Aug 5, 2020 12:30 PM

Posted in group: **Planning Board**

Dear Chair Mazer,

I am writing in support of designating Munjoy Hill an Historic District. As a resident of Peaks Island and owner of a house built in 1844, I am well aware of Portland's need to retain and value historic properties. The steady demolition of Portland's history on the hill must STOP. Portland's identity is told in it's historic houses, and those stories must be kept intact. The reuse of antique buildings is environmentally cheaper and wiser, and will only increase in value.

Thank you,

Jamie

Jamie Hogan illustrator

instagram: <https://www.instagram.com/jamiepeaks/>
website: www.jamiehogan.com
email: jamiehogan58@gmail.com
shop: <https://www.etsy.com/shop/Jamiehoganstudio>
blog: <http://www.jamiepeeps.com/>
phone: 207-766-9726

Google Groups

Munjoy Hill Historic District

Jenny Potter Scheu <jpscheu@zwi.net>

Aug 5, 2020 12:19 PM

Posted in group: **Planning Board**

Greetings Planning Board,

I do not see the need for a Munjoy Hill Historic District.

I DO see the need for affordable housing on Munjoy Hill/throughout the city.

Thanks for your work,
JENNY SCHEU

Home address:
29 Waterville Street, #3
Portland ME 04101
Work address:
REDHOUSE ARCHITECTS + STUDIO
61 Pleasant Street, Portland ME 04101

Google Groups

NO on Munjoy Hill Historic Designation

Jeremy Rutkiewicz <jeremyrutkiewicz@gmail.com>

Aug 5, 2020 1:35 PM

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

Dear City of Portland Planning Board,

I am writing to urge you to please, please vote against the Munjoy Hill Historic Designation.

Several years ago, I was lucky enough to be able to purchase the house I was renting - a 920sq foot single family home situated on the back of a 4234sq foot lot. Having rented on Munjoy Hill since I was a teenager, it was a dream for me to be able to stay in the community I love so much.

As my family grew, we began working with a local architect to plan a renovation project that would give us some of the extra space we desired, whilst keeping the charm and character of the house. Despite the irregular lot lines, non-conforming setbacks, and myriad of other issues to troubleshoot (all common on Munjoy Hill), the Planning Board was extremely adept at helping us through this process.

We worked through many design iterations to create something that was comfortable and energy efficient... something that was both classic and contemporary... something that created a dialogue between past and present. Our design preserved the mature trees in front of the house that make our lot unique, and (at less than 2000sq feet overall) was tailored specifically to fit gracefully between our neighbors without overwhelming them or the lot. For context, our small house is surrounded by:

- 4732sq foot home on a 4913sq foot lot
- 2144sq foot home on a 2515sq foot lot
- 3702sq foot home on a 2847sq foot lot
- 3455sq foot home on a 1993sq foot lot

Our design did not even come close to any of these land-to-building ratios! And yet, in the last year, it has become clear that, unlike Planning, the Historic Preservation Board is ill-equipped to deal with the unique situations that ours and so many other eclectic Munjoy Hill properties face. The Historic Preservation Board is so focused on the front-facing facade, it seemed they would be more satisfied with us moving the entire house to the front of the lot and doing "whatever we want" behind the house - regardless of the enormous financial implications, or the fact that this would destroy the unique relationship between buildings that we and our neighbors have all enjoyed.

Moreover, the methods and standards of the Historic Preservation Board have made it extremely difficult to work with contractors. Many are reluctant to even consider a project when it is bound by the Historic Preservation rules - especially while we are in some sort of bureaucratic limbo between when HP enacted the district, and City Council votes to confirm it. Despite having purchased my home long before these rules were ever in place, it appears we are likely to lose a massive amount of architectural and engineering work that we patiently and carefully crafted over several years. Given the way the market has gone, it is extremely unlikely we could ever find another property on Munjoy Hill within our budget and we have essentially been forced to start looking in other communities. This is heartbreaking, and we have been financially and emotionally blindsided by it.

Planning and Zoning have shown themselves to be capable of flexibly working with homeowners to navigate the many interests of the neighborhood as a whole. Historic Preservation has not. **Now, especially during the time of increased work-from-home, it is crucially important that we and other families are able to make our homes work for us. Please vote against the Munjoy Hill Historic Designation so that people like me, who live and love the Munjoy Hill way of life, are not pushed out.**

Thank you for your service,
Jeremy Rutkiewicz
161 Congress St

Google Groups

Munjoy Hill Historic District

jeremy smith <octahonk@yahoo.com>

Aug 7, 2020 3:29 PM

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

To whom it may concern.

I would like it to be known that I strongly oppose the proposed Munjoy Hill Historic District Overlay.
Thank you for your time.

Jeremy Smith
100 Sheridan St
Portland, ME

Sent from my iPhone

Google Groups

Munjoy Hill Historic District Support

Jill Terranova <jterrart@gmail.com>

Aug 7, 2020 4:47 AM

Posted in group: **Planning Board**

Chair Mazer and Members of the Planning Board:

I live on Munjoy Hill, own properties here, and strongly support the designation of a Historic District for Munjoy Hill which includes the designation of several individual landmark buildings.

Munjoy Hill is a special neighborhood which is reflective of the historical architectural character of the neighborhood. This character needs to be preserved through the designation of the Historic District.

Public support has been strong for the Historic District. Please vote to approve this proposal.

Sincerely,

Jill Terranova

Portland Maine

Google Groups

In support of Munjoy Hill Historic Designation

Jo Israelson <welcomingthestrangerart@gmail.com>

Aug 7, 2020 9:08 AM

Posted in group: **Planning Board**

TO: Chair Mazer and Members of the Planning Board

FR: Jo Israelson
59 Moody St family home for 30+ years
8 Grassy Path, Peaks Island

RE: In Support of the Historic Designation of Munjoy Hill

Once again, I am writing to the Portland Planning Board to support historic designation of an important iconic neighborhood – known as “The Hill” – Munjoy Hill.

I grew up on the Hill: attended public schools, played on the Prom, made life-long friends and learned that it does take a village to raise a child. Our doors were always open to our neighbors. We shared both happy moments as well as sorrows. Our homes contained our family histories – often 3 generations living under one roof – as well as the histories of those that preceded us.

The current trend to demolish and/ or conduct extensive re-design of many of the existing structures does not take into consideration the incongruous nature of those projects. Fort Allen is restored to its original configuration. Yet a few blocks away, a glass faced structure is built without regard to the cultural heritage of the place.

Two years ago, I worked with residents of the City of Portland, Munjoy Hill, Maine Jewish Museum, Peaks Island and other groups to obtain historic designation for House Island. Discovering that it served as a quarantine station and was known at the ‘Ellis Island of the North’ convinced me to coordinate the effort to prevent development of the island and to preserve the existing structures. Further research uncovered the stories of immigrants – one in particular – whose life was saved by the actions of Portland police and others helped by the National Council of Jewish Women.

Although we were successful in our efforts, we were unable to save the quarantine station itself – it had already been demolished. The stories within walls that once contained the lives of immigrants coming to and through Portland – were lost forever.

We could not preserve the India Street corridor where our immigrant relatives walked, shopped and worshipped. The rush to development changed the architectural face of that neighborhood. Once the buildings were removed, there was no opportunity to preserve that cultural heritage.

In 1972 I wrote my first letter to the Editor decrying a plan to develop the Eastern Prom. Fortunately, the plan never materialized. Almost 50 years later, I am once again advocating for preservation of land, structures, and buildings that comprise the cultural history of our city – specifically “the Hill.” Please protect the heritage of this part of Portland for those of us who once lived there and for future residents.

Once something is ‘gone’, it’s gone forever.

Re: Historic District on Munjoy Hill

Joe Walsh <jwalsh@greencleanmaine.com>
To: jmy <jmy@portlandmaine.gov>
Cc: Planning Board <planningboard@portlandmaine.gov>

Mon, Mar 9, 2020 at 5:04 PM

Thank you very much.

On Thu, Mar 5, 2020 at 11:24 AM jmy <jmy@portlandmaine.gov> wrote:
Hello,

Thanks for your email. We appreciate the time you have taken to offer your thoughts, and will include your comments in the materials and as part of the public record.

If you have any questions, please contact our office.

Jennifer Munson, Office Manager
jmy@portlandmaine.gov | (207) 874-8719 | Fax (207) 756-8258

City of Portland, Department of Planning and Urban Development
389 Congress St., 4th Floor, Portland, ME 04101

On Wednesday, March 4, 2020 at 4:54:34 PM UTC-5, Joe Walsh wrote:
To the Board,

I am writing to urge you to make a "no" recommendation on the proposed Historic District for Munjoy Hill.

I was a resident of Munjoy Hill for 7 years. During that time, I watched as larger condo developments went up, and old, dilapidated multi-family housing was replaced with new, modern building stock.

While on one hand I was sad to see the cheap rents disappearing, these were positive changes. As a renter I had lived in several of these old buildings - they are drafty, loaded with lead paint and pose numerous code and safety hazards. Many (most?) of them were never built to stand the test of time - they are old 2-4 unit multiplexes that have reached the end of their serviceable life. It's time for an update.

In replacing these old buildings, we have an opportunity to maximize density, increase safety and build the new housing this city so desperately needs. Designating Munjoy Hill as a historic district will restrict this positive change and put further regulatory burden on property owners and developers, increasing the cost of housing even more.

If there are any changes to be made on the hill, it should be to *increase density*, as this is already a walkable neighborhood and density can be increased with minimal impact on vehicle traffic.

Regarding affordability - there is a major affordability problem in our city, and while all this new building stock isn't cheap (for renters or buyers), creating a historic district will only exacerbate the issue, and limit the City's options when looking to find creative ways to reduce cost. As a city, we have to find a way to create housing that can be made affordable for the working class and working artists - otherwise we risk becoming a shell of a city - inhabited only by the wealthy with second homes or those in subsidized housing.

That would be a tragedy, as Portland has such a unique sense of place - in large part because it's a real living small city, where a wide range of people can live *and work*. A rarity in America, and I would argue a bigger draw for many than low taxes or a favorable regulatory environment, myself included. I started a business here precisely for this reason.

Please, allow Munjoy Hill to grow with the city, and allow property owners to do as they see fit to find the highest and best use of their property, while leaving the most options open for density and redevelopment.

Thank you for your consideration,

--

Joe Walsh
Founder & CEO

Green Clean Maine
[583 Warren Ave.](#)
[Portland, ME 04103](#)

Ph: [\(207\) 221-6600](#)

www.greencleanmaine.com

facebook.com/greencleanmaine

instagram.com/greencleanmaine

Please consider the environment before printing this email

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

--
Joe Walsh
Founder & CEO

Green Clean Maine
[583 Warren Ave.](#)
[Portland, ME 04103](#)

Ph: [\(207\) 221-6600](#)

www.greencleanmaine.com

facebook.com/greencleanmaine

instagram.com/greencleanmaine

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Re: Munjoy Hill Historic District

1 message

John Johnstone <johnstoneguitar@gmail.com>

Fri, Jul 17, 2020 at 8:32 AM

To: jmy <jmy@portlandmaine.gov>

You're welcome!

On Fri, Jul 17, 2020, 8:07 AM jmy <jmy@portlandmaine.gov> wrote:

Hello,

Thanks for your email. We appreciate the time you have taken to offer your thoughts, and will include your comments in the materials and as part of the public record.

If you have any questions, please contact our office.

Jennifer Munson, Office Manager
jmy@portlandmaine.gov | (207) 874-8719 | Fax (207) 756-8258

City of Portland, Department of Planning and Urban Development
389 Congress St., 4th Floor, Portland, ME 04101

On Thursday, July 16, 2020 at 1:41:06 PM UTC-4, John Johnstone wrote:

To whom it may concern,

Portland has many diverse districts and all of them are significant in their own way however the uniqueness of Munjoy Hill cannot be denied. As a resident of Portland for 40 years after moving down from Camden to go to USM I was struck by the beauty, originality and variety that the Hill had to offer. There were a myriad of house styles on the Hill that just made it fascinating to walk there, not to mention the ocean views that popped up around every corner. There was a common refrain years ago that you heard if you were a student, artist, musician or working class person: "if you don't have much money move to the Hill" and so I moved there. Ironically these people who were low on the economic ladder, myself included, helped preserve this neighborhood. They simply wanted to live in a beautiful and affordable neighborhood without any desire to destroy or alter its character.

Of course nothing like the Hill lasts forever. Developers are like heat seeking missiles, always trying to figure out where artists and musicians and original types are moving to so they can buy everything up, tear it down, build an ugly metal box with garage doors on the street and no front yard and then convince everyone this is the new hip look that everyone from away is looking for and must have to be in the new cool and hip Portland. Yes, this tactic has worked in every city in America and has usually been supported by the city in the name of economic development and urban renewal. Basically get the poor and working class out and bring the money in.

Occasionally, to the dismay and surprise of the city, the residents stand up and say they've had enough. They don't want the history and soul of their neighborhood erased by greedy developers for homes for seasonal visitors and others that have no love of their wonderful and quirky neighborhood. Most of the residents of the Hill have had enough and say no more! This began the movement to make Munjoy Hill a Historic District.

I fully support turning Munjoy Hill into a Historic District and hope that the city of Portland will make it become a reality. I lived for 20 years on Park Street, a very obvious Historic District but I believe that the Hill with its mixture of Victorian homes side by side with simple cottages and a little further down a ramshackle mix and match home all exist in a harmony that is unique not just to Portland but to every city in America. Please preserve the heart and soul of Portland and say no to the developers who don't care about the community and yes to Portlanders.

Thank you and I hope Portland does the right thing!
John

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Google Groups

Munjoy Hill Historic District

John Whitehouse <jtwh888@gmail.com>

Aug 7, 2020 3:34 PM

Posted in group: **Planning Board**

Dear Planning Board Members,

It pains me to see that Private sector tax dollars are still being used to support Deb Andrew's crusade to turn a swath of Munjoy Hill into a historic district during this unprecedented pandemic. Is the Public sector so insulated in their bubble of security that the rest of us do not matter? This proposal will handcuff property owners with ANOTHER level of bureaucracy when it comes to renovating, improving and adding more space for tenants during the worst economic times since the Great Depression. This on the heels of a talked about substantial tax increase for Munjoy Hill!? Tenants will be levied with higher rents to offset the tax increase, and since this proposal will effectively halt any development or renovations, the rents will surpass affordability for everyone. Munjoy Hill could soon be all Condos.

In addition to the terrible timing, the proposal is terribly written! There is a 90 year block of history for Deb and company to subjectively deny projects or stretch out for months and extract more and more fees with. Given the substantial loss of revenue to the City during this pandemic, this is what you spend money on? Portland must have deep tax revenue coiffers.

Is Deb Andrews trying to maintain her job security? As the Planning Board highlighted during one of the workshops, this concern for change and loss of character to the neighborhood is unfounded and is not shown in the facts. Building permits have been dwindling in the neighborhood. What was the count last year, 8? Her proposal was so desperate for examples she had to go back to the late 1980s in completely different areas of Portland to even hint at making her case. This is a permanent designation that will affect this neighborhood for years to come, and for owners like myself who are decades away from retirement it is just unfair. At least consider re-writing her proposal to a less ridiculously broad level, or better yet stop it. It is not the time to make these hard times harder on tenants or taxpayers. It is time for the Public Sector to care about the Private Sector.

Thank you,
John W.

Google Groups

Munjoy Hill Local Historic District.

Jon Hall <cbbhall@maine.rr.com>

Aug 5, 2020 10:09 AM

Posted in group: **Planning Board**

To: Portland Planning Board.

Re. Munjoy Hill Local Historic District

I am writing this letter in support of the proposed Historic District. As a longtime Portland resident, having grown up here, and having returned here to live in 1979, I am strongly in support of Portland's Historic Districts, not for preventing change, but for controlling change. I'm afraid that all too often new projects are pushed in the interest of profit, and not in the interest in the livability and attractiveness of our cityscape and cherished neighborhoods. I do hope that the Board will consider Portland's best interests as an attractive city with a long history and a lot to offer.

Jon F. Hall

44 Belfield Street

August 7, 2020

Chair Mazer and Members of the Planning Commission:

I am writing this letter in support of designating Munjoy Hill a historical district.

I was born and raised on the “Hill” in the 1950’s through 1960’s. Although I no longer live in Maine, I return often to Portland and always visit Munjoy Hill. I consider the “Hill” my home. It is to me the very essence of what “neighborhood” means.

As anyone who’s moved a few times recognizes all neighborhoods are not equal. Munjoy Hill is unique in that it supported and continues to support characteristics found in great neighborhoods. With the help and dedication of the Munjoy Hill Neighborhood Organization, there is a pride in ownership on the “Hill” whether owners or residents that is obvious to those of us who return to visit. Homes are maintained and demonstrate true caring of the historical roots of the “Hill” in design and renovation. Neighbors participate to connect and create local groups that bring the residents together for the betterment of the area. There is something about an area with history that makes it very desirable. New developments are wonderful, however; the value of a great neighborhood is stability with longtime residents and community support which helps encourage safety and low crime rates.

Another great aspect of a neighborhood is walkability. Being able to leave the car keys at home and walk to markets, shopping, restaurants and the Promenade creates a deeper connection to the neighborhood.

The “Hill” gives me a sense of my history and the history made by my great grandparents and grandparents who lived on the “Hill” too. Friends, relatives, uniquely designed houses with people sitting on their stoops give this area much more than historical value. It is a true neighborhood.

Please protect the “Hill” and its history.

Thank you. Judith Perry (former resident of 123 Congress St.)

Google Groups

Munjoy Hill Historic District

Judith Tierney <judy.tierney@gmail.com>

Aug 6, 2020 2:22 PM

Posted in group: **Planning Board**

Dear Planning Board members,

I am a long time resident of Munjoy Hill. I support the proposed Munjoy Hill Historic District and six landmarks with NO changes or modifications to what the Historic Preservation Board nominated back in 11/20/2019.

Thank you,
Judith Tierney



13 March 2020

Chair Mazer and Members of the Planning Board:

Greater Portland Landmarks strongly supports the proposed Munjoy Hill Historic District. It meets the minimum criteria for designation in Division 3 of the historic preservation ordinance and is consistent with Portland's comprehensive plan, which supports historic preservation as an integral part of the city's planning strategy.

- The proposed Munjoy Hill Historic District meets the historic preservation ordinance's minimum criteria for designation as set forth in Sec. 14-610 (a) (1) and (b), as well as the integrity criterion in Sec. 14-611 for its value as a significant example of the cultural, historic, & architectural aspect of the heritage of the City of Portland.
 - o "The neighborhood's dense development pattern, shared building characteristics, and history as a working-class neighborhood for generations of maritime workers and immigrant families unifies much of the neighborhood and gives it its own identifiable visual character."
(12/3/2019 Staff Memo, Attachment 2: Context Statement, Attachment 3: List of Properties with Classifications and the 3/10/2020 district boundary map)
- The designation of the Munjoy Hill Historic District is consistent with the Sustainability, Housing, Economy, & Historic Resources goals of Portland's Plan 2030.
 - o "Stewardship of Portland's historic, cultural, and architectural assets has been an integral part of the City's planning strategy since the Historic Preservation program began in 1990, ...and is supported throughout the document."
(2/7/2020 Staff Memo, Attachment 2: Comp plan analysis)

More than 200 residents, property owners and supporters offered support for the historic district in oral and written testimony, demonstrating overwhelmingly that:

- Munjoy Hill has a strong visual character that defines the neighborhood.
- The stories of its current residents, a number of whose families have connections to past generations of residents on the Hill, illustrate how the physical fabric of this proposed historic district embodies a unique sense of place that is invaluable to Portland's citizens and visitors.
- Professionals in the fields of history, planning, preservation, and architecture have reinforced the documented findings of the staff and Historic Preservation Board members that the proposed historic district meets the criteria for significance and integrity contained in the City's ordinance.
- The value and benefit of historic preservation is central to achieving the multi-faceted vision in *Portland's Plan 2030* because it is integral to the City's economic development strategy, sustainability goals, and affordable housing goals. Designation of the Munjoy Hill Historic District will materially advance achieving these goals.

The Hill's visual character is defined by its streetscapes and the collection of buildings more than by individual buildings. Individual local landmarks are not an appropriate substitute for a district. Local landmarks are not equivalent to individual buildings listed on the National Register of Historic Places and could not be certified by the city for historic tax credits.

We strongly urge members of the Planning Board to recommend to the City Council that the proposed Munjoy Hill Historic District be designated a local historic district subject to the provisions of Article IX of the Land Use Code.

Thank you for considering our views,

Julie Larry
Director of Advocacy



Greater Portland Landmarks
93 High Street, Portland, ME

Google Groups

Munjoy Hill Historic District

Julius Ciembroniewicz <jciem@gmail.com>

Aug 5, 2020 10:00 AM

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

City of Portland Planning Board:

I'm writing with regards to the Munjoy Hill Historic District. I support the Historic District. A large majority of my fellow MH residents and neighbors also support the historic district.

I am not opposed to development in our City, of which I've lived for 25 years. However, I am opposed to irresponsible development, which in the last five years the City has allowed to occur unchecked on Munjoy Hill. Some of the new construction projects have threatened the integrity of our historic neighborhoods. Without a historic district, new construction for these types of new projects will continue.

My 100 year old building on MH, which has 8 large condominium units, is similar in size to some of the newly constructed buildings on MH. However, currently the City's only requirement for new construction projects is that they host two units. So, technically, much of the new construction in the historic district is resulting in less available housing. Is this the planning we want in our overcrowded peninsula?

If the City allows development to continue to go unchecked in our historic neighborhoods, the historic integrity of our neighborhoods will soon be gone forever. There will be no way to turn back the clock. Accordingly, I respectfully ask that you vote in favor of the Munjoy Hill Historic District.

Thank you for your attention to this issue.
Julius

Julius Ciembroniewicz
55 Morning Street

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

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

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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

Google Groups

For 8/11/2020 -Planning Board Hearing: Please Vote YES for Proposed Munjoy Historic District & 6 Landmarks

Karen Snyder <karsny@yahoo.com>

Aug 4, 2020 11:30 AM

Posted in group: **Planning Board**

Dear Portland Planning Board Members,

I support the proposed Munjoy Hill Historic District and the 6 Landmarks and I am in the proposed Historic District.

It has been 5 long months since the Planning Board was to actually vote on the proposed Munjoy Hill historic back on 3/10/2020.

A lot has changed in this world but some things are still clear and more important than ever.

- 1) Because of COVID-19 virus pandemic, it should show the Planning Board it is important to stabilize a neighborhood and that is what Historic Districts do.
- 2) Because of the developer speculation that is still rampant on Munjoy Hill, the average rents for studio, 1 BR, and 2 BR are actually higher on Munjoy Hill which is not in a Historic District vs. West End which is in a Historic District. We need to stabilize rents for long term residents and that is what Historic Districts do.
- 3) In the previous 4 meetings (1 Historic Preservation Board and 3 Planning Board workshops) that were previously held on the proposed Munjoy Hill Historic District, **around 80% of Munjoy Hill residents were and are consistently in support of the proposed Munjoy Hill Historic District and the 6 landmarks.**

Please review the evidence illustrated in below chart and I have also attached the detail for you to review.

Item Summary From The Past 4 Meetings/Workshops Held that Show Majority of Portland Supports the Proposed Munjoy Hill Historic District & 6 Landmarks												
As of: Tuesday 3/10/2020 at 4:47pm		Email Sent to HPB or Planning Board					Public Comment at Meeting/Workshop					
#		HD Yes	HD Yes %	HD No	HD No%	Total	HD Yes	HD Yes%	HD No	HD No%	Total	Comments:
1)	Portland, ME Meeting/Works Shop Held						14	93.3%	1	6.7%	15	
	Historic Preservation Board Nomination - 11/20/2019	32	72.7%	12	27.3%	44						
	-If A Munjoy Hill Resident (Unique Person)	20	71.4%	8	28.6%	28						
	-If In the Proposed Munjoy Hill Historic District (Unique)	20	76.9%	6	23.1%	26						
2)	Planning Board Workshop #1 - 12/10/2019	99	76.7%	30	23.3%	129	23	74.2%	8	25.8%	31	
	-If A Munjoy Hill Resident (Unique Person)	62	79.5%	16	20.5%	78						
	-If In the Proposed Munjoy Hill Historic District (Unique)	48	78.7%	13	21.3%	61						
3)	Planning Board Workshop #2 - 2/11/2020	42	72.4%	16	27.6%	58	19	70.4%	8	29.6%	27	
	-If A Munjoy Hill Resident (Unique Person)	30	75.0%	10	25.0%	40						
	-If In the Proposed Munjoy Hill Historic District (Unique)	19	79.2%	5	20.8%	24						
4)	Planning Board Hearing - 3/10/2020 downloaded 3/10 4:14p	80	78.4%	22	21.6%	102	41	80.4%	10	19.6%	51	
	-If A Munjoy Hill Resident (Unique Person)	67	87.0%	10	13.0%	77						
	-If In the Proposed Munjoy Hill Historic District (Unique)	50	86.2%	8	13.8%	58						
OVERALL TOTALS: Total All Emails Sent		221	76.5%	68	23.5%	289	97	78.2%	27	21.8%	124	
	-If A Munjoy Hill Resident (Unique Person)	159	85.9%	26	14.1%	185						
	-If In the Proposed Munjoy Hill Historic District (Unique)	117	81.8%	26	18.2%	143						
Sources:												
HPB Nomination- 11/20/2019		https://portlandme.civiclerk.com/Web/Player.aspx?id=533&key=1&mod=1&mk=1&nov=0										
PB Workshop-12/10/2019		https://portlandme.civiclerk.com/Web/Player.aspx?id=571&key=1&mod=1&mk=1&nov=0										
PB Workshop-02/11/2020		https://portlandme.civiclerk.com/Web/Player.aspx?id=1207&key=1&mod=1&mk=1&nov=0										
PB Workshop-03/10/2020		https://portlandme.civiclerk.com/Web/Player.aspx?id=1219&key=1&mod=1&mk=1&nov=0										

- 4) Munjoy Hill can preserve more affordable housing if designated in a Historic District because right now more affordable housing is being removed and not being replaced because of our neighborhood is NOT in a Historic District.

- 5) If Munjoy Hill goes into Historic District, there is a greater chance that affordable housing will be created or maintained due to the Historic Tax Credits.
- 6) Historic Districts protects property owner's residence from insensitive developments such as the luxury cubed condos.
- 7) Historic Districts are better for the environment since the carbon emissions is 10x greater demolishing than renovating.
- 8) Historic Districts gives neighborhood's voices rather than behind closed door deals and ignoring public comments.

In conclusion, there is no reason for the Portland Planning Board members to vote against the proposed Munjoy Hill Historic District and the 6 landmarks based on above bullet points. All your questions raised to the Planning Dept Historic Preservation Department in the previous 3 Planning Board workshops were answered that ultimately favored Historic Districts for various reasons.

It is finally time now for the Planning Board to vote in support for the proposed Munjoy Hill Historic District and the 6 landmarks. In the time of Covid-19 pandemic and racism awakening, Munjoy Hill Historic District would be to not only stabilize our community but also to maintain long term immigrant/working class/middle class tenants before they are entirely pushed out and replaced with seasonal visitors in large cubed luxury condos. It would also preserve the houses where the immigrants/minorities/poor and working class Mainers use to live and some still do on Munjoy Hill. Munjoy Hill use to be a United Nations on the hill. It is important to save that story but also to save and/or create affordable housing for the people that can't afford these seasonal luxury condos. This conflict on Munjoy Hill now may not be about specifically about racism since we are the only high density residential zone district but it is about classism which is about the poor/immigrant/working class/middle class versus the wealthy.

As such, I urge you to vote in support for the proposed Munjoy Hill Historic District and 6 landmarks at the 8/11/2020 Planning Board Hearing.

Regards,

Karen Snyder,

Property Owner providing affordable housing on Munjoy Hill

72 Waterville St

Attachment: PublicCommentSummary2PBFinalVoteMHHD_20200811.xls

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1)	Historic Preservation Board Nomination - 11/20/2019	32	72.7%	12	27.3%	44	14	93.3%	1	6.7%	15		
	-If A Munjoy Hill Resident (Unique Person)	20	71.4%	8	28.6%	28							
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	-If In the Proposed Munjoy Hill Historic District (Unique)	117	81.8%	26	18.2%	143							

Itemized Detail Of All the People Who Emailed or Public Comment in the Last 4 Workshops/Meetings regarding the Proposed Munjoy Hill Historic District & 6 Landmarks

Meeting Date on Proposed Munjoy Hill Historic District	#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident	In Proposed HD?	Comment	#	Public Comment At Meeting	HD Yes	HD No	Address	Munjoy Hill Resident?	In Proposed HD?
HPB Nomination- 11/20/2019	PC 1	Barbara Vestal	X		7-9 Fore St., 14-16 North St, 101 Congress	X	X	Petition signatures to nominate. 21 signatures representing 21 properties	PC 1	Tom Abbott		X	21 Sheridan St.	X	X
HPB Nomination- 11/20/2019	PC2	Johanna Henry		X	50 St. Lawrence St.	X	X		PC 3	Gail Rengel	X		34 Lafayette St.	X	
HPB Nomination- 11/20/2019	PC 3	Carol Conner	X		12 Montreal St.	X	X	Individual Landmark Request	PC 4	Sive Nelson	X		29 Emerson St.	X	
HPB Nomination- 11/20/2019	PC 4	Karen Snyder	X		72 Waterville St.	X	X		PC 5	Wayne Valzania	X		27 Merrill St.	X	
HPB Nomination- 11/20/2019	PC 5	George Rheault		X	East Bayside				PC 6	Peter Murray	X		104 North St.	X	X
HPB Nomination- 11/20/2019	PC 6	George Reiche	X		50 Waterville St.	X	X		PC 7	Karen Snyder	X		72 Waterville St.	X	X
HPB Nomination- 11/20/2019	PC 7	Enoch Wenstrom	X		88 Beckett St.	X	X		PC 8	Paula Agopian	X		91 Monument St.	X	
HPB Nomination- 11/20/2019	PC 8	Berry Manter	X		46 Eastern Promenade	X	X		PC 9	Carol Conner	X		12 Montreal St.	X	X
HPB Nomination- 11/20/2019	PC 9	Mark Googins		X	63 Morning St.	X	X		PC 10	Nini McManamey	X		10 Willis St.	X	X
HPB Nomination- 11/20/2019	PC 9	Mark Googins			39 Morning St.				PC 11	Stacey Mitchell	X		74 Atlantic St.	X	X
HPB Nomination- 11/20/2019	PC 10	Susan Yandell	X		51 Monument St.	X	X	Individual Landmark Request	PC 12	George Carhart	X		7 Lafayette St.	X	X
HPB Nomination- 11/20/2019	PC 11	Christopher Akerlind	X		44 Monument St.	X	X	Individual Landmark Request	PC 13	Pam Days	X		25 Waterville St.	X	X
HPB Nomination- 11/20/2019	PC 12	Joanne Dow	X		28 Waterville St.	X	X	Individual Landmark Request	PC 14	Sally Oldham	X		118 Congress St.	X	
HPB Nomination- 11/20/2019	PC 13	Julius Ciembroniewicz	X		55 Morning St.	X	X		PC 15	Barbara Vestal	X		7-9 Fore St.	X	X
HPB Nomination- 11/20/2019	PC 14	Linsay Steven Mann		X	122 North St.	X	X								
HPB Nomination- 11/20/2019	PC 15	Alexis Santos		X											
HPB Nomination- 11/20/2019	PC 16	George and Ushi Carhart	X		7 Lafayette St.	X	X	Individual Landmark Request							
HPB Nomination- 11/20/2019	PC 17	Carl Henry		X	50 St. Lawrence St.	X	X	Opposition petition signatures; 25							
HPB Nomination- 11/20/2019	PC 18	Markos Miller		X	17 Atlantic St.	X	X								
HPB Nomination- 11/20/2019	PC 19	Peter and Deb Murray	X		104 North St.	X	X								
HPB Nomination- 11/20/2019	PC 20	Liz Hayes	X		107 North St.	X	X								
HPB Nomination- 11/20/2019	PC 21	Markos Miller		X	17 Atlantic St.	X	X								
HPB Nomination- 11/20/2019	PC 22	Carol Conner	X		12 Montreal St.	X	X								
HPB Nomination- 11/20/2019	PC 23	Berry Manter	X		46 Eastern Promenade	X	X								
HPB Nomination- 11/20/2019	PC 24	Nini McMananmy	X		10 Willis St.	X	X								
HPB Nomination- 11/20/2019	PC 25	Mike Hoover	X		40 Melbourne St.	X	X								
HPB Nomination- 11/20/2019	PC 26	Live Chase/Brent Adler		X	65 St. Lawrence St.	X	X								
HPB Nomination- 11/20/2019	PC 27	Karen Snyder	X		72 Waterville St.	X	X	Petition submitted; 80 signatures							
HPB Nomination- 11/20/2019	PC 28	Nini McMananmy	X		10 Willis St.	X	X	Petition submitted- small petition							
HPB Nomination- 11/20/2019	PC 29	Susan Yandell	X		51 Munjoy St.	X	X								
HPB Nomination- 11/20/2019	PC 30	Adam Frederick	X		75 W. Commercial St.	X	X								
HPB Nomination- 11/20/2019	PC 31	EJ Koch	X		81 Vesper St.	X	X								
HPB Nomination- 11/20/2019	PC 32	Lauren Ashwell		X	8 Emerson St.	X									
HPB Nomination- 11/20/2019	PC 33	Travis Agaman		X	8 Emerson St.	X									
HPB Nomination- 11/20/2019	PC 34	Liz Hayes	X		107 North St.	X	X								
HPB Nomination- 11/20/2019	PC 35	Mart99	X												
HPB Nomination- 11/20/2019	PC 36	Barbara Vestal	X		107 Congress St.	X	X								
HPB Nomination- 11/20/2019	PC 37	Francesca Gallucio-Steele	X		22 Clifford St.										
HPB Nomination- 11/20/2019	PC 38	Julie Larry	X		Greater Portland Landmark										
HPB Nomination- 11/20/2019	PC 39	Rhoda Renschler	X		37 Channel Road, SoPo										
HPB Nomination- 11/20/2019	PC 40	Sally Oldham	X		118 Congress St.	X	X								
HPB Nomination- 11/20/2019	PC 41	Ed Gardner	X		84 Eastern Promenade										
HPB Nomination- 11/20/2019	PC 42	Maggy Wolf	X		28 St. Lawrence St.	X	X								

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2)	Planning Board Workshop #1 - 12/10/2019	99	76.7%	30	23.3%	129	23	74.2%	8	25.8%	31	
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3)	Planning Board Workshop #2 - 2/11/2020	42	72.4%	16	27.6%	58	19	70.4%	8	29.6%	27	
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4)	Planning Board Hearing - 3/10/2020 downloaded 3/10 4:14p	80	78.4%	22	21.6%	102	41	80.4%	10	19.6%	51	
	-If A Munjoy Hill Resident (Unique Person)	67	87.0%	10	13.0%	77						
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	-If A Munjoy Hill Resident (Unique Person)	159	85.9%	26	14.1%	185						
	-If In the Proposed Munjoy Hill Historic District (Unique)	117	81.8%	26	18.2%	143						

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HPB Nomination- 11/20/2019	PC 43	Diane Davison	X		29 & 33 Morning St.	X	x								
PB Workshop-12/10/2019	PC 1	Barbara Vestal	X		7-9 Fore St.	X	X	Petition signatures to nominate.	PC1	Enoch Wenstrom	X		88 Beckett St.	X	X
PB Workshop-12/10/2019	PC 2	Johanna Henry		X	50 St. Lawrence St.	X	X		PC2	Jake Halpert	X		74 Atlantic St.	X	X
PB Workshop-12/10/2019	PC 3	Carol Conner	X		12 Montreal St.	X	X	Individual Landmark Request	PC3	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-12/10/2019	PC 4	Karen Snyder	X		72 Waterville St.	X	X		PC4	Berry Manter	X		46 Eastern Promenade	X	X
PB Workshop-12/10/2019	PC 5	George Rheault		X	East Bayside				PC5	Josh Baston		X	42 Munjoy St.	X	X
PB Workshop-12/10/2019	PC 6	George Reiche	X		50 Waterville St.	X	X		PC6	John Wuestoff	X		11 Morning St.	X	X
PB Workshop-12/10/2019	PC 7	Enoch Wenstrom	X		83 Beckett St.	X	X		PC7	Zack Barowitz		X	Libby Town		
PB Workshop-12/10/2019	PC 8	Berry Manter	X		46 Eastern Promenade	X	X		PC8	Greg Shinberg	X		Outside Portland		
PB Workshop-12/10/2019	PC 9	Mark Googins		X	63 & 39 Morning St.	X	X		PC9	Nini McManamy	X		10 Willis St.	X	X
PB Workshop-12/10/2019	PC 10	Susan Yandell	X		51 Monument St.	X	X	Individual Landmark Request	PC10	Wayne Valzania	X		27 Merrill St.	X	
PB Workshop-12/10/2019	PC 11	Christopher Akerlind	X		44 Monument St.	X	X	Individual Landmark Request	PC11	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-12/10/2019	PC 12	Joanne Dow	X		28 Waterville St.	X	X	Individual Landmark Request	PC12	Ann Manganello		X	84 Quebec St.	X	X
PB Workshop-12/10/2019	PC 13	Julius Ciembroniewicz	X		55 Morning St.	X	X		PC13	John Whitehouse		X	18 North St.	X	X
PB Workshop-12/10/2019	PC 14	Linsay Steven Mann		X	122 North St.	X	X		PC14	Justine Denny	X		56 North St.	X	X
PB Workshop-12/10/2019	PC 15	Alexis Santos		X					PC15	Peter Murray			104 North St.	X	X
PB Workshop-12/10/2019	PC 16	George and Ushi Carhart	X		7 Lafayette St.	X	X	Individual Landmark Request	PC16	Mark Holden	X		37 St. Lawrence St.	X	X
PB Workshop-12/10/2019	PC 17	Carl Henry		X	50 St. Lawrence St.	X	X	Opposition petition signatures; 25 signaturs representing 15 properties	PC17	Erna Koch	X		81 Vesper St.	X	X
PB Workshop-12/10/2019	PC 18	Markos Miller		X	17 Atlantic St.	X	X		PC18	Ned Chester	X		7 Fore St.	X	X
PB Workshop-12/10/2019	PC 19	Peter and Deb Murray	X		104 North St.	X	X		PC19	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-12/10/2019	PC 20	Liz Hayes	X		107 North St.	X	X		PC20	Beth Snyder	X		81 North St.	X	X
PB Workshop-12/10/2019	PC 21	Markos Miller		X	17 Atlantic St.	X	X		PC21	Julie Larry	X		GPL		
PB Workshop-12/10/2019	PC 22	Carol Conner	X		12 Montreal St.	X	X		PC22	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-12/10/2019	PC 23	Berry Manter	X		46 Eastern Promenade	X	X		PC23	Caroly Swartz	X		27 Merrill St.	X	
PB Workshop-12/10/2019	PC 24	Nini McMananmy	X		10 Willis St.	X	X		PC24	Lori Round		X	47 Monument St.	X	
PB Workshop-12/10/2019	PC 25	Mike Hoover	X		40 Melbourne St.	X	X		PC25	Barbara Vestal	X		7 Fore St.	X	X
PB Workshop-12/10/2019	PC 26	Live Chase/Brent Adler		X	65 St. Lawrence St.	X	X		PC26	Pamela Day	X		25 Monument St.	X	X
PB Workshop-12/10/2019	PC 27	Karen Snyder	X		72 Waterville St.	X	X	Petition submitted; 80 signatures representing 60 properties.	PC27	Sue ?	X		122 North St.	X	X
PB Workshop-12/10/2019	PC 28	Nini McMananmy	X		10 Willis St.	X	X	Petition submitted- small petition on Willis St.	PC28	Julie Larry	X		GPL		
PB Workshop-12/10/2019	PC 29	Susan Yandell	X		51 Munjoy St.	X	X		PC29	George Rheult		X	Bayside		
PB Workshop-12/10/2019	PC 30	Adam Frederick	X		75 W. Commercial St.	X	X		PC30	Tim Wells		X	33 Montreal St.	X	X
PB Workshop-12/10/2019	PC 31	EJ Koch	X		81 Vesper St.	X	X		PC31	Oliver Murray	X		55 Montreal St.	X	X
PB Workshop-12/10/2019	PC 32	Lauren Ashwell		X	8 Emerson St.	X			PC32						
PB Workshop-12/10/2019	PC 33	Travis Agaman		X	8 Emerson St.	X			PC33						
PB Workshop-12/10/2019	PC 34	Liz Hayes	X		107 North St.	X	X								
PB Workshop-12/10/2019	PC 35	Mart99	X												
PB Workshop-12/10/2019	PC 36	Barbara Vestal	X		107 Congress St.	X	X								
PB Workshop-12/10/2019	PC 37	Francesca Gallucio-Steele	X		22 Clifford St.										
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PB Workshop-12/10/2019	PC 40	Sally Oldham	X		118 Congress St.	X	X								
PB Workshop-12/10/2019	PC 41	Ed Gardner	X		511 Congress St St.										
PB Workshop-12/10/2019	PC 42	Maggy Wolf	X		28 St. Lawrence St.	X	X								
PB Workshop-12/10/2019	PC 43	Diane Davison	X		29 Morning St St.	X	X								
PB Workshop-12/10/2019	PC 44	Julius Ciembroniewicz	X		55 Morning St St.	X	X	Note: Included in PB packet were previous were from HPB 11/20/2019 meeting. This Starts to address Planning Board for 12/10/2019 workshop.							
PB Workshop-12/10/2019	PC 45	Enoch Wenstrom	X		88 Beckett St.	X	X								
PB Workshop-12/10/2019	PC 46	James Hambley /Jenny Dig	X		61 Monument St.	X	X								
PB Workshop-12/10/2019	PC 47	Wayne Valzania	X		27 Merrill St.	X									
PB Workshop-12/10/2019	PC 48	Marlies Reppenhagan	X		55 Morning Stl, Unit 2-2	X	X								
PB Workshop-12/10/2019	PC 49	Paula Agopian	X		91 Monument St.	X									
PB Workshop-12/10/2019	PC 50	Anita Stewart	X		25 A Forest Ave.										
PB Workshop-12/10/2019	PC 51	Lori Rounds		X	47 Monument St.	X									
PB Workshop-12/10/2019	PC 52	Kate Howe		X	40 Quebec St.	X									
PB Workshop-12/10/2019	PC 53	Berry Manter	X		46 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 54	Carle Henry		X	50 St. Lawrence St.	X	X								
PB Workshop-12/10/2019	PC 55	Carol Conner	X		12 Montreal St.	X	X								
PB Workshop-12/10/2019	PC 56	Joshua Baston		X											
PB Workshop-12/10/2019	PC 57	Nancy/Bob Jordan	X			X		Owns 6 Buildings on Munjoy Hill?							
PB Workshop-12/10/2019	PC 58	Carolyn Swartz	X		27 Merrill St.	X									
PB Workshop-12/10/2019	PC 59	YIMBY		X											
PB Workshop-12/10/2019	PC 60	Erna Koch	X		81 Vesper St.	X	X								
PB Workshop-12/10/2019	PC 61	Vana Carmona	X		105 North St., Unit 1	X	X								
PB Workshop-12/10/2019	PC 62	David Kelly		X	Portland, ME										
PB Workshop-12/10/2019	PC 63	Debrah Yale		X				Broker for Tom Landry							
PB Workshop-12/10/2019	PC 64	Gary Bahlkow	X		42 Lafayette St.	X									
PB Workshop-12/10/2019	PC 65	Jeremy Rutkiewicz		X	161 Congress St.	X	X								
PB Workshop-12/10/2019	PC 66	Lorraine Carrol	X		31 North St.	X	X	30 yr resident							
PB Workshop-12/10/2019	PC 67	Lydia Savage	X		19 Melbourne St.	X									
PB Workshop-12/10/2019	PC 68	William Gemmill	X												
PB Workshop-12/10/2019	PC 69	Bruce Wood	X		Old Port										
PB Workshop-12/10/2019	PC 70	Beth Snyder	X		81 North St.	X	X								
PB Workshop-12/10/2019	PC 71	Stephen Gaal	X		176 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 72	Diane Davison	X		29 Morning St.	X	X								
PB Workshop-12/10/2019	PC 73	Robin Whitten	X		23 St. Lawerence St.	X	X								
PB Workshop-12/10/2019	PC 74	Elizabeth Miller		X	46 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 75	Sara Mills	X												
PB Workshop-12/10/2019	PC 76	Sally Oldham	X		118 Congress St.	X	X								
PB Workshop-12/10/2019	PC 77	Leslie Hart	X		215 Sheridan St.	X									
PB Workshop-12/10/2019	PC 78	Betty Lorber	X		225 Sheridan St.	X									

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PB Workshop-12/10/2019	PC 79	Priscilla Harrison	X					Moved off of Munjoy Hill 6 yrs ago							
PB Workshop-12/10/2019	PC 80	Chris Stewart	X		81 North St.	X	X								
PB Workshop-12/10/2019	PC 81	Susan Gillis		X	48 Congress St.	X	X								
PB Workshop-12/10/2019	PC 82	Carol McCracken		X	Portland, ME			Doesn't live on the Hill.							
PB Workshop-12/10/2019	PC 83	Oliver Murray	X		55 Montreal St.	X	X								
PB Workshop-12/10/2019	PC 84	Patricia Erikson	X					3rd generation Munjoy Hill							
PB Workshop-12/10/2019	PC 85	Ben Poirer	X		Cape Elizabeth										
PB Workshop-12/10/2019	PC 86	Susan Yandell	X		51 Monument St.	X	X								
PB Workshop-12/10/2019	PC 87	Liz Hayes	X		107 North St.	X	X								
PB Workshop-12/10/2019	PC 88	Anne Manganello		X	84 Quebec St.	X	X								
PB Workshop-12/10/2019	PC 89	Jonathan Wylie/Gail Ringel	X		34 Lafayette St.	X	X								
PB Workshop-12/10/2019	PC 90	Martha Emerson	X		340 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 91	KE Smith	X		80 Quebec St.	X	X								
PB Workshop-12/10/2019	PC 92	Ann Casady	X		205 Sheridan St.	X									
PB Workshop-12/10/2019	PC 93	Peter and Deb Murray	X		104 North St.	X	X								
PB Workshop-12/10/2019	PC 94	Abbie McMillen	X		26-28 Vesper St.	X	X								
PB Workshop-12/10/2019	PC 95	Nancy Brian	X		118 Congress St.	X	X								
PB Workshop-12/10/2019	PC 96	Carol J. DeTine	X		144 Vaughn St.	X	X								
PB Workshop-12/10/2019	PC 97	Marianne Pratt	X		224 Sheridan St.	X									
PB Workshop-12/10/2019	PC 98	Hillary Bassett	X		55 Morning St.	X	X								
PB Workshop-12/10/2019	PC 99	Dan Haley		X	140 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 100	Betty and John Wuestoff	X		15 Morning St.	X	X								
PB Workshop-12/10/2019	PC 101	Katy Brewer	X					Grew Up on the Hill							
PB Workshop-12/10/2019	PC 102	Nancy Guimond	X		13 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 103	Greater Portland Landmark	X												
PB Workshop-12/10/2019	PC 104	Tica Douglas	X		11 Munjoy St.	X	X								
PB Workshop-12/10/2019	PC 105	Lori Rounds		X	47 Monument St.	X									
PB Workshop-12/10/2019	PC 106	Mary Casale	X		39 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 107	Enoch Wenstrom	X		88 Beckett St.	X	X								
PB Workshop-12/10/2019	PC 108	Pamela Day	X		25 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 109	Travis Agaman		X	8 Emerson St.	X									
PB Workshop-12/10/2019	PC 110	Andrew Glassberg	X		340 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 111	Jill Nixon	X		118 Congress St.	X	X								
PB Workshop-12/10/2019	PC 112	Rob Whitten	X		188 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 113	Paul Haley		X	62 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 114	Nini McMananmy	X		10 Willis St.	X	X		0						
PB Workshop-12/10/2019	PC 115	Carl Henry		X	50 St. Lawrence St.	X	X								
PB Workshop-12/10/2019	PC 116	Peter Pitegoff			205 Sheridan St.	X		Referring to 128R North/ 126 North							
PB Workshop-12/10/2019	PC 117	Anne Pringle	X		Neal St										
PB Workshop-12/10/2019	PC 118	William Hall	X		Pleasant Ave.			Use to be on Planning Board							
PB Workshop-12/10/2019	PC 119	Gail Ringle	X		34 Lafayette St.	X	X								
PB Workshop-12/10/2019	PC 120	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 121	Markos Miller		X	17 Atlantic St.	X	X								

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	-If A Munjoy Hill Resident (Unique Person)	67	87.0%	10	13.0%	77						
	-If In the Proposed Munjoy Hill Historic District (Unique)	50	86.2%	8	13.8%	58						
	OVERALL TOTALS: Total All Emails Sent	221	76.5%	68	23.5%	289	97	78.2%	27	21.8%	124	
	-If A Munjoy Hill Resident (Unique Person)	159	85.9%	26	14.1%	185						
	-If In the Proposed Munjoy Hill Historic District (Unique)	117	81.8%	26	18.2%	143						

Itemized Detail Of All the People Who Emailed or Public Comment in the Last 4 Workshops/Meetings regarding the Proposed Munjoy Hill Historic District & 6 Landmarks

Meeting Date on Proposed Munjoy Hill Historic District	#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident	In Proposed HD?	Comment	#	Public Comment At Meeting	HD Yes	HD No	Address	Munjoy Hill Resident?	In Proposed HD?
PB Workshop-12/10/2019	PC 122	Peggy Hefferen	X		8 Sherbrook St.	X	X								
PB Workshop-12/10/2019	PC 123	Mike Hammen	X		127 Pleasant St.	X									
PB Workshop-12/10/2019	PC 124	Nancy Machesney	X		213 Sheridan St.	X									
PB Workshop-12/10/2019	PC 125	Stephen Shiffman	X		9 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 126	Wayne Valzania - MHNO	X		MHNO										
PB Workshop-12/10/2019	PC 127	Chuck Kamr	X		55 Morning St.	X									
PB Workshop-12/10/2019	PC 128	Lauren Ashwell		X	8 Emerson St.	X		Downloaded packet on noon 12/10/2019							
PB Workshop-02/11/2020	PC 1	Ann Manganello		X	84 Quebec St.	X	X		PC1	Zack Barowitz		X	Libbytown		
PB Workshop-02/11/2020	PC2	John Whitehouse		X	18 North St.	X	X		PC2	Nathan Z.	X		22 Eastern Promenad	X	X
PB Workshop-02/11/2020	PC 3	Markos Miller		X	17 Atlantic St.	X	X		PC3	David Lloyd	X		29 Waterville St.	X	X
PB Workshop-02/11/2020	PC 4	Sally Oldham	X		118 Congress St.	X			PC4	John Wuestoff	X		11 Morning St.	X	X
PB Workshop-02/11/2020	PC 5	Zack Barowitz		X	Libby Town				PC5	John White		X	18 North St.	X	X
PB Workshop-02/11/2020	PC 6	George Rheault		X	West Bayside				PC6	Vanna Carmona	X		105 North St.	X	X
PB Workshop-02/11/2020	PC 7	David Kelly		X	Portland				PC7	Rob Whitten	X		29 St. Lawrence St.	X	X
PB Workshop-02/11/2020	PC 8	Emily Liebling		X	54 Tyng St.				PC8	Mike Hoover	X		40 Melburne St.	X	X
PB Workshop-02/11/2020	PC 9	Francesa Galluccio-Steele	X		22 Clifford St.				PC9	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-02/11/2020	PC 10	Zack Barowitz		X	Libby Town				PC10	Anne Manganello		X	84 Quebec st.	X	X
PB Workshop-02/11/2020	PC 11	Lauren Ashwell		X	8 Emerson St.	X			PC11	Tica Douglas	X		11 Munjoy St.	X	X
PB Workshop-02/11/2020	PC 12	Lori Rounds		X	47 Monument St.	X			PC12	Sally Oldham	X		118 Congress St.	X	
PB Workshop-02/11/2020	PC 13	Lynn Kuzma		X	10 Emerson St.	X			PC13	Juli Larry	X		GPL		
PB Workshop-02/11/2020	PC 14	Wayne Valzania (MHNO)	X		MHNO				PC14	Nini McManamey	X		10 Willis St.	X	X
PB Workshop-02/11/2020	PC 15	George Carhart	X		7 Lafayette St.	X	X		PC15	Lori Round		X	47 Monument St.	X	
PB Workshop-02/11/2020	PC 16	Wayne Valzania	X		27 Merrill St.	X			PC16	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-02/11/2020	PC 17	Carolyn Swartz	X		27 Merrill St.	X			PC17	Wayne Valzania	X		23 Merrill St.	X	
PB Workshop-02/11/2020	PC 18	Erna Koch	X		81 Vesper St.	X	X		PC18	Enoch Wenstrom	X		88 Beckett St.	X	X
PB Workshop-02/11/2020	PC 19	Linda Tyler	X		52 St. Lawrence St.	X	X		PC19	karen Snyder	X		72 Waterville St.	X	X
PB Workshop-02/11/2020	PC 20	Mark Holden	X		37 St. Lawrence St.	X	X		PC20	Smith - female developer		X	?		
PB Workshop-02/11/2020	PC 21	Michael Englerbert	X		193 Sheridan St.	X			PC21	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-02/11/2020	PC 22	Richard Rollins	X		Hill Boy				PC22	Tim Wells		X	33 Montreal St.	X	
PB Workshop-02/11/2020	PC 23	Mary Morse	X		208 Sheridan St.	X			PC23	George Rheault		X	Bayside		
PB Workshop-02/11/2020	PC 24	Robin Whitten	X		23 St. Lawrence St.	X	X		PC24	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-02/11/2020	PC 25	Heather Sullivan		X	32 Merrill St.	X			PC25	Peter Murray	X		104 North St.	X	X
PB Workshop-02/11/2020	PC 26	Julie Larry			GPL				PC26	Barry Manter	X		46 Eastern Promenad	X	X
PB Workshop-02/11/2020	PC 27	Kevin Schochat	X		215 Sheridan St.	X			PC27	Sive Nelson	X		29 Emerson St.	X	
PB Workshop-02/11/2020	PC 28	Mary Barrett	X		27 Parson St.										
PB Workshop-02/11/2020	PC 29	Nancy Machesney	X		213 Sheridan St.	X									
PB Workshop-02/11/2020	PC 30	Steven Inman	X		81A Vesper St.	X	X								
PB Workshop-02/11/2020	PC 31	Edward Fiske Mooney	X		77 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 32	Susan Yandell	X		51 Monument St.	X	X								
PB Workshop-02/11/2020	PC 33	Sara Auld	X		43 Munjoy St.	X	X								
PB Workshop-02/11/2020	PC 34	Carol Connor	X		12 Montreal St.	X	X								
PB Workshop-02/11/2020	PC 35	Ann Casady	X		213 Sheridan St.	X									
PB Workshop-02/11/2020	PC 36	George Carhart	X		7 Lafayette St.	X	X								
PB Workshop-02/11/2020	PC 37	Lincoln Payne	X		150 Eastern Promenade	X	X								

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2)	Planning Board Workshop #1 - 12/10/2019	99	76.7%	30	23.3%	129	23	74.2%	8	25.8%	31		
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	-If In the Proposed Munjoy Hill Historic District (Unique)	48	78.7%	13	21.3%	61							
3)	Planning Board Workshop #2 - 2/11/2020	42	72.4%	16	27.6%	58	19	70.4%	8	29.6%	27		
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PB Workshop-02/11/2020	PC 38	Travis Agaman		X	8 Emerson St.	X									
PB Workshop-02/11/2020	PC 39	Amy Alward	X		South Portland										
PB Workshop-02/11/2020	PC 40	Elizabeth Peavey	X		Portland										
PB Workshop-02/11/2020	PC 41	Nick Murray		X	40 St. Lawrence St.	X	X								
PB Workshop-02/11/2020	PC 42	James Rohman		X	57 Elmwood St.										
PB Workshop-02/11/2020	PC 43	James Hambley	X		61 Monument St.	X									
PB Workshop-02/11/2020	PC 44	Donna Jones	X		Portland										
PB Workshop-02/11/2020	PC 45	Abbie McMillen	X		26-28 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 46	Anne Pringle	X		Neal St.										
PB Workshop-02/11/2020	PC 47	Daryl Renschler	X		Portland										
PB Workshop-02/11/2020	PC 48	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-02/11/2020	PC 49	Kathleen Bender	X		11 North St.	X	X								
PB Workshop-02/11/2020	PC 50	Marlies Reppenhagen	X		55 Morning St.	X	X								
PB Workshop-02/11/2020	PC 51	Pamela Day	X		25 Waterville St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan	X		13-15 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			17-19 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			91-93 Morning St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			26-30 Eastern Promenade	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			19 Locust St.										
PB Workshop-02/11/2020	PC 53	Carl Henry		X	50 St. Lawrence	X	X								
PB Workshop-02/11/2020	PC 54	Carol J. De Tine	X		144 Vaughn St.										
PB Workshop-02/11/2020	PC 55	Charlton Smith	X		33 Turner St.	X									
PB Workshop-02/11/2020	PC 56	John Watson & Nancy Brai	X		118 Congress St.	X									
PB Workshop-02/11/2020	PC 57	Justine Denney	X		56 North St.	X	X								
PB Workshop-02/11/2020	PC 58	Tom Keating	X		166 Pleasant Ave.										
PB Workshop-03/10/2020	PC59	Abby Harvey	X		17 Waterville St.	X	X		PC1	Jake Halpert	X		74 Atlantic St.	X	X
PB Workshop-03/10/2020	PC60	Anne Manganello		X	84 Quebec St.	X	X		PC2	David Cowie	X		32 North St.	X	X
PB Workshop-03/10/2020	PC61	Anne Manganello		X	84 Quebec St.	X	X		PC3	Gemma Cannon	X		204 Congress St.		
PB Workshop-03/10/2020	PC62	Audrey Puleio	X		27 North St.	X	X		PC4	Pam Plum	X		104 Park St.		
PB Workshop-03/10/2020	PC63	Barbara Brown	X		156 Sheridan St., #2C	X			PC5	Nini McManamy	X		10 Willis St.	X	X
PB Workshop-03/10/2020	PC64	Barti Bourgault	X		49 Waterville St.	X	X		PC6	Saura Shannon		X	59 Moody St.	X	X
PB Workshop-03/10/2020		Barti Bourgault			51 Waterville St.	X	X		PC7	George Rheult		X	West Bayside		
PB Workshop-03/10/2020	PC65	Beth Snyder	X		81 North St.	X	X		PC8	Josh Baston		X	42 North St.	X	X
PB Workshop-03/10/2020	PC66	Bruce Wood	X		607 Chandler's Wharf				PC9	Lauren Ashwell		X	8 Emerson St.	X	
PB Workshop-03/10/2020	PC67	Candace Myers	X		45 Eastern Promenade, Unit B-G	X			PC10	Mark Holden	X		37 St. Lawrence	X	X
PB Workshop-03/10/2020	PC68	Carl Henry		X	50 St. Lawrence	X	X		PC11	Mildred Bachrach		X	211 Brackett St.		
PB Workshop-03/10/2020	PC69	Carol Conner	X		12 Montreal St.	X	X		PC12	Dianne Davison	X		29 Morning St.	X	X
PB Workshop-03/10/2020	PC70	Carol McCracken		X	Portland				PC13	Bill Hall	X		Peaks Island		
PB Workshop-03/10/2020	PC71	Carolyn Swartz	X		27 Merrill St.	X	X		PC14	Michelle Polacsek	X		167 Newbury St., Unit 406		
PB Workshop-03/10/2020	PC72	Christopher Ackerland	X		44 Monument St.	X	X		PC15	Robin Whitten	X		23 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC73	Christopher Stewart	X		81 North St.	X	X		PC16	Sherwin Hamill	X		2 Atlantic St.	X	X
PB Workshop-03/10/2020	PC74	Claudia Diller	X		Munjoy Hill?	X			PC17	Stacy Mitchell	X		74 Atlantic St.	X	X
PB Workshop-03/10/2020	PC75	Cynthia Schmidt	X		21 Sheridan St, #1	X	X		PC18	Beth Snyder	X		81 North St.	X	X
PB Workshop-03/10/2020	PC76	David Lloyd	X		29 Waterville St.	X	X		PC19	Angela Adams	X		2 Atlantic St.	X	X
PB Workshop-03/10/2020	PC77	Debra Cole	X		71 Walnut St.	X	X		PC20	Keri lord	X		Deering St.		

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2)	Planning Board Workshop #1 - 12/10/2019	99	76.7%	30	23.3%	129	23	74.2%	8	25.8%	31	
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3)	Planning Board Workshop #2 - 2/11/2020	42	72.4%	16	27.6%	58	19	70.4%	8	29.6%	27	
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PB Workshop-03/10/2020	PC78	Debra Pressier	X		25 Fore St.	X	X		PC21	Ann Mangello		X	84 Quebec St.	X	X
PB Workshop-03/10/2020	PC79	Liz Hays	X		107 North St.	X	X		PC22	Lindsey Mann	X		122 North St.	X	X
PB Workshop-03/10/2020	PC80	Gary Stern	X		65 Revere St.				PC23	Richard Heffern	X		8 Sherbrooke St.	X	X
PB Workshop-03/10/2020	PC81a	George Rheult		X	Bayside				PC24	Hilary Bassett	X		55 Morning St.	X	X
PB Workshop-03/10/2020	PC82	Joe Walsh		X	Portland, Munjoy ?Green Clean Maine?				PC25	Thomas Brokish	X		43 Munjoy St.	X	X
PB Workshop-03/10/2020	PC83	John Whitehouse		X	1 Cumberside Falmouth				PC26	Sally Oldham	X		118 Congress St.	X	X
PB Workshop-03/10/2020	PC84	Kathryn Yates	X						PC27	Rob Whitten	X		23 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC85	Kenneth and Joyce Bailly	X		59 Mountfort St.	X			PC28	Berry Manter	X		46 Eastern Promenad	X	X
PB Workshop-03/10/2020	PC86	Kevin Schochat	X		215 Sheridan St.	X			PC29	Carol Swartz	X		27 Merrill St.	X	X
PB Workshop-03/10/2020	PC87	Leslie Hart	X		215 Sheridan St.	X			PC30	Wayne Valzania	X		27 Merrill St.	X	X
PB Workshop-03/10/2020	PC88	Maggy Wolf	X		28 St. Lawrence	X	X		PC31	Steve Cannon	X		204 Congress St.		
PB Workshop-03/10/2020	PC89	Martica Swain	X		28 St. Lawrence	X	X		PC32	Mike Hoover	X		40 Melbourne St.	X	X
PB Workshop-03/10/2020	PC90	Nan Cumming	X		87 Vesper St.	X	X		PC33	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-03/10/2020	PC91	Nancy Machesney	X		215 Sheridan St.	X			PC34	Oliver Murray	X		40 Montreal St.	X	X
PB Workshop-03/10/2020	PC92	Nancy Thayer	X		7 Gilbert Lane	X	X		PC35	Sive Whelan	X		29 Emerson St.	X	X
PB Workshop-03/10/2020	PC93	Ned Chester	X		11 Fore St.	X	X		PC36	John Wuestoff	X		17 Morning St.	X	X
PB Workshop-03/10/2020	PC94	Paul Flaxman	X		7 Atlantic St.	X	X		PC37	John Mahoney		X	73 Atlantic St.	X	X
PB Workshop-03/10/2020	PC95	Bob and Jeanne Bull	X		68 Atlantic St.	X	X		PC38	Ned Chester	X		7 Fore St.	X	X
PB Workshop-03/10/2020	PC96	Ryan Fitzgerlad		X	51 Morning St.	X	X		PC39	Herb Adams	X		Parkside		
PB Workshop-03/10/2020	PC97	Sally Oldham	X		118 Congress	X			PC40	Pam Day	X		25 Waterville St.	X	X
PB Workshop-03/10/2020	PC98	Ted Oldham	X		118 Congress	X			PC41	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-03/10/2020	PC99	Tica Douglas	X		11 Munjoy St.	X	X		PC42	Barbara Vestal	X		7 Fore St.	X	X
PB Workshop-03/10/2020	PC100	Tom Kennedy	X		340 Eastern Promenade, Unit 213	X			PC43	Lori Round		X	47 Monument St.	X	
PB Workshop-03/10/2020	PC101	Travis Agaman		X	8 Emerson St.	X			PC44	Peter Blackstone	X		76 Cumberland Ave	X	X
PB Workshop-03/10/2020	PC102	Wendy Cherubini		X	33 May St.				PC45	Lorrayne Carroll	X		31 North St.	X	X
PB Workshop-03/10/2020	PC103	William Cleaves	X		27 North St, Apt 4	X	X		PC46	Mary Casale	X		39 Waterville St.	X	X
PB Workshop-03/10/2020	PC104	Megan Roberts		X	Portland, Woodsford				PC47	Tim Wells		X	33 Montreal	X	
PB Workshop-03/10/2020	PC105	Vana Carmona	X		105 North St., Apt 1	X	X		PC48	Peter Murray	X		104 North St.	X	X
PB Workshop-03/10/2020	PC106	Martha Emerson	X		340 Eastern Promenade, Unit 247	X			PC49	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC107	Betts Mayer	X		211 Sheridan St.	X			PC50	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC108	Gemma Cannon	X		WHSa Secretary?	X			PC51	Karen Snyder	X		72 Waterville St.	X	X
PB Workshop-03/10/2020	PC109	Matt Thayer	X		62 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC110	Uschi Carhart	X		7 Lafayette St.	X	X								
PB Workshop-03/10/2020	PC111	Mildred Bachrach		X	211 Brackett St.										
PB Workshop-03/10/2020	PC112	Nini McManamy	X		11 Willist St.	X	X								
PB Workshop-03/10/2020	PC113	Nathan Szanton	X		22 Eastern Promenade, Unit #3	X	X								
PB Workshop-03/10/2020	PC114	Mary Casale	X		39 Waterville St.	X	X								
PB Workshop-03/10/2020	PC115	Joel Harris	X		38 Blanchard St, Cumberland										
PB Workshop-03/10/2020	PC116	Peter Murray	X		104 North St.	X	X								
PB Workshop-03/10/2020	PC117	Lindsay Swann	X		122 North St.	X	X								
PB Workshop-03/10/2020	PC118	Enoch Wenstrom	X		88 Beckett St.	X	X								
PB Workshop-03/10/2020	PC119	Barbara Vestal	X		11 Fore St.	X	X								
PB Workshop-03/10/2020	PC120	Gail Wenstrom	X		83 Beckett St.	X	X								
PB Workshop-03/10/2020	PC121	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-03/10/2020	PC122	Gail Wenstrom	X		83 Beckett St.	X	X								

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	OVERALL TOTALS: Total All Emails Sent	221	76.5%	68	23.5%	289	97	78.2%	27	21.8%	124		
	-If A Munjoy Hill Resident (Unique Person)	159	85.9%	26	14.1%	185							
	-If In the Proposed Munjoy Hill Historic District (Unique)	117	81.8%	26	18.2%	143							

Itemized Detail Of All the People Who Emailed or Public Comment in the Last 4 Workshops/Meetings regarding the Proposed Munjoy Hill Historic District & 6 Landmarks

Meeting Date on Proposed Munjoy Hill Historic District	#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident	In Proposed HD?	Comment	#	Public Comment At Meeting	HD Yes	HD No	Address	Munjoy Hill Resident?	In Proposed HD?
PB Workshop-03/10/2020	PC123	Pam Day	X		25 Waterville St.	X	X								
PB Workshop-03/10/2020	PC124	Betty Wuestoff	X		11 Morning St.	X	X								
PB Workshop-03/10/2020	PC125	Hillary Bassett	X		55 Morning St.	X	X								
PB Workshop-03/10/2020	PC126	Cara DeTign	X		144 Vaughn St.										
PB Workshop-03/10/2020	PC127	Ed Gardner	X		511 Congress St.										
PB Workshop-03/10/2020	PC128	Francesca Galluccio-Steele	X		22 Clifford St.										
PB Workshop-03/10/2020	PC129	Robert Derry	X		63 Melbourne St.	X	X								
PB Workshop-03/10/2020	PC130	Carl Henry		X	50 St. Lawrence	X	X								
PB Workshop-03/10/2020	PC131	George Carhart	X		7 Lafayette St.	X	X								
PB Workshop-03/10/2020	PC132	Greater Portland Landmark	X		GPL										
PB Workshop-03/10/2020	PC133	Debby Murray	X		104 North St.	X	X								
PB Workshop-03/10/2020	PC134	Janie Lynch		X	???										
PB Workshop-03/10/2020	PC135	Jo-Ann Kayatta	X		????										
PB Workshop-03/10/2020	PC136	Kristina Minister	X		101 North St, Apt 4	X	X								
PB Workshop-03/10/2020	PC137	Laura Shen & Will Stilton		X	59 Moody St.	X	X								
PB Workshop-03/10/2020	PC138	Lynne Panico	X		49 Moody St.	X	X								
PB Workshop-03/10/2020	PC139	Robin Ferrar		X	46 Walnut St.	X	X								
PB Workshop-03/10/2020	PC140	Sarah Goan	X		54 Walnut St.	X	X								
PB Workshop-03/10/2020	PC141	Kathleen Bender	X		11 North St.	X	X								
PB Workshop-03/10/2020	PC142	Karen Harrison		X	34 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC143	Brent Adler		X	92 Walnut St.	X									
PB Workshop-03/10/2020	PC144	Eleanore Houghton	X		Portland										
PB Workshop-03/10/2020	PC145	Erna Koch	X		81 Vesper St.	X	X								
PB Workshop-03/10/2020	PC146	George Rheault		X	Bayside										
PB Workshop-03/10/2020	PC147	George Rheault		X	Bayside										
PB Workshop-03/10/2020	PC148	Jen Micoles	X		61 Mountfour St.	X									
PB Workshop-03/10/2020	PC149	John Carolan		X	28 North St.	X	X								
PB Workshop-03/10/2020	PC150	Julian Ciembroniewicz	X		55 Morning St.	X	X								
PB Workshop-03/10/2020	PC151	Kate Howe		X	40 Quebec St.	X									
PB Workshop-03/10/2020	PC152	Kelly Worster	X		52 Monument St.	X									
PB Workshop-03/10/2020	PC153	Mary Barret	X		Portland										
PB Workshop-03/10/2020	PC154	Mike Cavanaugh	X		39 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC155	MJ Hill?	X		Fake?										
PB Workshop-03/10/2020	PC156	Paula Agopian	X		90 Monument St.	X									
PB Workshop-03/10/2020	PC157	Robert Morse	X		Portland										
PB Workshop-03/10/2020	PC158	Sophie Samuels	X		46 Howard St.	X									
PB Workshop-03/10/2020	PC159	William Alcorn	X		125 Morning St.	X	X								
PB Workshop-03/10/2020	PC160	Barbara Keppel	X		141 North St.	X	X								

Sources:

HPB Nomination- 11/20/2019	https://portlandme.civicclerk.com/Web/Player.aspx?id=533&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-12/10/2019	https://portlandme.civicclerk.com/Web/Player.aspx?id=571&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-02/11/2020	https://portlandme.civicclerk.com/Web/Player.aspx?id=1207&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-03/10/2020	https://portlandme.civicclerk.com/Web/Player.aspx?id=1219&key=-1&mod=-1&mk=-1&nov=0

Google Groups

Munjoy Hill Preservation

Katy Brewer <katycasalebrewer@yahoo.com>

Aug 6, 2020 11:25 AM

Posted in group: **Planning Board**

Planning board members-

As a resident of Munjoy Hill I support the proposed Munjoy Hill Historic District and six landmarks with NO CHANGES to what the Historic Preservation Board nominated back in 11/20/2019.

-proud member of the Munjoy Hill community

Sent from my iPhone

Google Groups

Re: Advocacy Alert: Planning Board to Vote on Munjoy Hill Historic District

KenCapron1 <kcapron1@maine.rr.com>

Aug 5, 2020 11:09 AM

Posted in group: **Planning Board**

You ask "Did you know that over 324 new units of affordable housing were built in Portland's historic landmarks and districts in the last five years?"

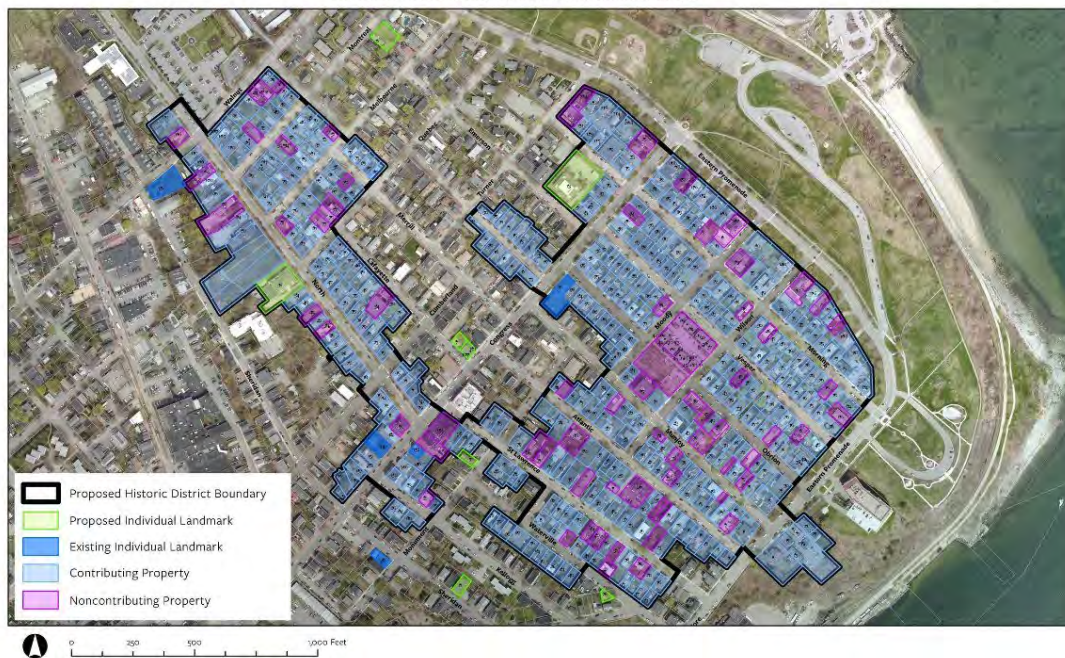
I ask "How many landmarks are or could be owned rather than rented by people with disabilities? Doesn't this landmark designaon kind of rule out certain segments of the populaon who are less well off?"

Would MHNO be willing to accept having a homeless shelter in their Historic District?

Kenneth A. Capron, ret. CPA, MCSE**1375 Forest Avenue D-11****Portland, Maine 04103****Phone: 207-797-7891****Email: kcapron1@maine.rr.com****From:** Julie Larry**Sent:** Wednesday, August 05, 2020 8:29 AM**To:** maglev@maine.rr.com**Subject:** Advocacy Alert: Planning Board to Vote on Munjoy Hill Historic District

The Planning Board will vote on the proposed Munjoy Hill Historic District next week and we need your support. *Public comments due Friday at noon!*

Proposed Munjoy Hill Historic District and Individual Landmark Designations
Per Historic Preservation Board Recommendation



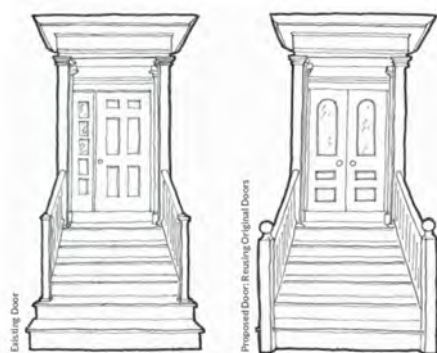
Portland's Planning Board will reconvene its public hearing on the proposed Munjoy Hill Local Historic District on **Tuesday, August 11**. The public hearing was tabled at a March meeting just before city meetings were canceled due to the COVID-19 pandemic.

The planning board is still accepting written public comment on the proposed district. Please take this last opportunity to show your support!

Emails need to be submitted by noon this Friday, August 7th to

planningboard@portlandmaine.gov.

Email your support!



Did you know that historic district protections have been temporarily in effect since the Historic Preservation Board recommended the district move forward last year? [Read about the projects that have already been reviewed and approved by the Historic Preservation Board.](#)

Historic Districts are good for our communities!

[Read about the economic and environmental benefits of Local Historic Districts on our blog.](#)

Affordable housing and historic districts are compatible goals.

Did you know that over 324 new units of affordable housing were built in Portland's historic landmarks and districts in the last five years?

Reusing historic buildings is better for the environment than new construction.

Re-using historic buildings reduces the energy needed to manufacture and transport new materials as well as conserving the embodied energy in our existing buildings. Portland's Historic Preservation Board has approved the installation of solar panels on buildings in historic districts and routinely approves projects that make historic buildings more energy efficient.

Historic districts don't prevent change, they manage change.

Projects are rarely denied. According to [Portland's Historic Preservation Program Report](#), in 2016 only 2 of the 429 projects reviewed in Portland's local historic districts were denied.

Ordinary maintenance is not reviewed, and replacement of in-kind of existing materials is allowed in Portland's Local Historic Districts.

You don't need permission to repaint your house! And if you have vinyl siding, you don't need to revert to wood siding if it needs to be replaced - you can install new vinyl siding.

Help us advocate for places that matter.

Our advocacy work, from surveying and research to working with neighborhood organizations and attending public meetings, is made possible by the support of our members and donors.



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Virus-free. www.avg.com

Google Groups

Before and After the Historic District

KenCapron1 <kcapron1@maine.rr.com>

Aug 5, 2020 11:02 AM

Posted in group: **Planning Board**

Dear Sirs,

Before we start carving out more "districts", the public should be fully informed about the short and long term financial impacts of a Historic District.

What are the tax implications? What do taxpayers become obligated to do? Or not? Doesn't such designation result in a disparate impact on people with disabilities who are less able to afford "historical" standards.

What other potential historic districts exist in Portland? Certainly the Deering Center has great historic value.

Even the islands – which have a much greater historic value than Munjoy. Before we leap into this permanent designation,

we need to know the repercussions that could come up later and perhaps regret.

What are the political motivations behind this effort?

Kenneth A. Capron, ret. CPA, MCSE

1375 Forest Avenue D-11

Portland, Maine 04103

Phone: 207-797-7891

Email: kcapron1@maine.rr.com



Virus-free. www.avg.com

Google Groups

proposed Munjoy Hill Historic District

Kevin Johannen <kjohannen@iknow.net>

Aug 7, 2020 10:23 AM

Posted in group: **Planning Board**

To the Portland Planning Board, City Manager, and City Council,

I am a resident of Munjoy Hill. I support the proposed Munjoy Hill Historic District and six landmarks with NO changes to what the Historic Preservation Board nominated back in 11/20/2019.

I urge you to vote in support for the proposed Munjoy Hill Historic District and 6 landmarks at the 8/11/2020 Planning Board Hearing.

Sincerely,

Kevin Johannen

Munjoy Hill Resident at 41 Montreal St.

Google Groups

Proposed Munjoy Hill Historic District

Kevin Schochat <kevin@kevinschochat.com>

Aug 5, 2020 12:20 PM

Posted in group: **Planning Board**

To Whom It May Concern,

As a resident of Munjoy Hill I am writing to you to tell you I support the proposed Munjoy Hill Historic District and six landmarks with **NO** changes to what the Historic Preservation Board nominated back in 11/20/2019.

This is a crucial decision on your part and should not be taken lightly.

When I first moved to Portland I told everyone I knew that this city was very progressive and forward thinking.

Please don't disappoint me!

Best,

Kevin Schochat

Kevin Schochat
215 Sheridan Street
Portland, Maine 04101

Google Groups

I urge you to vote unanimously for the enactment of the Munjoy Hill Historic District

EJ Koch <ejkoch@gmail.com>

Aug 4, 2020 12:12 PM

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

Dear Portland Planning Board Members,

I join Karen Snyder and the majority of Hill residents to support the proposed Munjoy Hill Historic District. My multi family home is in the District. I endorse Karen's letter, and repeat most of it here.

It has been 5 long months since the Planning Board was to actually vote on the proposed Munjoy Hill historic district.

Much has changed but some things are still clear and more important than ever.

- 1) the Planning Board should show how important it is to stabilize a neighborhood - that is an important part of what Historic Districts do.
- 2) Because of ongoing developer speculation on Munjoy Hill, the average rents for studio, 1 BR, and 2 BR are higher on Munjoy Hill which is not in a Historic District vs. West End which *is* in a Historic District. We need to stabilize rents for long term residents and that is another thing Historic Districts have been shown to enhance.
- 3) In the previous 4 meetings (1 Historic Preservation Board and 3 Planning Board workshops) that were previously held on the proposed Munjoy Hill Historic District, **around 80% of Munjoy Hill residents were and are consistently in support of the proposed Munjoy Hill Historic District and the 6 landmarks.** There were a few vocal non-residents and some residents who did not.

Please review the evidence illustrated in below chart and the detail by Karen Snyder attached.

 Inline image

- 4) Munjoy Hill can preserve more affordable housing if designated in a Historic District because right now affordable housing is being removed and not being replaced because our neighborhood is NOT in a Historic District, and therefore subject to speculative development..
- 5) If Munjoy Hill goes into Historic District, there is a greater chance that affordable housing will be created or maintained due to the Historic Tax Credits.
- 6) Historic Districts protects a property owner's neighborhood and residence from insensitive developments such as the luxury "big box" condos.
- 7) Historic Districts are better for the environment since carbon emissions are 10x greater demolishing than renovating.
- 8) In this case, enacting a Historic District will give neighborhood voices weight, and enhance community TRUST in local government, rather than behind closed door deals, and a pervasive perception that public comments and wishes are ignored.

In conclusion, there is no legitimate reason for the Portland Planning Board members to vote against the proposed Munjoy Hill Historic District. All questions raised to the Planning Dept Historic Preservation Department in the previous 3 Planning Board workshops were answered and ultimately favored Historic Districts for the same reasons other Historic Districts have been approved..

It is finally time now for the Planning Board to vote in support for the proposed Munjoy Hill Historic District and the 6 landmarks. Munjoy Hill Historic District will not only stabilize our community but also can maintain long term immigrant/working class/middle class tenants before they are entirely pushed out and replaced with the wealthy in large big box luxury condos. It would also preserve the houses where historically immigrants/minorities/poor and working class Mainers lived as they built this city. A few of us still live here. Munjoy Hill used to be a United Nations on the hill. It is

8/11/2020

I urge you to vote unanimously for the enactment of the Munjoy Hill Historic District - Google Groups

important to save that story and also to save and/or create housing for longer term Portland residents who can't afford newly built luxury condos.

I strongly urge you to vote in support of the proposed Munjoy Hill Historic District and 6 landmarks at the 8/11/2020 Planning Board Hearing.

It is your responsibility to the city's residents.

Erna Koch (with thanks to Karen Snyder)

Resident at 81 Vesper St. on the Hill since 1980.

Item Summary From The Past 4 Meetings/Workshops Held that Show Majority of Portland Supports the Proposed Munjoy Hill Historic District & 6 Landmarks												
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1)	Historic Preservation Board Nomination - 11/20/2019	32	72.7%	12	27.3%	44	14	93.3%	1	6.7%	15	
	-If A Munjoy Hill Resident (Unique Person)	20	71.4%	8	28.6%	28						
	-If In the Proposed Munjoy Hill Historic District (Unique)	20	76.9%	6	23.1%	26						
2)	Planning Board Workshop #1 - 12/10/2019	99	76.7%	30	23.3%	129	23	74.2%	8	25.8%	31	
	-If A Munjoy Hill Resident (Unique Person)	62	79.5%	16	20.5%	78						
	-If In the Proposed Munjoy Hill Historic District (Unique)	48	78.7%	13	21.3%	61						
3)	Planning Board Workshop #2 - 2/11/2020	42	72.4%	16	27.6%	58	19	70.4%	8	29.6%	27	
	-If A Munjoy Hill Resident (Unique Person)	30	75.0%	10	25.0%	40						
	-If In the Proposed Munjoy Hill Historic District (Unique)	19	79.2%	5	20.8%	24						
4)	Planning Board Hearing - 3/10/2020 downloaded 3/10 4:14p	80	78.4%	22	21.6%	102	41	80.4%	10	19.6%	51	
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HPB Nomination- 11/20/2019	PC 1	Barbara Vestal	X		7-9 Fore St., 14-16 North St, 101 Congress	X	X	Petition signatures to nominate. 21 signatures representing 21 properties	PC 1	Tom Abbott		X	21 Sheridan St.	X	X
HPB Nomination- 11/20/2019	PC2	Johanna Henry		X	50 St. Lawrence St.	X	X		PC 3	Gail Rengel	X		34 Lafayette St.	X	
HPB Nomination- 11/20/2019	PC 3	Carol Conner	X		12 Montreal St.	X	X	Individual Landmark Request	PC 4	Sive Nelson	X		29 Emerson St.	X	
HPB Nomination- 11/20/2019	PC 4	Karen Snyder	X		72 Waterville St.	X	X		PC 5	Wayne Valzania	X		27 Merrill St.	X	
HPB Nomination- 11/20/2019	PC 5	George Rheault		X	East Bayside				PC 6	Peter Murray	X		104 North St.	X	X
HPB Nomination- 11/20/2019	PC 6	George Reiche	X		50 Waterville St.	X	X		PC 7	Karen Snyder	X		72 Waterville St.	X	X
HPB Nomination- 11/20/2019	PC 7	Enoch Wenstrom	X		88 Beckett St.	X	X		PC 8	Paula Agopian	X		91 Monument St.	X	
HPB Nomination- 11/20/2019	PC 8	Berry Manter	X		46 Eastern Promenade	X	X		PC 9	Carol Conner	X		12 Montreal St.	X	X
HPB Nomination- 11/20/2019	PC 9	Mark Googins		X	63 Morning St.	X	X		PC 10	Nini McManamey	X		10 Willis St.	X	X
HPB Nomination- 11/20/2019	PC 9	Mark Googins			39 Morning St.				PC 11	Stacey Mitchell	X		74 Atlantic St.	X	X
HPB Nomination- 11/20/2019	PC 10	Susan Yandell	X		51 Monument St.	X	X	Individual Landmark Request	PC 12	George Carhart	X		7 Lafayette St.	X	X
HPB Nomination- 11/20/2019	PC 11	Christopher Akerlind	X		44 Monument St.	X	X	Individual Landmark Request	PC 13	Pam Days	X		25 Waterville St.	X	X
HPB Nomination- 11/20/2019	PC 12	Joanne Dow	X		28 Waterville St.	X	X	Individual Landmark Request	PC 14	Sally Oldham	X		118 Congress St.	X	
HPB Nomination- 11/20/2019	PC 13	Julius Ciembroniewicz	X		55 Morning St.	X	X		PC 15	Barbara Vestal	X		7-9 Fore St.	X	X
HPB Nomination- 11/20/2019	PC 14	Linsay Steven Mann		X	122 North St.	X	X								
HPB Nomination- 11/20/2019	PC 15	Alexis Santos		X											
HPB Nomination- 11/20/2019	PC 16	George and Ushi Carhart	X		7 Lafayette St.	X	X	Individual Landmark Request							
HPB Nomination- 11/20/2019	PC 17	Carl Henry		X	50 St. Lawrence St.	X	X	Opposition petition signatures; 25							
HPB Nomination- 11/20/2019	PC 18	Markos Miller		X	17 Atlantic St.	X	X								
HPB Nomination- 11/20/2019	PC 19	Peter and Deb Murray	X		104 North St.	X	X								
HPB Nomination- 11/20/2019	PC 20	Liz Hayes	X		107 North St.	X	X								
HPB Nomination- 11/20/2019	PC 21	Markos Miller		X	17 Atlantic St.	X	X								
HPB Nomination- 11/20/2019	PC 22	Carol Conner	X		12 Montreal St.	X	X								
HPB Nomination- 11/20/2019	PC 23	Berry Manter	X		46 Eastern Promenade	X	X								
HPB Nomination- 11/20/2019	PC 24	Nini McMananmy	X		10 Willis St.	X	X								
HPB Nomination- 11/20/2019	PC 25	Mike Hoover	X		40 Melbourne St.	X	X								
HPB Nomination- 11/20/2019	PC 26	Live Chase/Brent Adler		X	65 St. Lawrence St.	X	X								
HPB Nomination- 11/20/2019	PC 27	Karen Snyder	X		72 Waterville St.	X	X	Petition submitted; 80 signatures							
HPB Nomination- 11/20/2019	PC 28	Nini McMananmy	X		10 Willis St.	X	X	Petition submitted- small petition							
HPB Nomination- 11/20/2019	PC 29	Susan Yandell	X		51 Munjoy St.	X	X								
HPB Nomination- 11/20/2019	PC 30	Adam Frederick	X		75 W. Commercial St.	X	X								
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HPB Nomination- 11/20/2019	PC 34	Liz Hayes	X		107 North St.	X	X								
HPB Nomination- 11/20/2019	PC 35	Mart99	X												
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HPB Nomination- 11/20/2019	PC 39	Rhoda Renschler	X		37 Channel Road, SoPo										
HPB Nomination- 11/20/2019	PC 40	Sally Oldham	X		118 Congress St.	X	X								
HPB Nomination- 11/20/2019	PC 41	Ed Gardner	X		84 Eastern Promenade										
HPB Nomination- 11/20/2019	PC 42	Maggy Wolf	X		28 St. Lawrence St.	X	X								

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HPB Nomination- 11/20/2019	PC 43	Diane Davison	X		29 & 33 Morning St.	X	x								
PB Workshop-12/10/2019	PC 1	Barbara Vestal	X		7-9 Fore St.	X	X	Petition signatures to nominate.	PC1	Enoch Wenstrom	X		88 Beckett St.	X	X
PB Workshop-12/10/2019	PC 2	Johanna Henry		X	50 St. Lawrence St.	X	X		PC2	Jake Halpert	X		74 Atlantic St.	X	X
PB Workshop-12/10/2019	PC 3	Carol Conner	X		12 Montreal St.	X	X	Individual Landmark Request	PC3	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-12/10/2019	PC 4	Karen Snyder	X		72 Waterville St.	X	X		PC4	Berry Manter	X		46 Eastern Promenade	X	X
PB Workshop-12/10/2019	PC 5	George Rheault		X	East Bayside				PC5	Josh Baston		X	42 Munjoy St.	X	X
PB Workshop-12/10/2019	PC 6	George Reiche	X		50 Waterville St.	X	X		PC6	John Wuestoff	X		11 Morning St.	X	X
PB Workshop-12/10/2019	PC 7	Enoch Wenstrom	X		83 Beckett St.	X	X		PC7	Zack Barowitz		X	Libby Town		
PB Workshop-12/10/2019	PC 8	Berry Manter	X		46 Eastern Promenade	X	X		PC8	Greg Shinberg	X		Outside Portland		
PB Workshop-12/10/2019	PC 9	Mark Googins		X	63 & 39 Morning St.	X	X		PC9	Nini McManamy	X		10 Willis St.	X	X
PB Workshop-12/10/2019	PC 10	Susan Yandell	X		51 Monument St.	X	X	Individual Landmark Request	PC10	Wayne Valzania	X		27 Merrill St.	X	
PB Workshop-12/10/2019	PC 11	Christopher Akerlind	X		44 Monument St.	X	X	Individual Landmark Request	PC11	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-12/10/2019	PC 12	Joanne Dow	X		28 Waterville St.	X	X	Individual Landmark Request	PC12	Ann Manganello		X	84 Quebec St.	X	X
PB Workshop-12/10/2019	PC 13	Julius Ciembroniewicz	X		55 Morning St.	X	X		PC13	John Whitehouse		X	18 North St.	X	X
PB Workshop-12/10/2019	PC 14	Linsay Steven Mann		X	122 North St.	X	X		PC14	Justine Denny	X		56 North St.	X	X
PB Workshop-12/10/2019	PC 15	Alexis Santos		X					PC15	Peter Murray			104 North St.	X	X
PB Workshop-12/10/2019	PC 16	George and Ushi Carhart	X		7 Lafayette St.	X	X	Individual Landmark Request	PC16	Mark Holden	X		37 St. Lawrence St.	X	X
PB Workshop-12/10/2019	PC 17	Carl Henry		X	50 St. Lawrence St.	X	X	Opposition petition signatures; 25 signaturs representing 15 properties	PC17	Erna Koch	X		81 Vesper St.	X	X
PB Workshop-12/10/2019	PC 18	Markos Miller		X	17 Atlantic St.	X	X		PC18	Ned Chester	X		7 Fore St.	X	X
PB Workshop-12/10/2019	PC 19	Peter and Deb Murray	X		104 North St.	X	X		PC19	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-12/10/2019	PC 20	Liz Hayes	X		107 North St.	X	X		PC20	Beth Snyder	X		81 North St.	X	X
PB Workshop-12/10/2019	PC 21	Markos Miller		X	17 Atlantic St.	X	X		PC21	Julie Larry	X		GPL		
PB Workshop-12/10/2019	PC 22	Carol Conner	X		12 Montreal St.	X	X		PC22	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-12/10/2019	PC 23	Berry Manter	X		46 Eastern Promenade	X	X		PC23	Caroly Swartz	X		27 Merrill St.	X	
PB Workshop-12/10/2019	PC 24	Nini McMananmy	X		10 Willis St.	X	X		PC24	Lori Round		X	47 Monument St.	X	
PB Workshop-12/10/2019	PC 25	Mike Hoover	X		40 Melbourne St.	X	X		PC25	Barbara Vestal	X		7 Fore St.	X	X
PB Workshop-12/10/2019	PC 26	Live Chase/Brent Adler		X	65 St. Lawrence St.	X	X		PC26	Pamela Day	X		25 Monument St.	X	X
PB Workshop-12/10/2019	PC 27	Karen Snyder	X		72 Waterville St.	X	X	Petition submitted; 80 signatures representing 60 properties.	PC27	Sue ?	X		122 North St.	X	X
PB Workshop-12/10/2019	PC 28	Nini McMananmy	X		10 Willis St.	X	X	Petition submitted- small petition on Willis St.	PC28	Julie Larry	X		GPL		
PB Workshop-12/10/2019	PC 29	Susan Yandell	X		51 Munjoy St.	X	X		PC29	George Rheult		X	Bayside		
PB Workshop-12/10/2019	PC 30	Adam Frederick	X		75 W. Commercial St.	X	X		PC30	Tim Wells		X	33 Montreal St.	X	X
PB Workshop-12/10/2019	PC 31	EJ Koch	X		81 Vesper St.	X	X		PC31	Oliver Murray	X		55 Montreal St.	X	X
PB Workshop-12/10/2019	PC 32	Lauren Ashwell		X	8 Emerson St.	X			PC32						
PB Workshop-12/10/2019	PC 33	Travis Agaman		X	8 Emerson St.	X			PC33						
PB Workshop-12/10/2019	PC 34	Liz Hayes	X		107 North St.	X	X								
PB Workshop-12/10/2019	PC 35	Mart99	X												
PB Workshop-12/10/2019	PC 36	Barbara Vestal	X		107 Congress St.	X	X								
PB Workshop-12/10/2019	PC 37	Francesca Gallucio-Steele	X		22 Clifford St.										
PB Workshop-12/10/2019	PC 38	Julie Larry	X		Greater Portland Landmar										
PB Workshop-12/10/2019	PC 39	Rhoda Renschler	X		37 Channel Road, SoPo										

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1)	Historic Preservation Board Nomination - 11/20/2019	32	72.7%	12	27.3%	44	14	93.3%	1	6.7%	15	
	-If A Munjoy Hill Resident (Unique Person)	20	71.4%	8	28.6%	28						
	-If In the Proposed Munjoy Hill Historic District (Unique)	20	76.9%	6	23.1%	26						
2)	Planning Board Workshop #1 - 12/10/2019	99	76.7%	30	23.3%	129	23	74.2%	8	25.8%	31	
	-If A Munjoy Hill Resident (Unique Person)	62	79.5%	16	20.5%	78						
	-If In the Proposed Munjoy Hill Historic District (Unique)	48	78.7%	13	21.3%	61						
3)	Planning Board Workshop #2 - 2/11/2020	42	72.4%	16	27.6%	58	19	70.4%	8	29.6%	27	
	-If A Munjoy Hill Resident (Unique Person)	30	75.0%	10	25.0%	40						
	-If In the Proposed Munjoy Hill Historic District (Unique)	19	79.2%	5	20.8%	24						
4)	Planning Board Hearing - 3/10/2020 downloaded 3/10 4:14p	80	78.4%	22	21.6%	102	41	80.4%	10	19.6%	51	
	-If A Munjoy Hill Resident (Unique Person)	67	87.0%	10	13.0%	77						
	-If In the Proposed Munjoy Hill Historic District (Unique)	50	86.2%	8	13.8%	58						
	OVERALL TOTALS: Total All Emails Sent	221	76.5%	68	23.5%	289	97	78.2%	27	21.8%	124	
	-If A Munjoy Hill Resident (Unique Person)	159	85.9%	26	14.1%	185						
	-If In the Proposed Munjoy Hill Historic District (Unique)	117	81.8%	26	18.2%	143						

Itemized Detail Of All the People Who Emailed or Public Comment in the Last 4 Workshops/Meetings regarding the Proposed Munjoy Hill Historic District & 6 Landmarks

Meeting Date on Proposed Munjoy Hill Historic District	#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident	In Proposed HD?	Comment	#	Public Comment At Meeting	HD Yes	HD No	Address	Munjoy Hill Resident?	In Proposed HD?
PB Workshop-12/10/2019	PC 40	Sally Oldham	X		118 Congress St.	X	X								
PB Workshop-12/10/2019	PC 41	Ed Gardner	X		511 Congress St St.										
PB Workshop-12/10/2019	PC 42	Maggy Wolf	X		28 St. Lawrence St.	X	X								
PB Workshop-12/10/2019	PC 43	Diane Davison	X		29 Morning St St.	X	X								
PB Workshop-12/10/2019	PC 44	Julius Ciembroniewicz	X		55 Morning St St.	X	X	Note: Included in PB packet were previous were from HPB 11/20/2019 meeting. This Starts to address Planning Board for 12/10/2019 workshop.							
PB Workshop-12/10/2019	PC 45	Enoch Wenstrom	X		88 Beckett St.	X	X								
PB Workshop-12/10/2019	PC 46	James Hambley /Jenny Dig	X		61 Monument St.	X	X								
PB Workshop-12/10/2019	PC 47	Wayne Valzania	X		27 Merrill St.	X									
PB Workshop-12/10/2019	PC 48	Marlies Reppenhagan	X		55 Morning Stl, Unit 2-2	X	X								
PB Workshop-12/10/2019	PC 49	Paula Agopian	X		91 Monument St.	X									
PB Workshop-12/10/2019	PC 50	Anita Stewart	X		25 A Forest Ave.										
PB Workshop-12/10/2019	PC 51	Lori Rounds		X	47 Monument St.	X									
PB Workshop-12/10/2019	PC 52	Kate Howe		X	40 Quebec St.	X									
PB Workshop-12/10/2019	PC 53	Berry Manter	X		46 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 54	Carle Henry		X	50 St. Lawrence St.	X	X								
PB Workshop-12/10/2019	PC 55	Carol Conner	X		12 Montreal St.	X	X								
PB Workshop-12/10/2019	PC 56	Joshua Baston		X											
PB Workshop-12/10/2019	PC 57	Nancy/Bob Jordan	X			X		Owns 6 Buildings on Munjoy Hill?							
PB Workshop-12/10/2019	PC 58	Carolyn Swartz	X		27 Merrill St.	X									
PB Workshop-12/10/2019	PC 59	YIMBY		X											
PB Workshop-12/10/2019	PC 60	Erna Koch	X		81 Vesper St.	X	X								
PB Workshop-12/10/2019	PC 61	Vana Carmona	X		105 North St., Unit 1	X	X								
PB Workshop-12/10/2019	PC 62	David Kelly		X	Portland, ME										
PB Workshop-12/10/2019	PC 63	Debrah Yale		X				Broker for Tom Landry							
PB Workshop-12/10/2019	PC 64	Gary Bahlkow	X		42 Lafayette St.	X									
PB Workshop-12/10/2019	PC 65	Jeremy Rutkiewicz		X	161 Congress St.	X	X								
PB Workshop-12/10/2019	PC 66	Lorraine Carrol	X		31 North St.	X	X	30 yr resident							
PB Workshop-12/10/2019	PC 67	Lydia Savage	X		19 Melbourne St.	X									
PB Workshop-12/10/2019	PC 68	William Gemmill	X												
PB Workshop-12/10/2019	PC 69	Bruce Wood	X		Old Port										
PB Workshop-12/10/2019	PC 70	Beth Snyder	X		81 North St.	X	X								
PB Workshop-12/10/2019	PC 71	Stephen Gaal	X		176 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 72	Diane Davison	X		29 Morning St.	X	X								
PB Workshop-12/10/2019	PC 73	Robin Whitten	X		23 St. Lawerence St.	X	X								
PB Workshop-12/10/2019	PC 74	Elizabeth Miller		X	46 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 75	Sara Mills	X												
PB Workshop-12/10/2019	PC 76	Sally Oldham	X		118 Congress St.	X	X								
PB Workshop-12/10/2019	PC 77	Leslie Hart	X		215 Sheridan St.	X									
PB Workshop-12/10/2019	PC 78	Betty Lorber	X		225 Sheridan St.	X									

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2)	Planning Board Workshop #1 - 12/10/2019	99	76.7%	30	23.3%	129	23	74.2%	8	25.8%	31	
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3)	Planning Board Workshop #2 - 2/11/2020	42	72.4%	16	27.6%	58	19	70.4%	8	29.6%	27	
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PB Workshop-12/10/2019	PC 79	Priscilla Harrison	X					Moved off of Munjoy Hill 6 yrs ago							
PB Workshop-12/10/2019	PC 80	Chris Stewart	X		81 North St.	X	X								
PB Workshop-12/10/2019	PC 81	Susan Gillis		X	48 Congress St.	X	X								
PB Workshop-12/10/2019	PC 82	Carol McCracken		X	Portland, ME			Doesn't live on the Hill.							
PB Workshop-12/10/2019	PC 83	Oliver Murray	X		55 Montreal St.	X	X								
PB Workshop-12/10/2019	PC 84	Patricia Erikson	X					3rd generation Munjoy Hill							
PB Workshop-12/10/2019	PC 85	Ben Poirer	X		Cape Elizabeth										
PB Workshop-12/10/2019	PC 86	Susan Yandell	X		51 Monument St.	X	X								
PB Workshop-12/10/2019	PC 87	Liz Hayes	X		107 North St.	X	X								
PB Workshop-12/10/2019	PC 88	Anne Manganello		X	84 Quebec St.	X	X								
PB Workshop-12/10/2019	PC 89	Jonathan Wylie/Gail Ringel	X		34 Lafayette St.	X	X								
PB Workshop-12/10/2019	PC 90	Martha Emerson	X		340 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 91	KE Smith	X		80 Quebec St.	X	X								
PB Workshop-12/10/2019	PC 92	Ann Casady	X		205 Sheridan St.	X									
PB Workshop-12/10/2019	PC 93	Peter and Deb Murray	X		104 North St.	X	X								
PB Workshop-12/10/2019	PC 94	Abbie McMillen	X		26-28 Vesper St.	X	X								
PB Workshop-12/10/2019	PC 95	Nancy Brian	X		118 Congress St.	X	X								
PB Workshop-12/10/2019	PC 96	Carol J. DeTine	X		144 Vaughn St.	X	X								
PB Workshop-12/10/2019	PC 97	Marianne Pratt	X		224 Sheridan St.	X									
PB Workshop-12/10/2019	PC 98	Hillary Bassett	X		55 Morning St.	X	X								
PB Workshop-12/10/2019	PC 99	Dan Haley		X	140 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 100	Betty and John Wuestoff	X		15 Morning St.	X	X								
PB Workshop-12/10/2019	PC 101	Katy Brewer	X					Grew Up on the Hill							
PB Workshop-12/10/2019	PC 102	Nancy Guimond	X		13 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 103	Greater Portland Landmark	X												
PB Workshop-12/10/2019	PC 104	Tica Douglas	X		11 Munjoy St.	X	X								
PB Workshop-12/10/2019	PC 105	Lori Rounds		X	47 Monument St.	X									
PB Workshop-12/10/2019	PC 106	Mary Casale	X		39 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 107	Enoch Wenstrom	X		88 Beckett St.	X	X								
PB Workshop-12/10/2019	PC 108	Pamela Day	X		25 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 109	Travis Agaman		X	8 Emerson St.	X									
PB Workshop-12/10/2019	PC 110	Andrew Glassberg	X		340 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 111	Jill Nixon	X		118 Congress St.	X	X								
PB Workshop-12/10/2019	PC 112	Rob Whitten	X		188 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 113	Paul Haley		X	62 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 114	Nini McMananmy	X		10 Willis St.	X	X		0						
PB Workshop-12/10/2019	PC 115	Carl Henry		X	50 St. Lawrence St.	X	X								
PB Workshop-12/10/2019	PC 116	Peter Pitegoff			205 Sheridan St.	X		Referring to 128R North/ 126 North							
PB Workshop-12/10/2019	PC 117	Anne Pringle	X		Neal St										
PB Workshop-12/10/2019	PC 118	William Hall	X		Pleasant Ave.			Use to be on Planning Board							
PB Workshop-12/10/2019	PC 119	Gail Ringle	X		34 Lafayette St.	X	X								
PB Workshop-12/10/2019	PC 120	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 121	Markos Miller		X	17 Atlantic St.	X	X								

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PB Workshop-12/10/2019	PC 122	Peggy Hefferen	X		8 Sherbrook St.	X	X								
PB Workshop-12/10/2019	PC 123	Mike Hammen	X		127 Pleasant St.	X									
PB Workshop-12/10/2019	PC 124	Nancy Machesney	X		213 Sheridan St.	X									
PB Workshop-12/10/2019	PC 125	Stephen Shiffman	X		9 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 126	Wayne Valzania - MHNO	X		MHNO										
PB Workshop-12/10/2019	PC 127	Chuck Kamr	X		55 Morning St.	X									
PB Workshop-12/10/2019	PC 128	Lauren Ashwell		X	8 Emerson St.	X		Downloaded packet on noon 12/10/2019							
PB Workshop-02/11/2020	PC 1	Ann Manganello		X	84 Quebec St.	X	X		PC1	Zack Barowitz		X	Libbytown		
PB Workshop-02/11/2020	PC2	John Whitehouse		X	18 North St.	X	X		PC2	Nathan Z.	X		22 Eastern Promenade	X	X
PB Workshop-02/11/2020	PC 3	Markos Miller		X	17 Atlantic St.	X	X		PC3	David Lloyd	X		29 Waterville St.	X	X
PB Workshop-02/11/2020	PC 4	Sally Oldham	X		118 Congress St.	X			PC4	John Wuestoff	X		11 Morning St.	X	X
PB Workshop-02/11/2020	PC 5	Zack Barowitz		X	Libby Town				PC5	John White		X	18 North St.	X	X
PB Workshop-02/11/2020	PC 6	George Rheault		X	West Bayside				PC6	Vanna Carmona	X		105 North St.	X	X
PB Workshop-02/11/2020	PC 7	David Kelly		X	Portland				PC7	Rob Whitten	X		29 St. Lawrence St.	X	X
PB Workshop-02/11/2020	PC 8	Emily Liebling		X	54 Tyng St.				PC8	Mike Hoover	X		40 Melburne St.	X	X
PB Workshop-02/11/2020	PC 9	Francesa Galluccio-Steele	X		22 Clifford St.				PC9	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-02/11/2020	PC 10	Zack Barowitz		X	Libby Town				PC10	Anne Manganello		X	84 Quebec st.	X	X
PB Workshop-02/11/2020	PC 11	Lauren Ashwell		X	8 Emerson St.	X			PC11	Tica Douglas	X		11 Munjoy St.	X	X
PB Workshop-02/11/2020	PC 12	Lori Rounds		X	47 Monument St.	X			PC12	Sally Oldham	X		118 Congress St.	X	
PB Workshop-02/11/2020	PC 13	Lynn Kuzma		X	10 Emerson St.	X			PC13	Juli Larry	X		GPL		
PB Workshop-02/11/2020	PC 14	Wayne Valzania (MHNO)	X		MHNO				PC14	Nini McManamey	X		10 Willis St.	X	X
PB Workshop-02/11/2020	PC 15	George Carhart	X		7 Lafayette St.	X	X		PC15	Lori Round		X	47 Monument St.	X	
PB Workshop-02/11/2020	PC 16	Wayne Valzania	X		27 Merrill St.	X			PC16	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-02/11/2020	PC 17	Carolyn Swartz	X		27 Merrill St.	X			PC17	Wayne Valzania	X		23 Merrill St.	X	
PB Workshop-02/11/2020	PC 18	Erna Koch	X		81 Vesper St.	X	X		PC18	Enoch Wenstrom	X		88 Beckett St.	X	X
PB Workshop-02/11/2020	PC 19	Linda Tyler	X		52 St. Lawrence St.	X	X		PC19	karen Snyder	X		72 Waterville St.	X	X
PB Workshop-02/11/2020	PC 20	Mark Holden	X		37 St. Lawrence St.	X	X		PC20	Smith - female developer		X	?		
PB Workshop-02/11/2020	PC 21	Michael Englerbert	X		193 Sheridan St.	X			PC21	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-02/11/2020	PC 22	Richard Rollins	X		Hill Boy				PC22	Tim Wells		X	33 Montreal St.	X	
PB Workshop-02/11/2020	PC 23	Mary Morse	X		208 Sheridan St.	X			PC23	George Rheault		X	Bayside		
PB Workshop-02/11/2020	PC 24	Robin Whitten	X		23 St. Lawrence St.	X	X		PC24	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-02/11/2020	PC 25	Heather Sullivan		X	32 Merrill St.	X			PC25	Peter Murray	X		104 North St.	X	X
PB Workshop-02/11/2020	PC 26	Julie Larry			GPL				PC26	Barry Manter	X		46 Eastern Promenade	X	X
PB Workshop-02/11/2020	PC 27	Kevin Schochat	X		215 Sheridan St.	X			PC27	Sive Nelson	X		29 Emerson St.	X	
PB Workshop-02/11/2020	PC 28	Mary Barrett	X		27 Parson St.										
PB Workshop-02/11/2020	PC 29	Nancy Machesney	X		213 Sheridan St.	X									
PB Workshop-02/11/2020	PC 30	Steven Inman	X		81A Vesper St.	X	X								
PB Workshop-02/11/2020	PC 31	Edward Fiske Mooney	X		77 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 32	Susan Yandell	X		51 Monument St.	X	X								
PB Workshop-02/11/2020	PC 33	Sara Auld	X		43 Munjoy St.	X	X								
PB Workshop-02/11/2020	PC 34	Carol Connor	X		12 Montreal St.	X	X								
PB Workshop-02/11/2020	PC 35	Ann Casady	X		213 Sheridan St.	X									
PB Workshop-02/11/2020	PC 36	George Carhart	X		7 Lafayette St.	X	X								
PB Workshop-02/11/2020	PC 37	Lincoln Payne	X		150 Eastern Promenade	X	X								

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2)	Planning Board Workshop #1 - 12/10/2019	99	76.7%	30	23.3%	129	23	74.2%	8	25.8%	31		
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3)	Planning Board Workshop #2 - 2/11/2020	42	72.4%	16	27.6%	58	19	70.4%	8	29.6%	27		
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4)	Planning Board Hearing - 3/10/2020 downloaded 3/10 4:14p	80	78.4%	22	21.6%	102	41	80.4%	10	19.6%	51		
	-If A Munjoy Hill Resident (Unique Person)	67	87.0%	10	13.0%	77							
	-If In the Proposed Munjoy Hill Historic District (Unique)	50	86.2%	8	13.8%	58							
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PB Workshop-02/11/2020	PC 38	Travis Agaman		X	8 Emerson St.	X									
PB Workshop-02/11/2020	PC 39	Amy Alward	X		South Portland										
PB Workshop-02/11/2020	PC 40	Elizabeth Peavey	X		Portland										
PB Workshop-02/11/2020	PC 41	Nick Murray		X	40 St. Lawrence St.	X	X								
PB Workshop-02/11/2020	PC 42	James Rohman		X	57 Elmwood St.										
PB Workshop-02/11/2020	PC 43	James Hambley	X		61 Monument St.	X									
PB Workshop-02/11/2020	PC 44	Donna Jones	X		Portland										
PB Workshop-02/11/2020	PC 45	Abbie McMillen	X		26-28 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 46	Anne Pringle	X		Neal St.										
PB Workshop-02/11/2020	PC 47	Daryl Renschler	X		Portland										
PB Workshop-02/11/2020	PC 48	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-02/11/2020	PC 49	Kathleen Bender	X		11 North St.	X	X								
PB Workshop-02/11/2020	PC 50	Marlies Reppenhagen	X		55 Morning St.	X	X								
PB Workshop-02/11/2020	PC 51	Pamela Day	X		25 Waterville St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan	X		13-15 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			17-19 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			91-93 Morning St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			26-30 Eastern Promenade	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			19 Locust St.										
PB Workshop-02/11/2020	PC 53	Carl Henry		X	50 St. Lawrence	X	X								
PB Workshop-02/11/2020	PC 54	Carol J. De Tine	X		144 Vaughn St.										
PB Workshop-02/11/2020	PC 55	Charlton Smith	X		33 Turner St.	X									
PB Workshop-02/11/2020	PC 56	John Watson & Nancy Brai	X		118 Congress St.	X									
PB Workshop-02/11/2020	PC 57	Justine Denney	X		56 North St.	X	X								
PB Workshop-02/11/2020	PC 58	Tom Keating	X		166 Pleasant Ave.										
PB Workshop-03/10/2020	PC59	Abby Harvey	X		17 Waterville St.	X	X		PC1	Jake Halpert	X		74 Atlantic St.	X	X
PB Workshop-03/10/2020	PC60	Anne Manganello		X	84 Quebec St.	X	X		PC2	David Cowie	X		32 North St.	X	X
PB Workshop-03/10/2020	PC61	Anne Manganello		X	84 Quebec St.	X	X		PC3	Gemma Cannon	X		204 Congress St.		
PB Workshop-03/10/2020	PC62	Audrey Puleio	X		27 North St.	X	X		PC4	Pam Plum	X		104 Park St.		
PB Workshop-03/10/2020	PC63	Barbara Brown	X		156 Sheridan St., #2C	X			PC5	Nini McManamy	X		10 Willis St.	X	X
PB Workshop-03/10/2020	PC64	Barti Bourgault	X		49 Waterville St.	X	X		PC6	Saura Shannon		X	59 Moody St.	X	X
PB Workshop-03/10/2020		Barti Bourgault			51 Waterville St.	X	X		PC7	George Rheult		X	West Bayside		
PB Workshop-03/10/2020	PC65	Beth Snyder	X		81 North St.	X	X		PC8	Josh Baston		X	42 North St.	X	X
PB Workshop-03/10/2020	PC66	Bruce Wood	X		607 Chandler's Wharf				PC9	Lauren Ashwell		X	8 Emerson St.	X	
PB Workshop-03/10/2020	PC67	Candace Myers	X		45 Eastern Promenade, Unit B-G	X			PC10	Mark Holden	X		37 St. Lawrence	X	X
PB Workshop-03/10/2020	PC68	Carl Henry		X	50 St. Lawrence	X	X		PC11	Mildred Bachrach		X	211 Brackett St.		
PB Workshop-03/10/2020	PC69	Carol Conner	X		12 Montreal St.	X	X		PC12	Dianne Davison	X		29 Morning St.	X	X
PB Workshop-03/10/2020	PC70	Carol McCracken		X	Portland				PC13	Bill Hall	X		Peaks Island		
PB Workshop-03/10/2020	PC71	Carolyn Swartz	X		27 Merrill St.	X	X		PC14	Michelle Polacsek	X		167 Newbury St., Unit 406		
PB Workshop-03/10/2020	PC72	Christopher Ackerland	X		44 Monument St.	X	X		PC15	Robin Whitten	X		23 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC73	Christopher Stewart	X		81 North St.	X	X		PC16	Sherwin Hamill	X		2 Atlantic St.	X	X
PB Workshop-03/10/2020	PC74	Claudia Diller	X		Munjoy Hill?	X			PC17	Stacy Mitchell	X		74 Atlantic St.	X	X
PB Workshop-03/10/2020	PC75	Cynthia Schmidt	X		21 Sheridan St, #1	X	X		PC18	Beth Snyder	X		81 North St.	X	X
PB Workshop-03/10/2020	PC76	David Lloyd	X		29 Waterville St.	X	X		PC19	Angela Adams	X		2 Atlantic St.	X	X
PB Workshop-03/10/2020	PC77	Debra Cole	X		71 Walnut St.	X	X		PC20	Keri lord	X		Deering St.		

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PB Workshop-03/10/2020	PC78	Debra Pressier	X		25 Fore St.	X	X		PC21	Ann Mangello		X	84 Quebec St.	X	X
PB Workshop-03/10/2020	PC79	Liz Hays	X		107 North St.	X	X		PC22	Lindsey Mann	X		122 North St.	X	X
PB Workshop-03/10/2020	PC80	Gary Stern	X		65 Revere St.				PC23	Richard Heffern	X		8 Sherbrooke St.	X	X
PB Workshop-03/10/2020	PC81a	George Rheult		X	Bayside				PC24	Hilary Bassett	X		55 Morning St.	X	X
PB Workshop-03/10/2020	PC82	Joe Walsh		X	Portland, Munjoy ?Green Clean Maine?				PC25	Thomas Brokish	X		43 Munjoy St.	X	X
PB Workshop-03/10/2020	PC83	John Whitehouse		X	1 Cumberside Falmouth				PC26	Sally Oldham	X		118 Congress St.	X	X
PB Workshop-03/10/2020	PC84	Kathryn Yates	X						PC27	Rob Whitten	X		23 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC85	Kenneth and Joyce Bailly	X		59 Mountfort St.	X			PC28	Berry Manter	X		46 Eastern Promenade	X	X
PB Workshop-03/10/2020	PC86	Kevin Schochat	X		215 Sheridan St.	X			PC29	Carol Swartz	X		27 Merrill St.	X	X
PB Workshop-03/10/2020	PC87	Leslie Hart	X		215 Sheridan St.	X			PC30	Wayne Valzania	X		27 Merrill St.	X	X
PB Workshop-03/10/2020	PC88	Maggy Wolf	X		28 St. Lawrence	X	X		PC31	Steve Cannon	X		204 Congress St.		
PB Workshop-03/10/2020	PC89	Martica Swain	X		28 St. Lawrence	X	X		PC32	Mike Hoover	X		40 Melbourne St.	X	X
PB Workshop-03/10/2020	PC90	Nan Cumming	X		87 Vesper St.	X	X		PC33	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-03/10/2020	PC91	Nancy Machesney	X		215 Sheridan St.	X			PC34	Oliver Murray	X		40 Montreal St.	X	X
PB Workshop-03/10/2020	PC92	Nancy Thayer	X		7 Gilbert Lane	X	X		PC35	Sive Whelan	X		29 Emerson St.	X	X
PB Workshop-03/10/2020	PC93	Ned Chester	X		11 Fore St.	X	X		PC36	John Wuestoff	X		17 Morning St.	X	X
PB Workshop-03/10/2020	PC94	Paul Flaxman	X		7 Atlantic St.	X	X		PC37	John Mahoney		X	73 Atlantic St.	X	X
PB Workshop-03/10/2020	PC95	Bob and Jeanne Bull	X		68 Atlantic St.	X	X		PC38	Ned Chester	X		7 Fore St.	X	X
PB Workshop-03/10/2020	PC96	Ryan Fitzgerlad		X	51 Morning St.	X	X		PC39	Herb Adams	X		Parkside		
PB Workshop-03/10/2020	PC97	Sally Oldham	X		118 Congress	X			PC40	Pam Day	X		25 Waterville St.	X	X
PB Workshop-03/10/2020	PC98	Ted Oldham	X		118 Congress	X			PC41	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-03/10/2020	PC99	Tica Douglas	X		11 Munjoy St.	X	X		PC42	Barbara Vestal	X		7 Fore St.	X	X
PB Workshop-03/10/2020	PC100	Tom Kennedy	X		340 Eastern Promenade, Unit 213	X			PC43	Lori Round		X	47 Monument St.	X	
PB Workshop-03/10/2020	PC101	Travis Agaman		X	8 Emerson St.	X			PC44	Peter Blackstone	X		76 Cumberland Ave	X	X
PB Workshop-03/10/2020	PC102	Wendy Cherubini		X	33 May St.				PC45	Lorrayne Carroll	X		31 North St.	X	X
PB Workshop-03/10/2020	PC103	William Cleaves	X		27 North St, Apt 4	X	X		PC46	Mary Casale	X		39 Waterville St.	X	X
PB Workshop-03/10/2020	PC104	Megan Roberts		X	Portland, Woodsford				PC47	Tim Wells		X	33 Montreal	X	
PB Workshop-03/10/2020	PC105	Vana Carmona	X		105 North St., Apt 1	X	X		PC48	Peter Murray	X		104 North St.	X	X
PB Workshop-03/10/2020	PC106	Martha Emerson	X		340 Eastern Promenade, Unit 247	X			PC49	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC107	Betts Mayer	X		211 Sheridan St.	X			PC50	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC108	Gemma Cannon	X		WHSa Secretary?	X			PC51	Karen Snyder	X		72 Waterville St.	X	X
PB Workshop-03/10/2020	PC109	Matt Thayer	X		62 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC110	Uschi Carhart	X		7 Lafayette St.	X	X								
PB Workshop-03/10/2020	PC111	Mildred Bachrach		X	211 Brackett St.										
PB Workshop-03/10/2020	PC112	Nini McManamy	X		11 Willist St.	X	X								
PB Workshop-03/10/2020	PC113	Nathan Szanton	X		22 Eastern Promenade, Unit #3	X	X								
PB Workshop-03/10/2020	PC114	Mary Casale	X		39 Waterville St.	X	X								
PB Workshop-03/10/2020	PC115	Joel Harris	X		38 Blanchard St, Cumberland										
PB Workshop-03/10/2020	PC116	Peter Murray	X		104 North St.	X	X								
PB Workshop-03/10/2020	PC117	Lindsay Swann	X		122 North St.	X	X								
PB Workshop-03/10/2020	PC118	Enoch Wenstrom	X		88 Beckett St.	X	X								
PB Workshop-03/10/2020	PC119	Barbara Vestal	X		11 Fore St.	X	X								
PB Workshop-03/10/2020	PC120	Gail Wenstrom	X		83 Beckett St.	X	X								
PB Workshop-03/10/2020	PC121	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-03/10/2020	PC122	Gail Wenstrom	X		83 Beckett St.	X	X								

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PB Workshop-03/10/2020	PC123	Pam Day	X		25 Waterville St.	X	X								
PB Workshop-03/10/2020	PC124	Betty Wuestoff	X		11 Morning St.	X	X								
PB Workshop-03/10/2020	PC125	Hillary Bassett	X		55 Morning St.	X	X								
PB Workshop-03/10/2020	PC126	Cara DeTign	X		144 Vaughn St.										
PB Workshop-03/10/2020	PC127	Ed Gardner	X		511 Congress St.										
PB Workshop-03/10/2020	PC128	Francesca Galluccio-Steele	X		22 Clifford St.										
PB Workshop-03/10/2020	PC129	Robert Derry	X		63 Melbourne St.	X	X								
PB Workshop-03/10/2020	PC130	Carl Henry		X	50 St. Lawrence	X	X								
PB Workshop-03/10/2020	PC131	George Carhart	X		7 Lafayette St.	X	X								
PB Workshop-03/10/2020	PC132	Greater Portland Landmark	X		GPL										
PB Workshop-03/10/2020	PC133	Debby Murray	X		104 North St.	X	X								
PB Workshop-03/10/2020	PC134	Janie Lynch		X	???										
PB Workshop-03/10/2020	PC135	Jo-Ann Kayatta	X		????										
PB Workshop-03/10/2020	PC136	Kristina Minister	X		101 North St, Apt 4	X	X								
PB Workshop-03/10/2020	PC137	Laura Shen & Will Stilton		X	59 Moody St.	X	X								
PB Workshop-03/10/2020	PC138	Lynne Panico	X		49 Moody St.	X	X								
PB Workshop-03/10/2020	PC139	Robin Ferrar		X	46 Walnut St.	X	X								
PB Workshop-03/10/2020	PC140	Sarah Goan	X		54 Walnut St.	X	X								
PB Workshop-03/10/2020	PC141	Kathleen Bender	X		11 North St.	X	X								
PB Workshop-03/10/2020	PC142	Karen Harrison		X	34 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC143	Brent Adler		X	92 Walnut St.	X									
PB Workshop-03/10/2020	PC144	Eleanore Houghton	X		Portland										
PB Workshop-03/10/2020	PC145	Erna Koch	X		81 Vesper St.	X	X								
PB Workshop-03/10/2020	PC146	George Rheault		X	Bayside										
PB Workshop-03/10/2020	PC147	George Rheault		X	Bayside										
PB Workshop-03/10/2020	PC148	Jen Micoles	X		61 Mountfour St.	X									
PB Workshop-03/10/2020	PC149	John Carolan		X	28 North St.	X	X								
PB Workshop-03/10/2020	PC150	Julian Ciembroniewicz	X		55 Morning St.	X	X								
PB Workshop-03/10/2020	PC151	Kate Howe		X	40 Quebec St.	X									
PB Workshop-03/10/2020	PC152	Kelly Worster	X		52 Monument St.	X									
PB Workshop-03/10/2020	PC153	Mary Barret	X		Portland										
PB Workshop-03/10/2020	PC154	Mike Cavanaugh	X		39 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC155	MJ Hill?	X		Fake?										
PB Workshop-03/10/2020	PC156	Paula Agopian	X		90 Monument St.	X									
PB Workshop-03/10/2020	PC157	Robert Morse	X		Portland										
PB Workshop-03/10/2020	PC158	Sophie Samuels	X		46 Howard St.	X									
PB Workshop-03/10/2020	PC159	William Alcorn	X		125 Morning St.	X	X								
PB Workshop-03/10/2020	PC160	Barbara Keppel	X		141 North St.	X	X								

Sources:

HPB Nomination- 11/20/2019	https://portlandme.civicclerk.com/Web/Player.aspx?id=533&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-12/10/2019	https://portlandme.civicclerk.com/Web/Player.aspx?id=571&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-02/11/2020	https://portlandme.civicclerk.com/Web/Player.aspx?id=1207&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-03/10/2020	https://portlandme.civicclerk.com/Web/Player.aspx?id=1219&key=-1&mod=-1&mk=-1&nov=0

Google Groups

Historic Districting of Munjoy Hill

Elizabeth Hayes <silverlakehayes@gmail.com>

Aug 4, 2020 11:48 AM

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

Hi, everyone:

I've lived on the Hill for six years and have come to love our special neighborhood. I'm very much in favor of protecting the history of our community and believe it is our obligation and in our best interest to keep our neighborhood's history alive and well. Our history is magnificent! Elizabeth Hayes 77 St. Lawrence Street.

--

Elizabeth Hayes Traveling Mom, wife and CEO

Google Groups

Public Comment on the Munjoy Hill Historic District

Elizabeth McCormack <elizabeth.j.mccormack@gmail.com>

Aug 11, 2020 10:52 AM

Posted in group: **Planning Board**

Good morning, Planning Board Members!

I'm writing today in support of designating a Munjoy Hill Historic District. If this designation is not approved, I'm deeply concerned that even more historic homes on Munjoy Hill will be torn down to make way for high-end condos catered to summer visitors and other part-time residents.

If the historic buildings of Munjoy Hill are not permanently preserved, the sense of community that currently exists there will likely be lost. This feeling— of walking around a quaint neighborhood with wonderful eateries and sweet, unique homes— is what attracts people to Portland, Maine in the first place. For a state so dependent on tourism dollars, why would we squander this? Visitors will no longer flock to Portland when glossy high rises and hotels consume the landscape, and the money they bring will no longer flow in.

I care deeply about affordable housing in the Portland area and stood in support with the unhoused folks at the City Hall encampment; this designation is just as important. I have friends who are musicians, bakers, and tutors that can afford living on Munjoy Hill by living together, splitting a 3-bedroom in one of the single family homes turned into a 2 or 3-unit apartment building. My friends will be priced out of this neighborhood when the new development comes. These are people that add so much to the city: they keep our dining scene afloat, they support the city's young learners, they bring culture and vitality to Portland. This is who you will lose to Biddeford, South Portland, and Lewiston.

I urge you to please support the designation of a Munjoy Hill Historic District. The essence of Portland— the cobblestones, the friendly faces of the restaurant servers you've come to know, the sun peeking behind an old home on Munjoy Hill, all the things that make Portland what it is — depends on it.

Thank you for your time,
Elizabeth McCormack
Masters Student, Clinical Mental Health Counseling, USM
371 Preble St. Apt. 1, South Portland, ME

Google Groups

Proposed Munjoy Hill Historic District

Elizabeth Streeter <streeter.beth@gmail.com>

Aug 9, 2020 11:13 AM

Posted in group: **Planning Board**

Dear Planning Board,

I am a resident of Munjoy Hill. I support the proposed Munjoy Hill Historic District and six landmarks with NO changes or modifications to what the Historic Preservation Board nominated back in 11/20/2019.

*I have sent a letter prior to this but hadn't included those who are cc'd.
I realize this is after the time to submit but I hope you will consider my voice since I feel very strongly about this issue.*

*Thank you for your
Sincerely
Elizabeth Streeter
Quebec st.*

Google Groups

Support the Munjoy Hill Historic District

Hilary Bassett <hilarydbassett@gmail.com>

Aug 7, 2020 10:04 PM

Posted in group: **Planning Board**

Dear Planning Board Members: As a Munjoy Hill resident and property owner for 14 years, **I urge you to support the Munjoy Hill Historic District as recommended by the Historic Preservation Board.** The District has strong support in the neighborhood, and will be a powerful tool that preserves the irreplaceable historic character of our City, and at the same time supports environmental sustainability and affordable housing — all objectives outlined in the comprehensive plan.

Thanks for your consideration,

Hilary Bassett

55 Morning Street, 1-1, Portland

Google Groups

Proposed Munjoy Hill Historic District

Karen Harrison <karen.harrison.me@gmail.com>

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

I have lived at 34 Munjoy Street (District 1) since 1993. I love my street, and I love my neighborhood, in which people are quick to help one another and respectful of differences. Over the years, we have found ways to make them more enjoyable, economical or useful. I like some of the changes and dislike others, but all of them represent people making the best decisions for themselves and the neighborhood.

I'm strongly opposed to any historic district designation for this neighborhood for these reasons:

- Historic designation restrictions on additions, renovations and demolitions will prevent people from making the best design and financial decisions for their families and their futures.
- Historic designation restrictions will reduce the energy and vitality of the neighborhood and discourage or prevent the use of high-quality, cost-saving contemporary materials and methods that look different than older glass.
- Historic designation restrictions have a disproportionate financial impact on people with fewer resources. This includes young people using "sweat equity" to fix up a dilapidated building for reasonable rents while maintaining their buildings as cost-effectively as possible for their tenants' safety and comfort.
- The historic district guidelines for renovations may not allow homeowners to conform to contemporary building safety standards, for example in the size of egress windows. This applies to many buildings in the neighborhood.

Some additional thoughts:

- Behavior can't be regulated through planning and zoning. Neighborhoods are better when people see each other coming and going – and I'd rather not look at garage doors when I'm on the side or back of a building doesn't force people to interact with their neighbors if they typically leave and enter their residence through the garage.
- It's always unfortunate when someone loses a wonderful view, but that happens everywhere, and that's why houses and apartments on Eastern Prom (or, for that matter, Central Park West) have current views, many of which are enjoyed by residents whose buildings blocked others' views when they were built.
- It seems that 118 Congress Street has become the poster child for people who are upset about development on the Hill. But there are other ugly buildings on that side of Congress Street, and the bleakly utilitarian Cummings Center and fire station at 134. And 118, for all of its faults, includes street-level retail.
- At a community meeting a couple of years ago, we watched a slide show on the history of development on the Hill. I'm pretty sure that around the turn of the last century, the people living in the apartment buildings now considered quaint and historic.

I respect the depth of knowledge and tremendous love for Portland's older buildings shown by the staff of Greater Portland Landmarks and the City's Historic Preservation team, but I don't think that the problems presented by development in this neighborhood can be reasonably and fairly addressed by an historic district designation. I'd rather not live in a neighborhood where photographs happened to have been taken. I'd like to continue to live in a vibrant, energetic, live-and-let-live neighborhood.

Thanks for listening,
Karen Harrison

Google Groups

I support the designation of an historic district on Munjoy Hill

Kate Philbin <kphilb3@gmail.com>

Aug 4, 2020 3:33 PM

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

I fully support the Munjoy Hill Neighborhood Association's assessment of the value of the designated districts:

The historic character of the Hill, a remarkably intact example of working-class residential architecture of the 19th and early 20th century, is threatened by this incompatible new development. The plethora of vernacular frame houses on small lots on Hill streets produces an uninterrupted, rich urban fabric. The uniformity of scale, massing and orientation, and the way buildings are sited in relation to each other, results in a valued streetscape which is greater than the sum of its individual parts. The uninterrupted concentration of structures of a similar design and age, most of which have retained their architectural integrity, contributes greatly to the ambience and amenity of the Hill as a place to live today. This fabric is jeopardized by redevelopment projects that replace existing residential structures with large condominium blocks that frequently appear to be out of scale and proportion to the surrounding buildings and seem not to respect the historic built environment of the neighborhood.

I ask that you vote in support of the proposed historic district on Munjoy Hill.

Kate Philbin
45 Eastern Promenade 6J

Google Groups

Munjoy Hill Historic district

kathleen bender <kabendr@yahoo.com>

Aug 9, 2020 9:18 AM

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

Greetings,

The Planning Board should recommend the historic district to the City Council.

There is a concept referred to as diminishing return. We don't want to go too far with further commercial development. Please keep the Hill as designated by the Historic Preservation Board.

Thank you for your attention to this,
Kathleen Bender
11 North St. LLC

resident and landlord

Google Groups

Historic district Munjoy Hill

Kirsten Platt <kirstenplatt@gmail.com>

Aug 7, 2020 8:18 AM

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

When will you be making your decision about the proposed historic district on Munjoy Hill? I hope you will vote to preserve the neighborhood and limit the ever higher luxury condos for part-time residents. Thank you

Kirsten Platt

61 Montreal St #3

Portland Maine 041010

Re: March 17 Planning Board Public Comment from 59 Moody Street re: Potential Munjoy Hill Historic District and Individual Landmark Designations

Laura Shen <lauraelizabethshen@gmail.com>

Tue, Aug 4, 2020 at 4:45 PM

To: Planning Board <planningboard@portlandmaine.gov>

Cc: Belinda Ray <bsr@portlandmaine.gov>, jmy <jmy@portlandmaine.gov>, Will Siltan <willsiltan@gmail.com>

To: Planning Board, City of Portland, ME

Cc: Belinda Ray, District 1 Councilwoman & Jennifer Munson, Office Manager, Will Siltan (co-owner [59 Moody St](#))

Dear Mr. Mazer,

Please find attached our public comments ahead of the Tuesday, August 11th Planning Board Meeting regarding the Potential Munjoy Hill Historic District and Individual Landmark Designations. These are in response to the questions you asked at the end of the meeting on March 10th and the responses provided by members of the Historic Preservation Board. I had submitted these for the March 17th meeting that was not held.

We will not be able to attend the session as we are getting married on Saturday and will be offline next week but we look forward to watching the recording when we return.

With kind regards,

Laura Shen & Will Siltan

On Wed, Mar 11, 2020 at 11:17 PM Laura Shen <lauraelizabethshen@gmail.com> wrote:

To: Planning Board, City of Portland, ME

Cc: Belinda Ray, District 1 Councilwoman & Jennifer Munson, Office Manager, Will Siltan (co-owner [59 Moody St](#))

Dear Mr. Mazer,

Please find attached our public comments ahead of the Tuesday, March 17th Planning Board Meeting regarding the Potential Munjoy Hill Historic District and Individual Landmark Designations. These are in response to the questions you asked at the end of the meeting on March 10th and the responses provided by members of the Historic Preservation Board.

With kind regards,

Laura Shen & Will Siltan



200311 Follow-up Letter to Planning Committee.pdf

2053K

59 Moody Street
Portland, ME 04101

Brandon Mazer
Chair, Planning Committee
City of Portland, Maine
389 Congress St
4th Floor
Portland, ME 04101

March 11, 2020

Dear Mr. Mazer,

Thank you and the Planning Board for listening to Laura's public comments yesterday, March 10th. Laura had to leave at 9PM but we watched the recording and wanted to follow-up with responses to Ms. Andrews and Ms. Grimando comments regarding our concerns – particularly around the Notification to Property Owners & Inclusion in the Process and District Line Inconstistencies. Our comments below are additive to our letter submitted on March 5th (*see Exhibit 6*).

Notification to Property Owners & Inclusion in the Process.

- The Historic Preservation members present seemed to imply that we were at fault for not knowing that our home was affected by the historic district and they both agreed that our not being notified was a one-off exception ("they only ones we are aware of" Ms. Andrews stated).
- **Basic Notification.** The formal messaging on the Historic Preservation Board website said that "All affected property owners will receive notices prior to each upcoming meeting." When we bought our home, half the property was in the draft document and half was not. We checked the website and it said affected homeowners would be notified before each meeting. Nowhere on the website does it say – check the Portland Press Herald for more details. Nor was there language on the website that said recent homeowners must proactively reach out because the Assessor's office takes up to 4 months (Ms. Andrews told us up to 4 months last week – not "4-5 months" as she stated last night). Nor were there signs posted on the affected streets ahead of major hearings and workshops. The Historic Preservation Board and city websites are the official source for all information regarding this process. As responsible homeowners, we were aware (we would not go as far as to say "well aware" as Ms. Andrews stated) of the on-going overlay and process but we also trusted that local government would keep us informed per the instructions on their website that is regularly updated before and after each meeting. We'd like to reiterate that we were never actually notified. We proactively reached out on February 17 and Ms. Andrews returned on message on February 20. We were not given basic notification and as a result have issue with the current map and our inclusion as a "contributing" property.
- **One-off exception.** Given Ms. Andrew's verbal description of the administrative error that left us off the distribution list, we would assume that anyone who bought a home in the proposed district during a certain period of time would have been excluded from proper notification. We only caught this issue two weeks ago. We believe it is the responsibility of the Preservation

Board to audit their processes to determine how homeowners were affected and conduct additional workshops and allow for changes to the current proposal. An audit would include reviewing all property transactions in the affected area over an extended period of time then comparing the new homeowner list to the distribution list used by the Historic Preservation Board. According to Ms. Andrews' statement, the erroneous list was pulled in the "summer" of 2019 but that list would preclude anyone who's paperwork was being processed in the Assessor's office. We bought our home in June, but there's no telling how outdated the list was without an internal investigation. I conducted a rudimentary Zillow search of the Munjoy Hill area that showed 56 homes sold in the last 12 months.

District Line Inconsistencies.

- Half of our property is in the proposed district and half is outside of the proposed district. Ms. Andrews said that was because our property is on two parcels of land and referred to the land excluded from the proposed district as a "separate parcel" and "an empty, undeveloped parcel" based on their examination of the map.
- **A single parcel according to City and State documentation.** To the best of our knowledge as homeowners, our property at 59 Moody and the combined Homeowners Association with 57 Moody is one parcel that is not subdivided on the line that appears in the current version of the proposed historic district as two parcels – one of which is in and one of which is out of the proposed historic (*see Exhibit 1*). The documentation we have – including past Zoning Board approvals (*see Exhibit 2*) and the Plan of Boundary Survey submitted and approved by the State of Maine Registry of Deeds (*see Exhibit 3*) – indicates we have a single lot with one property line around both encapsulating the building unit and parking area.
- **Not an "empty, undeveloped parcel".** Ms. Andrews' statement that the excluded area of 59 Moody Street is a "undeveloped lot" is false. It is an active paved parking area that houses up to two cars and used for our household activities. We step foot in that area everyday. Every evening it has houses our two cars. It is actively maintained with fencing and seasonally curated by us as homeowners. It is by no means empty and undeveloped.
- **Identical neighboring area included.** Would also like to reiterate that behind all four rowhomes is one combined parking area. The area behind 59&57 Moody – is paved while the area behind 55&53 Moody is a mix of pavement and gravel (*see Exhibit 4*). For some reason, which still hasn't been clearly articulated by Ms. Andrews or Ms. Grimando, the parking area behind 59&57 Moody is excluded from the Historic District recommendation, while the parking area behind 55&53 Moody is included in the Historic District (*see Exhibit 5*). Had we been part of the conversation before the recommendation was finalized, we could've had this discussion. Our recommendation would be to exclude the parking area from both HOAs for consistency as neither should be deemed contributing factors to the historic district.
- This oversight exemplifies the haphazard approach to district lines and the lack of knowledge of all affected properties. Given the impact of this proposed district, we would expect clear understanding of lot lines and properties from those managing the process. Ms. Andrews could not give facts about the property when asked by Mr. Mazer about the merged nature of the lots, which our documentation as homeowners would say it is not. The Preservation Board has spread itself too broad – without the depth and knowledge needed - as it tries to do too much with its current proposal.

We would also continue to emphasize the point from our March 5 letter that our home should be excluded from the proposed district as "non-contributing" due to extensive renovations including an addition and installation of a large modern roof deck. No other property within the proposed district has

such a structure because they have all already been deemed “non-contributing”. We believe our property should also fall in this category.

This city is in the process of building the Portland of the future and the City Council has a plan for 2030 and vision of the city we evolve into. It is unclear how the designation of Munjoy Hill as a historic district will allow us to do that. The vibrancy of a community that is equitable, sustainable, and dynamic does not stem from the burden of historic district designation and rules. We understand significant effort has been put into the process to-date, but the result is an inconsistent proposal.

Again, from our vantage point, we were unable to inform the process because of a lack of due process and would like our property at 59 Moody Street removed from any list of “contributing” properties.

We thank you for your time in reading this and hope that the Planning Committee will consider our on-going experience and vote to reject the proposed Historic District on March 17th.

With kind regards,
Laura Shen & Will Siltan

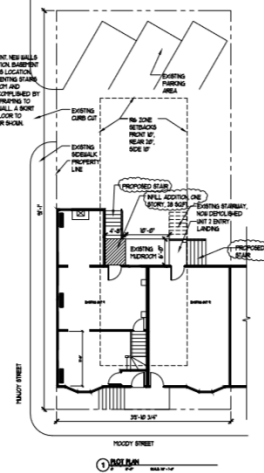
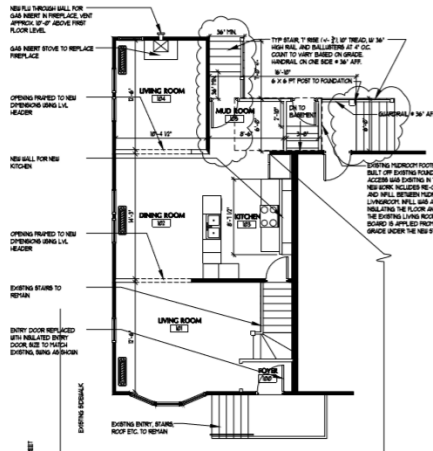
EXHIBIT 1: Current Historic Preservation Board Recommendation (pulled from website on 3/11/20)

59 Moody Street property lines highlighted in red



-  Proposed Historic District Boundary
-  Proposed Individual Landmark
-  Existing Individual Landmark
-  Contributing Property
-  Noncontributing Property

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



CHARETTE DESIGN
ARCHITECTS

40 YORK STREET
PORTLAND, MAINE 04101
207.851.7575
CHARETTE-DESIGN.COM

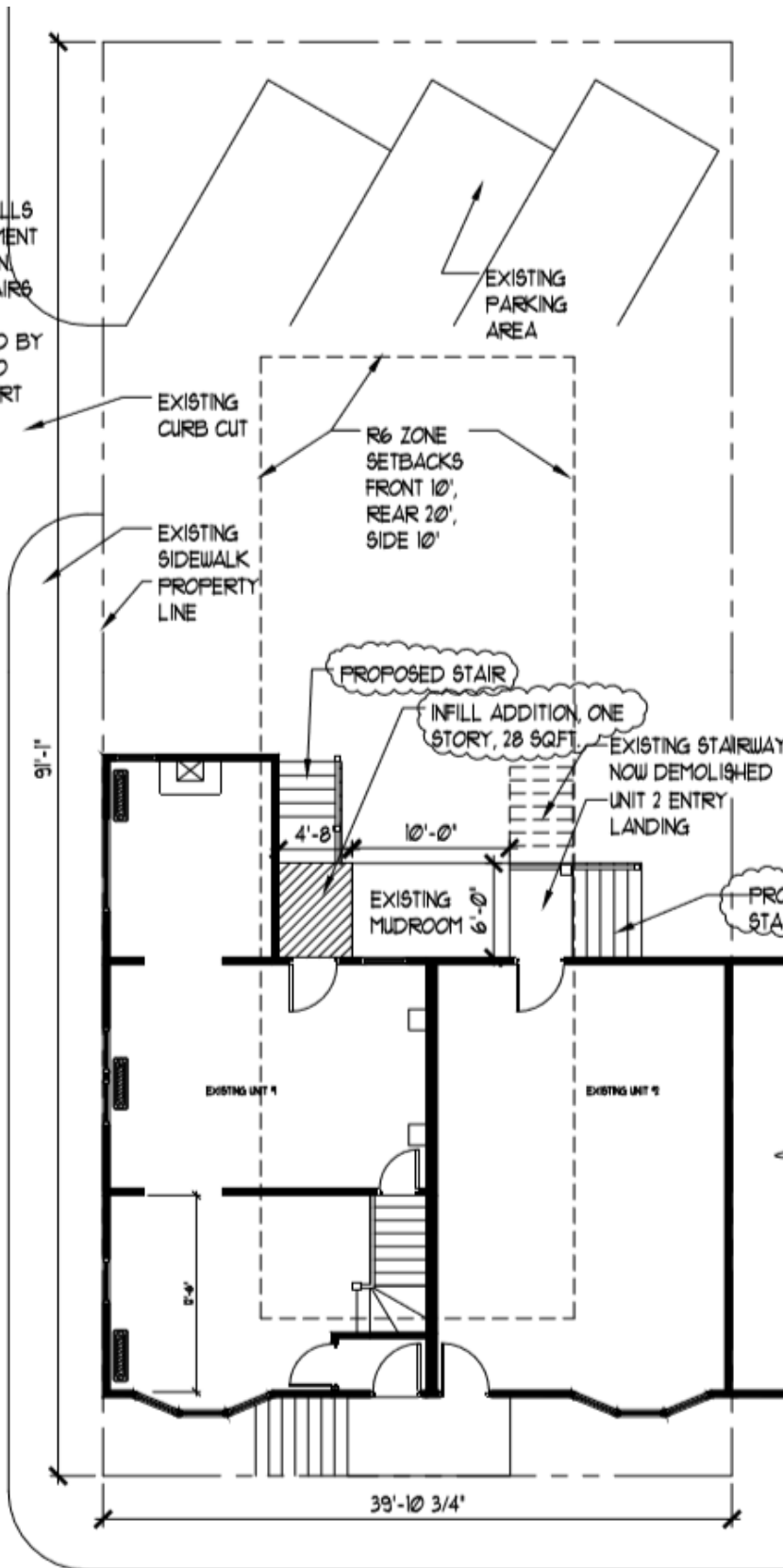
LEARNED ARCHITECT
JOHN C. CHARETTE
NCL 2008
STATE OF MAINE

**LEBLANC
RESIDENCE**
59 MOODY STREET
PORTLAND, MAINE

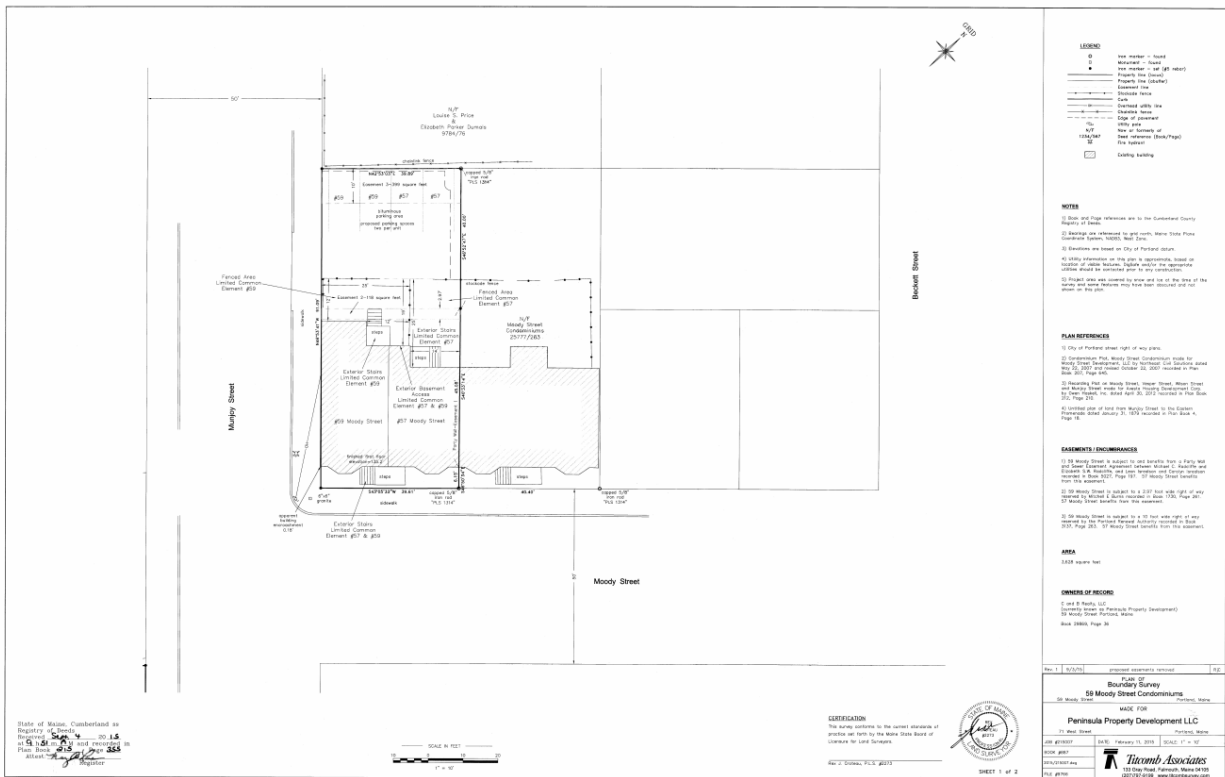
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2	DATE	DESCRIPTION
REVISIONS		
Date Issued	10/2/13	
Project Number	13092	
Drawing Scale	AS NOTED	
SHEET NAME		
FLOOR PLAN, PLOT PLAN AND DETAILS		
Drawn By	KCB	A1.2
Checked By	JCC	

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MOODY STREET



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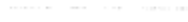
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	Property line (locus)
	Property line (abutter)
	Easement line
	Stockade fence
	Curb
	Overhead utility line
	Chainlink fence
	Edge of pavement
	Utility pole
N/F	Now or formerly of
1234/567	Deed reference (Book/Page)
	Fire hydrant
	Existing building

EXHIBIT 4:



EXHIBIT 5:



EXHIBIT 6: Written Comment provided 59 Moody Street ahead of March 10th Planning Board Hearing

59 Moody Street
Portland, ME 04101

Brandon Mazer
Chair, Planning Committee
City of Portland, Maine
389 Congress St
4th Floor
Portland, ME 04101

March 5, 2020

Dear Mr. Mazer,

Ahead of the workshop and public hearing on Tuesday, March 10th, we wanted to voice our concerns regarding the Munjoy Hill Historic District recommendation. As property owners within the proposed district, we are concerned about the impact on our property. We recognize that each side of this proposal has articulated pros and cons but what we would like to raise are three specific examples of how the process to-date and proposed district is flawed and questions the integrity of the entire initiative. These are examples that affect our property and I am sure our story is not dissimilar to other residents.

Notification to Property Owners & Inclusion in the Process. We closed on our townhouse at 59 Moody Street on June 6, 2019. We understood there was an on-going process with the overlay and history district proposal. We followed in the Portland Press Herald updates and the city website clearly stated that *"All affected property owners will receive notices prior to each upcoming meeting."*¹ On February 17, 2020, I checked the city website after reading the Planning Board was taking up the proposal for a vote. Half of our property seemed to be in the map and half wasn't. We were obviously confused as we had not received any notices from the city regarding our property being affected.

We reached out to Deb Andrews via voicemail on Monday, February 17th and received a phone call response on Thursday, February 20th. Ms. Andrews explained that an administrative error occurred and that we were never added to the distribution lists that sent the physical mailers to affected property owners. The explanation was that the Portland Assessor's Office takes up to four months to update records of new property owners. Even if it took four months, we should've been added to the distribution list by October at the latest – which would have allowed us to participate in several of the workshops and public discussions that all other notified affected homeowners were invited to participate in. When we followed up with Ms. Andrews regarding the further past October, she looked

¹ As of March 5, 2020 and following our meeting with Christine Grimando and Deb Andrews on March 2, 2020, that language was removed from the city website and no longer exists for viewing.

into it and said it was administrative error. The city employee in charge of these distributions never updated the contact list with the most recent version of affected homeowners.

We have several concerns:

- Unclear breadth of impact. We met in-person with Ms. Andrews and Ms. Grimando on March 2, and they said they had rectified the issue with the system but did not say how many people this administrative issue affected or how outdated the previous list of the affected homeowners was.
- Inability to inform the process. Given the short timeline of us proactively discovering we were excluded and the upcoming March 10th Planning Meeting, we have not been able to participate in the process with other affected homeowners. All the site lines have been drawn and there has been no opportunity for proper debate or input. Ms. Grimando and Ms. Andrews did take time to meet with us on March 2nd but the general tone of the meeting was informational and not an opportunity to change the version of the map that the Historic Preservation Board had already approved and excluded us from.
- Integrity of the process. This administrative error raises questions about the integrity of the historic district proposal process as a whole. I would also think it raises legal questions regarding how the process was executed. This could have been avoided if the committee had been more inclusive in the neighborhood it was potentially impacting. Signs or flyers around the neighborhood with the proposed district map and times of the public hearings would have avoided the situation we find ourselves in today.

District Line Inconsistencies.

- The recommendation from the Historic Preservation Board splits our property (59 Moody). We own the end unit of a four unit rowhouse complex. The rowhouse complex is split into two homeowners associations (59&57 Moody and 55&53 Moody). Behind all four rowhomes is a parking area. The parking area behind our HOA – 59&57 Moody – is paved while the area behind 55&53 Moody is a mix of pavement and gravel (***see Exhibit 1***). For some reason, which wasn't clearly articulated by Ms. Andrews or Mr. Grimando, the parking area behind 59&57 Moody is excluded from the Historic District recommendation, while the parking area behind 55&53 Moody is included in the Historic District. Had we been part of the conversation before the recommendation was finalized, we could've had this discussion. Our recommendation would be to exclude the parking area from both HOAs for consistency as neither should be deemed contributing factors to the historic district.
- Our property is on the edge of what is in and what is out of the Historic District. It seems a bit arbitrary about which homes are included and which aren't. I understand that there is an art to all of this from Ms. Andrews and Ms. Grimando and a "feel" to the street. We would argue that Munjoy Street (the Moody to Congress portion) represents historic features that should be included if we're included. Non-contributing units – like 85 Munjoy – should be excluded. The Munjoy St landscape is nearly identical to Vesper Street, which are included as contributing buildings (***see Exhibit 2***)

Recommending 59 Moody as a Non-Contributing property.

- 59 Moody is currently recommended as a contributing property. We would argue that recent renovations in 2012 and additions to the home would preclude it from the contributing category (***see Exhibit 3***). Specifically, the large roofdeck is a very visible non-contributing factor. From the street, you can see the protruding staircase and modern railings.

- In the Building Inventory notes on the city website, the commentary on our property and initial argument for inclusion as contributing is as follows: *"The westernmost row house has a two-story addition and a rooftop deck. Despite these alterations and losses, the row houses retain their form and scale that are unusual in the neighborhood and contribute to the story of the neighborhood's historic residential development."* We would argue that those alterations are enough to warrant the designation of non-contributing. If the historic "story" is what matters, it doesn't seem like the protecting a rental property from 1910 is of the highest priority. We are part of a HOA and have rules regarding our maintenance and appear of our attached row homes, we do not need the historic designation to maintain the appearance and flavor of our part of the street.
- Again, because we were excluded from the process given to other affected homeowners, we were never able to make our case and have it considered in the recommended district map in front of you on March 10th.

I would also note that we do not have the funds to hire legal counsel to push this matter forward more than this letter to the Planning Board. We know others who have successfully challenged and had their properties removed from the Historic District zone by spending thousands of dollars on lawyers to find loopholes to this process.

We were excited to move to Munjoy Hill and become part of this community. As a younger couple who looks forward to raising a family here in Portland, we have found this process to be decisive and polarizing. It makes it less attractive for others to move to Munjoy Hill with this uncertainty and fear of what the Historic District will restrict and the additional expense it brings to homeowners. I hope the Planning Board and City Council is able to hear our concerns and is able to find a way to preserve the community without a Historic District.

We thank you for your time in reading this and hope that the Planning Committee will consider our experience and vote to reject the recommended Historic District as is presented by the Historic Preservation Board on March 10th.

With kind regards,

Laura Shen & Will Siltan

EXHIBIT 1:



EXHIBIT 2

Multi-unit homes on Vesper Street (proposed contributing buildings)



Multi-unit homes on Munjoy Street (proposed non-contributing buildings)



EXHIBIT 3



Google Groups

letter opposing historic district on Munjoy Hill

Lauren M Ashwell <lashwell@gmail.com>

Aug 4, 2020 10:30 AM

Posted in group: **Planning Board**

Please find my full letter attached. I am opposed to the historic district; it will prevent us from thoughtfully balancing the concerns and challenges of the city as a whole and elevates aesthetic value over other values we ought to promote, and the Planning Board and City Council needs to be able to target the promotion of affordable housing and sustainability in a more effective way than this will allow.

August 3rd, 2020

To the Planning Board;

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. The Planning Board and City Council needs to have the flexibility to effectively target policies for development that promotes the good of the whole city, and Munjoy Hill needs to be able to contribute to that good for the whole city.

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. This kind of concern needs to be taken into account when the city reviews the zoning; putting in a historic district now makes this kind of thoughtful review much more difficult if not impossible.

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 for aesthetic reasons. 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.

I have lived on the hill for a decade and my partner and I plan to live on the hill for the next 30 years, at least. However, if we are held to the standards under the proposed district, **we may not be able to afford to maintain our property and many others will not as well.** This plan is being built on working-class history, yet there is no provision in this plan to assist any people who would find the restrictions too costly (I have been told by the historic district's proponents that Deb Andrews will personally provide me with options that I can afford, but this is simply not possible for all working families within the proposed restrictions. As I have mentioned before in public meetings, the cost to re-side our house is more than doubled by this plan; when one considers the cost of maintenance of wood siding as well it will be even more). We want the city to consider this plan in a longer term context than what a small number of residents want now, especially when many others will be here and impacted by this district much longer. **We also urge you to think about the way that Munjoy Hill can contribute to addressing the issues facing the city as a whole.** Munjoy Hill is lovely, and we love it here, but it is only one small part of a city that needs to be thought of as a whole in planning for the future.

Sincerely,
Lauren Ashwell, 8 Emerson St, Portland

Google Groups

Munjoy Hill Historic District

Leslie Hart <blesliehart@gmail.com>

Aug 6, 2020 6:00 PM

Posted in group: **Planning Board**

Dear members of the Planning Board

I am writing to urge you to support the proposal in front of you to create the Munjoy Hill Historic District, with no changes or modifications.

An historic district on Munjoy Hill is a good idea for many reasons including a greater chance that affordable housing will be created or maintained as a result of tax credits, and because it can prevent affordable housing from being removed and replaced by more expensive housing. Plus there is the positive effect of preserving the character and stability of the neighborhood.

Thank you for your consideration.

Leslie Hart
215 Sheridan St.
Portland ME 04101
917.364.3682

Google Groups

Proposed Munjoy Hill Historic District

Linda Bancroft <linda@aquariuspmp.com>

Aug 7, 2020 9:06 AM

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

Aquarius Property Management manages a number of rental units in the proposed historic district, in both newer buildings and very old buildings. We are strongly opposed to the proposed historic district, as it will have a significant negative impact on landlords' ability to maintain and improve their rental units cost-effectively. This will of course have a negative impact on landlords' ability to continue to offer rentals at affordable rates. If implemented, the historic district will elevate the interests and desires of wealthy property owners over the needs of Munjoy Hill renters, particularly those in long-term, stable housing situations.

Thank you,
Linda Bancroft

Linda Bancroft, President & COO
Aquarius Property Management

p: (207) 899-3845
e: linda@aquariuspmp.com
w: aquariuspmp.com
m: PO Box 4910, Portland ME 04112



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Google Groups

Munjoy Hill: Historic District

Linda Tyler <ltyler8@gmail.com>

Jul 31, 2020 1:51 PM

Posted in group: **Planning Board**

Please enable Munjoy Hill to become a Historic District.

I support the idea for several reasons; most important to me, however, is to deny unnecessary demolition which has, as we all know, detrimental environmental effects. As well, we have so far seen disastrous aesthetic results from overly large, ill-designed projects that belong somewhere else if anyway.

Thank you.

Linda P. Tyler
52 Saint Lawrence Street
Portland, ME 04101

Google Groups

Munjoy Hill

Linda Tyler <ltyler8@gmail.com>

Aug 7, 2020 6:26 AM

Posted in group: **Planning Board**

Whoops! Sorry; forgot to add the following clause to my previous email. Thanks.

*I am a resident of Munjoy Hill. I support the proposed Munjoy Hill Historic District and six landmarks with **NO changes to what the Historic Preservation Board nominated back in 11/20/2019.***

Liz Hays <lizchays@gmail.com>

Mar 24, 2020 11:33 AM

Posted in group: **Planning Board**

Let Planning Board members know that you support the district as recommended by the Historic Preservation Board in November and ask them to recommend designation of the proposed historic district to the Portland City Council.

Google Groups

Vote Yes for the Munjoy Hill Historic District

Liz Hays <lizchays@gmail.com>

Jul 31, 2020 8:04 PM

Posted in group: **Planning Board**

Dear City of Portland Planning Board

I am a home owner in the proposed Munjoy Hill Historic District. I strongly support the Munjoy Hill Historic District as recommended by the Historic Preservation Board in November 2019, in order to preserve the unique character of the neighborhood. I feel this designation will protect the investment I have made in buying my home by controlling insensitive development. I ask you to recommend designation of the proposed historic district to the Portland City Council.

Thank you considering my request.

Elizabeth Hays
107 North Street
Portland, ME 04101

Google Groups

Proposed Munjoy Hill Historic District

Lori Rounds <lori.j.rounds@gmail.com>

Aug 7, 2020 10:51 AM

Posted in group: **Planning Board**

To the Planning Board:

I am writing to urge you to vote AGAINST the proposed Munjoy Hill Historic District.

Recent communications with two Munjoy Hill homeowners illustrate the financial impact of Historic District rules on their ability to repair and renovate their homes. One long time MH homeowner seeks to replace the deteriorating wood shingle siding on her house with a cost effective alternative. Vinyl siding is the least costly replacement material but historic district rules require replacement in-kind with wood shingles or clapboards, resulting in a labor and materials cost differential of \$30k for wood vs vinyl. The homeowners budget cannot manage the additional cost of wood siding so she has not made needed repairs to her existing shingle siding. A second homeowner, who bought his MH house well before the historic district rules were imposed last year, has spent considerable time, energy and money over the past several years on architectural and engineering services to design an expansion of his < 1000 square foot MH home to accommodate his growing family. Potential renovations would be in compliance with Munjoy Hill Conservation Overlay District requirements. Unfortunately he is finding the HD rules and process and (in his words) the Historic Preservation Board to be inflexible, all resulting in significant additional cost and time to the project. Additionally, the homeowner is discovering that many contractors are unwilling to accept projects in an historic district due to the complexity (and sometimes subjectivity) of the rules. Although the homeowner has lived on the Hill for many years first as a renter and then homeowner, he is now forced to consider moving off of Munjoy Hill in order to find a home that is suitable for his family because the costs of complying with HD-required design and construction changes are beyond his means.

Portland has a housing affordability crisis. Adding a 12th historic district to the City will increase maintenance and renovation costs to HD homeowners and those costs will be passed along to renters. Some homeowners will decide to forego maintenance and repairs due to increased costs. Neither outcome is desirable. I respectfully urge Planning Board members to reject the proposed Munjoy Hill Historic District.

Regards,
Lori Rounds
47 Monument Street

Google Groups

Portland resident and hopeful future property owner against Historic Districts

Lucas Blom <lfblo@mykolab.com>

Aug 5, 2020 11:39 AM

Posted in group: **Planning Board**

Hello Planning Board,

I'm a 32 year old web app developer who can't afford to own property on the peninsula. I'm leaving Portland for my second time in a decade to chase after opportunity (again) via a masters in information systems in the hopes I can come back here and finally make my forever home here. My fiancée is in middle of acing all her prerequisite class work for starting a masters in speech pathology. We both come from a long line of successful people and in theory should be able to garner down payment funds from our parents yet, because property values are so darn high even that support isn't enough.

We love it here yet are leaving so we can theoretically some day afford the ridiculous living costs here. We're smart, hardworking, honest civically engaged children of privilege and still need housing costs to go down. The only healthy way to do so that helps all is to build thousands of quality housing units year after year for the next 8-10 years. This means your board should be focusing on:

- removing parking minimums
 - expanding mixed use zoning through out ALL of Portland
 - allowing for much higher height maximums
- and
- doing everything you can to make walking, biking and public transport use the de-facto forms transportation

Much of the above is the antithesis of what it means to be a Historic District which is what the Munjoy Hill people are looking to enact. These people are blocking Portland's long and midterm prosperity by trying to limit housing in one of the most valuable spots north of Boston. They're also looking to prevent my generation's future and in turn are helping to force a likely property valuation free fall once housing in Biddeford and Westbrook get all their housing built.

Please do not make the Munjoy Hill area a Historic District. The future of Portland likely depends on it never happening.

Best,

Lucas Blom
183 Brackett Street
Unit 401
Portland, ME 04102

Google Groups

Munjoy Hill historic designation

Lynne Mason <lynnemason108@yahoo.com>

Aug 5, 2020 9:10 PM

Posted in group: **Planning Board**

Dear Planning Board

Thank you for the opportunity to express my support for creating a Historic designation district for Munjoy Hill. What's good enough for the west end of the city is also deserving of the east end..

I am a proud 4th generation from Munjoy Hill. My mother Caroline Barofsky Israelson spent practically all of her 86 years on Munjoy Hill. My father swam in the race from East End Beach. As a child I attended Adams School, Emerson School and the former Jack Junior. Our teachers like Mrs Bowery lived in our neighborhood with us. In summer we swam at the East End beach, laid pennies down on the train track and waved to the conductor, roller skated down Moody streets, picnicked and played Monopoly on the eastern promenade, attended the 4th of July celebration, played tennis on the courts and picked blueberries and black berries behind the tennis courts. In winter I sledded down the hill and trudged up the hill again with my flying saucer, ice skated on North street, learned to baton twirl at Adams school on Saturdays with Portland High school majorettes, and later cross country skied across the prom and beach. My brother played basket ball in the school yard and visited the "Bakery" on the Hill for cupcakes and "elephant ears" pastry. As a teen I started to learn to sail off the east end beach in a community program, worked in the kitchen of the old Jewish Home for the Aged and as a Peace corps/Vista Volunteer for the Munjoy Hill Neighborhood association. We worked on tree planting of Gingko trees, flower boxes, historic research of the Observatory, Historic research of the Black community on Munjoy Hill with Representative Gerald Talbot, and a community Garden with donations to the Cummings center senior citizens.

What a great community I could walk everywhere and walk to all my friends on Moody Street, Becket Street, Monument street, Atlantic Street and North Street. As a young adult I had apartments on Monument street and others as I didn't want to leave my beloved Munjoy Hill. Our police personnel were from the neighborhood and knew us and used to be the kids that got into trouble hanging out at the "corner" on Congress.

Please do all you can to maintain the unique character of Munjoy Hill, her special historic roots and her culture. As you have read there are many positive practical aspects of designating Munjoy Hill as a Historic District.

Please recommend the Munjoy Hill Historic District Historic Preservation to the City Council for designation on Tuesday, August 11.

Please maintain the working class structures and neighborhoods. Please be respectful to all those families that through the years maintained their hard earned homes secured with VA loans that they lovingly fixed up. These families grew up poor with cardboard in their shoes and worked for the American dream of owning a home or part of a duplex and making it a beautiful place with sweat equity. First generation ownership. The Cavallaros house so neat and orderly freshly painted humble but well maintained, The Carter house planting gorgeous roses by Robert, The Esposito's grapes vines for wine, and turning dirt into safe gardens and yards for their children grandchildren and now great grandchildren to play in. I almost can see all those grandmothers from Italy Mrs Montibello near Becket Street, and Mrs Laponis from Greece on Moody st, Mrs Walsh from Ireland with her Irish setter, on Morning st The Talbots, Cummings, and "Kippy", families from the Black Community on the Hill. The longshoremen going to work at the wharf, The factory workers at Nissens, the nursing aids in their uniforms, and those on 3rd shift at the Bean factory. The Israelsons, Brennermans, Benjamins and Crasnicks from the Jewish community inviting their Catholic neighbors to Passover Sedar, the Intersex person that drove the Big Delivery truck, the gay couples and inter racial couples that found refuge on the Hill when the rest of the city did not offer them a safe home. Our corner stores, the veterans at the Post on the lane near Atlantic st helping each other cope with war stress.. Everyone gathering at the Myhavers house on the prom on bread making day. The families gathering on their stoops on hot summer nights watching over their children and their neighbors children. playing hearts and gin rummy. We are so proud of my mother working the voting polls with the Connellys and everyone voting at Adams School. Everyone from all faiths attending their neighbors Christenings, weddings, bar mitzvahs and funerals in the neighborhood churches and temples. Marching from Munjoy hill to City Hall for civil Rights and poor peoples rights. Listening as a white little girl outside the door of the AME church while my friends sang inside. This is the fabric of the Hill. My mother distributing big blocks of government cheese and helping families with neglectful landlords.

As you are aware and I have been reading there is research and evidence to support Historic Districts because they keep the community buildings for the community, ensure we don't demolish historic houses but at the same time allow

for density, keep the historic record of all the diversity and rich history. Can be better for the environment than new construction, and can allow for renewable energy technologies.

Munjoy Hill when I was growing up was always a bit neglected by the city, last to be plowed in the winter storms, last to have the pot holes fixed, last for new sidewalks, and last to get grants etc. We were the poorer working class part of the city. The Dodgy side of the city.

I urge you please don't repeat the mistake of the past don't neglect Munjoy Hill don't leave Munjoy Hill to rampant development without protecting her history, her soul, her character with this important Historic Preservation decision.

Sincerely Lynne Mason, Ph.D
Sailing Vessel Ocean Stars
PO box 26
Newburyport, Ma. 01950

Google Groups

Munjoy Hill Historic District

Maggy W <mswnola@gmail.com>

Aug 4, 2020 11:50 AM

Posted in group: **Planning Board**

On March 10th, the Planning Board adjourned prior to voting on the Historic District, intending to take it up the following week - nobody in that crowded room guessed that it would be five months later and via internet that we would be reconvening to proceed with that vote. At the time, the majority of the public who live or work or own property on Munjoy Hill who voiced an opinion - about 80% of the public comment and emails - supported this designation. The Planning staff had made a very compelling case as to how these historic preservation designations are compatible with the Comprehensive Plan and enhance Portland's brand and vision for the future. The Historic Preservation Board spent months studying and reviewing the case for the Historic District and also resoundingly endorsed it. Please do not ignore all of the expert work that has gone into this proposal.

Despite the dramatic changes in the world in those intervening months due to the global pandemic, nothing has changed the case for the Historic District for Munjoy Hill. Its diverse history is represented in its mix of architecture, from the grand houses on the Prom to the working class triple deckers; from the pre-fire New England farmhouses to the early 1900s immigrant workforce housing, this neighborhood's architecture tells the story of Portland. In recent years, we have lost some important buildings - important because they were typical of the neighborhood, and important because they housed multiple working families. Houses like these have been replaced by characterless boxes containing luxury condos which are occupied part of the year only. These often-empty condos contribute little, if anything, to the city of Portland, and only further the loss of diversity in our neighborhoods.

Short of government subsidized housing, the most affordable housing is the housing which already exists. Building costs are so high that developers are building for the wealthiest segment of society. None of the affordable housing that has been torn down in the past 5 years has been replaced with affordable housing, or even family-friendly housing. There are groups which are advocating for urban density, but that is not the housing that is being built either.

Please vote to approve the Munjoy Hill Historic District.

Thank you,
Maggy Wolf
28 Saint Lawrence

Google Groups

Marianne Chapman <mjchapman@maine.rr.com>

Aug 5, 2020 10:53 AM

Posted in group: **Planning Board**

I am a resident of Munjoy Hill. I support the proposed Munjoy Hill Historic District and six landmarks with NO changes to what the Historic Preservation Board nominated back in 11/20/2019.

Marianne J. Chapman



Jennifer Munson <jmy@portlandmaine.gov>

Re: Letter to Planning Board RE: Munjoy Hill HD

jmy <jmy@portlandmaine.gov>

Mon, Jul 27, 2020 at 11:42 AM

To: Planning Board <planningboard@portlandmaine.gov>

Cc: cdg@portlandmaine.gov, markosmiller@hotmail.com

Hello,

Thanks for your email. We appreciate the time you have taken to offer your thoughts, and will include your comments in the materials and as part of the public record.

If you have any questions, please contact our office.

Jennifer Munson, Office Manager

jmy@portlandmaine.gov | (207) 874-8719 | Fax (207) 756-8258

City of Portland, Department of Planning and Urban Development

[389 Congress St., 4th Floor, Portland, ME 04101](#)

On Saturday, July 25, 2020 at 10:19:54 AM UTC-4, Markos Miller wrote:

Please include my attached letter re: the Munjoy Hill Historic District in the appropriate packet for Planning Board review.

Many thanks,

Markos

Markos Miller

[17 Atlantic St](#)

Portland, ME

04101

(207) 807-2681

Planning Board Chair Mazier and Esteemed Planning Board Members,

I am writing again to express my grave concerns about the proposed Munjoy Hill Historic District (HD). I have lived and owned rental property on Munjoy Hill for over two decades. I have strived to provide high quality affordable housing to local artists, musicians, and families, including people of color and recipients of housing assistance. The socio-economic diversity of my community is important to me. It's what makes Portland special, and is at the foundation of our city's recent success. This asset is under threat on Munjoy Hill and throughout the city. I love the social and architectural character of the Hill. I also see a valuable role for HD in cities. However, the proposed historic district does nothing to address the current threat; to the contrary, it will make housing on the Hill more expensive for owners and renters, with ripple effects that will push more middle and low-income residents further and further away. I've written about these concerns in my previous letters to the Historic Preservation Board and the Planning Board, and ask you to refer to those for more detail.

The review process has failed to examine a number of critical issues that must be understood before consideration of the proposed historic district, or any other significant housing or zoning initiative. Portland has been experiencing a slow brewing housing crisis that only recently could not be ignored. From census-based housing data to homeless encampments on the steps of City Hall, it is clear that we must be taking action to create more housing, particularly for middle and low-income residents. Addressing this crisis should be the priority, not establishing a historic district that will increase housing costs and barriers to affordable housing.

The Planning Board has not been informed of the following critical issues regarding the proposed historic district:

- How will the district impact the rental market in the neighborhood and city?
- How will the district effect sale prices in the neighborhood and the city?
- How will the district impact the cost of building maintenance?
- How will the district impact renovation costs?
- How will the district effect new construction?
- How will the district effect the creation of the low and middle income housing we know we most desperately need?

Responsible policy development would address these essential concerns. This proposal has failed to address any of these, and thus should not receive the recommendation of the Planning Board.

Finally, we should all be examining current and proposed housing policy through the lens of systemic racism, which we finally can not ignore. I doubt local HD advocates have any racist intentions, but that does not mean HD will not have consequences that will perpetuate structural racism in our community. Zoning and districting have a long history of being used for racial segregation and oppression. Just because we do not have that intent does not mean it does not have that result. I'm attaching [one](#) of a plethora of available articles that discusses the structural racism that we must address in our land-use policies. HD on the Hill will do nothing to address this issue. Portland can do better.

I value your public service and regret that the Planning Board has to spend time and energy on an issue that makes no attempt to address the critical housing crisis our city faces. Please vote to not recommend this proposal to the City Council and ask the Council, the Mayor, the City Manager, and the Planning Department to prioritize pro-housing policy solutions to address the ongoing housing crisis for low and middle-income housing and to expedite the ReCode process so that Portland has the 21st century zoning we need to address today's real problems and plan for our city's future.

Thank you for your service,

Markos Miller

17 Atlantic St.

Google Groups

Munjoy Hill Historic District

mreppenhagen@yahoo.com <mreppenhagen@yahoo.com>

Aug 5, 2020 6:35 PM

Posted in group: **Planning Board**

Dear Chair Mazer and Members of the Planning Board, Historic Preservation Program Manager Deb Andrews, City Manager Jennings, Mayor Snyder, and Councilor Ray,

I am a long-time resident of Munjoy Hill. I strongly support the proposed Munjoy Hill Historic District and six landmarks with NO changes to what the Historic Preservation Board nominated back in 11/20/2019.

Thank you for your consideration,
Marlies Reppenhagen

55 Morning St. 2-2
Portland, ME 04101
mreppenhagen@yahoo.com

Google Groups

Munjoy Hill Historic District

Martha Emerson (Gmail) <marthahhem@gmail.com>

Aug 5, 2020 3:57 PM

Posted in group: **Planning Board**

Dear Portland Maine Planning Board,

I support the plan developed by the Historic Preservation Board. Please vote to approve the proposed Munjoy Hill Historic District.

Sincerely,

Martha Emerson

340 Eastern Promenade #247

Portland, ME 04101-2672

Google Groups

Munjoy Hill Historic District

MARY K CASALE <dirtgirl1@aol.com>

Aug 7, 2020 9:10 AM

Posted in group: **Planning Board**

Mr. Chairman and members of the Planning Board ,

I respectfully ask you to vote in favor of the proposed Munjoy Hill Historic District and designated Landmarks as presented to you in their entirety.

I make this plea as a 4th generation Munjoy Hill resident. I was a homeowner in 1989 when this was first proposed for our beautiful Hill . The essence of our neighborhood was working class with a "live and let live" attitude. And that worked for quite sometime.

But as folks(developers, investors,realtors) began to recognize the natural beauty, aging residents & charming buildings, and zoning that was the least restrictive in our city -an all out assault began . This was aided and abetted by the disastrous 2015 R6 Zone Changes.

The attempt to mitigate those changes with the Munjoy Hill Overlay was a futile attempt to appease the continued rise in neighborhood concern .

While I fully embrace progress , it is the families and their homes who make up our neighborhoods . By designating this Historic District in its entirety you will be allowing this Munjoy Hill that I know and love to continue. Grant the respect for the history of families who created it , and acknowledge the care of the homes they made -it is so deserved .

Thank you for your time and consideration
Mary Westort Casale
39 Waterville St.

Sent from my iPhone

Google Groups

MUNJOY HILL HISTORIC DISTRICT

Melissa Sweet <melissa@melissasweet.net>

Aug 5, 2020 5:11 PM

Posted in group: **Planning Board**

Good afternoon:

I'll keep this short.

I live on Munjoy Hill on Saint Lawrence St.

I've been to countless meetings at city hall and witnessed the overwhelming support of the historic district.

I support the proposed Munjoy Hill Historic District and six landmarks with NO changes to what the Historic Preservation Board nominated back in 11/20/2019.

Please, listen to the people and make this happen.

Thank you,

Melissa Sweet

Google Groups

Support For The Munjoy Hill Historic District

Mike Hoover <chzstk@gmail.com>

Aug 6, 2020 5:49 PM

Posted in group: **Planning Board**

Chair Mazer and Members of the Planning Board:

I live on Munjoy Hill, own two properties here, and strongly support the designation of a Historic District for Munjoy Hill which includes the designation of several individual landmark buildings. I believe that the Planning Board should approve the Historic District currently under consideration without any changes to this proposal.

The current architectural fabric of Munjoy Hill is clearly deserving of being designated a Historic District, and this land planning tool will provide the most effective management tool to guide future development which recognizes and enhances the historic nature of this neighborhood. The technical experts representing the City have also come to this conclusion, which is reflected in their recommendation to the Planning Board for the adoption of this Historic District.

As you may recall, the current proposal was also approved UNANIMOUSLY by the members of the City's Historic Preservation Board. In addition, your Historic Preservation Program Manager, Deb Andrews, has led a thorough evaluation of the merits of the architectural characteristics of the neighborhood which included an analysis by a National Historic Preservation Act qualified architectural historian and multiple public meetings soliciting feedback from city residents. The result of this analysis has resulted in a recommendation that the Planning Board approve the proposal currently under consideration. In simpler terms, the City's experts clearly recommend that the Planning Board adopt this Historic District.

In addition to the City's own experts recommending the creation of the Historic District, it should also be noted that throughout the public involvement process, between 75 and 80 percent have indicated, both in writing and verbal comments during public meetings and hearings, that they are in favor of the designation of the Munjoy Hill Historic District.

I would also like to note that the City's Comprehensive Plan anticipates and encourages the creation of Historic Districts throughout the City. The Munjoy Hill Historic District clearly fits into the land use planning goals outlined by the City's Comprehensive Plan.

The technical experts and public have been extremely clear in their strong support of the proposed Historic District. I urge the members of the Planning Board to vote to recommend the adoption of the Historic District, which again is consistent with your technical experts and THE WILL OF VAST MAJORITY OF THE CITY'S RESIDENTS WHO PARTICIPATED IN THIS PROCESS.

The City has recognized and implemented historic preservation land use tools to manage the unique and diverse nature of the City. I look forward to the adoption of the Munjoy Hill Historic District so that this neighborhood will also benefit from this effective stewardship.

In closing, a large part of the concern I have for the absence of the planning tools provided by the designation of a Historic District for Munjoy Hill are reflected in the recent trend of permitting large high end condo developments on Munjoy Hill, which does not reflect the existing built fabric that is so crucial to the neighborhood. In the sweeping changes we have experienced in our society since the last public meeting, I think we can all agree that new condos currently for sale priced at 1.3 to 1.6 MILLION dollars on Munjoy Hill (25 Monument Street) will not augment the historic architectural fabric or societal concerns of the current neighborhood residents, nor help solve the significant issues we now face.

8/7/2020

Support For The Munjoy Hill Historic District - Google Groups

Michael Hoover

Melbourne Street, Portland Maine

Google Groups

Munjoy Hill Historic District Public Opinion

Michael St. Pierre <mdstpierre@yahoo.com>

Aug 6, 2020 2:19 PM

Posted in group: **Planning Board**

Hello,

I am writing in opposition to the proposed Munjoy Hill Historic District. Munjoy Hill has one of the most difficult building environments in the world because of its restrictive building code and zoning overlays. This makes it extremely expensive to build in this location. With another zoning overlay like the Munjoy Hill Historic District it would make the difficulty of building or renovating in this area even more restrictive and difficult. This would push Portland further from its goal of building affordable housing which it desperately needs. Also, I believe many (most) of the structures in this area do not warrant any historic designation or preservation. I am strongly for the preservation of historic buildings and believe many of the historic buildings in Portland are what make it great however, I do not believe a vinyl wrapped building is worth preserving no matter what tie it may have to history.

Sincerely,

A long time Portland resident, amateur builder/developer in Portland/Boston and Portland's future,

Michael St. Pierre

Google Groups

Historic Distric

Mike <mkeweb@gmail.com>

Aug 5, 2020 9:13 AM

Posted in group: **Planning Board**

Hi there,

As a property owner on Munjoy Hill that is unaffected by the proposed changes for the historic district, I'm probably less passionate than most about this issue. From my perspective, if you have individually selected historic landmarks prior, why not just select those exact buildings you want to protect and leave out other properties? Protecting a poorly built, aesthetically displeasing building doesn't do anyone any favors. It makes it harder on the homeowner for upgrades and repairs.

I would recommend picking individual buildings to protect rather than a sweeping change of the district. Thanks for your consideration.

Mike Webster
175 Congress St, Portland

13 March 2020

Planning Board
City of Portland
389 Congress Street
Portland, Maine 04101

Via email: planning@portlandmaine.gov.

To Whom it May Concern:

As an architect and former seven-year member of the Portland Historic Preservation Commission, I am writing to support the need for an historic district on Munjoy Hill.

I know from first-hand experience that each of the projects we reviewed as a board, and each of the projects that we've brought to the board as architects, are reviewed on a case-by-case. The nature of the historic preservation standards in the ordinance is that there is inherent flexibility in the standards. This flexibility allows for lower cost solutions when needed or alternative solutions.

Many of the houses on Munjoy Hill are vernacular and non-high style buildings with siding and replacement windows. These are all taken on a case-by-case basis. When there is already a substitute, or false material on a house, the Board is at liberty to review alternative substitute materials in replacement. Of course, they would be remiss if they failed to highlight the option of returning to the original material that sometimes is hidden under, say, as with vinyl siding over wood clapboards, but they by no means can dictate that outcome.

With the in-kind replacement standard wood siding and high-end wood windows are not required. Modern materials can also be considered, such as Hardiplank or Boral. Most window manufacturers' have the ability to create products similar to original materials without trying to replicate the original appearance.

One of the aspects that I have come to really appreciate about the Historic Preservation Commission is that they represent a deep resource of information. Together, they comprise a wealth of knowledge that can offer homeowners resources and free advice. They have a thirty (30) year record of offering reasonable and fair information to assist homeowners in achieving the goals of the ordinance and respecting the best of Portland's historic buildings.

Another key aspect is that the Commission really understands design and especially how to work with new buildings and additions within historic districts. History doesn't stop in the nineteenth century, but in the case of the reviews that the Portland Historic Preservation Commission, they understand that the buildings built today will become beloved designs in the future IF they are designed and built well. Their review will assure that the Munjoy Hill neighborhoods will maintain their cohesiveness for many years to come.

I strongly urge you to consider granting historic district status to the Munjoy Hill District.

Sincerely,



Nancy L. Barba, AIA, LEED AP, NCARB
Maine Licensed Architect #1288
Principal, Barba + Wheelock

Google Groups

Historic Preservation

Nancy Thayer <nancy.thayer1@gmail.com>

Aug 5, 2020 10:09 AM

Posted in group: **Planning Board**

I am a resident of Munjoy Hill. I support the proposed Munjoy Hill Historic District and six landmarks with NO changes to what the Historic Preservation Board nominated back in 11/20/2019.

Nancy Thayer

Google Groups

Proposed Munjoy Hill Historic District

Stevens, Nate <nstevens@boulos.com>

Aug 7, 2020 11:04 AM

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

Dear members of the Portland Planning Board,

I am writing in support of the proposed historic district on Munjoy Hill. While I am not a resident of the Hill I am a longtime resident of Portland and am heavily involved in the real estate industry throughout the City, including Munjoy Hill. I believe the timing is right for the Board to support the designation of the Munjoy Hill Historic District as proposed and to recommend its designation by Portland's City Council. Through my relationships in the City I have heard strong support from residents of the neighborhood and outside the neighborhood, real estate agents, developers, landlords, and business owners. This will have a positive impact on the neighborhood and city as a whole as well as provide responsible stewardship for generations to come.

Thank you for your commitment and hard work on this matter.

Nate Stevens

80 Best Street, Portland

(207) 272-2385

Google Groups

Munjoy Hill Historic District

Nathan Szanton <nszanton@szantoncompany.com>

Aug 7, 2020 11:05 AM

Posted in group: **Planning Board**

Dear Planning Board members,

As a resident of Portland since 1987 and a current resident of Munjoy Hill, I urge a vote to recommend creating the proposed historic district on portions of the Hill. This district will help preserve an important part of Portland's history and culture for future generations to think about, interpret, and enjoy.

Thank you for considering my views.

Very best,

Nathan Szanton

22 Eastern Prom #3

Portland, ME

Google Groups

Please do not vote for the Munjoy Hill Historic Designation

nick@masomurray.com <nick@masomurray.com>

Aug 5, 2020 3:27 PM

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

City of Portland Planning Board,

I am writing to ask you to please vote against the Munjoy Hill Historic Designation. I am a homeowner in the proposed district.

In talking to contractors about improvements to my property many don't want to deal with the Historic Preservation Board. Those who will do so specialize in working with Historic Preservation Boards, specialize in historic renovation, and charge specially high premiums to do so. My home has no historic architectural features so the extra expense, time and hurdles to make simple repairs and improvements are an unnecessary burden on me. Those who invest in architecturally historic buildings and homes are unlikely to destroy their investment. This seems like a solution looking for a problem.

Planning and Zoning seems has worked with homeowners on Munjoy Hill so far. Not so the methods and standards of the Historic Preservation Board – we hear many complaints and sad stories from neighbors and friends. The extra expense, burden, wait times and difficulty of working with the Historic Preservation Board in this interval of home-improvement-suspension is discouraging my neighbors who have grown up on the Hill and younger working families who would like to live here from moving in and/or improving existing properties to be able to work from home (especially relevant in the current pandemic environment) and/or expand for growing families.

It is especially important families are able to responsibly make their homes work for their needs, that we do not prevent young and diverse homeowners from moving to the Hill and that long time residents can afford to stay where they grew up. Please vote against the Munjoy Hill Historic Designation so that people like them are not pushed out of Munjoy Hill and older more affluent homeowners are not overburdened when we need repairs and improvements on our property.

Kind Regards

Nick and Caron Murray

40 Saint Lawrence St.

Google Groups

Testimony in support of the Munjoy Hill Historic District

JEAN MC MANAMY <ninimaine@aol.com>

Aug 7, 2020 11:21 AM

Posted in group: **Planning Board**

Members of the Portland Planning Board

This week I had the privilege of signing up for an alert system for a neighbor with Alzheimer's who has begun to get lost on the Hill. He lives in a multigenerational three unit building, and we the neighbors are committed to looking out for one another.

It is this social fabric on Munjoy Hill which we seek to preserve, and the buildings that house and support that social fabric.

Recent changes on the Hill have removed much of the traditional family housing that sheltered its population, well known for its stable, safe, and close knit demographic. Unfortunately, well-meant zoning changes have started a cascade of tear downs and renovations which have brought in part time residents and short term renters. Hoped for construction of moderate income housing has not occurred, and will not occur on the Hill with vacant lots now listing for over a million dollars.

The end goal of zoning is to preserve and enhance the quality of life for residents. A historic district will help protect what is here. Speaking personally, I would have done some things differently to my house had I been aware of Historic Preservation and the resources available. When I spent a lot of money as a new homeowner replacing siding and trim I could easily have preserved the pillar post on the front porch, and built a rear porch addition differently. I always thought Historic Preservation was skewed toward the wealthy.

Left to its own devices, the market has not worked to protect what we have, and perhaps we need to promote our city differently. Just since the beginning of this process, on the edge of the proposed Historic District, a very fine single family house on my block was torn down (it is a vacant lot today), a 19th century house across the street had traditional windows replaced with picture windows, and another 19th century house had its traditional bay window replaced with casement windows. More discordant change is surely on the way.

As one of the founders of the Friends of Fort Sumner Park, I urge you to provide it with Historic District Protection. North St. is clearly a special and grand street, with rich history.

But so is my humbler block, with its neighborhood cellar speakeasy, remnants of a greenhouse business, and houses built by and for the working people who built Portland.

Please vote to support the Historic District.

Nini McManamy

Sent from my iPad

Google Groups

Support for Munjoy Hill Historic District

Pamela Day <pday2304@gmail.com>

Aug 6, 2020 2:52 PM

Posted in group: **Planning Board**

We are residents of Munjoy Hill who have written to the Planning Board previously in support of the proposed Munjoy Hill Historic District designation. We urge the Planning Board to approve this designation as well as the six proposed landmarks with NO changes or modifications as it was recommended by the Historic Preservation Board on November 20, 2019.

Written and public testimony provided at the March 2020 Planning Board meeting overwhelmingly spoke to the importance of this designation for Munjoy Hill property owners and residents. Now more than ever the Planning Board should let this initiative move forward.

Pamela Day & Michael Petit

25 Waterville Street
Portland
207-461-1461

Google Groups

Development/West End

pamela w shelton <pamelashelp@aol.com>

Aug 7, 2020 3:06 PM

Posted in group: **Planning Board**

To Whom It May Concern,

My name is Pamela Shelton, resident of 225 York Street since 1982, writing as a concerned citizen, to express my concerns r/t what seems like out of control development, not only in the West End but, in Portland, in general.

I strongly oppose the idea of cold storage development, of any height, on Commercial Street.

Traffic is unmanageable .. as it is.

The gateway to the heart of the Old Port.

Congested..an eyesore.

Shame on us for destroying such beauty entering Portland.

We need to stop the mindless development ...

Portland is losing it's heart! Becoming a hub of huge hotels! Swallowed up by greed.

I was made ill when viewing the slash and burn of Nature, where land raised for development of the Veteran's Center is happening. It is dreadful to witness such development when alternative options exist!

There will be no balance soon for man, animals and nature .. Better planning is essential as we are presented with the crisis of climate change. Covid19.. Both will require long term, mindful planning. Tomorrow's children, grandchildren, for seven generations, deserve this attention to detail!

Pamela W Shelton

Google Groups

Munjoy Hill Historic District proposal

Paul Lafavore <plafavore@earthlink.net>

Aug 5, 2020 8:48 AM

Posted in group: **Planning Board**

Dear Planning board:

I am very much in favor of the proposed historic district in the Munjoy Hill area. I have been concerned over the last few years regarding the overdevelopment in my opinion of some of our residential areas in the city which seem to have little regard to blend in with their historic neighbors. Like other cities in this country, it would be very easy for Portland to lose its historic charm and structures at the hands of overzealous development. Once this occurs, the city will become like any other concrete and glass place that has little historic value.

Portland Maine has a long and rich history as a seacoast city. The pockets of historic structures that have survived fire, overdevelopment and even war should be preserved and cherished. It is this history that makes the town so attractive not only to residents but to the many thousands of visitors which support the local economy.

I strongly urge the planning board to do what's right in this situation and preserve Portland's historic structures and neighborhoods for future generations

Paul Lafavore MD

Portland, ME

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Google Groups

HP for Munjoy Hill

Pa Ag <pagopian1@yahoo.com>

Aug 7, 2020 11:25 AM

Posted in group: **Planning Board**

Good morning friends,

I am a longtime property owner, landlord and realtor. I am writing in support for an Historic Preservation District for "The Hill". It has been long overdue! I support no changes for now. I would have liked to have seen a Conservation District for the entire "Hill" but luck was not with me. However meager the area covered now, it's better than nothing and I hope it will be expanded in the future.

Sincerely,

Paula Guillemette Agopian 🍷

Sent from my iPhone

Google Groups

Munjoy Hill Historic District,

Peter Monro <jpmonro@me.com>

Aug 5, 2020 8:43 AM

Posted in group: **Planning Board**

Hello Planning Board members,

I support the creation of the Munjoy Hill Historic District. It's only unfortunate that it is taken this long to create it does not encompass more of the Hill. Several of the buildings created without the district make it clear of the need for the district.

I live in historic District on the West End, and only regret the exclusions.

Here's hoping you again support the creation of this needed district.

Peter

Peter Monro, 32 May St., Portland, ME 04102
jpmonro@me.com (207) 318-6052

Google Groups

Munjoy Hill Hist District

Philip Pendleton <pependle@gmail.com>

Aug 5, 2020 8:58 AM

Posted in group: **Planning Board**

A citizen of Portland and advocate of Livable Communities, I enthusiastically support the creation of the Munjoy Hill Historic District in the form proposed by Greater Portland Landmarks.

Portland needs to maintain the character of a viable community with an intact historic and scenic urban environment that is welcoming and nourishing to creative and aesthetically minded residents as well as visitors. Portland is clearly “special” — but a balanced (that is, somewhat restrained) approach to development is needed if we are to preserve that unique character for our city.

Philip E. Pendleton
77 Park Street
Portland

Sent from my iPhone

Google Groups

Munjoy Hill Historic District

Betty Wuesthoff <jwuest@maine.rr.com>

Aug 4, 2020 7:10 AM

Posted in group: **Planning Board**

Chairman Mazer and Planning Board Members:

As long time Mainers we have a serious interest in preserving Portland's history . (John's family, his mother's side, sailed from Gloucester and settled here in 1745). We are blest to live on Munjoy Hill, something affirmed by numbers of Portlanders and those "from away" coming here daily to picnic and stroll our streets.

Probably the most important vote of your tenure will occur on August 11 when you consider the Munjoy Hill Historic District. The establishment of the district is supported by many of us who were co-founders and/or supporters of Friends of the Eastern Promenade, the rehabilitation of historic Ft. Allen Park, the crown jewel of Munjoy Hill, the relocation/rehabilitation of the Jacob Cousin' s Memorial and the protection of the Eastern Prom, Portland's "signature park".

The district will preserve for the pleasure of future generations of residents, and travelers alike, the present allure of the Hill while memorializing our forbearers. "One of the great things about the city of Portland, " said John R. Moon in his book City By The Sea, A Photographic History of Portland, Maine (2010), "is that you can still walk about town and see many of these wonderful 19th century buildings one hundred to one hundred fifty years after they were built." The sense of author Moon's comment will be greatly enhanced by a Munjoy Hill Historic District and be complementary of historic Ft. Allen...pearls to Ft. Allen's crown...drawing resident and traveller alike to this historic place.

We ask you, Chairman Mazer and members of our Planning Board, to leave a legacy, as did the Baxters, City Engineer Goodwin and the Olmsteds before you, and endorse the action of Portland's Historic Preservation Commission. Let present and future Portlanders refer to you with the respect, appreciation and admiration often expressed for those predecessors who had the foresight to protect Portland's heritage for us and our heirs.

Sincerely,

R. John and Betty J. Wuesthoff
11 Morning Street
Portland, Maine 04101

Google Groups

Munjoy Hill Historic District

Rebecca Stephans <rebecca.stephans@gmail.com>

Aug 5, 2020 9:01 AM

Posted in group: **Planning Board**

Greetings,

I'm writing in support of a designated historic district on Munjoy Hill. I have lived on Vesper Street for 7 years, and in Portland for 34 years.

I worked on the committee that tried to block the development of the Portland Complex on Fore Street, and now that it is underway, I see how correct we were. Those gigantic luxury yachts littering the harbor are reason enough to cringe and dread what is coming next.

This spring I watched two projects that excited me. Across the street, two workers slowly rebuilt a brick stairway to the front door. Diagonally on the other side, I have watched a building be completely restored. Yes, it's noisy and dirty, and I am delighted to live in a construction zone for this kind of work. Then there is Moody Street, where a huge, aesthetically bizarre building went up.

There are more than enough condo boxes on Munjoy Hill already - let's keep some semblance of history alive by preserving and restoring the beautiful character of this neighborhood.

Thank you,
Rebecca Stephans

Google Groups

Munjoy Hill Historic District: vote Yes and include 6 Landmarks

Rob Whitten <rob@whittenarchitects.com>

Aug 4, 2020 1:02 PM

Posted in group: **Planning Board**

To the Members of the Portland Planning Board,

As a Munjoy Hill home owner, a Munjoy Hill apartment owner, and as a Portland architect who specializes in residential design; I support the proposed Munjoy Hill Historic District and the designation of six landmarks.

Over the past four years the City of Portland Planning staff, volunteers, Greater Portland Landmarks, and public funds have researched and identified a distinct area of Munjoy Hill to be a Historic District and an area of traditional, affordable housing.

The Munjoy Hill Historic District has a period of historic significance from 1840 (well before the Portland fire of 1866) through the creation of group housing in the early 1950's. It presents a co-hesive, liveable neighborhood of affordable housing, green spaces, and commercial services that does not require an automobile. It is a fabric of housing that is not dominated by a single type of residential living or a dominant architectural "style". It evolved over 100 years as a unique neighborhood and as a distinct area of affordable housing.

The mapping of the proposed Munjoy Hill Historic District has been carefully documented, and it has been the subject of four public meetings. The proposed Munjoy Hill Historic District is supported by the homeowners who have identified Munjoy Hill as a good place to live, as a good environment to raise family, and as a neighborhood that supports a sustainable lifestyle. The proposed Munjoy Hill Historic District does not represent the special interests of investors, businesses, or people of influence. The attached files represent the attendance at those meetings and the comments of the citizen-participants.

Thank you for your support.

Sincerely,

Rob Whitten
23 Saint Lawrence Street
Portland, Maine 04101

**Rob Whitten** / Founder & Principal**Whitten Architects**

207.774.0111 x101

37 Silver Street

Portland, Maine 04101

www.whittenarchitects.com

Item Summary From The Past 4 Meetings/Workshops Held that Show Majority of Portland Supports the Proposed Munjoy Hill Historic District & 6 Landmarks													
As of: Tuesday 3/10/2020 at 4:47pm			Email Sent to HPB or Planning Board					Public Comment at Meeting/Workshop					
#	Portland, ME Meeting/Works Shop Held	HD Yes	HD Yes %	HD No	HD No%	Total	HD Yes	HD Yes%	HD No	HD No%	Total	Comments:	
1)	Historic Preservation Board Nomination - 11/20/2019	32	72.7%	12	27.3%	44	14	93.3%	1	6.7%	15		
	-If A Munjoy Hill Resident (Unique Person)	20	71.4%	8	28.6%	28							
	-If In the Proposed Munjoy Hill Historic District (Unique)	20	76.9%	6	23.1%	26							
2)	Planning Board Workshop #1 - 12/10/2019	99	76.7%	30	23.3%	129	23	74.2%	8	25.8%	31		
	-If A Munjoy Hill Resident (Unique Person)	62	79.5%	16	20.5%	78							
	-If In the Proposed Munjoy Hill Historic District (Unique)	48	78.7%	13	21.3%	61							
3)	Planning Board Workshop #2 - 2/11/2020	42	72.4%	16	27.6%	58	19	70.4%	8	29.6%	27		
	-If A Munjoy Hill Resident (Unique Person)	30	75.0%	10	25.0%	40							
	-If In the Proposed Munjoy Hill Historic District (Unique)	19	79.2%	5	20.8%	24							
4)	Planning Board Hearing - 3/10/2020 downloaded 3/10 4:14p	80	78.4%	22	21.6%	102	41	80.4%	10	19.6%	51		
	-If A Munjoy Hill Resident (Unique Person)	67	87.0%	10	13.0%	77							
	-If In the Proposed Munjoy Hill Historic District (Unique)	50	86.2%	8	13.8%	58							
	OVERALL TOTALS: Total All Emails Sent	221	76.5%	68	23.5%	289	97	78.2%	27	21.8%	124		
	-If A Munjoy Hill Resident (Unique Person)	159	85.9%	26	14.1%	185							
	-If In the Proposed Munjoy Hill Historic District (Unique)	117	81.8%	26	18.2%	143							

Itemized Detail Of All the People Who Emailed or Public Comment in the Last 4 Workshops/Meetings regarding the Proposed Munjoy Hill Historic District & 6 Landmarks

Meeting Date on Proposed Munjoy Hill Historic District	#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident	In Proposed HD?	Comment	#	Public Comment At Meeting	HD Yes	HD No	Address	Munjoy Hill Resident?	In Proposed HD?
HPB Nomination- 11/20/2019	PC 1	Barbara Vestal	X		7-9 Fore St., 14-16 North St, 101 Congress	X	X	Petition signatures to nominate. 21 signatures representing 21 properties	PC 1	Tom Abbott		X	21 Sheridan St.	X	X
HPB Nomination- 11/20/2019	PC2	Johanna Henry		X	50 St. Lawrence St.	X	X		PC 3	Gail Rengel	X		34 Lafayette St.	X	
HPB Nomination- 11/20/2019	PC 3	Carol Conner	X		12 Montreal St.	X	X	Individual Landmark Request	PC 4	Sive Nelson	X		29 Emerson St.	X	
HPB Nomination- 11/20/2019	PC 4	Karen Snyder	X		72 Waterville St.	X	X		PC 5	Wayne Valzania	X		27 Merrill St.	X	
HPB Nomination- 11/20/2019	PC 5	George Rheault		X	East Bayside				PC 6	Peter Murray	X		104 North St.	X	X
HPB Nomination- 11/20/2019	PC 6	George Reiche	X		50 Waterville St.	X	X		PC 7	Karen Snyder	X		72 Waterville St.	X	X
HPB Nomination- 11/20/2019	PC 7	Enoch Wenstrom	X		88 Beckett St.	X	X		PC 8	Paula Agopian	X		91 Monument St.	X	
HPB Nomination- 11/20/2019	PC 8	Berry Manter	X		46 Eastern Promenade	X	X		PC 9	Carol Conner	X		12 Montreal St.	X	X
HPB Nomination- 11/20/2019	PC 9	Mark Googins		X	63 Morning St.	X	X		PC 10	Nini McManamey	X		10 Willis St.	X	X
HPB Nomination- 11/20/2019	PC 9	Mark Googins			39 Morning St.				PC 11	Stacey Mitchell	X		74 Atlantic St.	X	X
HPB Nomination- 11/20/2019	PC 10	Susan Yandell	X		51 Monument St.	X	X	Individual Landmark Request	PC 12	George Carhart	X		7 Lafayette St.	X	X
HPB Nomination- 11/20/2019	PC 11	Christopher Akerlind	X		44 Monument St.	X	X	Individual Landmark Request	PC 13	Pam Days	X		25 Waterville St.	X	X
HPB Nomination- 11/20/2019	PC 12	Joanne Dow	X		28 Waterville St.	X	X	Individual Landmark Request	PC 14	Sally Oldham	X		118 Congress St.	X	
HPB Nomination- 11/20/2019	PC 13	Julius Ciembroniewicz	X		55 Morning St.	X	X		PC 15	Barbara Vestal	X		7-9 Fore St.	X	X
HPB Nomination- 11/20/2019	PC 14	Linsay Steven Mann		X	122 North St.	X	X								
HPB Nomination- 11/20/2019	PC 15	Alexis Santos		X											
HPB Nomination- 11/20/2019	PC 16	George and Ushi Carhart	X		7 Lafayette St.	X	X	Individual Landmark Request							
HPB Nomination- 11/20/2019	PC 17	Carl Henry		X	50 St. Lawrence St.	X	X	Opposition petition signatures; 25							
HPB Nomination- 11/20/2019	PC 18	Markos Miller		X	17 Atlantic St.	X	X								
HPB Nomination- 11/20/2019	PC 19	Peter and Deb Murray	X		104 North St.	X	X								
HPB Nomination- 11/20/2019	PC 20	Liz Hayes	X		107 North St.	X	X								
HPB Nomination- 11/20/2019	PC 21	Markos Miller		X	17 Atlantic St.	X	X								
HPB Nomination- 11/20/2019	PC 22	Carol Conner	X		12 Montreal St.	X	X								
HPB Nomination- 11/20/2019	PC 23	Berry Manter	X		46 Eastern Promenade	X	X								
HPB Nomination- 11/20/2019	PC 24	Nini McMananmy	X		10 Willis St.	X	X								
HPB Nomination- 11/20/2019	PC 25	Mike Hoover	X		40 Melbourne St.	X	X								
HPB Nomination- 11/20/2019	PC 26	Live Chase/Brent Adler		X	65 St. Lawrence St.	X	X								
HPB Nomination- 11/20/2019	PC 27	Karen Snyder	X		72 Waterville St.	X	X	Petition submitted; 80 signatures							
HPB Nomination- 11/20/2019	PC 28	Nini McMananmy	X		10 Willis St.	X	X	Petition submitted- small petition							
HPB Nomination- 11/20/2019	PC 29	Susan Yandell	X		51 Munjoy St.	X	X								
HPB Nomination- 11/20/2019	PC 30	Adam Frederick	X		75 W. Commercial St.	X	X								
HPB Nomination- 11/20/2019	PC 31	EJ Koch	X		81 Vesper St.	X	X								
HPB Nomination- 11/20/2019	PC 32	Lauren Ashwell		X	8 Emerson St.	X									
HPB Nomination- 11/20/2019	PC 33	Travis Agaman		X	8 Emerson St.	X									
HPB Nomination- 11/20/2019	PC 34	Liz Hayes	X		107 North St.	X	X								
HPB Nomination- 11/20/2019	PC 35	Mart99	X												
HPB Nomination- 11/20/2019	PC 36	Barbara Vestal	X		107 Congress St.	X	X								
HPB Nomination- 11/20/2019	PC 37	Francesca Gallucio-Steele	X		22 Clifford St.										
HPB Nomination- 11/20/2019	PC 38	Julie Larry	X		Greater Portland Landmark										
HPB Nomination- 11/20/2019	PC 39	Rhoda Renschler	X		37 Channel Road, SoPo										
HPB Nomination- 11/20/2019	PC 40	Sally Oldham	X		118 Congress St.	X	X								
HPB Nomination- 11/20/2019	PC 41	Ed Gardner	X		84 Eastern Promenade										
HPB Nomination- 11/20/2019	PC 42	Maggy Wolf	X		28 St. Lawrence St.	X	X								

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HPB Nomination- 11/20/2019	PC 43	Diane Davison	X		29 & 33 Morning St.	X	x								
PB Workshop-12/10/2019	PC 1	Barbara Vestal	X		7-9 Fore St.	X	X	Petition signatures to nominate.	PC1	Enoch Wenstrom	X		88 Beckett St.	X	X
PB Workshop-12/10/2019	PC 2	Johanna Henry		X	50 St. Lawrence St.	X	X		PC2	Jake Halpert	X		74 Atlantic St.	X	X
PB Workshop-12/10/2019	PC 3	Carol Conner	X		12 Montreal St.	X	X	Individual Landmark Request	PC3	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-12/10/2019	PC 4	Karen Snyder	X		72 Waterville St.	X	X		PC4	Berry Manter	X		46 Eastern Promenade	X	X
PB Workshop-12/10/2019	PC 5	George Rheault		X	East Bayside				PC5	Josh Baston		X	42 Munjoy St.	X	X
PB Workshop-12/10/2019	PC 6	George Reiche	X		50 Waterville St.	X	X		PC6	John Wuestoff	X		11 Morning St.	X	X
PB Workshop-12/10/2019	PC 7	Enoch Wenstrom	X		83 Beckett St.	X	X		PC7	Zack Barowitz		X	Libby Town		
PB Workshop-12/10/2019	PC 8	Berry Manter	X		46 Eastern Promenade	X	X		PC8	Greg Shinberg	X		Outside Portland		
PB Workshop-12/10/2019	PC 9	Mark Googins		X	63 & 39 Morning St.	X	X		PC9	Nini McManamy	X		10 Willis St.	X	X
PB Workshop-12/10/2019	PC 10	Susan Yandell	X		51 Monument St.	X	X	Individual Landmark Request	PC10	Wayne Valzania	X		27 Merrill St.	X	
PB Workshop-12/10/2019	PC 11	Christopher Akerlind	X		44 Monument St.	X	X	Individual Landmark Request	PC11	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-12/10/2019	PC 12	Joanne Dow	X		28 Waterville St.	X	X	Individual Landmark Request	PC12	Ann Manganello		X	84 Quebec St.	X	X
PB Workshop-12/10/2019	PC 13	Julius Ciembroniewicz	X		55 Morning St.	X	X		PC13	John Whitehouse		X	18 North St.	X	X
PB Workshop-12/10/2019	PC 14	Linsay Steven Mann		X	122 North St.	X	X		PC14	Justine Denny	X		56 North St.	X	X
PB Workshop-12/10/2019	PC 15	Alexis Santos		X					PC15	Peter Murray			104 North St.	X	X
PB Workshop-12/10/2019	PC 16	George and Ushi Carhart	X		7 Lafayette St.	X	X	Individual Landmark Request	PC16	Mark Holden	X		37 St. Lawrence St.	X	X
PB Workshop-12/10/2019	PC 17	Carl Henry		X	50 St. Lawrence St.	X	X	Opposition petition signatures; 25 signaturs representing 15 properties	PC17	Erna Koch	X		81 Vesper St.	X	X
PB Workshop-12/10/2019	PC 18	Markos Miller		X	17 Atlantic St.	X	X		PC18	Ned Chester	X		7 Fore St.	X	X
PB Workshop-12/10/2019	PC 19	Peter and Deb Murray	X		104 North St.	X	X		PC19	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-12/10/2019	PC 20	Liz Hayes	X		107 North St.	X	X		PC20	Beth Snyder	X		81 North St.	X	X
PB Workshop-12/10/2019	PC 21	Markos Miller		X	17 Atlantic St.	X	X		PC21	Julie Larry	X		GPL		
PB Workshop-12/10/2019	PC 22	Carol Conner	X		12 Montreal St.	X	X		PC22	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-12/10/2019	PC 23	Berry Manter	X		46 Eastern Promenade	X	X		PC23	Caroly Swartz	X		27 Merrill St.	X	
PB Workshop-12/10/2019	PC 24	Nini McMananmy	X		10 Willis St.	X	X		PC24	Lori Round		X	47 Monument St.	X	
PB Workshop-12/10/2019	PC 25	Mike Hoover	X		40 Melbourne St.	X	X		PC25	Barbara Vestal	X		7 Fore St.	X	X
PB Workshop-12/10/2019	PC 26	Live Chase/Brent Adler		X	65 St. Lawrence St.	X	X		PC26	Pamela Day	X		25 Monument St.	X	X
PB Workshop-12/10/2019	PC 27	Karen Snyder	X		72 Waterville St.	X	X	Petition submitted; 80 signatures representing 60 properties.	PC27	Sue ?	X		122 North St.	X	X
PB Workshop-12/10/2019	PC 28	Nini McMananmy	X		10 Willis St.	X	X	Petition submitted- small petition on Willis St.	PC28	Julie Larry	X		GPL		
PB Workshop-12/10/2019	PC 29	Susan Yandell	X		51 Munjoy St.	X	X		PC29	George Rheult		X	Bayside		
PB Workshop-12/10/2019	PC 30	Adam Frederick	X		75 W. Commercial St.	X	X		PC30	Tim Wells		X	33 Montreal St.	X	X
PB Workshop-12/10/2019	PC 31	EJ Koch	X		81 Vesper St.	X	X		PC31	Oliver Murray	X		55 Montreal St.	X	X
PB Workshop-12/10/2019	PC 32	Lauren Ashwell		X	8 Emerson St.	X			PC32						
PB Workshop-12/10/2019	PC 33	Travis Agaman		X	8 Emerson St.	X			PC33						
PB Workshop-12/10/2019	PC 34	Liz Hayes	X		107 North St.	X	X								
PB Workshop-12/10/2019	PC 35	Mart99	X												
PB Workshop-12/10/2019	PC 36	Barbara Vestal	X		107 Congress St.	X	X								
PB Workshop-12/10/2019	PC 37	Francesca Gallucio-Steele	X		22 Clifford St.										
PB Workshop-12/10/2019	PC 38	Julie Larry	X		Greater Portland Landmar										
PB Workshop-12/10/2019	PC 39	Rhoda Renschler	X		37 Channel Road, SoPo										

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2)	Planning Board Workshop #1 - 12/10/2019	99	76.7%	30	23.3%	129	23	74.2%	8	25.8%	31	
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3)	Planning Board Workshop #2 - 2/11/2020	42	72.4%	16	27.6%	58	19	70.4%	8	29.6%	27	
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	-If A Munjoy Hill Resident (Unique Person)	67	87.0%	10	13.0%	77						
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	OVERALL TOTALS: Total All Emails Sent	221	76.5%	68	23.5%	289	97	78.2%	27	21.8%	124	
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PB Workshop-12/10/2019	PC 40	Sally Oldham	X		118 Congress St.	X	X								
PB Workshop-12/10/2019	PC 41	Ed Gardner	X		511 Congress St St.										
PB Workshop-12/10/2019	PC 42	Maggy Wolf	X		28 St. Lawrence St.	X	X								
PB Workshop-12/10/2019	PC 43	Diane Davison	X		29 Morning St St.	X	X								
PB Workshop-12/10/2019	PC 44	Julius Ciembroniewicz	X		55 Morning St St.	X	X	Note: Included in PB packet were previous were from HPB 11/20/2019 meeting. This Starts to address Planning Board for 12/10/2019 workshop.							
PB Workshop-12/10/2019	PC 45	Enoch Wenstrom	X		88 Beckett St.	X	X								
PB Workshop-12/10/2019	PC 46	James Hambley /Jenny Dig	X		61 Monument St.	X	X								
PB Workshop-12/10/2019	PC 47	Wayne Valzania	X		27 Merrill St.	X									
PB Workshop-12/10/2019	PC 48	Marlies Reppenhagan	X		55 Morning Stl, Unit 2-2	X	X								
PB Workshop-12/10/2019	PC 49	Paula Agopian	X		91 Monument St.	X									
PB Workshop-12/10/2019	PC 50	Anita Stewart	X		25 A Forest Ave.										
PB Workshop-12/10/2019	PC 51	Lori Rounds		X	47 Monument St.	X									
PB Workshop-12/10/2019	PC 52	Kate Howe		X	40 Quebec St.	X									
PB Workshop-12/10/2019	PC 53	Berry Manter	X		46 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 54	Carle Henry		X	50 St. Lawrence St.	X	X								
PB Workshop-12/10/2019	PC 55	Carol Conner	X		12 Montreal St.	X	X								
PB Workshop-12/10/2019	PC 56	Joshua Baston		X											
PB Workshop-12/10/2019	PC 57	Nancy/Bob Jordan	X			X		Owns 6 Buildings on Munjoy Hill?							
PB Workshop-12/10/2019	PC 58	Carolyn Swartz	X		27 Merrill St.	X									
PB Workshop-12/10/2019	PC 59	YIMBY		X											
PB Workshop-12/10/2019	PC 60	Erna Koch	X		81 Vesper St.	X	X								
PB Workshop-12/10/2019	PC 61	Vana Carmona	X		105 North St., Unit 1	X	X								
PB Workshop-12/10/2019	PC 62	David Kelly		X	Portland, ME										
PB Workshop-12/10/2019	PC 63	Debrah Yale		X				Broker for Tom Landry							
PB Workshop-12/10/2019	PC 64	Gary Bahlkow	X		42 Lafayette St.	X									
PB Workshop-12/10/2019	PC 65	Jeremy Rutkiewicz		X	161 Congress St.	X	X								
PB Workshop-12/10/2019	PC 66	Lorraine Carrol	X		31 North St.	X	X	30 yr resident							
PB Workshop-12/10/2019	PC 67	Lydia Savage	X		19 Melbourne St.	X									
PB Workshop-12/10/2019	PC 68	William Gemmill	X												
PB Workshop-12/10/2019	PC 69	Bruce Wood	X		Old Port										
PB Workshop-12/10/2019	PC 70	Beth Snyder	X		81 North St.	X	X								
PB Workshop-12/10/2019	PC 71	Stephen Gaal	X		176 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 72	Diane Davison	X		29 Morning St.	X	X								
PB Workshop-12/10/2019	PC 73	Robin Whitten	X		23 St. Lawerence St.	X	X								
PB Workshop-12/10/2019	PC 74	Elizabeth Miller		X	46 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 75	Sara Mills	X												
PB Workshop-12/10/2019	PC 76	Sally Oldham	X		118 Congress St.	X	X								
PB Workshop-12/10/2019	PC 77	Leslie Hart	X		215 Sheridan St.	X									
PB Workshop-12/10/2019	PC 78	Betty Lorber	X		225 Sheridan St.	X									

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PB Workshop-12/10/2019	PC 79	Priscilla Harrison	X					Moved off of Munjoy Hill 6 yrs ago							
PB Workshop-12/10/2019	PC 80	Chris Stewart	X		81 North St.	X	X								
PB Workshop-12/10/2019	PC 81	Susan Gillis		X	48 Congress St.	X	X								
PB Workshop-12/10/2019	PC 82	Carol McCracken		X	Portland, ME			Doesn't live on the Hill.							
PB Workshop-12/10/2019	PC 83	Oliver Murray	X		55 Montreal St.	X	X								
PB Workshop-12/10/2019	PC 84	Patricia Erikson	X					3rd generation Munjoy Hill							
PB Workshop-12/10/2019	PC 85	Ben Poirer	X		Cape Elizabeth										
PB Workshop-12/10/2019	PC 86	Susan Yandell	X		51 Monument St.	X	X								
PB Workshop-12/10/2019	PC 87	Liz Hayes	X		107 North St.	X	X								
PB Workshop-12/10/2019	PC 88	Anne Manganello		X	84 Quebec St.	X	X								
PB Workshop-12/10/2019	PC 89	Jonathan Wylie/Gail Ringel	X		34 Lafayette St.	X	X								
PB Workshop-12/10/2019	PC 90	Martha Emerson	X		340 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 91	KE Smith	X		80 Quebec St.	X	X								
PB Workshop-12/10/2019	PC 92	Ann Casady	X		205 Sheridan St.	X									
PB Workshop-12/10/2019	PC 93	Peter and Deb Murray	X		104 North St.	X	X								
PB Workshop-12/10/2019	PC 94	Abbie McMillen	X		26-28 Vesper St.	X	X								
PB Workshop-12/10/2019	PC 95	Nancy Brian	X		118 Congress St.	X	X								
PB Workshop-12/10/2019	PC 96	Carol J. DeTine	X		144 Vaughn St.	X	X								
PB Workshop-12/10/2019	PC 97	Marianne Pratt	X		224 Sheridan St.	X									
PB Workshop-12/10/2019	PC 98	Hillary Bassett	X		55 Morning St.	X	X								
PB Workshop-12/10/2019	PC 99	Dan Haley		X	140 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 100	Betty and John Wuestoff	X		15 Morning St.	X	X								
PB Workshop-12/10/2019	PC 101	Katy Brewer	X					Grew Up on the Hill							
PB Workshop-12/10/2019	PC 102	Nancy Guimond	X		13 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 103	Greater Portland Landmark	X												
PB Workshop-12/10/2019	PC 104	Tica Douglas	X		11 Munjoy St.	X	X								
PB Workshop-12/10/2019	PC 105	Lori Rounds		X	47 Monument St.	X									
PB Workshop-12/10/2019	PC 106	Mary Casale	X		39 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 107	Enoch Wenstrom	X		88 Beckett St.	X	X								
PB Workshop-12/10/2019	PC 108	Pamela Day	X		25 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 109	Travis Agaman		X	8 Emerson St.	X									
PB Workshop-12/10/2019	PC 110	Andrew Glassberg	X		340 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 111	Jill Nixon	X		118 Congress St.	X	X								
PB Workshop-12/10/2019	PC 112	Rob Whitten	X		188 Eastern Promenade	X	X								
PB Workshop-12/10/2019	PC 113	Paul Haley		X	62 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 114	Nini McMananmy	X		10 Willis St.	X	X		0						
PB Workshop-12/10/2019	PC 115	Carl Henry		X	50 St. Lawrence St.	X	X								
PB Workshop-12/10/2019	PC 116	Peter Pitegoff			205 Sheridan St.	X		Referring to 128R North/ 126 North							
PB Workshop-12/10/2019	PC 117	Anne Pringle	X		Neal St										
PB Workshop-12/10/2019	PC 118	William Hall	X		Pleasant Ave.			Use to be on Planning Board							
PB Workshop-12/10/2019	PC 119	Gail Ringle	X		34 Lafayette St.	X	X								
PB Workshop-12/10/2019	PC 120	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 121	Markos Miller		X	17 Atlantic St.	X	X								

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PB Workshop-12/10/2019	PC 123	Mike Hammen	X		127 Pleasant St.	X									
PB Workshop-12/10/2019	PC 124	Nancy Machesney	X		213 Sheridan St.	X									
PB Workshop-12/10/2019	PC 125	Stephen Shiffman	X		9 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 126	Wayne Valzania - MHNO	X		MHNO										
PB Workshop-12/10/2019	PC 127	Chuck Kamr	X		55 Morning St.	X									
PB Workshop-12/10/2019	PC 128	Lauren Ashwell		X	8 Emerson St.	X		Downloaded packet on noon 12/10/2019							
PB Workshop-02/11/2020	PC 1	Ann Manganello		X	84 Quebec St.	X	X		PC1	Zack Barowitz		X	Libbytown		
PB Workshop-02/11/2020	PC2	John Whitehouse		X	18 North St.	X	X		PC2	Nathan Z.	X		22 Eastern Promenad	X	X
PB Workshop-02/11/2020	PC 3	Markos Miller		X	17 Atlantic St.	X	X		PC3	David Lloyd	X		29 Waterville St.	X	X
PB Workshop-02/11/2020	PC 4	Sally Oldham	X		118 Congress St.	X			PC4	John Wuestoff	X		11 Morning St.	X	X
PB Workshop-02/11/2020	PC 5	Zack Barowitz		X	Libby Town				PC5	John White		X	18 North St.	X	X
PB Workshop-02/11/2020	PC 6	George Rheault		X	West Bayside				PC6	Vanna Carmona	X		105 North St.	X	X
PB Workshop-02/11/2020	PC 7	David Kelly		X	Portland				PC7	Rob Whitten	X		29 St. Lawrence St.	X	X
PB Workshop-02/11/2020	PC 8	Emily Liebling		X	54 Tyng St.				PC8	Mike Hoover	X		40 Melburne St.	X	X
PB Workshop-02/11/2020	PC 9	Francesa Galluccio-Steele	X		22 Clifford St.				PC9	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-02/11/2020	PC 10	Zack Barowitz		X	Libby Town				PC10	Anne Manganello		X	84 Quebec st.	X	X
PB Workshop-02/11/2020	PC 11	Lauren Ashwell		X	8 Emerson St.	X			PC11	Tica Douglas	X		11 Munjoy St.	X	X
PB Workshop-02/11/2020	PC 12	Lori Rounds		X	47 Monument St.	X			PC12	Sally Oldham	X		118 Congress St.	X	
PB Workshop-02/11/2020	PC 13	Lynn Kuzma		X	10 Emerson St.	X			PC13	Juli Larry	X		GPL		
PB Workshop-02/11/2020	PC 14	Wayne Valzania (MHNO)	X		MHNO				PC14	Nini McManamey	X		10 Willis St.	X	X
PB Workshop-02/11/2020	PC 15	George Carhart	X		7 Lafayette St.	X	X		PC15	Lori Round		X	47 Monument St.	X	
PB Workshop-02/11/2020	PC 16	Wayne Valzania	X		27 Merrill St.	X			PC16	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-02/11/2020	PC 17	Carolyn Swartz	X		27 Merrill St.	X			PC17	Wayne Valzania	X		23 Merrill St.	X	
PB Workshop-02/11/2020	PC 18	Erna Koch	X		81 Vesper St.	X	X		PC18	Enoch Wenstrom	X		88 Beckett St.	X	X
PB Workshop-02/11/2020	PC 19	Linda Tyler	X		52 St. Lawrence St.	X	X		PC19	karen Snyder	X		72 Waterville St.	X	X
PB Workshop-02/11/2020	PC 20	Mark Holden	X		37 St. Lawrence St.	X	X		PC20	Smith - female developer		X	?		
PB Workshop-02/11/2020	PC 21	Michael Englerbert	X		193 Sheridan St.	X			PC21	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-02/11/2020	PC 22	Richard Rollins	X		Hill Boy				PC22	Tim Wells		X	33 Montreal St.	X	
PB Workshop-02/11/2020	PC 23	Mary Morse	X		208 Sheridan St.	X			PC23	George Rheault		X	Bayside		
PB Workshop-02/11/2020	PC 24	Robin Whitten	X		23 St. Lawrence St.	X	X		PC24	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-02/11/2020	PC 25	Heather Sullivan		X	32 Merrill St.	X			PC25	Peter Murray	X		104 North St.	X	X
PB Workshop-02/11/2020	PC 26	Julie Larry			GPL				PC26	Barry Manter	X		46 Eastern Promenad	X	X
PB Workshop-02/11/2020	PC 27	Kevin Schochat	X		215 Sheridan St.	X			PC27	Sive Nelson	X		29 Emerson St.	X	
PB Workshop-02/11/2020	PC 28	Mary Barrett	X		27 Parson St.										
PB Workshop-02/11/2020	PC 29	Nancy Machesney	X		213 Sheridan St.	X									
PB Workshop-02/11/2020	PC 30	Steven Inman	X		81A Vesper St.	X	X								
PB Workshop-02/11/2020	PC 31	Edward Fiske Mooney	X		77 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 32	Susan Yandell	X		51 Monument St.	X	X								
PB Workshop-02/11/2020	PC 33	Sara Auld	X		43 Munjoy St.	X	X								
PB Workshop-02/11/2020	PC 34	Carol Connor	X		12 Montreal St.	X	X								
PB Workshop-02/11/2020	PC 35	Ann Casady	X		213 Sheridan St.	X									
PB Workshop-02/11/2020	PC 36	George Carhart	X		7 Lafayette St.	X	X								
PB Workshop-02/11/2020	PC 37	Lincoln Payne	X		150 Eastern Promenade	X	X								

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PB Workshop-02/11/2020	PC 39	Amy Alward	X		South Portland										
PB Workshop-02/11/2020	PC 40	Elizabeth Peavey	X		Portland										
PB Workshop-02/11/2020	PC 41	Nick Murray		X	40 St. Lawrence St.	X	X								
PB Workshop-02/11/2020	PC 42	James Rohman		X	57 Elmwood St.										
PB Workshop-02/11/2020	PC 43	James Hambley	X		61 Monument St.	X									
PB Workshop-02/11/2020	PC 44	Donna Jones	X		Portland										
PB Workshop-02/11/2020	PC 45	Abbie McMillen	X		26-28 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 46	Anne Pringle	X		Neal St.										
PB Workshop-02/11/2020	PC 47	Daryl Renschler	X		Portland										
PB Workshop-02/11/2020	PC 48	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-02/11/2020	PC 49	Kathleen Bender	X		11 North St.	X	X								
PB Workshop-02/11/2020	PC 50	Marlies Reppenhagen	X		55 Morning St.	X	X								
PB Workshop-02/11/2020	PC 51	Pamela Day	X		25 Waterville St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan	X		13-15 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			17-19 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			91-93 Morning St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			26-30 Eastern Promenade	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			19 Locust St.										
PB Workshop-02/11/2020	PC 53	Carl Henry		X	50 St. Lawrence	X	X								
PB Workshop-02/11/2020	PC 54	Carol J. De Tine	X		144 Vaughn St.										
PB Workshop-02/11/2020	PC 55	Charlton Smith	X		33 Turner St.	X									
PB Workshop-02/11/2020	PC 56	John Watson & Nancy Brai	X		118 Congress St.	X									
PB Workshop-02/11/2020	PC 57	Justine Denney	X		56 North St.	X	X								
PB Workshop-02/11/2020	PC 58	Tom Keating	X		166 Pleasant Ave.										
PB Workshop-03/10/2020	PC59	Abby Harvey	X		17 Waterville St.	X	X		PC1	Jake Halpert	X		74 Atlantic St.	X	X
PB Workshop-03/10/2020	PC60	Anne Manganello		X	84 Quebec St.	X	X		PC2	David Cowie	X		32 North St.	X	X
PB Workshop-03/10/2020	PC61	Anne Manganello		X	84 Quebec St.	X	X		PC3	Gemma Cannon	X		204 Congress St.		
PB Workshop-03/10/2020	PC62	Audrey Puleio	X		27 North St.	X	X		PC4	Pam Plum	X		104 Park St.		
PB Workshop-03/10/2020	PC63	Barbara Brown	X		156 Sheridan St., #2C	X			PC5	Nini McManamy	X		10 Willis St.	X	X
PB Workshop-03/10/2020	PC64	Barti Bourgault	X		49 Waterville St.	X	X		PC6	Saura Shannon		X	59 Moody St.	X	X
PB Workshop-03/10/2020		Barti Bourgault			51 Waterville St.	X	X		PC7	George Rheult		X	West Bayside		
PB Workshop-03/10/2020	PC65	Beth Snyder	X		81 North St.	X	X		PC8	Josh Baston		X	42 North St.	X	X
PB Workshop-03/10/2020	PC66	Bruce Wood	X		607 Chandler's Wharf				PC9	Lauren Ashwell		X	8 Emerson St.	X	
PB Workshop-03/10/2020	PC67	Candace Myers	X		45 Eastern Promenade, Unit B-G	X			PC10	Mark Holden	X		37 St. Lawrence	X	X
PB Workshop-03/10/2020	PC68	Carl Henry		X	50 St. Lawrence	X	X		PC11	Mildred Bachrach		X	211 Brackett St.		
PB Workshop-03/10/2020	PC69	Carol Conner	X		12 Montreal St.	X	X		PC12	Dianne Davison	X		29 Morning St.	X	X
PB Workshop-03/10/2020	PC70	Carol McCracken		X	Portland				PC13	Bill Hall	X		Peaks Island		
PB Workshop-03/10/2020	PC71	Carolyn Swartz	X		27 Merrill St.	X	X		PC14	Michelle Polacsek	X		167 Newbury St., Unit 406		
PB Workshop-03/10/2020	PC72	Christopher Ackerland	X		44 Monument St.	X	X		PC15	Robin Whitten	X		23 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC73	Christopher Stewart	X		81 North St.	X	X		PC16	Sherwin Hamill	X		2 Atlantic St.	X	X
PB Workshop-03/10/2020	PC74	Claudia Diller	X		Munjoy Hill?	X			PC17	Stacy Mitchell	X		74 Atlantic St.	X	X
PB Workshop-03/10/2020	PC75	Cynthia Schmidt	X		21 Sheridan St, #1	X	X		PC18	Beth Snyder	X		81 North St.	X	X
PB Workshop-03/10/2020	PC76	David Lloyd	X		29 Waterville St.	X	X		PC19	Angela Adams	X		2 Atlantic St.	X	X
PB Workshop-03/10/2020	PC77	Debra Cole	X		71 Walnut St.	X	X		PC20	Keri lord	X		Deering St.		

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	-If In the Proposed Munjoy Hill Historic District (Unique)	20	76.9%	6	23.1%	26						
2)	Planning Board Workshop #1 - 12/10/2019	99	76.7%	30	23.3%	129	23	74.2%	8	25.8%	31	
	-If A Munjoy Hill Resident (Unique Person)	62	79.5%	16	20.5%	78						
	-If In the Proposed Munjoy Hill Historic District (Unique)	48	78.7%	13	21.3%	61						
3)	Planning Board Workshop #2 - 2/11/2020	42	72.4%	16	27.6%	58	19	70.4%	8	29.6%	27	
	-If A Munjoy Hill Resident (Unique Person)	30	75.0%	10	25.0%	40						
	-If In the Proposed Munjoy Hill Historic District (Unique)	19	79.2%	5	20.8%	24						
4)	Planning Board Hearing - 3/10/2020 downloaded 3/10 4:14p	80	78.4%	22	21.6%	102	41	80.4%	10	19.6%	51	
	-If A Munjoy Hill Resident (Unique Person)	67	87.0%	10	13.0%	77						
	-If In the Proposed Munjoy Hill Historic District (Unique)	50	86.2%	8	13.8%	58						
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	-If A Munjoy Hill Resident (Unique Person)	159	85.9%	26	14.1%	185						
	-If In the Proposed Munjoy Hill Historic District (Unique)	117	81.8%	26	18.2%	143						

Itemized Detail Of All the People Who Emailed or Public Comment in the Last 4 Workshops/Meetings regarding the Proposed Munjoy Hill Historic District & 6 Landmarks

Meeting Date on Proposed Munjoy Hill Historic District	#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident	In Proposed HD?	Comment	#	Public Comment At Meeting	HD Yes	HD No	Address	Munjoy Hill Resident?	In Proposed HD?
PB Workshop-03/10/2020	PC78	Debra Pressier	X		25 Fore St.	X	X		PC21	Ann Mangello		X	84 Quebec St.	X	X
PB Workshop-03/10/2020	PC79	Liz Hays	X		107 North St.	X	X		PC22	Lindsey Mann	X		122 North St.	X	X
PB Workshop-03/10/2020	PC80	Gary Stern	X		65 Revere St.				PC23	Richard Heffern	X		8 Sherbrooke St.	X	X
PB Workshop-03/10/2020	PC81a	George Rheult		X	Bayside				PC24	Hilary Bassett	X		55 Morning St.	X	X
PB Workshop-03/10/2020	PC82	Joe Walsh		X	Portland, Munjoy ?Green Clean Maine?				PC25	Thomas Brokish	X		43 Munjoy St.	X	X
PB Workshop-03/10/2020	PC83	John Whitehouse		X	1 Cumberside Falmouth				PC26	Sally Oldham	X		118 Congress St.	X	X
PB Workshop-03/10/2020	PC84	Kathryn Yates	X						PC27	Rob Whitten	X		23 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC85	Kenneth and Joyce Bailly	X		59 Mountfort St.	X			PC28	Berry Manter	X		46 Eastern Promenad	X	X
PB Workshop-03/10/2020	PC86	Kevin Schochat	X		215 Sheridan St.	X			PC29	Carol Swartz	X		27 Merrill St.	X	X
PB Workshop-03/10/2020	PC87	Leslie Hart	X		215 Sheridan St.	X			PC30	Wayne Valzania	X		27 Merrill St.	X	X
PB Workshop-03/10/2020	PC88	Maggy Wolf	X		28 St. Lawrence	X	X		PC31	Steve Cannon	X		204 Congress St.		
PB Workshop-03/10/2020	PC89	Martica Swain	X		28 St. Lawrence	X	X		PC32	Mike Hoover	X		40 Melbourne St.	X	X
PB Workshop-03/10/2020	PC90	Nan Cumming	X		87 Vesper St.	X	X		PC33	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-03/10/2020	PC91	Nancy Machesney	X		215 Sheridan St.	X			PC34	Oliver Murray	X		40 Montreal St.	X	X
PB Workshop-03/10/2020	PC92	Nancy Thayer	X		7 Gilbert Lane	X	X		PC35	Sive Whelan	X		29 Emerson St.	X	X
PB Workshop-03/10/2020	PC93	Ned Chester	X		11 Fore St.	X	X		PC36	John Wuestoff	X		17 Morning St.	X	X
PB Workshop-03/10/2020	PC94	Paul Flaxman	X		7 Atlantic St.	X	X		PC37	John Mahoney		X	73 Atlantic St.	X	X
PB Workshop-03/10/2020	PC95	Bob and Jeanne Bull	X		68 Atlantic St.	X	X		PC38	Ned Chester	X		7 Fore St.	X	X
PB Workshop-03/10/2020	PC96	Ryan Fitzgerlad		X	51 Morning St.	X	X		PC39	Herb Adams	X		Parkside		
PB Workshop-03/10/2020	PC97	Sally Oldham	X		118 Congress	X			PC40	Pam Day	X		25 Waterville St.	X	X
PB Workshop-03/10/2020	PC98	Ted Oldham	X		118 Congress	X			PC41	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-03/10/2020	PC99	Tica Douglas	X		11 Munjoy St.	X	X		PC42	Barbara Vestal	X		7 Fore St.	X	X
PB Workshop-03/10/2020	PC100	Tom Kennedy	X		340 Eastern Promenade, Unit 213	X			PC43	Lori Round		X	47 Monument St.	X	
PB Workshop-03/10/2020	PC101	Travis Agaman		X	8 Emerson St.	X			PC44	Peter Blackstone	X		76 Cumberland Ave	X	X
PB Workshop-03/10/2020	PC102	Wendy Cherubini		X	33 May St.				PC45	Lorrayne Carroll	X		31 North St.	X	X
PB Workshop-03/10/2020	PC103	William Cleaves	X		27 North St, Apt 4	X	X		PC46	Mary Casale	X		39 Waterville St.	X	X
PB Workshop-03/10/2020	PC104	Megan Roberts		X	Portland, Woodsford				PC47	Tim Wells		X	33 Montreal	X	
PB Workshop-03/10/2020	PC105	Vana Carmona	X		105 North St., Apt 1	X	X		PC48	Peter Murray	X		104 North St.	X	X
PB Workshop-03/10/2020	PC106	Martha Emerson	X		340 Eastern Promenade, Unit 247	X			PC49	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC107	Betts Mayer	X		211 Sheridan St.	X			PC50	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC108	Gemma Cannon	X		WHSa Secretary?	X			PC51	Karen Snyder	X		72 Waterville St.	X	X
PB Workshop-03/10/2020	PC109	Matt Thayer	X		62 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC110	Uschi Carhart	X		7 Lafayette St.	X	X								
PB Workshop-03/10/2020	PC111	Mildred Bachrach		X	211 Brackett St.										
PB Workshop-03/10/2020	PC112	Nini McManamy	X		11 Willist St.	X	X								
PB Workshop-03/10/2020	PC113	Nathan Szanton	X		22 Eastern Promenade, Unit #3	X	X								
PB Workshop-03/10/2020	PC114	Mary Casale	X		39 Waterville St.	X	X								
PB Workshop-03/10/2020	PC115	Joel Harris	X		38 Blanchard St, Cumberland										
PB Workshop-03/10/2020	PC116	Peter Murray	X		104 North St.	X	X								
PB Workshop-03/10/2020	PC117	Lindsay Swann	X		122 North St.	X	X								
PB Workshop-03/10/2020	PC118	Enoch Wenstrom	X		88 Beckett St.	X	X								
PB Workshop-03/10/2020	PC119	Barbara Vestal	X		11 Fore St.	X	X								
PB Workshop-03/10/2020	PC120	Gail Wenstrom	X		83 Beckett St.	X	X								
PB Workshop-03/10/2020	PC121	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-03/10/2020	PC122	Gail Wenstrom	X		83 Beckett St.	X	X								

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PB Workshop-03/10/2020	PC123	Pam Day	X		25 Waterville St.	X	X								
PB Workshop-03/10/2020	PC124	Betty Wuestoff	X		11 Morning St.	X	X								
PB Workshop-03/10/2020	PC125	Hillary Bassett	X		55 Morning St.	X	X								
PB Workshop-03/10/2020	PC126	Cara DeTign	X		144 Vaughn St.										
PB Workshop-03/10/2020	PC127	Ed Gardner	X		511 Congress St.										
PB Workshop-03/10/2020	PC128	Francesca Galluccio-Steele	X		22 Clifford St.										
PB Workshop-03/10/2020	PC129	Robert Derry	X		63 Melbourne St.	X	X								
PB Workshop-03/10/2020	PC130	Carl Henry		X	50 St. Lawrence	X	X								
PB Workshop-03/10/2020	PC131	George Carhart	X		7 Lafayette St.	X	X								
PB Workshop-03/10/2020	PC132	Greater Portland Landmark	X		GPL										
PB Workshop-03/10/2020	PC133	Debby Murray	X		104 North St.	X	X								
PB Workshop-03/10/2020	PC134	Janie Lynch		X	???										
PB Workshop-03/10/2020	PC135	Jo-Ann Kayatta	X		????										
PB Workshop-03/10/2020	PC136	Kristina Minister	X		101 North St, Apt 4	X	X								
PB Workshop-03/10/2020	PC137	Laura Shen & Will Stilton		X	59 Moody St.	X	X								
PB Workshop-03/10/2020	PC138	Lynne Panico	X		49 Moody St.	X	X								
PB Workshop-03/10/2020	PC139	Robin Ferrar		X	46 Walnut St.	X	X								
PB Workshop-03/10/2020	PC140	Sarah Goan	X		54 Walnut St.	X	X								
PB Workshop-03/10/2020	PC141	Kathleen Bender	X		11 North St.	X	X								
PB Workshop-03/10/2020	PC142	Karen Harrison		X	34 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC143	Brent Adler		X	92 Walnut St.	X									
PB Workshop-03/10/2020	PC144	Eleanore Houghton	X		Portland										
PB Workshop-03/10/2020	PC145	Erna Koch	X		81 Vesper St.	X	X								
PB Workshop-03/10/2020	PC146	George Rheault		X	Bayside										
PB Workshop-03/10/2020	PC147	George Rheault		X	Bayside										
PB Workshop-03/10/2020	PC148	Jen Micolet	X		61 Mountfour St.	X									
PB Workshop-03/10/2020	PC149	John Carolan		X	28 North St.	X	X								
PB Workshop-03/10/2020	PC150	Julian Ciembroniewicz	X		55 Morning St.	X	X								
PB Workshop-03/10/2020	PC151	Kate Howe		X	40 Quebec St.	X									
PB Workshop-03/10/2020	PC152	Kelly Worster	X		52 Monument St.	X									
PB Workshop-03/10/2020	PC153	Mary Barret	X		Portland										
PB Workshop-03/10/2020	PC154	Mike Cavanaugh	X		39 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC155	MJ Hill?	X		Fake?										
PB Workshop-03/10/2020	PC156	Paula Agopian	X		90 Monument St.	X									
PB Workshop-03/10/2020	PC157	Robert Morse	X		Portland										
PB Workshop-03/10/2020	PC158	Sophie Samuels	X		46 Howard St.	X									
PB Workshop-03/10/2020	PC159	William Alcorn	X		125 Morning St.	X	X								
PB Workshop-03/10/2020	PC160	Barbara Keppel	X		141 North St.	X	X								

Sources:

HPB Nomination- 11/20/2019	https://portlandme.civicclerk.com/Web/Player.aspx?id=533&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-12/10/2019	https://portlandme.civicclerk.com/Web/Player.aspx?id=571&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-02/11/2020	https://portlandme.civicclerk.com/Web/Player.aspx?id=1207&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-03/10/2020	https://portlandme.civicclerk.com/Web/Player.aspx?id=1219&key=-1&mod=-1&mk=-1&nov=0

Google Groups

MUNJOY HILL

Robert Morse <rmorse52@yahoo.com>

Aug 6, 2020 2:17 PM

Posted in group: **Planning Board**

I FULLY SUPPORT THE HISTORIC DISTRICT PROPOSED FOR MUNJOY HILL.

ROBERT MORSE 208 SHERIDAN STREET

Google Groups

Munjoy Hill Local Historic District

Ronald Savitt <rsavitt43@gmail.com>

Aug 5, 2020 10:50 AM

Posted in group: **Planning Board**

Portland Planning Board

I fully support the proposal to enact a Munjoy All Historic District. I lived in the area for two years and believe it will be an important addition for Portland.

I spent nearly ten years in Portland, Oregon as a volunteer for the Architectural Heritage Center. During that time I had several opportunities to appreciate the development of Historic Districts, some that had existed for over a decades, some less so and applications for new districts.

I was privy to submissions by land owners, residents and interested parties and while I had only informal input to the AHC's portion, I took no part in the decision itself. What I learned is that historic districts are an important addition to the preservation of a community. The ideal historic districts respects the rights of property owners but in doing that it also protects the integrity of a community. Some restrictions on what can be done should be considered; in Oregon local governments provided advice and in some case architectural and financial support. One of the roles the AHC played was the library which had extensive resources to help describe the buildings, what they were constructed of and what type of repairs would fit. I am not familiar enough with Portland or Maine to contemplate what policies are available. In any case, support for property owners within reason is necessary as long as it provides rewards for them.

You might want to look at the AHC web page to learn about how they are now handling historic districts. In the current economic times where there is a greater probability that areas and building will fall into decay, historic districts make great sense.

Please feel to contact me if you have further questions.

Best,

Ron Savitt

Dear Chair Mazer and Members of the Planning Board,

The process of considering the designation of a portion of Munjoy Hill as an Historic District has been a long one. There has been extensive public input and public education. The support from both Munjoy Hill residents and from Portland citizens has been very strong. **75% to 80% of the comments** at each step of the way before the Historic Preservation Board and Planning Board **have been in favor of designation.**

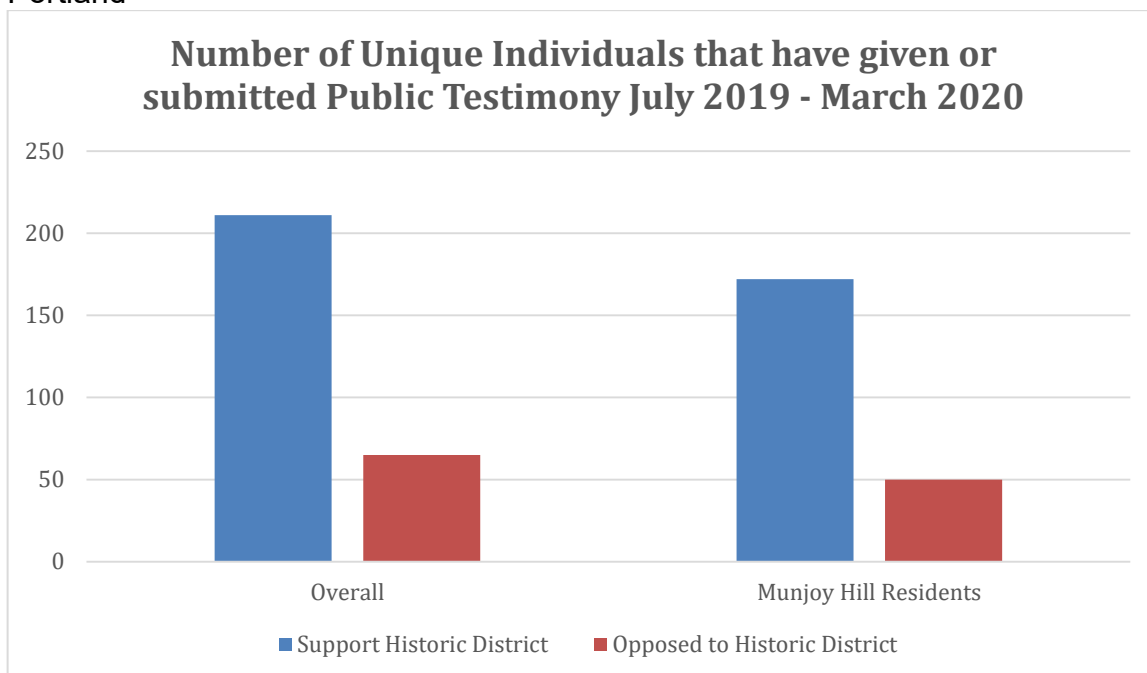
The statements below draw from testimony offered at the Planning Board's Pubic Hearing on March 10. They are representative of the comments offered and illustrate:

- **The workability of the Historic Preservation Board's review process from both architects' and owners' viewpoints**
- **The benefits of designation in retaining affordable and workforce housing on the Hill and the ability to build affordable housing in historic districts.**
- **The unique identity of Munjoy Hill that merits historic designation including its ability to tell the stories of Portland's multi-ethnic and multi-racial residents.**

I urge you to support the designation of the Munjoy Hill Historic District as proposed and to recommend its designation by Portland's City Council.

Thank you for you dedicated efforts as members of this Planning Board,

Sally Oldham
118 Congress Street
Portland



David Lloyd, 29 Waterville Street, local architect and resident of Munjoy Hill

"[As an] architect that has presented to the board over many years... I have been able to successfully design low income housing under the guidelines of an historic district. The HP review process moves quickly, and I have found that by weaving the HP reviews into the planning board schedule no time is lost in the approval process. Successful design is not burdened or made less-creative by design critiques. Good design is promoted through successful critiques. My experience with the board has resulted in successful traditional architecture and modern architecture."

Nathan Szanton, 22 Eastern Prom, affordable housing developer and resident of Munjoy Hill

"I am very much in support of the proposed district.... I've thought a lot about how affordable housing is impacted by historic districts. If this [district] is implemented, there's still many, many opportunities to build new housing...I myself have done Casco Terrace, which is affordable housing at 41 State Street. That [is] in an historic district and went through the historic district review process. I felt as though the process actually made the building better. There are many, many examples of not only housing but affordable housing that has been built in districts: Elm Terrace, Oak Street Lofts, Carlton Street Apartments..."

Michelle Policheck, 167 Newbury Street, Portland resident and new owner of 24 St. Lawrence Street

"I am speaking in support of the historic district and from personal experience having just undergone review by the Portland Historic Preservation Board. My husband and I recently purchased a two-unit home on the hill. The goal of our project includes an extensive remodel of the back of the house, which is designed to be modern, bring in light, and maximize views. We presented our project... then we submitted additional information to answer the board's questions and the board approved our project at their next meeting. This process was not onerous."

Nini McNanamy, 10 Willis Street

"Munjoy Hill has had such a strong enduring identity over the last couple of hundred years. It has its own historic literature! Numerous local magazines have profiled the hill. What other neighborhood in Portland has bumper stickers - *This car climbed Munjoy Hill!* Or announces it milestones like this obituary last week for our wonderful neighbor Tommy Joyce, whose house is in the district, "*he grew up in the melting pot of Irish, Italian, and Jewish immigrants on Munjoy Hill*" There is no mention of Portland, Munjoy Hill alone does it.

Gemma Cannon, 204 Congress Street, Portland Resident

"I am someone that loves walking up there, you talk about a sense of place... I think for all of us in Portland there are places that make us say, oh this is why I love living here. And when you talk about bringing new people into Portland...they want to live here because of that sense of place that we have. This is rare, please don't give it away."

Beth Snyder, 81 North Street, Munjoy Hill resident

"I own the Moses Gould House built in 1854. I want to be a good steward of my house. I had many, many questions about the historic preservation district. I went to so many of the workshops at the East End School and I've attended your meetings. My questions were

answered.... I have a lot of renovations I need to do. I am convinced that if we are a historic preservation neighborhood, designated, the city will work with me, it will be affordable, that I can meet with Deb Andrews and others to help me replace in kind. I urge you to support this."

Angela Adams Hammill, 2 Atlantic Street, business owner and Munjoy Hill resident

"I think it's a really important time right now, with all the development that's been going on over the years to continue to develop Portland as we will, but to do it as thoughtfully as possible. I think it is time especially to protect Munjoy Hill, to keep that quality, integrity, and character that we have here in Portland."

Stacy Mitchell, 74 Atlantic, Munjoy Hill resident and landlord

"My husband and I have lived there since 2003. We have a four unit building, so...we rent the other three units. The number one reason to vote in favor of this district tonight is because of housing affordability. Preserving our existing affordable housing is the most important thing we need to do in addition to building new housing that is affordable. My building with our three other units, we currently have a cook that works at a local restaurant, a librarian, and a letter carrier for the postal service. If we were to sell our building, what would happen to it...even though it's in great condition, it would be torn down. In its place would be luxury condominiums. We know this because we see it happening all around us. So that's the threat. The underlying financial reality is that my building is worth more dead than alive. If we don't take a stand now... to preserve a mix in our neighborhood...I strongly encourage you to vote in favor of this."

Keri Lord, 58 Deering Street, Deering Street Historic District resident and landlord

"I live on Deering Street and have for over 40 years. I own my building. I have... two apartments. I've done a lot of restoration on my building. When I was still working I was a Special Ed teacher...And I have managed to do a lot of restoration work on my building... I have not found that costs were onerous. Historic preservation is not a problem, it's the reason we are Portland."

Pam Plumb, 104 Park Street, former Mayor of Portland

"I don't live on the hill, but I live in one of the city's first historic districts...As a person who has lived in a historic district I want to say, it's great. New modern buildings have been built...change has happened. We put a modern ell on the back of our 1833 Greek Revival townhouse, that was permitted."

Google Groups

Munjoy Hill Historic District

Sarah Auld <sauld@gmail.com>

Aug 7, 2020 7:32 AM

Posted in group: **Planning Board**

Dear Chairman Mazer, Planning Board Members and City Officials,

We are residents and homeowners of Munjoy Hill. We support the proposed Munjoy Hill Historic District and six landmarks—

please approve the Preservation Board's recommendation with no changes or modifications.

We are grateful for your time and consideration.

Sincerely,

Sarah Auld and Tom Brokish

43 Munjoy Street

Portland, ME 04101

207 899 0284

sauld@maine.rr.com



August 7, 2020

Chair Mazer and Members of the Planning Board:

In their November decision the Historic Preservation Board found that **the proposed Munjoy Hill Historic District meets the applicable designation criteria under Section 14-610 a and b as well as Section 14-611**. Specifically they cited Section 14-610 a.1., finding that the documentation presented to them demonstrated that the proposed Munjoy Hill Historic District has, *“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”*.

Designation of the proposed Munjoy Hill Historic District clearly supports the goals of Portland’s Plan 2030, as stated in the February 7, 2020 Memorandum to the Planning Board from Christine Grimando, Director, Department of Planning and Urban Development, *“From the first pages of Portland’s Plan 2030, and consistently throughout the document, historic preservation is acknowledged as central to the City’s vision, including not only existing local designations but potential future designations. It is also acknowledged as integral to Portland’s economic development strategy, its sustainability goals, and to a multidimensional housing strategy.”*

As with the 11 other historic districts in Portland, buildings within the proposed district have been altered over time, but the board found enough buildings within the proposed boundaries had sufficient integrity of location, design, materials, condition and workmanship to be worthy of preservation. Greater Portland Landmarks supported this decision and found that in addition to the inclusive public input process, the detailed discussions and deliberations of the board over four workshops, two site walks and a public hearing were thorough and well-reasoned.

We support the historic district for myriad reasons:

- it will conserve mid-19th century residential buildings developed to house the families of workers associated with the Portland Company (1846) and the Atlantic & St. Lawrence Railroad (1845).

- it will be the first district in Portland that will protect homes of the city's early Black and immigrant residents, a powerful step that will ensure we can tell the complete story of the history of our waterfront community.
- it will ensure that the dwellings that serve as a backdrop to the historic Eastern Promenade and Fort Allen will be protected from demolition.
- it will ensure that new construction, as well as building alterations, within the proposed district will be undertaken in a manner that is complementary to the scale, massing, and character of the existing housing stock, while meeting the modern needs of its residents.
- Portland faces many challenges, including preparing for the impacts of climate change. Historic Preservation is recycling on a large scale. **Re-use matters.**

In the last five years nearly 400 units of new housing were created in Portland's landmark buildings and historic districts, including 324 units of affordable housing. **While only 8% of Portland's land area is protected under the historic district ordinance, those 324 affordable units represent nearly 30% of the affordable new units created or approved in the city during the same period.**

The historic district has been **overwhelmingly supported** in public comment throughout the designation process. More than 70% of the written and in-person public comment has been *in favor* of the proposed district. This designation is an important final step in a comprehensive planning initiative begun in late 2017. We urge you to now recommend the historic district to the City Council.

Thank you for considering our views.

Cordially,



Sarah Hansen, Executive Director
Greater Portland Landmarks

Google Groups

Munjoy Hill Historic District

S Hamill <SHamill@angelaadams.com>

Aug 6, 2020 8:19 AM

Posted in group: **Planning Board**

Dear Planning Board Members,

I am writing to you today to support the Munjoy Hill Historic District as proposed on 11-20-19. I have lived in the proposed district since 1982 in a building built in 1850 and believe it's important to protect the history of the hill and our city for future generations.

Please vote FOR this Historic District and the six Landmarks.

Thank you,

Sherwood Hamill

2 Atlantic Street

Google Groups

Munjoy Hill Historic District

Stephen Gaal <steve@gaal.com>

Aug 6, 2020 7:55 AM

Posted in group: **Planning Board**

Dear Planning Board,

I STRONGLY SUPPORT the creation of the proposed Historic District on Munjoy Hill and the 6 landmark designations **without modification**. Let's just get on with this initiative that has been delayed for far too long.

Respectfully

Stephen Gaal
Munjoy Hill,
Portland ME
steve@gaal.com
(603) 651-9183 mobile

The Russian dissident and chess grandmaster Garry Kasparov drew upon long familiarity with that process when he tweeted: "The point of modern propaganda isn't only to misinform or push an agenda. It is to exhaust your critical thinking, to annihilate truth."

Google Groups

Munjoy Hill Historic District Analysis

Susan Bristol <spbarch@gmail.com>

Aug 4, 2020 9:37 AM

Posted in group: **Planning Board**

Dear Planning Board of Portland Maine:

As a new resident of Portland (but life long visitor), I am writing to thank you for the notice of your upcoming meeting. WE ARE IN FAVOR OF THE MUNJOY HILL HISTORIC DISTRICT PROPOSAL.

Before we bought our new home here, I visited the City Hall (pre-Covid) and was very impressed with the staff and the help I was given when I investigated the zoning surrounding our building. I am an Architect and Planner who has been Chair of a municipal planning board that was charged with implementing an Historic Preservation Ordinance, therefore have professional and personal experience with these matters.

Managing change in architecturally diverse, vibrant cities makes sense and is a fulfillment of your duties as Planning Board members. Preservation is good for the community and provides visible evidence of the heritage of the city. Preservation makes economic sense and enriches our sense of place. A healthy city is able to enjoy its past while imagining its future.

Thank you for accepting our comments.

Susan Pikaart Bristol

Henry Platt Bristol

31 Fore Street, Portland, Maine

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[SPB Architecture LLC](#)SPBArchitecture.com

Susan Pikaart Bristol Architect

R.A., LEED AP, NJ P.P.

P.O. Box 814

Rocky Hill, NJ 08553

609.924.7989

Google Groups

Munjoy Hill Historic Preservation District

welmaurya@gmail.com <welmaurya@gmail.com>

Aug 7, 2020 1:16 PM

Posted in group: **Planning Board**

Dear Planning Board Members,

I urge you to vote to recommend to the City Council to reject the proposed Historic District on Munjoy Hill.

This simply is not the time to make such a permanent decision. Portland is struggling with the lack of housing and the low production of housing, and the Country is struggling with the effects of decades of racial and economic injustice, voting to support the Munjoy Hill Historic District would only reinforce and strengthen these barriers to economic and social prosperity of disenfranchised citizens and continue the ever widening economic inequality gap. Munjoy Hill is not the right area to designate as a Historic District. Historic Districts work best in mixed-use districts. This is where HDs can really have the greatest impact. We have seen this in Portland's Old Port. Portland needs to keep areas of the City open to change, to innovation and creativity and Munjoy Hill is one of those neighborhoods. It historically has attracted the disenfranchised, the artistic, imaginative set and spawned many creative people and ideas. Allowing Munjoy Hill to continue to evolve and continue to attract new, different and diverse groups of people is actually paying homage to Munjoy Hill's heritage. It is showing respect to its historic role in the City of Portland. Let this continue.

Now that we are through a building moratorium, zoning changes and full analysis of the buildings on Munjoy Hill is over, it is also time to repeal the Conservation District Overlay. The CD Overlay was put into place while the evaluation of the Historic District was ongoing. That process is

now complete. If you look at the new rules implemented in the CD Overlay it is clear that it is simply a Historic District with a different name and is significantly more restrictive for new construction. In either possible outcome the CD Overlay District should be removed from Munjoy Hill:

1. If the City Council votes to accept the HD then those areas of the Hill identified as being worthy of historic protection are properly designated for protection. This makes the CD Overlay redundant and unnecessary for the parts of Munjoy Hill that were not identified as worthy of historic designation.
2. If the Munjoy Hill HD is rejected, and since the CD Overlay is modeled and creates similar restrictions/conditions as a historic district, it follows logically that the CD Overlay should also be lifted. The HD will have been rejected on the grounds that it is deemed to be more destructive than constructive and is counter to the needs and goals of the City. This means the CD Overlay is also counter to these goals.

The CD Overlay has stopped all new development on Munjoy Hill. It is the most restrictive zoning in the entire City and effectively places more rigid rules on new construction than a Historic District. It heavily penalizes the production of more housing which is counter to the Comprehensive Plan and to the urgent needs of this City. It has paused construction for 3 years and now it is time to for the Conservation District Overlay to be repealed and for Munjoy Hill to revert back to R6 Zoning.

Now is also the time to address the many issues with the current land use regulations (Zoning). What people value in the physical built environment cannot be replicated with the City's current zoning. Current zoning regulations are stifling the production of housing, jobs, the protection of the environment and the development of a rich cultural/social experience in Portland. Now is the time for a comprehensive rethinking and re-imagining of our land use policy. The current ReZone process needs to think big and act bold. Portland is

already 20 years late on this issue it cannot let this opportunity pass it by and accept the status quo for another 20, 30 or 40 years.

Planning should consider its organizational structure. The definition of Strategy is ***The Effective Allocation of Scarce Resources***. How much resources does the City commit to looking backwards in time? The City staff and Council has spent a significant amount of time on the Munjoy Hill Historic District. How much time is spent imagining and creating a vision for the future? Why isn't there a position within the Planning Department focused solely on the future? It would be a much better allocation of resources. It will be a valuable investment for the citizens of this City to make that will reap rewards. People, time, money and land are the scarce resources the City can effect. Land is a precious resource and how it is used should be well thought through.

While I care greatly about historic preservation and feel that Historic Districts can be a very useful tool, when misused they can be very harmful. The areas in Portland of obvious historic and architectural significance have already been protected. These areas were the low-hanging fruit that all could see were worthy of protection. Munjoy Hill was never regarded in this way and that is because most of the housing stock does not rise to the level intended for historic preservation. With a few exceptions the housing and architecture is simply commonplace in Portland and other areas of Maine and New England.

Thank you for your time.

Best regards,

Tim Wells

Montreal Street

Google Groups

Munjoy Hill Historic District

Travis Agaman <index207@gmail.com>

Aug 7, 2020 3:20 PM

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

To the City of Portland Planning Board,

I am writing today to strongly urge you all to reject the proposal for another Historic District in Portland, over the Munjoy Hill area. Right now is not the time (or ever, to be honest) for the Portland City government to be so overly concerned with protecting the property values of a few affluent members of one neighborhood. It is distressing to see that this issue has advanced to this point as it is another clear move by the city against low-income and less-than-affluent citizens.

Arguments that a Historic District will preserve a community is both wrong and sad. It will break apart existing communities and destroy a sense of neighborhood...at least it will for anyone that is not so wealthy that they can comply with this type of regulation. Although I did not catch her name at the time, one of the speakers in the early Munjoy Hill historic district proposal meetings put it best "I used to live in the West End until the historic district was put in place. So I moved to the East End to escape it. And now you're doing this again."

Those that support the historic district on Munjoy Hill could have gone the route of a city-wide referendum to be voted upon by everyone. They have chosen the current method specifically because it circumvents the will of many Portland residents. Please stop this proposal NOW, and tell the wealthy elite in Portland they do not get to trod on the rights of those who aren't rich *enough to live near them*.

Travis Agaman

8 Emerson Street

Portland

Google Groups

Munjoy Historic District

Vana Carmona <vanacarmona@gmail.com>

Aug 7, 2020 9:13 AM

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

Re. The meeting on August 11th for the Munjoy Hill Historic District

I am happy that this issue is finally proceeding. I feel that the Covid pandemic has delayed this far too long and that this postponement is playing into the hands of the developers.

Please rest assured, that **everyone on the Hill who was supporting the new District back in March has not changed their minds.** We still very much want this to pass.

It is critical that it does pass as soon as possible.

We, the residents of the Hill, are being threatened by a rash of demolitions and new developments. They may have slowed temporarily but they are all waiting in the wings to start up again.

Munjoy Hill does not need their million dollar condos. We need the neighborhood we have had, that can accommodate people from all spectrums.

And we certainly do not need that huge increase in property taxes that is coming because of these developments that are putting dollars into a few people's pockets while driving out of their long time homes those who can no longer afford to live here.

So much of Portland is under historic districts and that has been so beneficial to the City and its residents to keep our unique character. This is the very character that brings in the tourists and their much needed dollars. It maintains why we stay here, came here in the first place, or (as in my case) returned after living elsewhere.

There is no reason to not include Munjoy Hill as a historic district. Our history here has been just as important as that of the other districts. In fact, our history is unique to this City and should be recognized. We need to be included.

Our neighborhood should not be left as the last fertile ground for unbridled development on the peninsula.

And lastly, we do need that 100 foot rule. Nothing proves that more than the proposed developments at 128R and 126 North St. and that on Montreal St/Willis.

Please vote for the Munjoy Hill Historic District.

Thank you.

Vana Carmona
105 North St. Apt 1
Portland, ME 04101
207 420 6962

Google Groups

Munjoy Hill Proposed Historic District

w.valzania@munjoyhill.org <w.valzania@munjoyhill.org>

Aug 4, 2020 3:31 PM

Posted in group: **Planning Board**

Chair Mazer and Planning Board Members:

I have the pleasure of serving as the President of the Munjoy Hill Neighborhood Organization (MHNO). Throughout the long process of refining the proposal for designation of a historic district on Munjoy Hill, the MHNO has supported the concept as one of several important tools to productively manage real estate redevelopment on Munjoy Hill.

The MHNO continues to be strongly in support of a historic district designation for a portion of Munjoy Hill as recommended by the Historic Preservation Board. The MHNO also supports the designation of several individual landmarks as recommended by the Historic Preservation Board.

Munjoy Hill represents a remarkably intact example of working-class residential architecture of the 19th and early 20th century. The plethora of vernacular frame houses on small lots in Hill streets has survived past economic trends and contributes greatly to the ambience, sense of place and quality of life. We believe designation of at least the recommended portion of Munjoy Hill as a local Historic District is an important way to protect the rich architectural heritage of Munjoy Hill, while thoughtfully managing change. We also believe it will help stabilize our neighborhood's character, and protect existing affordable housing. Historic preservation protections are an important tool for managing compatible change while also protecting the important character-defining features of Munjoy Hill's built environment.

The MHNO urges you to support the recommendation from the Historic Preservation Board.

Regards,

Wayne Valzania, President

Munjoy Hill Neighborhood Organization

Celebrating 40 Years of Community Service

92 Congress Street

Portland, ME 04101

207-274-4918

Join Us !! www.MunjoyHill.org



Google Groups

Munjoy Hill Historic District

Wayne@redhookdesignalliance.com <Wayne@redhookdesignalliance.com>

Aug 4, 2020 9:21 AM

Posted in group: **Planning Board**

Good Morning Members of the Planning Board, City Manager Jennings, Mayor Snyder, and Councilor Ray,

I am writing to reaffirm my support for the designation of "Historic District" for the area of Munjoy Hill as proposed. Further, and as a point for future reference, I support the expansion of that Historic District to be all inclusive of the Munjoy Hill area.

As I have stated in the past, in letter, in workshops, and at numerous city meetings, I feel that Munjoy Hill is as historically significant, important, and worthy of preservation, as any of the other eleven designated Portland Historic Districts. It is part of a whole Portland, having a rich history and architectural heritage, and is of social significance. It remains as a somewhat affordable place to live, to work, and to contribute to our city. There is value in that, worthy of protection.

Despite what has been argued as anti-progressive, there is no proven downside to a "Historic District" designation. It will only serve to protect what we have and love as "Munjoy Hill".

Thank you for your consideration,

Wayne Valzania

27 Merrill Street

Portland, ME 04101

207-274-4918

Google Groups

Munjoy Hill Historic Overlay District

Wendy Cherubini <wcherubini@gmail.com>

Aug 7, 2020 3:36 PM

Posted in group: **Planning Board**

Chair Mazer and Members of the Portland Planning Board,

I write urging you not to recommend passage of the Munjoy Hill Historic District.

The proposal covers a ridiculous amount of time (80 years!) and building types that are common around the city and not of great historical significance.

Proponents have been clear; they are opposed to any and all change and development on the hill. But change, development and higher density are necessary if we are to address the housing crisis and reduce, not exacerbate, economic disparities in Portland.

Change is what cities do or they stagnate and die. Thoughtful change, not exclusive districts, will make Portland better and livable for all its residents, not a select few. Creating opportunities for new housing and affordable housing development on already developed land supports transit, fights sprawl and is sustainable.

This proposal will do nothing to increase the supply of housing, mitigate gentrification or address affordability. It will increase rehabilitation costs and restrict development.

A more reasoned approach might take a more narrow look at individual buildings constructed over a shorter period of time and identify those few worthy of preservation.

However, now is clearly not the time to preserve in amber another huge swath of the peninsula.

Thank you for your consideration.

Wendy Cherubini
33 May Street
Portland

Google Groups

Munjoy Hill Historic District

William Hall <bh6671@icloud.com>

Aug 7, 2020 11:42 AM

Posted in group: **Planning Board**

I urge you to approve the Munjoy Hill Historic District.

- The issue has been thoroughly vetted over a long, very open process of consideration that has involved your board deliberation, neighborhood meetings, and public - including business - input through multiple channels.

- I believe that the majority of the residents of Munjoy Hill support the designation.

- An historic district will benefit the city as a whole, and Portland's record with other historic districts has been a positive one. Historic districts have helped make Portland a more interesting, vibrant, and prosperous community.

- Portland's unique and attractive character owes a lot to careful, well-reasoned preservation of our historic structures and neighborhoods. It's a successful strategy that's in our interest to continue.

Thanks for your hard work on this important issue,

Bill Hall

317 Pleasant Avenue

Peaks Island

Google Groups

Please do not recommend the Munjoy Hill Historic Overlay

Zack Barowitz <zbarowitz@gmail.com>

Aug 7, 2020 10:22 AM

Posted in group: **Planning Board**

Chair Mazer and Members of the Planning Board:

I am writing to ask that you not recommend passage of the Munjoy Hill Historic Overlay District.

Many proponents of the Munjoy Hill Historic Overlay District have stated on multiple occasions and in a variety of ways that the basis of the district is as a form of social preservation, a defense against keeping "new" and other named and unnamed groups of people out (including "rich people"). This is a form of exclusionary zoning which, whether conscious, unconscious, or unwitting, has the effect of (further) racial and economic segregation. Whether exclusion is the feeling of all supporters of the district is of course uncertain. But regardless, the case for preservation on the basis of aesthetic/historical significance is weak as the proposed zone spans an inordinate period of time and contains styles in great abundance, and little significance, throughout the City of Portland.

As with many things housing related; economics is a major factor, with two likely outcomes:

1. If the historic district passes, we will continue to see *gentrification though scarcity* and prices will continue to rise (as will the cost of work done to the exteriors of homes in order to meet historic guidelines) and little supply will be added.
2. If the measure does not pass, prices will continue to rise as the value of the land will increase due to the viability of multi-unit housing. However, the supply of housing will increase as well which would (eventually) stabilize prices. Moreover, more units mean additional tax revenue for the city which lessens the burden on owners and renters alike.

As much as people disparage "luxury condominiums," condo units are a cheaper form of home ownership than single family housing. Moreover, the historic district would make rental housing (including affordable rental housing) less viable if not illegal; although the current Conservation District Overlay has had much the same effect.

The historic bell jar seems less about preservation and more about stopping change; but as all planners know, change is inevitable, the question is who controls it.

Thank you,
Zack Barowitz
Huntress Street

--
207-838-6120
917-696-5649
ZacharyBarowitz.com



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Google Groups

Munjoy Hill Historic District

zane peterson <zane.arah.peterson@gmail.com>

Aug 6, 2020 10:16 AM

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

Dear council,

I would like to strongly suggest that you don't change Munjoy Hill to a historic district. I have lived in Munjoy Hill for ten years at this point, and in that time I have seen Portland change a lot. As most of you are aware COVID-19 has effected this city in more ways than one, and a huge issues from that is housing. We are at a time were a large percentage of people (including everyone on this board) are either working from home or not working at all, which inturn means that income has also decreased.

With a new historic district in place on Munjoy Hill it is inevitable that expenses and cost of living will increase. If you want the Historic Preservation Board to look at your plans, there is a one hundred twenty-five dollar fee. Approved or not, which is a fee that has never had to be paid.

If there is a landlord who has to pay a free to get their plans looked at, to then have to use more expensive materials to fit within the historic parameters, the only logical next step would be to charge more for rent to cover your cost. That is going to push out anyone who is a low to middle income level, leaving what feels to be another gentrified neighborhood.

As someone who is considered slightly above low income, this is not reassuring. The renting market for people like myself is unreal. And I'm not talking avesta housing. People like to justify this district by saying there is avesta housing still. That is great, it should be, but it's the people right above that who are the workers of your local restaurants who are effected. Where are they supposed to live? The average rent for a two bedroom on the hill is around 2000-2500 dollars a month. If I am making an average of 15 dollars (on the high side) working a 40 hour week, that gives me 2400 dollars before taxes. That means over half of all the money I make has to go rent, that's not including heat, wifi, or electric. Not to mention groceries or trying to enjoy yourself. And now with our COVID rent freeze soon to be over landlords are free to kick people to the streets.

Over the past month we have truly seen how homeless is running rapid in this city and how they need our help. There are much bigger issues tat we need to be addressing and this is not one of them. We need to be providing housing for people in need, not telling people what color they can and can't paint their house. Please do the right thing and not pass this so we can get back to providing housing for everyone in our community.

Thank you,
Zane

Google Groups

Historic District needed for Munjoy Hill

Kristina Minister <krisminister@me.com>

Aug 7, 2020 5:38 PM

Posted in group: **Planning Board**

To the Portland, Maine, Planning Board:

Attracted to the character of a traditional neighborhood with high interaction among the residents and an impressive stock of early 19 century homes, I bought a condo at 101 North Street. In 2003, the newly organized condo association began restoring the building to its 1915 original design, repairing long neglected infrastructure and building a new front porch and new back deck structure that are replicas of the original. The building is one of the 75 tippie decker condos on the hill that provided solid housing for Portland's 100,000 residents. Our building sports Italianate scrolls and fancy trim. It's a gem.

My neighbor across the street who has always lived in his big house can recite the name of every family and every family member who has lived at 101 North since 1945. He describes the children who played in the street and how they all went to the East End Beach to swim and play for the day. If children misbehaved, the behavior would be reported to the parents who would make sure errant children toed the line.

In the last few years, boxlike structures filling the entire lot with garages and no front porches have been built on Munjoy Hill. These new structures interrupt the character of the neighborhood. If more are built, they will destroy the architectural integrity of Munjoy Hill.

Yes, Portland needs housing, especially affordable housing that can accommodate more people. But the new housing design should be compatible with the existing housing.

I urge the Planning Board to recommend to the City Council that the historic district carefully planned for Munjoy Hill be accepted.

Thank you.

Sincerely yours,

Kristina Minister

Kristina Minister, Ph.D.
101 North St., #4
Portland, Maine 04101
207-415-8274

Google Groups

Munjoy Hill Historic District

Lorrayne Carroll <rayne.carroll6@gmail.com>

Aug 4, 2020 12:20 PM

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

Dear Planning Board,

I strongly support the proposed Munjoy Hill Historic District, as discussed in the 3/11/20 meeting @ City Hall. During the public comments section, I joined the robust majority of commenters in urging the Planning Board—and down the line, the City Council—to adopt this designation.

We need to preserve the architectural integrity of the Hill, for historical, aesthetic, economic, and social reasons. Most important to me is the preservation of working class/affordable housing in the many multi-unit houses, especially those with landlords living in them. A community needs stability to flourish and, indeed, to transform in deliberate, thoughtful ways. The designation for Munjoy Hill, which would join the West End and several other sections of Portland, is a necessary step in ensuring that Portland retains a humane scale and humane social fabric and proceeds with an **inclusive** development strategy.

I urge you to vote with the majority of Hill residents to recommend this historic designation to the City Council.

Thank you for your work on behalf of the City of Portland.

in peace,
Lorrayne Carroll
31 North St.

Google Groups

Munjoy Hill Historic District

Margaret Walker <margaretellenwalker@gmail.com>

Aug 4, 2020 1:17 PM

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

I strongly support founding a Munjoy Historic District in order to retain the character and vitality of this ever-changing community.

Meg Walker
234 Eastern Promenade
Portland, ME 04101

Google Groups

Munjoy Hill Historic District

Nancy Brain <nrbjcw@me.com>

Aug 4, 2020 2:04 PM

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

To the members of Portland's Planning Board,

My husband and I live on Munjoy Hill and are strong supporters of the proposed Munjoy Hill Historic District. The historic character of our neighborhood is changing dramatically. If we do not carefully manage the destruction of our historic buildings, the character of the area will be lost forever. As you witnessed at the public hearing on March 10, the vast majority (83%) of the 53 citizens who spoke did so in support of the district. We hope that you will listen to the will of those living on the Hill and vote to protect our neighborhood.

Thank you for your consideration.

Nancy Brain
nrbjcw@me.com
207-776-3525

John Watson
jwcip@icloud.com
207-776-0558

Google Groups

Historic District On Munjoy Hill Please!

Nancy Machesney <dmaches101@aol.com>

Aug 4, 2020 10:53 AM

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

To all on the Planning Board,

I believe a Historical District on Munjoy Hill makes sense and should be approved by the Planning Board. We need to protect the landmark homes in our neighborhood in whatever way we can.

Respectfully,
Nancy Machesney
213 Sheridan St



Jennifer Munson <jmy@portlandmaine.gov>

Re: Testimony in support of the Munjooy Hill Historic District

1 message

Carol Connor <balsamique@live.com>

Sat, Aug 8, 2020 at 8:54 AM

To: JEAN MC MANAMY <ninimaine@aol.com>

Cc: planningboard@portlandmaine.gov, dga@portlandmaine.gov

Your letter evokes images of our Hill Community in a very personal way. It delivers the message with feeling.

Sent from my iPhone

> On Aug 7, 2020, at 11:21 AM, JEAN MC MANAMY <ninimaine@aol.com> wrote:

>

> Members of the Portland Planning Board

> This week I had the privilege of signing up for an alert system for a neighbor with Alzheimer's who has begun to get lost on the Hill. He lives in a multigenerational three unit building, and we the neighbors are committed to looking out for one another.

> It is this social fabric on Munjoy Hill which we seek to preserve, and the buildings that house and support that social fabric.

> Recent changes on the Hill have removed much of the traditional family housing that sheltered its population, well known for its stable, safe, and close knit demographic. Unfortunately, well-meant zoning changes have started a cascade of tear downs and renovations which have brought in part time residents and short term renters. Hoped for construction of moderate income housing has not occurred, and will not occur on the Hill with vacant lots now listing for over a million dollars.

> The end goal of zoning is to preserve and enhance the quality of life for residents. A historic district will help protect what is here. Speaking personally, I would have done some things differently to my house had I been aware of Historic Preservation and the resources available. When I spent a lot of money as a new homeowner replacing siding and trim I could easily have preserved the pillar post on the front porch, and built a rear porch addition differently. I always thought Historic Preservation was skewed toward the wealthy.

> Left to its own devices, the market has not worked to protect what we have, and perhaps we need to promote our city differently. Just since the beginning of this process, on the edge of the proposed Historic District, a very fine single family house on my block was torn down (it is a vacant lot today), a 19th century house across the street had traditional windows replaced with picture windows, and another 19th century house had its traditional bay window replaced with casement windows. More discordant change is surely on the way.

> As one of the founders of the Friends of Fort Sumner Park, I urge you to provide it with Historic District Protection. North St. is clearly a special and grand street, with rich history.

> But so is my humbler block, with its neighborhood cellar speakeasy, remnants of a greenhouse business, and houses built by and for the working people who built Portland.

> Please vote to support the Historic District.

>

> Nini McManamy

> Sent from my iPad

Google Groups

Munjoy Hill Historic District

Thomas Ainsworth <tainsworth207@gmail.com>

Aug 8, 2020 9:05 AM

Posted in group: **Planning Board**

To the Planning Board

This email is submitted in support of creating a new historic district on Munjoy Hill. As a property owner on the Hill for over forty years and as a resident of the Stroudwater Historic District for over thirty years, I have witnessed the benefits of historic districts and the pitfalls of permitting construction on non-conforming lots in older residential neighborhoods without involvement of the City's Historic Preservation Program. To be clear, I fully appreciate that density of residential development is an integral part of a thriving urban community, but a project that makes economic sense to a developer ought not be permitted to violate the common sensibilities of a historic neighborhood without third party review by a body such as the Historic Preservation Program. The effectiveness of this Program balancing development and preservation of historic districts within Portland are visible throughout our city, a city that has some of the oldest average age housing stock in America. I do hope you will help protect Munjoy Hill by creating a new historic district for the portions of the neighborhood set forth in the proposal.

Sincerely,

Thomas Ainsworth
12 Garrison Street
Portland

Sent from my iPad