



CITY COUNCIL WORKSHOP
MEETING TO BE HELD REMOTELY

DATE: January 11, 2021

TIME: 5:30 PM

ZOOM

The Portland City Council will hold a meeting on Monday, January 11, 2021 at 5:30 pm. This meeting will take place remotely using Zoom. Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience. A recording will be uploaded to portlandmaine.gov/livestream the next day. For public comment, use the "raise your hand" feature. To raise your hand via the telephone, hit *9. The host will unmute you to speak.

Please click the link below to join the webinar:

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AGENDA ITEMS:

Munjoy Hill Historic District

Staff Presentation (15 minutes)

City Council Q&A



**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.

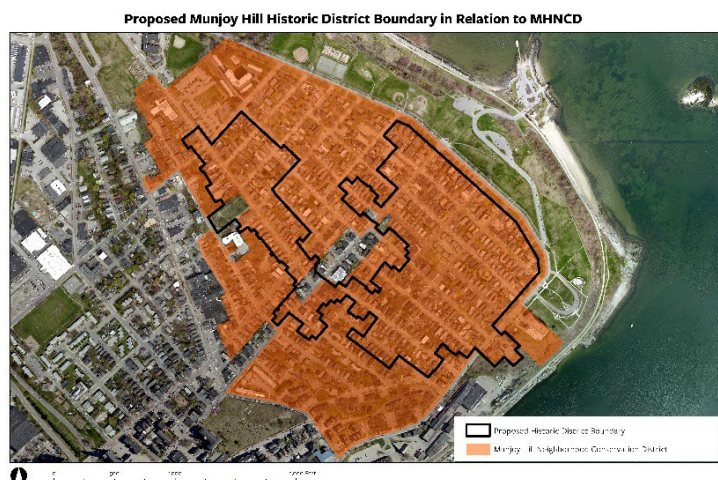
With the exception of the homes that were built along the Eastern Promenade, Munjoy Hill originally developed as a largely working-class neighborhood and the most densely populated and both ethnically and racially diverse on the Portland peninsula. Munjoy Hill's modest-scale, vernacular, closely-spaced 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:

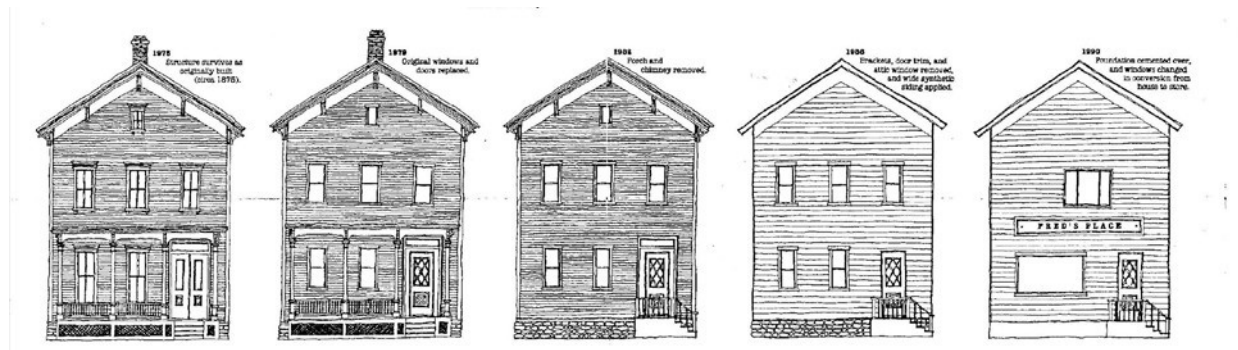
- Within the proposed district, the demolition delay provisions of the MHNCD would not apply. Demolition would be governed by the historic preservation ordinance. Buildings classified as noncontributing could be demolished as of right with no review.
- For proposed new construction within the district,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

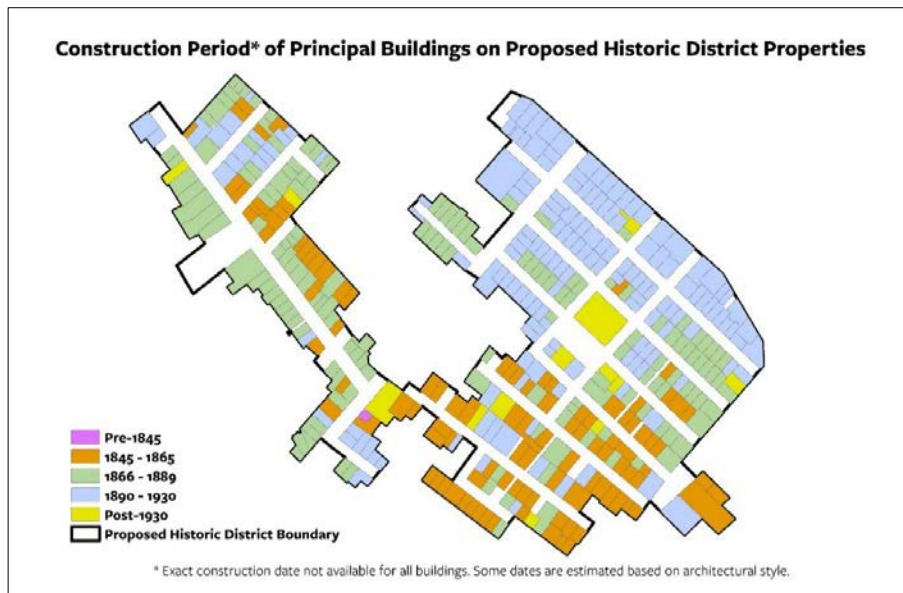
- *How is a district's "period of significance" determined and why has the period 1850-1925 been selected as the proposed district's period of significance?*

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

Memorandum
Department of Planning & Urban Development



To: Mayor Snyder and Members of the City Council
From: Christine Grimando, Director, Planning & Urban Development
Date: November 13, 2020
Mtg Date: November 16, 2020
RE: Munjoy Hill Historic District response to questions

Introduction

Following the Monday, November 9, 2020 City Council workshop, and in anticipation of the November 16th public hearing on the proposed Munjoy Hill Historic District, below are responses to questions and comments made earlier this week. A full report of the process and issues explored throughout the entire designation review, as well as a summary of the Planning Board's recommendations, is included in the Council's packet of supporting materials.

Equity

The Planning Board deliberated the potential equity impacts of a district, especially in regard to housing costs and housing creation, as well as extending that discussion to the relationship of housing density to supporting transit connections. A district would bring some additional application costs, and demolition would be intentionally limited, which would be a new constraint (Munjoy Hill currently has a demolition delay in place, but it does not prohibit demolition) to housing development. But there isn't decisive evidence it would result in a spike in housing costs, and it would not freeze new housing creation within, upon, or around existing buildings, particularly because the density and other dimensional standards (small minimum lot size, relatively small setbacks) of the R-6 allow for this. I've included an email I sent to the City Manager on the role of equity in the Historic District review process as Attachment 12, and have expanded on those topics below.

Housing Creation

Designation does not lower the maximum density permitted in the R-6 zone or freeze existing properties at their current densities. The designation of a portion of Munjoy Hill would intentionally make demolition difficult and rare for contributing properties, and therefore would limit new replacement construction. New construction will often result in the replacement of smaller structures with larger ones, and so a district does introduce a new constraint on maximizing housing creation in exchange for retaining a share of the historic building stock on Munjoy Hill.

However, a historic district designation would not halt new housing creation. As a historic district in the relatively dense R-6 zone, there would still be numerous paths to new housing creation besides the demolition of existing buildings: conversion of existing structures to allow greater residential density (from single family to multi-family, for instance, or more housing units within an existing multi-family); conversion of secondary structures such as garages; additions to existing buildings; construction of new buildings on non-contributing parcels or on available lot area on contributing properties; and as of December 1, up to two Accessory Dwelling Units will be possible per lot.

In the previous 5 years, 536 housing units were created in historic districts or in local and national landmark buildings; an additional 295 are approved and not yet completed.

More housing creation would still be possible within a Munjoy Hill Historic District than in any other residential zone in the city. For instance, an R-6 zone parcel of 2,900 sf would permit four dwelling units (not considering ADUs), where the same sized parcel the R-1, R-2, R-3, R-4 and R-5 would permit none (under certain circumstances previously created non-conforming lots could possibly be approved for one). Larger lot sizes would expand the possibilities in all of these zones, but the density allowances are still considerably smaller, favor single family houses, and not all of these zones allow multi-family (3+ dwelling units/building) to be created. It's also worth noting that many of the homes on Munjoy Hill that were originally single family homes already contain more than one housing unit, as creating density within the existing building stock is not a new practice in this neighborhood.

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



Included in the Agenda packet materials are examples of residential projects reviewed and approved by the Historic Preservation Board (Attachment 9) showing new market-rate housing, affordable housing, mixed housing and mixed-use developments, many substantially larger than the surrounding development (in footprint, height and/or overall scale).



Examples of new construction in historic districts

Housing Costs

Isolating the effect on home values of historic designation is challenging because of the many variables that go into determining property values. The City Tax Assessor, Chris Huff, confirms that designation itself does not change assessed property values (Attachment 13). Implementation of districts in the United States varies from place to place, regulations vary, densities and housing policies vary, as well as trends in housing markets. A sampling of average 2-bedroom apartment rents on the peninsula and predominantly in the R-6 zone, find a range of rents that cannot be attributed to historic district designation (data from 2017):

Parkside (approximately half in a Historic District): \$1,374

West End (largely in a Historic District): \$1,408

Bayside: \$1,346

Munjoy Hill: \$1,482

The City Tax Assessor also notes that the characteristics of properties in districts (such as building design) may already be effecting property values in ways not captured in the analysis that goes into assessing property values in or out of a district. Trends in market conditions in certain neighborhoods, particularly on the peninsula, may already be experiencing increases in property values and greater levels of development, also making capturing the relationship between designation and rising property values challenging. Munjoy Hill has also seen steeper rises in housing prices and higher overall home values than the established historic district of the West End. He also mentions that there would be an opportunity to study the impact of designation on home values upon adoption of a new district, by studying pre- and post- designation values while controlling for these many other considerations.

Construction Costs

As with questions of housing costs, it's difficult to capture the precise impact of a designation on costs. There are application fees for historic preservation applications (from \$65 to \$750) and the scale of projects range from a new porch to a new apartment building – there is not a steady increment of difference across these different projects. Review may result in different materials or designs than would otherwise have been the case (the design review by Planning Board for non-historic district properties sometimes does, as well). Designation does not mandate one solution, one design, one set of materials. Ordinary maintenance, replacement-in-kind of existing building features, alterations that are not visible from a public way, paint, and landscaping are not subject to historic preservation review. Guidance on consistency with design standards will vary by district, and in this case structures on Munjoy Hill are mostly fairly modest vernacular buildings (not a lot of ornamental architectural detail, or materials like slate or copper or other more costly elements) and review would not put requirements on them to be more ornate or use more expensive materials than is consistent with the simpler architectural styles found there.

Additional Review Time

Most applications requiring historic preservation review require other reviews and approvals, such as site plan review and/or building permit review, and those occur concurrently. For instance, for renovations that only require building permits, a single building permit application is submitted which is forwarded to plan reviewers in Building Inspections, Fire/Life Safety staff (if applicable) and Historic Preservation and each contributes their input to the single building permit application.

There are categories of review that requires Historic Preservation Board review but not Planning Board review – certain scales of additions, for instance. But for larger projects located within historic districts that require site plan review a concurrent review process is also followed. Planning & Urban Development strives to schedule Planning Board and Historic Preservation Board review on parallel schedules as much as possible, both in the interest of the time and to enhance communication between the two review bodies.

In sum, there is an extra layer of review for applications in historic districts, and some applications will need to factor in the additional time of applying for a certificate of appropriateness, but the majority of these are concurrent with other parts of the application process, and in some cases this is a substitute of one review authority for another (Historic Preservation Board for Planning Board for design review) rather than an additional element.

Availability of Tax Credits/Funding Sources

State and federal historic tax credits are available for the rehabilitation of income-producing properties, including apartment buildings or owner-occupied buildings that also contain rental units. The creation of a district itself does not qualify the district for tax credits, but upon designation, Historic Preservation staff would apply for National Park Service certification of the district in order for the tax credits to become an option in the district. The City previously sought and received NPS certification for the Congress Street Historic District and also for an expanded Portland Waterfront Historic District. Upon certification, individual property owners would then be eligible to apply.

Tax Credit projects are more helpful on larger projects, as qualifying investments begin at \$50,000, but nevertheless since the 1970's it has helped offset rehabilitation costs for many projects. **From 1978-2007, a total of 82 designated historic properties in Portland were rehabilitated using Historic Tax Credits. More than half (47) were residential projects. Since 2008, a total of 38 designated historic properties in Portland have been rehabilitated using Historic Tax Credits (summary sheet included as Attachment 14). Twenty two of the projects were residential projects.**

Affordable Housing Tax Credits, while not a City incentive, would be available for new projects as well as for rehab of existing historic structures for affordable housing. The Affordable Housing Tax Credit has often been combined with the Historic Tax Credit. Avesta Housing and CHOM have used both credits in combination in a number of their projects in the West End Historic District and Deering Street Historic District.

Studies, Findings

As mentioned above, isolating a clear answer on the effect of property values and rents is difficult to do, in part because of the many variables that influence housing markets region by region, city by city. Staff read and compiled many articles that evaluated or expressed strong opinions on the negative impacts or positive benefits of preservation. For every article or study read that showed a correlation between designations

and increased housing costs there were others that indicated that the designation alone was not the deciding factor in housing costs. A list of sample articles referenced in the course of the designation process is included in Attachment 8. Several articles are included as PDF attachments, as well, including a Forbes article (<https://www.forbes.com/sites/reginacole/2018/08/20/your-house-is-in-a-historic-district-does-that-raise-or-lower-its-value/?sh=542b242d7c8c>) that finds that historic district properties increased in value significantly more than non-designated properties, and a CityLab article (<https://www.bloomberg.com/news/articles/2017-06-11/how-historic-preservation-supports-affordability>) that finds that neighborhoods with older, smaller buildings and mixed-age blocks tend to provide more units of affordable rental housing than new construction (CityLab articles have covered a range of strong opinions on the role of historic districts in the contemporary city, from having no place and being a barrier to being affordability to being crucial elements to affordable and walkable neighborhoods). A study from NYU's Furman Center finds that the benefits and costs of districts differ by neighborhood in NYC, boosting them relatively more where development options are low, and less so, or even reducing values, where the potential for new development is high, but that evidence shows they raise property values in immediately adjacent to districts. Attachments to both articles (executive summary only for one) referenced in the City Tax Assessor's memo are included. The attached articles are not intended to summarize one opinion or be exhaustive, but to offer a small sample of the numerous articles available on this topic.

Though not a tax credit, but a source of additional financial support, Munjoy Hill is a CDBG-eligible neighborhood and property owners meeting applicable income requirements would be eligible for CDBG grants or loans. Property owners who may not meet the income requirements themselves, but whose tenants do, would also be eligible. CDBG grants have assisted with a number of residential rehabilitation projects in the West End Historic District and the Deering Street Historic District.

Munjoy Hill Neighborhood Conservation Overlay District

There's an overlay for the entire R-6 zone on Munjoy Hill, and the district when adopted would be nested within this (orange area

on inset map is the overlay, black boundary is proposed district).

When the overlay was implemented it anticipated the possibility of a historic district, and they don't conflict. The overlay has demolition delay provisions that won't apply to a district, because the district has stronger demolition protections. However, for non-contributing structures within a district, these could actually be demolished more easily than in the overlay because the designation has already decided

their historic significance or lack of (there are 52 non-contributing parcels). The district gives greater predictability for property owners in this regard. There are some design standards built into the overlay that would still be applicable in the district.

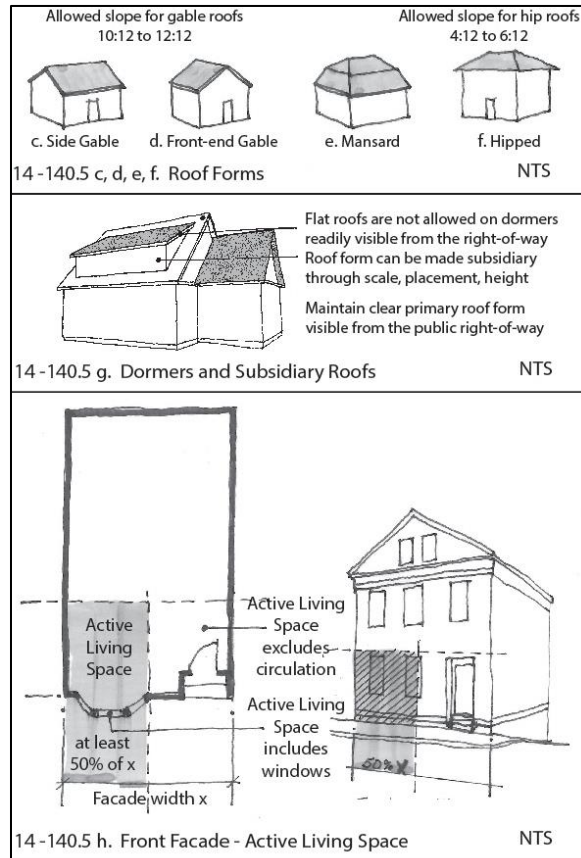


Conservation Overlay with Inset Historic District Boundary

As with most other districts, 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, non-binding historic review that may be done by staff.

Several members of the Planning Board expressed a wish to revisit the overlay in light of a new district, expressing concern that both in combination perhaps too complex or included too many regulatory layers for one area. Staff recommended these be taken up in sequence rather than simultaneously, and to that end, Planning will bring the overlay back to the Planning Board with ideas for changes to the overlay when the historic district process concludes. Possibilities for changes include repealing the overlay altogether; creating sharper distinctions between the two so that no property is subject to both district and overlay requirements; eliminating the 100 foot rule.

The maximum height in the R-6 has long been 45 feet, but the overlay permits the max height only for multifamily buildings, and only when a workforce dwelling unit is included onsite (in addition to Inclusionary Zoning requirements), to incentivize both density and mixed market rate/affordable housing projects – beyond design and demolition restrictions, this is one of the key policy elements of the overlay that warrants consideration of how to retain or extent or modify going forward.

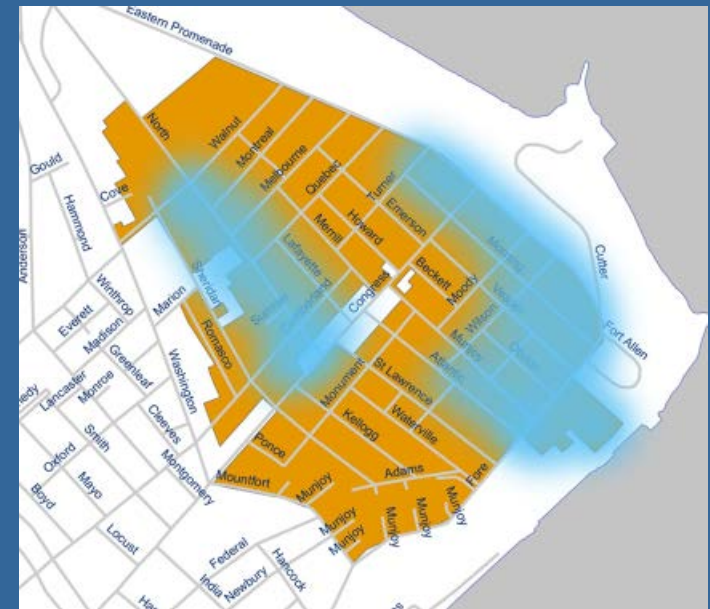
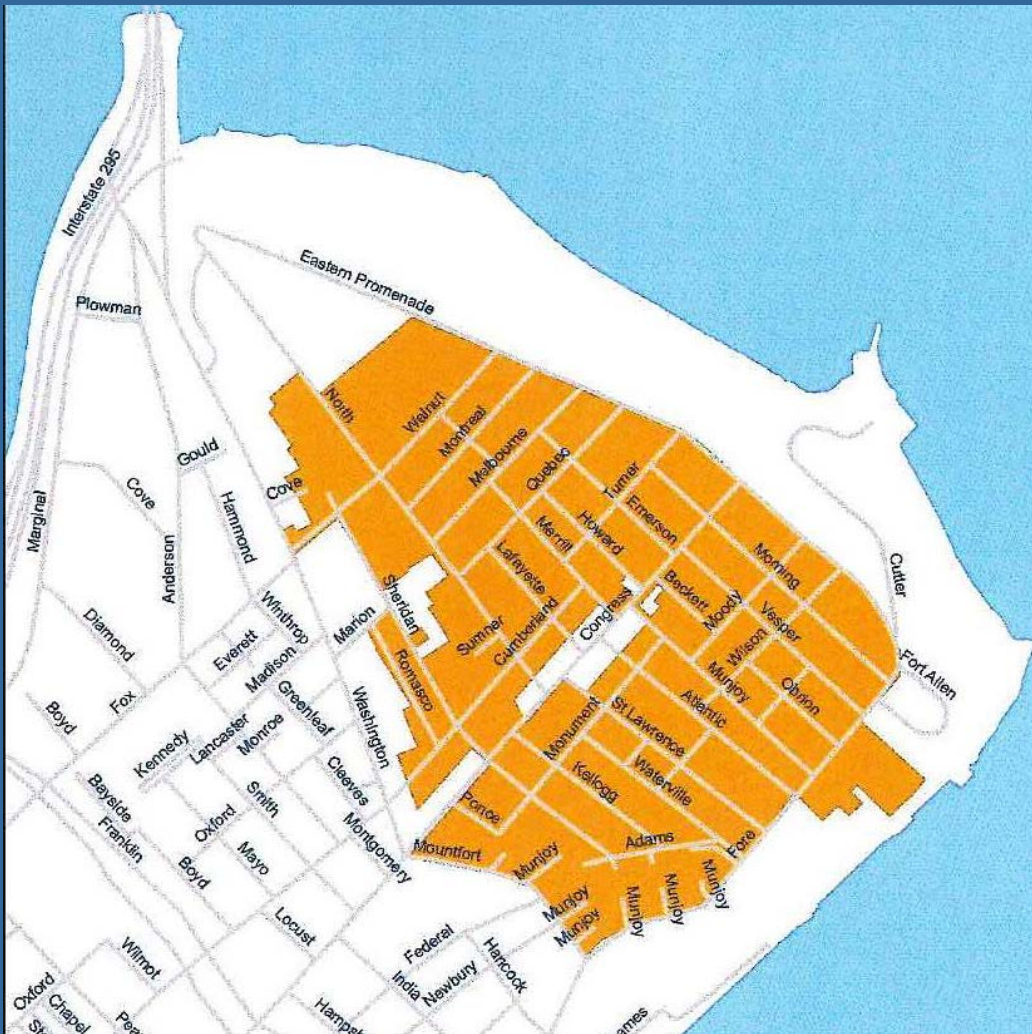


Sample Overlay Design Standards



Proposal to Designate Munjoy Hill Historic District and Six Individual Landmarks

Council Approves Munjoy Hill Neighborhood Conservation Overlay District in June 2018



Areas identified in 2018 as likely eligible for historic district designation. Council authorized further study.

Why designate a Munjoy Hill Historic District?





In the 1850's founders of the Portland Company and Atlantic & St. Lawrence Railroad laid out Munjoy Hill's first streets to house workers.



In the aftermath of the Great Fire of 1866, displaced residents relocated in significant numbers to Munjoy Hill.



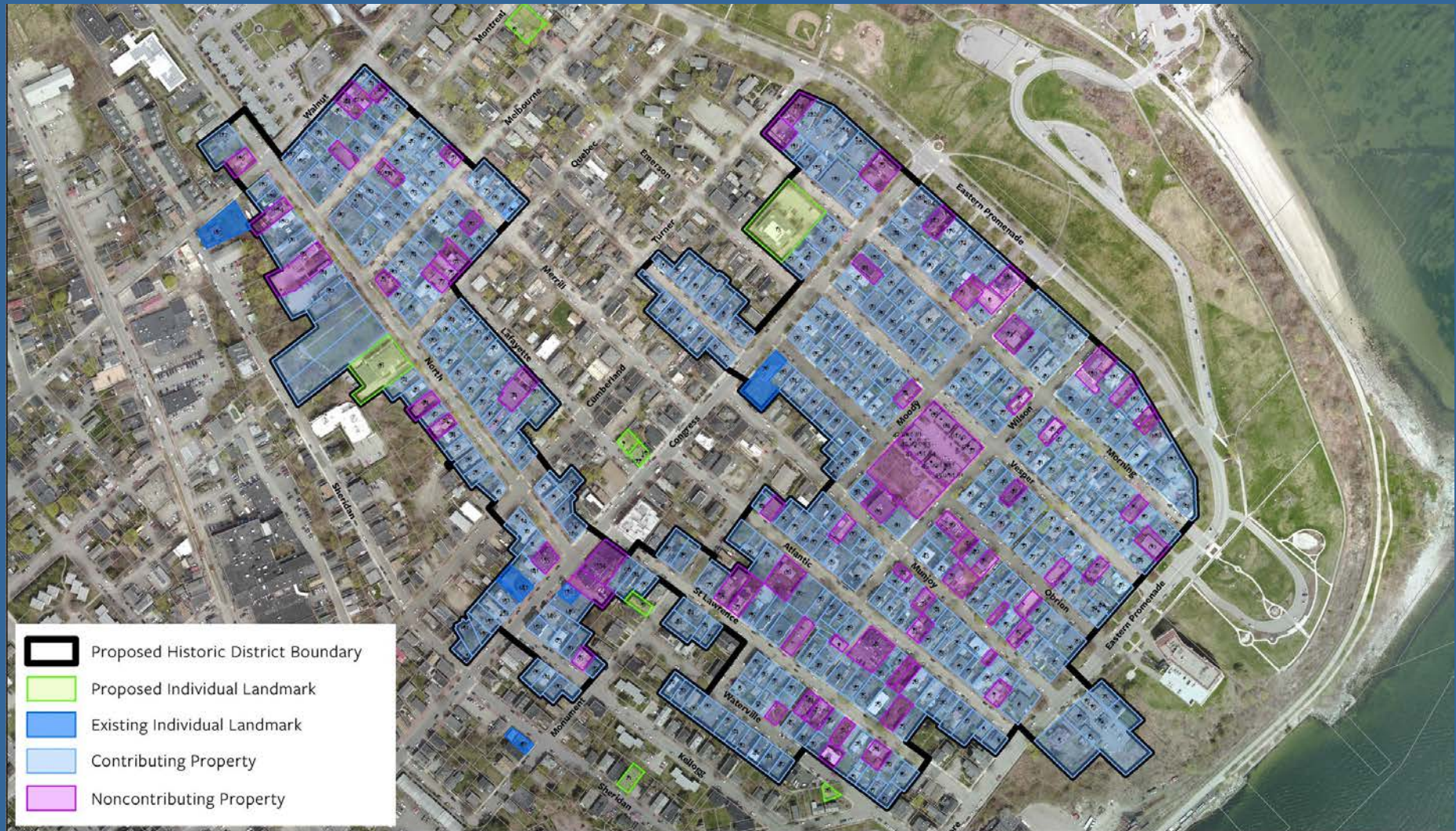
Influx of immigrants at turn of 20th century prompted infill development of triple-deckers and apartment buildings

African American families settled in Lafayette Street area, some relocating from the India Street neighborhood



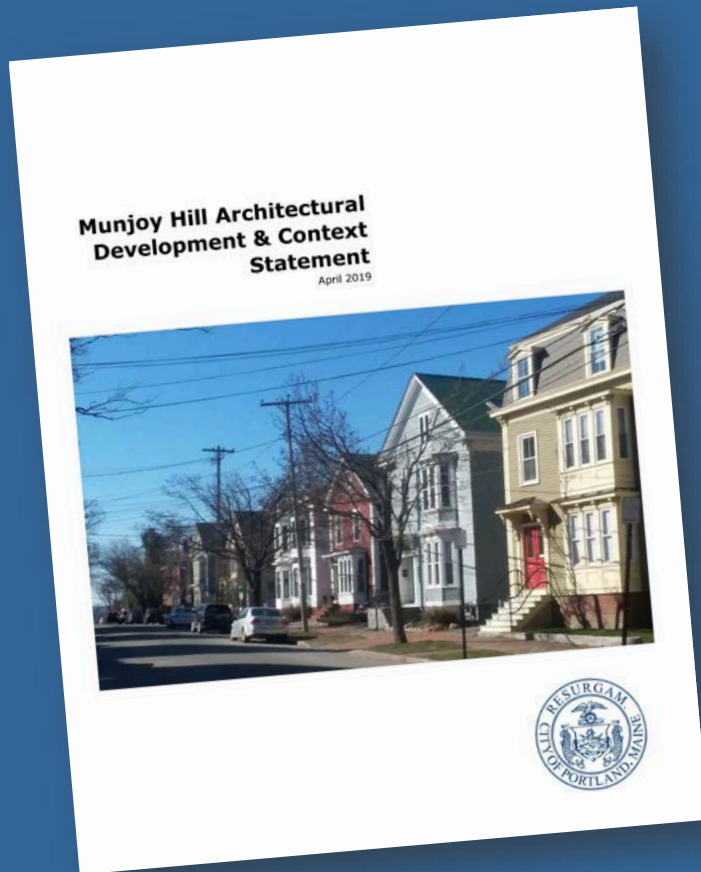
High-style houses were built along the Eastern Promenade at the turn of the 20th century

Proposed Munjoy Hill Historic District and Individual Landmark Designations



49 % of Munjoy Hill's R-6 zone included in proposed district

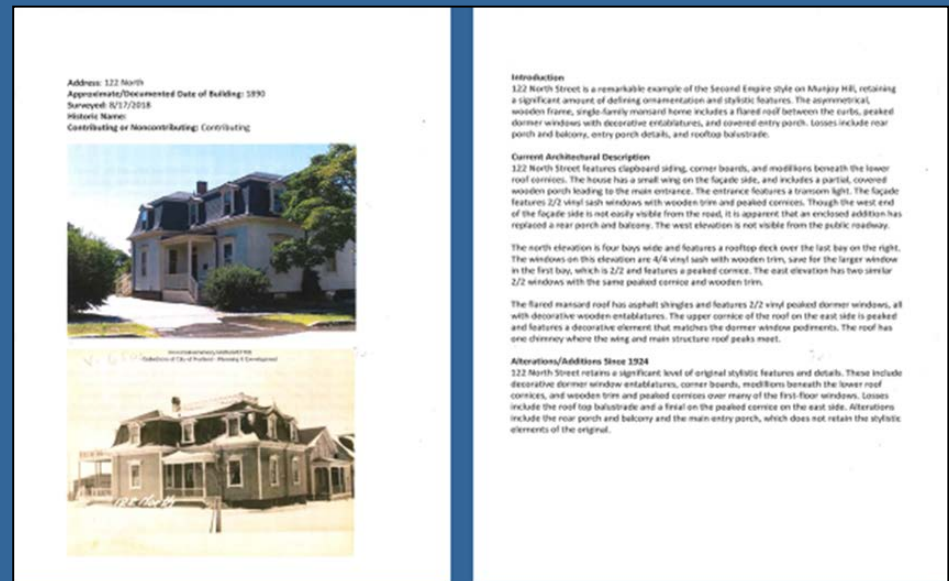
Supporting Documents



Context Statement describes development history, significance and visual character of district



Inventory includes description & photos of all 427 properties in district



Proposed Landmark Designations outside District



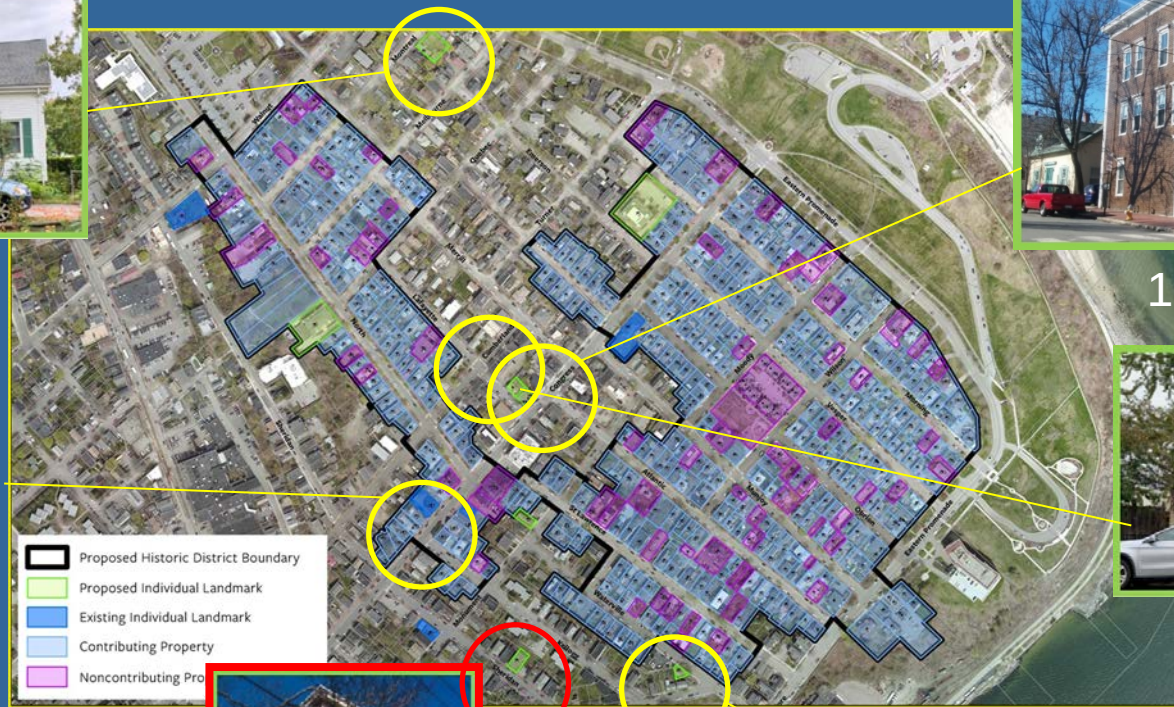
8-12 Montreal



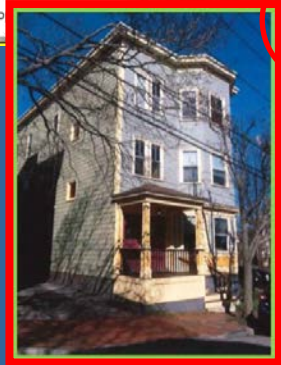
101-107 Congress



51 Monument



7 Lafayette



21 Sheridan



28 Waterville

Public Process

- 5 Neighborhood Meetings

- * Introduction and updates on proposed district
- * Information sessions: “What does it mean to own property in a historic district?”

- 4 Historic Preservation Board Workshops + Public Hearing

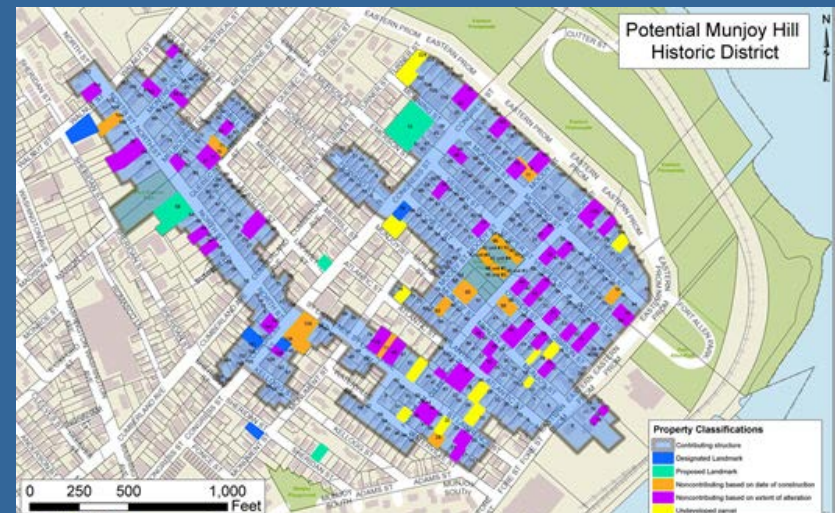
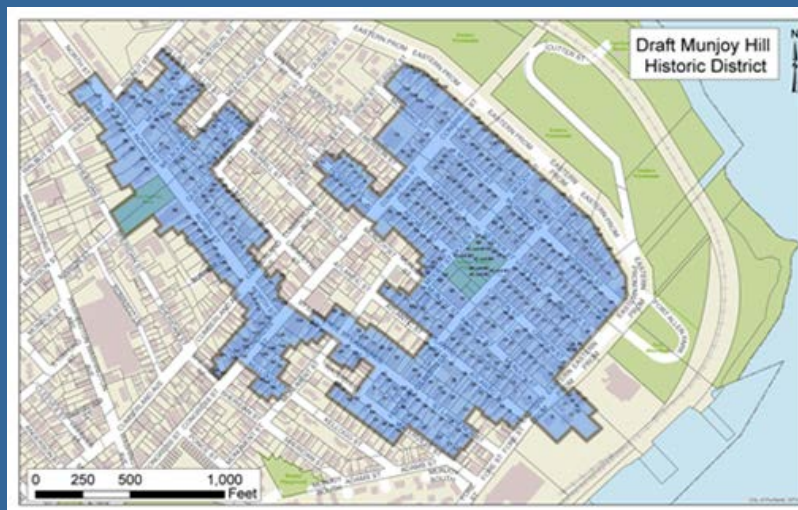
Reviewed district proposal and landmark designations for conformance with historic preservation ordinance criteria

- 2 Planning Board Workshops + Public Hearing

- * Confirmed district proposal for conformance with ordinance criteria
- * Considered effect of designation on other aspects of Comp Plan

Delineation of District Boundary & Assignment of Classifications

The blocks included within the proposed district represent the neighborhood's period of significance and include a high percentage of historic structures that retain their historic/architectural integrity.



Findings of Historic Preservation Board

- *that the proposed district meets the minimum criteria for designation under Article IX, Sec. 14-610 (a) and (b);*
- *that the proposed district exhibits sufficient integrity to make it worthy of preservation under Sec. 14-611; and*
- *that 101-107 Congress, 7 Lafayette, 51 Monument, 8-12 Montreal, 21 Sheridan and 28 Waterville meet designation criteria under Sec.14-610 (a) and Sec. 14-611.*



Recommendations to Planning Board and Council



Interim Protections put into Effect

Topics discussed during Planning Board Review

- *Purpose of designation*
- *Construction and demolition trends*
- *Findings of studies & articles*
- *Additional policy analysis*
- *Relationship to MHNCD*
- *Period of significance*
- *Building and life safety codes*
- *Can a district be amended*
- *100 foot rule*
- *Housing production impacts*
- *Existing housing incentives*
- *Tax rate*
- *Sustainability goals*
- *Property owner consent*
- *Tax credits*
- *HP review process*
- *Review times*

+ **Comp Plan Analysis, with particular focus on housing and sustainability goals**

Relationship of Historic Preservation and MHNCD Regulations



Major Distinctions between MHNCD & HP Regulations



Demolition Review – Noncontributing buildings are identified at time of designation and may be demolished as of right.



Review of Alterations – Alterations are reviewed for impact on historic structure

New construction in Historic Districts



Average Rents by Neighborhood

East End	\$1482
West End	\$1,408
Parkside	\$1,374
Bayside	\$1,346

** based on 2017 rental registration data and a survey sample of 2-bedroom units only*

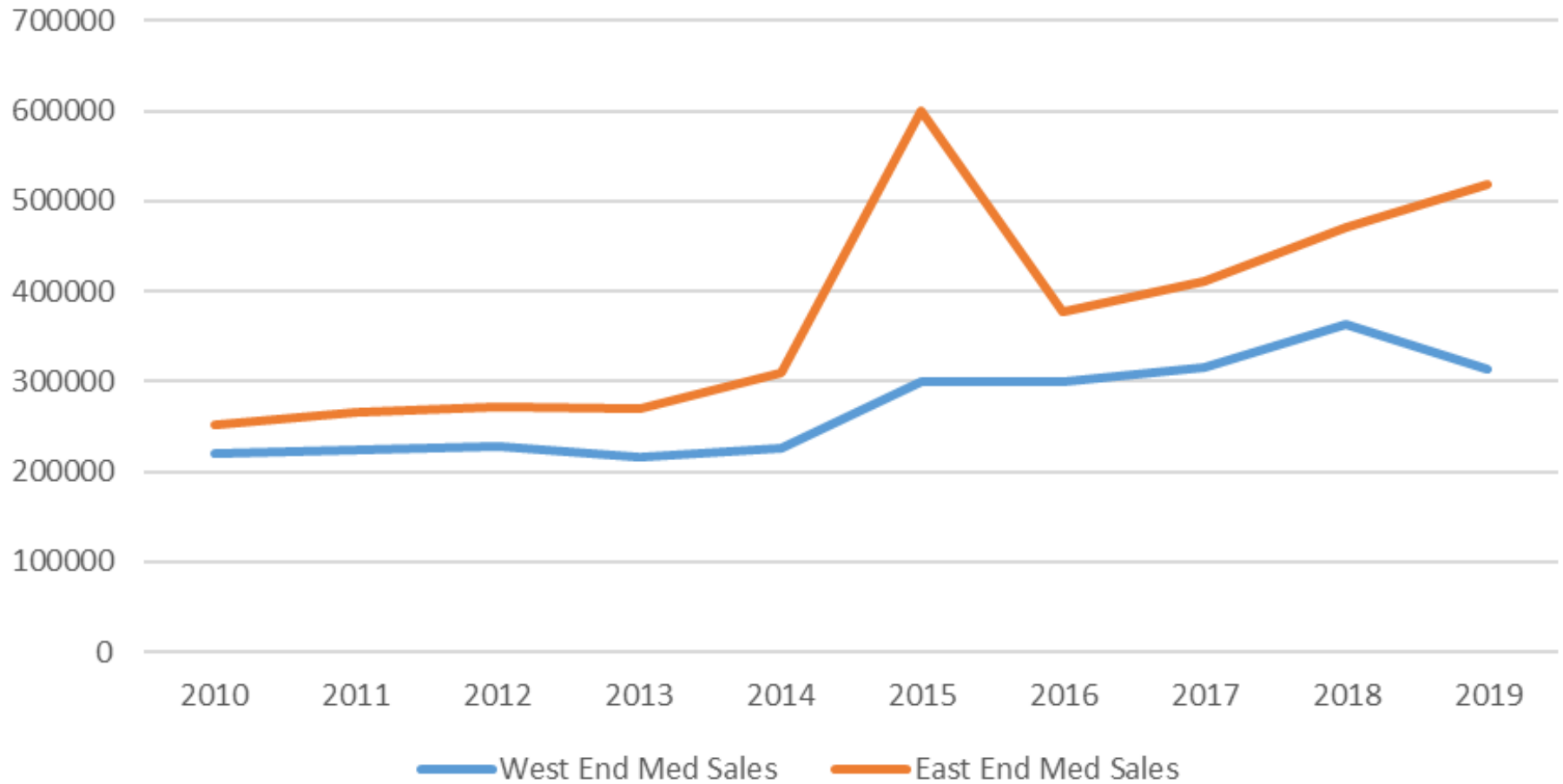
Housing Considerations

Estimated residential units created in historic districts 2015-2019 through change of use, new construction, renovation and additions:

375

** Based on Permitting and Certificate of Occupancy data*

Portland Peninsula Homes Median Sales Prices



Source: Maine Listing Service database

Peninsula Historic Districts & Low/Moderate Income Block Groups



- Boundaries of Existing Historic Districts
- Block Group with 51% or More Low/Moderate Income Individuals

Opportunities to Increase Density on Existing Lots

Adaptive Reuse of Accessory Structures



New Construction



Creation of additional units -- dormers, building additions

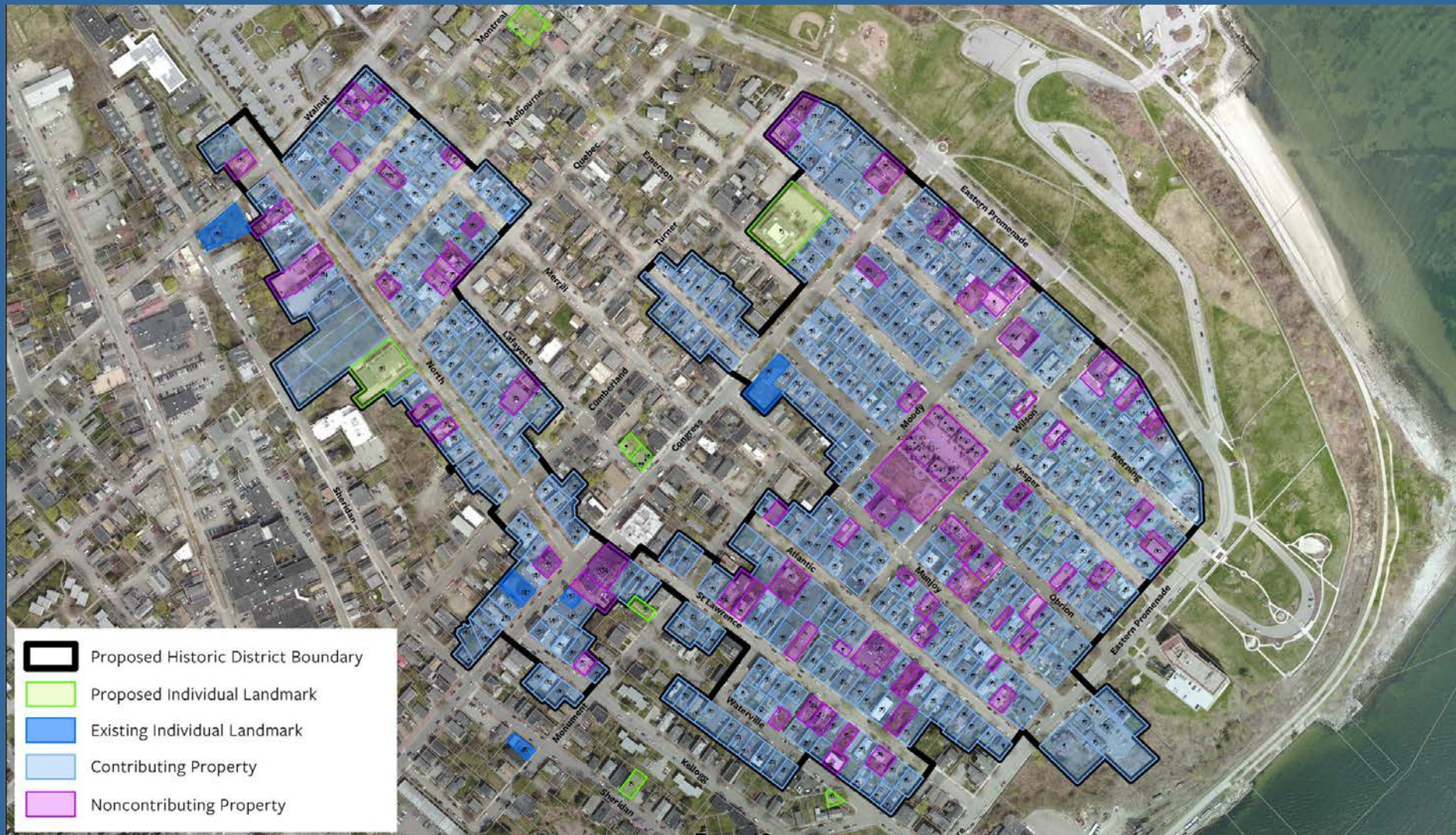


Interim protections of the preservation ordinance have been in place since November, 20, 2019. Since that time, the Historic Preservation Board and staff have reviewed and approved 18 projects.



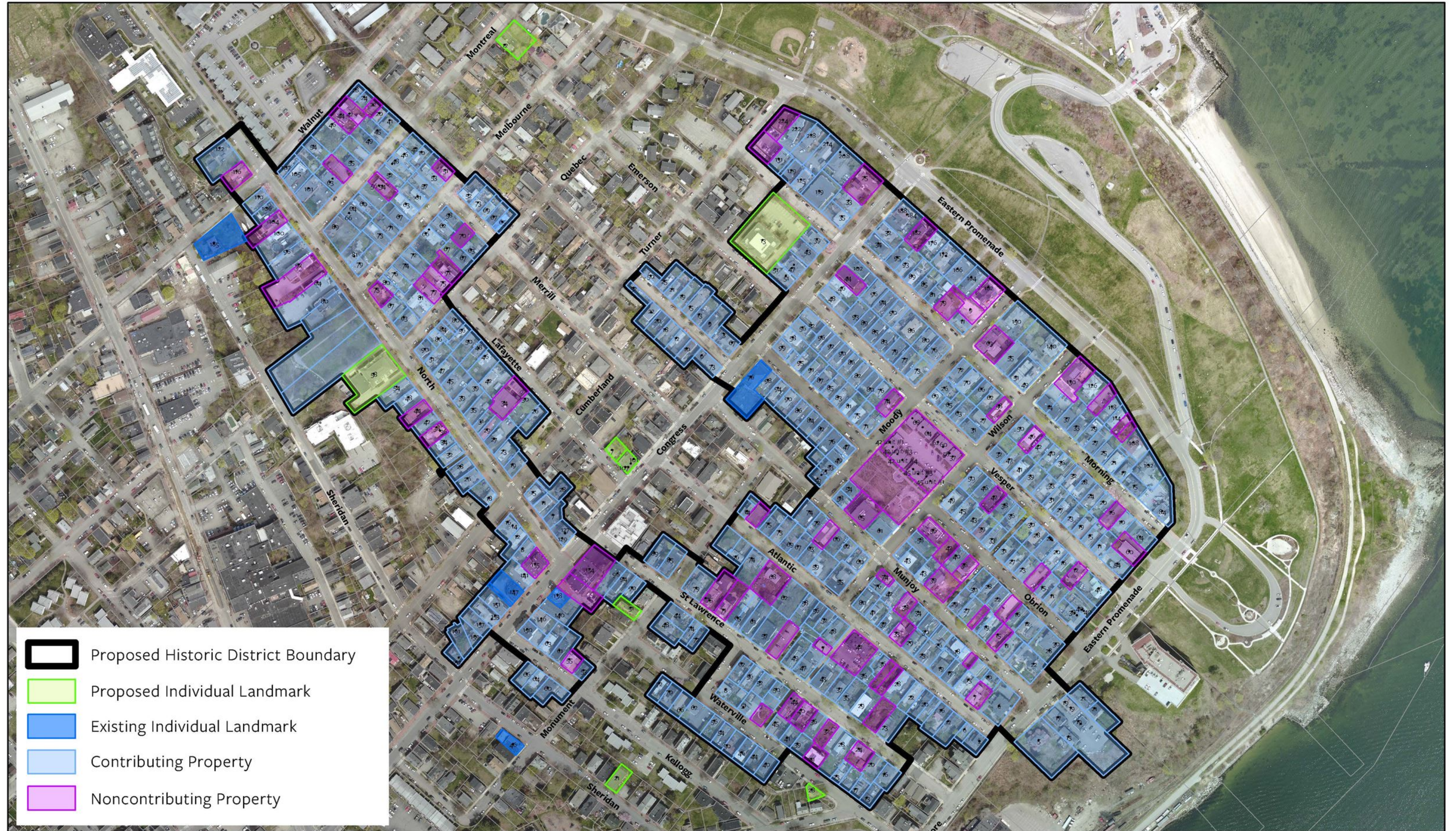
24 St. Lawrence

Proposed Munjoy Hill Historic District and Individual Landmark Designations



Proposed Munjoy Hill Historic District and Individual Landmark Designations

Per Historic Preservation Board Recommendation



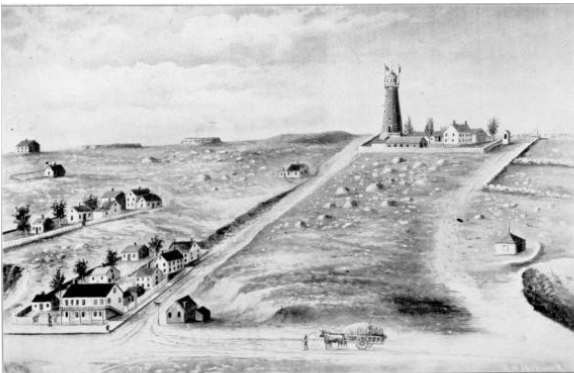
0 250 500 1,000 Feet

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,

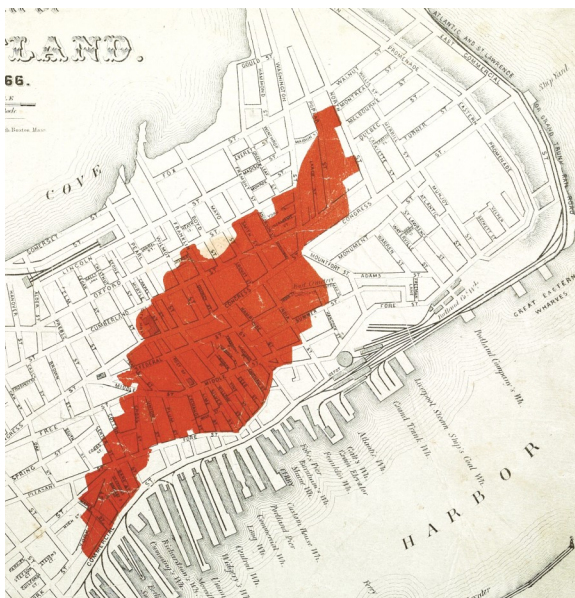
Development History: 1786-1866



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.

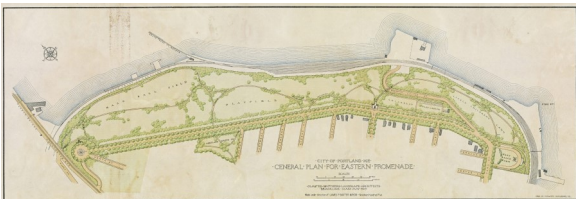
Development History: 1866-1917



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.



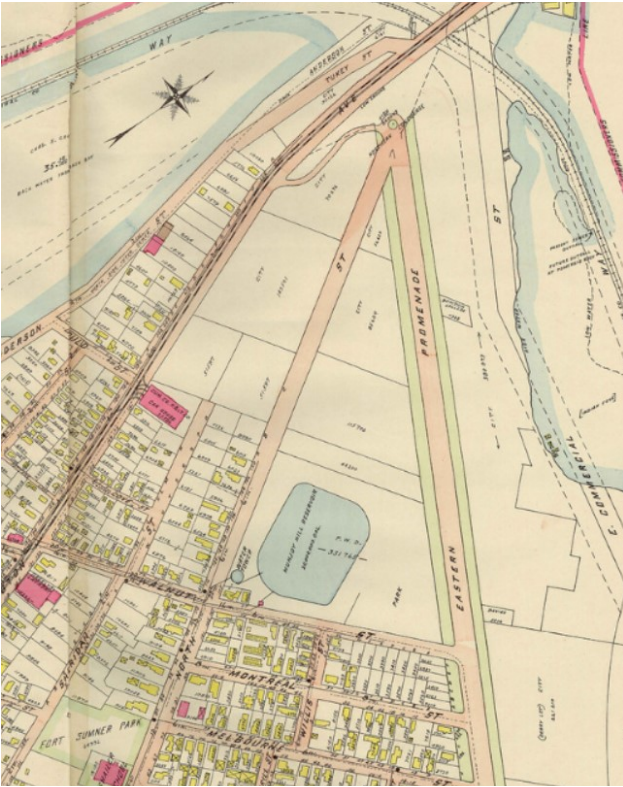
Triple deckers on Munjoy Hill.

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

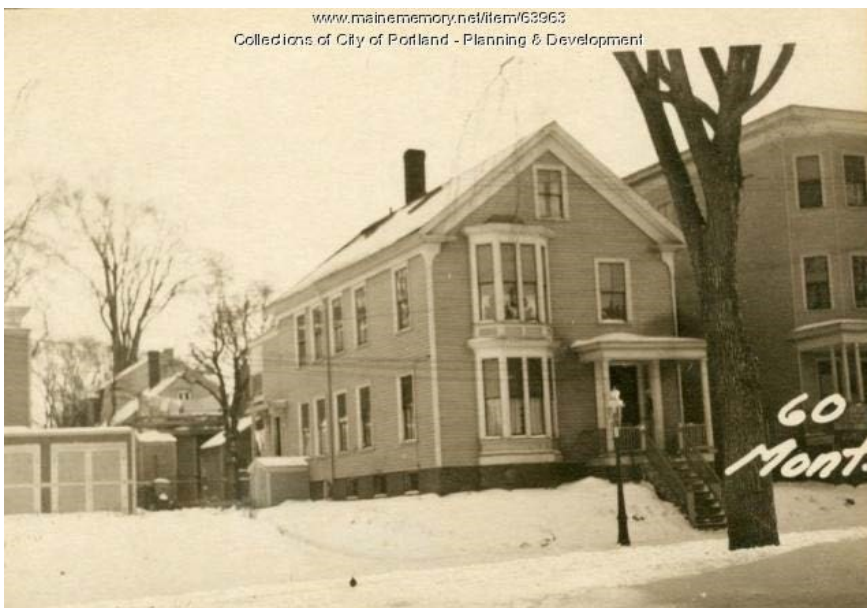
46 Waterville Street	Contributing
50 Waterville Street	Contributing
51 Waterville Street	Contributing
54 Waterville Street	Contributing
56 Waterville Street	Contributing
62 Waterville Street	Contributing
65 Waterville Street	Contributing
66 Waterville Street	Contributing
70 Waterville Street	Contributing
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.

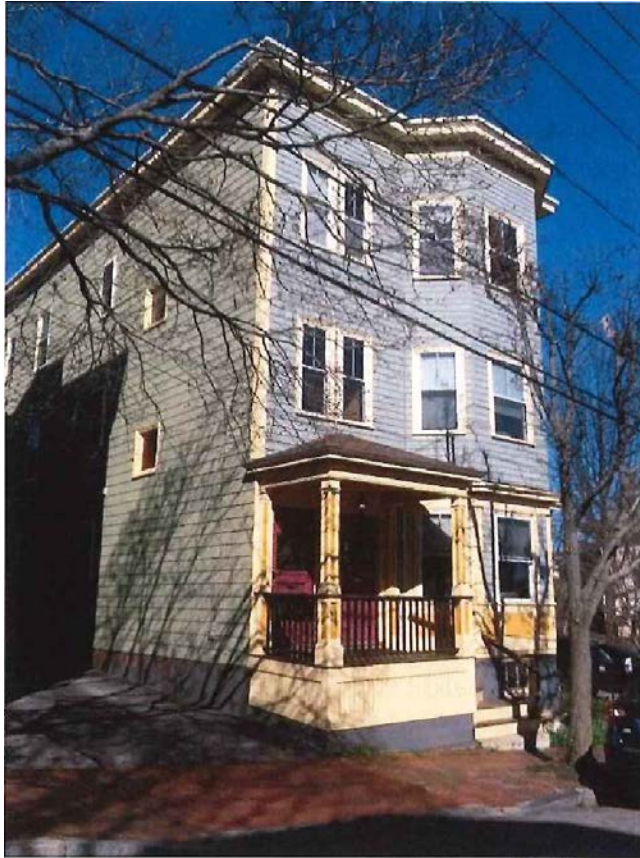
Address: 21 Sheridan Street

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.

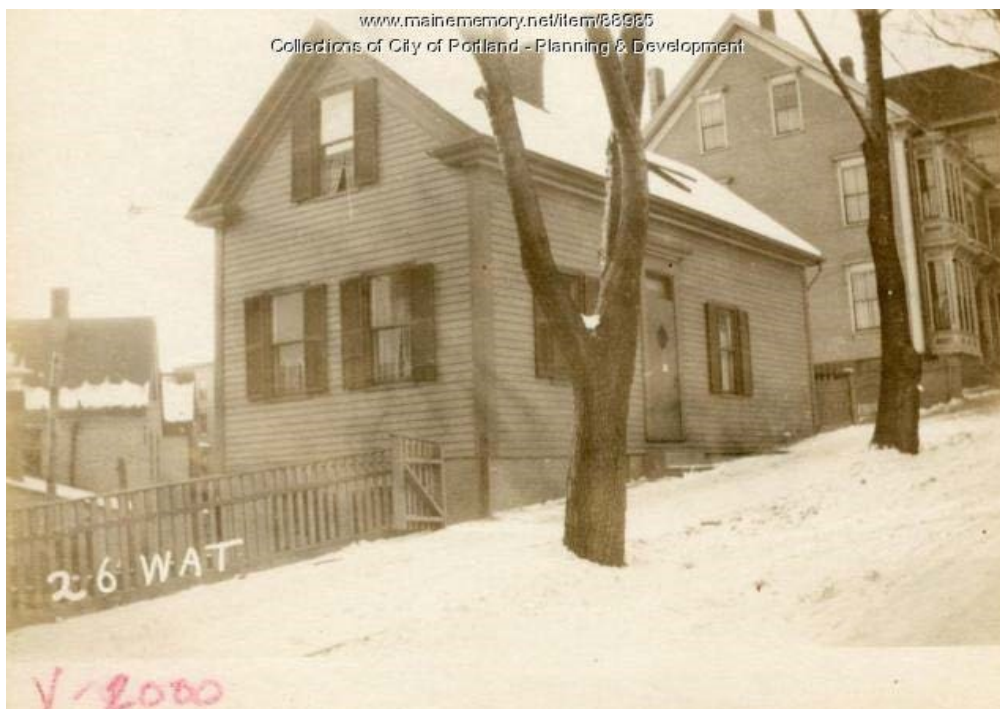
Some changes are evident. For example, on the south elevation the single windows near the front corner of the building are now paired. More obvious is the addition of a three-level porch off the south elevation. Interestingly, the porch addition is consistent with what many tripledeckers featured as 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-----

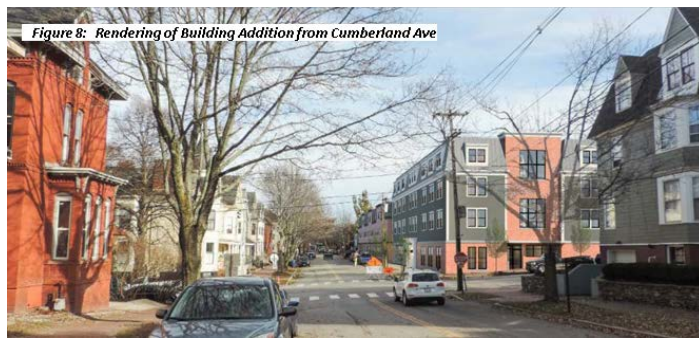


Figure 8: Rendering of Building Addition from Cumberland Ave



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.



Christine Grimando <cdg@portlandmaine.gov>

equity

Christine Grimando <cdg@portlandmaine.gov>

Sun, Nov 8, 2020 at 12:03 PM

To: "Jennings, Jon" <jpj@portlandmaine.gov>

Cc: Deb Andrews <dga@portlandmaine.gov>

Jon,

Following up on the question about how equity was addressed in the review of the Munjoy Hill Historic District, equity was primarily addressed in the context of housing costs and housing creation. Some of the discussion extended that discussion to the relationship of housing density to supporting transit connections. There were a number of public comments requesting a full study of the economic impacts of historic districts, but that isn't part of the evaluation criteria for districts, and wasn't undertaken here (not that such a study wouldn't be possible to bring on consultants for, but this wasn't part of the budget or schedule or precedent for these initiatives). Staff did research and shared articles on this topic with the Board (and titles of some of these were shared in the Council back-up materials in Attachment 8), and findings varied in part because there are so many variables associated with how districts are implemented from place to place, in variations of land use regulations, including housing policies, and variations in housing markets.

Discussions with the City's Tax Assessor, Chris Huff, confirmed that a designation in itself doesn't change assessed property values, and that the question of the effect of historic districts on residential property values is methodologically challenging. One reason for this is that even prior to designation, the characteristics of properties in districts (such architectural features) may already be effecting property values in ways not captured in the analysis that goes into assessing property values in or out of a district. Trends in market conditions in certain neighborhoods, particularly on the peninsula, may already be experiencing increases in property values and development pressure, making capturing the relationship between designation and rising property values very challenging (data we've looked at on average rental prices for apartments has shown comparable costs for apartments in neighborhoods with historic districts (West End, Parkside) and Munjoy Hill). Chris Huff has indicated that to properly study the impact of valuation on a designated district there would need to be a solid sampling of sales before and after a designation to compare it to other neighborhoods with similar characteristics not effected by designation, and that it would be a minimum of a 2-3 year study. If that were to be undertaken it could be quite informative, and would require consultant services.

On the topic of housing creation, the designation of a portion of Munjoy Hill would intentionally make demolition difficult and rare in that district, and therefore would limit new replacement construction. New construction will often result in the replacement of smaller structures with larger ones, and so this does introduce a new constraint on maximizing housing creation as a trade-off for retaining a share of the historic building stock on Munjoy Hill. It doesn't, however, lower the maximum density allowed in the zone, and it doesn't freeze the existing building stock or parcels at current densities. Existing structures could still be converted to allow greater residential density within the building envelope (from single family to multi-family, for instance), conversion of secondary structures such as garages to dwellings can still occur, additions to existing buildings are possible, and construction of new buildings can also still occur. New, more permissive Accessory Dwelling Unit standards would also allow for new housing creation.

In sum, there isn't evidence of a designation causing a spike in housing costs independent from the many factors that influence housing costs. A study could certainly be helpful in understanding what connection there may be between designation and housing affordability, but it would be long

and also premised on the creation of a new residential historic district so that comparisons could be made with similar neighborhoods. In regard to total housing creation, maximum number of new housing units created in the proposed district would be dampened as a result of restrictions on demolitions, but it would not at all halt new housing creation within or around existing buildings. As a historic district in the relatively dense R-6 zone, there would still be numerous paths to new housing creation besides the demolition of existing buildings to support new construction; more housing creation would still be possible within a Munjoy Hill Historic District than in any other R zone in the city.

Christine

Christine Grimando, AICP
Director
Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101
cdg@portlandmaine.gov



CITY OF PORTLAND
Assessor's Office
Christopher A. Huff, CMA

TO: Christine Grimando, Director of Planning and Urban Development
FROM: Chris Huff, City Tax Assessor
DATE: 11/12/2020
RE: **Assessed Values of Parcels Included in a Historic District**

Christine,

I've prepared the following in response to City Council's questions about the effect of local historic district designation on assessed property values. I've had discussions on this topic with both you and the former Planning Director, Jeff Levine. Additionally, I've researched this topic in the International Association of Assessing Officers (IAAO) library and cite two relevant articles/studies.

Identifying the effect historic district designations have on residential property values is methodologically challenging, as the selection of neighborhoods for historic designation is not random. It is possible, and even likely, that the characteristics of properties located in neighborhoods designated as historic districts differ from properties in other neighborhoods in unmeasured ways. For example, properties located in historic districts could include ornamentation or other architectural features not captured in normal value regression analyses for assessment purposes. This could show a value change that is attributed to these unobserved property characteristics, rather than any effect of designation itself.

Further, trends in market conditions in neighborhoods designated as historic districts may differ from those in other neighborhoods. For example, residents may put more pressure on municipal officials to designate their neighborhoods as historic districts when their property values are rising. If so, then any association between designation and property value appreciation may simply reflect these underlying trends and not be attributable to the designation itself. Conversely, preservation officials may believe that designating areas as historic districts will help promote investment in those neighborhoods or reduce demolitions and new construction. In both of these situations, any association between designation and changes in property values may reflect underlying trends in demand rather than the effects of the designation itself.

Finally, the designation of a historic district may be accompanied by a variety of other changes that may affect property values. An example of this would be if there are tax credits or other benefit programs for historical designations. Or, if historically accurate materials or archetypes are required or there are additional steps in the permitting process to approve projects occurring in a designated district. Those changes may offset or otherwise confound the effects that the designation itself may have on property values and what motivates a buyer to purchase a property of this type.

At any rate, in order to properly study the impact of valuation on a designated district, you would need to have a good sampling of sales both before and after the designation is applied to compare it to other local neighborhoods not affected by designation. I believe that we would need at least a 2 to 3 year sales study sample to do so effectively.

Please don't hesitate to reach out with any questions.

Chris

References:

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

The Impact of Age on the Value of Historic Homes in a Nationally Recognized Historic District
Kimberly Winson-Geidman, Dawn Jordan and Shan Gao, The Appraisal Journal. 2011

Historic Tax Credit-Assisted Rehabilitation Projects in Portland
Residential Projects *
2009 - Present **

Address	Building Name	Year Completed	Total Housing Units Created	Affordable Housing Units Preserved	Affordable Housing Units Created
96 Federal Street	Josiah Duran Block	2016	0	n/a	0
660 Congress Street	George S. Hunt Building	2016	2	n/a	0
68 High Street	Children's Hospital of Maine	2013	38	n/a	38
243 State Street	Augustus Schlotterbeck House	2015	0	n/a	0
77 Pine Street	Butler School	2015	0	39	0
223 W. Prom	Charles B. Clarke House	2014	2	n/a	0
443 Congress Street	Clapp Memorial Building	2016	28	n/a	3
85 Market Street	Court Square Building	2015	0	n/a	0
191 Pine Street	Edmund Phinney House	2013	0	n/a	0
218 State Street	Henry M. Payson House	2015	0	17	0
25 Bramhall Street	Jessie D. Wilson House	2014	1	n/a	0
180 Falmouth Street	Nathan Clifford School	2013	22	n/a	0
48 Deering Street	Payson-Winslow Block	2012	0	n/a	0
1125 Brighton Avenue	Loring House - Portland City Hospital	2016	0	104	0
190 Park Street	Rosa True School	2016	2	8	2
804 Congress Street	Rufus Tibbetts House	2015	0	n/a	0
743 Congress Street	Samuel T. Pickard House	2010	0	10	0
117 Preble Street	Schlotterbeck & Foss Building	2017	56	n/a	0
600-604 Congress Street	Schwartz Building	2013	0	n/a	0
605 Stevens Avenue	Sisters of Mercy Motherhouse	2017	88	n/a	66
26 Homestead Avenue	Thomas B. Reed School	2018	8	n/a	0
295 Commercial Street	Baxter-Davis Building	2016	0	n/a	0

Total # projects: 22

154

178

69

**** Total number of HTC projects 2009 - 2020: 38**

*** From 1978 - 2007, a total of 82 designated historic properties in Portland were rehabilitated using Historic Tax Credits; 47 were residential projects**

RESEARCH BRIEF | SEPTEMBER 2014

The Heterogeneous Effects of Historic Districts on Local Housing Markets in New York City

Historic preservationists and their critics have debated the merits of historic preservation for decades. Nowhere has this debate been fiercer than in New York City, where the preservation movement was launched with the demolition of the much beloved Beaux Arts Penn Station.

That demolition prompted the creation of the Landmarks Preservation Commission in 1965. Roughly 50 years later, there are 111 historic districts in New York City. As of 2009, a total of 4.8 percent of residential units in the city were within historic districts, and 11.8 percent of residential units in Manhattan were in historic districts. Historic districts are spread throughout the city but concentrated in Manhattan: in 2009, 58 percent of historic districts were located in Manhattan; 26 percent were in Brooklyn; and a little less than 10 percent were in the Bronx.

In a just-released working paper,¹ Furman Center researchers and their partners focus on one aspect of the preservation debate: how the designation of historic districts affects property values within district boundaries and in the buffer areas just outside the boundaries.

¹ The working paper can be found at http://furmancenter.org/files/NYUFurmanCenter_HistoricDistricts_2014.pdf. Please see the paper for citations and further detail about research and findings.

I. Theory

Within a historic district, owners get the benefits of predictability and knowing that their neighborhood's historic character will be preserved. On the other hand, they lose the right to tear down their building to redevelop, and their ability to modify their building is significantly restricted. The net effect of these benefits and costs will differ across neighborhoods. District designation should boost property values in neighborhoods where the value of the option to redevelop is low (so owners are not giving up much) and increase them less, or possibly even reduce them relative to surrounding properties, in areas where further development would be very valuable. For properties located just outside the district, the predicted outcome is more clear. Owners get the benefits of living near protected historic buildings, but experience no restrictions themselves. In these buffer areas, one would expect to see an increase in value as a result of designation.

II. Methods

To test these theories using data from New York City, the Furman Center compares the changes in prices of homes located inside districts to changes in the prices of comparable homes that are outside the district, but located in the same neighborhood. The researchers look at housing prices before the district was designated and then test how the differential – the difference between houses located inside and outside the district – changes after designation. The study also compares the prices of homes in the 250-foot buffer area surrounding the district to the prices of comparable homes that are outside both the buffer and the district, but still located in the same neighborhood. Again, the researchers compare the difference in these prices both before and after districts are designated.

Methods: Basic Intuition



Inside District



Outside District

Furman Center researchers compare price differences between comparable properties inside a historic district and properties outside the district but within the same neighborhood, before and after designation.

III. Results

Compared to properties located in the same neighborhoods, the value of properties in the buffer areas immediately surrounding historic districts increases after designation relative to properties farther from the districts. Although they originally sell for slightly less than comparable properties in the neighborhood, their value starts to rise relative to other properties after the designation of a historic district, as shown in Figure 1.

Similarly, Figure 2 shows that, compared to similar properties outside the district, homes within historic districts grow relatively more valuable after designation.

In Manhattan, however, a different pattern emerges, as illustrated in Figure 3. Prices in the historic district remain higher than those outside the district, but that gap narrows slightly after the designation. When a historic district is designated, owners lose their development rights. Owing both to the greater allowable density and the more valuable residential space, those rights are often far more valuable in Manhattan than in other parts of the city. The paper runs further tests to show more generally that the designation of historic districts leads to larger increases in the value of properties within historic districts when the value of the development rights that owners give up are lower.

Figure 1: Relative Price of Buffer Properties Compared to Properties Farther From Historic District (Regression-Controlled), Citywide

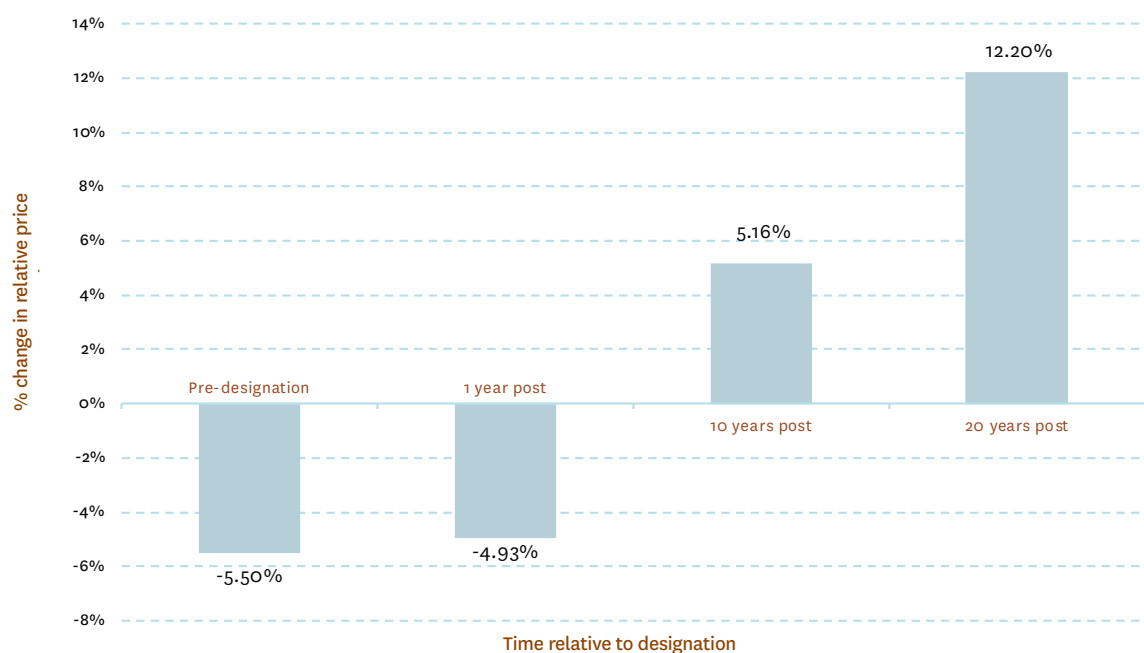


Figure 2: Relative Price of Properties Within Historic Districts Compared to Similar Properties Outside District (Regression-Controlled), Citywide

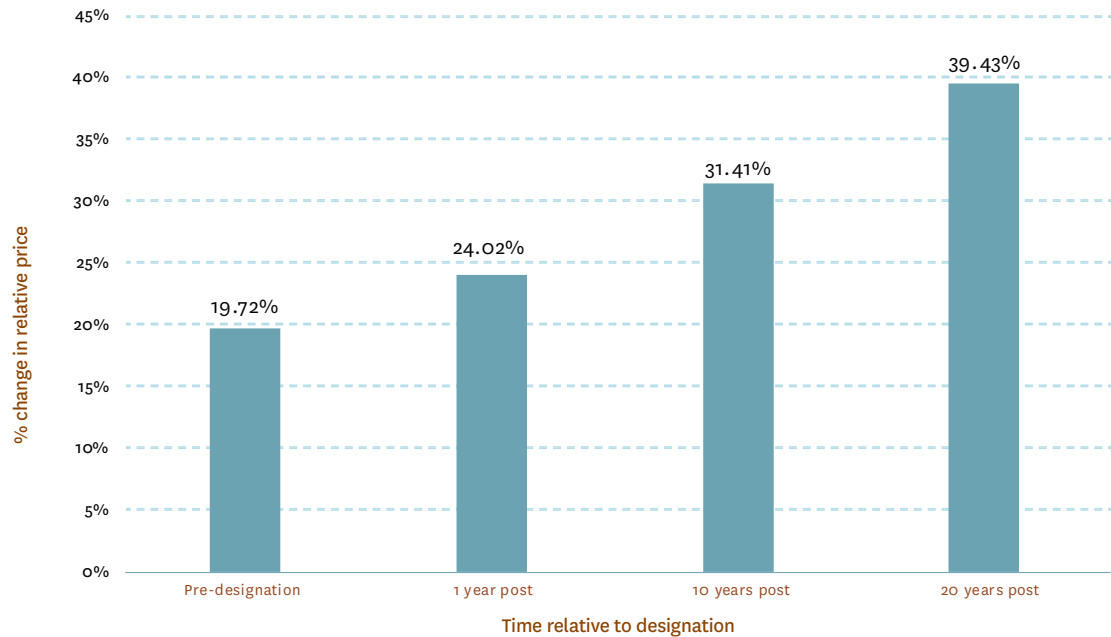
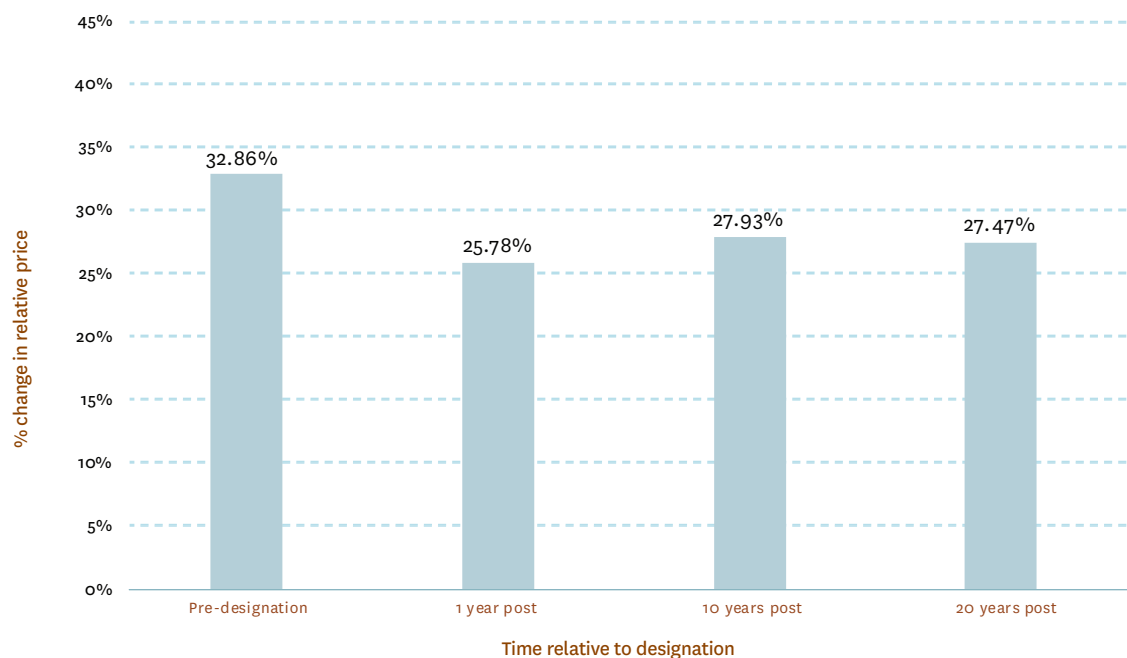


Figure 3: Relative Price of Properties Within Historic Districts Compared to Similar Properties Outside District (Regression-Controlled), Manhattan





IV. Conclusion

Our findings suggest that, across the city, the designation of a historic district boosts the value of residential properties just outside the district.

While the designation also increases the value of properties within districts on average citywide, our research reveals systematic variations across neighborhoods.

In communities where the value of the lost option to redevelop is lower, the value of properties within districts increases significantly after designation. However, when the foregone development rights are very valuable, the value of properties within the district increases less after designation—and may even decline—relative to properties in the surrounding neighborhood.²

²There are many aspects of the historic preservation debate that this paper does not address. It did not capture the value of preserving architectural heritage to residents outside the neighborhood and to others more broadly. Similarly, it did not attempt to capture broader impacts on housing prices that may result from restricted supply.

About the NYU Furman Center

The NYU Furman Center advances research and debate on housing, neighborhoods, and urban policy. Established in 1995, it is a joint center of the New York University School of Law and the Wagner Graduate School of Public Service. More information can be found at furmancenter.org and [@FurmanCenterNYU](https://twitter.com/FurmanCenterNYU).

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Simply put, older blocks often offer more affordable housing options than newer areas of the city. // Beth J. Harpaz/AP

Density Without Demolition

STEPHANIE MEEKS JUNE 11, 2017

Tearing down old buildings won't make our cities more affordable or inviting. It's time to make better use of the buildings and spaces we already have.

As anyone who's tried to find an apartment lately can tell you firsthand, many of America's biggest cities are in the midst of a full-blown affordability crisis. All over the country, as young job-seekers and empty nesters both look to enjoy a more urban daily experience than offered by the previous suburban ideal, neighborhoods are struggling with skyrocketing housing and rental costs and surging development pressure.

We face some tough challenges in trying to navigate these pressures, but creating a false dichotomy between affordable housing and historic preservation should not be one of them. Creating affordable housing and retaining urban character are not at all competing goals. In fact, contrary to the conventional wisdom, they can most successfully be achieved in tandem.

This may seem surprising at first, especially given the debates now raging in several cities. Take Portland, for instance, where a highly contested state bill aimed at spurring affordable housing also threatens to weaken historic protections and, in so doing, foster a wave of demolition that only threatens to further raise the cost of homes there.* Last November, San Francisco voters rejected a hotly contested housing moratorium targeting the Mission District, a traditionally Latino neighborhood that has become the favorite of workers in the region's burgeoning tech sector. In Los Angeles, meanwhile, residents argued sharply over Measure S, a voter initiative that would have restricted any large-scale construction that did not conform to the city's planning guidelines.

Even in our most densely populated cities, parking takes up inordinate amounts of valuable urban space.

Unfortunately, the heated rhetoric in these cases suggests there is a natural opposition between affordability and community character. In fact, we can achieve both at the same time, as evidenced by the past several years of research at the National Trust. In city after city, we have found that neighborhoods with older, smaller buildings and mixed-age blocks tend to provide more units of affordable rental housing, defined as housing whose monthly rent is a third or less of that city's median income.

These areas also performed better along a host of other important social, economic, and environmental metrics. Across all 50 cities surveyed in our new [Atlas of ReUrbanism](#), a comprehensive, block-by-block study of the American urban landscape, areas of older, smaller buildings and mixed-age blocks boast 33 percent more new business jobs, 46 percent more small business jobs, and 60 percent more women- and minority-owned businesses.

They are also denser than newer areas. As anywhere from Boston's North End to Miami's Little Havana can attest, relatively low-slung, human-scale neighborhoods with older fabric are the "[missing middle](#)" of cities and can achieve surprisingly high population densities.

Simply put, older blocks often offer more affordable housing options than newer areas of the city, while creating employment and entrepreneurial opportunities for urban residents of all incomes. At a time when cities are [struggling](#) with the high costs of adding new affordable housing, making better use of the tremendous adaptive potential of under-used existing buildings is a proven way forward that sidesteps many of the problems posed by demolition for new construction.

Of course, in many cities, new construction is also needed to keep pace with growing numbers of residents. But this new development doesn't have to dwarf established neighborhoods or demolish existing urban fabric to accommodate growth. Almost anywhere you look, there are opportunities for sensitive and compatible infill that can enrich urban character rather than diminish it.

Recommended



Using Preservation to Stop Gentrification Before It Starts

[AMANDA ABRAMS](#)

DECEMBER 14, 2016



The Deception of Density

[GARRETT](#)

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OCTOBER 26, 2016



Consider downtown Louisville. Its streets are pocked with surface parking lots that make for asphalt dead zones, and could just as easily provide ample opportunity for new, compatible construction. Louisville is not an outlier: even in our most densely populated cities, parking takes up inordinate amounts of valuable urban space.

And parking lots are not the only underutilized urban asset these days. In New York, as I've noted here before, a 2014 survey of a third of the city found nearly 2,500 vacant lots and more than 3,500 empty buildings, enough room to house 200,000 people. Putting these older and often distinctive structures to use makes much more sense than tearing up city blocks to start over.

Ultimately, cities should strive to be character-rich *and* affordable. We need to embrace policies that address today's egregious housing costs, but do so in a way that acknowledges the fundamentals of what makes our cities work. As our disastrous national experiment with "Urban Renewal" a half-century ago should make clear, demolishing existing urban neighborhoods is a giant step in the wrong direction. Instead, let's make better use of the buildings and spaces we have to fashion cities that are affordable, diverse, exciting, and inviting for everyone.

UPDATE: *This has been updated to reflect amendments to the original bill.*

Aug 20, 2018, 08:00am EDT

Your House Is In A Historic District: Does That Raise Or Lower Its Value?



Regina Cole Contributor ⓘ

[Real Estate](#)

I think old houses, and the people who love them, are fascinating.

⌚ This article is more than 2 years old.



All of Nantucket is a historic district; homeowners must get approval for each and every change they...
[+]

[Paul Whaley](#) of Boston's Coldwell Banker Residential Brokerage speaks for a lot of the real estate industry when he voices his feelings about historic districts. "I think buyers see a property in a historic district as a negative

because it restricts what they can do,” Whaley says. “Investors don’t like it either as it takes longer for approvals. In general, I think it depresses the value of a property.”

There are more than 2,300 local historic districts in the United States. The first one was created in 1931, in Charleston, South Carolina, followed a few years later by the second, in New Orleans. In 1966, the Department of the Interior established the National Register of Historic Places. And, while a National Register listing is an honorary designation, those local historic districts are the ones with teeth. Most issue design guidelines that control changes made to the properties within the district.

“People are afraid that being in a historic district will disable them from making changes,” says architect [Christopher Dallmus](#), principal and president of Design Associates of Cambridge, Massachusetts. The firm has worked in historic districts from Nantucket to Colorado. “The purpose of a historic district is not to make it impossible to make changes; it is to make sure that the change is appropriate.”



Row houses on a residential street in Georgetown, a historic neighborhood located in northwest... [+]

“If an area has caught the attention of a community so that it gave it historic district protection, it must be special already,” says [Bruce Irving](#), a realtor and home renovation consultant based in Cambridge, Massachusetts. “The value goes back to before it was a historic district; the district was put in place because people saw something special, and this is another level of control and input by the community.”

He believes historic districts enhance property values. This is borne out by [an analysis real estate values in historic districts](#) conducted by economist Donovan D. Rypkema, of Washington, D.C. “The results of these studies are remarkably consistent: property values in local historic districts appreciate significantly faster than the market as a whole in the vast majority of cases, and they appreciate at rates equivalent to the market in the worst case. Simply put – historic districts enhance property values.”

[A 2011 study of Connecticut historic districts and property values](#) found that property values in every local historic district saw average increases in value, ranging from 4% to over 19% per year. In [New York City between 1980 and 2000](#), local historic district properties on a price per square foot basis increased in value significantly more than non-designated properties.

“You can lose the things that attract people,” Irving says. “It is also important for homeowners to remember that the purview of the historic district commission is those things that can be seen from a public way. It has nothing to do with the interior.”

But it will preserve the historic charm that attracted people in the first place. “When you buy into a historic district, you can rest assured that, in 30 years, it will tend to look very much the same” says Dallmus.

**Regina Cole**[Follow](#)

I learned about historic houses from the best: owners who lovingly preserved and restored them, and preservationists who shared their knowledge. When I first began

The Impact of Age on the Value of Historic Homes in a Nationally Recognized Historic District

by Kimberly Winson-Geideman, Dawn Jourdan, and Shan Gao

Valuing properties in historic areas presents a series of challenges, which are complicated by the age of the structure. In a study of housing-related real estate risk, Rachlis and Yezer (1988) conclude that appraisal risk is most often associated with age. In many historic districts, the actual age of a majority of properties often exceeds one hundred years, and without significant renovation and/or rehabilitation activity, these buildings risk losing (or have lost) all economic value. Given that, standard hedonic models typically employ an age-related variable that fails to account for significant investment. While this is often a function of data availability, it contributes to heteroscedasticity in the error term, which tends to increase as dwellings age (Goodman and Thibodeau, 1995).

A unique feature of this paper is that it investigates the use of age as a predictor of value for historic residential properties in a nationally recognized historic district. Using property record data from Savannah, Georgia, our research shows that when estimating value it is important to model actual age and effective age separately, particularly in the context of historic preservation, and that effective age more accurately captures the value of depreciation than actual age. Two research questions are addressed. First, we hypothesize that there is a point where the value of historic properties as a function of the date of construction (the “actual age”) is enhanced; that is, the properties are considered “antiques” and the depreciation schedule turns upward. If this is so, then one can assume that the oldest properties are in greater demand, resulting in higher values. This leads us to question the relationship between effective age and historic designation: Is value typically attributed to historic designation correctly assessed, or is it, as we suggest, more accurately a function of effective age, which represents investment in property rehabilitation and/or restoration? We explore the effective age specification, using it to develop a variant of Tobin’s Q to measure

ABSTRACT

This article uses hedonic modeling to test the effects of age, both actual and effective, on the value of historic properties within a nationally recognized historic district. Findings show that there is a critical point where the value of historic properties is affected by actual age and the depreciation schedule turns upward. Effective age is used to develop a variant of Tobin’s Q, which provides evidence that inter-district price differentials often attributed to historic designation are at least partially a function of investment differentials between districts.

Reprinted with permission of the American Real Estate Society. The material in this article originally appeared in *Journal of Real Estate Research* 33, no. 1 (January–March 2011): 25–47. This article was the winner of the Real Estate Valuation Article Prize sponsored by the Appraisal Institute at the American Real Estate Society 25th Annual Meeting in Monterey, California.

the impact of the value to replacement cost ratio on price in two adjacent historic districts in Savannah. The resulting parameter estimate provides insight on the relationship between designation, investment, and value, as well as future renovation opportunities within the local market.

The paper is divided into four additional sections. The next section contains a theoretical discussion of the relationship between historic designation, property value, and actual and effective ages, which is followed by a discussion of the unique data set to be analyzed. A description of the historic Savannah property market, detailing its development, as well as providing an assessment of current conditions, is included. Next, the model estimates are discussed. The paper closes with concluding remarks.

Literature

Historic Designation and Value

Studies show that the creation of historic districts pays multiple dividends, both social and economic. The New York Landmarks Conservancy (New York Landmarks Conservancy, 1977) reported that historic district designation enhances a sense of neighborhood pride, serving to improve the social fabric of the community. Further, cities and neighborhoods actively seek historic designations to augment their property tax base, enhance tourism expenditures, and encourage private sector investment in business (Listokin and Lahr, 1997; TIAA, 1997; Winson-Geideman, Jourdan, and Gao, 2007).

Historic designation typically places a limit on property rights, restricting the owner's use of the property. Theoretically, this should result in a loss of value, though opportunities for income or property tax relief may offset the impact of that loss, particularly in the case of individual property designations. This has been challenged in a number of empirical studies, most recently by Narwold, Sandy, and Tu (2008), who studied the impact of the Mills Act, an initiative in California that allows municipalities to create historic designation programs.

The basic premise of the program involves owners receiving a reduction in property taxes in return for agreeing not to alter the exterior of a historic property for a period of ten years. The authors found designated property sale prices to be 16% higher than similar, non-designated properties, and also found

that amount to be greater than the capitalized tax benefit, implying value in the designation.

A study of historic commercial buildings in Winnipeg Manitoba by Cyrenne, Fenton, and Warbanski (2006) shows that certain classes of historic buildings (as defined by degree of historical importance) have higher assessed values than comparative, non-historic properties. The study also found that some classes, particularly those that are considered to be of the greatest historical importance, are more likely to be renovated than other classes. Even though renovation expenditures contributed significantly to higher property assessments, the impact of the increase was only 0.33 cents for each dollar spent.

While additional studies show that properties within historic districts typically sell at a premium (Ford, 1989; Asabere and Huffman, 1994; Clark and Herrin, 1997; Coulson and Leichenko, 2001), that premium can be dependent on the type of designation. A 1991 study by Schaeffer and Millerick found that nationally designated properties were positively impacted by the designation, but those with only local designations were negatively affected. The authors attribute the difference to the more stringent controls in the local area and the enhanced prestige associated with being part of a national district.

Historic designation is only one of several reasons that the demand for historic properties has increased. History cannot be replicated in new housing units, which limits the supply of such properties and contributes to escalating prices. Further, the old adage "they don't make them like they used to" often holds true—building materials and techniques have changed over the years and the quality, character, and style inherent to historic properties is difficult and/or economically infeasible to duplicate. Given these facts, one might intuitively suspect that property age factors significantly increased demand for historic homes and that the value of different vintages varies within designated historic districts.

Actual Age and Value

While a number of studies deal with age-related real estate issues, we are unaware of any that have a specific focus in the context of historic preservation, a unique feature of this research. There is, however, a significant body of research that addresses age as a proxy for depreciation even though it serves as an imperfect measure.¹ Age affects value in a non-linear

manner for several reasons. First, as buildings depreciate, maintenance costs increase. The physical deterioration that occurs when necessary repairs are ignored (i.e., deferred maintenance) can result in a sale price lower than that of comparable properties within a given market. Conversely, investment in rehabilitation can result in depreciation rates that are lower than average (Knight and Sirmans, 1996) and thus capitalized into higher sale prices. A study by Chinloy (1980) showed the total depreciation rate of housing in Canada to be 1.52%, of which 37% was explained for by lack of maintenance. The “lemon” effect also introduces a level of risk into the depreciation measurement. If a building is regarded as being of poor quality or a “lemon,” it will be sold at a discount (Dixon, Crosby and Law, 1999; Hulten and Wykoff, 1981).

Another reason age-related non-linearity is problematic in the hedonic function is attributable to functional obsolescence (Randolph, 1988; Wykoff, 1989; Yiu, 2002), which exists when a home has more or less of a feature than what is found in new housing. It is considered curable when it is profitable to make necessary alterations and incurable when the cost exceeds that which is available in a new home. Colwell (1991) discusses the relationship between functionally obsolete housing characteristics and hedonic theory, noting that functional obsolescence is often age-related, resulting from changes in technology, preferences, income or design. The author finds that when valuing functionally obsolete characteristics that are curable, the hedonic function deviates from the expenditure curve, which is contrary to Rosen’s (1974) seminal research of the hedonic price function. The impact of technological change is captured in research by Colwell and Ramsland (2003). Using sales data for 43 large department stores in the United States, the authors found that, after controlling for both locational and physical depreciation, observable functional obsolescence nearly stops at a critical point in the property life cycle—in this case at the 16th year. Prior to that, the measured rate of technological change is 1.7% per annum regardless of reinvestment. Reinvestment after the critical point is shown to eliminate observable functional obsolescence.

Diaz, Hansz, Cypher, and Hayunga (2008) recognized the non-linear relationship between property age and value in a study of conservation districts, suggesting that older residential properties may have

a higher value due to their unique characteristics and limited ability to reproduce the same structure. To correct for the linearity issue, each observation was placed in approximately equal age categories and assigned a binary designation of 1 if the age fell within a given category, 0 if it did not. Results show that homes ranging from 59 to 77 years of age sold at a premium when compared to those aged 48 to 50, and those aged 7 to 47 sold at a discount. Properties with an actual age greater than 77 years showed no significant difference from the control group.

Research on the effects of age on the value of office property shows significant, negative impacts as properties age. Frew and Jud (2003) found a negative impact in the Portland Oregon market, although the magnitude of the impact was small. Dermisi and McDonald (2010) found that age negatively impacts value in Chicago office buildings after controlling for renovation expenditures, and that a Class A designation markedly increased the value of properties built prior to 1972.

Effective Age

Given its limitations, what is the specification that is most useful when measuring age? Clearly the development of a variable accounting for renovation, rehabilitation, and/or maintenance expenditures is necessary to produce reliable estimates. Corgel and Smith (1981) present a theoretical and statistical model investigating the relationship between the economic life of a property and market value. The authors underscore the importance of variable specification, and recommend using remaining economic life as the most appropriate measure since it factors in rehabilitation expenditure.

Epley (1990) builds on the Corgel and Smith (1981) model with a theoretical and algebraic estimate for the calculation of effective age for single-family structures. He recommends estimating the economic life of both the subject and comparables beginning with the Society of Real Estate Appraisers (1984) method for deriving the economic life of a property. The effective age estimate is then calculated as a function of the actual age of a property, its remaining economic life, reproduction cost, and sale price adjusted for financing conditions. The subject is modified relative to the remaining economic life of the comparables. Thus effective age, when used in the context of property appraisal, is defined as a concept that “represents an excess or deficiency in

repair, remodeling, functional design, and location or economic obsolescence of the subject relative to the level of the same variables in comparable markets,” (Epley, 1990).

In places that are designated as historic, decreases in effective age can be used to approximate the effects of investment in preservation. For instance, a property that has an actual age of 100 years and an effective age of one year implies alterations significant enough to equal the utility of new construction, which includes market-driven characteristics relevant to that time. The importance of effective age as a valuation tool in markets distinguished by a large number of historic properties cannot be overstated, particularly when a property is quite old. Even so, it is noticeably absent from much of the established historic designation literature (Asabere, Hachey, and Grubaugh, 1989; Leichenko, Coulson, and Listoken, 2001; Narwold, Sandy, and Tu, 2008).

It is important to emphasize that the use of effective age does not preclude the use of actual age, which also plays an important role in historic property valuation. The question, then, is if effective age acts as a measure of functional obsolescence, what is actual age measuring? In this research we hypothesize that actual age captures some unmeasured housing characteristic that is a function of the year the property was built, similar to the “vintage effect.” The vintage effect clarifies the relationship between current consumer preferences and the supply of housing of a given vintage or vintages (Goodman and Thibodeau, 1995). We recognize that there is likely a point where older homes are perceived as “antiques” and actual age enhances value. We further posit that effective age negatively impacts value, and use it to calculate the value to replacement cost ratio to estimate the impact of investment on inter-district price differentials in the historic Savannah market.

Data and Methods

Study Area

Preservation initiatives in Savannah are deeply rooted in a largely intact city plan first designed in 1733. The original plan created an orderly, functional town consisting of 24 squares placed at regular, short distances across the landscape. With 22 of the original squares still intact, Savannah is lauded as an example of outstanding engineering by scholars of contemporary urban planning. To its credit, the

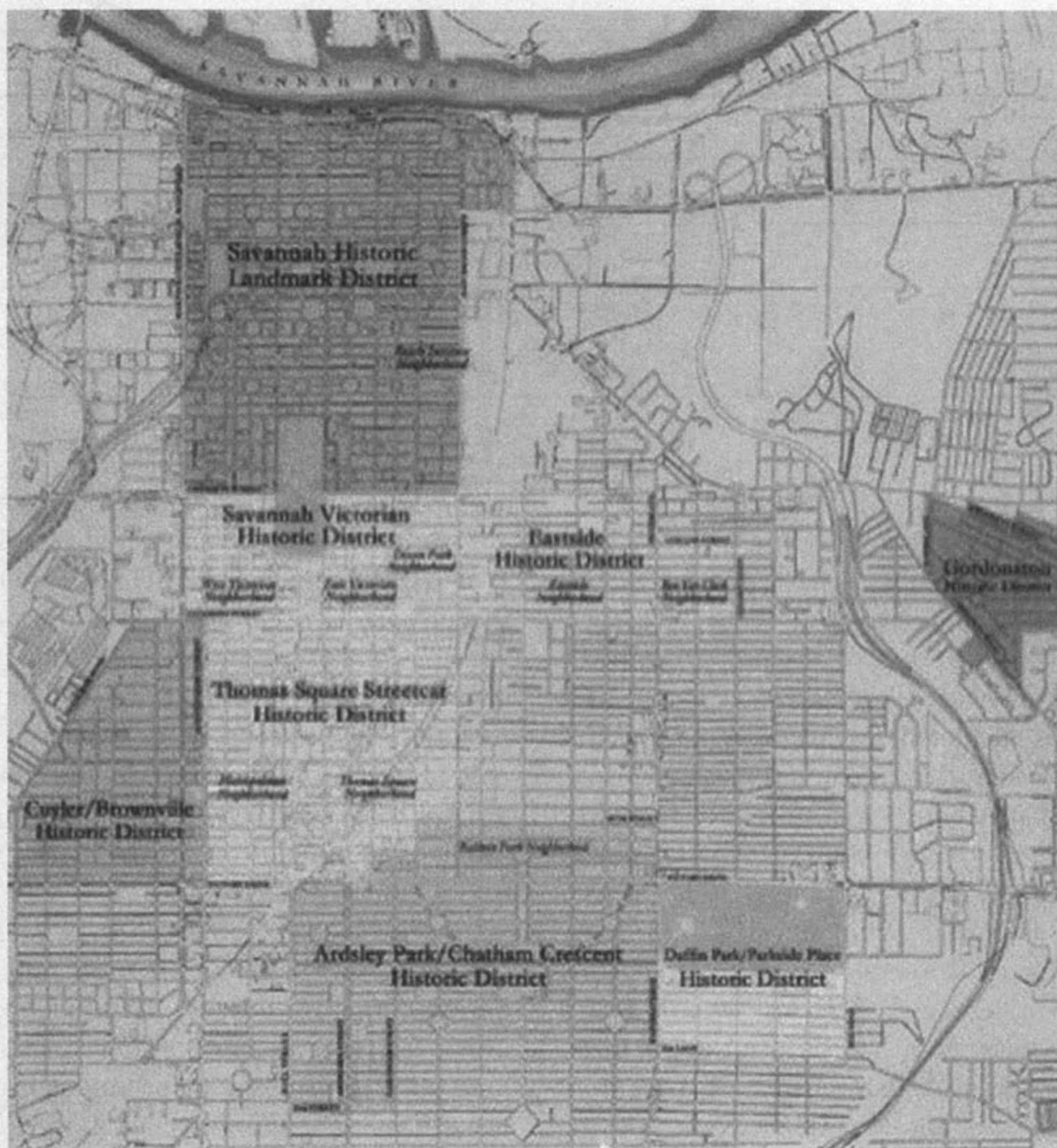
city has actively sought to preserve the squares and surrounding structures, receiving a great deal of support from the local community, non-profit organizations, and the private sector. In 1966, 1.1 square miles of the city were designated as a National Historic Landmark District (NHL) by the National Park Service because of its unique, well-preserved city plan and historic building stock. The NHL is home to about 1,100 buildings and is the primary geographic focus of this study. There are seven other historic districts in Savannah including the Victorian Historic District (VHD), which is considered the first “suburb” of the NHL (Exhibit 1). It is adjacent to the NHL, was originally developed from the 1880s to early 1900s, and serves as the second geographic focus area. While the same National Register designation is held by each district, local restrictions are more burdensome in the NHL. For instance, exterior paint colors used in the NHL must be approved by the local historic review board, while in the VHD there is no such requirement. Additionally, the NHL is considered to be more pristine and desirable due primarily to the uninterrupted number of structures that have been preserved over time.

Since the 1990s the NHL and the surrounding neighborhoods have seen considerable shifts in population demographics, which have likely been influenced by historic designation and are consistent with neighborhood gentrification. Economic indicators in the historic district including education, poverty, income, and employment show the 2000 population to be much more affluent and educated than residents were in 1990. These changes have been further exacerbated by a growing interest in Savannah as a tourist destination, with historic preservation often cited as the engine that drives the \$1 billion industry (Winson-Geideman, 2007). Investment in real estate has increased rapidly, with the number of building permits issued almost doubling between 2002 and 2006 (Exhibit 2).

Data

Extensive data on sale, physical, time, and neighborhood characteristics are required to execute the multiple regression analysis necessary to compute the effects of age on value. These data were primarily acquired from the Chatham County Tax Assessor and include each property’s address, as well as a series of structural characteristics and transaction information, such as sale price and

Exhibit 1 The Historic Districts of Savannah



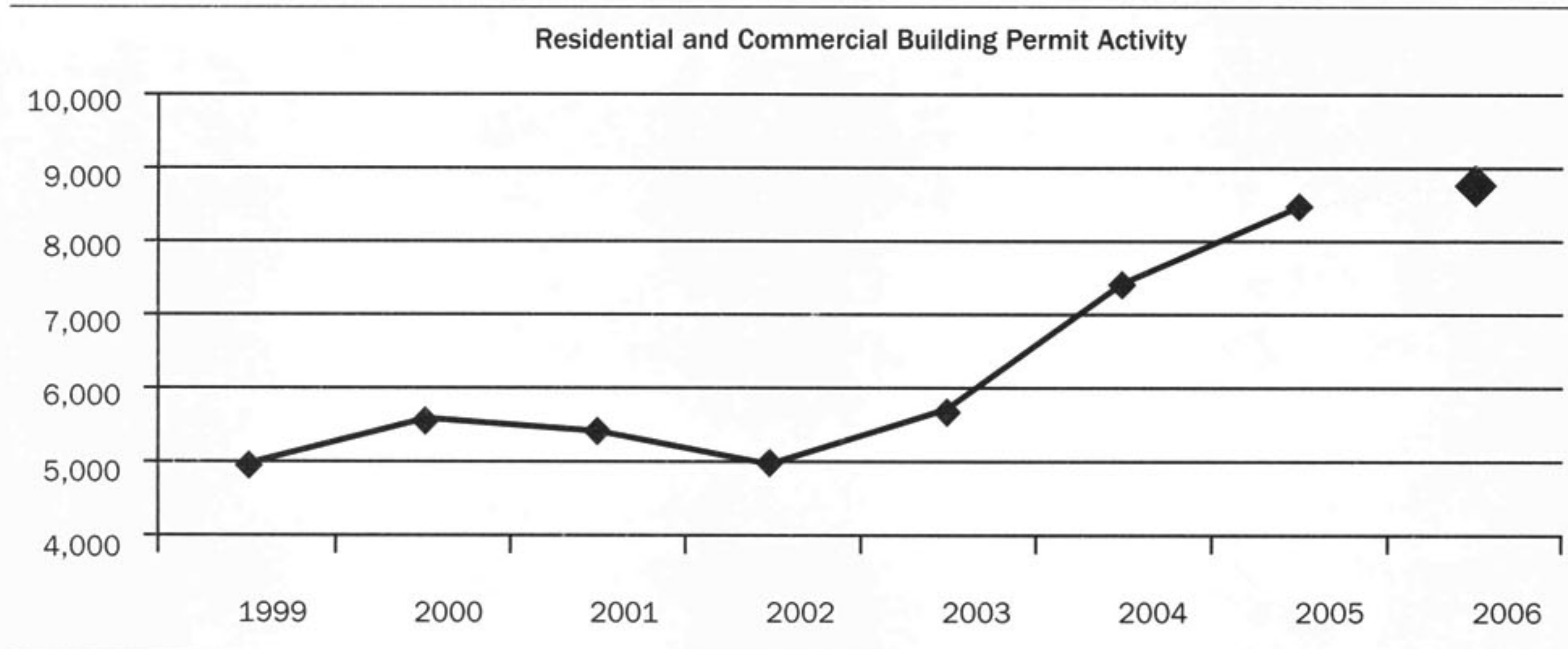
Source: The Historic Savannah Foundation.

year of sale. Supporting data regarding property location were provided by the Savannah-Chatham Metropolitan Planning Commission, and the 2000 U.S. Census was used to acquire demographic data.

The data include a date described as the *effective year built* for a given structure. This designation is calculated by the local assessor and is essentially a determination of remaining economic life. A

thorough review of building permits, the number, type and cost of renovations, exterior assessments, before and after photos, and in some cases, interior assessments are all factored into the estimate. As in Epley's (1990) model, the effects of functional and economic obsolescence are also considered (Bowen, 2008). Any impact is deducted from normal depreciation.

Exhibit 2 Building Permits



Source: The City of Savannah Development Services.

By calculating the difference between the year the property was sold and the effective year built, we are able to determine the effective age of the properties at the time of sale (*EFF_AGE*). The interpretation is intuitive: the more recently a property was renovated, the lower the effective age. Actual age was calculated in the same fashion, as the difference between the year the property was sold and date of construction (*ACTUAL_AGE*). In nearly all instances, the effective age (zero to 103 years) differs substantially from actual age (67 to 216 years).

The effective age specification is important not only because it is a more dependable measure of the effects of depreciation on value than actual age, but also because it can be used to evaluate the relationship between value and cost and subsequently assess development opportunities in the local market. Since the sale price, actual age, and effective age of the properties are known, it is possible to approximate the cost of constructing the property new, i.e., replacement cost (*C*), using the expression:

$$C = (SP * AGE) / (AGE - EFF) \quad (1)$$

where *EFF* is the effective age, *SP* is the sale price, and *AGE* is actual age.

It is not so much replacement cost that is of interest to this research, but rather the *ratio* of sale price to replacement cost. The variable *Q*, a variant of Tobin's *q*, is used in the hedonic model to specify the relationship between market value and replacement cost. Tobin's *q* implies that in the

long-run, costs and value converge to equilibrium, and short-term disequilibrium drives profit-taking (Tobin, 1969). In property markets where $Q > 1$, incentives for the construction of new housing exist because market value exceeds replacement cost. As increasing demand for vacant lots, labor, and materials increase expenses, value and replacement cost start to converge. Thus at the point where $Q = 1$ there is no incentive to construct anything new, implying that the property market remains limited to existing housing.

Because the replacement cost estimate for this data are calculated as a function of effective age that includes an adjustment for economic depreciation, it is appropriately used to evaluate long-term investment opportunities in the historic Savannah real estate market (Corgel, 1997). It is important to emphasize that these data are limited to existing housing with a minimum effective age of zero, indicating that the property was renovated in the year of sale. When effective age is equal to zero, replacement cost is equal to value, thus the maximum observed value for *Q* is one. When effective age is greater than zero, replacement cost will exceed value because of the depreciation allowance. Since this study deals exclusively with existing housing, *Q* is equal to or less than one in all observations.

The *Q* value is used to estimate inter-district investment differentials and thus capture some of the price differences attributed to historic district designation. The district with the lowest *Q* value

and highest effective age will have experienced the least amount of investment and therefore has the highest potential for profittaking from renovation. Conversely, a high Q value and low effective age indicates substantial investment has already taken place, thus the potential for profits associated with renovation is lower relative to other areas.

Methods

The dependent variable used to evaluate the effects of age on property value is sale price (SP). Of note is the range in sale price for the data. Because of the historic nature of the properties that are being assessed, the data include observations with little economic value, as well as those that have benefited from substantial investment. The data only include those properties built prior to 1930, with the oldest dating to 1788. The observation with the lowest sale price, \$2,000, sold in 1995, with an effective age of 103 years. The most expensive property sold in 2001, with an effective age of 11 years and was built in 1882. Twenty-six properties have an effective age of 40 years or more. While the value range may appear extreme in comparison with other hedonic research, the purpose of this project,

the historic nature of the study area and local market conditions, dictate inclusion of such data. Removing these properties would undermine the basic premise of the study.

The sales occur over a nine-year period, from 1995 to 2004. Vectors of structural, neighborhood, time, and location characteristics represent a series of independent variables, resulting in the following expression:

$$SP = \alpha + \beta_1 S + \beta_2 N + \beta_3 T + \beta_4 L + \epsilon, \quad (2)$$

where SP is sale price, $\beta_1 S$, $\beta_2 N$, $\beta_3 T$, and $\beta_4 L$ are vectors of structural, neighborhood, time, and location characteristics, respectively. The error term, ϵ , addresses variables not accounted for in the model. The complete list of variables with operational definitions is shown in Exhibit 3.

Exhibit 4 shows the descriptive statistics used in the regression model, including number of observations, minimum and maximum values, as well as the mean and standard deviation for each of the variables. Casewise diagnostics were performed and outliers and observations with missing or obviously incorrect data were removed.

Exhibit 3 Operational Definitions

Variables	Definition
Continuous	
SP^a	Amount of last sale in dollars.
$YEARS_SALE$	2004 less most recent sale year.
$BEDS$	Number of bedrooms.
$FULL_BATHS$	Number of full bathrooms.
$HALF_BATHS$	Number of half bathrooms.
$NO_DIPLOMA$	Block group percent of residents over 25 years that did not graduate from high school.
$ACTUAL_AGE$	Year built less year of sale.
EFF_AGE	Effective year built less year of sale.
Q	Ratio of sale price to estimated replacement cost.
Binary	
$CONDO$	Condominium
DUP	Duplex
$TOWN$	Townhome
SF^b	Single family
$AVG-FAIR$	Condition of structure is average or fair.
$EX-VG-GOOD^b$	Condition of structure is excellent, very good or good.
$NHLD$	Property is located in the National Historic Landmark District.
$VICTORIAN^b$	Property is located in the Victorian District.
$ACTUAL_AGE\ 119+$	Actual age of property at time of sale is 119 years or older.
$ACTUAL_AGE\ 67-118^b$	Actual age of property at time of sale is 67–118 years.

Notes:

^a The natural log of the sale price is used in the semi-log model.

^b Reference category.

The final data set includes 706 residential properties transacting between 1995 and 2004.

Empirical Results

Specification Issues

A number of model iterations were prepared, including linear and semi-log models using sale price or the natural log of the sale price as the dependent variable. The independent variables generally performed as expected yet there were some inconsistencies. In particular the results in the semi-log model were weak relative to the other model, suggesting the need for a specification test such as the Box-Cox power transformation to determine the appropriate form.

Box and Cox (1964) developed a procedure for identifying the appropriate exponent, lamda (λ), that, unlike linear transformations, alters the shape of the data distribution, potentially converting a non-normal distribution into a normal distribution. Power transformations are often applied to "...[correct] skewness of the distributions of error

terms, unequal error variances, and nonlinearity of the regression function," (Kutner, Nachtsheim, and Neter, 2004). Essentially, the procedure calls for the standardization of the dependent variables such that the magnitude of the error sum of squares is independent of the value of λ . Thus, a new dependent variable denoted as W_i is created, such that:

$$W_i = \begin{cases} K_1(Y_i^\lambda - 1), & \lambda \neq 0 \\ K_2(\ln Y_i), & \lambda = 0 \end{cases} \quad (3)$$

Where

$$K_2 = \left(\prod_{i=1}^n Y_i \right)^{1/n}$$

$$K_1 = \frac{1}{\lambda K_2^{\lambda-1}}$$

The variable W_i is then regressed on the predictor variable(s) with varying values of λ . The value of λ that provides the lowest sum of squared errors is considered the appropriate power transformation. The transformed estimate for this data

Exhibit 4 Descriptive Statistics

	N	Min.	Max.	Mean	Std. Dev.
Panel A: Continuous Variables					
SP ^a	706	2,000	650,000	169,362	123,189
W_i	706	55,871	590,423	320,232	103,233
YEARS_SALE	706	0	9	3.55	2.43
BEDS	706	0	9	2.63	1.25
FULL_BATHS	209	1	5	1.73	0.74
HALF_BATHS	706	0	3	0.31	0.50
NO_DIPLOMA	706	3.03%	41.46%	0.19	0.14
EFF_AGE	706	0	103	16.48	10.55
Q	706	0.00	1.00	0.84	0.12

	N	Min.	Max.	Percent of Total
Panel B: Binary Variables				
CONDO	169	0	1	0.24
DUP	138	0	1	0.20
TOWN	67	0	1	0.10
SF ^b	332	0	1	0.47
AVG_FAIR	249	0	1	0.35
EX-VG-GOOD ^b	457	0	1	0.65
NHLD	512	0	1	0.73
VICTORIAN ^b	194	0	1	0.27
ACTUAL_AGE 119+	197	0	1	0.28
ACTUAL_AGE 67-118b	509	0	1	0.72

Notes:

^a The natural log of the sale price is used in the semi-log model.

^b Reference category.

is .4 and the dependent variable revised, such that $W_i = (SP^4 - 1)/.4$.

Additional specification issues result from the limited availability of data. For instance, a measure of total size (i.e., square footage) would be appropriate in this market but was not provided by our data source. Other variable fields such as roof type, heating/cooling source, number of porches, and number of fireplaces were inconsistently populated and therefore unusable.

General Model Performance

The results of the linear, semi-log, and Box-Cox models are presented in Exhibit 5. The adjusted R^2 is very good at around .7 in all three models. It is important to note that while the coefficients are not directly comparable due to the different functional form, the signs, relative magnitude, and t -statistics are so.²

In general, the variables perform as expected. The number of baths, both full and half, show a highly significant positive impact on value. Properties in fair to average condition (*AVG_FAIR*) sell for significantly less than those rated good, very good, or excellent (*EX_VG_GOOD*), and the number of years since the property sold (*YEARS_SALE*) contributes to a lower sale price. The t -ratios for all of the preceding variables are quite strong, falling between -17.24 and 14.71 , and all are significantly different from zero at the 99% level of confidence.

Property type impacts value, with both condominiums (*CONDO*) and duplexes (*DUP*) priced lower than single-family homes (*SF*). The variable for townhomes (*TOWN*) was not significantly different from that of single-family homes, thus it is not included in the reduced form model. The only surprising variation from normal expectations is the significant, negative effect the increasing number of

Exhibit 5 Regression Equations using *ACTUAL_AGE* and *EFF_AGE* as Linear Measures

Variables	Linear	Semi-log	Box-Cox
Constant	137,881.16 (6.22)***	11.96 (70.50)***	322,537.10 (17.93)***
YEARS_SALE	-15,622.41 (-14.48)***	-0.14 (-16.80)***	-15,088.04 (-17.24)***
CONDO	-76,652.80 (-8.74)***	-0.56 (-8.41)***	-67,490.08 (-9.49)***
DUP	-19,049.94 (-2.61)***	-0.08 (-1.44)	-12,832.55 (-2.17)**
BEDS	-4,449.37 (-1.30)	-0.07 (-2.52)**	-5,670.21 (-2.05)**
FULL_BATHS	69,806.39 (14.71)***	0.35 (9.59)***	48,945.43 (12.72)***
HALF_BATHS	35,750.27 (6.26)***	0.14 (3.23)***	22,692.81 (4.90)***
AVG_FAIR	-47,814.36 (-6.97)***	-0.51 (-9.78)***	-53,224.63 (-9.56)***
NO_DIPLOMA	-2,525.79 (-8.06)***	-0.01 (-5.68)***	-1,841.23 (-7.24)***
NHLD	55,832.52 (6.10)***	0.54 (7.72)***	58,577.19 (7.89)***
EFF_AGE	-1,056.24 (-4.20)***	-0.01 (-7.52)***	-1,300.95 (-6.37)***
ACTUAL_AGE	279.36 (2.43)**	0.00 (2.20)**	236.53 (2.54)**

Notes: The dependent variables are: *SP* (adj. $R^2 = .7024$), *Ln_SP* (adj. $R^2 = .6731$), and $(SP^4 - 1)/.4$ (adj. $R^2 = .7210$). t -ratios are in parentheses. VIF ranges from 1.075 to 2.992.

**Significant at the 95% level of confidence.

***Significant at the 99% level of confidence.

bedrooms (*BEDS*) has on value in the Box-Cox and semi-log model. There are two possible explanations. Unrestored properties that were built to accommodate the large families of the past suffer from economic obsolescence due to their large size and lack of modern conveniences. Some of these homes have been restored, but not all. There is also evidence that some have been further divided and used as boarding houses for the low-income population. In this case, the data show there is a marginal decrease in value for each additional bedroom. These two explanations may also help explain the large positive effect each additional bathroom has on value.

The performance of the location (*NHLD*) and neighborhood (*NO_DIPLOMA*) variables is as anticipated. Properties located within the National Historic Landmark District sell at a premium, and those tracts with a high number of uneducated residents tend to have much lower property values.

Age Variables

Adjustments made for renovation expenditures and obsolescence allows effective age (*EFF_AGE*) to be treated as a linear measure, which serves as a much more appropriate proxy for depreciation than actual age. The strong, negative impact of *EFF_AGE* is as expected. In the linear model, each additional year of effective age results in a value reduction of just over \$1,000 or a 0.75% decline.

In initial model iterations, actual age (*ACTUAL_AGE*) positively impacts value when used as a continuous descriptor. While the results are interesting, the underlying assumption is that age is valued consistently over all vintages of buildings, a finding inconsistent with theory. To capture that critical point where age becomes a significant predictor of value, a series of dummy categories representing ten-year incremental changes in the year a property was constructed were created (i.e., 1900 to 1909, 1910 to 1919, and so on) in a method similar to that used by Diaz, Hansz, Cypher, and Hayunga (2008). Regressions were produced to detect the category where age begins to positively affect value. Different specifications of the categories were tested and the critical point was eventually determined to be 119 years. Exhibit 6 shows the results when *ACTUAL_AGE119_* is substituted for *ACTUAL_AGE* in the regression equations. Note that the variable is positive and significant across functional forms.

But why, given the fact that the data include hundreds of historic properties, is 119 years that critical age? Theory suggests that part of the answer is economic and stylistic, that is the supply of such properties is much smaller than that of younger vintages, resulting in architectural styles that are more desirable. This implies that there may be additional breakpoints within the set of properties with an actual age greater than 119 years, possibly coinciding with a major historic event. Of the major events impacting Savannah, the Civil War is by many accounts the most important. All of the 197 properties with an actual age of at least 119 years were built between 1779 and 1883, with 110 (56%) constructed prior to the Civil War and 48 (24%) built during the post-war reconstruction period, which ended in 1877. Only three properties (1.5%) were constructed during the Civil War (1861–1865). The remaining 36 (18%) were constructed between 1878 and 1883. Results showed no significant difference between those properties built during and prior to the war relative to those built after. Additional models using only those properties with an actual age of 119 years or greater found no additional breakpoints when various incremental changes in the date of construction were tested.

Q Ratio

The results for *Q*, which are shown in Exhibit 7, are quite interesting. Note the absence of the effective age variable due to collinearity issues. *Q* is not intended solely as a substitute for effective age, but rather it acts as an additional measure of remaining investment opportunity within the local market. While the value to replacement cost ratio ranges from 0 to 1.00 (Exhibit 4), the relatively high mean value (0.84) implies that renovation opportunities still exist but may be in limited supply, assuming that the value is trending upward. The linear model shows that for each percentage increase in *Q*, property value increases by 1.10%.

The relationship between *Q* and sale price requires some discussion. In markets where *Q* is less than one, *Q* will have a positive impact on price. The incremental effect decreases as *Q* approaches one, implying that *Q* and price are reaching the equilibrium point where renovation profit no longer exists and incentives are created for the construction of new housing. If *Q* exceeds one, value is greater than replacement cost, and thus *Q* has a negative impact on the price of existing housing in the hedonic model.

Exhibit 6 Regression Equations using Actual Age 119+

Variables	Linear	Semi-log	Box-Cox
Constant	156,827.60 (8.86)***	12.14 (88.805)***	341,533.30 (23.65)***
YEARS_SALE	-15,661.33 (-14.70)***	-0.14 (-17.00)***	-15,173.60 (-17.46)***
CONDO	-76,345.21 (-9.04)***	-0.58 (-8.95)***	-68,671.03 (-9.97)***
DUP	-18,608.26 (-2.57)***	-0.08 (-1.40)	-12,507.40 (-2.12)**
BEDS	-3,960.72 (-1.17)	-0.06 (-2.44)**	-5,363.64 (-1.94)*
FULL_BATHS	68,812.44 (14.59)***	0.35 (9.52)***	48,459.26 (12.60)***
HALF_BATHS	35,308.54 (6.23)***	0.14 (3.18)***	22,391.47 (4.85)***
AVG_FAIR	-47,394.70 (-6.97)***	-0.52 (-9.81)***	-53,196.53 (-9.59)***
NO_DIPLOMA	-2353.24 (-7.48)***	-0.01 (-5.53)***	-1,765.48 (-6.88)***
NHLD	56,540.04 (6.29)***	0.55 (7.99)***	59,793.14 (8.16)***
EFF_AGE	-1035.55 (-4.15)***	-0.01 (-7.55)***	-1,297.49 (-6.38)***
ACTUAL_AGE 119+	26,494.99 (4.09)***	0.10 (2.09)**	16,898.77 (3.20)***

Notes: The dependent variables are: SP (adj. $R^2 = .7069$), Ln_SP (adj. $R^2 = .6730$), and $(SP^4 - 1)/.4$ (adj. $R^2 = .7226$). t-ratios are in parentheses. VIF ranges from 1.066 to 3.063.

*Significant at the 90% level of confidence.

**Significant at the 95% level of confidence.

***Significant at the 99% level of confidence.

For an explanation of the relationship between Q and effective age, return to the equation estimating replacement cost [i.e., $C = (SP \cdot AGE) / (AGE - EFF)$]. Reworking the equation, we find that $EFF = (1 - SP/C) \cdot AGE$. The effective age for the overall market declines as costs and value converge. At the point where Q equals 1, the supply of properties in need of restoration has completely diminished, making EFF equal to 0. The obvious implication is that all properties have been restored and thus profit-taking from renovation is gone. At some future point where $EFF > 0$, depreciation has occurred and the market will have deviated from unity again, allowing profits to be made through property renovation.

Upon closer examination of EFF_AGE and Q , results show that the inter-district differential is at least partially driven by renovation expenditures rather than the degree of designation or any local zoning policy differences. In the NHLD, for example,

the average effective age is 15.47 years, with a range of zero to 50 years; in the VHD, it is 19.16 years, with a range of zero to 103 years. The difference in effective ages infers that more investment has occurred in the NHLD relative to the VHD. Q shows similar differences, with a mean value of 85.15% in the NHLD and 79.40% in the VHD. The lower the value of Q , the greater the distance between value and replacement cost, implying that there are more renovation opportunities for existing properties available in the VHD.

This relationship is further illustrated by separating the data into two sub-sets, one containing properties in the NHLD and another for properties in the VHD. The impact Q on price in both the NHLD and VHD is shown in Exhibits 8 and 9, respectively. Separate regressions were produced using only the data for the specified district. The results of the linear model show that, in the NHLD, each percentage increase in Q results in a \$915 impact on

Exhibit 7 Regression Equations using Q

Variables	Linear	Semi-log	Box-Cox
Constant	72,371.10 (2.99)***	10.81 (57.90)***	227,055.20 (11.49)***
YEARS_SALE	-15,292.69 (-14.43)***	-0.14 (-16.61)***	-14,774.72 (-17.09)***
CONDO	-73,738.14 (-8.64)***	-0.54 (-8.18)***	-64,903.53 (-9.32)***
DUP	-18,570.92 (-2.55)**	-0.08 (-1.42)	-12,562.43 (-2.12)**
BEDS	-4,346.15 (-1.28)	-0.07 (-2.61)***	-5,797.81 (-2.09)**
FULL_BATHS	69,004.02 (14.57)***	0.35 (9.59)***	48,749.72 (12.61)***
HALF_BATHS	35,879.21 (6.31)***	0.15 (3.32)***	23,015.90 (4.96)***
AVG_FAIR	-47,346.01 (-6.91)***	-0.51 (-9.61)***	-52,697.06 (-9.43)***
NO_DIPLOMA	-2,313.29 (-7.33)***	-0.01 (-5.44)***	-1,738.01 (-6.75)***
NHLD	56,339.04 (6.21)***	0.54 (7.71)***	58,788.08 (7.95)***
ACTUAL _AGE 119+	22,783.35 (3.41)***	0.04 (0.77)	11,451.70 (2.10)**
Q	794.02 (3.41)***	0.01 (7.27)***	1,110.15 (5.84)***

Notes: The dependent variables are: SP (adj. $R^2 = .7046$), Ln_SP (adj. $R^2 = .6711$), and $(SP^4 - 1)/.4$ (adj. $R^2 = .72$). t-ratios are in parentheses. VIF ranges from 1.046 to 3.058.

**Significant at the 95% level of confidence.

***Significant at the 99% level of confidence.

value or an incremental increase of less than 1% ($915.08/104,318.35 = 0.0088$).

In the VHD, where replacement cost exceeds value by a larger degree, every incremental increase in Q results in an increase in value of \$950 that, when divided by the intercept, results in an impact of 1.47%. Thus, as value incrementally approaches replacement cost, the marginal sale price of existing properties increases by 1.47%, holding all else constant. This indicates that not only does the district have greater profit-making potential through renovation, but also that less investment has occurred relative to the NHLD for the same time period.

Exhibit 10 summarizes the relationship between Q and value for the full sample and individual districts. Note that as Q increases, the marginal effect on sale price decreases. Conversely, the higher the effective age, the greater the impact of Q on price. While results support the notion that renovation opportunities exist across the sub-markets, the implication is that there

is greater profit opportunity in the VHD. Further, the inter-district price differential appears to be at least partially driven by prior investment.

Conclusion

While there is substantial empirical evidence that supports the premium in property value associated with historic properties, particularly when located in a nationally recognized district, we are unaware of any studies that specifically address age-related issues in the context of historic preservation. In this paper, we investigate the impact of age on price in a designated historic district, with the specific purpose of evaluating the critical point where age begins to positively impact property value. We also explore effective age, using it to assess the impact of investment on inter-district price differentials and to estimate investment opportunities within the local market. Two features that distinguish this data from that of other studies are the age of the properties, which ranges from 67 to

Exhibit 8 Regression Equations using Q in the National Historic Landmark District Sub-sample

Variables	Linear	Semi-log	Box-Cox
Constant	104,318.35 (2.81)***	11.39 (49.89)***	281,629.45 (10.21)***
YEARS_SALE	-15,592.03 (-11.98)***	-0.12 (-14.88)***	-14,017.96 (-14.52)***
CONDO	-65,867.41 (-6.57)***	-0.49 (-7.89)***	-59,984.81 (-8.06)***
DUP	-17,687.17 (-1.56)	-0.14 (-1.96)*	-16,310.51 (-1.93)*
BEDS	868.97 (0.19)	-0.03 (-1.18)	-2,068.67 (-0.61)
FULL_BATHS	70,337.40 (12.58)***	0.33 (9.55)***	47,864.14 (11.54)***
HALF_BATHS	37,727.24 (5.69)***	0.17 (4.29)***	24,806.30 (5.04)***
AVG_FAIR	-53,790.13 (-5.75)***	-0.51 (-8.94)***	-57,005.87 (-8.21)***
NO_DIPLOMA	-2,270.16 (-5.72)***	-0.01 (-4.52)***	-1,577.88 (-5.35)***
ACTUAL_AGE 119+	19,736.21 (2.59)***	0.05 (1.17)	1,0991.27 (1.94)*
Q	915.08 (2.26)**	0.01 (4.30)***	1,013.22 (3.37)***

Notes: The dependent variables are: SP (adj. R² = .6733), Ln_SP (adj. R² = .6604), and (SP⁴ - 1)/.4 (adj. R² = .6951). t-ratios are in parentheses. VIF ranges from 1.051 to 2.423.

*Significant at the 90% level of confidence.

**Significant at the 95% level of confidence.

***Significant at the 99% level of confidence.

216 years, and the quality of the historic designation. The data are primarily sourced from the National Historic Landmark District in Savannah, Georgia, which houses about 1,100 properties listed on the National Register of Historic Places and is the largest such district in the United States. About 20% of the observations are residential properties located in the adjacent Victorian Historic District, the first “suburb” of the NHL, which was developed in the 1880s.

The results empirically verify our original hypothesis: there is a point where age positively affects value and that point is 119 years in our sample. Buyers are willing to pay a premium for right to claim ownership of the oldest or one of the oldest homes in an area where age and history are revered, the “antique effect.” We were unable, however, to find any additional breakpoints within the sub-group of properties that were encumbered by the effect. Nor

were we able to link any important historic events with the premium, with the exception of the 119-year breakpoint, which coincides roughly with the end of the post-Civil War reconstruction era.

While findings support the premise that designation plays a significant role in the valuation of historic properties, we show that the value associated with it is at least partially a function of investment differentials between the districts. This is illustrated by evaluating the sub-sample differences in effective age and Q, which show that properties in the sub-market where the greatest investment has taken place sell at a premium, and that the district with less prior investment has greater potential for future profits. Further research could investigate the use of Q as a depreciation correction mechanism in situations where price is less than replacement cost and actual construction costs are available.

Exhibit 9 Regression Equations using Q in the Victorian Historic District Sub-sample

Variables	Linear	Semi-log	Box-Cox
Constant	64,600.27 (1.92)*	10.99 (25.91)***	228,714.82 (6.10)***
YEARS_SALE	-13,848.74 (-8.08)***	-0.18 (-8.15)***	-16,327.08 (-8.56)***
DUP	-11,004.39 (-1.33)	-0.04 (-0.35)	-6,749.99 (-0.73)
BEDS	-9,031.44 (-1.90)*	-0.12 (-1.96)*	-10,316.38 (-1.95)*
FULL_BATHS	49,672.33 (5.40)***	0.40 (3.41)***	45,147.44 (4.41)***
HALF_BATHS	21,117.36 (1.91)*	0.06 (0.46)	15,118.03 (1.23)
AVG_FAIR	-39,636.45 (-4.36)***	-0.51 (-4.46)***	-47,232.31 (-4.66)***
NO_DIPLOMA	-1,221.60 (-2.01)*	-0.02 (-2.19)**	-1,519.17 (-2.25)**
ACTUAL_AGE 119+	15,722.81 (0.57)	0.33 (0.95)	29,281.38 (0.95)
Q	949.03 (3.86)***	0.01 (4.83)***	1,279.47 (4.68)***

Notes: There are no condominiums in the VHD data. The dependent variables are: SP (adj. $R^2 = .4762$), $\ln_SP$ (adj. $R^2 = .4522$), and $(SP^4 - 1)/.4$ (adj. $R^2 = .4857$). t-ratios are in parentheses. VIF ranges from 1.018 to 1.935.

*Significant at the 90% level of confidence.

**Significant at the 95% level of confidence.

***Significant at the 99% level of confidence.

Exhibit 10 Relationship between Effective Age and Q

	Mean Effective Age	Min. Effective Age	Max. Effective Age	Mean Q (%)	Impact of Q on Price
Full Sample	16.48	0	103	84.00	1.10%
NHLD Sub-sample	15.47	0	50	85.15	0.88%
VHD Sub-sample	19.16	0	103	79.40	1.47%

Our research helps confirm the efficacy of the *effective year built* variable as estimated by the local assessor. This finding is important to the valuation community because of its applicability to assessment and valuation techniques, and we strongly recommend prioritizing the collection of such information. We show that by using it to calculate effective age and subsequently the value to replacement cost ratio (Q), future renovation opportunities within the historic property market can be estimated. In Savannah, the prospects for investment in the renovation of existing properties appear to be declining as value and cost converge. The relatively high mean value for Q (0.84) is further indication that this is so, which is not a surprising finding given that the rapid increase in

the number of building permits issued by the city between 2002 and 2004 began to level off in 2005.

Endnotes

1. Numerous studies on a variety of valuation topics use age as an independent variable that carries the expected negative sign. In the context of historic property valuation, however, age results are often mixed, as shown by Leichenko, Coulson, and Listokin (2001) in a study of historic properties in nine Texas cities. In three of the cities, actual age showed a significant positive effect on value, and in five of the cities the results were not significantly different from zero. The only negative and significant value was found in Dallas, which consequently was the only city with a depreciation control variable.
2. By its very nature a historic district designation can serve as a de facto proxy for increased age since designated properties are typically older than non-designated properties. This may indicate potential collinearity issues between the district and age variables, particularly when compared to non-historic properties. Additional research comparing historic and non-historic properties is recommended.

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Kimberly Winson-Geideman, PhD, is an assistant professor of real estate in the College of Business at the University of North Texas where she teaches real estate finance and principles at the undergraduate and graduate levels. She holds an MS and PhD in urban affairs from Cleveland State University, with concentrations in organizational leadership and planning and development. Geideman's research interests include residential property valuation, historic preservation, mortgages, and textual data analysis. She has published in several journals on a range of topics including the impact of contamination on value, brownfield policy, historic preservation easements, and subprime mortgages. **Contact:** geideman@unt.edu

Dawn Jourdan, PhD, JD, is an assistant professor at the University of Florida, holding a joint appointment between the Department of Urban and Regional Planning and the College of Law at the University of Florida. Her teaching and research interests converge on the ways federal, state, and local regulatory schemes influence the development of cities and those living in them, with a special interest in housing, historic preservation, and disenfranchised populations. Jourdan holds a BS in urban affairs from Bradley University, a joint degree in Urban Planning and Law from the University of Kansas, and a PhD in Urban Planning from Florida State University. Jourdan is the university representative to the Florida Chapter of the American Planning Association. **Contact:** dawnjourdan@ufl.edu

Shan Gao, PhD, currently works for Community Sustainability Division at the City of Houston Planning and Development Department. Her research examines strategies for implementing sustainability principles into affordable housing and community development programs in Houston. Gao's planning practices focus on sustainable community issues, especially in the areas of housing, economic development, and public and private partnerships. **Contact:** shan.gao09@yahoo.com

Web Connections

Internet resources suggested by the Y. T. and Louise Lee Lum Library

Advisory Council on Historic Preservation

<http://www.achp.gov/>

Historic Building Inspectors Association

<http://inspecthistoric.org/>

Internal Revenue Service Regulations on Conservation and Historic Easements

<http://www.landtrustalliance.org/policy/documents/treasury-regs-on-ce.pdf>

Land Trust Alliance: Guides for Historic Value

<http://conservationtools.org/search?q=historic+value&datatype=all>

National Park Service—Historic Preservation Tax Incentives

<http://www.nps.gov/history/hps/tps/tax/>

National Park Service—The Secretary of the Interior's Standards for the Treatment of Historic Properties

<http://www.nps.gov/history/hps/tps/standguide/>

National Park Service—National Register of Historic Places Program

<http://www.nps.gov/nr/about.htm>

OldHouses.com—Historic Preservation Organizations Directory (includes national and state organizations)

<http://www.oldhouses.com/old-house-preservation-organizations.htm>

PreservationDirectory.com

<http://www.preservationdirectory.com/HistoricalPreservation/Home.aspx>

Preservation Easement Trust

<http://www.preservationeasement.org/home/>

Trust for Architectural Easements

<http://www.architecturaltrust.org/>

US General Services Administration—National Register of Historic Places

<http://www.gsa.gov/portal/content/105008>

Please Support the Munjoy Hill Historic District

Alexander Jaegerman <alecjaegerman@gmail.com>

Nov 16, 2020 4:41 PM

Posted in group: **Planning Board**

Dear Portland City Councilors:

My name is Alex Jaegerman, and I reside (for the last 20 years) at 398 Spring Street in Portland, which is in the Western Prom Historic District. I also own my previous residence, a two-family home at 19 & 21 Morning Street, which is in the proposed Munjoy Hill historic district. My family moved to Morning Street in 1982 and lived there until 2000. We rehabilitated the building, stripped off the old asphalt shingle siding and refurbished the original clapboards where possible. We lived in and fixed up the downstairs apartment, then moved upstairs and lived in and fixed up the upstairs apartment. A lot of sweat equity went into that building.

We highly value the historic character of the Morning Street house and have done everything we can to repair, restore or replace in kind its original features. Likewise on Spring Street we have repaired, restored, and in this case added onto the historic brick house. We adhered to the review requirements of the historic district voluntarily on Morning Street and quite willingly on Spring Street.

Owning a historic property is both a privilege and an obligation to do right by the building while it is in our hands. The proposed Munjoy Hill Historic District will establish a common set of standards for all historic building owners to be good stewards of their property. The standards allow change to happen, including contemporary additions and lifestyle and energy efficiency upgrades. It is not onerous to the owners unless their intent is not to preserve and protect the historic character of the property.

We have found that the historic review has not added significant cost to our projects, but that is in part because we fully intend to match the quality of materials and workmanship of the original. I'm sure some projects could be done more cheaply, but often at the expense of devaluing the character of the property and those around it. The Historic District will create a level playing field on which all properties will be subject to the review standards to protect the entire neighborhood from erosion of its historic character.

Historic preservation will conserve our existing building stock, and the unique identity of Munjoy Hill, itself a diverse and vital neighborhood. It is exciting to experience growth and change in Portland and on Munjoy Hill. While the City grows, we want it to remain recognizable and retain its authenticity as a scrappy, fun, working City, and to house all dimensions of its citizenry. Historic preservation will complement other policies to ensure the Hill retains a diverse mix of homes and of people who live here.

Please vote to support the Munjoy Hill Historic District.

Alex Jaegerman

Please protect Munjoy Hill and vote for the Historic District

Justine Denny <pashun4peace@gmail.com>

Nov 16, 2020 3:42 PM

Posted in group: **Planning Board**

Dear City of Portland Planning Board, Historic Preservation Program Manager and City of Portland City Council Members, Portland City Manager as well as any and all other City of Portland staff involved in making this extremely important decision that will have a lasting impact long beyond our lifetimes,

I wholeheartedly and from my heart support the proposed Munjoy Hill Historic District intact.

When I first moved to Portland in 2009 I lived at 81 Vesper St for 5 years and I'm currently a resident at 56 North St, Apt 203 where I've lived the last 5 years, since March of 2015.

I have attended and spoken out on behalf of the proposed Munjoy Hill Historic District at a previous meeting held at City Hall and plan on attending this evening as well. I have also emailed you previously in support of this proposed Munjoy Hill Historic District.

Since I've lived on the Hill I have watched as the inherent beauty and integrity of the neighborhood eroded right before my eyes just as sure as day follows night. One by one houses have been unnecessarily torn down and replaced by boxy substitutes with no inherent historic character or aesthetic value.

One by one, many of my friends in the neighborhood were either evicted when the building they lived in was turned into condos and sold to out of state developers or buyers or they couldn't afford the rent anymore and had to move.

When I say I'm in favor of the Historic District what I mean is that I'm in favor of retaining the socio-economic diversity and the integrity of the *people* who call the Hill home and call one another neighbors--as well as preserving and maintaining the beautiful and historic structures that represent the irreplaceable history of Munjoy Hill, an entirely unique neighborhood of Portland, Maine, the likes of which does not exist anywhere else on the planet.

I wholeheartedly agree with and share with you this excerpt from an article in the Intelligencer written by Justin Davidson and published on January 29, 2016:

"Tearing down fine old buildings doesn't always, or even often, lead to greater equity or civic virtue. But it *always* leads to the obliteration of memory. Sacrificing gracious old residential districts to the unfeeling predations of the market is an act of willful amnesia.

...Historic districts — like museums, libraries, archives, and any institution that nourishes collective memory — represent precisely the opposite point of view. History can't always defend itself against momentary desires or the indifferent marketplace. That's why we need to protect it with laws and a culture of respect. We will always have to keep debating where the proper boundaries lie between preservation and change, between cultivating the past and living in the

present. But abandoning historic districts to the whims of buyers, sellers, and developers would be a form of cultural vandalism we would quickly come to regret."

I urge you--this is your unique and precious once-in-a-lifetime opportunity to speak up on behalf of and vote in favor of the Munjoy Hill Historic District before anymore homes and residents are lost forever.

Thank you for listening.

Sincerely,
Justine Denny
56 North St, Apt 203
Portland, ME 04101

to Belinda Ray, Spencer Thibodeau, nmm@portlandmaine.gov, Pious Ali, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, tchong@portlandmaine.gov, Kate Snyder, jduson@portlandmaine.gov, planningboard@portlandmaine.gov, planning@portlandmaine.gov, cdg, Deb Andrews

Yesterday's Press Herald piece (authored by former Maine DHHS Commissioner Mike Petit and Pamela Day) accurately summarizes the feelings of many with regards to the City Council's Monday (11/16) decision to further delay the long overdue Munjoy Hill Historic District vote, seemingly in order to placate the hopes of a couple councilor members that a new council will render a different decision. It may, and that would be a tragedy (for the City), because an overwhelming majority of residents -- the people who live on Munjoy Hill -- want a portion preserved as a historic district. Greater Portland Landmarks supports it, Portland's Planning Board approved it, and more than 80% of the residents on record support a historic district (the 50-50 split mentioned by one member at Monday's meeting is not true or occurring under the cloak of darkness).

The integrity of our Munjoy Hill neighborhoods and communities is at risk. The historic district is not about views and sight lines (i.e., those are moot to me, as mine are already gone as a result of a demolition/construction project). Rather, it's about preserving the historic integrity of a portion (less than 1/3 of Munjoy Hill) of our neighborhoods that remain. It is about preserving our middle class community on Munjoy Hill (those middle class homes the Council stated on record that Portland has a shortage), before they are all gobbled up/demolished/enlarged for wealthy seasonal luxury accommodations. In a recent meeting to which I listened, a Councilor commented that the City of Charleston has a historic district, as if that was a bad thing. People (including myself) frequently go to Charleston BECAUSE it wisely preserved its historic integrity with historic districts, while also expanding the footprint of the City in less historic areas. Charleston's historic district is what makes it special. Without a historic district, Portland's long-time middle class neighborhoods and communities on Munjoy Hill will be lost (and replaced with seasonal neighbors with high-rise luxury accommodations). I hope the Council reconsiders its decision to delay the vote until it can find a new council with the "right" combination.

☐



VOICE OF THE PEOPLE

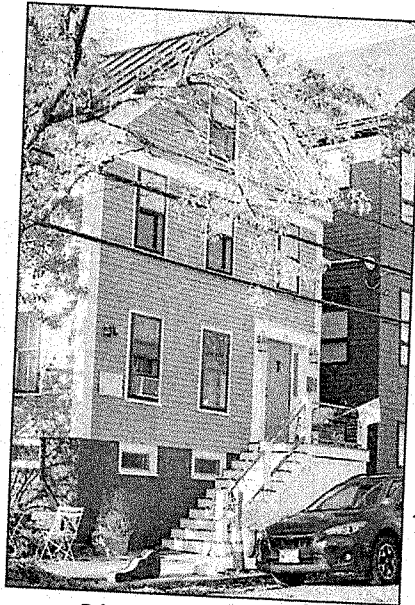
Hill delay unfair to

Shame on the City Council. After a year since seeking designation of much of Munjoy Hill as a historic district – critical if the reckless development of this neighborhood is ever to be checked – the Portland City Council on Monday collapsed in the wake of influence by developers, laughing as councilors voted to postpone a decision on a matter important to their constituents until at least February, and perhaps much longer.

Munjoy Hill has become a piggy bank for developers, and if they're not restrained this still-wonderful neighborhood will be sacrificed to expensive high-rise condos. The reason given for the postponement was there was not enough information. Ridiculous. The council received sign-offs, analysis and advice on a request made a year ago. The real reason? Fear by developers, and their council allies, that this current council, correctly, was likely to grant the designation, and that a brand-new council was not.

There currently are 11 other historic districts in Portland. Munjoy Hill should be allowed the same protection from those seeking a quick dollar. The council should reverse its vote at its next meeting.

Michael Petit and Pamela Day
Portland



Brianna Soukup/Staff Photographer

This property is one of a handful that would receive individual landmark status if Munjoy Hill is designated a historic district. Portland city councilors' decision to put off a vote on the proposal denies the neighborhood protection from exploitation, say the co-signers of a letter to the editor.

Recounting, certifying votes ensures accuracy

One of the hats that I have worn in my 90 years of life is election warden for the town,

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Eric Wefald <ericbwefald@gmail.com>

Jan 4, 2021, 8:39:47 AM (yesterday)



to planning@portlandmaine.gov

Dear Planning Board Members,

I am a resident of the Parkside neighborhood, and I have been closely following Preble Street's efforts to build their new wellness shelter in Bayside. To my understanding, the application for conditional use has been in front of the planning board since September of 2020.

Preble Street estimated back in October there were close to 40 people who were unable to access city owned and other shelters. We are in the middle of winter now, in the worst pandemic in certainly all of our lifetimes. I don't understand why this isn't something that could've been approved months ago, and I'd like to understand why there has been such a delay. You may give the answer that these things take time, you may try to talk about some bureaucratic hurdle or how you needed to get public comment from residents of Bayside before moving forward.

To speak frankly, this application is not something that can be delayed any longer. Simply put, people will die and people have died when the City of Portland has been unwilling or unable to provide shelter for people. We live in a state with below freezing temperatures during the night in winter.

Can you please help me to understand why this application has taken months to be approved? I think the residents of Portland, Preble Street, and especially the people unsheltered in Portland deserve a straightforward answer from you all.

Warmly,
Eric

Edwin Chester <chester@chesterandvestal.com>

11:08 AM (3 hours ago)



to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, Belinda Ray, Planning Board, Planning and Urban Development, DGA@portlandmaine.gov

Hello Councilors Fornier, Zarro and Dion,

As you were not yet on the Council when I sent this email of support for a historic district designation for Munjoy Hill on November 12, 2020, I am forwarding it to you for your consideration.

I continue to believe that designation of a historic district is an important tool for managing change on Munjoy Hill, and has proven its worth on the rest of the peninsula over the last 30 years.

Regards,

Ned Chester

Mayor Snyder and members of the Portland City Council:

I write in support of the designation of Munjoy Hill neighborhood as an historic district as proposed by the Historic Preservation Board, the Planning Department, and the City Staff. It will serve our neighborhood in a number of significant ways.

An historic district would preserve the architecture of an era 100-175 years ago when the greater part of Munjoy Hill was developed as housing for waves of immigrant workers in need of basic housing and access to the City and its waterfront. There are still streets on Munjoy Hill which are basically intact; you can walk down those streets and, except perhaps for the automobiles, get a sense of what our neighborhood was like those many years ago. That is a phenomenon to be treasured by the current residents of our neighborhood and the other neighborhoods in the City, and the thousands of visitors who come to Portland to feel that sense of history and culture. The City staff and the Historic Preservation Board – the experts- have agreed that this neighborhood is worthy of designation.

Please do not be distracted by the suggestions that an historic district would limit the development of low-income and affordable housing. That is not supported by the research done on those effects in historic districts, and it flies in the face of what we know about the housing market on Munjoy Hill.

- Recent data indicates that in Portland, no less than 42% of all of the affordable units created in the past 6 years have been created in historic districts. Current rents in the West End, which has an historic district are not as high as in some places that do not have an historic district designation.
- The historic district does not cover the entire neighborhood; there will be plenty of property available on Munjoy Hill to any low-income or affordable housing projects if a developer shows any interest and doesn't want to build in an historic district.
- The people who are most concerned about the historic district – the developers – have had an opportunity to develop or support low-income or affordable housing for years now. They are exactly the ones who have access to capital and the skills to develop housing. They have built nothing but housing for very wealthy buyers. They have made **no** attempt to develop or even propose or support housing for low income families and it is disingenuous for them to raise that issue at this point.
- In fact, the major barrier to maintaining what low-income and affordable housing is available on Munjoy Hill is the type of projects that the developers have been creating. When they tear down a house which is already providing low-income and affordable housing and replace it with luxury condominiums, they are actually **removing** that affordable housing from the market. The increase in value of the property they develop from a few hundred thousand to millions of dollars creates pressure on the neighboring properties, whose valuation and taxes increase without any action on the neighbors' part and makes it less viable for the neighbors to be able to provide reasonably priced housing for families.

The historic district designation will limit the option to tear down perfectly serviceable housing and make it more difficult for the developers to continue their efforts to reshape the neighborhood. It will allow current residents to stay in their homes. Units that do get built will have to be of like kind and character which will protect our heritage. All of these goals are critical to the health and diversity of our neighborhood.

I urge you to support the designation.

Ned Chester
7 Fore Street
Portland, ME

to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, bsr@portlandmaine.gov, planningboard@portlandmaine.gov, planning@portlandmaine.gov, Deb Andrews, Tom Wolf

Dear Ms. Fournier, Mr. Zarro, and Mr. Dion,

I would like to welcome you as new City Councilors and ask you to consider the following points in favor of the Munjoy Hill Historic District. I sent a similar email to the former City Councilors prior to the most recent City Council meeting during which the the historic district designation was meant to be decided.

My husband, Tom, and I have been living with our family on Munjoy Hill since May in a historic home divided into two apartments. We'd like to take a few moments to outline our support for the historic district designation on Munjoy Hill that is up for debate within the City Council. Many of these points have been made again and again but we are passionate about saving this beautiful hill in Portland and would like to lend our voices to the chorus of preservation.

- Affordability - A note that has come up frequently in this conversation since I became engaged in it in May is that historic districts decrease affordability. This is a mind boggling argument given that the majority, if not all, the new structures built on Munjoy Hill in recent years have been luxury condos and single family homes. The [multi-unit apartment building](#) across from us recently sold. Prior to the transaction, the listing recommended demolition because the current residents are paying rent below market. Actually, you may be interested to see the exact quote from the [Zillow listing](#):

"Quality built at the turn of the century and very well maintained, this 7 unit is an income producer poised to throw off much more income (current rents are well below market) or be re-imagined."

What is unfathomable is how these blatant money grabs by developers have been disregarded in the conversation. Isn't it remarkable that the individuals saying that historic preservation is inherently racist are nearly all white men who have made or make money from real estate development? Most of the diverse Munjoy Hill residents oppose the kind of luxury developments and luxury single family homes that have been built on Munjoy Hill over the past few years and would prefer to keep their neighbors. They **would** support thoughtful and strategic new affordable housing. It is well understood and well studied that historic designation can promote affordable housing by maintaining the current affordable housing while supporting infill in empty lots of new housing. This is not a conflict of the elitist (those in favor of preservation) vs. the middle-class (those in favor of development). Rather, this is a conflict of the middle-class in favor of preservation vs. the Portland area developers. Without historic district designation and/or extremely strict development rules, the housing stock on Munjoy Hill will most certainly convert to luxury condos and modern single family mansions.

- Character - Supporting the historic Munjoy Hill would maintain its historic character. As a temporary resident of Munjoy while we live with our family for the year, I'm struck by the beauty of the Hill and the value these historic homes bring to the city. Walking down the cobblestone streets and looking from the Observatory and out to the water, you can imagine yourself in the Portland of 1875. It is only until you walk in front of a cheaply built, glass-fronted luxury condo that you find yourself snapped out of the moment. Our up-the-hill neighbor, Carle Henry, may say that the buildings that have been demolished "[were falling down on their own](#)" but we find that statement to be insulting and unimaginative. Behind the layers of vinyl siding and asbestos tile are original clapboard siding, hand-carved corbels, and stone foundations unseen in new construction today. Behind the storm windows are thick baseboard moulding from old growth Maine forests that, even if they could be reproduced, would cost tens of thousands of dollars to do so. The newel posts in these homes and apartment buildings that are, according to Mr. Henry, "falling down on their own", were hand-turned by artisans who do not exist in today's economy. These houses and apartment buildings are treasured artifacts and should be treated as such.

We urge you to preserve the charm of Portland by supporting historic preservation. A city can always build new but what is lost is impossible to bring back. Portland can never replicate the artistry of the homes built on Munjoy Hill 150 years ago. If you have never spent time typing addresses on Munjoy Hill into the [MaineMemory.Net](#) database, I recommend you do so before declaring this neighborhood unworthy of preservation. The history captured in these photos is truly a remarkable asset to the city of Portland. To see those same homes standing 100 years later is a gift in and of itself.

- Sustainability - The materials used to build homes 150 years ago were meant to last for lifetimes, and they have. The builders of that time used sustainable resources that were meant to be patched and maintained for centuries. We have watched while the nextdoor neighbors have restored their 1850s residence. The construction crew revealed to us that between the clapboard siding and framing were strips of newspaper from over 130 years ago. This building has withstood more Maine winters than even the toughest Mainer!

The unfortunate reality of today is that cost preempts quality in many small and large scale developments. The large luxury condo on the corner of Waterville and Fore that replaced a well-maintained historic home is only a few years old and already has pieces of the facade falling off around the foundation. Most of the large condos built today use manufactured materials that are not meant to last 30 years, much less 150 years. The carbon impact of building a structure from scratch using raw materials is significantly higher than refurbishing an existing structure, no matter how worn the building may appear. There's a scientific procedure associated with this analysis called life cycle analysis (LCA). In sustainable development, the results of an LCA are included in the selection of materials and decision to tear down an existing building. In forty years, the City Council of Portland will be debating how to tear down these massive but cheaply built former luxury condos whereas the original Munjoy Hill homes will be going on their seventh generation. The carbon impact of these poorly built luxury structures will plague Portland's efforts to reduce greenhouse gas emissions for decades to come.

Every generation is tasked with what legacy we want to leave to the next generation. Let this generation of Portlanders leave future Portlanders the gift of living history, the gift of affordable and dense housing, and the gift of a beautiful city. All these things are possible with the designation of the Munjoy Hill Historic District.

Warmest regards,
Jenna and Tom Wolf

10:30 AM (3 hours ago)



Julius Ciembroniewicz <jciem@gmail.com>

to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, Belinda Ray,
planningboard@portlandmaine.gov, planning@portlandmaine.gov, dga@portlandmaine.gov

Councilors Fournier, Zarro and Dion:

My name is Julius Ciembroniewicz and I live in a 100-year old building at 55 Morning Street.

I am writing with regards to the Munjoy Hill Historic District.

I strongly support the Munjoy Hill Historic District, which has already been approved by the Planning Board. The majority Portland residents support the historic district.

There is a voluminous public record evidencing support for this historic district. However, appreciating that as new Councilors that you may not have yet had an opportunity to review it, I am respectfully writing.

Bottom line: the middle class is being pushed out of Munjoy Hill. High end seasonal luxury condos and high rise luxury personal residences are rapidly replacing affordable middle class housing. If the current trend continues, on Munjoy Hill, there will be: less affordable housing, less middle class, less diversity, and less community.

Residential developers/architects -- the only people who oppose the district for their own personal financial gain -- want you to think that a historic district creates elitism. That is fake news.

Rather, a Munjoy Hill historic district protects the middle class and preserves affordable housing and diversity in our neighborhoods. You've seen the #s from Portland's West End --- rents are less in a historic district; there is more affordable housing and more diversity.

If the City allows status quo development to continue on Munjoy Hill, the historic integrity of Munjoy Hill will be gone, forever. Even worse, Munjoy Hill will become void of socio-economic diversity. The people in our communities, by a vast majority, want to preserve our middle class.

For these reasons, I respectfully urge you tonight to vote in support of the Munjoy Hill Historic District.

Respectfully,

Julius Ciembroniewicz

55 Morning Street, Unit 4-2

Portland, Maine 04101



Candice Lee <cthortonlee@gmail.com>

8:54 AM (2 hours ago)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district. Thank you. PS I am a long standing Board member of Greater Portland Landmarks who has worked tirelessly to achieve this Historic District on Munjoy Hill. It has been 57 years since the founding of GPL and it has been a guiding hand toward making Portland the city it is today in its historic nature and livability. Please do your utmost to making this district a reality. Thank you so much. Candice Thornton Lee

Munjoy Hill HD: 15 Reasons to Vote No

Carle Henry <cdhenry3@yahoo.com>

Wed, Jan 6, 2021 at 8:28 PM

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

Cc: Jmy <jmy@portlandmaine.gov>

Good Evening Councilors & Happy New Year,

In anticipation of Monday's Council Workshop, I will submit 3 emails with a list of approx 15 different reasons per email why you should all vote against the proposed Hill District. Where cites/sources are available, they are listed for your reference.

Thank you for your consideration and please vote 'no'.

Carle Henry

Here's what we know & why each of you should vote NO

1. We know an independent, statistically significant, blind survey was completed and that the majority of Hill residents **voted against the district**. (*cite: July 2019. Results have been submitted previously and are avail upon request*)
2. We know the proposed district is **not Contiguous**, despite this early requirement from the City. On Munjoy Street, there are 2 non-contributing homes directly across the street from each other that 'break' the district. More are on the way now that people can pay attorneys have to themselves removed due to lack of notice. (*Cite: Sheridan Street removal of potential Landmark home.*)
3. We know Historic **Designation makes demolition of buildings easier** than under the Munjoy Hill Conservation Overlay District. Non-contributing homes can be knocked down as a matter of right. There are dozens in the proposed district that will lose all protections that are in place today. (*Cite: Deb Andrews*)
4. We know that a district does not control zoning so **size and height of a building will not be affected by a District**. The Historic District will NOT impact the size or height of a building built. That is a zoning matter despite what proponents want people to believe. (*Cite: Deb Andrews*)
5. We know over **85% of the Hill buildings evaluated by the City were deemed 'Contributing'**, which means that historically significant features still exist. If we were in risk of losing the 'fabric of the hill', wouldn't the results show that most features are gone and that most buildings are non-contributing? (*cite: City Inventory Report*)
6. We know at the 2019 District 1 Annual meeting, the **council woman promised DATA** on the impact to home owners, renters, values, non whites and we know she has provided nothing to her constituents: At her recent 2020 December Annual Meeting, no data was presented. (*cite: the District 1 December Annual Meetings 2019 & 2020*)
 - a. Instead as reasoning for her support, she cited that 'some landlords tell me they will not raise rents.' This is not data.
7. We know supporters see stopping a 6 units rehab on Saint Lawrence last year as a victory. In reality, proponents are **unwittingly creating gentrification**. The owners of the Saint Lawrence building spent \$2M on the property and created only 2 units, making living for the middle to low-income people out of range.
8. We know the cited 'tax incentives' have never been used on Munjoy Hill in the past 12 years. In fact, we know only 30+ buildings qualified in 12 years City Wide. We know these incentives would only apply to a very small number of owners. We know **promoting tax incentives as a benefit is misleading** when you understand

the housing stock on the hill and the requirements to receive the tax benefits. *(cite: State of Maine Historic Preservation Office. Report was submitted earlier and is avail upon request.)*

9. We know the City has a Housing Crisis and that **development has nearly stopped on the Hill since the Munjoy Hill Conservation Overlay District** went into place
(Less than .5% of buildings have been knocked down since the MHCOD) *(cite: City Permit department)*

10. We know that Affordable Housing can be built in Districts. We also know Affordable Housing companies in Portland state that, if this passes, it **“shuts the door” on any further development on the hill for affordable housing** *(cite: 4 of the leading Affordable Housing companies in town)*

11. We know that housing has been developed in Historic Districts over the years. Greater Portland Landmarks cites over 400 (or equals 13 buildings a year over 30 years.) We know that’s not a lot of units, especially in a Housing Crisis. *(Cite: GPL newsletter in Nov 2020)*

12. In contradiction to #11 above, the City has stated that over 300 buildings have been built in Historic Districts in the past 30 years (not over 400 as GPL states.) We aren’t sure what type of housing because staff stated it was Affordable Housing in a 2020 memo to Planning. The **error was recognized after the Planning Board voted and recanted by staff** in a memo to a private citizen later in 2020 *(cite: Deb Andrews)*

13. We know the **Green New Deal passed which will only increase the cost of renovations** and building in addition to the Historic district expenses.

14. We know the **City never evaluated the Munjoy Hill Conservation Overlay District** and that many advocates for and opponents against the District are very unhappy with the Overlay District. We know it is irresponsible to layer more regulation on homeowners before previous regulations have been evaluated.

15. We know the **Planning Board wanted to address the Munjoy Hill Conservation Overlay and this proposal together** but could not due to pressure from Staff *(cite: the Planning Board presentation at the last workshop)*

Thank you again.

Jan 11 Council Meeting re HD on Munjoy Hill

Carle Henry <cdhenry3@yahoo.com>

Thu, Jan 7, 2021 at 9:24 AM

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

Cc: Jmy <jmy@portlandmaine.gov>

Hello Councilors,

Here is the 2nd in a series of 3 emails that outlines reasons why you should all vote against the proposed Historic District on Munjoy Hill.

Where cites/sources are available, they are listed for your reference. If any back up details or materials are requested, I'll be happy to provide.

Thank you for your consideration and please vote 'no'.

Carle Henry

Here's what we know & why each of you should vote NO - Part 2

1. We know that our City's definition of Historic Preservation is not focused on celebrating History. **The Indigenous, African Americans, the Armenians, the Italians and the Irish are not recognized in this plan.** Portland's Preservation is focused on building facades from certain periods of developments (those built by more affluent white people who created the Portland Company train station.) (Cite: Deb Andrews)
2. We know **only 1 African American has ever spoken at the workshops and the various other meetings.** Her sentiment was to vote against this proposal. (Cite: Feb 2020 Planning Board meeting)
3. We know our City's Master Plan for 2030 talks about the importance of Equity in Portland. We know converting ½ of Munjoy Hill into a **Historic District does not promote Equity.**
4. We know Portland has had Historic Districts for 30 years and have produced **ZERO data on the impact on Renters, African Americans, Home Values, Impact on Home Owners**, etc. (cite: Deb Andrews at last Council workshop)
5. We know that studies around the country show that **Home Values go up, Rents increase and Districts become more expensive to move into**, which has a greater adverse effect on people of color & all low-to-moderate income earners (cite: Extracts from the Literature on the Effects of Historic Preservation on Property Values)
6. We know **Historic Preservation, as defined in Portland**, is a **source of systemic bias and racism**. (cite: <https://twistedpreservation.com/2020/06/02/systemic-racism-of-preservation/>)
7. We know the **African American population of Portland is approx. 8.5% and most are not living in Historic Districts.** We know that advocates have publicly stated on multiple times to build off peninsula and bus low income people in for work (cite: Census data & workshop Public comments)
8. We know the City has a **committee on identifying systemically racist policies** that result in inequity in this City. We know some of their members oppose this District but are silent because this topic is not on the Committee's agenda.
9. We know **BLACK Power read a statement at their rally in October opposing the Proliferation of Historic Districts in Portland** & committed to posting in their social media platforms to gain support against the 12th district (cite: BlackPower presentation in Deering Oaks Park Oct 2020)

10. We know the **City did not give proper notice of the plans for a Historic District to over 49 households on the Hill** from the period of May 2019 (if not sooner, the City does not know) until Jan 2020 when this issue was brought to their attention by a resident .

11. We know **residents are fighting to have their properties removed** from the District due to lack of notice which will only cause more holes in the gerrymandered (non) 'contiguous' district.

12. We know some more **affluent residents have already come forward, paid for attorneys and have been removed from designation due to a lack of notice**. We know a fund is being started to help others who are less affluent to get themselves removed because, we know, low-to-middle income people cannot afford the expensive legal services.

13. We know the **Historic Preservation Board, in violation of their own eligibility requirements, has a non-resident on their Board** who pushed the passage of the Munjoy Hill Historic District. As a result, the HPB's work product is tainted and should be thrown out. (*cite: Cape Elizabeth voting records and HPB BOD website eligibility requirements*)

14. We know the City has covered up the HPB Board issue by 1) dismissing the claim in the fall of 2019 without proper research and 2) **referring the claim to Planning from Corporation Counsel since the spring of last year** with no formal inquiry or action since. It has sat in Planning with no formal response for nearly a year.

15. We know this is not a popularity contest so **don't be fooled by the "80% of those in attendance want HD" comment**. Retirees attend meetings. Working people do not. Most, despite efforts, have no idea this is happening. Walk down the street and ask. (*cite: Deb Andrews at an East End School Public session stated this is not a popularity contest.*)

Carol Connor <balsamique@live.com>

1:04 PM (1 hour ago)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years and will support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Included below is the letter I sent to the new council members to fill in some of the history on the discourse related to this proposal.

Dear Councilors Zarro, Fournier and Dion,

Congratulations on becoming a new member of the Portland City Council. You'll soon be voting on a very important proposal that has been many years in the making, and one that is crucial to thoughtful and strategic growth of our city. The following is a letter I sent to the Mayor, Council and Planning Board on November 9, 2020, and outlines my support for the Historic District.

As a Munjoy Hill resident and homeowner on Portland's East End, I am committed to the establishment of The Munjoy Hill Historic District. I am also in favour of including individual buildings outside the designated district. Such buildings deemed appropriate as local landmarks are part of the history and fabric of the hill. As a supporter of preservation, I have requested that my home at 12 Montreal Street be granted landmark status. Built in 1855, it is one of the earliest working class homes on this part of the hill.

I appreciate the scrutiny that you must impose on the viability of this proposal, and understand it is a big step for the city, however I am heartened by the support of the planning board in approving this important step toward acceptance.

The Historic Preservation Board has done extensive research and documentation in developing this district, and I applaud their efforts to present a fair and sound proposal.

I've followed the progress of this initiative over the years and have come to realize that the best hope for preserving the unique quality and character of Munjoy Hill is through the protections provided by establishing this district along with the individual landmarks. From the meetings attended, letters sent in and public comments, it is clear that 80% or more of the district's residents support the establishment of the Munjoy Hill Historic District.

My vision for our city is that it thrives by insightful planning, thoughtful development and preservation of the treasures that define its character. Please support the proposal put forth by the Historic Preservation Board and approved by the Planning Board and act to establish the Munjoy Hill Historic District including Individual Landmark Designations.

Respectfully,

Carol M. Connor
12 Montreal St
Portland, ME 04101
balsa...@live.com

Carol Mccracken <ca10cken@aol.com>

8:11 AM (2 hours ago)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

Please do not support the historic district classification for Munjoy Hill. That will only make the Hill a more expensive place in which to live. The Hill is already expensive and this will only add to it. As a life-long renter, I am particularly concerned about our ability to afford to live on the Hill and in Portland generally. Thank you for your consideration of my view.

Carol McCracken

ca10...@aol.com

Deborah Wakefield <djwakefield207@gmail.com>

10:25 AM (10 minutes ago)



to Azarro@portlandmaine.gov, afournier@portlandmaine.gov, bsr@portlandmaine.gov, ksnyder@portlandmaine.gov, mdion@portlandmaine.gov, nmm@portlandmaine.gov, pali@portlandmaine.gov, planningboard@portlandmaine.gov, sthibodeau@portlandmaine.gov, tchong@portlandmaine.gov

resses into the TO: line of your email: ksn...@portlandmaine.gov, pa...@portlandmaine.gov, tch...@portlandmaine.gov, md...@portlandmaine.gov, afou...@portlandmaine.gov, Aza...@portlandmaine.gov, n...@portlandmaine.gov, b...@portlandmaine.gov, sthib...@portlandmaine.gov, planni...@portlandmaine.gov

Mayor Snyder and City Councilors,

We are writing as supporters of all that is Portland, ME, to implore you to support the proposed Munjoy Hill Historic District to keep the uniqueness of this beautiful area of our city and its colorful and compassionate history of diversity and acceptance alive.

The gentrification of greater Portland and the increase in luxury housing is alarming, and not only drives out those whose families have been a part of the area for generations but fosters homogeneity and a disinterested, entitled out-of-state presence that serves not our city or state, but its own interests.

Please vote to support sustainability and affordable housing.

Please vote for the people who live in and work for Portland, for Maine, for diversity, for the preservation of our history and our future.

Please vote to support the district.

We thank you for your time and your consideration.

Deborah Wakefield

Robert Coakley

34 Whitney Avenue, Portland ME 04102

Denise J Martin <denisejenmartin@gmail.com>

8:36 AM (2 hours ago)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

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Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district.

Thank you!

Denise Martin

Diane <dianedombrowski@gmail.com>

8:58 AM (2 hours ago)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

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Please vote to support the district.

Thank you,

Diane Dombrowski
27 Vesper st.
Portland, Maine 04101

Einar and Gunnel <ejuhlin1@maine.rr.com>

10:19 AM (15 minutes ago)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

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Please vote to support the district. Thank you.

G Bahlkow <gbahlkow@gmail.com>
to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov,
afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov,
sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

Mayor Snyder and City Councilors,

Here is a repeat of our comments a few months ago. They are still accurate. We encourage a vote in favor of the Historic District.

- > Mayor Snyder,
- >
- > After purchasing a decrepit home at 42 Lafayette St in 2013 my beloved and I embarked on a still evolving complete renovation. We have experienced the public hearing and permitting process both before and after the HD designation. Our most recent endeavors are adding a third dwelling unit in the attic. Our experiences with Deb Andrews and the Historic Preservation Board have been positive. There is a lot of talent on the Board. They gave us some very productive input which we believe will lead to a better outcome. They have been patient with our glacial speed and sensitive to our pocketbook.
- >
- > Suffice to say we strongly encourage a yes vote for the HD.
- >
- > PS We are very supportive of your performance as Mayor too. Thank you.

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Please vote to support the district. Thank you.

Harold Shwedel <littleharold@me.com>

10:03 AM (30 minutes ago)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

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Please vote to support the district. Thank you.

Stevenson, Ian <cis@bu.edu>

9:03 AM (1 hour ago)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

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Please vote to support the district. Thank you.

C. Ian Stevenson, Ph.D.
Peaks Island Resident



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

I sent my thoughts previously, but am sending them again so that the new council members will have a copy:

Mayor Snyder and Portland City Council Members:

I am writing in support of the proposed Munjoy Hill Historic District. I am a Portland native – born on India Street before it was fashionable to live in what we called “Little Italy” in the 1950’s. I am also a Portland Realtor who has sold real estate in Portland for the past 35 years and I currently own and operate a small real estate company in Portland. I’ve seen a lot of changes in the past 35 years – some good and some not so good.

In the 60’s, I watched as Union Station was torn down to make way for a cheaply built shopping center. Even at a young age, I knew that destroying that beautiful brick and stone historic building was not right. What makes Portland so special and attractive to everyone is the charm that we have been able to retain over the past half century. When I walk around India Street and Munjoy Hill now, I am dismayed at not only the amount of development with zero set-back on the property lines, but also at some of the architecture which sticks out like a sore thumb – some of these buildings look like a container box turned on its side! How is that allowed in such a historic neighborhood? That design should never be allowed on the peninsula (or anywhere for that matter!).

Out of state developers have discovered Portland and are cramming several units on a single lot to get the most cash from it. They reap the profits and then leave Portland with no regard as to how their buildings are destroying those neighborhoods. They are not creating affordable apartments and their “market rate” apartments at \$1800 per month or more are not affordable to most people who were born and raised here. Many of these condos or apartments are not even occupied most of the year. This takes even more housing out of the market. Let’s pass these

restrictions in the historic district to discourage not only over-building on the peninsula but to also retain the character of these old buildings that make Portland the great "City by the Sea".

Thanks for the hard (and often thankless) work you all do for the City.

Stay well -

Jean Russo, Owner

Harborcity Realty

Portland

jpjhistory@aim.com <jpjhistory@aim.com>

8:35 AM (2 hours ago)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

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John Johnson
330 Spring Street
Portland

Judy George <jgeorgemaine@hotmail.com>

8:37 AM (2 hours ago)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

Mayor Snyder and City Councilors,

I urge you to vote NO! We cannot bind individual homeowners to yet another layer of control over what they are paying for.....their homes!!!

Dozens and dozens of home owners have approached me about this draconian level of over reach.

I lived in a historical designated area in another state and the rules of engagement drove down the real estate market.

Please vote to support the rights of home owners and not a group of advocates who may not even live on the hill, but simply want a museum to drive thru. Thank you.

Judy George

Karen Harrison <karen.harrison.me@gmail.com>

8:52 AM (2 hours ago)



to Kate Snyder, Pious Ali, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, Nick Mavodones, Belinda Ray, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

Especially to the newest City Counselors,

I have written about this before but wanted to include you in sharing my thoughts about why I am opposed to the proposed historic district. (To the longer-term City Counselors, I apologize for repeating this message.)

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 houses built in the early to mid-1800s were horrified by the arrival of the apartment buildings now considered quaint and historic.

I'd rather not live in a neighborhood of compulsory architectural styles, frozen during a random year when photographs happened to have been taken. I'd like to continue to live in a vibrant, energetic, live-and-let-live neighborhood.

I remain strongly opposed to the proposed historic district designation for this neighborhood for the following reasons. (Although I live on Munjoy Street, I don't have a dog in this fight, as my house is non-contributing.)

- 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 have a disproportionate financial impact on people with fewer resources. This includes young people using "sweat equity" to fix up a dilapidated building, older people on fixed incomes, and good landlords who try to keep rents reasonable while maintaining their buildings as cost-effectively as possible for their tenants' safety and comfort.
- 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 reduce energy use, such as contemporary glazing products facing the street that look different than older glass.
- The historic district guidelines for renovations may not allow building owners to conform to contemporary building safety standards, for example in the size of egress windows. This appears to be in conflict with Portland's rightful emphasis on tenant safety.

Some additional thoughts:

- 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, I've seen my neighbors modify their houses in many different 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 their families.
- 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 walking around – but if you allow garages to be built, locating them at 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) cost more. It's unreasonable to attempt to freeze all of the 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 between Munjoy and St. Lawrence, such as the MHNO building at 92 and the bleakly utilitarian Cummings Center and fire station at 134. And 118, for all of its faults, includes street-level retail.
- 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'm afraid that "if you've got a hammer, every problem looks like a nail." I don't think that the challenges presented by development in this neighborhood can be reasonably and fairly addressed by an historic district designation.

Thank you for your consideration,
Karen Harrison

Nancy Montgomery <nm@nmontgomerydesign.com>
to Mayor Kate Snyder, Pious Ali, Tae Chong, mdion@portlandmaine.gov, afournier@portlandmaine.gov,
Azarro@portlandmaine.gov, Nicholas Mavodones, Jr., bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov,
planningboard@portlandmaine.gov

8:17 AM (2 hours ago) ☐ ☐ ☐

Dear Mayor Snyder and City Councilors,

Context: I am Nancy Montgomery, an interpretive signage designer here in Portland (We created signs at Fort Allen Park, Bell Buoy Park for Casco Bay Estuary Partnership Baxter Trail, the Rose Garden, Great Black Hawk sign, Grand Trunk Cemetery). I reside at 447 Deering Ave, Portland. I have a deep commitment to our **quality of life, sense of place, racial justice and equity, fair wages, and the environment.** I want Portland be a place our work force can afford to live.

HISTORIC PRESERVATION and FAIR HOUSING are NOT OPPOSED: Thus, I strongly urge you to support the proposed Munjoy Hill Historic District. The district will **protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants** from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean.

The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years.

Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects.

THE GREENEST OPTION: **Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions**, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our **waste stream**.

Please vote to support the district. Thank you, sincerely— Nancy

PS: **Have you read this link? I recommend it.**

<https://static1.squarespace.com/static/555c99afe4b027a64d6975df/t/5fa45fc32562bc2fdafe86d6/1604607944901/Housing+Sheet+DraftFINAL11.5.pdf>

.....
Nancy Montgomery,
Interpretive Designer
Montgomery Design, Inc.
447 Deering Avenue
Portland, ME 04103

[207-831-8927](tel:207-831-8927) cell and text
montgome...@me.com
n...@nmontgomerydesign.com

Happy Friday Councilors,

Here is the 3rd of 3 list of reasons why you should ALL vote against the proposed district on the Hill. Unlike the supporters who cite emotion, misinformation, and bogus numbers re support, the reasons provided in the 3 emails are accurate, business reasons why this district must be stopped. As a reminder, from a people perspective, the only survey conducted that was statistically significant revealed that Hill residents do not want this.

- Address the concerns of the neighborhood by addressing zoning matters.
- Redefine our City's preservation efforts to celebrate diversity of our heritage, not facades of certain building types
- Embrace the City's plan to be equitable

Thank you!

Here's what we know & why each of you should vote NO (reasons 31 thru 42)

31. We know the GPL & the MHNO blast their members with templates to submit letters in favor of HD, accompanied with misinformation to ensure support. For example, November's GPL member blast, had a multi page attachment on affordability that had no facts relative to Affordable Housing – **GPL misled people by calling it info on affordable housing** but their stats were just about general housing. *(Cite: GPL Email in Nov '20 & on Jan 7, '21)*

32. We know the current **Chair of the Planning Board, the past Chair of the Planning Board and the newest member of the Planning Board** who is the only person of Color on the Board all **are opposed to the Historic District**. We know the planning board vote was split. *(Cite: Planning Board meeting in Summer of 2020)*

33. We know **some early advocates of HD no longer support the District** because of added expense and lost time as a result of having to work with the Historic Preservation Staff since this went into place in July of 2019. We know, in one case, the 6-month delay has caused a dangerous situation for one resident. *(Cite: Review projects on Saint Lawrence Street)*

34. We know **some neighbors have been threatened and assaulted by** other neighbors who are **supporters** of the district just because of their different views.

35. We know if this passes, any non HD Portland neighborhood will request an HD if anyone wants to add housing to their area. If the council passes this district, the **precedent this Council will set will be too low**. *(Cite: Planning Board members)*

36. We know the City has a **budget deficit and cannot afford to add staff** to the Historic Preservation Team when they've had to cut necessary services like Parks n Rec, etc.

37. We know **YIMBYPortlandME and its members are opposed** to this District. *(Cite: See previously submitted letters from YIMBYPortlandME)*

38. We know **everyone for and against the District loves their neighborhood** and wants to ensure its history is maintained.

39. We do know **Preservation is great and important**. However, we know a historic district is not the right tool to address the concerns of the citizens.

40. We know the **City can address the concerns through zoning** without negatively impacting owners & renters.
41. We know the **City can encourage owners to self-designate** through the National Historic Registry.
42. We know the **City can redefine Preservation like other cities have**, so that it celebrates the people, the sites and the culture instead of the facades of buildings.

to Planning Board, Kate Snyder, Belinda Ray, <jpj@portlandmaine.gov>, Afournier@portlandmaine.gov, Nmm@portlandmaine.gov, Pali@portlandmaine.gov, Mdion@portlandmaine.gov, Tchong@portlandmaine.gov, Azarro@portlandmaine.gov, Sthibodeau@portlandmaine.gov, Deb Andrews - Portland Planning Board

To the Mayor Snyder and Members of the City Council:

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, having lived here for a few years, not generations. What attracted us to Portland and to this neighborhood (after months of looking at others) was a feeling of relatively unvarnished history. This was a section of the city built not by the wealthy, privileged, and powerful, but by the workers who built this city with their labor. We loved that it retained so much of its original look and feel.

Since moving here (from New York City) five years ago, we've seen viable older homes torn down and ugly, tasteless allegedly luxury boxes go up in their place. Not one developer has even attempted to put something up that's harmonious with the human-in-scale, unpretentious charm of the original homes the Hill. I say harmonious because I would expect only respect, not replication. Despite rails to the contrary, neither have any added to the supply of workforce housing. On the contrary, they have taken it away.

While it may not be as obvious, a neighborhood that reflects its working class history is as worthy of preservation and protection as a neighborhood that reflects the lives and tastes of the rich and powerful. Our houses are mostly made of wood, not brick. We don't have grand entrances and stairways. But the cozy proportions and iconic peaked roofs of these simple New Englanders make this part of Portland what it is. And garishly lit glass foyers of flat roofed lego boxes simply did not fit in.

The Hill is not an appropriate area for erecting massive structures. And the big, disproportionate buildings that have gone up (e.g., the monstrosity at 5 Merrill) don't even pretend to offer housing within reach of middle income families. The proposed trade off of "extra height for one affordable unit" is a bizarre Solomonian pact. Developers opt out and build high, further degrading the Hill. But even if they were provide that one tiny token unit, why is that a reasonable trade off for such destruction?

So far, despite lip flap about affordable housing, developers on the Hill are apparently motivated by height and mass, and dollar savings - squeezing the most usable square footage out of any lot, with no regard for trees, set back, or esthetics - leaving neighbors to stare out at buildings massive, graceless and flat. Worse, these developers intentionally get around building height restrictions by manipulating measurements related to grade.

I'm not an expert on code and zoning. But I can recognize a specious argument. Density? The Hill is already dense, with many, many multi-unit dwellings. Worker housing? We have a number of friends - homeowners on the hill - who rent out affordable apartments year after year without raising rents. And when visiting friends- who also love Portland - return to find an increasing number of tacky, monstrous buildings (5 Merrill, 30 Merrill - for example) and ask, "How can this be allowed?" it's upsetting to have no answer.

Our street, is not even within the proposed Historic District. But we live in an 1890 house we are carefully restoring to a better version of its original self. When we are done, it will fit in and complement the older stock of nearby homes we have long admired. I respectfully ask you to vote "yes" on this proposal.

Sincerely,

Carolyn Swartz
27 Merrill Street
Portland, ME 04101

Elena Schmidt <eschmidtme@outlook.com>

Jan 7, 2021, 9:52:32 PM (yesterday)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, Belinda Ray, sthibodeau@portlandmaine.gov, Planning Board

Mayor Snyder and City Councilors:

I'm writing as a long-time resident of Munjoy Hill to ask for your support for the proposed Munjoy Hill Historic District.

For the past 35 years I have been heartbroken as I witnessed the repeated destruction of buildings important not just to the vernacular of the built environment but also to the aesthetic and inclusiveness of a neighborhood that has been historically lively, diverse, and inspiring.

My hope is that creating this historic district will help protect some of what is left and, in particular,

- preserve the uniquely significant properties that represent the history and evolution of Munjoy Hill
- perpetuate the compelling narrative record of Portland's development that has welcomed and continues to be enlivened by local artisans, blue collar workers, immigrant families, and
- continue to offer affordable housing, which is a major tenet of the City's comprehensive plan.

Thank you for your work and your stewardship of Portland's neighborhoods,

Elena Schmidt
99 Atlantic Street

Linda Englert <linenglert@gmail.com>

Jan 7, 2021, 4:25:41 PM (yesterday)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

Dear Mayor Snyder and City Councilors,

We want to add our voices to that of many others in support the proposed Munjoy Hill Historic District - to protect properties that reflect the unique history of the hill and its residents for the past 200 years. Besides supporting Portland's 2017 Comprehensive Plan sustainability and affordable housing goals, it is environmentally conscientious to reuse and improve existing housing stock and minimize the amount of unnecessary demolition materials .

We urge you to take the responsible and respectful position toward our neighborhood by voting to support the district on November 16th.

Thank you.

Linda & Michael Englert
193 Sheridan Street
Portland

Please support the Munjoy Hill Historic District!

 Assign...

Subscribe 

0 views



Nancy Brain <nrbjcw@me.com>

Jan 7, 2021, 3:47:18 PM (yesterday)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov

Mayor Snyder and City Councilors,

My husband, John Watson, and I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district. Thank you.

Nancy Brain

Karen Snyder <karsny@yahoo.com>

4:26 PM (30 minutes ago) □ □ □

to azarro@portlandmaine.gov, afournier@portlandmaine.gov, mdion@portlandmaine.gov, Belinda Ray, Planning and Urban Development, dga@portlandmaine.gov, Planning Board

Dear Councilor Zarro, Councilor Fournier, and Councilor Dion,

Firstly, Congratulation on your appointments as City Councilors.

Secondly, I support the proposed Munjoy Hill Historic District with no changes.

I am landlord on Munjoy Hill that has 5 of "the actual affordable" units on Munjoy Hill. As an advocate for affordable housing for long term tenants, the environment, and stabilizing the community, I support the proposed Munjoy Hill Historic District that was proposed by the City Planning Department in 2019. Historic Districts have been proven to stabilize neighborhoods and to preserve the existing long term housing that is currently affordable.

Below is a little bit of history and facts on the proposed Munjoy Hill Historic District.

It was approved unanimously by Historic Preservation Board on 11/20/2019 and approved by majority of Planning Board on 8/11/2020 with no modifications. Per the Historic District Ordinance, the deliberation process for the proposed Munjoy Hill Historic District was suppose to be 145 business days (4 months) to go through the deliberation process but it has now been postponed to over a year.

Support for this proposed Munjoy Hill Historic District amongst the actual residents of Munjoy Hill has NOT waived in the 3 years. **Over 80% of the public emails sent to the City and public comments in the last 6 city meetings support the proposed Munjoy Hill Historic District.**

In fact, you will find the few people who oppose the proposed Munjoy Hill Historic District are either people that do NOT live on Munjoy Hill or have ties in the real estate industry or the few residents that live on the Hill but are NOT even in the proposed historic district or they have demolished their building.

I hope we have your support for the proposed Munjoy Hill Historic District with no changes for the following reasons:

Fact #1: There have been 16 City meetings held since early 2018 informing residents of all the pros and cons of Portland's Historic Districts and consistently the majority of documented public support is for the proposed Munjoy Hill Historic District.

- In the last 6 City meetings held, there has been consistently documented majority public support of around 80% for the proposed Historic District by the documented public emails sent and public comment when these meetings have been held.

Public Support for the Proposed Munjoy Hill District Averages from the Past 6 City Meetings:
-Public Overall Support= 78%; If a Munjoy Hill Resident Support = 84%: If within the Proposed District Support= 85%

Item Summary From The Past 6 Meetings/Workshops Held that Show Majority of Portland Supports the Proposed Munjoy Hill Historic District & 6 Lanc										
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%
1)	Historic Preservation Board Nomination - 11/20/2019	32	72.7%	12	27.3%	44	14	93.3%	1	6.7%
	-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%

	-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 Meeting - 3/10/2020 downloaded 3/10 4:14	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							
5)	Planning Board Meeting - 8/11/2020 downloaded at 3pm	110	80.3%	27	19.7%	137							
	-If A Munjoy Hill Resident (Unique Person)	70	81.4%	16	18.6%	86							
	-If in the Proposed Munjoy Hill Historic District (Unique)	61	87.1%	9	12.9%	70							
6)	City Council Meeting - 11/16/2020 downloaded at 5pm	86	86.0%	14	14.0%	100							
	-If A Munjoy Hill Resident (Unique Person)	64	86.5%	10	13.5%	74							
	-If in the Proposed Munjoy Hill Historic District (Unique)	44	95.7%	2	4.3%	46							
	OVERALL TOTALS: Total All Emails Sent	449	78.8%	121	21.2%	570	97	78.2%	27	21.8%	124		
	-If A Munjoy Hill Resident (Unique Person)	313	83.9%	60	16.1%	373							
	-If in the Proposed Munjoy Hill Historic District (Unique)	242	84.9%	43	15.1%	285							

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 #1-12/10/2019	https://portlandme.civiclerk.com/Web/Player.aspx?id=571&key=-1&mod=-1&mk=-1&nov=0
PB Workshop#2-02/11/2020	https://portlandme.civiclerk.com/Web/Player.aspx?id=1207&key=-1&mod=-1&mk=-1&nov=0
PB Meeting #1-03/10/2020	https://portlandme.civiclerk.com/Web/Player.aspx?id=1219&key=-1&mod=-1&mk=-1&nov=0
PB Meeting #2-08/11/2020	https://portlandme.civiclerk.com/Web/Player.aspx?id=1213&key=-1&mod=-1&mk=-1&nov=0
City Council Workshop/Meeting - 11/16/2020	https://portlandme.civiclerk.com/Web/Player.aspx?id=1732&key=-1&mod=-1&mk=-1&nov=0

Note: Please see attached file called Analysis_ProVCon_HistoricDistrict_20201222_AZ.xls for the supporting detail of the above percentages that were developed from the City website.

Fact #2: The City Planning Department has all ready gone through a lengthy process with this effort and the Different Board Votes showed majority support for the proposed Munjoy Hill Historic District

- 11/20/2019 - Historic Preservation Board - 7-0 unanimous vote approval
- 8/11/2020 - Planning Board - 4-3 majority approval
- City Public Meetings held on 11/20/2019, 12/10/2019, 2/11/2020, 3/10/2020, 8/11/2020, and 11/16/2020
 - Public Overall= >77% support, If Munjoy Hill resident = >84% support; If In Proposed District =95% support (Shown in Fact #1 chart)

Fact #3: Another interesting Factoid is that Munjoy Hill which is not in an Historic District the rents are higher than the West End's rents which are in a Historic District.

- In February 2020, the City Planning Department presented that the average rents on Munjoy Hill were higher than on the West End. I believe it has only gotten worse.

Average Rents by Neighborhood

West End \$1482

East End	\$1,482
West End	\$1,408
Parkside	\$1,374
Bayside	\$1,346
* based on 2017 rental registration data and a survey sample of 2-bedroom units only	

Source: <https://www.portlandmaine.gov/DocumentCenter/View/27271/Staff-Presentation---February-11-2020?bidId=>

Fact #4: In the last 6 years, there have been at least 40% of all affordable housing built or proposed in Portland's Historic Districts versus non Historic Districts.

-Why? Mostly because developers can use the Historic tax credits and other grants to re-develop buildings such as churches, schools, etc in Historic Districts.

-Please note that **approximately 8% of Portland is in Historic Districts but yet approximately 40% of affordable housing has been built or proposed in Historic Districts.**

- Historic Districts do NOT stop affordable housing being built.

-Please refer to the data which I have pulled from the City website below:

Affordable Housing Projects in Portland, ME in Last 6 Years (2015-2020) Either Built or in Propo

Updated:	9/3/2020		Summary:	Historic District	Non-Historic District	To
			# of Affordable Units Built or to be Created	566	781	1,3
			% of Affordable Units Built to to be Created	42.0%	58.0%	1

Historic District?	Historic District	Within 100 ft of Historic District	% of Portland Land Area		8.0%	92.0%	Affordable # of Units	Market Rate
			Building Address	Building Status				
N	N/A		58 Boyd St.	Under construction as of 9/2018			44	
N	N/A		81 East Oxford St. (Bayside Anchor)	Completed 2017			36	
N	N/A		409 Cumberland Ave.	Completed 2015			57	
N	N/A		134 Washington Ave. (Thomas Heights)	Completed 2015			18	
N	N/A		548 St. John St.	Completed			4	
N	N/A		977 Brighton Ave.	Under construction as of 9/2018			34	
N	N/A		95 Front St.	Permit Approved on 7/23/2019			63	
N	N/A		140 Park St. (Rosa True School)	Completed 2016			8	
N	N/A		605 Stevens Ave. (Motherhouse)	Completed 2018			66	
N	N/A		65 Munjoy St.	Completed in 2017			8	
N	N/A		178 Kennebec St	Under construction as of 9/2018			40	
N	N/A		409 Cumberland St.	Completed 2015			46	
N	N/A		104 Grant St	Under construction as of 9/2020			12	1
N	N/A		200 Valley St	Permit Approval Pending 8/2020			12	4
N	N/A		44/52 Hanover St.	Permit Approval Pending 8/2020			17	1
N	N/A		21 Randall St.	Permit Approval Pending 8/2020			12	
N	N/A		43 & 91 Douglass St	Permit Approval Pending 8/2020			40	
N	N/A		165 Lambert St	Permit Approval Pending 8/2020			46	
N	N/A		577 Washington Ave	Permit Approval Pending 8/2020				
N	N/A	Congress	45 Brown St. (Within 100 ft HD)	City Council 8/3/2020			121	1
N	N/A	Congress	337 Cumberland (Within 100 ft HD)	City Council 8/3/2020			48	1
N	N/A	Landmark	83 Middle St. (Within 100 ft HD)	City Council 8/3/2020			49	
				Affordable Unit Total			781	
				Percent of Portland Area NOT in HD				
Y	West End		77 Pine St. (Butler School and Payson)	Completed 2016			56	
Y	West End		27 Carlton St.	Completed 2018			37	
Y	Deering Oaks		510 Cumberland Ave.	Under construction as of 9/2018			75	
Y	West End		66 State St.	Permit Approved on 8/13/2019			30	
Y	West End		66 State St.	Permit Approved on 8/13/2019			38	
Y	West End		160-166 State St. (Precious Blood Monastery)	Pending Permit Approval			40	
Y	West End		99 Winter St.	Waiting for PB Workshop 8/2020			40	
Y	New District		21 Popham St (Sagamore Village)	Early Stages				
Y	West End		100 State St (Old Mercy Hospital)	Early Stages			250	3
				Affordable Unit Total			566	
				Percent of Portland Area in HD				
				Overall Affordable Unit Total			1,347	

Source: <https://www.portlandmaine.gov/781/2000-2007-Projects>
<http://www.mainehousing.org/programs-services/housing-development/developmentdetails/LIHTC>

Fact #5: The 2015 R6 Zoning Change Reasoning Left "Unintended Consequences"

The City stated the reasoning for the 2015 R6 Zoning Change stated in below bullet points on the website.

- What happened on Munjoy Hill since 2015 just from demolitions alone approximately 35 "affordable" housing units have been removed off the market and instead were replaced with approximately 65 units of either seasonal luxury condos or single family homes.
- The only "affordable" project was 65 Munjoy St of 8 units which the buyers had to make 120% AMI basically \$80K/year to buy a condo.
- Basically, the 2015 R6 Zoning change did the **EXACT** opposite of what was stated in below City website .

- A) There are now less housing opportunities unless you are rich.
- B) Some small lots were filled in with oversized and out of place seasonal luxury housing.
- C) Most of the newly built housing proposed or built does NOT fit Munjoy Hill's historic pattern of character.

[Home](#) › [Government](#) › [Departments](#) › [Planning & Urban Development](#) › [Planning, Historic Preservation and Transportation](#) › [Long Range Planning Projects](#) › Amendments to the R-6 Zone

Amendments to the R-6 Residential Zone

In 2015, the City Council approved major updates to the R-6 residential zone, which includes much residential area on the Peninsula. These changes were designed to:

- Provide for greater housing opportunities
- Enable infill development on small parcels
- Have standards in place that make it possible for new construction to be consistent with the pattern of development prevalent in the neighborhoods where R-6 is prevalent.

A secondary but important aspect of the amendment is increased clarity of the zoning ordinance through reformatting the dimensional standards into a table, and shortening and simplifying text where possible.

A summary of the approved changes is available [here](#). For the full text of the R-6 zone as of September 2017, click [here](#).

In summary, Portland's Historic Districts stabilize communities, the socio-economic diversities of neighborhoods, and also is more environmentally friendly to restore buildings with a 10x reduced carbon emissions footprint. It is also less costly to restore than to demolish and rebuild.

I hope we will have your vote of support in January/February 2021 when it comes up for vote at City Council.

Regards,
Karen Snyder
72 Waterville St.

Analysis_ProVSCon_HistoricDistrict_20210108_CC.xls



lorrayne <lorrayne@maine.edu>

2:21 PM (3 hours ago)



to Kate Snyder, pali@portlandmaine.gov, Tae Chong, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, Belinda Ray, sthibodeau@portlandmaine.gov, planningboard@portlandmaine.gov, info@portlandlandmarks.org

Dear Mayor Snyder, Councilors, et al,

As a long-time resident of the Hill, currently living in my own home on North St., I attended one of the last in-person City Council meetings last spring to give testimony in support of the proposal for the Munjoy Hill Historic District. As I recall, the overwhelming number of commenters endorsed the proposal (more than 85%, according to a person keeping tally who happened to be sitting next to me).

I have lived in many neighborhoods in my over 40 years as a Portlander [Park Ave., Lewis St., Cushman St., May St., Neal St., Deering Street; but over 20 years on the Hill (Vesper St. and now North St.)]. In all this time, I have never seen such disregard for the historic character of a neighborhood as I have in these last several years on Munjoy Hill. The stunning lack of congruence between new building and old, and particularly the outlandish scale of new building in relation to old, threatens to erase one of the most beautiful and diverse architectural areas in the City.

As you all know, the Hill was not always an enclave of well-to-do homeowners—as it has increasingly become—, and the extant working-class buildings, such as the 3-deckers and the smaller one-family homes, represent key markers in Portland's architectural, social, and economic history. These buildings retain not only that historical significance but also the potential for more affordable housing. This last point is crucial: by implementing this proposal, Portland will stem the tide of luxury condos that threatens not just architectural but social and economic heterogeneity, a mix that makes Portland a livable city for everyone. Portland is not defined by its real estate but rather by its people, and its citizenry is neither well-represented nor well-served by the homogeneity encroaching on the Hill.

For context, I add that I am an Associate Professor of English at USM, and my scholarship and teaching are in the field of Early American Studies; that is, I publish and teach about early Portland (Casco Fort, Machigonne, Falmouth). That work informs my support for the proposed district as well: losing the buildings erases the history that helps guide and inform our present.

These reasons, and many more that other supporters of the proposed Historical District make, necessitate your decision to approve the Munjoy Hill Historic District.

Thank you for taking the steps to ensure that Portland retains its visually-compelling, socially-enriching character.

in peace,
Lorrayne Carroll
31 North Street

Nancy Thayer <nancy.thayer1@gmail.com>

1:35 PM (3 hours ago)



to azarro@portlandmaine.gov, afourneir@portlandmaine.gov, mdion@portlandmaine.gov, bsr@portlandmaine.gov, planningboard@portlandmaine.gov, dga@portlandmaine.gov

1/8/2021

Dear Councilors,

I support the proposed Munjoy Hill Historic District with no changes because Historic Districts stabilizes neighborhoods, reduces developer speculation, and is more environmentally friendly.

Thank you,

Nancy Thayer

7 Gilbert Lane

Munjoy Hill Historic District

Assigned to...

Subscribe ☐

0 views



Sarah Krichels Goan <krichels@hotmail.com>

3:55 PM (1 hour ago)



to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, bsr@portlandmaine.gov, Planning Board, planning@portlandmaine.gov, dga@portlandmaine.gov

Dear Councilors Fournier, Zarro and Dion:

We are writing with regards to the Munjoy Hill Historic District.

As long-time residents of Munjoy Hill who bought our first home in 2012, my husband and I strongly support the Munjoy Hill Historic District, which has already been approved by the Planning Board. The majority Portland residents support the historic district, and there is a voluminous public record evidencing support for this historic district. However, we wanted to reach out to you as new councilors and express our support directly.

We have watched the middle class being pushed out of Munjoy Hill while high end luxury condos and huge personal residences going up in every nook and cranny and replacing affordable and historic housing. We have seen many of our children's friends move away to other neighborhoods and even cities when buying a home because they could find nothing affordable in our community. And, to be frank, our family would not be able to afford a home on Munjoy Hill if we were in the market today. If the current trend continues, on Munjoy Hill, there will be less affordable housing, less middle class, less diversity, less children in East End Elementary School, and less community.

A Munjoy Hill historic district protects the middle class and preserves affordable housing and diversity in our neighborhoods. It also preserves the look and feel, the fabric, of our community. One of my never-ending joys is walking these streets with my children and looking at the architecture, imagining the history, and finding homes in historic photos that we can still see every day.

If the City allows status quo development to continue on Munjoy Hill, the historic integrity of Munjoy Hill will be gone, forever. Even worse, Munjoy Hill will become void of socio-economic diversity. The people in our communities, by a vast majority, want to preserve our middle class.

For these reasons, we respectfully urge you to vote in support of the Munjoy Hill Historic District.

Respectfully,
Sarah Krichels Goan
Alex P. Goan

martica douglas <tica1529@gmail.com>

4:01 PM (1 hour ago)



to Kate Snyder, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, Nicholas Mavodones, Belinda Ray, Pious Ali, Spencer Thibodeau, Planning Board

I live in a house on Munjoy Hill that was built in 1855 by a ship's joiner. The house is in the proposed Historic District. I write to ask you to vote to approve the District recommended by the Planning Dep't.

You need only stroll around the Eastern Prom and the neighborhood streets to see that this should be- frankly- a no-brainer. It should not have gotten bogged down in the Council - especially after all the time and energy that City staff and Portland residents have invested in tailoring the District and presenting it to you and to the public.

For those of you concerned about "densification," which I agree is desirable, a stroll through the neighborhood will reveal that the development that has occurred up here over the past 5 years has reduced rather than enhanced density. Half the new condos are dark at night- the owners don't live here- probably many of them are occupied by transient airbnbers. And children don't live in them and have practically vanished from the Hill.

Please don't give in to pressure from developers. Please vote in favor of the proposed District.

Tica Douglas

11 Munjoy St.

Vana Carmona <vanacarmona@gmail.com>

1:39 PM (3 hours ago)   

to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, planningboard@portlandmaine.gov, Belinda Ray, planning@portlandmaine.gov, Deb Andrews

To All:

Once again, I am here to support the Munjoy Hill Historic District.

As residents of Munjoy Hill, we have struggled for years now to get this established. It is time.

Please make this official, once and for all. The more we delay, the more the destruction of the neighborhood continues. With that comes the destruction not only of the character of the neighborhood but also that of affordable housing as it is replaced with multi-million dollar condos.

My husband and I are in full support of the Historic District and look forward to being a part of it.

Please vote yes for the Historic District as soon as possible.

Thank you.

Vana and Ralph Carmona
105 North St. Apt 1
Portland, ME 04101
[207 420 6962](tel:2074206962)

We support the historic district!

Abbie McMillen <abbiecmillen@mac.com>

Nov 9, 2020 2:27 PM

Posted in group: **Planning Board**

Dear Belinda:

Our house is on Munjoy Hill and we may be retiring there in a few years - we live there part time now. We rent the top two floors at below-market rates, and are able to pay the taxes, mortgage and upkeep from those funds. The historic district will do nothing harmful to us, and only enhance the neighborhood, keeping it lovely and liveable. Some of the recent development has been destructive to that goal! Please support the historic district!

Abbie McMillen
28 Vesper St

Munjoy Hill

Adair O'Reilly <daysmill@me.com>

Nov 12, 2020 3:50 PM

Posted in group: **Planning Board**

St. Paul's Anglican Church, located at the corner of Congress and Locust St., strongly supports the creation of the Munjoy Hill Historic District.

Sincerely,
Adair Kathleen O'Reilly
Senior Warden

Sent from my iPhone

Please support the Munjoy Hill Historic District!

Ali Wood <awood228@gmail.com>

Nov 12, 2020 4:29 PM

Posted in group: **Planning Board**

Alexandra Wood
87 Monument Street, #2 (owner)
Portland, ME 04101

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th.

Thank you,
Alexandra Wood

Please Vote Yes on Munjoy Hill Historic District

Allison Rogers <allison.x.rogers@gmail.com>

Nov 7, 2020 10:28 AM

Posted in group: **Planning Board**

Dear Mayor Snyder,

I am writing to ask you to vote yes on the Munjoy Hill Historic District.

My husband, Michael, and I own a home in the proposed district. While the location itself is wonderful, one of the primary reasons we chose Munjoy Hill was because we love the historic homes and the character of the neighborhood.

We love walking around our neighborhood and taking in the distinctive details of our neighbors' homes - the beautiful latticework on a Queen Anne style house on Morning street; a striking set of original double doors on North Street; scallop-edge siding that was just revealed on a house undergoing renovation on Beckett Street. There are so many treasures on the Hill, loved by many generations of Hill families and hopefully preserved for generations to come.

I believe that preserving Munjoy Hill is a worthwhile investment for our city, even in light of financial constraints from the pandemic - it is worthwhile for our residents and for visitors from away who come to Portland to enjoy Portland and its distinctive character. If we pass up this opportunity to preserve our neighborhood, it will be too late to go back later - we have already seen many homes lost in favor of overbearing, nondescript condo buildings that do not respect the scale or character of the Hill. We support thoughtful, congruent development that meets the guidelines of historic preservation and positively contributes to the unique composition of Munjoy Hill.

Thank you for voting yes to preserve our neighborhood!

Allison Rogers
Michael Marsocci
9 Howard St.

Allison M. Rogers, MHSA
E-mail: allisonxrogers@gmail.com
Cell: (210) 771-2760

Munjoy Hill Historic District

Amy Sutherland <amysutherland@me.com>

Nov 16, 2020 1:44 PM

Posted in group: **Planning Board**

To the Planning Board,

As longtime owners of 62 Morning St, on Munjoy Hill we wholeheartedly back the plan to have a historic district, which we hope will protect the neighborhood's unique character from further developments such as the one near us at 9 Moody Street and elsewhere.

Thank you,

Amy and Scott Sutherland
62 Morning St.
Portland, Maine 04101

Please support the Munjoy Hill Historic District!

Angela Adams <aaa@angelaadams.com>

Nov 16, 2020 1:20 PM

Posted in group: **Planning Board**

Dear Mayor Snyder and City Councilors,

I am a homeowner and have lived in our house on Munjoy Hill (at 2 Atlantic Street) since 1993 and I am writing to ask you to please vote in favor of the Munjoy Hill Historic District.

In a time of dramatic change throughout the city, it is critical that we take the steps we can now to ensure that the quality of life and history of our waterfront city and neighborhood is protected for future generations.

We can do so while still supporting sustainability and affordable housing goals established in the 2017 Comprehensive Plan.

What makes Portland special and unlike other cities across the nation is our unique history and architecture. If we don't protect it now, Portland will become "Anywhere, USA" in the coming years.

We can still welcome development and provide affordable housing and sustainable building practices – all while protecting our unique history.

Please vote to support the Munjoy Hill Historic District!

Sincerely,

Angela Adams Hamill

2 Atlantic Street

Portland

Historic District

Anne Manganello <aemanganello@gmail.com>
Posted in group: Planning Board

Oct 31, 2020 2:41 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

Systemic Bias & Racism of Preservation

As someone who has been privileged to help run history & preservation organizations for the last 30 years, I fee...

HD

Anne Manganello <aemanganello@gmail.com>

Nov 10, 2020 11:20 AM

Posted in group: **Planning Board**

A Letter to the Mayor

Hi Kate,

I listened in on the workshop. I heard concerns from most all of the participants about the seriousness of the decision to make Munjoy Hill an HD, especially from Mr. Chong, Mr. Mavadones, Mr. Mazer and Mr. Ali, and rightly so. I felt the least willing to be open to discussion and less willing to give forth more detailed information by giving "pat" answers or by giving answers that were sanitized and general were Belinda Ray, Christine Gramando and Deb Andrews.

When Deb Andrews was asked about the expense of renovations. She cited only the example of redoing a house that had vinyl windows and siding; but she neglected to give an appropriate answer for a house that had wood clapboards and original 18th century wood windows. How intrusive would Deb Andrews of the Portland Historical Preservation Program be in dictating the terms of restoration or renovation in that situation, which is really where the question of time and expense becomes a burden.

Thank you.

Anne Manganello
84 Quebec Street
Portland, Maine

Proposed Munjoy Hill Historic District

Anne Pringle <oldmayor@maine.rr.com>

Nov 10, 2020 5:25 PM

Posted in group: **Planning Board**

I have lived in the West End for 46 years, both before and after the Historic Preservation Ordinance was adopted by the Council (in 1990, I think) and the Western Prom Historic District created. We have had numerous projects on our home reviewed by the Historic Preservation Board and/or staff. In addition, in connection with my service on our neighborhood association Board, I have attended many HPB meetings over the years on residential, commercial and historic landscape projects.

I have found both the Board and staff to be respectful of applicant's desires and collaborative in finding cost-efficient solutions that meet applicant's needs as well as the Ordinance's guidelines. While some express understandable fear of the review that will come with Historic District designation, I can say from experience that they will find that fear unfounded.

Some oppose the Historic District designation on the basis that "the City shouldn't tell me what I can do with my property". Unfortunately, in recent years, we have seen what that can mean on Munjoy Hill, as the R-6 changes of several years ago have resulted in many unforeseen consequences.

For example, friends of ours who have lived on the Hill for 40+ years and been wonderful stewards of their historic home, saw the potential tear-down of the frame two-family directly across the street. A late Greek revival house, it was built around 1860 and had side and rear setbacks. The scale was totally consistent with the development pattern of the neighborhood. The building provided affordable housing and was in good condition. But it was presented as "unsalvageable" by the owners, who planned to replace it with five high-end condo units in a box-like structure built to the maximums allowed by the revised R-6. If they had succeeded in being able to "do what they wanted" with the property, it would have had a significant impact on all of their neighbors -- as has been the case with numerous other redevelopment projects on the Hill. (There is no question in my mind that the proposal would have been allowed under the existing zoning review process: thankfully, it was withdrawn because of significant site issues.)

So, whose "rights" should prevail when there is a conflict of interests? Should any neighbor be able to so dramatically affect the property context and value of abutters? What is the responsible public policy role in balancing competing interests?

I have been to several of the public hearings on the proposed designation and have heard and weighed the perspectives offered. Based on my personal experience, I believe that the proposed Historic District will provide the protection needed to assure that Munjoy Hill's unique built environment is not transformed in a way from which it will never recover.

Remember the refrain from Joni Mitchell's "Big Yellow Taxi"... "That you don't know what you've got 'til it's gone"... Please vote in favor of the proposed Historic District designation.

Anne Pringle

Neal Street, Western Prom Historic District

In favor of Munjoy historic district

Ava Gurekian <avagurekian@gmail.com>

Nov 9, 2020 8:13 AM

Posted in group: **Planning Board**

Mayor Snyder and Members of Portland City Council,

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).

As a renter on the hill for the last ~6 years, I view this as incredibly important. I have seen many neighbors pushed off of the hill because their apartment building was razed to the ground and replaced with condos starting at \$500k going up to \$1.5M per unit. This is not affordable for most Mainers and takes housing away from the working people who contribute to Portland's economy. As we've seen in the West End, historic districts will protect the houses and apartment buildings in existence and will pave the way for more affordable housing in the future.

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



1 message

Thu, Nov 12, 2020 at 11:36 AM

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

From: **Barbara Brown** <brown.barbaras@yahoo.com>

Date: Thu, Nov 12, 2020 at 10:57 AM

Subject: Please forward to City Council; original email to council@portlandmaine.gov bounced back as undeliverable

To: <klj@portlandmaine.gov>

Dear City Council members,

I am writing to support creation of the Munjoy Hill Preservation District recommended by the Planning Board and discussed in the City Council workshop held on November 9, 2020.

I live immediately below Sumner Park and am therefore, sadly, just outside the recommended boundary. One of the major reasons I bought on Munjoy Hill as opposed to elsewhere in the city is because of the ambience and historic nature of the neighborhood, including its walkability and the diversity of those living on the Hill.

I previously lived - very happily, and for many of the same reasons - in a historic district in Swampscott, Massachusetts, just north of Boston. I would therefore like to offer some input to help address the questions Councilor Chong posed during the workshop. We made several major improvements to the house, such as rebuilding the garage and the wrap around front porch. Our property taxes did NOT increase. The cost of the improvements was comparable to what it would have cost if we had not been in the historic district. The length and complexity of the permitting process, including review by the Historic Board, Planning Board, and Zoning Board, was comparable to that which had occurred in other towns where we have owned properties not in a historic district and made improvements.

Since moving to Portland, I have been upset by the ongoing tear-down of existing old houses on the Hill and their replacement with modern bland boxes incongruous with the neighborhood. I believe protection of the Munjoy Hill neighborhood is important in maintaining the character not just of the neighborhood, but the entire city. Portland is a vibrant, diverse, attractive city which draws visitors and new residents from all over the world, and Munjoy Hill, much like the West End and the Old Port, is key to this character.

Please vote to designate Munjoy Hill a historic district.

Thank you,
Barbara S Brown
156 Sheridan St Unit 2C
Portland, ME 04101

Support for Proposed Munjoy Hill Historic District

Barbara Vestal <vestal@chesterandvestal.com>

Nov 6, 2020 11:01 AM

Posted in group: **Planning Board**

Hello Mayor Snyder and Councilors Ray, Thibodeau, Mavodones, Ali, Costa, Cook, Chong and Duson:

I write to urge you to vote to 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 miscalculation, it was not limited to vacant lots or to lots without residential structures. 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 -- the proposed historic district.**

The proposed historic district will apply to slightly less than 1/2 of the geographic area known as Munjoy Hill. The boundaries have been carefully drawn to encompass only the areas with the greatest concentrations of historic structures. Within those boundaries 88% of the structures are classified as "contributing", meaning that they have sufficient significance and integrity to contribute to the character-defining elements that form the basis for the district designation.

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 adopt the Munjoy Hill Historic District and to designate several associated individual landmark structures, all as unanimously recommended by the Historic Preservation Board. Thank you for your consideration of this matter.

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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Munjoy Hill Historic District Vote

Berry Manter <berrymanter@yahoo.com>

Nov 9, 2020 9:15 AM

Posted in group: **Planning Board**

Dear Mayor Snyder and Councilors Ray, Thibodeau, Ali, Chong, Mavodones, Cook, Dusen, and Costa:

As we approach this crucial decision to designate the proposed Munjoy Hill Historic District I again *strongly convey my full support* for this to be passed on November 16th.

NO SUBSTANTIATED DATA SUPPORTS THE CONCERNS PLAYED BY THE OPPOSITION (Carl Henry as lead voice, and sorry to "yell").

Deb Andrews graciously allayed ALL his concerns during the numerous public city meetings that were widely attended.

I support this Historic District because:

- The majority of letters and testimony by Portland city residents consistently support this Historic District proposal.
- The proposal, exactly as written, has already been passed and approved by the vote of Historic Preservation Board, AND the Portland Planning Board.
- I support this because it has been endorsed by Portland Landmarks, whose role is stewarding the future of Portland's city scape.
- I support this fully confident that I am allowed to "develop" my own property in very reasonable ways to ensure its value and suitability to Portland's city scape.

I urge each one of you to scrutinize the present record of Portland's Historic Districts and honestly assess their value and protection of this city. Portland residents have valued over the past century and for the future decades and centuries.

Thank you and respectfully,

Berry Manter
46 Eastern Promenade
Portland, ME

Please support the Munjoy Hill Historic District

Beth Snyder <snyderbes@gmail.com>

Nov 13, 2020 11:43 AM

Posted in group: **Planning Board**

Dear Mayor Snyder and City Councilors,

I am writing for your support of the proposed Munjoy Hill History District. I urge you to protect our historic neighborhood so that we can be stewards of its properties and a neighborhood that has been home to immigrants from many countries and to those who live here now.

Protecting our historic buildings can reduce our demands on building resources. decrease the amount of demolition materials, and cut our carbon emissions.

A historic district does not discourage affordable housing. It supports the goals included in Portland's 2017 comprehensive plan.

Please vote in support of our district.

Thank you,
Beth Snyder
81 North Street
Portland, ME 04101

Historic districts work

William Hall <wpeaks@earthlink.net>

Nov 13, 2020 9:49 AM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I strongly urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

During my service on the city planning board, 2006-2016, the board forwarded for City Council approval new or expanded historic districts in the areas of Congress Street, India Street, House Island, and the Portland Company. Those places are all now thriving - in the city, existing businesses benefitting, new buildings and businesses appearing, new housing being created, people moving in, pedestrians enlivening the streetscape. Historic districts work in Portland. They make the city more interesting, attractive, and prosperous. And they engender neighborhood pride and incentivize high-quality standards of upkeep and new construction.

Please vote to support the new district on November 16th.

Thank you your service to the great city of Portland,

Bill Hall
317 Pleasant Avenue
Peaks Island

Munjoy Hill Historic District

Bill Stauffer <bstauffer@eco-story.com>

Nov 12, 2020 2:36 PM

Posted in group: **Planning Board**

Dear Council: I wanted to write in **support** of the proposed Munjoy Hill Historic District. I have not always been on the side of supporting Portland's historic district. In the early years of my career, I fought the restrictions. It was only in the last 15 or so years that I 1) saw the benefits of these districts and 2) witnessed that the restrictions are not very restrictive when it comes to the existing building stock. As I have worked to maintain the historic character of buildings such as The Temple Building at 145 Newbury Street and the David Phinney Baxter building at 22 Monument Square, I have discovered that people prefer to work in buildings that offer a sense of character and history. Similarly, the City has worked with me to make energy efficiency upgrades to these buildings without compromising the historic integrity. For example, we installed 96 solar panels on the roof of 145 Newbury Street as well as a modern gas fired forced air system at 22 Monument Square. Even a little building we own at 578 Congress Street has been heated with heat pump technology for the last decade. I have heard the arguments against historic districts and, for the most part, I don't buy those arguments because I have been on both sides and had to reckon with the reality that historic districts do not substantially raise costs, if at all. The fact is that visitors love Portland because of the character of the City. And residents and businesses, too, appreciate how existing historic districts have protected the beauty of our City. The argument has often been that older buildings increase cost. If that is the case, then why are the cheaper rents (both commercially and residentially) most often found in the older building stock? If any of you have interest in seeing how we have maintained the historic character of our buildings, below market rents, made energy efficient/green improvements, and now Covid safety improvements, I invite you to reach out for a quick tour. Thank you, and thank you for all that this council had done for the City during such a difficult time,

Bill Stauffer

Bill Stauffer

PH: (207) 699-5727 x11

FX: (207) 699-2321

Storrey Industries

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Portland, ME 04101

USA

www.eco-story.com

www.cultivatetech.com

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Munjoy Hill Historic District

Bobbi Keppel <bobbik@zwi.net>

Nov 9, 2020 1:03 PM

Posted in group: **Planning Board**

I support establishment of the Munjoy Hill Historic District. I moved here 30 years ago because of the diversity of residents, the old buildings, and, yes, the views, and want to keep them all. Please support this district.

Thank you,
Bobbi Keppel
141 North St.

Please support the Munjoy Hill Historic District!

Brad Sprague <bsprague@systemsengineering.com>

Nov 12, 2020 2:35 PM

Posted in group: **Planning Board**

This message was sent securely using Zix[®]

Mayor Snyder and City Councilors,

My name is Bradford Sprague and I have worked in downtown Portland for 17 years and have lived in Portland and Greater Portland for my entire life. I am particularly interested in the preservation of Portland's neighborhoods as accessible to its historical residents. I am also interested in the preservation of our historical landmarks and neighborhoods as key features driving the appeal of this city to live, work, and visit. I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you.

Sincerely,

Brad Sprague

Bradford Sprague

Systems Engineering | Account Management

(d/m) 207.553.1559

(o) 888.624.6737

(d) bsprague@systemsengineering.com



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HD on Munjoy Hill: Historic Tax Credit Briefing and Info from the State

Carle Henry <cdhenry3@yahoo.com>

Nov 13, 2020 11:56 AM

Posted in group: **Planning Board**

Mayor Snyder, Councilors & Councilors Elect,

During last week's workshop, **Councilor Costa specifically requested data re tax impacts within a District.**

Below you'll find a letter from the State Rehab Tax Incentives Coordinator (Mike Johnson) from the Maine Historic Preservation Committee. He states **this is a complex program with overlapping IRS, National Park Service, and Maine Revenue Services rules and regulations.**

- **NO private homes owners with multi units in Portland have ever applied or received historic tax credits in Portland in the past 11 years**
- As you'll see in the State's data, only large projects have applied and secured tax credits in Portland. **It is misleading to promote tax credits as a benefit to the average citizen when it has not happened in Portland**

He, in addition, to discussing the complexities of the application process, outlined the following:

1. Small Project Rehab (which would mostly apply to Hill properties) require a project investment of \$50,000 - \$250,000 to qualify
2. The process is a 3 part, multi year process that starts pre construction and ends post construction
 - a. Certify that the building is listed in the National Registry (must be completed within 30 months of completing the project)
 - b. Rehab process....full plans, specs, photos & agreement on the plan with the state (and City if there is a district)
 - c. Provide Photos post Rehab to ensure the agreed plan was implemented
3. While the qualifications state that owners cannot occupy the building, Mike informed me that owners can occupy but the tax benefit will be reduced/pro rated
4. Being in a Historic District is NOT a requirement to qualify
5. The process is multi year and normally includes attorney/consultant fees as well as national fees. Fees vary depending upon when you submit and how much your rehab investment is. There are no state fees.
6. Partner with your tax advisor to navigate this process.
7. Per maine.gov/mhpc/programs/tax-incentives, Mike also pointed out that Small Rehabs (which is what most would be on the hill) Credits are only available to entities that do **not** take the Federal Tax Incentive.

Mike provided the last 11 years of Historic Tax Credit history. Specific to Portland,

- 55 Applications were started in Portland in the past 11 years
- **38 of the Applications were granted**
 - Approximately 31% did not complete the process/application
 - 4 of the 55 are in process now
 - Only 10 of the projects created new housing (238 units mostly in 6 of the 10 projects)
- **0 Applications have come from District 1 in the past 11 years**

Attached is the report provided by the State this week that outlines the data behind the summary above. Portland's data starts on row 86.

This is a very complicated and rarely used process where 30% of those who apply drop out. Do NOT be fooled that the citizens on the hill will benefit from this.

VOTE NO

Thank you,

Carle Henry

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

From: **Carle D Henry III** <cdhenry3@gmail.com>

Date: Thu, Nov 12, 2020 at 10:40 AM
Subject: Re: Thank you again
To: Johnson, Mike D <Mike.D.Johnson@maine.gov>

Hi Carle,

The spreadsheet I mentioned is attached and the links and website we discussed are below. With regard to the spreadsheet, any projects that have "Part 3" with a date behind them (fourth column), have been completed and approved and certified. The Portland projects are highlighted. Also, if you want to send me the address of the property you were inquiring about I can check to see whether it is in any existing locally certified or National Register listed historic districts, whether the property has been individually listed, or whether we've previously evaluated its eligibility.

I recommend that prospective historic rehabilitation tax credit applicants carefully review the information included at all of the links provided below **as this is a complex program with overlapping IRS, National Park Service, and Maine Revenue Services rules and regulations**. The link to our website provides information on how the state and federal historic tax credits work together (Substantial Rehabilitation Credit), as well as links to the program rules, and application instruction and forms. I also strongly recommend that you avoid undertaking any demolition or other work on the property until it has been reviewed and approved in accordance with the application instructions. There is also a state historic tax credit for smaller projects (Small Project Rehabilitation Credit) that is separate from the Federal credit. <https://www.maine.gov/mhpc/programs/tax-incentives>.

The National Park Service link to information on the federal historic tax credit follows: <http://www.nps.gov/tps/tax-incentives/before-you-apply.htm>

Federal application instructions and forms: <http://www.nps.gov/tps/tax-incentives/application.htm>

Documentation requirements: <http://www.nps.gov/tps/tax-incentives/app-process/documentation.htm>

Secretary of the Interior's Standards for Rehabilitation: <https://www.nps.gov/tps/standards/rehabilitation.htm>

National Register of Historic Places: <https://www.maine.gov/mhpc/programs/national-register-of-historic-places>

Information on the IRS regulations that relate to the program, including qualified expenditures:
<http://www.nps.gov/tps/tax-incentives/before-apply/irs.htm>

All prospective applicants should review the IRS information with their tax advisor to ensure that the program will be of use/benefit to them prior to undertaking the work to complete the applications. While you are welcome to complete the application on your own, there are consultants who are familiar with the program and can often expedite the application process (a list is attached) by compiling the application materials, conducting research as necessary, interpreting the Standards, and advising on project design considerations.

Please feel free to contact me if you have any questions or wish to discuss these materials.
Mike

Michael D. Johnson
Grants & Easements Review / Technical Advisor
Rehabilitation Tax Incentives Coordinator
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065
207-287-2949

-----Original Message-----

From: Carle Henry <cdhenry3@gmail.com>

Sent: Wednesday, November 11, 2020 5:35 AM

To: Johnson, Mike D <Mike.D.Johnson@maine.gov>

Subject: Thank you again

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mike,

Thank you again for the conversation yesterday.

I look forward to reviewing the materials, including the spreadsheet you referred to....

Thank you,

Carle Henry
207.807.4078 | m
Sent from my iPhone

Project Name	Town	County	NPS or MBHC Approved Historic Preservation Certification Applications	Affordable Housing Units Created	Total Housing Units Created	Affordable Housing Units Preserved	Total Aggregate Sq. Footage Rehabilitated	Total Aggregate Sq. Footage Developed (new)	Total Aggregate Sq. Footage of Housing	Total Aggregate Sq. Footage of Affordable Housing	Total Certified Rehab. Expenses (eligible for credits)	Total New Construction Expenses (ineligible for credits)	Use Prior to Rehabilitation	Use After Rehabilitation	Number of Construction Jobs During Rehab	Number of People Employed in Rehabbed Building	Projected/Actual completion date	Assessed tax value prior to rehabilitation	Assessed tax value after rehabilitation
P.M. Jordan House, 18 Laurel Ave.	Auburn	Androscoggin	Part 1 (N/A; NR listed) Part 2 (4/21/15) Part 3 (10/22/15)	0	0	9	10,000	0	10,000	10,000	\$138,550	0	multi-family housing	multi-family housing	25	0	Dec. 2014/Dec. 2014	\$545,300	\$545,300
Webster School**	Auburn	Androscoggin	Part 1 (11/19/08) Part 2 (08/01/10) Part 3 (4/9/12)	28	28	N/A	52,360	270	42,000	42,000	\$6,250,000	\$400,000	vacant	Housing, daycare, multi-purpose	34	2	Oct. 2011/March 2012	\$896,000	\$2,874,200
257 Water St., Jones-Quimby Block	Augusta	Kennebec	Part 1 (8/6/18) Part 2 (8/27/18) Part 3 (8/20/20)	2	5	N/A	9,055	0	4,862	1,155	\$1,086,457	\$0	retail/vacant offices	retail/apartments	15	1	Dec. 2019/Jun. 2020		Not assessed
263 Water St., Vickery Bldg.	Augusta	Kennebec	Part 1 (8/6/18) Part 2 (8/24/18) Part 3 (8/20/20)	3	6	N/A	10,675	0	6,836	1,775	\$1,527,565	\$0	retail/vacant offices	retail/apartments	15	1	Dec. 2019/Jun. 2020		Not assessed
267 Water St., Doughty Bldg.	Augusta	Kennebec	Part 1 (8/6/18) Part 2 (8/24/18) Part 3 (8/21/20)	2	7	N/A	12,615	0	8,977	1,160	\$2,005,991	\$0	retail/vacant offices	retail/apartments	15	1	Dec. 2019/Jun. 2020		Not assessed
269-271 Water St., Parrot-Bradbury Block	Augusta	Kennebec	Part 1 (8/6/18) Part 2 (8/27/18) Part 3 (8/20/20)	0	5	N/A	10,285	0	5,519	0	\$1,242,208	\$0	retail/vacant offices	retail/apartments	15	1	Dec. 2019/Jun. 2020		Not assessed dw/upper151@g mail.com
Augusta City Hall (former)	Augusta	Kennebec	Part 1 (N/A; NR listed) Part 2 (7/26/17) Part 3 (3/22/19)	0	0	31	37,167	441	37,167 pre-existing	37,167 pre-existing	\$2,298,342	\$1,352,514	Affordable housing	Affordable housing	36	14	Apr. 2017/Dec. 2018	\$2,319,200	\$2,319,200
Cony High School**	Augusta	Kennebec	Part 1 (N/A; NR listed) Part 2 (4/8/14) Part 3 (8/6/15)	48	48	N/A	58,902	5,304	64,206	64,206	\$8,500,000	\$1,500,000	vacant	Affordable elderly housing	110	6	May. 2015	\$977,300	\$2,753,000
Edw R. Hodgkin Intermediate School**	Augusta	Kennebec	Part 1 (6/28/14) Part 2 (9/2/15) Part 3 (11/15/16)	47	47	N/A	47,197	3,113	50,310	50,310	\$6,436,367	\$369,084	vacant school	affordable housing	192	0	May. 2016/Jun. 2016	\$2,072,900	\$2,516,100
Kennebec Arsenal	Augusta	Kennebec	Part 1 (2/4/19)																
Libby Hill Block, 227-233 Water Street*	Augusta	Kennebec	Part 1 (N/A; NR listed) Part 2 (11/16/11) Part 3 (8/15/15)	0	9	N/A	26,530 (usual building) 5,000 (third floor rehabbed)	0	9,000	0	\$250,000	\$30,000	Office/Residential	Office/Residential	3	0	Oct. 2014/May 2015	\$1,400,000	\$1,680,000
New Putnam Brothers Block, 341-347 Water St.	Augusta	Kennebec	Part 1 (3/8/19) Part 2 (10/11/19)	0	0 proposed	N/A	23,200 proposed	24,100 proposed	5,800 proposed	0	\$1,386,450 est.	\$123,000 est.	vacant	Commercial/Residential	Unknown at this time	Unknown at this time	Feb. 2020	\$298,000	
107-151 Exchange Street, Nichols Block	Bangor	Penobscot	Part 1 (1/26/18) Part 2 (2/26/18)	0	0	N/A	12,890 proposed	0	0	0	\$500,000 est.	\$0	vacant	mixed	Unknown at this time	Unknown at this time	Jun. 2018	\$368,800	
193 Exchange Street	Bangor	Penobscot	Part 1 (1/26/18) Part 2 (2/23/18)	0	0	N/A	4,520 proposed	0	0	0	Ph. 1 - \$200,000 est.	\$0	vacant	mixed	Unknown at this time	Unknown at this time	Jun. 2018	\$122,960	
213 Exchange Street	Bangor	Penobscot	Part 1 (1/26/18) Part 2 (2/26/18)	0	0	N/A	7,860 proposed	0	0	0	Ph. 1 - \$200,000 est.	\$0	vacant	retail/mixed	Unknown at this time	Unknown at this time	Jun. 2018	\$182,300	
197 Exchange Street	Bangor	Penobscot	Part 1 (1/26/18) Part 2 (2/26/18)	0	0	N/A	3,420 proposed	0	0	0	Ph. 1 - \$200,000 est.	\$0	vacant	mixed	Unknown at this time	Unknown at this time	Jun. 2018	\$122,960	
Bangor High School (former), 103-105 Harlow St.	Bangor	Penobscot	Part 1 (8/18/20)																
Colonial Apartments	Bangor	Penobscot	Part 1 (7/10/09) Part 2 (12/13/10) Part 3 (11/13/12)	0	0 created / 6 preserved	N/A	8,700	0	8,700	0	\$222,700	\$0	apartments	Apartments	5	0	Jul. 2010/Aug. 2011	\$264,400	\$286,100
Maine Hall, Bangor Theological Seminary**	Bangor	Penobscot	Part 1 (8/20/08) Part 2 (4/12/10) Part 3 (11/9/11)	28	28	N/A	19,600	4,596	24,186	24,186	\$4,240,000	\$2,400,000	Offices / classrooms	Affordable housing	40	5	Feb. 2011/Aug. 2011	\$385,000	\$1,919,300
Petree Block, 29 Franklin St.	Bangor	Penobscot	Part 1 (3/29/19) Part 2 (5/1/19) Part 3 (8/3/20)	0	10	N/A	21,396 proposed	0	unknown at this time	0	\$1,450,000	\$550,000	business / vacant	business / residential	Unknown at this time	Unknown at this time	Nov. 2019 / Apr. 2020	unknown at this time	unknown at this time
St. Saviour's Episcopal Parish House**	Bar Harbor	Hancock	Part 1 (9/22/15) Part 2 (8/29/15) Part 3 (8/29/17)	6	6	N/A	6,983	0	6,893	6,893	\$1,992,838	\$32,000	vacant	residential	42	5	Jul. 2016/Jul. 2017	"N/A"	\$1,244,700
Columbia Block, 190 Front St.	Bath	Sagadahoc	Part 1 (8/3/20)																
Hose Memorial School**	Bath	Sagadahoc	Part 1 (9/21/15) Part 2 (6/17/16) Part 3 (10/25/17)	38	58	N/A	35,102	20,145	63,247	25,789	\$5,022,256	\$1,481,804	vacant school	residential	50	3	May. 2017 / Jul. 2017	\$3,400,000	\$3,500,000
Medanick Building, 160 Front St.	Bath	Sagadahoc	Part 1 (2/8/19) Part 2 (2/27/19) Part 3 (8/7/20)	0	1 proposed	N/A	3,235 proposed	100 proposed	1,967 proposed	0	\$236,975 est.	\$219,650 est.	retail / vacant upper floors	retail / residential	Unknown at this time	Unknown at this time	Apr. 2019	\$330,600	
Percy Building (Rensys), 86 Front St.	Bath	Sagadahoc	Part 1 (2/3/20) Part 2 (pending)	0	0	N/A	21,372 proposed	0	0	0	\$1,200,000 est.	\$0	retail / commercial rentals	retail / commercial rentals	Unknown at this time	Unknown at this time	Apr. 2022	\$1,238,800	
Union Block, 96 Front Street	Bath	Sagadahoc	Part 1 (pending)																
William G. Crosby School	Belfast	Waldo	Part 1 (10/4/16)																
Berwick High School**	Berwick	York	Part 1 (9/22/10) Part 2 (7/6/11) Part 3 (6/28/13)	34	34	N/A	30,522	8,168	38,690	38,690	\$4,967,883	\$1,123,163	Vacant	Affordable housing	200	4	May. 2013/Dec. 2012	\$250,000	\$1,826,100
Gelring Clinic	Bethel	Oxford	Part 1 (N/A; NR listed) Part 2 (11/8/17)	0	10 proposed	N/A	8,547 proposed	280 proposed	8,827 proposed	0	\$1,462,000 est.	\$150,000 est.	Vacant	Housing			Sep. 2018	\$676,800	
17 Alfred Street	Biddeford	York	Part 1 (2/3/16) Part 2 (2/23/18) Part 3 (2/23/18)	0	4	N/A	8,700	0	5,800	0	\$840,000	\$0	commercial/residential	commercial/residential	8	6	Jan. 2019 / Feb. 2018	\$220,000	\$835,000
265 Main Street	Biddeford	York	Part 1 (4/14/10) Part 2 (09/03/10) Part 3 (10/05/12)	0	4	N/A	14,000	0	2,800	0	\$1,931,898	\$120,000	Vacant	Mixed use commercial & residential	50	20	Apr. 2011 / Jan. 2012	\$304,000	\$435,200
Emery School**	Biddeford	York	Part 1 (10/04/10) Part 2 (5/25/11) Part 3 (8/20/12)	24	24	N/A	27,342	0	27,342	27,342	\$5,810,647	\$351,951	Vacant	Residential	Unknown at this time	3	Apr. 2012 / Jan. 2012	\$0 "taxable value"	\$1,716,800
Laconia Mill #1** (The Mill at Saco Falls)	Biddeford	York	Part 1 (8/20/09) Part 2 (8/15/09) Part 3 (12/28/10)	40	66	N/A	84,000	0	84,000	51,240	\$11,100,000	\$3,150,000	Vacant	Affordable housing / Residential	61	0	May. 2010 / Nov. 2010	\$389,000	\$6,034,000
Laconia Picker No. 1	Biddeford	York	Part 1 (10/1/15)																
Muskie Block, 129 Main Street	Biddeford	York	Part 1 (7/28/15)																
Paquin Building, 5 Washington St.	Biddeford	York	Part 1 (1/28/19) Part 2 (6/12/19) Part 3 (pending)	0	16	N/A	15,600 proposed	0	10,400 proposed	0	\$3,280,000 est.	\$0	vacant retail/office building	retail/apartments	unknown	unknown	Dec. 2019	\$637,000	
Pepperell Mill No. 3 (Lincon Mill)	Biddeford	York	Part 1 (3/19/12) Part 2 (5/1/15)	0	92 proposed	N/A	246,000 proposed	0	104,000 proposed	0	\$48,000,000 est.	\$2,000,000 est.	light industrial	rental apartment/hotel	unknown	unknown	Jan. 2017	\$1,274,500	
Saco Water Power Co., Counting House	Biddeford	York	Part 1 (10/12/18) Part 2 (2/1/19) Part 3 (4/22/20)	0	0	N/A	12,300	0	0	0	\$360,021	\$26,056	mill offices (possibly vacant)	work station	Unknown at this time	Unknown at this time	Dec. 2019 / Feb. 2020	\$245,000	\$650,000
Saco Water Power Co. Machine Shops #1 & #2** *The Luths at Saco Falls**	Biddeford	York	Part 1 (8/22/13) Part 2 (8/25/15) Part 3 (10/11/16)	66	80	N/A	92,768	0	53,630	43,688	\$13,500,000	\$275,000	vacant mill	rental apartments	100	1	Jun. 2016 / Aug. 2016	\$478,800	\$7,050,000

Maine Historic Preservation Commission - Historic Preservation Rehabilitation Tax Credit Report

Project Name	Town	County	NPS or MHP: Approved Historic Preservation Certification Application	Affordable Housing Units Created	Total Housing Units Created	Affordable Housing Units Preserved	Total Aggregate Sq. Footage Rehabilitated	Total Aggregate Sq. Footage Developed (new)	Total Aggregate Sq. Footage of Housing	Total Aggregate Sq. Footage of Affordable Housing	Total Certified Rehab. Expenses (eligible for credits)	Total New Construction Expenses (ineligible for credits)	Use Prior to Rehabilitation	Use After Rehabilitation	Number of Construction Jobs During Rehab	Number of People Employed in Rehabbed Building	Projected/Actual completion date	Assessed tax value prior to rehabilitation	Assessed tax value after rehabilitation
Saco Water Power Co. Machine Shop #1, Machine Shop Storage Bldg., Drafting Rm., Mach. Shop Stock Bldg., Saco & Petrie Pattern Bldg. & Saco & Lowell Wing	Biddeford	York	Part 1 (6/7/19) Part 2 (9/18/19) Adv. Det. - Ph. 1 (pending)	7 proposed	71 proposed	N/A	92,482 proposed	0	54,334 proposed	4,500 proposed	\$15,400,000 est.	\$1,600,000 est.	partially vacant mill	commercial/apartments			Apr. 2021	\$1,000,000	
St. Andre's Convent**	Biddeford	York	Part 1 (4/1/14) Part 2 (2/24/15) Part 3 (9/6/16)	15	15	N/A	12,000	0	12,000	12,000	\$2,600,000	\$150,000	vacant convent	affordable housing units	35	5	Aug. 2015 / May 2016	\$0	\$2,200,000
U.S. Post Office, 27 Washington St.	Biddeford	York	Part 1 (9/19/17) Part 2 (11/27/17)	0	0	N/A	10,000 proposed	0	0	0	\$1,200,000 est.	\$50,000 est.	vacant post office	commercial	unknown	unknown	Sep. 2018	\$380,000	
Brewer High School**	Brewer	Penobscot	Part 1 (10/2/12) Part 2 (10/18/14) Part 3 (1/29/16)	28	28	N/A	40,200	0	40,200	40,200	\$5,487,766	\$326,155	vacant school	Residential	37	6	Jun. 2015 / Nov. 2015	\$1,628,800	\$2,199,100
Brooklin L.O.O.F. Hall, 120 Reach Road	Brooklin	Hancock	Part 1 (N/A; NR listed) Part 2 (3/8/19)																
Lemont Block, 146-150 Maine Street	Brunswick	Cumberland	Part 1 (7/13/20) Part 2 (pending)																
Mitchell Double House	Brunswick	Cumberland	Part 1 (10/30/08) Part 2 - Ph. 1 (6/29/09) Part 2 - Ph. 2 (3/11/11) Part 3 (7/3/14)	0	0	N/A	6,500	0	660	0	\$660,500	\$100,000	Carriage house used for garage / House used for residential and offices	Residential, offices & retail	10	10	Sep. 2011 / Oct. 2013	\$407,600	not re-assessed yet
Professional Building	Damariscotta	Lincoln	Part 1 (10/25/13) Part 2 (6/10/14) Part 3 (1/9/15)	0	0	N/A	18,900	0	0	0	\$626,107	\$0	retail/voda fountain/post office	retail/voda fountain/post office	10	30	May. 2014 / May 2014	\$1,190,400	\$1,190,400
American Woollen Co. Mill	Dover-Francfort	Piscataquis	Part 1 (3/9/2011) Part 2 (3/29/12) Adv. Det. - Ph. 1 (12/31/15)	0	22	N/A	78,291	0	27,626	0	Ph. 1 - \$10,657,373	unknown	Manufacturing (vacant since 2007)	Hotel, residential, commercial, office	Unknown at this time	Unknown at this time	unknown	\$269,900	
E.E. Shead Building, 58 Water St.	Eastport	Washington	Part 1 (6/1/2017) Part 2 (4/18/18)	0	0	N/A	1,296 proposed	0	unknown at this time	0	unknown at this time	unknown	retail/voda fountain/residential	retail/voda fountain/residential	Unknown at this time	Unknown at this time	Spring 2018		
Gerald House**	Fairfield	Somerset	Part 1 (4/18/11) Part 2 (11/29/12) Part 3 (1/2/14)	28	28	N/A	37,000	0	35,800	35,800	\$5,910,761	\$1,004,239	vacant	commercial and affordable housing	90	2	Oct. 2013/Nov. 2013	\$442,800	\$1,750,000
Young Surgical Building, 50 Mountain Avenue	Fairfield	Somerset	Part 1 (4/7/20)																
Falmouth High School / Plummer School	Falmouth	Cumberland	Part 1 (N/A; NR listed) Part 2 (8/15/16) Part 3 (12/19/17)	0	34	N/A	26,219	14,554	40,773	0	\$3,949,899	\$1,464,939	vacant school	senior housing	30	4	Sep. 2016/Nov. 2017	\$730,200	\$2,800,000
Musik Hall Block (Rensys Dept. Store)	Farmington	Franklin	Part 1 (3/29/19) Part 2 (7/6/10) Part 3 (1/30/12)	0	0	N/A	15,900	0	0	0	\$814,566	\$7,518	Retail	Retail	30	25	Mar. 2011/Sep. 2011	\$268,900	\$516,500
Mill at Freedom Falls	Freedom	Waldo	Part 1 (9/7/11) Part 2 (4/9/12) Part 3 (11/18/13)	0	0	N/A	3,700	0	0	0	\$1,528,310	\$2,000,000	Vacant since 1967	School/restaurant/office	150	10	Dec. 2012/Sep. 2013	\$127,700	\$167,639
Charles A. Snow School, 11 Pine Street	Fryeburg	Oxford	Part 1 (denied, 4/13/20)																
Johnson Hall	Gardiner	Kennebec	Part 1 (4/29/10)										Performance hall / Vacant	Performance hall					
Grey Havens Inn*	Georgetown	Sagadahoc	Part 1 (N/A; NR listed) Part 2 (6/3/14) Part 3 (7/6/14)	0	0	N/A	6,990	0	0	0	\$285,553	\$82,000	Inn	Inn	9	15	Win. 2013/Win. 2013	\$1,121,900	\$1,619,200
151 Water Street	Hallowell	Kennebec	Part 1 (6/4/12) Part 2 Ph. 1 (3/28/16)	0	4	1	7,419	0	5,100	0	\$516,992	\$22,331	vacant	retail & housing	54	4			
Granite Works Office, 19 Central Street	Hallowell	Kennebec	Part 1 (12/2/13) Part 2 (12/23/13) Part 3 (2/6/15)	0	1	N/A	3,782	0	2,250	0	\$380,230	\$25,039	Office	Office/Residential	30	5	Dec. 2014/Dec. 2014	\$157,000	\$207,900
Maine Industrial School for Girls - Ph. 1 & 2 - Admin. Bldg. & Baker Bldg. Ph. 4 - Stevens Bldg. Ph. 5 - Evkane Hall <i>Phase 3 not used/addressed in applications yet - may address future work on Admin. Bldg. and/or Baker Bldg.</i>	Hallowell	Kennebec	Part 1 (12/12/17) Part 2 Ph. 1 (4/2/18) Amendment Ph. 2 (12/7/18) Amendment Ph. 4 (12/7/18) Adv. Det. Ph. 1 (12/7/18) Amendment Ph. 2 (12/7/18) Amendment Ph. 5 (9/11/19) Adv. Det. Ph. 4 (10/25/19) Adv. Det. Ph. 5 (10/7/20)	0	Ph. 1 & 2 - 3 Ph. 4 - 20 units of student housing Ph. 5 - 12 units of student housing proposed	N/A	Ph. 1 & 2 - 15,902 Ph. 4 - 17,800 Ph. 5 - unknown at this time	Ph. 1 & 2 - 0 Ph. 4 - 0 Ph. 5 - 0 proposed	Ph. 1 & 2 - 2,900 Ph. 4 - 15,000 Ph. 5 - unknown at this time	0	Ph. 1 & 2 - \$1,200,000 Ph. 4 - \$3,337,728 Ph. 5 - unknown at this time	Ph. 1 & 2 - \$100,000 est. Ph. 4 - \$140,000 est. Ph. 5 - unknown at this time	Ph. 1 & 2 - Vacant/office Ph. 4 - Vacant Ph. 5 - vacant	Ph. 1 & 2 - Office/Residential Ph. 4 - Student housing/cafe Ph. 5 - Student housing	Unknown at this time	Unknown at this time	Ph. 1 & 2 - Apr. 2018/Oct. 2018 Ph. 4 - Aug. 2019/Sep. 2019 Ph. 5 - unknown at this time	Ph. 1 & 2 - \$136,240 Ph. 4 - \$275,000 Ph. 5 - unknown at this time	
Maine Industrial School for Girls - Central Building**	Hallowell	Kennebec	Part 1 (12/12/17) Part 2 (3/4/19) Part 3 (9/1/20)	29	29	N/A	25,000	0	25,000	25,000	\$6,927,406	\$156,852	Vacant	affordable housing	87	1	Dec. 2019 / Jan. 2020	\$275,000	\$2,014,500
Squire Perley Building	Hallowell	Kennebec	Part 1 (12/31/07) Part 2 (12/31/07) Part 3 (06/15/10)	0	0	N/A	6,062	2,362	0	0	\$1,533,313	\$470,190	Restaurant & apartments	Restaurant & offices	75	40	Jun. 2010	\$210,000	\$681,000
Park Street School**	Kennebunk	York	Part 1 (11/19/08) Part 2 (04/26/11) Part 3 (11/28/12)	30	30	N/A	19,777	14,435	34,212	34,212	\$4,450,000	\$2,100,000	Vacant	Housing	100+	3 (part-time)	May. 2012 / Aug. 2012	\$1,506,100	\$2,500,000
Bates Mill No. 2**	Lewiston	Androscoggin	Part 1 (09/30/10) Part 2 (7/25/11) Part 3 (2/4/13)	33	48	N/A	59,282	0	59,282	40,756	\$8,060,000	\$1,600,000	office/storage/workshop	apartments/office/storage	110	1	Mar. 2012 / Nov. 2012	\$407,706 (The Lofta portion only)	\$2,065,630 (The Lofta portion only)
Bates Mill #5; Phase 1 - Bates Mill #1, Mill #1 Wing, Connector	Lewiston	Androscoggin	Part 1 (4/26/16) Part 2, Ph. 1 (8/26/19)	0	0	N/A	Ph. 1 - 244,324 proposed	0	0	-	Ph. 1 - \$10,500,000 est.	Ph. 1 - \$0	Ph. 1 - brewery/vacant mill	Ph. 1 - brewery/office space			Nov. 2019		
Continental Mill, 2 Cedar St.	Lewiston	Androscoggin	Part 1 (6/8/20)																
First Calahan Building	Lewiston	Androscoggin	Part 1 (3/19/14) Part 2 (12/15/14) Part 3 (12/21/15)	0	0	20	11,407	0	10,379	10,379	\$1,674,149	\$857,335	mixed use	mixed use	80	3	Jun. 2015 / Jan. 2015	\$932,493	\$932,493
Healy Asylum** (2 buildings)	Lewiston	Androscoggin	Part 1 (2/9/10) Part 2 (12/6/10) Part 3 (3/21/12)	32	32	N/A	38,112	0	22,742	22,742	\$7,568,711	\$6,433,500	orphanage, elderly housing, recently vacated	Affordable housing	100		Sep. 2011/Jan. 2012	\$519,750	\$1,400,000
Le Messenger, 223-225 Lisbon St.	Lewiston	Androscoggin	Part 1 (8/13/18) Part 2, Ph. 1 (12/17/18) Part 2, Ph. 2 (3/14/19) Adv. Det. Ph. 1 & 2 (9/6/15/20)																
Lewiston Trust & Safe Deposit Co., 46 Lisbon St.	Lewiston	Androscoggin	Part 1 (N/A; NR listed) Part 2 (11/20/15) Part 3 (8/18/17)	1	2	N/A	8,365	0	4,000	2,000	\$270,000	\$0	vacant; retail/commercial	retail, residential	27	2	Dec. 2015 / Sep. 2016	\$84,000	\$192,000
Lincoln Street Fire Station, 188 Lincoln Street	Lewiston	Androscoggin	Part 1 (2/6/18) Part 2 (5/10/19) Part 3 (10/23/20)	0	2 proposed	N/A	8,220 proposed	0	2,100 proposed	0	\$982,869 est.	\$10,000 est.	vacant fire station	restaurant/residential	Unknown at this time	Unknown at this time	Sep. 2019	\$195,280	
Moore Building, 215 Lisbon St.	Lewiston	Androscoggin	Part 1 (N/A; NR listed) preliminary review request submitted to NPS 5/24/16																
Osgood Building, 129 Lisbon St.*	Lewiston	Androscoggin	Part 1 (N/A; NR listed) Part 2 (7/19/17) Part 3 (1/11/18)	0	0	N/A	18,000	0	0	0	\$250,000	\$0	Office space	Office space	35	60	Sep. 2017/Nov. 2017	\$474,380	\$474,380
Second Calahan Building	Lewiston	Androscoggin	Part 1 (3/19/14) Part 2 (12/15/14) Part 3 (12/21/15)	0	0	20	11,117	0	10,131	10,131	\$1,631,587	\$800,624	mixed use	mixed use	80	3	Jun. 2015/Jan. 2015	\$908,787	\$908,787

* Small Project Rehabilitation Certification Application – State credit only 36 M.R.S.A. §5219-BB.2.
 ** Project will claim the increased 36% for affordable housing pursuant to 36 M.R.S.A. §5219-BB.3

Project Name	Town	County	NPS or MHP: Approved Historic Preservation Certification Application	Affordable Housing Units Created	Total Housing Units Created	Affordable Housing Units Preserved	Total Aggregate Sq. Footage Rehabilitated	Total Aggregate Sq. Footage Developed (new)	Total Aggregate Sq. Footage of Housing	Total Aggregate Sq. Footage of Affordable Housing	Total Certified Rehab. Expenses (eligible for credits)	Total New Construction Expenses (ineligible for credits)	Use Prior to Rehabilitation	Use After Rehabilitation	Number of Construction Jobs During Rehab	Number of People Employed in Rehabbed Building	Projected/Actual completion date	Assessed tax value prior to rehabilitation	Assessed tax value after rehabilitation
Scruton Block, 199 Lisbon Street	Lewiston	Androscoggin	Part 1 (2/9/18) Part 2 (5/13/19)	0	12 proposed	N/A	25,000 proposed	0	15,000 proposed	0	\$2,500,000 est.	\$100,000 est.	vacant	retail, housing	Unknown at this time	Unknown at this time	Jan. 2020	\$228,000	
St. Patrick's Church & Rectory	Lewiston	Androscoggin	Part 1 (12/10/14) - Church & Rectory Part 2 (2/16/15) - Rectory Part 2 (12/10/15) - Church Part 3 (8/21/15) - Rectory Part 3 (12/13/16) - Church	0	0	N/A	22,500	0	7500 pre-existing	0	\$417,831	\$0	Residence / former rectory / vacant church	Event center and inn	5	2	Mar. 2014/Nov. 2016	\$321,600	\$332,350
St. Patrick's Convent	Lewiston	Androscoggin	Part 1 (4/25/18) Part 2 Ph. 1 (12/20/18) Add. Dec. Ph. 1 (3/10/20)	8	12	0	11,248	0 - Ph. 1 664 prop. - Ph. 2	11,248	9,972	\$1,890,830 - Ph. 1	\$683,778 - Ph. 1	Convent/housing	Housing	35 - Ph. 1	0	Dec. 2019	\$408,240	
Lisbon Falls High School**	Lisbon Falls	Androscoggin	Part 1 (N/A; NR based) Part 2 (1/13/11) Part 3 (11/7/12)	12	12	N/A	10,590	2,670	13,260	0	\$2,748,300	\$380,000	Vacant since 2005	Affordable housing	75	1	Jun. 2011/Sep. 2012	\$383,900	\$677,000
Lamb Block	Lowermore Falls	Androscoggin	Part 1 (11/15/11) Part 2 (6/5/12) Part 3 (2/4/13)	0	0	N/A	10,339	0	0	0	\$2,000,000	\$300,000	commercial/vacant	commercial, office, medical	30	25	Nov. 2012/Jan. 2013	\$122,500	\$500,000
Derby Sheds, Bangor & Aroostook RR	Mile	Piscataquis	Part 1 (2/15/18)																
North Berwick Wooden Mill**	North Berwick	York	Part 1 (N/A; NR based) Part 2 (4/16/08) Part 3 (12/17/09)	40	40	N/A	51,000	0	51,000	51,000	\$7,629,467	\$444,051	Vacant	Affordable housing	150	4	Dec. 2009	\$606,600	\$4,180,000
Norway Opera House	Norway	Oxford	Part 1 (2/21/12) Part 2 (4/24/12) Part 3 (3/11/13)	0	0	N/A	21,000	0	0	0	\$1,363,880	\$6,200	Retail/multi-purposed - currently vacant	Retail	42	16	Oct. 2012/Dec. 2012	\$185,000	\$445,000
Colonial Inn	Ogunquit	York	Part 1 (12/29/11) Part 2 - Phase 1 (1/25/12) Part 2 - Phase 2 (8/27/12) Part 3 - (8/27/13)	0	0	0	Ph. 1 - 12,270 Phase 2 was cancelled	0	0	0	Ph. 1 - \$4,059,150 Ph. 2 - cancelled	\$2,564,028	Hotel	Hotel	107	17	Jun. 2012 May 2013	\$1,046,053 Ph. 2 - cancelled	\$6,800,000
Main View Apartments*	Orono	Penobscot	Part 1 (12/15/09) Part 2 (2/18/10) Part 3 (9/13/11)	0	0	24	19,200	0	19,200	19,200	\$175,374	\$0	Affordable housing	Affordable housing	Unknown at this time	Unknown at this time	Summer 2010/Jul. 2011	\$1,140,700	\$1,140,700
0 City Center*	Portland	Cumberland	Part 1 (5/10/18) Part 2 (5/10/18) Part 3 (7/12/18)	0	0	N/A	25,179	0	0	0	\$246,000	\$604,000	retail/office	retail/offices	40	75	May. 2018/May. 2018	\$1,934,600	\$1,934,600
30 Exchange Street*	Portland	Cumberland	Part 1 (8/11/16) Part 2 (8/11/16) Part 3 (14/6/17)	0	0	N/A	8,432	0	0	0	\$83,000	\$0	Office/retail	Office/retail	10	25+	Nov. 2016/Nov. 2016	\$683,100	\$683,100
96 Federal Street	Portland	Cumberland	Part 1 (11/13/17) Part 2 (1/24/17) Part 3 (5/21/18)	0	0	N/A	6,383	0	6,383	0	\$1,082,796	\$33,801	residential	residential	3	0	Nov. 2016/Dec. 2017	\$358,500	\$582,600
130-132 Pleasant Street	Portland	Cumberland	Part 1 (10/19/2010) Part 2 (6/10/2011) Part 3 (4/16/13)	0	0	N/A	2,887	0	1,444	0	\$750,000	\$50,000	Residential and office	Residential & office	1	3	Mar. 2012/Dec. 2013	\$338,900	\$475,000
395 Fore Street*	Portland	Cumberland	Part 1 (7/12/18) Part 2 (7/12/18) Part 3 (8/3/19)	0	0	N/A	3,164	0	1,826	0	\$235,452	\$0	Residential and commercial	Residential and commercial	15	20	Aug. 2019/Aug. 2019	\$912,300	\$912,300
399 Fore Street*	Portland	Cumberland	Part 1 (7/12/18) Part 2 (7/12/18)																
600 Congress Street (George S. Hunt Building)	Portland	Cumberland	Part 1 (5/2/13) Part 2 (5/29/13) Part 3 (3/25/16)	0	2	N/A	7,247	0	3,880	0	\$1,886,977	\$89,664	Vacant	Mixed use residential & retail	20	8	Oct. 2014 / Jan. 2016	\$286,300	\$1,500,000
88 High Street (Children's Hospital of Maine)**	Portland	Cumberland	Part 1 (3/31/10) Part 2 (9/1/11) Part 3 (2/6/13)	38	38	N/A	28,298	20,516	48,814	48,814	\$5,541,884	\$5,247,218	USM classrooms & offices	Affordable housing	200	6	Nov. 2012/Jun. 2013	\$1,408,600	\$3,500,000
Alvers Building (Chadwick and Duran Block)	Portland	Cumberland	Part 1 (2/8/11) Part 2 (2/25/11) Part 3 (07/19/11)	0	0	N/A	14,872	0	0	0	\$263,540	\$0	Office and retail	Office and retail	7	35	May. 2011/May. 2011	\$1,197,900	\$1,197,900
Alvers Building (Chadwick and Duran Block)*	Portland	Cumberland	Part 1 (2/27/13) Part 2 (2/27/13) Part 3 (4/9/13)	0	0	N/A	14,872	0	0	0	\$75,547	\$0	Office and retail	Office and retail	8	35	May. 2013/March 2013	\$1,197,900	\$1,197,900
Augustus Schlotterbeck House*	Portland	Cumberland	Part 1 (12/1/09) Part 2 (2/1/10) Part 3 (1/30/16)	0	0, 4 preserved	N/A	3,005	0	3,005	0	\$155,415	\$0	Apartments	Apartments	4	0	Oct. 2010/Dec. 2015	\$361,100	\$361,100
Baxter Davis Building (aka: Milkmen, Tomlinson Co. Bldg. Porteous Warehouse)	Portland	Cumberland	Part 1 (1/9/15) Part 2 (6/25/15) Part 3 (3/16/16)	0	0	N/A	114,781	0	TBD	0	\$1,573,246	\$34,677	Residential	Residential	TBD	TBD	Sep. 2015 / Dec. 2015	\$6,327,600	\$6,327,600
Baxter Library	Portland	Cumberland	Part 1 (10/22/09) Part 2 (11/9/09) Part 3 (11/9/10)	0	0	N/A	22,163	2,026	0	0	\$3,118,542	\$154,213 (\$1,235,864 non-certified)	College classrooms	Commercial offices	66	70	Sep. 1, 2010	0 - owned by non-profit	\$2,500,000
Butler School, 77 Pine St.	Portland	Cumberland	Part 1 (10/21/14) Part 2 (2/11/15) Part 3 (3/16/16)	0	0	39	39,500	0	39,500 prev. existing	39,500 prev. existing	\$4,534,000	\$126,000	affordable housing	affordable housing	25	1	Oct. 2015 / Dec. 2015	\$1,722,100	\$2,122,200
Charles B. Clarke House (223 Western Promenade)	Portland	Cumberland	Part 1 (10/21/13) Part 2 (4/3/14) Part 3 (3/25/15)	0	2	0 (1 market rate unit preserved)	13,457	0	13,457	0	\$3,158,000	\$350,000	Residential	Residential	25	0	May. 2014/Dec. 2014	\$1,056,000	\$1,272,100
Chesnut Street Church	Portland	Cumberland	Part 1 (N/A; NR based) Part 2 (1/8/09) Part 3 (9/30/09)	0	0	N/A	8,508	0	0	0	\$2,500,000	\$0	Vacant	Restaurant	100+	40	Oct. 2009	\$675,000	\$1,162,400
Clapp Memorial Building, 443 Congress Street	Portland	Cumberland	Part 1 (6/16/15) Part 2 (4/21/16) Part 3 (5/1/18)	0	28	N/A	36,960	0	24,000	0	\$5,394,358	\$1,500	offices	offices & residential	105	40	Dec. 2016/Dec. 2017	\$2,973,400	\$3,860,000
Clarence Hale House, 765 Congress St.	Portland	Cumberland	Part 1 (9/4/18) Part 2 (9/19/18)	0	0	N/A	5,766 proposed	0	5,766 previously existing	0	\$825,000 est.	\$25,000 est.	vacant residential	residential			Mar. 2019	\$401,300	
Congress & Preble Project 10-20 Preble St.	Portland	Cumberland	Part 1 (pending)																
Congress & Preble Project Preble House Bldg., 481 Congress St.	Portland	Cumberland	Part 1 (pending)																
Congress & Preble Project B.F. Keith Theater, 22 Preble St.	Portland	Cumberland	Part 1 (pending)																
Congress & Preble Project Cheyenne Bldg., 475-477 Congress St.	Portland	Cumberland	Part 1 (pending)																
Court Square Building, 85 Market St.	Portland	Cumberland	Part 1 (6/2/15) Part 2 (6/2/15) Part 3 (7/28/15)	0	0	N/A	29,000	0	21,000 previously existing	0	\$60,875	\$0	residential and retail	residential and retail	not provided	10	Jun. 2015/Jun. 2015	\$1,647,500	\$1,647,500
Eastland Park Hotel	Portland	Cumberland	Part 1 (6/30/11) Part 2 (3/7/12) Part 3 (6/4/14)	0	0	22 lost	254,268	0	0	0	\$34,481,475 (\$20,000,000 eldg. for State HTCs)	\$1,011,306 (\$15,412,781 inelig. for State HTCs)	Hotel/apartments/functions	Hotel/functions	153	167	Mar. 2013/Dec. 2013	\$8,779,810	\$40,195,000
Edmund Plimney House, 191 Pine Street	Portland	Cumberland	Part 1 (6/27/12) Part 2 (8/1/12) Part 3 (11/8/13)	0	0	N/A	7,044	2,603	7,518	0	\$895,000	\$69,000	Apartments	Apartments	40	0	Dec. 2014/Sep. 2013	\$871,000	\$763,600
Engler Co. Number Nine	Portland	Cumberland	Part 1 (1/26/10) Part 2 (8/4/09/10) Part 3 (3/27/12)	0	0	N/A	8,640	0	0	0	\$668,025	\$50,498	Offices	Offices	unknown - not reported	16	Sep. 2010/Dec. 2011	not reported	\$394,580
Fairpoint Comm. Building, 45 Forest Ave.	Portland	Cumberland	Part 1 (1/25/11) Part 2 (1/19/12) Part 3 (1/14/13)	0	0	N/A	235,000	0	0	0	\$3,566,000	0	Communications exchange	Communications exchange	120	100	Jun. 2010 / Jan. 2012	\$10,420,800	\$10,420,800
Fidelity Trust Company Building, 465 Congress St.	Portland	Cumberland	Part 1 (12/21/19) Part 2, Ph. 1 (4/23/20)	0	0	N/A	82,317 proposed	0	0	0	\$7,800,000 est.	0	bank/offices	bank/offices	Unknown at this time	Unknown at this time	Dec. 2023	\$4,140,430	

Maine Historic Preservation Commission - Historic Preservation Rehabilitation Tax Credit Report

Project Name	Town	County	NPS or MHP: Approved Historic Preservation Certification Application	Affordable Housing Units Created	Total Housing Units Created	Affordable Housing Units Preserved	Total Aggregate Sq. Footage Rehabilitated	Total Aggregate Sq. Footage Developed (new)	Total Aggregate Sq. Footage of Housing	Total Aggregate Sq. Footage of Affordable Housing	Total Certified Rehab. Expenses (eligible for credits)	Total New Construction Expenses (eligible for credits)	Use Prior to Rehabilitation	Use After Rehabilitation	Number of Construction Jobs During Rehab	Number of People Employed in Rehabbed Building	Projected/Actual completion date	Assessed tax value prior to rehabilitation	Assessed tax value after rehabilitation
Fort McKinley Double Barracks	Portland	Cumberland	Part 1 (10/23/07 & 1/9/14) Part 2 (5/15/08) Part 3 (10/7/15)	0	0	N/A	41,362	2,801	0	0	\$4,993,432	\$403,292	Vacant	Hotel	120	20	Jun. 2015/Sep. 2015	\$332,900	\$3,807,000
General Francis Forsenden House, 73 Deering St.	Portland	Cumberland	Part 1 (7/16/19) Part 2 (10/3/19)	0	7 proposed	N/A	6,058 proposed	0	6,058 proposed	0	\$675,000 est.	unknown at this time	vacant offices/ 3 residential units	7 residential units	Unknown at this time	Unknown at this time	Jul. 2020		
George S. Payson House, 30 Mellen St.	Portland	Cumberland	Part 1 (4/24/19) Part 2 (6/3/20)	6 proposed	6 proposed	5	16,928 proposed	0	16,928 proposed	16,928 proposed	\$1,768,373 est.	\$34,600 est.	housing	housing	Unknown at this time	Unknown at this time	Oct. 2021	\$642,400	
Grand Trunk Office Building, 1-9 India Street	Portland	Cumberland	Part 1 (12/31/15) Part 2 (5/19/16) Part 3 (5/23/17)	0	0	N/A	11,373	0	0	0	\$3,400,000	\$200,000	Vacant office bldg.	Offices	53	22	Dec. 2016 / Mar. 2017	\$1,630,300	\$3,400,000
Henry M. Payson House, 218 State St.	Portland	Cumberland	Part 1 (10/21/14) Part 2 (12/12/16) Part 3 (3/16/16)	0	0	17	14,900	0	14,900 prev. existng	14,900 prev. existng	\$2,454,000	\$60,000	Affordable housing	Affordable housing	15	1	Oct. 2015 / Dec. 2015	\$897,100	\$953,100
Isle Block, 80 Exchange St.	Portland	Cumberland	Part 1 (12/18/17) Part 2 (14/4/18) Part 3 (4/1/19)	0	0	N/A	21,105	0	0	0	\$4,400,000	\$900	retail/restaurant/offices	retail/restaurant/offices	20	42	Jul. 2018 / Dec. 2018	\$1,795,000	unknown at this time
Jessie D. Wilson House, 25 Bramhall St.	Portland	Cumberland	Part 1 (9/4/09) Part 2 (11/17/14) Part 3 (11/24/14)	0	1	N/A	3,298	0	3,298	0	\$230,315	0	Vacant doctors offices	rental housing	14	0	Jul. 2014/Jul. 2014	\$214,200	\$423,100
Melbes E. Bohrer House, 749 Congress St.	Portland	Cumberland	Part 1 (12/21/15) Part 2 (9/1/16) Part 3 (12/18/17)	0	0	N/A	11,951	538	0	0	\$2,900,000	\$199,000	Vacant funeral home	Im	150	22	Apr. 2017/Sep. 2017	\$594,000	unknown - not yet reassessed
Nathan Clifford School	Portland	Cumberland	Part 1 (12/23/13) Part 2 (12/24/14) Part 3 (5/14/15)	0	22	N/A	45,712	0	45,712	0	\$6,731,136	\$180,348	vacant school	rental apartments	60	0	Dec. 2014/Dec. 2014	\$0	\$4,515,789
Payson-Winklow Block, 48 Deering St.*	Portland	Cumberland	Part 1 (10/25/11) Part 2 (10/25/11) Part 3 (10/21/13)	0	0	N/A	2,900	0	1,100	0	\$55,472	\$0	office & residential	office & residential	6	6	Sep. 2012/Sep. 2012	\$363,600	\$363,600
Portland City Hospital, Loring House	Portland	Cumberland	Part 1 (N/A; NR listed) Part 2 (7/23/15) Part 3 (3/17/17)	0	0	104	100,393	0	100,393 pre-existing	100,393 pre-existing	\$16,342,113	\$1,026,008	residential	residential	87	4	Oct. 2016/Dec. 2016	\$4,441,900	\$6,240,000
Press Herald Building	Portland	Cumberland	Part 1 (7/23/12) Part 2 (12/15/13) Part 3 (8/5/15)	0	0	N/A	83,506	640	0	0	\$17,898,784	\$231,023	Vacant/office	Hotel	130	80	Apr. 2015/Apr. 2015	\$3,042,200	\$10,000,000 est.
Rosa True School (Park Street School)	Portland	Cumberland	Part 1 (7/23/15) Part 2 (7/23/15) Part 3 (10/5/16)	2	2	8	16,590	0	12,674	12,674	\$1,225,610	\$52,154	residential	residential	25	0	Feb. 2016 / Jul. 2016	\$377,900	\$436,000
Rufus Tibbets House, 804 Congress St.	Portland	Cumberland	Part 1 (8/26/14) Part 2 (10/24/14) Part 3 (9/21/15)	0	0	N/A	10,491	0	10,491 existing	0	\$214,539	\$0	residential	residential	not provided	0	Feb. 2015/Jun. 2015	\$681,800	\$681,800
Safford House*	Portland	Cumberland	Part 1 (10/23/09) Part 2 (10/23/09) Part 3 (05/11/11)	0	0	N/A	12,550	0	0	0	\$195,649	\$5,000	Mixed use business	Mixed use business	50	15	Dec. 2010/Jun. 2010	\$730,600	\$730,600
Sagamore Village	Portland	Cumberland	Part 1 (10/21/18)																
Samuel T. Pickard House	Portland	Cumberland	Part 1 (10/20/09) Part 2 (10/15/09) Part 3 (2/4/10)	0	0	10	5,690	0	5,690	5,690	\$56,270	\$0	Licensed lodging facility	Licensed lodging facility	8	0	Feb. 2010	\$374,400	\$374,400
Schlosserbeck & Fox Building	Portland	Cumberland	Part 1 (8/20/15) Part 2 (11/15/16) Part 3 (2/30/17)	0	56	N/A	37,345	155	35,600	0	\$8,100,000	\$4,350,000	industry / office	housing	35	0	Aug. 2016/Mar. 2017	\$1,483,800	\$5,800,000
Shewars Building, 600-604 Congress St.	Portland	Cumberland	Part 1 (7/7/10) Part 2 (8/30/10)	0	0; 12 preserved	N/A	17,360 proposed	0	13,020 proposed	0	\$300,000 est.	\$400,000 est.	Mixed use commercial and residential	Mixed use commercial & residential	Unknown at this time	Unknown at this time	Phase 1 - Dec. 2010 Phase 2 - Dec. 2013		
St. Joseph's Academy and Convent** 605 Stevens Avenue (AKA Sisters of Mercy Motherhouse).	Portland	Cumberland	Part 1 (12/1/06) Part 2 (6/30/16) Part 3 (1/13/19)	66	88	N/A	109,586	0	109,586	82,480	\$14,814,519	\$700,000	vacant convent	Residential apartments	500	5	Sep. 2017/Oct. 2018	\$0	\$4,500,000
Catherine McAuley High School, 631 Stevens Avenue	Portland	Cumberland	Part 1 (7/30/20) Part 2 (10/09/20)	0	0	N/A	50,091 proposed	0	0	0	\$3,650,000 est.	\$0	vacant school	commercial/daycare facility	Unknown at this time	Unknown at this time	Dec. 2021	\$1,187,200	
St. Dominic's School** 66 State Street	Portland	Cumberland	Part 1 (10/10/19) Part 2 (08/11/20)	38 proposed	38 proposed	N/A	21,814 proposed	0	8,177 proposed	8,177 proposed	\$4,400,000 est.	\$150,000 est.	community aid/rehab center	lodging facility	Unknown at this time	Unknown at this time	Feb. 2021	\$1,048,300	
Thomas B. Reed School, 26 Homestead Ave.	Portland	Cumberland	Part 1 (11/26/17) Part 2 - Ph. 1 (11/27/17) Ph. 2 - (12/12/18)	0	0 - Phase 1 8 proposed	N/A	25,300 proposed	0	0 - Phase 1 9,000 proposed	0	\$1,512,243 - Ph. 1 \$2,562,966 est.	\$291,135 - Ph. 1	vacant school	Residential apartments and childcare facility	50 - Ph. 1	30 - Ph. 1	Aug. 2018/Aug. 2018-Ph. 1	\$285,000	\$1,684,490-Ph. 1
Thompson Block, 121 Middle Street	Portland	Cumberland	Part 1 (N/A; NR listed) Part 2 - Ph. 1 (3/11/19)	0	11 proposed	N/A	37,845 proposed	0	7,589 proposed	0	\$2,100,000 - Ph. 1	0	offices	office/residential	Unknown at this time	Unknown at this time	Jul. 2019	\$2,330,100	
Tracy-Canner Block, 505 Fore St.*	Portland	Cumberland	Part 1 (N/A; NR listed) Part 2 (5/7/18)	0	0	N/A	4,138 proposed	0	0	0	\$110,000 est.	\$0	vacant 1st fl. Offices 2nd and 3rd floors	commercial/offices	Unknown at this time	Unknown at this time	Mar. 2018	\$1,862,500	
Twichell-Chaplin Co. Building	Portland	Cumberland	Part 1 (11/30/10) Part 2 - Ph. 1 (1/28/11) Part 2 - Ph. 2 (11/28/11) Part 3 - Ph. 1 (11/28/11) Part 3 - Ph. 2 (11/2/16)	0	0	N/A	93,665 Phases 1 and 2 combined	0	0	0	\$16,054,170 (\$15,000,000 - Ph. 1) (\$ 1,054,170 - Ph. 2)	\$2,303,933 (Ph. 1)	Self storage, office, retail, studio	Office, retail	143	217	Nov. 2011/Sep. 2015	\$950,900	\$13,180,500
Woodbury Apartments, 111 Franklin St.	Portland	Cumberland	Part 1 (8/1/17)																
The Rangely Tavern, 2443 Main Street*	Rangely	Franklin	Part 1 (N/A; NR listed) Part 1 (8/21/19) Part 3 (8/21/19)	0	0	N/A	30,000	0	0	0	\$83,333	\$0	Hotel	Hotel	6	15	May 2019/May 2019	\$1,189,100	\$1,189,100
Revere Block, 449 Main St.	Rockland	Knox	Part 1 (12/1/09) Part 2 (1/13/10) Part 3 (11/10/11)	0	2	N/A	10,400	0	2,600	0	\$2,016,946	\$154,136	Retail, office, storage	Retail, office, housing	150	10	Mar. 2010/Jun. 2011	\$219,000	\$406,600
Thorncliffe Building, 365-399 Main St.*	Rockland	Knox	Part 1 (1/26/11) Part 2 (3/26/15) Part 3 (3/26/15)	0	0	51	45,000	0	30,000	30,000	\$166,419	\$0	Mixed use commercial & residential	Mixed use commercial & residential	23	2	Dec. 2014/Dec. 2014	\$1,792,000	\$1,792,000
Shepherd Block	Rockport	Knox	Part 1 (4/2/10) Part 2 (5/7/10) Part 3 (1/5/11)	0	0	N/A	18,000	0	0	0	\$2,406,291	\$257,800	Mixed use business & residential	Mixed use business & residential	50	40	Jun. 2010	\$843,700	1,325,400
Union Hall	Rockport	Knox	Part 1 (7/3/12) Part 2 - Ph. 1 (8/1/12) Part 2 - Ph. 2 (11/14/12) Part 3 (12/29/14)	0	1	N/A	11,000	0	2,010	0	\$3,362,823	\$222,089	Mixed use business/vacant	Mixed use business/residential	40	15	Spring 2013/Summer 2014	\$500,300	\$30,000
Union Hall*	Rockport	Knox	Part 1 (12/22/09) Part 2 (12/22/09) Part 3 (11/2/10)	0	0	N/A	10,000	0	0	0	\$74,000	\$67,864	Mixed use business	Leased to Maine Media Workshops	6	10	Jun. 2010	\$505,300	\$505,300
Hotel Harris (aka Stringfellow Building), 25 Hartford St.	Rumford	Oxford	Part 1 (N/A; NR listed) Part 2 (2/5/20) Part 3 (7/14/20)	0	0	N/A	25,783	0	19,337 pre-existing	0	\$881,379	\$0	salon/restaurant/multi-family residential	salon/restaurant/multi-family residential	25	20	Dec. 2019/Mar. 2020	\$295,790	\$295,790
Saco Central Fire Station	Saco	York	Part 1 (N/A; NR listed) Part 2 (10/17/13) Part 3 (12/29/14)	0	4	N/A	13,327	elevator tower only	4,730	0	\$2,369,548	\$367,365	vacant Fire Station	Mixed use comm./physical therapy/housing	48	12	Jun. 2014/Aug. 2014	\$0	\$243,900
Sweetser School	Saco	York	Part 1 (N/A; NR listed) Part 2 - Phase 1 (8/4/10) Part 2 - Phase 2 (12/13/10) Part 3 - (1/19/12)	0	9 preserved	N/A	11,296	0	11,296	0	\$153,790	\$19,900	Apartments	Apartments	1	0	Jun. 2011/Dec. 2011	\$441,000	\$441,000
York Engine/Boiler House**	Saco	York	Part 1 (9/4/12) Part 2 (9/24/13) Part 3 (12/10/14)	36	36	N/A	66,427	0	66,427	66,427	\$5,782,169	\$1,882,931	storage/manufacturing	Residential	150	10	Jun. 2014 / Dec. 2014	\$794,100	\$1,500,000

* Small Project Rehabilitation Certification Application - State credit only 36 M.R.S.A. §5219-BB.2.
 ** Project will claim the increased credit for affordable housing pursuant to 36 M.R.S.A. §5219-BB.3

Project Name	Town	County	NPS or MHPIC Approved Historic Preservation Certification Applications	Affordable Housing Units Created	Total Housing Units Created	Affordable Housing Units Preserved	Total Aggregate Sq. Footage Rehabilitated	Total Aggregate Sq. Footage Developed (new)	Total Aggregate Sq. Footage of Housing	Total Aggregate Sq. Footage of Affordable Housing	Total Certified Rehab. Expenses (eligible for credits)	Total New Construction Expenses (ineligible for credits)	Use Prior to Rehabilitation	Use After Rehabilitation	Number of Construction Jobs During Rehab	Number of People Employed in Rehabbed Building	Projected/Actual completion date	Assessed tax value prior to rehabilitation	Assessed tax value after rehabilitation
York Manufacturing Co. Mill #1, Mill #1 Extension, & Mill #2	Saco	York	Part 1 (10/2/19) Part 2 - Phase 1 (3/10/20) Phase 1 Add. Dec. (pending?) Part 2 - Phase 2 (9/24/20)	0	31 proposed	N/A	140,000 proposed	0	32,000 proposed (new)	0	\$3,500,000 est.	\$0 est.	office/vacant	office/residential	unknown	unknown	Oct. 2018	\$2,260,660	
York Manufacturing Company Mill #4	Saco	York	Part 1 (8/5/15) Part 2 (9/1/15) Part 3 (8/4/17)	0	150	N/A	225,912	0	149,000	0	\$23,896,570 (\$30,000,000 elig. for state HTCs)	\$1,752,991 (\$5,649,561 integ. for state HTCs)	Vacant	mixed use commercial, residential	88	2	Dec. 2016 / May 2017	\$102,800	unknown at this time
York Manufacturing Co. Mill #3	Saco	York	Part 1 (11/16/17) Part 2 (12/11/17) Part 3 (10/4/19)	0	24	N/A	17,841	0	14,565	0	\$1,914,388	\$2,737,668	vacant	housing/office	80	90	Jun. 2018 / May 2019	\$824,500	\$3,000,000
York Manufacturing Co., Mill #7 (AKA Mill No. 6 Extension)	Saco	York	Part 1 (11/16/17) Part 2 (10/29/18) Part 3 (11/6/20)	0	0	N/A	9,944	0	0	0	\$675,000	\$10,000	vacant	warehouse	12	8	Dec. 2018 / Dec. 2019	\$199,374	unknown
Sanford Mill #1	Sanford	York	Part 1 (10/20/10) Part 2 (2/9/12) Part 3 (11/8/13)	8	36	N/A	60,732	0	39,762	9,145	\$18,200,000	\$150,000	vacant/manufacturing	Mixed use commercial, office, residential	200 (approximate)	9 part time	Feb. 2013/August 2013	\$142,100	\$2,163,000
Bessey School**	Scarborough	Cumberland	Part 1 (3/8/07) Part 2 (6/26/07) Part 3 (1/8/09)	54	54	N/A	22,188	38,821	61,009	61,009	\$3,749,374	\$7,806,465	Storage, mixed use, special education projects	Affordable housing	175	2	Jan. 2009	0	\$1,534,400
Southgate Farm, 577 US Route 1**	Scarborough	Cumberland	Part 1 (8/25/15) Part 2 (2/5/18) Part 3 (2/13/20)	8	8	7 (pre-existing market rate housing units)	5,800	0	5,800	5,800	\$1,500,000	\$4,600,000	apartments	apartments	58	0	Aug. 2018 / Dec. 2018	\$411,900	\$2,625,100
Maine Women's Reformatory Maternity Hospital (Rhesler Building), 26 Mary St.	Shawhegan	Somerset	Part 1 (9/16/19)																
W.H. Fuller Block, 12 Madison Ave.	Shawhegan	Somerset	Part 1 (9/24/20) Part 2 (pending)	0 proposed	0 proposed	N/A	4,697 proposed	0 proposed	0 proposed	0 proposed	\$250,000 est.	\$25,000 est.	comm./residential	offices	unknown	unknown	Winter 2021	\$103,300	
Front Tavern / Paul's Hotel	South Berwick	York	Part 1 (9/7/16) Part 2 (12/28/16)	0 proposed	0 proposed	0 (8 vacant units)	10,307 proposed	2,182 proposed	0	0	\$2,000,000 est.	\$100,000 est.	vacant apartments	inn	Unknown at this time	Unknown at this time	Jan. 2018	\$320,000	
Breck School**	South Paris	Oxford	Part 1 (N/A; NR listed) Part 2 (1/30/18) Part 3 (4/1/19)	12	12	N/A	17,157	0	17,157	17,157	\$2,975,000	\$141,970	vacant school	elderly housing	129	6	Aug. 2018/Mar. 2019	\$700,000	\$775,000
Knox Hotel	Thomaston	Knox	Part 1 (7/31/09) Part 2 (10/19/09) Part 3 (9/20/11)	0	0	29	34,428	0	26,316	26,316	\$2,832,660	\$40,701	Apartments, commercial	Apartments, commercial	50	0	Jun. 2010 / Jul. 2011	\$2,322,244	\$2,323,098
Topham Air Force Station Headquarters, 47 Canam Drive	Topham	Sagadahoc	Part 1 (3/3/20)																
Unity Village School	Unity	Waldo	Part 1 (4/4/14) Part 2 (4/30/14) Part 3 (11/7/15)	0	0	N/A	6,732	0	0	0	\$1,520,636	\$501,727	vacant	retail/event space/food hub	62	4	Jan. 2015/Dec. 2015	\$80,400	\$473,200
Raton Block, 153-155 Main St.	Waterville	Kennebec	Part 1 (2/11/20)																
Edith Block, 165-167 Main St.	Waterville	Kennebec	Part 1 (2/11/20)																
Elizabeth Ann Seton Hospital, 30 Chase Ave.**	Waterville	Kennebec	Part 1 (3/4/16) Part 2 (6/18/18)																
Gilman Street School**	Waterville	Kennebec	Part 1 (11/17/00) Part 2 (11/12/09) Part 3 (5/23/11)	35	35	N/A	67,138	0	44,930	44,930	\$8,766,880	\$360,000	Vacant	Residential & commercial	290	2	May 2011/May 2011	\$318,700	\$1,666,667
Lockwood Mills, Bridge St.	Waterville	Kennebec	Part 1 (7/16/19)																
Milken Block, 2 Silver St.	Waterville	Kennebec	Part 1 (5/8/14) Part 2 (5/13/14) Part 3 (12/9/14)	0	2	N/A	9,824	0	4,912	0	\$300,000	\$0	restaurant/vacant	restaurant/office/housing	25	30	Dec. 2013/Dec. 2014	\$164,000	\$225,200
Mount Mercet Convent**	Waterville	Kennebec	Part 1 (9/12/16) Part 2 (6/14/19)	28 proposed	28 proposed	N/A	37,537 proposed	0	37,537 proposed	37,537 proposed	\$4,441,500 est.	\$385,000 est.	vacant convent	affordable housing			Jun. 2020	\$970,000	
St. Hyacinth School & Convent** (2 buildings)	Westbrook	Cumberland	Part 1 (11/15/11) Part 2 (9/28/12) Part 3 (12/14)	23	23	N/A	29,861	0	29,861	29,861	\$5,761,546	\$2,686,200	Vacant	Affordable housing	303	3	Nov. 2013/Oct. 2013	\$1,558,800	\$2,689,500
Robinson Mills, 3 Mallison Falls Road**	Windham	Cumberland	Part 1 (3/12/15) Part 2 (4/20/16)	23 proposed	45 proposed	N/A	37,394 proposed	331 proposed	27,493 proposed	13,066 proposed	\$6,594,201 est.	\$898,633 est.	vacant industrial	Residential	Unknown	Unknown	Mar. 2017	\$330,336	

Fwd: Munjoy Hill Historic District

Carol Connor <balsamique@live.com>

Nov 9, 2020 9:49 AM

Posted in group: **Planning Board**

Get Outlook for iOS

From: Carol Connor <balsamique@live.com>

Sent: Monday, November 9, 2020 9:45 AM

To: bsr@portlandmaine.gov; sthibodeau@portlandmaine.gov; nmm@portlandmaine.gov; pali@portlandmaine.gov; jcosta@portlandmaine.gov; kcook@portlandmaine.gov; tchong@portlandmaine.gov; ksnyder@portlandmaine.gov; planningboard@portlandmaine.gov;

Cc: Karen Snyder; Deb Andrews

Subject: Fwd: Munjoy Hill Historic District

>
> November 9, 2020
>
> Dear Mayor and City Council Members,
>
> As a Munjoy Hill resident and homeowner on Portland's East End, I am committed to the establishment of The Munjoy Hill Historic District. I am also in favor of including individual buildings outside the designated district. Such buildings deemed appropriate as local landmarks are part of the history and fabric of the hill. As a supporter of preservation, I have requested that my home at 12 Montreal Street be granted landmark status. Built in 1855, it is one of the earliest working class homes on this part of the hill.
>
> I appreciate the scrutiny that you must impose on the viability of this proposal, and understand it is a big step for the city, however I am heartened by the support of the planning board in approving this important step toward acceptance.
>
> The Historic Preservation Board has done extensive research and documentation in developing this district, and I applaud their efforts to present a fair and sound proposal.
> I've followed the progress of this initiative over the years and have come to realize that the best hope for preserving the unique quality and character of Munjoy Hill is through the protections provided by establishing this district along with the individual landmarks. From the meetings attended, letters sent in and public comments, it is clear that 80% or more of the district's residents support the establishment of the Munjoy Hill Historic District.
>
> My vision for our city is that it thrives by insightful planning, thoughtful development and preservation of the treasures that define its character. Please support the proposal put forth by the Historic Preservation Board and approved by the Planning Board and act to establish the Munjoy Hill Historic District including Individual Landmark Designations.
>
> Respectfully,
>
> Carol M. Connor
> 12 Montreal St
> Portland, ME 04101
> balsamique@live.com
>
>
>
>
>
>
>
> Sent from my iPad

Munjoy Hill

Carol J. De Tine AIA <carol@carriagehousestudio.com>

Nov 9, 2020 2:17 PM

Posted in group: **Planning Board**

Dear Mayor Snyder and members of the City Council,

These are extraordinary times. We all realize that in the past, not all voices have been able to be heard, even though we have all endeavored to provide opportunity for that to happen. We can and will do better.

The Munjoy Hill Historic District is a case where the peoples' voices were heard. An overwhelming number of residents of the Hill requested that a historic district be established. They wrote letters. They spoke at meetings. Their desires were dismissed by some members of the Planning Board. Please listen to them now.

Please vote YES.

Here are the comments that I sent to the Planning Board for their August hearing. I think they remain relevant 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,

Carol De Tine
144 Vaughan St

Munjoy Hill Historic District Designation

Carolyn Swartz <carolynswartz@gmail.com>

Nov 15, 2020 4:03 PM

Posted in group: **Planning Board**

Greetings Mayor and Councilors,

I'm writing to echo the overwhelming neighborhood support of the Munjoy Hill Historic District.

While the Hill preserves the "workforce" story of Portland's history, the reasons for HD are not just sentimental.

- The architectural authenticity of Munjoy Hill attracts tourists who are charmed by its leafy streets and less-than-stately homes.
- Many newcomers to Portland are attracted to the Hill because they don't want to live in sterile boxes. (I am one of them.)
- Once a neighborhood's integrity is destroyed by outlandish, incongruous buildings it can never be restored.
- Recent builds prove that without the Portland's oversight, developers will pursue height and mass as great as the city and engineering will allow, and rents or condo sales prices as high as the market will bear.

Yes, new builds are a reality. No one is denying that. But oversight and protection are desperately needed!

Deb Andrews has thoroughly debunked opponents' baseless claims that HD imposes financial burdens and onerous restrictions on homeowners. This is simply not the case.

The Hill is already dense, and many existing multi-unit structures provide long-term affordable rents in livable spaces to Portlanders.

Please do the right thing for Munjoy Hill and the city of Portland. **VOTE YES for HD.**

Sincerely,

Carolyn Swartz

Carolyn Swartz | Writer/Director | Content Strategist | website | Vimeo | 917.714.5743

MH resident

Christopher Akerlind <chrisakerlind@gmail.com>

Nov 12, 2020 11:46 AM

Posted in group: **Planning Board**

Please support the MH Historic district plan.
Christopher Akerlind
44 Monument Street
Portland ME 04101

CHUCK <cvkamar@comcast.net>

Nov 9, 2020 6:57 PM

Posted in group: **Planning Board**

Please protect the historic character of Munjoy Hill!
Charles Kamar
55 Morning St.
Unit 2-1

Sent from Xfinity Connect Application

Support for the Munjoy Hill Historic District

Clare LaVergne <clare.lavergne@gmail.com>

Nov 9, 2020 8:25 AM

Posted in group: **Planning Board**

Dear Mayor Snyder and City Councilors,

I write in **strong support** of the proposed Munjoy Hill Historic District as proposed by the City's Planning Department in 2019, approved unanimously by the Historic Preservation Board on 11/20/19, and approved by the Planning Board on 8/11/20.

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 vote in favor of the Munjoy Hill Historic District.

Kind regards,

Clare LaVergne
Vesper Street resident

--

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

Please support the Munjoy Hill Historic District

Craig Lorimer <cg4501@icloud.com>

Nov 12, 2020 3:56 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

As a Portland native and frequent return visitor, I'd like to express support for the proposed Munjoy Hill Historic District. Much of increased economic prosperity in Portland since the 1970s is due to its historic architecture and historic neighborhoods. Along with a handful of other cities like Charleston, SC and Savannah, GA, Portland was fortunate to narrowly escape the worst of the short-sighted urban renewal period of the 1960s and 70s. This is the major reason why it is now a major travel destination for so many people living outside the state. But the surge in new development also threatens to overwhelm the historic fabric of the city. Visitors are not coming to Portland to see modern condos and high-rises.

With its outstanding views of the harbor, it is likely that without historic district protection of the Munjoy Hill neighborhood, there would be substantial demolition of existing houses and replacement by luxury condominiums. The gentrification of the neighborhood would make it more difficult to retain adequate levels of affordable housing. Long-time Portland residents should not be compelled to move off the peninsula because of rising housing costs.

Please vote to support historic district designation on November 16th. Thank you.

Craig Lorimer
4501 Gregg Road
Madison, WI 53705

Re: Please DO NOT support the Munjoy Hill Historic District!

Eric Stark <ericstark01@gmail.com>

Nov 16, 2020 1:59 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to **NOT** support the proposed Munjoy Hill Historic District. The 'teardowns' are few and far between. Many existing homes are being beautifully renovated and added to; my own house at 71 Beckett Street included (see recent image below). The district will only make it so that those with money can afford these homes and increase the economic divide.

Personal property and what a homeowner does with it is a right. There are already many policies in place that manage growth. Those in the city hall are already reviewing proposed projects. Do not hamper change and growth because a few newly arrived folks from out-of-state want to preserve 'their' new neighborhood. Those of us who live here do not want this district.

Please vote to NO on the district on November 16th. Thank you.

Be well,
Eric Stark
Architect and Educator
71 Beckett St, Portland, ME 04101



|

City Council

Daniel T. Haley Jr. (via Google Docs) <danielthaleyjr@gmail.com>

Nov 6, 2020 7:53 PM

Posted in group: **Planning Board**

danielthaleyjr@gmail.com has attached the following document:



City Council



Good Evening, Attached is my view of the Historical District request. Especially in the light of additional building ordinances imposed by the recent referendum I feel it would be better to set this issue aside and concentrate on the challenges presented by the referendums. I wish you all the best in these challenging times.

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because danielthaleyjr@gmail.com shared a document with you from Google Docs.



Dear Councilors,

I have proudly lived on Munjoy Hill for over seventy (70) years and I have seen many changes, good and not so good. There is a minority outcry of the Hill becoming gentrified but when you walk the streets, it is evident that we have maintained our blue-collar appeal.

I am opposed to declaring this neighborhood another historic district with the same requirements and limitations as the other eleven (11) historic districts. I do not see a need for all the staff and volunteer board time already spent on this issue or the cost to increase staffing to address a larger number of historic districts. I suspect this additional responsibility will encumber the HPD effort to provide timely permitting. There are far more pressing needs to be attended to in this great City.

The Hill home owners have done a very good job of maintaining their historic homes and do not need further regulations that will impede their efforts. The new rules imposed by the referendum will make it more difficult to share the extra cost of improvements and make some hesitant to make any upgrades. I have restored and meticulously maintained an 1898 Queen Anne Victorian on the Eastern Promenade without needing to go through the extra steps and cost of a Historic review process. My home has been featured on HGTV and local and national magazines and used for catalog shoots and even a music video. over the years. I have hosted a fundraiser for Greater Portland Landmarks. I share this information not to brag or gloat but to stress that I do support maintaining our historic homes but I do not see a need to regulate the process. But that given I would encourage non- profit interests to provide free advice and guidance when requested by the homeowner.

For those who would like to hi lite their home as historic there is a placard program available from Greater Portland Landmarks.

If you choose to live in one of the City's historic districts that is one thing but to have it imposed on you by the HPB staff and unqualified neighbors is another thing. It has the ring of an eminent domain taking. All said and done I have attended and watched videos of many presentations of the proposal and can only conclude it is not a good move for Munjoy Hill or the City in general. Thank You for your consideration and all you do for the City.

Dan T. Haley, Jr.
140 Eastern Promenade
Portland, Maine 04101

Please support the Munjoy Hill Historic District!

David Ambrose <david.m.ambrose@gmail.com>

Nov 16, 2020 10:21 AM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you.

David Ambrose
(541) 308-0261

Live and work in South Portland 04106.

Please support the Munjoy Hill Historic District!

Nancy Machesney <dmaches101@aol.com>

Nov 12, 2020 10:27 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

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Please vote to support the district on November 16th. Thank you.

Kate,

We hope you , Spencer ,and the rest of the council seriously consider the impact of not having a mindful plan to control development on Munjoy Hill. Not implementing a historic district to date has allowed projects to move forward that will permanently impact historical homes on the hill and permanently change the uniqueness and charm of this part of the city.

Thank you in advance for your expedience in approving the motion ,as stated ,for a historical district on Munjoy Hill.

Respectfully,

David and Nancy Machesney

Historic district for Munjoy Hill

Deborah Cole <debcole1030@gmail.com>

Nov 9, 2020 12:38 PM

Posted in group: **Planning Board**

To the planning board

From Deborah Cole

Please support the historic districting for Munjoy Hill.

It is a very important protection for Munjoy Hill

At a time of unprecedented growth and development

We want to maintain the very thing that makes Munjoy Hill so very special

Thank you

Sent from my iPhone

Munjoy Hill

Delene Perley <deleneperley@gmail.com>

Nov 9, 2020 11:19 AM

Posted in group: **Planning Board**

I support the Munjoy Hill historic district. Thanks for your work.

Delene Perley
15 Middle Street, Unit 302

Historic Designation

Diane Davison <dmdavison5@gmail.com>

Nov 8, 2020 11:53 AM

Posted in group: **Planning Board**

Good Afternoon -

Please see my attached letter regarding importance of historic designation for Munjoy Hill.

Thank you for your service!

Diane Davison

Dear Mayor Snider & City Councilors;

The Munjoy Hill neighborhood borders Portland's premier historic Olmsted park, the Eastern Promenade. The integrity of this beloved historic landmark and the long overdue historic district covenant for the architecture within this region of Portland go hand in hand. *To deny this designation would indicate no devotion to Portland's other historic neighborhoods – and, they may as well be eliminated.*

As you are aware, the Master Plan for the Eastern Promenade requires any improvement projects within the park undergo Historic Preservation Board review and approval. Why shouldn't the neighboring residences also deserve support for preservation and protection?

If this Council does not take measures now to support preservation of the rich landscape of Portland's Eastern Promenade, who will? The issue is not just about aesthetics, it's about balance; preserving sacred history while consciously allowing for renewal.

NOW is the time to support the extensive research, public outreach and wisdom of Greater Portland Landmarks in collaboration with our Historic Preservation Board in their recommendation for protection of the historically and architecturally significant buildings in Portland's premier location; the Eastern Promenade!

I respectfully urge you - PLEASE preserve the dignity of Munjoy Hill by supporting inclusion of our neighborhood as one of Portland's historic districts.

Better late than never.
Sincerely,

Diane Davison
Morning Street



Imagine!

Photo of the Cummings house; formerly located just right of the entrance to Fort Allen . . . where the Portland House now looms.

Please support the Munjoy Hill Historic District!

Diane <dianedombrowski@gmail.com>

Nov 13, 2020 6:14 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you.

Proposed Historic District

ebw <eenebw@gmail.com>

Nov 9, 2020 9:21 AM

Posted in group: **Planning Board**

As a property owner of 2 three unit buildings on Beckett St, I fully support a Historic District. My support has included attending many meetings, gathering signatures and sending supporting emails to the council and planning board. I hear overwhelming support from the majority of neighbors for a district. In fact this year there have been three buildings restored and not demoed. The latest is beside my property on 83 Beckett Street which fit the mold as a tear down candidate had it not been for interim district protections.

The bottom line is without a district demos will increase and the historic nature of our neighborhood will be lost.

My final thought is rent control is a game changer and WILL promote more teardowns and condo conversions if we do not have district protections in place.

thank you

Support for the Munjoy Hill Historic District Designation

Edwin Chester <chester@chesterandvestal.com>

Nov 12, 2020 12:45 PM

Posted in group: **Planning Board**

Mayor Snyder and members of the Portland City Council:

I write in support of the designation of Munjoy Hill neighborhood as an historic district as proposed by the Historic Preservation Board, the Planning Department, and the City Staff. It will serve our neighborhood in a number of significant ways.

An historic district would preserve the architecture of an era 100-175 years ago when the greater part of Munjoy Hill was developed as housing for waves of immigrant workers in need of basic housing and access to the City and its waterfront. There are still streets on Munjoy Hill which are basically intact; you can walk down those streets and, except perhaps for the automobiles, get a sense of what our neighborhood was like those many years ago. That is a phenomenon to be treasured by the current residents of our neighborhood and the other neighborhoods in the City, and the thousands of visitors who come to Portland to feel that sense of history and culture. The City staff and the Historic Preservation Board – the experts- have agreed that this neighborhood is worthy of designation.

Please do not be distracted by the suggestions that an historic district would limit the development of low-income and affordable housing. That is not supported by the research done on those effects in historic districts, and it flies in the face of what we know about the housing market on Munjoy Hill.

- Recent data indicates that in Portland, no less than 42% of all of the affordable units created in the past 6 years have been created in historic districts. Current rents in the West End, which has an historic district are not as high as in some places that do not have an historic district designation.
- The historic district does not cover the entire neighborhood; there will be plenty of property available on Munjoy Hill to any low-income or affordable housing projects if a developer shows any interest and doesn't want to build in an historic district.
- The people who are most concerned about the historic district – the developers – have had an opportunity to develop or support low-income or affordable housing for years now. They are exactly the ones who have access to capital and the skills to develop housing. They have built nothing but housing for very wealthy buyers. They have made **no** attempt to develop or even propose or support housing for low income families and it is disingenuous for them to raise that issue at this point.
- In fact, the major barrier to maintaining what low-income and affordable housing is available on Munjoy Hill is the type of projects that the developers have been creating. When they tear down a house which is already providing low-income and affordable housing and replace it with luxury condominiums, they are actually **removing** that affordable housing from the market. The increase in value of the property they develop from a few hundred thousand to millions of dollars creates pressure on the neighboring properties, whose value and taxes increase without any action on the neighbors' part and makes it less viable for the neighbors to be able to provide reasonably priced housing for families.

The historic district designation will limit the option to tear down perfectly serviceable housing and make it more difficult for the developers to continue their efforts to reshape the neighborhood. It will allow current residents to stay in their homes. Units that do get built will have to be of like kind and character which will protect our heritage. All of these goals are critical to the health and diversity of our neighborhood.

I urge you to support the designation.

Ned Chester
7 Fore Street
Portland, ME

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

Please support the Munjoy Hill Historic District

Elena Schmidt <eschmidtme@outlook.com>

Nov 12, 2020 8:09 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I was delighted once to learn that one of the first houses in Portland is on Munjoy Hill and still appears on historical maps. I hope that other sites of such historical importance can be protected for future generations, and I urge you to support the proposed Munjoy Hill Historic District.

The district will help protect important properties that contribute to the diversity and heritage of Portland and honor the history and tenacity of Munjoy Hill and its residents, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean and survivors of some of Portland's most challenging episodes.

In addition to providing access to federal and state Historic Tax Credits -- significant funding for challenging housing projects -- reusing and improving our existing building stock will also significantly help meet environmental goals.

Please vote to support the district on November 16th.

Thank you.

Elena Schmidt
99 Atlantic Street

Munjoy Hill Historic District

Ellen D. Murphy <radochas@gmail.com>

Nov 6, 2020 8:47 AM

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

Hi, Spencer -

I understand that the Council will soon (Monday) hold a workshop on the proposed Munjoy Hill Historic District.

When I first moved to Portland in 2008 I rented on the Hill for about a year, and loved the neighborhood. When I decided to buy a place, however, there was very little for sale there, and I was lucky to find a beautiful place on Park Street. At the time I was a bit regretful about leaving the Hill - but not at all now, because development in my old neighborhood has changed it so much.

I support the proposed Munjoy Hill historic district. I hope it will be sufficient to preserve the character of the neighborhood and forestall any more cheap-looking, boxy structures that are unimaginatively designed and, quite simply, ugly - and not at all consonant with the housing that exists there.

The visual difference between the Hill and District 2 is so clear. I hope you will support this proposal as well.

Sincerely,

Ellen D. Murphy
88 Park Street

Re: Please DO NOT support the Munjoy Hill Historic District!

Eric Stark <ericstark01@gmail.com>

Nov 16, 2020 1:59 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to **NOT** support the proposed Munjoy Hill Historic District. The 'teardowns' are few and far between. Many existing homes are being beautifully renovated and added to; my own house at 71 Beckett Street included (see recent image below). The district will only make it so that those with money can afford these homes and increase the economic divide.

Personal property and what a homeowner does with it is a right. There are already many policies in place that manage growth. Those in the city hall are already reviewing proposed projects. Do not hamper change and growth because a few newly arrived folks from out-of-state want to preserve 'their' new neighborhood. Those of us who live here do not want this district.

Please vote to NO on the district on November 16th. Thank you.

Be well,
Eric Stark
Architect and Educator
71 Beckett St, Portland, ME 04101



|

Dr. George Carhart and Uschi Carhart
7 Lafayette St. gscarhart@gmail.com

Dear Mayor and Council Members

My wife and I are 24 year residents of the City of Portland. We have owned our home on Lafayette St. for 21 years. Our house at 7 Lafayette St. was built in 1849 and is one of the oldest houses still standing on Munjoy Hill and is one of the individual landmarks being considered.

We are in support of a historic district on the East End.

I am a historian and have worked in historic preservation both in the US and Europe.

I would ask the council to consider a couple of points:

There are petitioners on both sides of the Historic District argument who would have us believe that it is all about affordable housing. Those in favor think that a historic district will bring back, or maintain, the few remaining affordable units on the hill. Those against would have council believe that the petition is only about stopping them from fulfilling their wish to build more units on the hill, and therefore fulfill the city's plan for affordable housing. This is a myth on both sides - the affordable housing of the late 1990's has long since gone away. Neither a push to increase density, nor a historic district is going to bring affordable housing back to the hill. A historic district will however, as has been shown in the other historic districts in Portland, and in other cities across the nation, slow the removal of more affordable housing and the building of luxury condos.

The historic district is not about affordable housing - it is about maintaining the historic landscape of the East End. The city has long since protected the upscale large brick houses of the West End and the commercial buildings of the Old Port. In the past it has however continually avoided the idea that the vernacular architecture that is indicative of the hill has any true historic value. The history of architecture in Portland is not just that of upscale architecture, such as the plethora of John Calvin Stevens' homes that populate the West End, but also the vernacular architecture that is found on Munjoy Hill.

Many of the houses on the East End predate the late 19th and early 20th century architectural baubles that are already protected by the city. We are lucky in that neither the slum removal of the 1950s and 60s, nor the urban renewal of the 80s, has had a large impact on this historic working class neighborhood. There are few New England cities that are so fortunate. Where the West End tells a story of the wealthy businessmen of the city, the East End tells the story of the city's working class that underpinned the wealth of the city. This is a story worth preserving.

Lastly, The City of Portland is a thriving city today, not because of the industrial aspects of the city and commercial harbor of the 19th and early 20th century, but because of its tourism draw – hence the large number of hotels and short term rentals. Tourists come to Portland for a glimpse into New England history through the quintessential high and vernacular architecture that the city still possesses.

Please do not let the architecture of Munjoy Hill be lost to time as did Union Station and the Grand Trunk's India St. Station due to inactivity or complacency.

Thank you for considering our thoughts,

George and Uschi Carhart

Please support Munjoy Hill Historic District

Hilary Bassett <hilarydbassett@gmail.com>

Nov 9, 2020 2:50 PM

Posted in group: **Planning Board**

Dear Mayor Snyder and Councilors Ali, Chong, Cook, Costa, Duson, Mavodones, Ray, and Thibodeau:

I write to ask you to support the proposed Munjoy Hill Historic District. As a property owner and resident of Munjoy Hill for the past 15 years, **I believe that historic district designation is the best land use tool for the continued evolution of the neighborhood.**

Historic district designation has achieved proven success in Portland neighborhoods such as the West End, India Street, Congress Street, and Deering Street. It supports growth and change, it preserves the scale and character of neighborhoods, it welcomes compatible new buildings, and sustains affordable housing. It also promotes environmental sustainability through adapting, reusing and repurposing existing buildings and incorporating new technologies such as solar panels.

There is strong support in the neighborhood for a historic district. The proposed district boundaries include portions of the neighborhood with the highest concentration of historic properties which have been carefully researched and vetted with public input from neighborhood residents. Many of us are concerned about out-of-scale new developments that don't respect the context where they are being proposed. We would welcome sensitively designed additions and new buildings that fit in with the neighborhood.

As evidenced in Portland's other historic districts, historic preservation review encourages quality, compatible new construction and provides a more robust opportunity for public input in design review. It does not "freeze" the neighborhood. New projects in existing historic districts such as affordable housing units on Carleton Street, Walker Terrace on Congress Street, apartments at the corner of Pine and Brackett Streets, Casco Terrace on State Street, and the Hiawatha on Congress Street have all benefitted from the historic preservation review process and increased housing options. Many incorporate affordable housing and some have integrated historic buildings, such as Elm Terrace on High Street.

The proposed historic district supports the City's comprehensive plan, particularly the goals for historic preservation, sustainability, and housing affordability.

Please vote to enact the historic district on Munjoy Hill. Historic preservation is a proven tool that has helped Portland achieve a resurgence as a desirable place to live work and visit.

Thank you very much for your hard work for our City, and for your consideration.

Hilary Bassett, 55 Morning Street, 1-1, Portland

Strong Support for Historic District on Munjoy Hill

jack vreeland <jackvreeland@me.com>

Nov 9, 2020 2:29 PM

Posted in group: **Planning Board**

Dear Planning Board members,

I agree with my wife Nancy who has also written you:

In addition to maintaining our City's **authentic sense of place and quality of life** — vitally important to me,
Historic Districts are an important strategy for housing affordability

- Building new buildings to rent or sell is expensive unless there are deep subsidies, so older housing stock plays an important role in affordable housing.
- Emerging patterns on Munjoy Hill indicate that affordable units of housing are being replaced with expensive condominiums. i ?.,m

I do not want to see us become another "generic city".

I also care deeply that Portland retain or regain what was once a mixed income housing stock on Munjoy Hill and elsewhere.

Have you visited this link from Greater Portland Landmarks for info on Affordable Housing and Historic Districts?

They are NOT in conflict.

Kindly consider this important data:

<https://static1.squarespace.com/static/555c99afe4b027a64d6975df/t/5fa45fc32562bc2fdafe86d6/1604607944901/Housing+Sheet+DraftFINAL11.5.pdf>

Thank you for listening.

As they say, the **greenest** building is an existing building.

Warm regards and thanks for your work,

Best, Jack

.....
Jack Vreeland
Montgomery Design
447 Deering Ave., Portland, ME 04103
207.831.8927

jackvreeland@gmail.com

207-831-8927 cell and text

Munjoy Hill Local Historic District

Jane Ceraso <jane.ceraso@paragon-c.com>

Nov 10, 2020 9:32 PM

Posted in group: **Planning Board**

Dear Planning Board, Mayor Snyder, and City Councilors,

Upon my first visit to Portland several decades ago, I was taken in by the natural beauty, history, neighborhood feel, presence of affordable housing units, and the walkability of Munjoy Hill. Last year my husband and I moved to Munjoy Hill into a building built in 1900. We were thrilled to find a lovely historic building into which we could settle.

It is clear that many others have also been attracted to Munjoy Hill and this has created pressure to tear down historic homes and build costly new structures which maximize the square footage of a building on a lot. Sensible controls are needed to ensure that the development of Munjoy Hill harmonizes with existing historical housing and natural areas and allows those on restricted incomes to remain.

I support the adoption of the proposed designation of a portion of the Munjoy Hill neighborhood as a local historic district, subject to the provisions of Portland's historic preservation ordinance. Adoption of a historic district will help preserve the working class, immigrant, maritime history of Munjoy Hill while at the same time helping to maintain the scale and character of this unique corner of Portland. Additionally, such controls will encourage the maintenance and restoration of existing housing and prevent escalating new housing costs which drive out lifelong and working residents.

Thank you,

Jane Ceraso
49 Morning Street
Portland

Please support the Munjoy Hill Historic District!

Jane Hurd <mainejnh@gmail.com>

Nov 12, 2020 2:22 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I am writing to ask you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the Hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th.

Thank you.

Sincerely,

Jane N. Hurd
207 712-3017

Sent from my iPhone

Munjoy Hill Historic District

Jean Russo <russo@maine.rr.com>

Nov 9, 2020 3:02 PM

Posted in group: **Planning Board**

Mayor Snyder and Portland City Council Members:

I am writing in support of the proposed Munjoy Hill Historic District. I am a Portland native – born on India Street before it was fashionable to live in what we called “Little Italy” in the 1950’s. I am also a Portland Realtor who has sold real estate in Portland for the past 35 years and I currently own and operate a small real estate company in Portland. I’ve seen a lot of changes in the past 35 years – some good and some not so good.

In the 60’s, I watched as Union Station was torn down to make way for a cheaply built shopping center. Even at a young age, I knew that destroying that beautiful brick and stone historic building was not right. What makes Portland so special and attractive to everyone is the charm that we have been able to retain over the past half century. When I walk around India Street and Munjoy Hill now, I am dismayed at not only the amount of development with zero set-back on the property lines, but also at some of the architecture which sticks out like a sore thumb – some of these buildings look like a container box turned on its side! How is that allowed in such a historic neighborhood? That design should never be allowed on the peninsular (or anywhere for that matter!).

Out of state developers have discovered Portland and are cramming several units on a single lot to get the most cash from it. They reap the profits and then leave Portland with no regard as to how their buildings are destroying those neighborhoods. They are not creating affordable apartments and their “market rate” apartments at \$1800 per month or more are not affordable to most people who were born and raised here. Many of these condos or apartments are not even occupied most of the year. This takes even more housing out of the market. Let’s pass these restrictions in the historic district to discourage not only over-building on the peninsula but to also retain the character of these old buildings that make Portland the great “City by the Bay”.

Thanks for the hard (and often thankless) work you all do for the City and a special thanks to those councilors moving on to other things. Your contribution to our city is appreciated.

Stay well -

Jean Russo, Owner

Harborcity Realty

Portland

Fwd: A note in favor of the Munjoy Hill Historic District

Jenna Koester Wolf <jennakoester@gmail.com>

Nov 10, 2020 4:41 PM

Posted in group: **Planning Board**

Note to the Planning Board: I have sent the email below to the Mayor and members of the City Council. Please record this note as a voice of support for the Historic District designation of Munjoy Hill.

Dear Mayor Snyder and fellow City Council members,

My husband, Tom, and I have been living with our family on Munjoy Hill since May in a historic home divided into two two-bedroom apartments. We'd like to take a few moments to outline our support for the historic district designation on Munjoy Hill that is up for debate within the City Council. Many of these points have been made again and again but we are passionate about saving this beautiful hill in Portland and would like to lend our voices to the chorus of preservation.

- Affordability - A note that has come up frequently in this conversation since I became engaged in it in May is that historic districts decrease affordability. This is a mind boggling argument given that the majority, if not all, the new structures built on Munjoy Hill in recent years have been luxury condos and single family homes. Currently, the multi-unit apartment building across from us is for sale. The sellers recommend demolition because the current residents are paying rent below market. Actually, you may be interested to see the exact quote from the Zillow listing:

"Quality built at the turn of the century and very well maintained, this 7 unit is an income producer poised to throw off much more income (current rents are well below market) or be re-imagined."

What is unfathomable is how these blatant money grabs by developers have been disregarded in the conversation. Isn't it remarkable that the individuals saying that historic preservation is inherently racist are nearly all white men who have made or make money from real estate development? Most of the diverse Munjoy Hill residents oppose the kind of luxury developments and luxury single family homes that have been built on Munjoy Hill over the past few years and would prefer to keep their neighbors. They **would** support thoughtful and strategic new affordable housing. It is well understood and well studied that historic designation can promote affordable housing by maintaining the current affordable housing while supporting infill in empty lots of new housing. This is not a conflict of the elitist (those in favor of preservation) vs. the middle-class (those in favor of development). This is a conflict of the middle-class in favor of preservation vs. the Portland area developers.

- Character - Supporting the historic Munjoy Hill would maintain its historic character. As a temporary resident of Munjoy while we live with our family for the year, I'm struck by the beauty of the Hill and the value these historic homes bring to the city. Walking down the cobblestone streets and looking from the Observatory and out to the water, you can imagine yourself in the Portland of 1875. It is only until you walk in front of a cheaply built, glass-fronted luxury condo that you find yourself snapped out of the moment. Our up-the-hill neighbor, Carle Henry, may say that the buildings that have been demolished "were falling down on their own" but we find that statement to be insulting and unimaginative. Behind the layers of vinyl siding and asbestos tile are original clapboard siding, hand-carved corbels, and stone foundations unseen in new construction today. Behind the storm windows are thick baseboard moulding from old growth Maine forests that, even if they could be reproduced, would cost tens of thousands of dollars to do so. The newel posts in these homes and apartment buildings that are, according to Mr. Henry, "falling down on their own", were hand-turned by artisans who do not exist in today's economy.

We urge you to preserve the charm of Portland by supporting historic preservation. A city can always build new but what is lost is impossible to bring back. Portland can never replicate the artistry of the homes built on Munjoy Hill 150 years ago. If you have never spent time typing addresses on Munjoy Hill into the MaineMemory.Net database, I recommend you do so before declaring this neighborhood unworthy of preservation. The history captured in these photos is truly a remarkable asset to the city of Portland. To see those same homes standing 100 years later is a gift in and of itself.

- Sustainability - The materials used to build homes 150 years ago were meant to last for lifetimes, and they have. The builders of that time used sustainable resources that were meant to be patched and maintained for centuries. We have watched while the nextdoor neighbors have restored their 1850s residence. The construction crew revealed to us that between the clapboard siding and framing were strips of newspaper from over 130 years ago. This building has withstood more Maine winters than even the toughest Mainer!

The unfortunate reality of today is that cost preempts quality in many small and large scale developments. The large luxury condo on the corner of Waterville and Fore that replaced a well-maintained historic home is only a few years old and already has pieces of the facade falling off around the foundation. Most of the large condos built today use manufactured materials that are not meant to last 30 years, much less 150 years. The carbon impact of building a structure from scratch using raw materials is significantly higher than refurbishing an existing structure, no matter how

worn the building may appear. In forty years, the City Council of Portland will be debating how to tear down these massive but cheaply built former luxury condos whereas the original Munjoy Hill homes will be going on their seventh generation.

Every generation is tasked with what legacy we want to leave to the next generation. Let this generation of Portlanders leave future Portlanders the gift of living history, the gift of affordable and dense housing, and the gift of a beautiful city. All these things are possible with the designation of the Historic District.

Sincerely,
Jenna and Tom Wolf

Please support the Munjoy Hill Historic District!

John Cagianello <jcagianello@msn.com>

Nov 16, 2020 1:46 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you.

Historic district on Munjoy Hill

Judy George <jgeorgemaine@hotmail.com>

Nov 9, 2020 3:48 PM

Posted in group: **Planning Board**

Good afternoon. Please note that I do not support zoning this is historic district, because I have lived in one of those type of set ups in another city and it's extremely difficult for the homeowner. You have to get permission to do all kinds of things, it hurt resale values, and it slowed the real estate business. I do not wish to support it and I hope that you do not as well. Thank you for your time.

Judy George

Sent from my iPhone

Please support the Munjoy Hill Historic District!

Judy Wentzell <judy@filmsbyhuey.com>

Nov 16, 2020 2:50 PM

Posted in group: **Planning Board**

Hello,

I just want you to know that I am a resident of Portland and strongly support the Munjoy Hill Historic District plan and I hope you will come to that same conclusion when it comes time to vote. I live near Deering High School but have taught at Adams School and have often taken advantage of the historic uniqueness of the Hill. I think Portland history comes alive through historic dwellings. The buildings themselves and the thousands of people who lived in these homes over the centuries. It just gives us more knowledge of how the city has developed. It brings the past alive for residents and equally for our visitors.

it seems to me there has been many new buildings over the past few years. I volunteer as a docent at the Observatory and I have seen it with my own eyes. Over the last 5 years, over the summers, every time I reach the Observatory top I see new square boxes going up or completed.

I know so often decisions are made on financial facts and I think the financial benefits of accepting this plan have already been well documented. I think community and historic reasons should be part of the decision as well.

Again - I really urge you to support this important plan.

Thank you, sincerely, Judith Wentzell

Munjoy Hill Historic District

Julius Ciembroniewicz <jciem@b@gmail.com>

Nov 9, 2020 12:06 PM

Posted in group: **Planning Board**

City of Portland Councilors:

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

I am a Maine native. I am a Portland resident of 25 years. I am not opposed to development in our City. However, I am opposed to irresponsible development, which in the last five years the City has allowed to occur unchecked on Munjoy Hill.

First, the current construction trend in the proposed MH historic district is decreasing affordable housing. 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 MH construction projects is that they host two units. Accordingly, buyers are changing existing multi-unit affordable MH apartment buildings into larger, taller, expensive personal residences with in-law apartments. Rather than making housing more affordable (as it is in the historic West End), the trend is resulting in less affordable housing on MH; as well as more elitism and less diversity in our MH neighborhoods. Is this the planning we want in our overcrowded peninsula?

Second, if the MH Historic District isn't approved, new MH construction projects will escalate and they will decimate the integrity of our historic neighborhoods. My deck looks west alongside the Eastern Promenade. For illustration purposes only, see attached view from my deck 2 years ago versus now. Without a historic district, rows of these new residences appear to be the future of the "historic" Eastern Prom. Is our City's comprehensive plan to turn the Eastern Promenade into rows of these homes?

Third, the area covered in the proposed MH historic represents only a small portion of Munjoy Hill, closest to the Promenade and Fort Allen Park.

If the City allows development to continue to go unchecked in our neighborhoods, the historic integrity of our neighborhoods will soon be gone forever. Accordingly, I respectfully ask that you vote in favor of the Munjoy Hill Historic District.

Thank you for your attention to this issue.

Respectfully,
Julius

Julius Ciembroniewicz
55 Morning Street





Proposed Munjoy Hill historic district

Karen Harrison <karen.harrison.me@gmail.com>

Nov 9, 2020 2:12 PM

Posted in group: **Planning Board**

Good afternoon,

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 houses built in the early to mid-1800s were horrified by the arrival of the apartment buildings now considered quaint and historic.

I'd rather not live in a neighborhood of compulsory architectural styles, frozen during a random year when photographs happened to have been taken. I'd like to continue to live in a vibrant, energetic, live-and-let-live neighborhood.

I remain strongly opposed to the proposed historic district designation for this neighborhood for the following reasons. (Although I live on Munjoy Street, I don't have a dog in this fight, as my house is non-contributing.)

- 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 have a disproportionate financial impact on people with fewer resources. This includes young people using "sweat equity" to fix up a dilapidated building, older people on fixed incomes, and good landlords who try to keep rents reasonable while maintaining their buildings as cost-effectively as possible for their tenants' safety and comfort.
- 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 reduce energy use, such as contemporary glazing products facing the street that look different than older glass.
- The historic district guidelines for renovations may not allow building owners to conform to contemporary building safety standards, for example in the size of egress windows. This appears to be in conflict with Portland's rightful emphasis on tenant safety.

Some additional thoughts:

- 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, I've seen my neighbors modify their houses in many different 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 their families.
- 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 walking around – but if you allow garages to be built, locating them at 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) cost more. It's unreasonable to attempt to freeze all of the 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 between Munjoy and St. Lawrence, such as the MHNO building at 92 and the bleakly utilitarian Cummings Center and fire station at 134. And 118, for all of its faults, includes street-level retail.

- 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'm afraid that "if you've got a hammer, every problem looks like a nail." I don't think that the challenges presented by development in this neighborhood can be reasonably and fairly addressed by an historic district designation.

Thank you for your consideration,
Karen Harrison

11/9/2020 - Support for Proposed Munjoy Hill Historic District

Karen Snyder <karsny@yahoo.com>

Nov 6, 2020 12:49 PM

Posted in group: **Planning Board**

Dear Mayor Snyder and Councilors Ray, Thibodeau, Ali, Chong, Mavodones, Cook, Dusen, and Costa,

I support the proposed Munjoy Hill Historic District that has been proposed by the City Planning Department in 2019.

It was approved unanimously by Historic Preservation Board on 11/20/2019 and approved by majority of Planning Board on 8/11/2020 with no modifications.

I hope we have your support for the proposed Munjoy Hill Historic District with no changes for the following reasons:

Fact #1: In the last 6 years, there have been at least 40% of all affordable housing built or proposed in Portland's Historic Districts versus non Historic Districts.

-Why? Mostly because developers can use the Historic tax credits and other grants to re-develop buildings such as churches, schools, etc in Historic Districts.

-Please note that **approximately 8% of Portland is in Historic Districts but yet approximately 40% of affordable housing has been built or proposed in Historic Districts.**

-This means there is a higher probability of affordable housing built in Historic Districts than not being in an Historic District.

-Please refer to the data which I have pulled from the City website below:

Affordable Housing Projects in Portland, ME in Last 6 Years (2015-2020) Either Built or in Proposal Stages

Updated:	9/3/2020		Summary:	Historic District	Non-Historic District	Total	
			# of Affordable Units Built or to be Created	566	781	1,347	
			% of Affordable Units Built to to be Created	42.0%	58.0%	100.0%	
			% of Portland Land Area	8.0%	92.0%		
Historic District?	Historic District	Within 100 ft of Historic District	Building Address	Building Status	Affordable # of Units	Market Rate Units	Type
N	N/A		58 Boyd St.	Under construction as of 9/2018	44		Apt.
N	N/A		81 East Oxford St. (Bayside Anchor)	Completed 2017	36		Apt.
N	N/A		409 Cumberland Ave.	Completed 2015	57		Apt.
N	N/A		134 Washington Ave. (Thomas Heights)	Completed 2015	18		Apt.
N	N/A		548 St. John St.	Completed	4		Apt.
N	N/A		977 Brighton Ave.	Under construction as of 9/2018	34		Apt.
N	N/A		95 Front St.	Permit Approved on 7/23/2019	63		Apt.
N	N/A		140 Park St. (Rosa True School)	Completed 2016	8		Apt.
N	N/A		605 Stevens Ave. (Motherhouse)	Completed 2018	66		Apt.
N	N/A		65 Munjoy St.	Completed in 2017	8		Condo
N	N/A		178 Kennebec St	Under construction as of 9/2018	40		Apt.
N	N/A		409 Cumberland St.	Completed 2015	46		Apt.
N	N/A		104 Grant St	Under construction as of 9/2020	12	11	Condo
N	N/A		200 Valley St	Permit Approval Pending 8/2020	12	48	Apt.
N	N/A		44/52 Hanover St.	Permit Approval Pending 8/2020	17	154	
N	N/A		21 Randall St.	Permit Approval Pending 8/2020	12		
N	N/A		43 & 91 Douglass St	Permit Approval Pending 8/2020	40		
N	N/A		165 Lambert St	Permit Approval Pending 8/2020	46		
N	N/A		577 Washington Ave	Permit Approval Pending 8/2020			
N	N/A	Congress	45 Brown St. (Within 100 ft HD)	City Council 8/3/2020	121	157	Apt.
N	N/A	Congress	337 Cumberland (Within 100 ft HD)	City Council 8/3/2020	48	12	Apt.
N	N/A	Landmark	83 Middle St. (Within 100 ft HD)	City Council 8/3/2020	49		Apt.
				Affordable Unit Total	781		57.98%
				Percent of Portland Area NOT in HD			92.0%
Y	West End		77 Pine St. (Butler School and Payson)	Completed 2016	56		Apt.
Y	West End		27 Carlton St.	Completed 2018	37		Apt.
Y	Deering Oaks		510 Cumberland Ave.	Under construction as of 9/2018	75		Apt.
Y	West End		66 State St.	Permit Approved on 8/13/2019	30		Apt.
Y	West End		66 State St.	Permit Approved on 8/13/2019	38		Lodging
Y	West End		160-166 State St. (Precious Blood Monastery)	Pending Permit Approval	40		Lodging
Y	West End		99 Winter St.	Waiting for PB Workshop 8/2020	40		Apt.
Y	New District		21 Popham St (Sagamore Village)	Early Stages			
Y	West End		100 State St (Old Mercy Hospital)	Early Stages	250	300	
				Affordable Unit Total	566		42.02%
				Percent of Portland Area in HD			8.0%
				Overall Affordable Unit Total	1,347		

Fact #2: There have been 16 City meetings held since early 2018 informing residents of all the pros and cons of Portland's Historic Districts and consistently the majority of public support is for the proposed Munjoy Hill Historic District.

- In the last 5 City meetings held, there has been consistently documented majority public support of around 80% for the proposed Historic District by the documented public emails sent and public comment when these meetings have been held. **Public Support for the Proposed Munjoy Hill District Averages from the Past 5 City Meetings:**

-Public Overall Support= 77%; If a Munjoy Hill Resident Support = 84%; If within the Proposed District Support= 95%

Item Summary From The Past 5 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					Comments:
#	Portland, ME Meeting/Works Shop Held	HD Yes	HD Yes %	HD No	HD No%	Total	HD Yes	HD Yes%	HD No	HD No%	Total	
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 Meeting - 3/10/2020 downloaded 3/10 4:14	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						
5)	Planning Board Meeting - 8/11/2020 downloaded at 3pm	110	80.3%	27	19.7%	137						
	-If A Munjoy Hill Resident (Unique Person)	70	81.4%	16	18.6%	86						
	-If In the Proposed Munjoy Hill Historic District (Unique)	61	87.1%	9	12.9%	70						
OVERALL TOTALS: Total All Emails Sent		331	77.7%	95	22.3%	426	97	78.2%	27	21.8%	124	
	-If A Munjoy Hill Resident (Unique Person)	229	84.5%	42	15.5%	271						
	-If In the Proposed Munjoy Hill Historic District (Unique)	178	95.2%	9	4.8%	187						

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 #1-12/10/2019	https://portlandme.civiclerk.com/Web/Player.aspx?id=571&key=1&mod=1&mk=1&nov=0
PB Workshop#2-02/11/2020	https://portlandme.civiclerk.com/Web/Player.aspx?id=1207&key=1&mod=1&mk=1&nov=0
PB Meeting #1-03/10/2020	https://portlandme.civiclerk.com/Web/Player.aspx?id=1219&key=1&mod=1&mk=1&nov=0
PB Meeting #2-08/11/2020	https://portlandme.civiclerk.com/Web/Player.aspx?id=1213&key=1&mod=1&mk=1&nov=0

Note: Please see attached file called Analysis_ProVSCon_HistoricDistrict_20201106.xls for the supporting detail of the above percentages.

Fact #3: The City Planning Department has all ready gone through a lengthy process with this effort and the Different Board Votes showed majority support for the proposed Munjoy Hill Historic District

- 11/20/2019 - Historic Preservation Board - 7-0 unanimous vote approval
- 8/11/2020 - Planning Board - 4-3 majority approval
- City Public Meetings held on 11/20/2019, 12/10/2019, 2/11/2020, 3/10/2020, 8/11/2020
 - Public Overall= 77% support, If Munjoy Hill resident = 84% support; If In Proposed District =95% support (Shown in Fact #2 chart)

Fact #4: Another interesting Factoid is that Munjoy Hill which is not in an Historic District the rents are higher than the West End's rents which are in a Historic District.

- In February 2020, the City Planning Department presented that the average rents on Munjoy Hill were higher than on the West End. I believe it has only gotten worse.

Average Rents by Neighborhood

East End	\$1482
West End	\$1,408
Parkside	\$1,374
Bayside	\$1,346

* based on 2017 rental registration data and a survey sample of 2-bedroom units only

Source: <https://www.portlandmaine.gov/DocumentCenter/View/27271/Staff-Presentation---February-11-2020?bidId=>

Fact #5: The 2015 R6 Zoning Change Reasoning Left "Unintended Consequences"

The City stated the reasoning for the 2015 R6 Zoning Change stated in below bullet points on the website.

- What happened on Munjoy Hill since 2015 just from demolitions alone approximately 35 "affordable" housing units have been removed off the market and instead were replaced with approximately 65 units of either seasonal luxury condos or single family homes.
- The only "affordable" project was 65 Munjoy St of 8 units which the buyers had to make 120% AMI basically \$80K/year to buy a condo.
- Basically, the 2015 R6 Zoning change did the **EXACT** opposite of what was stated in below City website .

- A) There are now less housing opportunities unless you are rich.
- B) Some small lots were filled in with oversized and out of place seasonal luxury housing.
- C) Most of the newly built housing proposed or built does NOT fit Munjoy Hill's historic pattern of character.

[Home](#) › [Government](#) › [Departments](#) › [Planning & Urban Development](#) › [Planning, Historic Preservation and Transportation](#) › [Long Range Planning Projects](#) › Amendments to the R-6 Zone

Amendments to the R-6 Residential Zone

In 2015, the City Council approved major updates to the R-6 residential zone, which includes much of the residential area on the Peninsula. These changes were designed to:

- Provide for greater housing opportunities
- Enable infill development on small parcels
- Have standards in place that make it possible for new construction to be consistent with the historic pattern of development prevalent in the neighborhoods where R-6 is prevalent.

A secondary but important aspect of the amendment is increased clarity of the zoning ordinance through reformatting the dimensional standards into a table, and shortening and simplifying text where possible.

A summary of the approved changes is available [here](#). For the full text of the R-6 zone as of September 2017, click [here](#).

In summary, Portland's Historic Districts stabilize communities, the socio-economic diversities of neighborhoods, and also is more environmentally friendly to restore buildings with a 10x reduced carbon emissions footprint. It is also less costly to restore than to demolish and rebuild.

I hope we will have your vote for the proposed Munjoy Hill Historic District on November 16, 2020.

Regards,
Karen Snyder
Waterville St.

Attachment: Analysis_ProVCon_HistoricDistrict_20201106.xls

Munjoy Hill Property Owners AGAIN				Total Separate Properties	
				Total Valid Anti Signature/Comment	43
#	Who Signed	HD Yes	HD No	Address	Munjoy Hill Resident
1	Erin Carter			37 Montreal? Wife?	X
2	Timothy Mayo			47 Monument	X
3	Lori Rounds			47 Monument	X
6	Liv Chase			40 Eastern Promenade 40A	X
8	Dan Haley			60 Eastern Promenade	X
13	Kevin Carter			37 Montreal	X
14	Corey Bryant			155 Congress, Apt 5	X
15	Albert Cloutier			95 Congress, Apt 1	X
17	Anne E. Manganello			84 Quebec St	X
18	Elizabeth Miller			46 Waterville	X
19	Benjamin Borkon			75 Congress Apt 2	X
PC18-1	Amy Smith		X	17 Kellogg St., Apt 3.	X
PC18-2	Tim Wells		X	33/37 Montreal St.	X
PC18-3	Carle Henry		X	50 St. Lawrence St.	X
PC18-4	Lori Rounds		X	47 Monument St.	X
PC18-5	Tim Mayo		X	47 Monument St.	X
PC18-6	Johanna Henry		X	50 St. Lawrence St.	X
PC18-7	Dan Stevens		X	64 Eastern Promenade	X
PC18-8	Andrew Jarvis		X	Property Mgr of 13-21 East Prom, 102-104 Morning St.	
PC18-9	Daniel Haley		X	140 Eastern Promenade	X
PC18-10	Markos Miller		X	17 Atlantic St.	X
PC18-11	Sarah Cushman		X	99 Beckett St., 2nd floor	X
PC18-12	Jamie Parker		X	73 Atlantic St.	X
PC18-13	John Mahoney		X	73 Atlantic St.	X
PC18-14	Alison Kamra		X	73 Atlantic St.	X
PC18-15	Sanjay Patel		X	32 Montreal St.	X
PC18-16	Lauren Patel		X	32 Montreal St.	X
PC18-17	Christian Gelfand		X	33 Atlantic St.	X
PC18-18	Michael Valentine		X	81 Quebec St. #4	X
PC18-19	Carlton Wale		X	81 Quebec St. #1	X
PC18-20	Anne Manganello		X	84 Quebec St.	X
PC18-21	Norma Krauzeuler		X	59 St. Lawrence St.	X
PC18-22	Andrew Ray		X	76 Quebec St.	X
PC18-23	Ed Gillis		X	24 Montreal St.	X
PC18-24	Marla Rankin		X	24 Montreal St.	X
PC18-25	Kevin Carter		X	33 Montreal St.	X
PC18-26	Samruat Sungtha		X	33 Montreal St.	X
PC18-27	Meghan Wells		X	33 Montreal St.	X

In HD?	Individual Property Owners	Anti HD Effort
		Carl Henry On-Line Petition
	1	Carl Henry On-Line Petition
		Carl Henry On-Line Petition
X	1	Carl Henry On-Line Petition
X	1	Carl Henry On-Line Petition
	1	Carl Henry On-Line Petition
	1	Carl Henry On-Line Petition
	1	Carl Henry On-Line Petition
X	1	Carl Henry On-Line Petition
X	1	Carl Henry On-Line Petition
	1	Carl Henry On-Line Petition
	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
X	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
		PC 18: Carl Henry's Letter to HPB 9/5/2019
		PC 18: Carl Henry's Letter to HPB 9/5/2019
X	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
X	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
		PC 18: Carl Henry's Letter to HPB 9/5/2019
X		PC 18: Carl Henry's Letter to HPB 9/5/2019
X	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
X	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
X	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
X	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
X	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
		PC 18: Carl Henry's Letter to HPB 9/5/2019
X	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
X	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
X	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
	1	PC 18: Carl Henry's Letter to HPB 9/5/2019
		PC 18: Carl Henry's Letter to HPB 9/5/2019
		PC 18: Carl Henry's Letter to HPB 9/5/2019
		PC 18: Carl Henry's Letter to HPB 9/5/2019
		PC 18: Carl Henry's Letter to HPB 9/5/2019

Date	Comment
Fall 2018	Original Petition language
Fall 2018	Original Petition language
Fall 2018	Original Petition language
Fall 2018	Original Petition language
Fall 2018	Original Petition language
Fall 2018	Original Petition language
July 16, 2019	Mailer sent on 7/16/2019; Used old petition but changed language
July 17, 2019	Mailer sent on 7/16/2019; Used old petition but changed language
July 17, 2019	Mailer sent on 7/16/2019; Used old petition but changed language
July 17, 2019	Mailer sent on 7/16/2019; Used old petition but changed language
July 17, 2019	Mailer sent on 7/16/2019; Used old petition but changed language
9/5/2019 HPB Meeting	
9/5/2019 HPB Meeting	
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9/5/2019 HPB Meeting	
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9/5/2019 HPB Meeting	
9/5/2019 HPB Meeting	

Source

[illegible][illegible][illegible]

Munjoy Hill Property Owners Support Historic District Petitions

ID	Name	HD Yes	HD No
1	Berry Manter	X	
2	Jayne Hurley	X	
3	Zack Anchors	X	
4	Enoch Wenstrom	X	
5	Elizabeth Streeter	X	
6	Stacy Mitchell	X	
7	George Carhart	X	
8	Barbara Vestal	X	
9	Pam Macomber	X	
10	Peter Macomber	X	
11	Karen Snyder	X	
12	Paula Agopian	X	
13	Keith Lane	X	
14	James Cloutier	X	
15	Nancy j. Guimond	X	
16	Gail Kuncthau	X	
17	Joann Dowe	X	
18	Marck Hogan	X	
19	Lindsey Ryer	X	
20	Andrew Ryer	X	
21	Emily Smith	X	
22	Sarah Davies	X	
23	Tracy Tingley	X	
24	Kelly Tingley	X	
25	Enoch Wenstrom	X	
26	Colin Windser	X	
27	Briar Pelletier	X	
28	Simon Rucker	X	
29	Catherine Waycatle	X	
30	D. Murray	X	
31	Sarah Waite	X	
32	Jan Marie Lindholm	X	
33	Bryn Arbuckle	X	
34	Jill Koufman	X	
35	Nina B	X	
36	Deb Tabue	X	
37	Martica Douglas	X	
38	Brian Wells	X	
39	Kaity Mahoney	X	
40	Cathleen Cassie	X	

41	Bendict Cassie	X	
42	Alicia Tefft	X	
43	Jeanine Bishoff	X	
44	Hannah Underwood	X	
45	Kevin Brewster	X	
46	Karen Hamilton	X	
47	Karbara Goodbody	X	
48	Ellen Bailey	X	
49	Bonie Coplon	X	
50	Micahel Coplon	X	
51	Pat C. Tryon	X	
52	Mike Sylvester	X	
53	Edwin Chester	X	
54	Vana Carmona	X	
55	Nat Pendelton	X	
56	Steven Goodman	X	
57	Justine Denny	X	
58	Erna Koch	X	
59	Tania Briceno	X	
60	Collin McRann	X	
61	Steve Inman	X	
62	Susan Inman	X	
63	Ed Mooney	X	
64	Rachel Gips	X	
65	Courtney Zorena	X	
66	Allan Horneman	X	
67	Paul Gregg	X	
68	Alex Flynn	X	
69	Taylor Brassard	X	
70	Michael Brassard	X	
71	Stuart Lambert	X	
72	Katelyn Kniffin	X	
73	Charles Jackson	X	
74	Patrick Bartley	X	
75	Jessica Place	X	
76	Mark W. Cashin	X	
77	Anna Bolton	X	
78	Jess Howell	X	
79	Saben Anderson	X	
80	Chrstine Riley	X	
81	Colin Franklin	X	
82	Mark Holden	X	
83	Sadhbh Neilan	X	
84	Stacy Mitchell	X	
85	James Plagenhoff	X	
86	Jacob Habert	X	
87	Jordan Guerette	X	

88	Jason Walker	X	
89	Shelly Brown	X	
90	Samuel De Fayette	X	
91	Megan Sutherland	X	
92	Eric Wnstrom	X	
93	Jordan Moody	X	
94	Alex Busack	X	
95	Reeve Chace	X	
96	Margaret Silsby	X	
97	Jessie Robb	X	
98	Thomas Preti	X	
99	John Hardy	X	
100	Mary Capron	X	
101	Kristen Stogsdill	X	
102	Tesa Forunson	X	
103	Melissa Sweet	X	
104	Ted Arnold	X	
105	Besy Eliman	X	
106	Charlotte Daniels	X	
107	Dan Ogier	X	
108	Sara Goan	X	
109	Elena Schmidt	X	
110	Lincoln Paine	X	
111	Alison Paine	X	
112	Lynn Hallett	X	
113	Tom Hallett	X	
114	Pat Tryon	X	
115	Carol Conner	X	
116	Patricia Ryan	X	
117	Paul E. Cote	X	
118	G.R. Whitten	X	
119	Lauren Peer	X	
120	E. Streeter	X	
121	J. Streeter	X	
122	Jocelyn King	X	
123	Marcie Lister	X	
124	Isabel Walsh	X	
125	Evan Holliday	X	
126	Matt Capon	X	
127	Margaret Cummings	X	
128	Mary Morse	X	
129	Robert E. Morse	X	
130	Kate Philbin	X	
131	Rae Barnes	X	
132	Derek Cambpell	X	
133	Gail Kuhnltau	X	
134	Stephen Gaal	X	

135	Cynthia Cochran	X	
136	Sandra Flanagan	X	
137	Kelly and Jacob Bordeau	X	
138	Pamela Day and Michael Petit	X	
139	Mary Casale	X	
140	Carl Casale	X	
141	George Reiche	X	
142	Richard Gold Trust	X	
143	Joanne Bolzano	X	
144	Karen Snyder	X	
145	Richard Gold Trust	X	
146	Joanne Dowe	X	
147	Peggy Heffern	X	
148	Richard Stillwell	X	
149	Carol Stillwell	X	
150	Rob Whitten	X	
151	Robin Whitten	X	
152	Fitch House LLC	X	
153	Christine Braceras	X	
154	Christopher Gilbert	X	
155	Lawrence Whitten	X	
156	Steven Beneson Trustee	X	
157	Elke Muller	X	
158	Robert Tate	X	
159	Matthew Anderson	X	
160	Chris Akerlind	X	
161	Sue Yandell	X	
162	Sherwood Hamill	X	
163	William Brennan	X	
164	Susan Grinsanti	X	
165	Christoph Gelfand	X	
166	Christina Berkow	X	
167	Alison Mann	X	
168	Kathleen Ferrante	X	
169	Robert Jordan Trustee	X	
170	Phillip & Patricia Curran	X	
171	Pat Curran	X	
172	Megan McIntyre	X	
173	Larry Bucholz	X	
174	Diane Hudson	X	
175	Alexandra Mas & Antonio Naylor	X	
176	Charles Cohen & Mary Iaculli	X	
177	Promenade-Whitten LLC #4	X	
178	Diane Davison	X	
179	John Romano	X	
180	Martica Douglas	X	
181	Jean McManamy	X	

182	Margaret Johnson	X	
183	Paul Prescott #1	X	
184	Janet & Michael Sangster #4	X	
185	Sharon McGauley	X	
186	Peter & Deb Murray	X	
187	Tom and Kate Doherty - 100	X	
188	Kristina Minister - 101 #4	X	
189	Beth Snyder - 81	X	
190	Janine Galli - manager of the Mancini Trust 80, 84, 92	X	
191	Janine Galli - manager of the Mancini Trust 80, 84, 93	X	
192	Janine Galli - manager of the Mancini Trust 80, 84, 94	X	
193	Daryl Mcilwain - 89	X	
194	Ryan Pierce - 106 (maybe)	X	
195	Wayne Valzania	X	
196	George Carhart	X	
197	Nini McManamy	X	
198	Gail & Enoch Westrom	X	
199	Simon Rucker & Samantha Lambert	X	
200	Cathleen Murray Trustee	X	
201	Francisca Lopez #A	X	
202	Jeanine Bishoff	X	
203	Peter and Lisa Adams	X	
204	Maureen and Elizabeth Streeter	X	
205	Julie	X	
206	Angela Adams	X	
207	Pat Tryon	X	
208	Pam and Peter Macomber	X	
209	Denise Pressier	X	
1		X	
PC27-1	Martica Douglas	X	
PC27-2	Beth Snyder	X	
PC27-3	Maggy Wolf	X	
PC27-4	John Wuestoff	X	
PC27-5	Martica Sawin	X	
PC27-6	Catherine Waycotte	X	
PC27-7	Nina Miller	X	
PC27-8	Janet Springborn	X	
PC27-9	Jay Gorham	X	
PC27-10	Sally Oldham	X	
PC27-11	Ralph Carmona	X	
PC27-12	James Isaacson	X	
PC27-13	Jeffrey Davidson	X	
PC27-14	Ann Cowie	X	
PC27-15	Ann Cowie	X	

PC27-16	James Cowie	X	
PC27-17	Ayriel Chase	X	
PC27-18	Richard Reed	X	
PC27-19	Linda Dillingham	X	
PC27-20	Ginneth Larsdotter	X	
PC27-21	Steve Goodman	X	
PC27-22	Jane Bayer	X	
PC27-23	Nadine Niyindemhn	X	
PC27-24	Terry Austin	X	
PC27-25	David Dimatteo	X	
PC27-26	Susan Lyons	X	
PC27-27	Steve Teel	X	
PC27-28	Margaret Jacks	X	
PC27-29	Grant Jacks	X	
PC27-30	Mike Ferrante	X	
PC27-31	Justine Denny	X	
PC27-32	Janet C. Prochaska	X	
PC27-33	Susan Emerson	X	
PC27-34	David Price	X	
PC27-35	Diana Burton/York	X	
PC27-36	Debbie Smith	X	
PC27-37	Peter Blackstone	X	
PC27-38	Alison Weiss	X	
PC27-39	Wayne Valzania	X	
PC27-40	Kelly Masilou	X	
PC27-41	Richard Saloil	X	
PC27-42	Sue Yandell	X	
PC27-43	JD Cowie	X	
PC27-44	Annie Cowie	X	
PC27-45	K.E. Smith	X	
PC27-46	Leolie Stewart	X	
PC27-47	Robert Derry	X	
PC27-48	Peter Murray	X	
PC27-49	Deborah Murray	X	
PC27-50	Pamela Day	X	
PC27-51	Michael Petit	X	
PC27-52	Carol Conner	X	
PC27-53	Berry Manter	X	
PC27-54	Enoch Wenstrom	X	
PC27-55	Vana Carmona	X	
PC27-56	G.R. Whitten	X	
PC27-57	Michael Hoover	X	
PC27-58	Jean McManamy	X	
PC27-59	Barbara Vestal	X	
PC27-60	Barbara Vestal	X	
PC27-61	Mary Casale	X	
PC27-62	Jayne Hurley	X	

PC27-63	Erna Koch	X	
PC27-64	Karen Snyder	X	
PC27-65	Marianne Hubert	X	
PC27-66	Robert Hubert	X	
PC27-67	Sara Goan	X	
PC27-68	George Weatherbee	X	
PC27-69	Annie Wadleigh	X	
PC27-70	John Whitaker	X	
PC27-71	Kerry Whitaker	X	
PC27-72	Greg Bronn	X	
PC27-73	Stephen Booth	X	
PC27-74	Alison Rogers	X	
PC27-75	Midau Marsoco	X	
PC27-76	Katy Brewer	X	
PC27-77	Catherine Moser	X	
PC27-78	Gregory Moser	X	
PC27-79	Jeff Von Munkwitz	X	
PC27-80	Jim Barter	X	
PC27-81	Lois Barter	X	
PC27-82	Oliver Murray	X	
PC27-83	Alison Grey	X	
PC28-1	Margaret Hillman	X	
PC28-2	Jean McManamy	X	
PC28-3	Frances McGovern	X	
PC28-4	Susan Shaw	X	
PC28-5	Carol Conner	X	
PC28-6	Vanessa McGrath	X	
PC28-7	Kevin Johannen	X	
PC28-8	Lance S. Billings	X	
PC28-9	James Cole	X	
PC28-10	Cama Clarkson Woodward	X	
PC28-11	Alison Grey	X	
PC28-12	Patricia Ryan	X	
PC28-13	Marguerite Cartorio	X	
PC28-14	Oliver Murray	X	
PC1-1	Berry Manter	X	
PC1-2	Erna Koch	X	
PC1-3	Nini McManamy	X	
PC1-4	Peter Murray	X	
PC1-5	Michael Hoover	X	
PC1-6	Tica Douglas	X	
PC1-7	Vana Carmona	X	
PC1-8	John Wuestoff	X	

PC1-9	Wayne Valzania	X	
PC1-10	Diane Davison	X	
PC1-11	Hillary Bassett	X	
PC1-12	Pamela Day	X	
PC1-13	Mary Casala	X	
PC1-14	Enoch Wenstrom	X	
PC1-15	Enoch Wenstrom	X	
PC1-16	Edmund Gardner	X	
PC1-17	Carol Conner	X	
PC1-18	Rob Whitten	X	
PC1-19	Karen Snyder	X	
PC1-20	Robin Whitten	X	
PC1-21	Barbara Vestal	X	
PC1-22	Barbara Vestal	X	

Total Separate Properties			
Total Valid Pro Signature/Comments			
Street	Munjoy Hill Resident	In Historic District	Comments
46 E. Prom			Signed Historic District Petition in 2018
11 St. Lawrence			Signed Historic District Petition in 2018
44 Waterville St, #1			Signed Historic District Petition in 2018
88 Beckett St, #1			Signed Historic District Petition in 2018
66 Quebec Street			Signed Historic District Petition in 2018
74 Atlantic St			Signed Historic District Petition in 2018
7 Lafayette St			Signed Historic District Petition in 2018
7 Fore St.			Signed Historic District Petition in 2018
4 St. Lawrence			Signed Historic District Petition in 2018
4 St. Lawrence			Signed Historic District Petition in 2018
72 Waterville St, #3			Signed Historic District Petition in 2018
98 Monument St			Signed Historic District Petition in 2018
73 Waterville St.			Signed Historic District Petition in 2018
13 Bleecker			Signed Historic District Petition in 2018
13 Waterville St			Signed Historic District Petition in 2018
9 Adams St			Signed Historic District Petition in 2018
28 Waterville St			Signed Historic District Petition in 2018
41 Monument St			Signed Historic District Petition in 2018
105 Congress St			Signed Historic District Petition in 2018
105 Congress St			Signed Historic District Petition in 2018
46 Howard St, #1			Signed Historic District Petition in 2018
100 Congress St. #1			Signed Historic District Petition in 2018
87 St. Lawrence #4			Signed Historic District Petition in 2018
87 St. Lawrence #4			Signed Historic District Petition in 2018
85 Beckett St			Signed Historic District Petition in 2018
88 Beckett St. #2			Signed Historic District Petition in 2018
85 Beckett St			Signed Historic District Petition in 2018
85 Beckett St. #2			Signed Historic District Petition in 2018
91 Beckett St., #2			Signed Historic District Petition in 2018
91 Beckett St., #1			Signed Historic District Petition in 2018
44 Wellmont?			Signed Historic District Petition in 2018
52 Moody St			Signed Historic District Petition in 2018
82 Beckett St, #3			Signed Historic District Petition in 2018
66 Munjoy St #2			Signed Historic District Petition in 2018
76 Wilson St			Signed Historic District Petition in 2018
26 Munjoy St			Signed Historic District Petition in 2018
11 Munjoy St			Signed Historic District Petition in 2018
72 Waterville St, #1			Signed Historic District Petition in 2018
72 Waterville St, #1			Signed Historic District Petition in 2018
72 Waterville St, #2			Signed Historic District Petition in 2018

72 Waterville St #2			Signed Historic District Petition in 2018
13 Forest Park			Signed Historic District Petition in 2018
68 Quebec Street			Signed Historic District Petition in 2018
85 Vesper St			Signed Historic District Petition in 2018
68 Quebec Street			Signed Historic District Petition in 2018
23 Vesper St.			Signed Historic District Petition in 2018
118 Congress T.			Signed Historic District Petition in 2018
17 Hammond St.			Signed Historic District Petition in 2018
9 Waterville St 1-C			Signed Historic District Petition in 2018
9 Waterville St 1-C			Signed Historic District Petition in 2018
1 St Lawrence B-3			Signed Historic District Petition in 2018
159 Central Ave. Peaks Island			Signed Historic District Petition in 2018
7 Fore St.			Signed Historic District Petition in 2018
105 North St., #1			Signed Historic District Petition in 2018
86 Quebec St, #1			Signed Historic District Petition in 2018
89 Morning St.			Signed Historic District Petition in 2018
56 North St, Apt 203			Signed Historic District Petition in 2018
79 Vesper St.			Signed Historic District Petition in 2018
79 Vesper St.			Signed Historic District Petition in 2018
79 Vesper St			Signed Historic District Petition in 2018
81-A Vesper St.			Signed Historic District Petition in 2018
81-A Vesper St			Signed Historic District Petition in 2018
77 Vesper St			Signed Historic District Petition in 2018
77 Vesper St.			Signed Historic District Petition in 2018
11 Moody St			Signed Historic District Petition in 2018
58 Turner St.			Signed Historic District Petition in 2018
44 Howard St.			Signed Historic District Petition in 2018
48 Turner St.			Signed Historic District Petition in 2018
54 Turner St.			Signed Historic District Petition in 2018
54 Turner St.			Signed Historic District Petition in 2018
36 Gilan St			Signed Historic District Petition in 2018
54 Turner St.			Signed Historic District Petition in 2018
138 Pine St, #4			Signed Historic District Petition in 2018
54 Turner St.			Signed Historic District Petition in 2018
54 Turner St, #1			Signed Historic District Petition in 2018
27 Morning St, #4			Signed Historic District Petition in 2018
35 Merrill St			Signed Historic District Petition in 2018
15 Munjoy St, #2			Signed Historic District Petition in 2018
27 Morning St, #5			Signed Historic District Petition in 2018
52 Turner St			Signed Historic District Petition in 2018
54 Turner St.			Signed Historic District Petition in 2018
37 St. Lawrence St.			Signed Historic District Petition in 2018
29 Emerson #3			Signed Historic District Petition in 2018
74 Atlantic St, #2			Signed Historic District Petition in 2018
21 Eastern Prom			Signed Historic District Petition in 2018
74 Atlantic St, #2			Signed Historic District Petition in 2018
58 Congress St. #3			Signed Historic District Petition in 2018

58 Congress St. #3			Signed Historic District Petition in 2018
87 Munjoy St. #3			Signed Historic District Petition in 2018
83 Beckett St. #2			Signed Historic District Petition in 2018
83 Beckett St. #1			Signed Historic District Petition in 2018
88 Beckett St, #1			Signed Historic District Petition in 2018
18 Florida Ave			Signed Historic District Petition in 2018
62 Monument St, #1			Signed Historic District Petition in 2018
31 Vesper St, #1			Signed Historic District Petition in 2018
45 Congress St, #2			Signed Historic District Petition in 2018
486 Congress			Signed Historic District Petition in 2018
419 Cumberland Ave			Signed Historic District Petition in 2018
11 Ponce St. Apt1			Signed Historic District Petition in 2018
55 Montfort St			Signed Historic District Petition in 2018
24 Sheridan St			Signed Historic District Petition in 2018
151 North St			Signed Historic District Petition in 2018
37 St. Lawrence St.			Signed Historic District Petition in 2018
67 St. Lawrence St.			Signed Historic District Petition in 2018
23 Emerson			Signed Historic District Petition in 2018
62 St. Lawrence St			Signed Historic District Petition in 2018
158 North St			Signed Historic District Petition in 2018
54 Walnut St.			Signed Historic District Petition in 2018
99 Atlantic St			Signed Historic District Petition in 2018
150 Eastern Prom			Signed Historic District Petition in 2018
150 Eastern Prom			Signed Historic District Petition in 2018
9 St. Lawrence St.			Signed Historic District Petition in 2018
9 St. Lawrence St.			Signed Historic District Petition in 2018
1 St. Lawrence B3			Signed Historic District Petition in 2018
12 Montreal St			Signed Historic District Petition in 2018
60 Montreal St			Signed Anti Historic District
98 Monument St.			Signed Historic District Petition in 2018
23 St. Lawrence			Signed Historic District Petition in 2018
119 Congress St, #1			Signed Historic District Petition in 2018
66 Quebec St			Signed Historic District Petition in 2018
66 Quebec St.			Signed Historic District Petition in 2018
46 E. Prom			Signed Historic District Petition in 2018
40 E. Prom Apt B			Signed Historic District Petition in 2018
32 Wilson St, #2			Signed Historic District Petition in 2018
32 Wilson St, #2			Signed Historic District Petition in 2018
42 Vesper St, #2			Signed Historic District Petition in 2018
32 Wilson St. #1			Signed Historic District Petition in 2018
208 Sheridan St.			Signed Historic District Petition in 2018
288 Sheridan St.			Signed Historic District Petition in 2018
45 Eastern Prom 6J			Signed Historic District Petition in 2018
23 Emerson St, #3			Signed Historic District Petition in 2018
45 Easter Prom 65			Signed Historic District Petition in 2018
9 Adams St.			Signed Historic District Petition in 2018
176 Eastern Prom			Signed Historic District Petition in 2018

17 Hammond St.			Signed Historic District Petition in 2018
13 Waterville			Signed Historic District Petition in 2018
17 Waterville St.			Signed Historic District Petition in 2018
23 Waterville St			Signed Historic District Petition in 2018
29 Waterville St.			Signed Historic District Petition in 2018
45 Waterville St.			Signed Historic District Petition in 2018
50 Waterville St.			Signed Historic District Petition in 2018
51 Waterville St.			Signed Historic District Petition in 2018
66 Waterville St.			Signed Historic District Petition in 2018
72 Waterville St.			Signed Historic District Petition in 2018
49 Waterville St.			Signed Historic District Petition in 2018
28 Waterville St			Signed Historic District Petition in 2018
8 Sherbrook			Signed Historic District Petition in 2018
29 St. Lawrence St.			Signed Historic District Petition in 2018
29 St. Lawrence St.			Signed Historic District Petition in 2018
23 St. Lawrence St.			Signed Historic District Petition in 2018
23 St. Lawrence St.			Signed Historic District Petition in 2018
28 St. Lawrence St.			Signed Historic District Petition in 2018
35 St. Lawrence St.			Signed Historic District Petition in 2018
47 St. Lawrence St.			Signed Historic District Petition in 2018
52 St. Lawrence St.			Signed Historic District Petition in 2018
56 St. Lawrence St.			Signed Historic District Petition in 2018
94 St. Lawrence St.			Signed Historic District Petition in 2018
94 St. Lawrence St.			Signed Historic District Petition in 2018
43 Monument St			Signed Historic District Petition in 2018
44 Monument St			Signed Historic District Petition in 2018
51 Monument St.			Signed Historic District Petition in 2018
2 Atlantic St.			Signed Historic District Petition in 2018
23 Atlantic St.			Signed Historic District Petition in 2018
29 Atlantic St.			Signed Historic District Petition in 2018
33 Atlantic St.			Signed Anti Historic District
36 Atlantic St.			Signed Historic District Petition in 2018
41 Atlantic St.			Signed Historic District Petition in 2018
11 Vesper St.			Signed Historic District Petition in 2018
15 Vesper St.			Signed Historic District Petition in 2018
16 Vesper St.			Signed Historic District Petition in 2018
19 Vesper St.			Signed Historic District Petition in 2018
20 Vesper St.			Signed Historic District Petition in 2018
46 Vesper St			Signed Historic District Petition in 2018
16 O'Brion St.			Signed Historic District Petition in 2018
28 O'Brion St.			Signed Historic District Petition in 2018
30 O'Brion St.			Signed Historic District Petition in 2018
188 E. Prom			Signed Historic District Petition in 2018
29 Morning			Signed Historic District Petition in 2018
40 Morning			Signed Historic District Petition in 2018
11 Munjoy			Signed Historic District Petition in 2018
10 Willis St.			Signed Historic District Petition in 2018

30 Lafayette			Signed Historic District Petition in 2018
34 Lafayette			Signed Historic District Petition in 2018
34 Lafayette			Signed Historic District Petition in 2018
23 Cumberland			Signed Historic District Petition in 2018
104 North			Signed Historic District Petition in 2018
100 North St.			Signed Historic District Petition in 2018
101 North #4			Signed Historic District Petition in 2018
81 North St			Signed Historic District Petition in 2018
80 North St.			Signed Historic District Petition in 2018
84 North St.			Signed Historic District Petition in 2018
93 North St.			Signed Historic District Petition in 2018
89 North			Signed Historic District Petition in 2018
106 Pierce			Signed Historic District Petition in 2018
27 Merrill St			Signed Historic District Petition in 2018
7 Lafayette St.			Signed Historic District Petition in 2018
10 Willis St.			Signed Historic District Petition in 2018
83 Beckett			Signed Historic District Petition in 2018
85 Beckett			Signed Historic District Petition in 2018
91 Beckett			Signed Historic District Petition in 2018
94 Beckett			Signed Historic District Petition in 2018
68 Quebec			Signed Historic District Petition in 2018
Merrill St			Signed Historic District Petition in 2018
Corner of Congress and Merrill			Signed Historic District Petition in 2018
Emerson			Signed Historic District Petition in 2018
2 Atlantic St.			Signed Historic District Petition in 2018
Corner of St. Lawrence and Fore			Signed Historic District Petition in 2018
Corner of St. Lawrence and Fore			Signed Historic District Petition in 2018
25 Fore St.			Signed Historic District Petition in 2018
			PC27 Karen Snyder HD Petition 9/28/2019
11 Munjoy St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
81 North St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
28 St. Lawrence St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
11 Morning St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
28 St. Lawrence St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
91 Beckett St	X	X	PC27 Karen Snyder HD Petition 9/28/2019
76 Watson St.			PC27 Karen Snyder HD Petition 9/28/2019
340 Eastern Promenade, Unit 145	X	X	PC27 Karen Snyder HD Petition 9/28/2019
20 Essex St.			PC27 Karen Snyder HD Petition 9/28/2019
118 Congress St.	X		PC27 Karen Snyder HD Petition 9/28/2019
105 North St., Apt 1	X	X	PC27 Karen Snyder HD Petition 9/28/2019
71 St. Lawrence St.	X		PC27 Karen Snyder HD Petition 9/28/2019
29 Morning St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
32 North St., Unit 1	X	X	PC27 Karen Snyder HD Petition 9/28/2019
32 North St., Unit 2	X	X	PC27 Karen Snyder HD Petition 9/28/2019

32 North St., Unit 3	X	X	PC27 Karen Snyder HD Petition 9/28/2019
4 Monument St.			PC27 Karen Snyder HD Petition 9/28/2019
46 Cumberland Ave.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
36 North St.			PC27 Karen Snyder HD Petition 9/28/2019
46 Cumberland Ave., Unit 2			PC27 Karen Snyder HD Petition 9/28/2019
89 Morning St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
89 Morning St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
Saco, ME			PC27 Karen Snyder HD Petition 9/28/2019
312 Sherbrook			PC27 Karen Snyder HD Petition 9/28/2019
72 St. Lawrence St.			PC27 Karen Snyder HD Petition 9/28/2019
25 High St, Apt 301			PC27 Karen Snyder HD Petition 9/28/2019
76 Watson St.			PC27 Karen Snyder HD Petition 9/28/2019
51 Congress St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
51 Congress St.			PC27 Karen Snyder HD Petition 9/28/2019
69 Vesper St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
56 North St., Apt 203	X	X	PC27 Karen Snyder HD Petition 9/28/2019
151 North St., Apt 209	X	X	PC27 Karen Snyder HD Petition 9/28/2019
56 North St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
24 Mellen St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
190 Munjoy South	X		PC27 Karen Snyder HD Petition 9/28/2019
523 Washington Ave			PC27 Karen Snyder HD Petition 9/28/2019
76 Cumberland Ave	X	X	PC27 Karen Snyder HD Petition 9/28/2019
292 Eastern Promenade			PC27 Karen Snyder HD Petition 9/28/2019
27 Merrill St.	X		PC27 Karen Snyder HD Petition 9/28/2019
71 Melbourne St.	X		PC27 Karen Snyder HD Petition 9/28/2019
71 Melbourne St.			PC27 Karen Snyder HD Petition 9/28/2019
51 Monument St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
32 North St.			PC27 Karen Snyder HD Petition 9/28/2019
32 North St.			PC27 Karen Snyder HD Petition 9/28/2019
80 Quebec St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
63 Melbourne St., Apt 1	X		PC27 Karen Snyder HD Petition 9/28/2019
63 Melbourne St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
104 North St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
104 North St.			PC27 Karen Snyder HD Petition 9/28/2019
25 Waterville St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
25 Waterville St.			PC27 Karen Snyder HD Petition 9/28/2019
12 Montreal St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
46 Eastern Promenade	X	X	PC27 Karen Snyder HD Petition 9/28/2019
88 Beckett St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
105 North St., Apt 1	X	X	PC27 Karen Snyder HD Petition 9/28/2019
23 St. Lawrence St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
40 Melbourne St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
10 Willis St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
14-16 North St	X	X	PC27 Karen Snyder HD Petition 9/28/2019
101-107 Congress St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
39 Waterville St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
11. St. Lawrence St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019

81 Vesper St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
72 Waterville St., Apt 3	X	X	PC27 Karen Snyder HD Petition 9/28/2019
147 Congress St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
147 Congress St.			PC27 Karen Snyder HD Petition 9/28/2019
54 Walnut St.	X		PC27 Karen Snyder HD Petition 9/28/2019
108 Dorset St.			PC27 Karen Snyder HD Petition 9/28/2019
74 Grant St., Apt 1			PC27 Karen Snyder HD Petition 9/28/2019
104 Congress St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
104 Congress St.			PC27 Karen Snyder HD Petition 9/28/2019
33 Howard St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
79 North St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
9 Howard St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
9 Howard St.			PC27 Karen Snyder HD Petition 9/28/2019
39 Waterville St.			PC27 Karen Snyder HD Petition 9/28/2019
80 Vesper St., Apt 3	X	X	PC27 Karen Snyder HD Petition 9/28/2019
80 Vesper St., Apt 3			PC27 Karen Snyder HD Petition 9/28/2019
340 Eastern Promenade, Unit 142	X	X	PC27 Karen Snyder HD Petition 9/28/2019
23 Greenway Drive			PC27 Karen Snyder HD Petition 9/28/2019
55 Kellogg St.	X		PC27 Karen Snyder HD Petition 9/28/2019
55 Montreal St.	X	X	PC27 Karen Snyder HD Petition 9/28/2019
55 Montreal St.			PC27 Karen Snyder HD Petition 9/28/2019
9 Willis St.	X		PC28 Nini McManamy HD Petition
10 Willis St.	X	X	PC28 Nini McManamy HD Petition
23 Willis St.	X		PC28 Nini McManamy HD Petition
28 Willis St.	X	X	PC28 Nini McManamy HD Petition
12 Montreal St.	X	X	PC28 Nini McManamy HD Petition
22 Montreal St.	X		PC28 Nini McManamy HD Petition
41 Montreal St.	X		PC28 Nini McManamy HD Petition
42 Montreal St.	X		PC28 Nini McManamy HD Petition
45 Montreal St.	X		PC28 Nini McManamy HD Petition
48 Montreal St.	X		PC28 Nini McManamy HD Petition
55 Montreal St.	X		PC28 Nini McManamy HD Petition
60 Montreal St.	X		PC28 Nini McManamy HD Petition
46 Montreal St.	X		PC28 Nini McManamy HD Petition
55 Montreal St.	X	X	
46 Eastern Promenade	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
81 Vesper St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
10 Willis St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
104 North St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
40 Melbourne St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
11 Munjoy St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
105 North St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
11-15 Morning St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,

27 Merrill St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
29 Morning St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
55 Morning St. , Unit 1-1	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
25 Waterville St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
39 Waterville St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
88 Beckett St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
83 Beckett St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
84 Eastern Promenade	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
12 Montreal St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
23 St. Lawrence St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
72 Waterville St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
188 Eastern Promenade	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
22 O'Brion St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,
101-107 Congress St.	X	X	PC1 Barbara Vestal Letter with Signatures of 4,

82	
	182
Individual Property Owners	Valid Address
1	Yes
1	Yes
	Yes
1	Yes
1	Yes
1	Yes
1	Yes
1	Yes
1	Yes
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1	Yes
1	Yes
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X	Yes
X	Yes
X	Yes
X	Yes
	No
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	Yes
X	
X	
X	
X	
X	
X	
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X	
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X	
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X	
X	
X	

Meetings Regarding Proposed MunjoyHill Historic District

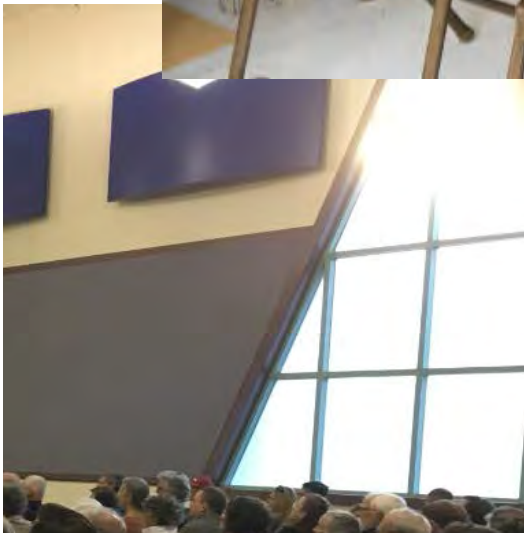
#	Date	Meeting Title
1	2/24/2018	City Listening Session
2	5/7/2018	City Historic Preservation Info Session
3	4/30/2019	Neighborhood Meeting
4	6/13/2019	Neighborhood Information Meeting
5	7/10/2019	Historic Preservation Board Workshp #1
6	7/18/2019	City Notification of District Nomination
7	7/31/2019	Historic Preservation Board Walking Tour #1
8	8/28/2019	Historic Preservation Board Walking Tour #2
9	9/4/2019	Historic Preservation Board Workshp #2
10	10/2/2019	Historic Preservation Board Workshp #3
11	11/6/2019	Historic Preservation Board Workshp #4
12	11/20/2019	Historic Preservation Board Nomination
13	12/10/2019	Planning Board Workshop #1
14	2/11/2020	Planning Board Workshop #2
15	3/10/2020	Planning Board Hearing
16	8/11/2020	Planning Board Final Hearing Vote

Source: <https://portlandmaine.gov/2451/Munjoy-Hill-Historic-District>
<https://portlandmaine.gov/2451/Munjoy-Hill-Historic-District>

Location
East End School
City Hall
East End School?
East End School
City Hall
Deb Andrews
Munjoy Hill
Munjoy Hill
City Hall
City Hall
City Hall
City Hall
City Hall
City Hall
City Hall-Zoom











Item Summary From The Past 5 Meetings/Workshops Held that Show Majority of Portland Supports the Proposed Munjoy Hill Historic District

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
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%	#####	#####	28					
	-If In the Proposed Munjoy Hill Historic District (Unique)	20	76.9%	#####	#####	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%	#####	#####	78					
	-If In the Proposed Munjoy Hill Historic District (Unique)	48	78.7%	#####	#####	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%	#####	#####	40					
	-If In the Proposed Munjoy Hill Historic District (Unique)	19	79.2%	#####	#####	24					
4)	Planning Board Meeting - 3/10/2020 downloaded 3/10 4:14pm	80	78.4%	22	21.6%	102	41	80.4%	10	19.6%	51
	-If A Munjoy Hill Resident (Unique Person)	67	87.0%	#####	#####	77					
	-If In the Proposed Munjoy Hill Historic District (Unique)	50	86.2%	#####	#####	58					
5)	Planning Board Meeting - 8/11/2020 downloaded at 3pm	#####	80.3%	#####	19.7%	#####					
	-If A Munjoy Hill Resident (Unique Person)	70	81.4%	#####	18.6%	86					
	-If In the Proposed Munjoy Hill Historic District (Unique)	61	87.1%	#####	12.9%	70					
	OVERALL TOTALS: Total All Emails Sent	331	77.7%	95	22.3%	426	97	78.2%	27	21.8%	124
	-If A Munjoy Hill Resident (Unique Person)	#####	84.5%	#####	#####	#####					
	-If In the Proposed Munjoy Hill Historic District (Unique)	#####	95.2%	#####	#####	#####					

Sources:

HPB Nomination- 11/20/2019
 PB Workshop #1-12/10/2019
 PB Workshop#2-02/11/2020
 PB Meeting #1-03/10/2020
 PB Meeting #2-08/11/2020

<https://portlandme.civicclerk.com/Web/Player.aspx?id=533&key=-1&mod=-1&mk=-1&nov=0>
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<https://portlandme.civicclerk.com/Web/Player.aspx?id=1207&key=-1&mod=-1&mk=-1&nov=0>
<https://portlandme.civicclerk.com/Web/Player.aspx?id=1219&key=-1&mod=-1&mk=-1&nov=0>
<https://portlandme.civicclerk.com/Web/Player.aspx?id=1213&key=-1&mod=-1&mk=-1&nov=0>

#	Other Signed Forms of Public Support or Opposition	# of Signed	# of Munjoy Hill Properties	HD Action	Comments
1)	Barbara Vestal's Letter of 4/30/2019 to HPB with property owners Supporting Proposed Munjoy Hill Historic District (Public Comment #1 from HPB 11/20/2019 Agenda Packet)	23	21	Support	Note: 20 properties were in the proposed Historic District.
2)	Carl Henry's Letter of 8/30/2019 to Deb Andrews and City Councilors with other property owners Opposing Proposed Munjoy Hill Historic District (Public Comment #18 from HPB 11/20/2019 Agenda Packet)	28	18	Opposed	Note: 9 of the properties were in the proposed Historic District.
3)	Karen Snyder's petition on supporting Proposed Munjoy Hill Historic District presented to HPB on 10/1/2019 (Public Comment #27 from HPB 11/20/2019 Agenda Packet)	82	66	Support	
4)	Nini McManamy's petition on supporting Proposed Munjoy Hill Historic District presented to HPB on 10/1/2019. (Public Comment #28 from HPB 11/20/2019 Agenda Packet)	13	12	Support	

Public Feedback in the Historic Preservation Board 11

#	Email Sent By	HD Yes	HD No
TOTALS	Emails Sent Analysis	32	12
	Total Emails Sent	44	
	% Support Munjoy Hill HD	72.73%	
	% Against Munjoy Hill HD	27.27%	
	Email Sent by Unique Person	25	11
	Total Person who Sent Emails	36	
	% Support Munjoy Hill HD	69.44%	
	% Against Munjoy Hill HD	30.56%	
	Public Comment on 11/20/2019	14	1
	Total Public Comments on 11/20/2019	15	
	Support for Munjoy Hill HD	93.33%	
	Against Munjoy Hill HD	6.67%	
#	Email Sent By	HD Yes	HD No
PC 1	Barbara Vestal	X	
PC 1	Barbara Vestal		
PC 1	Barbara Vestal		
PC 1	Barbara Vestal		
PC2	Johanna Henry		X
PC 3	Carol Conner	X	
PC 4	Karen Snyder	X	
PC 5	George Rheault		X
PC 6	George Reiche	X	
PC 7	Enoch Wenstrom	X	
PC 8	Berry Manter	X	
PC 9	Mark Googins		X
PC 9	Mark Googins		
PC 10	Susan Yandell	X	
PC 11	Christopher Akerlind	X	
PC 12	Joanne Dow	X	
PC 13	Julius Ciembroniewicz	X	
PC 14	Linsay Steven Mann		X
PC 15	Alexis Santos		X
PC 16	George and Ushi Carhart	X	
PC 17	Carl Henry		X
PC 18	Markos Miller		X

PC 19	Peter and Deb Murray	X	
PC 20	Liz Hayes	X	
PC 21	Markos Miller		X
PC 22	Carol Conner	X	
PC 23	Berry Manter	X	
PC 24	Nini McMananmy	X	
PC 25	Mike Hoover	X	
PC 26	Live Chase/Brent Adler		X
PC 27	Karen Snyder	X	
PC 28	Nini McMananmy	X	
PC 29	Susan Yandell	X	
PC 30	Adam Frederick	X	
PC 31	EJ Koch	X	
PC 32	Lauren Ashwell		X
PC 33	Travis Agaman		X
PC 34	Liz Hayes	X	
PC 35	Mart99	X	
PC 36	Barbara Vestal	X	
PC 37	Francesca Gallucio-Steele	X	
PC 38	Julie Larry	X	
PC 39	Rhoda Renschler	X	
PC 40	Sally Oldham	X	
PC 41	Ed Gardner	X	
PC 42	Maggy Wolf	X	
PC 43	Diane Davison	X	
PC 43	Diane Davison		
	Emails Sent	32	11

Total Emails Sent	43	
% Support Munjoy Hill HD	74.42%	
% Against Munjoy Hill HD	25.58%	
11/20/2019 HP Public Comment	15	1
Total Public Comments	16	
% Support Munjoy Hill HD	93.75%	
% Against Munjoy Hill HD	6.25%	

Source <https://portlandme.civicclerk.com/Web/Player.aspx?id=533&key=->

/20/2019 Agenda Nomination of Propose

Address	Munjoy Hill Resi	In Proposed HD?
As of 2:30pm 12/10/2019		

Address	Munjoy Hill Resident	In Proposed HD?
7-9 Fore St.	X	X
14-16 North St.	X	X
101 Congress St.	X	X
7-9 Fore St.	X	X
50 St. Lawrence St.	X	X
12 Montreal St.	X	X
72 Waterville St.	X	X
East Bayside		
50 Waterville St.	X	X
88 Beckett St.	X	X
46 Eastern Promenade	X	X
63 Morning St.	X	X
39 Morning St.		
51 Monument St.	X	X
44 Monument St.	X	X
28 Waterville St.	X	X
55 Morning St.	X	X
122 North St.	X	X
7 Lafayette St.	X	X
50 St. Lawrence St.	X	X
17 Atlantic St.	X	X

104 North St.	X	X
107 North St.	X	X
17 Atlantic St.	X	X
12 Montreal St.	X	X
46 Eastern Promenade	X	X
10 Willis St.	X	X
40 Melbourne St.	X	X
65 St. Lawrence St.	X	X
72 Waterville St.	X	X
10 Willis St.	X	X
51 Munjoy St.	X	X
75 W. Commercial St.	X	X
81 Vesper St.	X	X
8 Emerson St.	X	
8 Emerson St.	X	
107 North St.	X	X
107 Congress St.	X	X
22 Clifford St.		
Greater Portland Landmark		
37 Channel Road, SoPo		
118 Congress St.	X	X
84 Eastern Promenade		
28 St. Lawrence St.	X	X
29 Morning St.	X	x
33 Morning St.	X	X

1&mod=-1&mk=-1&nov=0

ed Munjoy Hill Historic District

Comment			
Counting # of emails sent.			
Since some people sent more than 1 email, counting # of people instead of emails sent.			
Comment	#	Public Comment At Meeting	HD Yes
Petition signatures to nominate. 21 signatures representing 21 properties	PC 1	Tom Abbott	
	PC 3	Gail Rengel	X
	PC 4	Sive Nelson	X
	PC 5	Wayne Valzania	X
	PC 6	Peter Murray	X
Individual Landmark Request	PC 7	Karen Snyder	X
	PC 8	Paula Agopian	X
	PC 9	Carol Conner	X
	PC 10	Nini McManamey	X
	PC 11	Stacey Mitchell	X
	PC 12	George Carhart	X
	PC 13	Pam Days	X
	PC 14	Sally Oldham	X
Individual Landmark Request	PC 15	Barbara Vestal	X
Individual Landmark Request			
Individual Landmark Request			
Individual Landmark Request			
Opposition petition signatures; 25 signaturs representing 15 properties			

[illegible]

HD No	Address	Munjoy Hill Resident?	In Proposed HD?
X	21 Sheridan St.	X	X
	34 Lafayette St.	X	
	29 Emerson St.	X	
	27 Merrill St.	X	
	104 North St.	X	X
	72 Waterville St.	X	X
	91 Monument St.	X	
	12 Montreal St.	X	X
	10 Willis St.	X	X
	74 Atlantic St.	X	X
	7 Lafayette St.	X	X
	25 Waterville St.	X	X
	118 Congress St.	X	
	7-9 Fore St.	X	X

Public Feedback in the 12/10/2019 Planning Board Workshop #1 on Propose

#	Email Sent By	HD Yes	HD No	Address	
TOTALS	Emails Sent Analysis	99	30		
	Total Emails Sent	129		As of 2:30pm 12/10/2019	
	% Support Munjoy Hill HD	76.74%			
	% Against Munjoy Hill HD	23.26%			
	Email Sent by Unique Person	79	24		
	Total Person who Sent Emails	103			
	% Support Munjoy Hill HD	76.70%			
	% Against Munjoy Hill HD	23.30%			
	Public Comment on 12/10/2019	23	8		
	Total Public Comments on 11/20/2019	31			
	Support for Munjoy Hill HD	74.19%			
	Against Munjoy Hill HD	25.81%			
#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident?
PC 1	Barbara Vestal	X		7-9 Fore St.	X
PC 2	Johanna Henry		X	50 St. Lawrence St.	X
PC 3	Carol Conner	X		12 Montreal St.	X
PC 4	Karen Snyder	X		72 Waterville St.	X
PC 5	George Rheault		X	East Bayside	
PC 6	George Reiche	X		50 Waterville St.	X
PC 7	Enoch Wenstrom	X		83 Beckett St.	X
PC 8	Berry Manter	X		46 Eastern Promenade	X
PC 9	Mark Googins		X	63 & 39 Morning St.	X
PC 10	Susan Yandell	X		51 Monument St.	X
PC 11	Christopher Akerlind	X		44 Monument St.	X
PC 12	Joanne Dow	X		28 Waterville St.	X
PC 13	Julius Ciembroniewicz	X		55 Morning St.	X
PC 14	Linsay Steven Mann		X	122 North St.	X
PC 15	Alexis Santos		X		
PC 16	George and Ushi Carhart	X		7 Lafayette St.	X
PC 17	Carl Henry		X	50 St. Lawrence St.	X

Public Feedback in the 12/10/2019 Planning Board Workshop #1 on Propose

#	Email Sent By	HD Yes	HD No	Address	
TOTALS	Emails Sent Analysis	99	30		
	Total Emails Sent	129		As of 2:30pm 12/10/2019	
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	Public Comment on 12/10/2019	23	8		
	Total Public Comments on 11/20/2019	31			
	Support for Munjoy Hill HD	74.19%			
	Against Munjoy Hill HD	25.81%			
#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident?
PC 18	Markos Miller		X	17 Atlantic St.	X
PC 19	Peter and Deb Murray	X		104 North St.	X
PC 20	Liz Hayes	X		107 North St.	X
PC 21	Markos Miller		X	17 Atlantic St.	X
PC 22	Carol Conner	X		12 Montreal St.	X
PC 23	Berry Manter	X		46 Eastern Promenade	X
PC 24	Nini McMananmy	X		10 Willis St.	X
PC 25	Mike Hoover	X		40 Melbourne St.	X
PC 26	Live Chase/Brent Adler		X	65 St. Lawrence St.	X
PC 27	Karen Snyder	X		72 Waterville St.	X
PC 28	Nini McMananmy	X		10 Willis St.	X
PC 29	Susan Yandell	X		51 Munjoy St.	X
PC 30	Adam Frederick	X		75 W. Commercial St.	X
PC 31	EJ Koch	X		81 Vesper St.	X
PC 32	Lauren Ashwell		X	8 Emerson St.	X
PC 33	Travis Agaman		X	8 Emerson St.	X
PC 34	Liz Hayes	X		107 North St.	X
PC 35	Mart99	X			
PC 36	Barbara Vestal	X		107 Congress St.	X

Public Feedback in the 12/10/2019 Planning Board Workshop #1 on Propose

#	Email Sent By	HD Yes	HD No	Address	
TOTALS	Emails Sent Analysis	99	30		
	Total Emails Sent	129		As of 2:30pm 12/10/2019	
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	% Against Munjoy Hill HD	23.30%			
	Public Comment on 12/10/2019	23	8		
	Total Public Comments on 11/20/2019	31			
	Support for Munjoy Hill HD	74.19%			
	Against Munjoy Hill HD	25.81%			
#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident?
PC 37	Francesca Gallucio-Steele	X		22 Clifford St.	
PC 38	Julie Larry	X		Greater Portland Landmar	
PC 39	Rhoda Renschler	X		37 Channel Road, SoPo	
PC 40	Sally Oldham	X		118 Congress St.	X
PC 41	Ed Gardner	X		511 Congress St St.	
PC 42	Maggy Wolf	X		28 St. Lawrence St.	X
PC 43	Diane Davison	X		29 Morning St St.	X
PC 44	Julius Ciembroniewicz	X		55 Morning St St.	X
PC 45	Enoch Wenstrom	X		88 Beckett St.	X
PC 46	James Hambley /Jenny Dignan	X		61 Monument St.	X
PC 47	Wayne Valzania	X		27 Merrill St.	X
PC 48	Marlies Reppenhagen	X		55 Morning Stl, Unit 2-2	X
PC 49	Paula Agopian	X		91 Monument St.	X
PC 50	Anita Stewart	X		25 A Forest Ave.	
PC 51	Lori Rounds		X	47 Monument St.	X
PC 52	Kate Howe		X	40 Quebec St.	X
PC 53	Berry Manter	X		46 Eastern Promenade	X
PC 54	Carle Henry		X	50 St. Lawrence St.	X
PC 55	Carol Conner	X		12 Montreal St.	X
PC 56	Joshua Baston		X		

Public Feedback in the 12/10/2019 Planning Board Workshop #1 on Propose

#	Email Sent By	HD Yes	HD No	Address	
TOTALS	Emails Sent Analysis	99	30		
	Total Emails Sent	129		As of 2:30pm 12/10/2019	
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	Email Sent by Unique Person	79	24		
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	% Against Munjoy Hill HD	23.30%			
	Public Comment on 12/10/2019	23	8		
	Total Public Comments on 11/20/2019	31			
	Support for Munjoy Hill HD	74.19%			
	Against Munjoy Hill HD	25.81%			
#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident?
PC 57	Nancy/Bob Jordan	X			X
PC 58	Carolyn Swartz	X		27 Merrill St.	X
PC 59	YIMBY		X		
PC 60	Erna Koch	X		81 Vesper St.	X
PC 61	Vana Carmona	X		105 North St., Unit 1	X
PC 62	David Kelly		X	Portland, ME	
PC 63	Debrah Yale		X		
PC 64	Gary Bahlkow	X		42 Lafayette St.	X
PC 65	Jeremy Rutkiewicz		X	161 Congress St.	X
PC 66	Lorraine Carrol	X		31 North St.	X
PC 67	Lydia Savage	X		19 Melbourne St.	X
PC 68	William Gemmill	X			
PC 69	Bruce Wood	X		Old Port	
PC 70	Beth Snyder	X		81 North St.	X
PC 71	Stephen Gaal	X		176 Eastern Promenade	X
PC 72	Diane Davison	X		29 Morning St.	X
PC 73	Robin Whitten	X		23 St. Lawrence St.	X
PC 74	Elizabeth Miller		X	46 Waterville St.	X
PC 75	Sara Mills	X			
PC 76	Sally Oldham	X		118 Congress St.	X
PC 77	Leslie Hart	X		215 Sheridan St.	X

Public Feedback in the 12/10/2019 Planning Board Workshop #1 on Propose

#	Email Sent By	HD Yes	HD No	Address	
TOTALS	Emails Sent Analysis	99	30		
	Total Emails Sent	129		As of 2:30pm 12/10/2019	
	% Support Munjoy Hill HD	76.74%			
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	% Against Munjoy Hill HD	23.30%			
	Public Comment on 12/10/2019	23	8		
	Total Public Comments on 11/20/2019	31			
	Support for Munjoy Hill HD	74.19%			
	Against Munjoy Hill HD	25.81%			
#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident?
PC 78	Betty Lorber	X		225 Sheridan St.	X
PC 79	Priscilla Harrison	X			
PC 80	Chris Stewart	X		81 North St.	X
PC 81	Susan Gillis		X	48 Congress St.	X
PC 82	Carol McCracken		X	Portland, ME	
PC 83	Oliver Murray	X		55 Montreal St.	X
PC 84	Patricia Erikson	X			
PC 85	Ben Poirer	X		Cape Elizabeth	
PC 86	Susan Yandell	X		51 Monument St.	X
PC 87	Liz Hayes	X		107 North St.	X
PC 88	Anne Manganello		X	84 Quebec St.	X
PC 89	Jonathan Wylie/Gail Ringel	X		34 Lafayette St.	X
PC 90	Martha Emerson	X		340 Eastern Promenade	X
PC 91	KE Smith	X		80 Quebec St.	X
PC 92	Ann Casady	X		205 Sheridan St.	X
PC 93	Peter and Deb Murray	X		104 North St.	X
PC 94	Abbie McMillen	X		26-28 Vesper St.	X
PC 95	Nancy Brian	X		118 Congress St.	X
PC 96	Carol J. DeTine	X		144 Vaughn St.	X
PC 97	Marianne Pratt	X		224 Sheridan St.	X
PC 98	Hillary Bassett	X		55 Morning St.	X

Public Feedback in the 12/10/2019 Planning Board Workshop #1 on Propose

#	Email Sent By	HD Yes	HD No	Address	
TOTALS	Emails Sent Analysis	99	30		
	Total Emails Sent	129		As of 2:30pm 12/10/2019	
	% Support Munjoy Hill HD	76.74%			
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	% Against Munjoy Hill HD	23.30%			
	Public Comment on 12/10/2019	23	8		
	Total Public Comments on 11/20/2019	31			
	Support for Munjoy Hill HD	74.19%			
	Against Munjoy Hill HD	25.81%			
#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident?
PC 99	Dan Haley		X	140 Eastern Promenade	X
PC 100	Betty and John Wuestoff	X		15 Morning St.	X
PC 101	Katy Brewer	X			
PC 102	Nancy Guimond	X		13 Waterville St.	X
PC 103	Greater Portland Landmark	X			
PC 104	Tica Douglas	X		11 Munjoy St.	X
PC 105	Lori Rounds		X	47 Monument St.	X
PC 106	Mary Casale	X		39 Waterville St.	X
PC 107	Enoch Wenstrom	X		88 Beckett St.	X
PC 108	Pamela Day	X		25 Waterville St.	X
PC 109	Travis Agaman		X	8 Emerson St.	X
PC 110	Andrew Glassberg	X		340 Eastern Promenade	X
PC 111	Jill Nixon	X		118 Congress St.	X
PC 112	Rob Whitten	X		188 Eastern Promenade	X
PC 113	Paul Haley		X	62 Waterville St.	X
PC 114	Nini McMananmy	X		10 Willis St.	X
PC 115	Carl Henry		X	50 St. Lawrence St.	X
PC 116	Peter Pitegoff			205 Sheridan St.	X
PC 117	Anne Pringle	X		Neal St	
PC 118	William Hall	X		Pleasant Ave.	
PC 119	Gail Ringle	X		34 Lafayette St.	X

Public Feedback in the 12/10/2019 Planning Board Workshop #1 on Propose

#	Email Sent By	HD Yes	HD No	Address	
TOTALS	Emails Sent Analysis	99	30		
	Total Emails Sent	129		As of 2:30pm 12/10/2019	
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	Support for Munjoy Hill HD	74.19%			
	Against Munjoy Hill HD	25.81%			
#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident?
PC 120	Karen Snyder	X		72 Waterville St.	X
PC 121	Markos Miller		X	17 Atlantic St.	X
PC 122	Peggy Hefferen	X		8 Sherbrook St.	X
PC 123	Mike Hammen	X		127 Pleasant St.	X
PC 124	Nancy Machesney	X		213 Sheridan St.	X
PC 125	Stephen Shiffman	X		9 Waterville St.	X
PC 126	Wayne Valzania - MHNO	X		MHNO	
PC 127	Chuck Kamr	X		55 Morning St.	X
PC 128	Lauren Ashwell		X	8 Emerson St.	X

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Source <https://portlandme.civicclerk.com/Web/Player.aspx?id=571&key=-1&mod=-1&mk=-1&nov=0>

d Munjoy Hill Historic District

	Comment
	Counting # of emails sent.
	Since some people sent more than 1 email, counting # of people instead of emails sent.
	Only 2 of the 8 that opposed were actually in the proposed Munjoy Hill Historic District. 2 were not even Munjoy Hill residents. Another 2 all ready had demolitions on Munjoy Hill.
In Proposed HD?	Comment
X	Petition signatures to nominate. 21 signatures representing 21 properties
X	
X	Individual Landmark Request
X	
X	
X	
X	
X	
X	Individual Landmark Request
X	Individual Landmark Request
X	Individual Landmark Request
X	
X	
X	Individual Landmark Request
X	Opposition petition signatures; 25 signaturs representing 15 properties

d Munjoy Hill Historic District

	Comment
	Counting # of emails sent.
	Since some people sent more than 1 email, counting # of people instead of emails sent.
	Only 2 of the 8 that opposed were actually in the proposed Munjoy Hill Historic District. 2 were not even Munjoy Hill residents. Another 2 all ready had demolitions on Munjoy Hill.
In Proposed HD?	Comment
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	Petition submitted; 80 signatures representing 60 properties.
X	Petition submitted- small petition on Willis St.
X	
X	
X	
X	
X	

d Munjoy Hill Historic District

	Comment
	Counting # of emails sent.
	Since some people sent more than 1 email, counting # of people instead of emails sent.
	Only 2 of the 8 that opposed were actually in the proposed Munjoy Hill Historic District. 2 were not even Munjoy Hill residents. Another 2 all ready had demolitions on Munjoy Hill.
In Proposed HD?	Comment
X	
X	
X	
X	Starts to address Planning Board for 12/10/2019 workshop.
X	
X	
X	

X	
X	
X	

d Munjoy Hill Historic District

	Comment
	Counting # of emails sent.
	Since some people sent more than 1 email, counting # of people instead of emails sent.
	Only 2 of the 8 that opposed were actually in the proposed Munjoy Hill Historic District. 2 were not even Munjoy Hill residents. Another 2 all ready had demolitions on Munjoy Hill.
In Proposed HD?	Comment
	Owns 6 Buildings on Munjoy Hill?
X	
X	
	Broker for Tom Landry
X	
X	30 yr resident
X	
X	
X	
X	
X	
X	

d Munjoy Hill Historic District

	Comment
	Counting # of emails sent.
	Since some people sent more than 1 email, counting # of people instead of emails sent.
	Only 2 of the 8 that opposed were actually in the proposed Munjoy Hill Historic District. 2 were not even Munjoy Hill residents. Another 2 all ready had demolitions on Munjoy Hill.
In Proposed HD?	Comment
	Moved off of Munjoy Hill 6 yrs ago
X	
X	
	Doesn't live on the Hill.
X	
	3rd generation Munjoy Hill
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

d Munjoy Hill Historic District

	Comment
	Counting # of emails sent.
	Since some people sent more than 1 email, counting # of people instead of emails sent.
	Only 2 of the 8 that opposed were actually in the proposed Munjoy Hill Historic District. 2 were not even Munjoy Hill residents. Another 2 all ready had demolitions on Munjoy Hill.
In Proposed HD?	Comment
X	
X	
	Grew Up on the Hill
X	
X	
X	
X	
X	
X	
X	
X	
X	
X	0
X	
	Referring to 128R North/ 126 North
	Use to be on Planning Board
X	

d Munjoy Hill Historic District

	Comment
	Counting # of emails sent.
	Since some people sent more than 1 email, counting # of people instead of emails sent.
	Only 2 of the 8 that opposed were actually in the proposed Munjoy Hill Historic District. 2 were not even Munjoy Hill residents. Another 2 all ready had demolitions on Munjoy Hill.
In Proposed HD?	Comment
X	
X	
X	
X	
	Downloaded packet on noon 12/10/2019

Public Feedback in the 03/10/2020 Planning Board Public Hearing on Proposed Munjoy Hill Historic District

#	Email Sent By	HD Yes	HD No	#			
Emails Sent Analysis		80	22	Downloaded on 3/10/2020 at 3:50pm			Counting # of emails sent.
Total Emails Sent		102					
% Support Munjoy Hill HD		78.43%					
% Against Munjoy Hill HD		21.57%					
Email Sent by Unique Person		79	18	6 of 18 (33%) do not live on Munjoy Hill 9 of 18 (50%) are not in proposed HD District			Since some people sent more than 1 email, counting # of people instead of emails sent.
Total Person who Sent Emails		87					
% Support Munjoy Hill HD		81.44%					
% Against Munjoy Hill HD		18.56%					
Public Comment on 03/10/2020		41	10				
Total Public Comments on 3/11/2020		51					
Support for Munjoy Hill HD		86.39%					
Against Munjoy Hill HD		13.61%					

#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident?	% Proposed HD?	Comment
PC10	Abby Nelson	X		12 Waterfalls St.	X	X	
PC10	Alice MacGibbon	X	X	84 Quabbin St.	X	X	
PC11	Aimee MacGibbon	X		84 Quabbin St.	X	X	
PC12	Andrew Fialos	X		17 North St.	X	X	
PC13	Barbara Brown	X		156 Sheridan St. #9C	X		
PC14	Bern Bouwmeester	X		40 Waterfalls St.	X	X	
PC15	Bern Bouwmeester	X		51 Waterfalls St.	X	X	
PC16	Beth Snyder	X		81 North St.	X	X	
PC16	Bruce Wood	X		607 Chandler's Wharf	X		
PC17	Caroline Myers	X		45 Eastern Promenade, Unit B-6	X		
PC18	Carol Hemen	X	X	50 St. Lawrence	X	X	
PC19	Carol Connor	X		12 Monmouth St.	X	X	
PC20	Carol MacGibbon	X	X	Portland			
PC21	Caroline Searcy	X		127 Merrill St.	X	X	
PC22	Christopher Ackerman	X		44 Monmouth St.	X	X	
PC23	Christopher Jensen	X		81 North St.	X	X	
PC24	Christa Diller	X		Munjoy Hill?	X		
PC25	Carlynn Schmidt	X		211 Sheridan St. #1	X	X	
PC26	David Lind	X		29 Waterfalls St.	X	X	
PC27	Debra Cote	X		71 Walnut St.	X	X	
PC28	Debra Frazier	X		215 St. Lawrence	X	X	
PC29	Loi Hayes	X		107 North St.	X	X	
PC30	Glen Stein	X		61 Rogers St.			
PC31	George Rhaugh	X		Beverly			
PC32	Joe Walsh	X		Portland, Munjoy, Nkenen Clean Maney?			
PC33	John McManis	X	X	4 Cumberland Fallsouth			
PC34	Kathryn Yates	X					
PC35	Kareneth and Jaca Baly	X		59 Mountfort St.	X		
PC36	Karen Schofield	X		215 Sheridan St.	X		
PC37	Linda Hart	X		215 Sheridan St.	X		
PC38	Maggie Lind	X		28 St. Lawrence	X	X	
PC39	Martica Swann	X		28 St. Lawrence	X	X	
PC40	Nan Connolly	X		87 Rogers St.	X	X	
PC41	Nancy MacGibbon	X		215 Sheridan St.	X	X	
PC42	Nancy Trayer	X		7 Abbott Lane	X	X	
PC43	Ned Charney	X		11 St. Lawrence	X	X	
PC44	Paul Freeman	X		7 Atlantic St.	X	X	
PC45	Rob and Jeanne Bull	X		48 Atlantic St.	X	X	
PC46	Rene Fitzgerald	X	X	51 Monmouth St.	X	X	
PC47	Roby O'Brien	X		118 Congress	X		
PC48	Ted O'Brien	X		118 Congress	X		
PC49	Tina Duncan	X		111 Munjoy St.	X	X	
PC50	Toni Kennedy	X		140 Eastern Promenade, Unit 213	X		
PC51	Tyler Agopian	X		8 Emerson St.	X		
PC52	Wendy Chandler	X	X	33 May St.		X	
PC53	William Schmitt	X		177 North St. Apt 4	X	X	
PC54	William Roberts	X		Portland, Woodford			
PC55	Vera Carmina	X		105 North St. Apt 1	X	X	
PC56	Martha Emerson	X		140 Eastern Promenade, Unit 247	X		
PC57	Benji Mayer	X		211 Sheridan St.	X		
PC58	Georgia Carlson	X		80 St. Lawrence?	X		
PC59	Matt Thayer	X		62 Munjoy St.	X	X	
PC60	Uchi Carhart	X		7 Lafayette St.	X	X	
PC61	Mikael Backstrom	X		211 Branch St.	X		
PC62	Miss McManis	X		51 Willow St.	X	X	
PC63	Nathan Swanson	X		215 Eastern Promenade, Unit #1	X	X	
PC64	Mary Casale	X		39 Waterfalls St.	X	X	
PC65	Joel Harris	X		18 Branch St. Cumberland			
PC66	Patricia Murray	X		104 North St.	X	X	
PC67	Linda Swann	X		122 North St.	X	X	
PC68	Erin MacGibbon	X		88 Backwell St.	X	X	
PC69	Barbara Vosta	X		115 Fore St.	X	X	
PC70	Gail Weststrom	X		81 Backwell St.	X	X	
PC71	Karen Snyder	X		17 Waterfalls St.	X	X	
PC72	Gail Weststrom	X		81 Backwell St.	X	X	
PC73	Faye Day	X		51 Waterfalls St.	X	X	
PC74	Beth Wainwright	X		11 Monmouth St.	X	X	
PC75	Hilary Russell	X		51 Monmouth St.	X	X	
PC76	Cara DeChen	X		144 Congress St.	X		
PC77	Ed Gardner	X		511 Congress St.	X		
PC78	Francesca Gallicchio Steele	X		12 Clifford St.			
PC79	Robert Davis	X		63 Mulbourne St.	X	X	
PC80	Carl Henry	X	X	50 St. Lawrence	X	X	
PC81	George Carlson	X		7 Lafayette St.	X	X	
PC82	Greater Portland Landmarks	X		50%			
PC83	Emily Hartley	X		104 North St.	X	X	
PC84	Joan Lynch	X	X	199			
PC85	Jo Ann Kayatta	X		1777			
PC86	Priscilla Kinsley	X		101 North St. Apt 4	X	X	
PC87	Laura Shen & Will Gilson	X	X	59 Moody St.	X	X	
PC88	Leann Patrick	X		49 Moody St.	X	X	
PC89	Adam Fernald	X	X	46 Walnut St.	X	X	
PC90	Sarah Goss	X		54 Walnut St.	X	X	
PC91	Kathleen Bender	X		11 North St.	X	X	
PC92	Karen Harrison	X	X	84 Munjoy St.	X	X	
PC93	Ryan Keller	X	X	52 Clifford St.	X		
PC94	Elizabeth Houghton	X		Portland			
PC95	Erica Koch	X		81 Rogers St.	X	X	
PC96	George Rhaugh	X		Beverly			
PC97	George Rhaugh	X	X	Beverly			
PC98	Joel Murray	X		61 Mountfort St.	X		
PC99	Joan Carlson	X	X	28 North St.	X	X	
PC100	Julian Cieslinski	X		51 Monmouth St.	X	X	
PC101	Kate Howe	X	X	40 Quabbin St.	X	X	
PC102	Kathy Winsor	X		52 Monmouth St.	X		
PC103	Mary Baird	X		Portland			
PC104	Mika Connors	X		39 Munjoy St.	X	X	
PC105	Mel Hill	X		1407			
PC106	Priscilla Agopian	X		30 Monmouth St.	X		
PC107	Robert Moran	X		Portland			
PC108	Stephen Carmona	X		46 Emerald St.	X		
PC109	William Moran	X		125 Monmouth St.	X	X	
PC110	Barbara Krapp	X		141 North St.	X	X	

Public Emails Sent BEFORE 08/11/2020 Planning Board

#	Email Sent By	HD Yes	HD No
TOTALS	Total Emails Sent Analysis	110	27
	Total Emails Sent	137	
	% Support Munjoy Hill HD	80.29%	
	% Against Munjoy Hill HD	19.71%	
	Munjoy Resident Emails Sent Analysis	70	16
	Total Emails Sent	86	
	% Support Munjoy Hill HD	81.40%	
	% Against Munjoy Hill HD	18.60%	
#	Email Sent By	HD Yes	HD No
PC01	Abby Harvey	X	
PC02	Adair O'Reilly	X	
PC03	Adrian Duroc-Danner	X	
PC04	Al Hirst		X
PC05	Alex Jaegarman	X	
PC06	Alic Gauvin	X	
PC07	Andrew Glassberg	X	
PC08	Angela Adams	X	
PC09	Ann Manganello (Had 2nd email)		X
PC10	April Wernig	X	
PC11	Ava Guerlian	X	
PC12	Barbara Goodbody	X	
PC13	Barbara Vestal	X	
PC14	Berry Manter	X	
PC15	Beth Snyder	X	
PC16	Betsy Elliman	X	
PC17	Brent Adler		X
PC18	Bruce Wood	X	
PC19	Candace Lee	X	
PC20	Carle Henry?		X
PC21	Carol Connor	X	
PC22	Carol De Tine	X	
PC23	Charles Kamar	X	
PC24	Christine Cantwell	X	
PC25	Christopher Akerlind	X	
PC26	Chris Stewart	X	
PC27	Chuck Kamar (Had 2nd email)	X	

PC28	Clare LaVergne	X	
PC29	Curt Sachs	X	
PC30	Mary Haeger	X	
PC31	David Machesney	X	
PC32	Deb Chase	X	
PC33	Deborah Cole	X	
PC34	Denise Preisser	X	
PC35	Derek Campbell	X	
PC36	Diane Davison	X	
PC37	Edmund Gardner	X	
PC38	Edward Mooney	X	
PC39	Edwin Chester	X	
PC40	Ruth Hansen	X	
PC41	Elaine Clark	X	
PC42	Eleanor Morse	X	
PC43	Emma Holder		X
PC44	Enoch Wenstrom	X	
PC45	Francesca Galluccio-Steele	X	
PC46	Fraser Nelson	x	
PC47	George Carhart	X	
PC48	George Rheault		X
PC49	Grace Braley	X	
PC50	Herb Adams	X	
PC51	Jamie Hogan	X	
PC52	Jenny Potter Scheu		X
PC53	Jeremy Rutkiewicz		X
PC54	Jeremy Smith		X
PC55	Jull Terranova	X	
PC56	Jo Israelson	X	
PC57	Joe Walsh		X
PC58	John Johnstone	X	
PC59	John Whitehouse		X
PC60	Jon Hall	X	
PC61	Judith Perry	X	
PC62	Judieth Tierney	X	
PC63	Julie Larry	X	
PC64	Julius Ciembroniewicz	X	
PC65	Karen Snyder (Had 2nd email)	X	
PC66	Katy Brewer	X	
PC67	Ken Capron		X
PC68	Kevin Johnson	X	
PC69	Kevin Schochat	X	
PC70	Kristen Platt	X	
PC71	Lauren Ashwell		X
PC72	Leslie Hart	X	
PC73	Linda Bancroft		X
PC74	Linda Tyler	X	

PC75	Liz Hayes	X	
PC76	Lori Rounds		X
PC77	Lucas Blom		X
PC78	Lynn Mason	X	
PC79	Maggy W	X	
PC80	Marianne Chapman	X	
PC81	Markos Miller		X
PC82	Marlies Reppenhagen	X	
PC83	Martha Emerson	X	
PC84	Mary Casale	X	
PC85	Melissa Sweet	X	
PC86	Mike Hoover	X	
PC87	Michael St. Pierre		X
PC88	Mike Webster		X
PC89	Nancy Barba	X	
PC90	Nancy Thayer	X	
PC91	Nate Stevens	X	
PC92	Nathan Szanton	X	
PC93	Nick and Caron Murray		X
PC94	Jean McManamy (Duplicate)	X	
PC95	Pamela Day	X	
PC96	Pamela Shelton	X	
PC97	Paul Lafovore	X	
PC98	Paula Agopian	X	
PC99	Peter Monro	X	
PC100	Phillip Pendleton	X	
PC101	Betty Wuestoff	X	
PC102	Rebecca Stephens	X	
PC103	Rob Whitten	X	
PC104	Robert Morse	X	
PC105	Ronald Savitt	X	
PC106	Sally Oldham	X	
PC107	Sarah Auld	X	
PC108	Sarah Hansen	X	
PC109	Sherwood Hamill	X	
PC110	Stephen Gaal	X	
PC111	Susan Bristol	X	
PC112	Tim Wells		X
PC113	Travis Agaman		X
PC114	Vana Carmona	X	
PC115	Wayne Valzania, MHNO Pres	X	
PC116	Wayne Valzania	X	
PC117	Wendy Cherubini		X
PC118	William Hall	X	
PC119	Zack Barowitz		X
PC120	Zane Peterson		X
PC121	Carolyn Swartz	X	

PC122	Dan Haley Jr		X
PC123	Elizabeth Streeter	X	
PC124	Hilary Bassett	X	
PC125	Kathleen Bender	X	
PC126	Kristina Minister	X	
PC127	Thomas Ainsworth	X	
PC128	Kate Philbin	X	
PC129	David Cowie	X	
PC130	EJ Koch	X	
PC131	Elizabeth Hayes	X	
PC132	Karen Harrison		X
PC133	Lorrayne Carroll	X	
PC134	Meg Walker	X	
PC135	Nancy Brian and John Watson	X	
PC136	Nancy Machesney	X	
PC137	Elizabeth McCormick	X	

Source <https://portlandme.civicclerk.com/Web/Player.aspx?id=1213&key>

Public Hearing Final Vote on Proposed Munjoy Hill Historic District

Comments			
Downloaded again on 8/11/2020 at 3pm Note: Any multiple emails from a person, the last email was counted.			Counting # of emails sent.
Address	Munjoy Hill Resident?	In Proposed HD?	Comment
17 Waterville St.	X	X	
279 Congress;St. Paul's Anglican Church			
13 Atlantic ST	X	X	
398 Spring St			
13 Atlantic ST	X	X	
	X		
2 Atlantic St	X	X	
84 Quebec St	X	X	
69 Brookside St			
??			
Waterville St	X	X	
2 Fore St	X	X	
46 Eastern Promenade	X	X	
81 North St	X	X	
91 Walnut St.	X		
607 Chandler's Wharf			
Trustee, Greater Portland Landmarks			
50 St. Lawrence	X	X	
12 Montreal St.	X	X	
144 Vaughan St.			
55 Morning St	X	X	
Highland St.			
44 Monument	X	X	
81 North St	X	X	
55 Morning St	X	X	

Vesper St	X	X	
Architect restoring Jewish Heritage Center			
69 Knickerbocker Lane			
213 Sheridan st	X	X	
Orchard St.			
71 Walnut St.	X	X	
25 Fore St Apt 2	X	X	
Morning St	X	X	
511 Congress St			
77 Vesper St, Apt 1	X	X	
2 Fore St	X	X	
Peaks Island			
Parkside President			
88 and 83 Beckett St.	X	X	
22 Clifford St.			
230 East Broadway #709, SLC Utah			
7 Lafayette St.	X	X	
Oxford St.			
Parkside			
Peaks Island			
29 Waterville St, Apt 3	X	X	
161 Congress St.	X	X	
100 Sheridan St.	X		
?	X		
59 Moody St.	X	X	
Green Clean Maine			
Developers are like heat seeking missels			
44 Belfield St.			
former resident of 123 Congress St.			
Long Term Resident on the Hill	X		
Greater Portland Landmarks			
55 Morning St.	X	X	
72 Waterville St.	X	X	
1375 Forest Avenue			
41 Montreal St.	X	X	
215 Sheridan St.	X	X	
61 Montreal St. Apt 3	X	X	
8 Emerson St.	X		
215 Sheridan St.	X	X	
PO Box 4910 Portland, ME Aquarius Ralty			
52 St. Lawrence St.	X	X	

107 North St.	X	X	
47 Monument St.	X		
183 Brackett St.			
Newport, MA			
28 St. Lawrence	X	X	
?	X		
17 Atlantic St.	X	X	
55 Morning St, 2-2	X	X	
340 Eastern Promenade #247	X	X	
39 Waterville St.	X	X	
St. Lawrence St.	X	X	
Melbourne St.	X	X	
amateur builder			
175 Congress St.	X	X	
18 Pleasant St.			
80 Best St.			
22 Eastern Promenade	X	X	
40 St. Lawrence	X	X	
10 Willis St.	X	X	
25 Waterville St.	X	X	
225 York St.			
?			
90 Monument St.	X		
32 May St.			
77 Park St.			
11 Morning St.	X	X	
Vesper St	X	X	
23 St. Lawrence St.	X	X	
208 Sheridan St.	X	X	
118 Congress	X		
43 Munjoy St.	X	X	
President, Greater Portland Landmarks			
2 Atlantic St.	X	X	
Eastern Promenade	X		
31 Fore St.	X	X	
37 Montreal St.	X		
8 Emerson St.	X		
105 North St. ,Apt 1	X	X	
MHNO, 92 Congress St.	X	X	
23 Merrill St.	X		
33 May St.			
317 Pleasant Ave, Peaks Island			
Huntress St.			
Lives on Munjoy Hill?	X		
23 Merrill St.	X		

Eastern Promenade	X	X	
Quebec St.	X	X	
55 Morning St.	X	X	
11 North St.	X	X	
101 North St	X	X	
12 Garrison St.			
45 Eastern Promenade 6J	X	X	
32 North St.	X	X	
81 Vesper St.	X	X	
77 St. Lawrence St.	X	X	
34 Munjoy St.	X	X	
31 North St.	X	X	
234 Eastern Promenade	X	X	
Lives on Munjoy Hill?	X	X	
213 Sheridan st	X	X	
371 Preble St., SoPo			

/=-1&mod=-1&mk=-1&nov=0

0.7

No Public Comment was taken.

[illegible]

Vote in

Kate Philbin <kphilb3@gmail.com>

Nov 9, 2020 12:52 PM

Posted in group: **Planning Board**

Planning Board Members and Councilwoman Ray,

I am writing to show my support for the Munjoy Hill Historic District. I ask that you vote in support of the designation. The proposed district achieves the goals of both sides. It will preserve a number of historically important areas of the Hill as well as leaving many options for future redevelopment and new development on the Hill.

(
Thank you,

Kate Philbin
Eastern Promenade

Support the Historic district

Kelly booklover <kellybooklover@gmail.com>

Nov 6, 2020 9:08 AM

Posted in group: **Planning Board**

History is so important , and one reason why people like to come to our beautiful city in Maine. Please support our historic district on Munjoy Hill. I have worked in this neighborhood for 12 years, and do not like to see the historic homes, businesses or park areas being lost or torn down. I am a big fan of utilizing what you have, and keeping the history intact and updating structures and homes, instead of tearing down completely and rebuilding.

I lived in Colorado for almost 20 years and saw how our downtown and neighborhoods were changed from their charming historical structures to new houses made with cheap construction, and cookie cutter styles, high rises with 3 stories. It changes the neighborhoods from homeowners to renters, and at times that is not positive for neighborhoods in many different ways.

Boulder, Colorado downtown, where I watched this gentrification is not quaint like it used to be, and thus people who enjoyed that and came to that city to live, work and visit, would go elsewhere to find it.

Now, very similar to that, in Portland, the section of all new condos around the India street area is truly not historical at all, and the charm is forever lost. Beautiful Architecture, history, stories passed down in that neighborhood and childhood memories are all lost. Same thing is now happening in east end Portland and is sad to see. I know what happens next

Thank you for listening, please help save our historic districts!

Kelly Day

Sent from my iPhone

Over Commitment of our Neighborhoods

KenCapron1 <kcapron1@maine.rr.com>

Nov 9, 2020 12:49 PM

Posted in group: **Planning Board**

Dear members,

I would like you to oppose the use of a Historic District designation for Munjoy Hill or any neighborhood. This is because of the obligations such a designation burdens some homeowners with. In some cases, these restrictions will force people to either not comply or to move to some place where the government doesn't tell you how to manage your own home.

Kenneth Capron



Virus-free. www.avg.com

Please support the Munjoy Hill Historic District!

Kristin Schardt <kaschardt@gmail.com>

Nov 12, 2020 4:48 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you.

Public Comment Ahead of Proposed Munjoy Hill Historic District

Laura Shen <lauraelizabethshen@gmail.com>

Nov 8, 2020 4:07 PM

Posted in group: **Planning Board**

Hello,

Please find attached my public comment as submitted in the last round of comments but to be flagged for the City Councillors.

Best,
Laura Shen

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

59 Moody Street property lines highlighted in red



1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 DIMENSIONS: 30'-0" x 30'-0"

TYPICAL INTERIOR OR EXTERIOR STAIR
 SCALE: 1/4" = 1'-0"
 DIMENSIONS: 6'-0" x 6'-0"

HANDRAIL DETAIL
 SCALE: 1/4" = 1'-0"
 DIMENSIONS: 1'-0" x 1'-0"

GUARDRAIL DETAIL
 SCALE: 1/4" = 1'-0"
 DIMENSIONS: 1'-0" x 1'-0"

LEBLANC RESIDENCE
 39 MOODY STREET
 PORTLAND, MAINE

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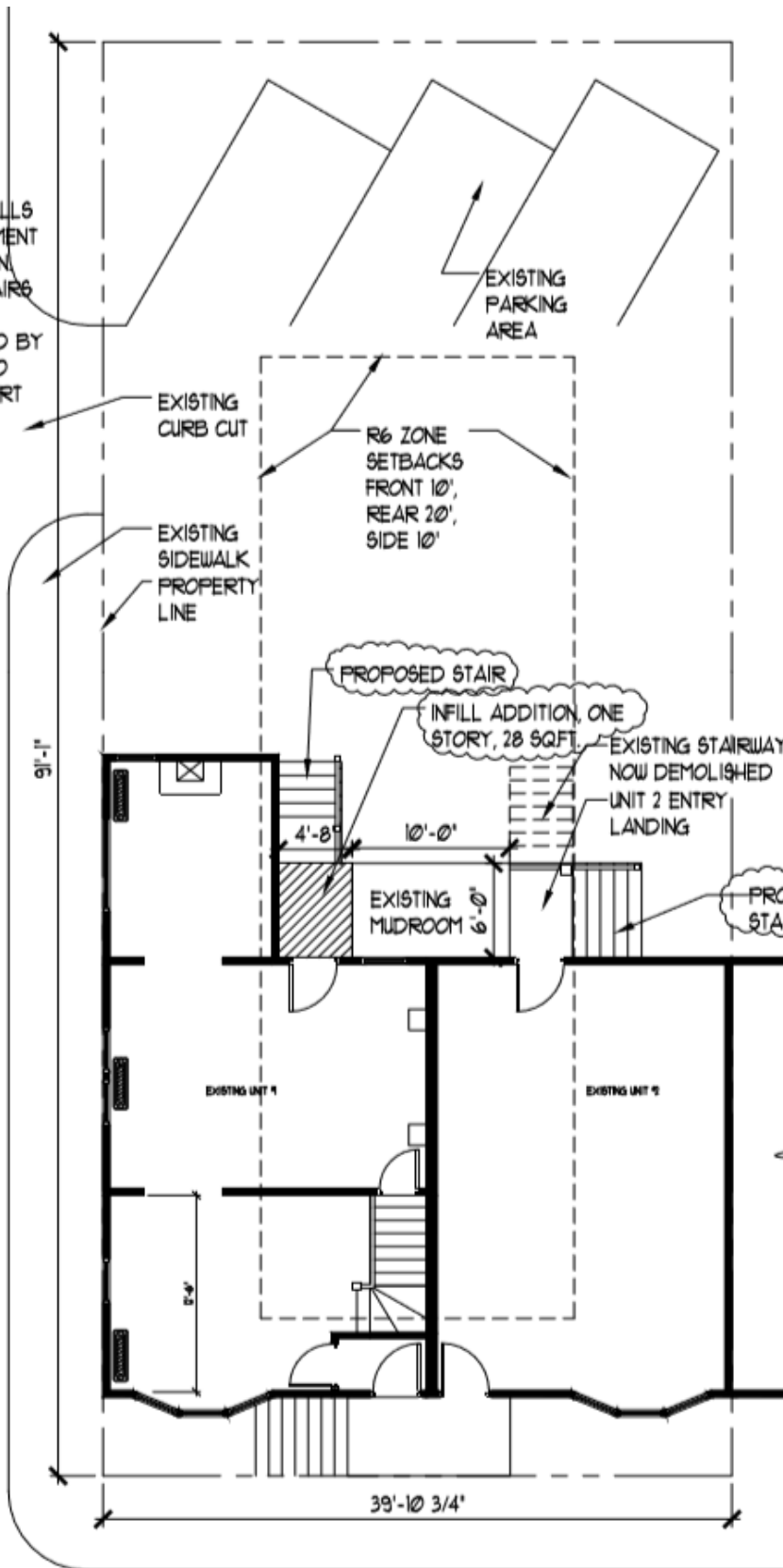
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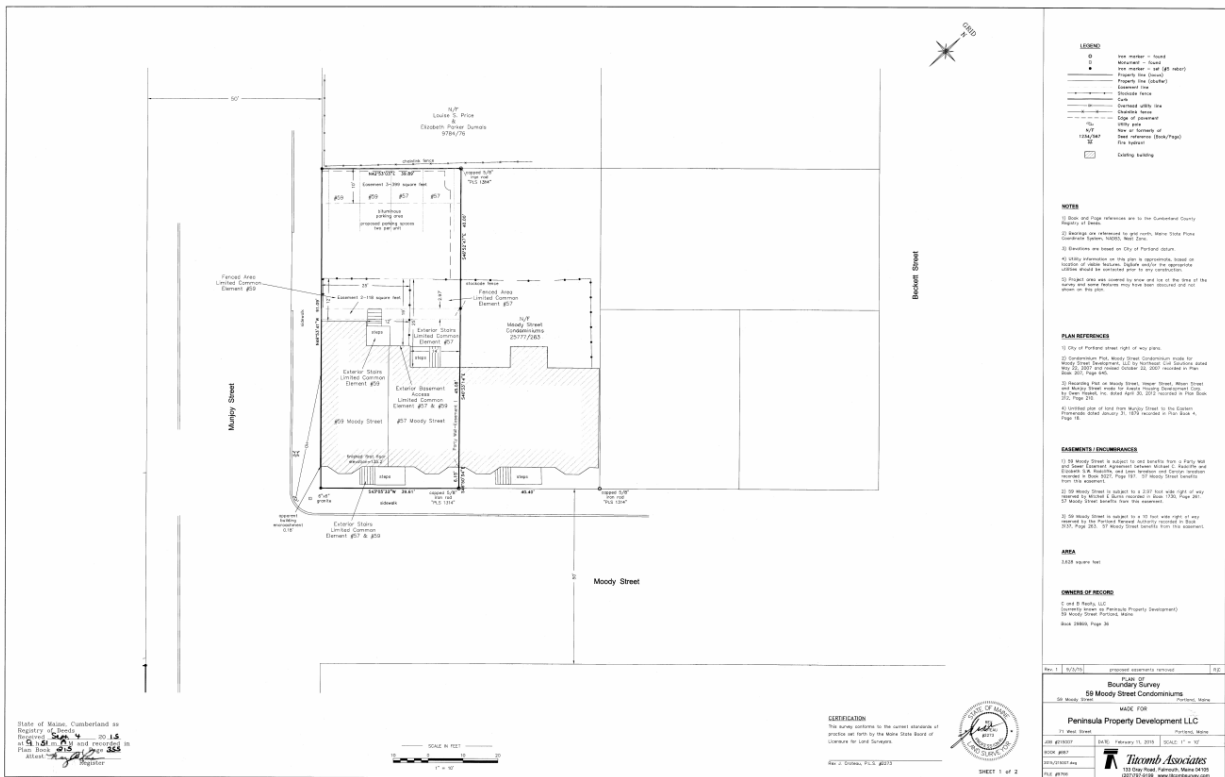
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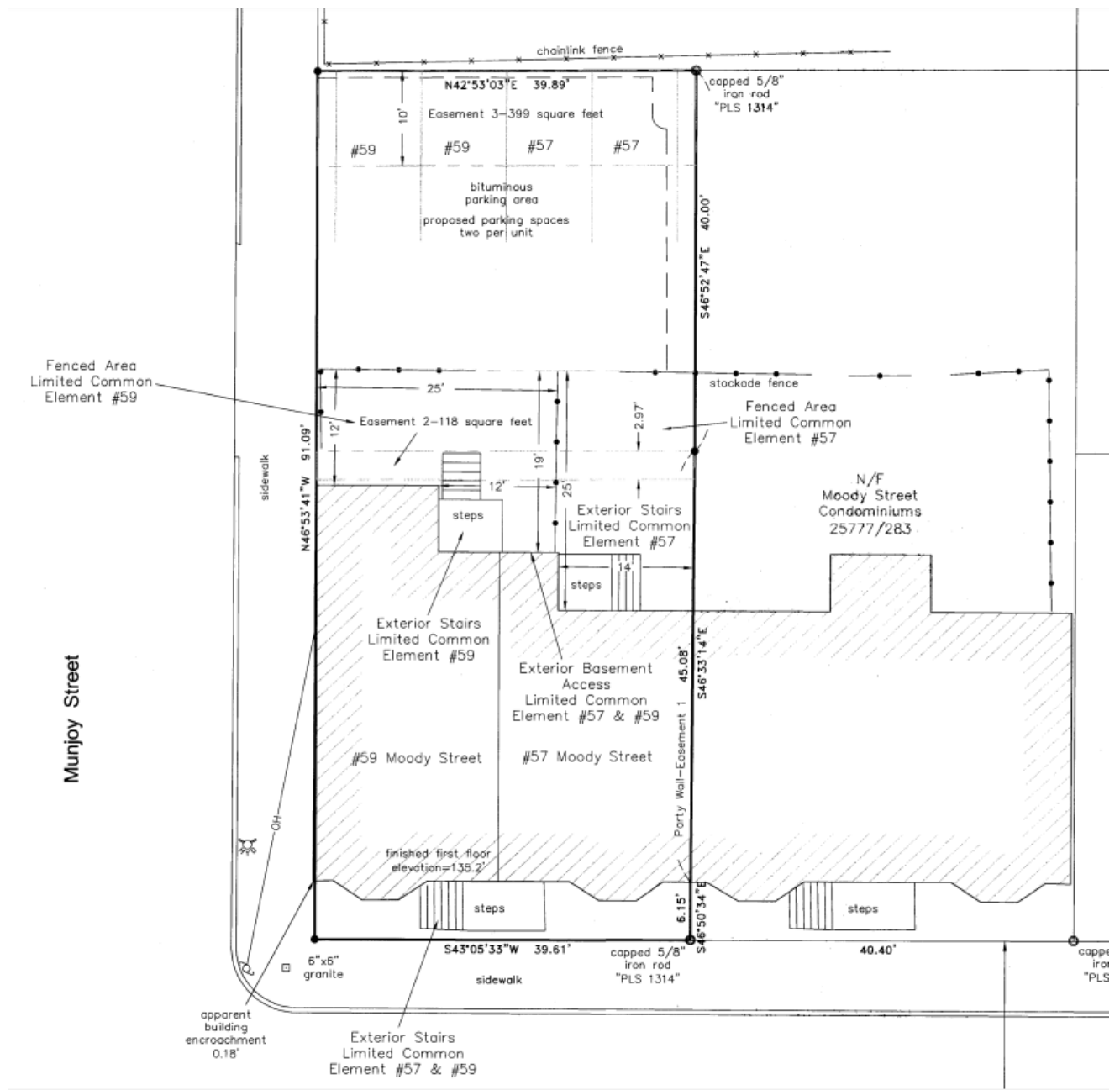
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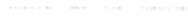
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EXHIBIT 4:



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



November 8th, 2020

To the City Council;

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 recent votes on ballot initiatives show that Portland is concerned with housing cost and accessibility, and is looking for ways to make our built environment more sustainable. The 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, like sustainability. 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 new, more dense, housing; 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. 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 regular maintenance of wood siding as well it will be even more). The city needs 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. **I 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

Support for the Munjoy Hill Historic District

Linda Englert <linenglert@gmail.com>

Nov 14, 2020 1:06 PM

Posted in group: **Planning Board**

Dear Mayor Snyder and City Councilors,

We want to add our voices to that of many others in support the proposed Munjoy Hill Historic District - to protect properties that reflect the unique history of the hill and its residents for the past 200 years. Besides supporting Portland's 2017 Comprehensive Plan sustainability and affordable housing goals, it is environmentally conscientious to reuse and improve existing housing stock and minimize the amount of unnecessary demolition materials .

We urge you to take the responsible and respectful position toward our neighborhood by voting to support the district on November 16th.

Thank you.

Linda & Michael Englert
193 Sheridan Street
Portland

Support of Proposed Munjoy Hill Historic District

Lindsay H <lrhoulihan8@gmail.com>

Nov 14, 2020 12:59 PM

Posted in group: **Planning Board**

Hello City Council Members and Planning Board,

I am a resident who rents on Munjoy Hill. I would like to state my support to the committee for the proposed Munjoy Hill Historical District. I am a Physician Assistant in the community and I can only afford to rent in this neighborhood. I feel the development of luxury condos, although lucrative, have limited people like myself who work and live in this neighborhood to be able to purchase homes here. If the proposal were to be approved, I believe it will preserve not only the history of this neighborhood but the hope for the future community; a community that works and lives here, and supports the local economy on a daily basis.

I appreciate your time and all of your hard work for our community in this most challenging year.

Thank you,
Lindsay Houlihan

Support the Munjoy Hill Historic District

Liz Hays <lizchays@gmail.com>

Nov 9, 2020 2:21 PM

Posted in group: **Planning Board**

Dear Council Member Duson

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 and Planning Board 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 support the Munjoy Hill Historic District.

Thank you considering my request.

Elizabeth Hays
107 North Street
Portland, ME 04101

Munjoy Hill Historic District: Request to Postpone Vote

Lori Rounds <lori.j.rounds@gmail.com>

Nov 13, 2020 11:41 AM

Posted in group: **Planning Board**

To Mayor Snyder and City Councilors:

I attended the Munjoy Hill Historic District Virtual Workshop on November 9th, and it was quite informative. Unfortunately the 60 minutes allocated to the Workshop were inadequate for a full review of Deb Andrews' presentation plus Councilor questions. In fact, Mayor Snyder and Councilors Duson, Mavedones and Thibodeau were not able to ask any questions due to time limitations and several of the Councilors who did ask questions were cut short in their follow-ups to Staff responses. Importantly, several of the Councilors asked for a continuation of the Workshop to more fully discuss their questions and concerns before proceeding to the Public Hearing and a final vote.

I respectfully request that the Virtual Workshop be extended to next week's Council meeting instead of moving directly to Public Hearing and a vote on the 16th. The issue of creating another Historic District is of major importance to the City and especially to us residents of Munjoy Hill. We the public need to hear Councilor's questions and hear Staff replies. Many thanks for your consideration.

Regards,

Lori Rounds
47 Monument Street

Please Reject the Munjoy Hill Historic District

Lori Rounds <lori.j.rounds@gmail.com>

Nov 13, 2020 3:51 PM

Posted in group: **Planning Board**

To the Mayor and City Councilors:

I am writing to urge you to VOTE NO on the proposed Munjoy Hill Historic District.

Since at least 2016, a small but very vocal group of Munjoy Hill residents has been advocating for increased property demolition and design restrictions on the Hill. In response, the City enacted a demolition moratorium in 2017 followed by implementation of the Munjoy Hill Neighborhood Conservation Overlay District in June 2018. The Overlay District further restricted property demolitions, dimensions, setbacks and building design criteria beyond the previous R-6 designation. Unsatisfied with the extent of the Overlay restrictions, the small group of Hill residents pushed for designation of at least 50% of the Hill as the 12th Historic District in the City, resulting in the proposed Historic District within the existing Overlay District.

I am a property owner and resident on Munjoy Hill and I oppose the Historic District for the following reasons:

Demolitions: The Overlay District demolition rules have significantly reduced the number of demolitions on the Hill, as reported by City Staff. Historic District rules will allow demolition "as of right" for any property in the HD that is classified as "non-contributing". The City has classified over 60 properties in the proposed Historic District as non-contributing, which means they may be demolished without the same level of review and restrictions as properties in the Overlay District.

Design, Maintenance and Renovation: The Overlay District rules significantly restrict new construction design compared to R-6 rules, while HD rules add further design restrictions plus mandate "in kind" replacement of original exterior building materials. The cost of repairs and renovations in an Historic District are higher than in non-HDs, as stated by several Hill property owners after they obtained quotes for replacement of original wood shingle siding and windows. Note that during the virtual Workshop on the 9th, when Councilor Chong specifically asked about increased maintenance and repair costs due to HD rules, Deb Andrews disingenuously stated that vinyl windows can be replaced with vinyl windows with no mention of replacing original wood siding, windows and doors with costly in-kind materials.

Property Values, Affordable Housing & Racial Equity: The City has not provided clear data on the impact of existing Portland Historic Districts versus non-Historic Districts on property values, property taxes, rents, racial equity, and the creation, availability and affordability of housing units. It is unclear how adding a 12th Historic District supports the goals of Portland's Comprehensive Plan and the Council's Racial Equity Steering Committee. Furthermore, citizens just approved the Act to Protect Tenants and the Green New Deal referendums which will significantly impact housing maintenance and construction costs and therefore housing affordability. The referendums cannot be modified for five years, and Historic Districts cannot easily be rescinded. The City must grapple with the implications of the referendums and the findings & recommendations of the Racial Equity Steering Committee, which may well be in conflict with the outcomes of historic districts.

Accordingly, the Munjoy Hill Historic District should be rejected and the Overlay District should be evaluated as part of the ongoing ReCode effort and in conjunction with the requirements of the Comprehensive Plan, the Act to Protect Tenants, the Green New Deal, and the findings and recommendations of the Racial Equity Steering Committee.

Regards,
Lori Rounds
47 Monument Street

Munjoy Hill Historic District

Maggy W <mawnola@gmail.com>

Nov 6, 2020 11:43 PM

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

Dear Mayor Snyder and Councilors Ray, Dusen, Thibodeau, Ali, Costa, Chong, Mavodones, and Cook,

In such times as these, it might seem irrelevant to be spending our time, energy, and City resources on the designation of a historic district. Certainly we can all agree that Portland, and our country, face far more pressing issues. Nevertheless, this matter is before us after more than two years of planning, study, meetings and discussions, and I believe this designation is vital to our city and that the time to act is now.

Back on March 10th, the day before most people in Maine realized our world was about to drastically change, over 100 people packed into the City Council chambers at the Planning Board meeting at which they were scheduled to vote on the Munjoy Hill Historic District. Public comment lasted until about 10 PM, when the Planning Board decided to adjourn prior to voting; intending to take it up the following week - nobody in that crowded room guessed that it would be five months later and via the internet that we would finally reconvene to witness that long-sought approval by the Planning Board.

On that day in March, which was our last opportunity to speak out in person on this issue, 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 supported this designation. That 80% has also been very consistent in the emails leading up to that meeting. 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 unanimously endorsed it.

Some of the minority who object to this HD designation argue that it would restrict affordable housing or the Comprehensive Plan's goal of increasing residential density, yet these are false claims. I personally know of several young renters who have had to move off of Munjoy Hill in the past three years because their landlords planned to tear down their old multi-family rental units. Just like in Portland's other historic neighborhoods, some of the most affordable housing is in the older buildings. We are losing our ethnic, economic and age diversity as the old buildings are replaced with high-end condos, often purchased as vacation get-aways, thereby decreasing rather than increasing density. Almost none of the recently proposed development projects on the hill has opted to include any affordable housing; most developers have chosen to pay the opt-out fee instead. This may help the city to build affordable housing elsewhere, but it does nothing to maintain our long-standing history of diversity on Munjoy Hill.

In conclusion, please vote to approve the Munjoy Hill Historic District. It is a jewel in Portland's crown, both to residents and to the thousands of tourists who flock to it every year. As such, it should be respected and preserved for future generations of Portlanders and visitors to enjoy.

Thank you,
Maggy Wolf
28 Saint Lawrence St.

Munjoy Hill Historic District designation

mreppenhagen@yahoo.com <mreppenhagen@yahoo.com>

Nov 2, 2020 2:49 PM

Posted in group: **Planning Board**

To All Concerned,

I support the proposed Munjoy Hill Historic District. I hope the City Council will fully support the proposed Munjoy Hill Historic District in order to stabilize and ensure complete neighborhoods as stated in the Comprehensive Plan.

Respectfully submitted,

Marlies Reppenhagen

Owner (since 1997) of condo unit 2-2, 55 Morning Street

Munjoy Hill Historic District

MARY K CASALE <dirtgirl1@aol.com>

Nov 15, 2020 11:36 PM

Posted in group: **Planning Board**

Mayor Snyder and members of the Council ,

>

> I respectfully and sincerely ask you to vote in favor of the proposed Munjoy Hill Historic District and the requested designated Landmarks as presented to you in their entirety.

> I make this request as a 4th generation Munjoy Hill resident. My husband and I were homeowners raising our children here in 1989 when this was first proposed for our beautiful Hill . The essence of our neighborhood at that time was working class with a "live and let live "attitude, that served us well for quite some time .

> But as folks(developers, speculators, investors,realtors) began to recognize the natural beauty, the charming buildings, the aging homeowners and most importantly 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 .

> I am one of a number of longtime home owners who have kept our rents truly affordable , our tenants stay for many years and we have not converted to condominiums. We understand what creates a neighborhood and community .We have sadly experienced what not having a Historic District has meant for our neighborhood: beautiful old homes demolished because it was more profitable , real estate taxes doubled since the last revaluation, families with children hard to come by . Allow Munjoy Hill the same "entitlement " as the West End which has been an HD for over 30 years .

> 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

Please support the Munjoy Hill Historic District!

Mary <mgriffit@maine.rr.com>

Nov 12, 2020 8:49 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you.

Sent from my iPhone

Please Support the Munjoy Hill Historic District!

Matt Thayer <mthayer777@gmail.com>

Nov 16, 2020 12:44 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors --

Please accept the below email -- encouraging you to approve the Munjoy Hill Historic District -- as official public comment for your deliberations, as I first sent it early this morning, in advance of any official comment deadline. Unfortunately, it bounced from most of your addresses so I am resending it now in the hope you receive it this time.

Anyway, please review my request below as I wholeheartedly encourage each of you to support the district.

Please let me know if you have any questions.

Thanks so much.

Matt

Matt Thayer
Owner
62 Munjoy St.
m 207-899-5772

-- Sent from my droid.

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

From: **Matt Thayer** <mthayer777@gmail.com>

Date: Mon, Nov 16, 2020, 6:30 AM

Subject: Please Support the Munjoy Hill Historic District!

To: <ksnyder@portlandmaine.gov>, <+pali@portlandmaine.gov>, <+tchong@portlandmaine.gov>, <+kcook@portlandmaine.gov>, <+jcosta@portlandmaine.gov>, <+jduson@portlandmaine.gov>, <+nmm@portlandmaine.gov>, <+bsr@portlandmaine.gov>, <+sthibodeau@portlandmaine.gov>, <+planningboard@portlandmaine.gov>, <+info@portlandlandmarks.org>

Mayor Snyder and City Councilors --

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan. Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream. Please vote to support the district on November 16th!

Thank you.

Matt

Matt Thayer
Owner
62 Munjoy St.
m 207-899-5772

-- Sent from my droid.

Munjoy Hill Historic District Comments for City Council's November 9 Workshop

Mike Hoover <chzstk@gmail.com>

Nov 9, 2020 8:40 AM

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

Dear City Councilors:

Thank you for taking the time to review and approve the Munjoy Hill Historic District. As a resident of Munjoy Hill, I strongly support the approval and implementation of this Historic District.

The City's planning process has been very thorough and extensive. The process has also been very clear with regard to the support of the District, and its consistency with the City's planning documents and processes. **City Staff has confirmed that the Historic District meets the criteria in the City's Historic Preservation Ordinance, and the 2030 City Plan strongly supports Historic Districts. Finally, and most importantly, the public strongly supports this Historic District proposal.** Let me briefly point out some important elements of this process for your consideration.

- 1) The City's 2030 Comprehensive Plan recognizes and strongly supports Historic Districts. The relevant language in the Plan follows.

Today, the impact of the Historic Preservation program in Portland is clear: Identifying and preserving historic resources stabilizes neighborhoods, makes economic sense, and contributes to a distinct sense of place that helps make Portland such a desirable place in which to live, to visit, and to invest. (Page 24, Portland Plan 2030)

- 2) The City's Historic Preservation Program Staff performed a thorough technical analysis of the potential for the designation of a Historic District on Munjoy Hill. Their conclusion was clear – Munjoy Hill met the technical historic standards as well as the City's planning standards for the designation of a Historic District.
- 3) The City's Historic Preservation Board recognized the technical validity of this Historic District, and **voted unanimously** to approve the Historic District.
- 4) Public comments received, both in writing and at the Public Hearing, revealed that **80 percent** were in favor of the Historic District. **Forty of the fifty commenters at the Planning Board's public hearing spoke in favor of the Historic District.** The Planning Board has recommended that it be considered by City Council.

The road map for the implementation of this Historic District proposal has been straight and clear. There is overwhelming support by the public for this Historic District. The City's Comprehensive Plan – YOUR PLANNING ROAD MAP, encourages and supports Historic Districts. Your technical staff support is clear that the designation of the Historic District is merited from a technical and planning standpoint. And finally, your constituents, the residents of Portland, strongly support the Historic District.

Please respect the well documented wishes of the public, as well as the thorough planning process, and vote to approve the Munjoy Hill Historic District.

Regards,

Michael Hoover

Munjoy Hill Historic District Comments for Nov 16 Public Hearing

Mike Hoover <chzstk@gmail.com>

Nov 15, 2020 1:40 PM

Posted in group: **Planning Board**

Dear City Councilors

Thank you for taking the time to review and approve the Munjoy Hill Historic District. As a resident of Munjoy Hill, I strongly support the approval and implementation of this Historic District.

The public record for this initiative is abundantly clear.

The City's technical staff supports the technical merits of the Historic District. They believe it is consistent with City requirements for this planning tool.

The Historic Preservation Board and Planning Board both recommend the implementation of the Historic District.

Most importantly, the residents of the City, your constituents, strongly support the implementation of the Historic District. Consistent with the level of support throughout this process, 88% of the comments received for your workshop last Monday were in favor of the Historic District.

The Historic District designation will allow the existing architectural and social fabric of the neighborhood, along with all the associated benefits provided in this setting, to remain and thrive. The neighborhood will not become a haven for million dollar plus second home condos, which is occurring at this time. The residents of Munjoy Hill simply do not want to have our neighborhood changed in this fashion.

Thank you for your vote supporting the Historic District.

Regards,

Michael Hoover

Strong Support for Historic District on Munjoy Hill

Nancy Montgomery <nm@nmontgomerydesign.com>

Nov 9, 2020 2:22 PM

Posted in group: **Planning Board**

Dear Planning Board members,

In addition to maintaining our City's **authentic sense of place and quality of life** — vitally important to me,
Historic Districts are an important strategy for housing affordability

- Building new buildings to rent or sell is expensive unless there are deep subsidies, so older housing stock plays an important role in affordable housing.
- Emerging patterns on Munjoy Hill indicate that affordable units of housing are being replaced with expensive condominiums.i ?,m

I do not want to see us become another “generic city”.

I also care deeply that Portland retain or regain what was once a mixed income housing stock on Munjoy Hill and elsewhere.

Have you visited this link from Greater Portland Landmarks for info on Affordable Housing and Historic Districts?

They are NOT in conflict.

Kindly consider this important data:

<https://static1.squarespace.com/static/555c99afe4b027a64d6975df/t/5fa45fc32562bc2fdafe86d6/1604607944901/Housing+Sheet+DraftFINAL11.5.pdf>

Thank you for listening.

As they say, the **greenest** building is an existing building.

Warm regards and thanks for your work,

Nancy

.....
Nancy Montgomery,
Interpretive Designer
Montgomery Design, Inc.
447 Deering Avenue
Portland, ME 04103

207-831-8927 cell and text
montgomerydesign@me.com

Please support the Munjoy Hill Historic District!

Nancy Montgomery <nm@nmontgomerydesign.com>

Nov 13, 2020 10:24 AM

Posted in group: **Planning Board**

Dear Mayor Snyder and City Councilors,

I also urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support **sustainability and affordable housing goals established in the City's 2017 comprehensive plan.**

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. **Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects.** Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you.

I do feel VERY strongly about this.

Best,
Nancy

.....
Nancy Montgomery,
Interpretive Designer
Montgomery Design, Inc.
447 Deering Avenue
Portland, ME 04103

207-831-8927 cell and text
montgomerydesign@me.com
nm@nmontgomerydesign.com

Proposed Munjoy hill historic district

Nina Naylor <ninanaylor@gmail.com>

Nov 13, 2020 5:28 AM

Posted in group: **Planning Board**

Dear city council,

As long term residents of Munjoy hill (our family moved here in 2009) we've seen this neighborhood continue to grow and evolve. All three of our children have attended East End Community School, and through our children and dogs, we've come to know many of our neighbors here on the hill. While on many levels we welcome the growth of this community, the demolition of so many old homes has been deeply troubling.

We support the proposed historic district as a way to preserve the architecture that makes the Munjoy hill neighborhood so special. The "working Victorians" are so connected to the history of the hill - a history that feels distinctly different from the west end - that we strongly support the preservation of this. We've spent the last 10 years remodeling our home to bring back its original character, (it dates back to 1875) a dream that we had many years ago and are proud to finally have realized.

We hope our children will be able to walk these streets they grew up in with *their* children one day, sharing stories of the neighborhood's beginnings and its transformation in the last couple of decades. We hope the demolitions will stop and that new builds can be incorporated in a way that maintains and complements the historic architecture.

We hope you will take our "vote" for a historic district into consideration as you move forwards.

Kind regards,

- Nina, Alex, Ronan, Mariella, Nico

Fwd: Munjoy Hill Historic District

JEAN MC MANAMY <ninimaine@aol.com>
To: jmy@portlandmaine.gov

Mon, Nov 9, 2020 at 10:45 AM

Nini McManamy
Sent from my iPad

Begin forwarded message:

From: JEAN MC MANAMY <ninimaine@aol.com>
Date: November 8, 2020 at 1:55:36 PM EST
To: pali@portlandmaine.gov, jcosta@portlandmaine.gov, jduson@Portlandmaine.gov, BSR@portlandmaine.gov,
tchong@portlandmaine.gov, sthibodeau@portlandmaine.gov, ksnyder@portlandmaine.gov, kcook@portlandmaine.gov,
nmm@portlandmaine.gov, planning@portlandmaine.gov
Subject: Munjoy Hill Historic District

Mayor Snyder and members of the Council:



Heritage Lindens in Fort Sumner Park, planted under Mayor Baxter in the city nursery at Payson Park in 1924.

I am asking you to support the proposed Munjoy Hill Historic District. We have lived under Historic District protections for many months now, with no evident negative impact.

Personally I experienced a low level review for the demolition of my derelict shed and its replacement. It was a painless process. As the owner of a preferably preserved house, I have appreciated what I have learned about how to improve the appearance of my house, and most of all, the great value of the built environment we have on the Hill. Many thanks to Landmarks, Planning, and Historic Preservation staff for helping us see better what was all around us.

Now the Munjoy Hill Conservation District covers most of the Hill. The Historic District would include a subset of those blocks, streetscapes, and homes. The current Historic District protections will expire if you do not make them permanent, sending us back to the days of inappropriate renovations and new construction that does not integrate well with the streetscape around it.

Property values on the Hill are sky high and buildable land virtually nonexistent. The moral hazard for developers to raze and replace with high end buildings that do not enhance the neighborhood is high. This kind of development does nothing to house workers for Portland's lively service and artistic and trade sectors. It does however enable profit taking at the expense of a significant part of Portland's history, which included housing for these workers who built the railroads, worked the waterfront, and made and sold goods vital to the city's well-being. I know that development will continue, but I hope that Historic Preservation review will improve the outcomes.

What does a Historic District provide us that the Conservation does not? It considers the impact of a proposal on the streetscape and the feel of the neighborhood. It brings the Heritage Tree ordinance to Munjoy Hill. It brings Historic District designation to the pre-revolutionary site of Fort Sumner and the remains of the landscape designed under Mayor Baxter, and thereby gives added protection against the impact of adjacent development. It protects the streetscape on my block where young families live and where children play.

I think that the surprising results of this week's initiative votes show there is much support city wide for preserving affordable housing, especially the kind of rental housing which comprises so much of the Hill.

Please vote to endorse the proposal and the work done by so many Hill residents for the past few years.

Sincerely,

Jean (Nini) McManamy
Nov. 8, 2020

Nini McManamy
Sent from my iPad

Support for Munjoy Hill Historic District

Oliver Murray <olivermurray@yahoo.com>

Nov 9, 2020 11:53 AM

Posted in group: **Planning Board**

Please consider this email as a statement of support for the proposed Munjoy Hill Historic District.

I have attended live and virtual meetings about the District, and I have been heartened by the overwhelming support shown for the District by the citizenry of Portland.

I am an immigrant who first moved to Portland in 1996 (North Street). I was drawn to Munjoy Hill by its history of welcoming immigrants such as myself. This history, and the structures that have developed with it, are unique in Portland and deserve protection.

As a parent of two children in Portland public schools, I have seen other immigrant families driven off Munjoy Hill by the demolition of housing that had welcomed many like them for decades. In years past, the families were from Italy, Ireland, and other part of Europe. More recently, families have sought refuge on the Hill from Africa, the Middle East, Afghanistan, and Central America. It is truly disturbing at this point in America's history that Portland would sit idly by and do nothing when it has the opportunity, and I would argue the duty, to protect and preserve this proud history. As noted above, development on the Hill in recent years has done nothing to improve access to affordable housing, and it has resulted in the addition of structures that are out of scale and out of context with their surroundings.

I strongly encourage you to support the proposed Munjoy Hill Historic District.

Kind regards,

Oliver Murray
(55 Montreal Street)

To the Mayor and members of the Portland City Council:

When Historic Districts were first created in the 1989, there was understandably some concern about the increased level of construction review and restrictions. I was at the time on the City Council and it was a hotly discussed item. My family lived then and still to this day in the first district that was created.

Over the last 31 years, it has been a great boon to our neighborhood. New modern buildings have been built, meeting the criteria that ensure that they fit in with the historic buildings. People have repaired and modernized their homes in ways that fit within the ordinance. Change can happen. We put a modern ell on the back of our house, where it is not visible from the public way.

The many Historic Districts created in Portland since then have played a vital role in helping Portland save its exceptional history, sense of place and appeal to visitors and new residents. There is a place for new construction and development, but it can be accomplished without losing our past and our city's character.

The Eastern Prom has a remarkable history and rich collection of historic architecture ranging from the 1807 Observatory, grand 19th century Victorian mansions with turrets, simple modest houses for early immigrants to big triple decker apartment buildings. Each new period or century has added its own flavor. An historic district would ensure that the key parts of the Eastern Prom's history and visual character would not disappear under the tremendous new demand for housing in the area.

Historic districts are a tried and true way of balancing preservation and growth.

Sincerely, Pam Plumb

A handwritten signature in blue ink that reads "Pam". The signature is stylized with a large, looping "P" and a cursive "am".

Support for Munjoy Hill Historic District

Pamela Day <pdlay2304@gmail.com>

Nov 9, 2020 10:56 AM

Posted in group: **Planning Board**

As homeowners on Munjoy Hill for 15 years, we are writing to voice our strong support for the establishment of a Historic Preservation District on Munjoy Hill. For the past several years we have been alarmed at the pace of development on the Hill, especially the demolition of older homes that provide affordable housing to be replaced by expensive condos that darken our streets, obscure the greenspace, and diminish the vitality of the neighborhood.

A case in point, about 3 years ago a neighbor on abutting property announced that he planned to demolish his 1860's federal style home and replace it with a 5-unit luxury condo covering almost his entire lot. His proposal was approved by the city and would have proceeded, creating an incongruous building in the midst of modest but handsome historic homes and threatening the retaining wall between us. To our relief, the owner abandoned the project and sold the home to a private party. It is now being restored consistent with the size and scale of adjoining properties.

We were lucky, but there is nothing about the current zoning that prevents the continuation of this opportunistic approach to building on the hill. We view the proposed district as an important tool for protecting homeowners and preserving the fabric of a historic Portland neighborhood while providing clear guidelines for planned growth.

We strongly urge the City Council to approve the proposed Munjoy Hill Historic District. The protections of a historic district are being provided to 11 other Portland neighborhoods. Munjoy Hill deserves the same.

Pamela Day & Michael Petit
25 Waterville Street
Portland 04101

Re: 11/9/2020 - Support for Proposed Munjoy Hill Historic District

'Pa Ag' via Planning Board <planningboard@portlandmaine.gov>

Mon, Nov 9, 2020 at 1:13 PM

Reply-To: Pa Ag <pagopian1@yahoo.com>

To: Karen Snyder <karsny@yahoo.com>

Cc: Kate Snyder <ksnyder@portlandmaine.gov>, Belinda Ray <BSR@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Tae Chong <tchong@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, Planning Board <planningboard@portlandmaine.gov>, Christine Grimando <cdg@portlandmaine.gov>, "dga@portlandmaine.gov" <dga@portlandmaine.gov>, Planning and Urban Development <planning@portlandmaine.gov>

Good Afternoon All,

As most of you may recall from my previous communications regarding Historic Preservation, I have always been and always will be a supporter. I was involved early on, from the beginning conversations starting with Deb Andrews in April 2017 or earlier, it was so long ago.

As I have expressed right along I advocated for a Conservation District, but the gods were not with me on that idea. However I will settle for Historic District with hopes of expanding the boundaries.

Fort Sumner Park is also very important in retaining Historic Preservation status. Thank you for your time.

Regards,

Paula Guillemette Agopian
98 Monument St. "The Hill"
415-1870

Call me anytime! 🙌

Sent from my iPhone

On Nov 6, 2020, at 12:49 PM, Karen Snyder <karsny@yahoo.com> wrote:

Dear Mayor Snyder and Councilors Ray, Thibodeau, Ali, Chong, Mavodones, Cook, Duson, and Costa,

I support the proposed Munjoy Hill Historic District that has been proposed by the City Planning Department in 2019.

It was approved unanimously by Historic Preservation Board on 11/20/2019 and approved by majority of Planning Board on 8/11/2020 with no modifications.

I hope we have your support for the proposed Munjoy Hill Historic District with no changes for the following reasons:

Fact #1: In the last 6 years, there have been at least 40% of all affordable housing built or proposed in Portland's Historic Districts versus non Historic Districts.

-Why? Mostly because developers can use the Historic tax credits and other grants to re-develop buildings such as churches, schools, etc in Historic Districts.

-Please note that **approximately 8% of Portland is in Historic Districts but yet approximately 40% of affordable housing has been built or proposed in Historic Districts.**

-This means there is a higher probability of affordable housing built in Historic Districts that not being in an Historic District.

-Please refer to the data which I have pulled from the City website below:

<1604684897041blob.jpg>

Fact #2: There have been 16 City meetings held since early 2018 informing residents of all the pros and cons of Portland's Historic Districts and consistently the majority of public support is for the proposed Munjoy Hill Historic District.

- In the last 5 City meetings held, there has been consistently documented majority public support of around 80% for the proposed Historic District by the documented public emails sent and public comment when these meetings have been held. **Public Support for the Proposed Munjoy Hill**

District Averages from the Past 5 City Meetings:

-Public Overall Support= 77%; If a Munjoy Hill Resident Support = 84%: If within the Proposed District Support= 95%

<1602585889056blob.jpg>

Note: Please see attached file called Analysis_ProVCon_HistoricDistrict_20201106.xls for the supporting detail of the above percentages.

Fact #3: The City Planning Department has all ready gone through a lengthy process with this effort and the Different Board Votes showed majority support for the proposed Munjoy Hill Historic District

- 11/20/2019 - Historic Preservation Board - 7-0 unanimous vote approval
- 8/11/2020 - Planning Board - 4-3 majority approval
- City Public Meetings held on 11/20/2019, 12/10/2019, 2/11/2020, 3/10/2020, 8/11/2020
-Public Overall= 77% support, If Munjoy Hill resident = 84% support; If In Proposed District =95% support (Shown in Fact #2 chart)

Fact #4: Another interesting Factoid is that Munjoy Hill which is not in an Historic District the rents are higher than the West End's rents which are in a Historic District.

- In February 2020, the City Planning Department presented that the average rents on Munjoy Hill were higher than on the West End. I believe it has only gotten worse.

<1602587709380blob.jpg>

Source: <https://www.portlandmaine.gov/DocumentCenter/View/27271/Staff-Presentation---February-11-2020?bidId=>

Fact #5: The 2015 R6 Zoning Change Reasoning Left "Unintended Consequences"

The City stated the reasoning for the 2015 R6 Zoning Change stated in below bullet points on the website.

- What happened on Munjoy Hill since 2015 just from demolitions alone approximately 35 "affordable" housing units have been removed off the market and instead were replaced with approximately 65 units of either seasonal luxury condos or single family homes.
- The only "affordable" project was [65 Munjoy St](#) of 8 units which the buyers had to make 120% AMI basically \$80K/year to buy a condo.
- Basically, the 2015 R6 Zoning change did the **EXACT** opposite of what was stated in below City website .

A) There are now less housing opportunities unless you are rich.

B) Some small lots were filled in with oversized and out of place seasonal luxury housing.

C) Most of the newly built housing proposed or built does NOT fit Munjoy Hill's historic pattern of character.

<1602586568002blob.jpg>

In summary, Portland's Historic Districts stabilize communities, the socio-economic diversities of neighborhoods, and also is more environmentally friendly to restore buildings with a 10x reduced carbon emissions footprint. It is also less costly to restore than to demolish and rebuild.

I hope we will have your vote for the proposed Munjoy Hill Historic District on November 16, 2020.

Regards,
Karen Snyder
Waterville St.

Attachment: Analysis_ProVSCon_HistoricDistrict_20201106.xls

<1602585889056blob.jpg>
<1602586568002blob.jpg>
<1602587709380blob.jpg>
<Analysis_ProVSCon_HistoricDistrict_20201106.xls>
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Munjoy Hill Historic District

Peter Blackstone <peterblackstone17@gmail.com>

Nov 16, 2020 2:19 PM

Posted in group: **Planning Board**

Greetings,

I have lived on Munjoy Hill for over 40 years and have been gratified to see many of the positive changes in my neighborhood. However the last few years I have been disturbed by the phenomena of developers ripping down single and multiunit housing and replacing them with condos that are priced far above what a typical Portland resident can afford. Despite planning board attempts to only approve projects that fit in with their neighboring buildings, I have seen more and more oversized boxes crammed next to two and three story buildings.

I support the proposed historic district as a means of helping preserve the architectural integrity of the Hill and to help preserve affordable housing in our historic working class neighborhood.

Sincerely,
Peter Blackstone
76 Cumberland Ave.
Portland, ME 04101

Munjoy Hill Historic District

Peter Murray <pmurray@gwi.net>

Nov 11, 2020 10:53 AM

Posted in group: **Planning Board**

Dear Planning Board -

Attached is our letter to the Portland City Councilors in support of the Munjoy Hill Historic District. We sent copies individually to the Councilors on 11/1. The letter has been readdressed to the Councilors as a group and is being sent to this address so that you can reproduce it and include it in the "packets" of the Councilors for the upcoming meeting on November 16. Thank you for including it in the Councilors' packets for this meeting.

Sincerely,

PLM
Peter L. Murray
Murray, Plumb & Murray
75 Pearl Street
Portland, ME 04101
pmurray@mpmlaw.com

104 North Street
Portland, Me 04101

November 11, 2020

Members of the Portland City Council
Portland City Council
City Hall
Portland, Maine 04101

Re: Proposed Munjoy Hill Historic District

Dear Members of the Portland City Council:

This is a copy of a letter that was sent to all of you individually last week. It is submitted for your consideration as you consider the unanimous proposal of the Portland Historic Preservation Board, duly approved by the Portland Planning Board, for the establishment of a Historic District of a portion of Munjoy Hill.

Here are some of the many reasons why this proposal should be approved by the City Council.

- The proposed Historic District is a conservative delineation of truly authentic neighborhood collections of significant Portland 19th century vernacular residential architecture. It is based on a careful architectural survey by an independent expert and covers less than half of the area of Munjoy Hill. The concentration of “contributing” buildings is particularly high within the limited areas proposed.
- The proposal comes to you with the unanimous favorable recommendation of the Historic Preservation Board. As the organ of Portland city government charged with oversight over Portland’s architectural heritage, its unanimous favorable recommendation should carry real weight.
- The District documents the residential architecture of Portland’s working-class homes out of the era the saw the city achieve its greatest regional and national significance. Included are homes from the time of building of the Atlantic and St. Lawrence Railroad in the mid-1800’s, homes from the recovery after the Great Fire of 1866, homes of immigrants from the end of the 19th and beginning of the 20th centuries. These blend together in an authentic eclectic cityscape that is still remarkably intact. It is one thing to preserve the relatively monumental residences of the wealthy of bygone days. Here Portland has a remarkable opportunity to preserve the homes and neighborhoods of people of the middle and working classes who otherwise would be all too easily forgotten.

- The District will help preserve 19th century streetscapes on Munjoy Hill such as North Street, Beckett Street and the Eastern Promenade from ill-considered and jarring demolitions or redevelopments. Anyone driving or walking through these areas is struck by the harmonious rhythm of the homes lining these streets. Once broken by out-of-scale or insensitive new construction such streetscapes can never be restored.
- Portland has a well-established record of success with its existing 11 Historic Districts. Existing Historic Districts cover a large portion of the land area on the Portland peninsula. These districts enjoy the support of their landowners and residents and have functioned well to preserve the Portland's historical architecture and the amenity of its neighborhoods. There is rarely, if ever, complaint about any of the existing districts.
- The overwhelming majority of property owners and residents within the proposed District supports this measure. Residents and property owners turned out in large numbers at neighborhood meetings, workshops and hearings before the Historic Preservation Board and later the Planning Board to declare their support for this proposal. At least 80% of those who expressed themselves, either orally or in writing, have been strongly in favor of the proposed District.
- Protection of the existing traditional residential structures within the District will tend to protect affordable housing from being razed to be replaced by high-end condominium blocks. In 2015, the R-6 Zone was liberalized to permit multi-family new construction on very small lots, such as those on Munjoy Hill. The current overheated real estate market has generated a perceived demand for high-end condominiums that incentivizes developers to purchase existing 1-3 family wood frame homes on the Hill, demolish them, and replace them with multiple-unit luxury condominium blocks. This is resulting in a significant loss of existing affordable rental dwelling units. The District will give some protection to the existing structures documented as "contributing" and the homes that they contain.
- The proposed Historic District will implement the many provisions of Portland's Master Plan that favor maintenance and enhancement of our city's historic past. Historic preservation is an important priority in the Comprehensive Plan. Establishment of the Munjoy Hill Historic District is a concrete measure that forwards City priorities that we all agreed on with the adoption of the Comprehensive Plan.
- Within the District, contributing buildings will be eligible for generous Federal income tax credits to support restoration and adaptive re-use. Assuming that the National Park Service recognizes the Munjoy Hill Historic District, as it has other

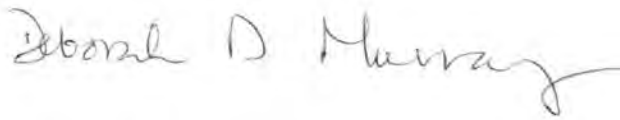
Portland districts, owners can receive tax credits of up to 30% of the cost of exterior restoration or adaptive re-use of their properties. This assistance can be of great help in maintaining affordable homes in the many contributing structures within the District.

- The Historic District will support the amenity of Munjoy Hill as an attraction to visitors and a desirable place for Portlanders to live and work. In recent years Portland residents and tourists alike have been increasingly drawn to Munjoy Hill. It's picturesque and approachable streetscapes maintain antique charm that appeals to people of all ages today. The historic district will help maintain the atmosphere and amenity that is making our neighborhood a desirable place to visit and live.

The remarkable collection of 19th and early 20th century wood-frame residential architecture on Munjoy Hill is a vital amenity of our beloved city. Even the relatively conservative proposal before you will help preserve this heritage for the enjoyment of Portland residents and visitors alike as well as future generations.

We look forward to seeing you on Zoom at the Workshop on November 9 and the Public Hearing on November 16 and ask for your support and your vote for this important proposal.

Sincerely,

A handwritten signature in cursive script, reading "Deborah D. Murray".

Deborah D. Murray

A handwritten signature in cursive script, reading "Peter L. Murray".

Peter L. Murray

Munjoy Hill Historic District

Peter Blackstone <peterblackstone17@gmail.com>

Nov 16, 2020 2:19 PM

Posted in group: **Planning Board**

Greetings,

I have lived on Munjoy Hill for over 40 years and have been gratified to see many of the positive changes in my neighborhood. However the last few years I have been disturbed by the phenomena of developers ripping down single and multiunit housing and replacing them with condos that are priced far above what a typical Portland resident can afford. Despite planning board attempts to only approve projects that fit in with their neighboring buildings, I have seen more and more oversized boxes crammed next to two and three story buildings.

I support the proposed historic district as a means of helping preserve the architectural integrity of the Hill and to help preserve affordable housing in our historic working class neighborhood.

Sincerely,
Peter Blackstone
76 Cumberland Ave.
Portland, ME 04101

Munjoy Hill HD

Philip Pendleton <pependle@gmail.com>

Nov 9, 2020 12:39 PM

Posted in group: **Planning Board**

I emphatically support the drive to establish the Munjoy Hill Historic District, which will do so much to help preserve the Portland we love and to further promote and maintain Portland's status as a Livable Community.

--

Philip E. Pendleton
610-858-2832

Please support the Munjoy Hill Historic District!

Rachel Ambrose <rachambrose@gmail.com>

Nov 15, 2020 8:21 PM

Posted in group: **Planning Board**

From: Rachel Ambrose

24 Morning Street #2

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you

Munjoy Hill Historic District

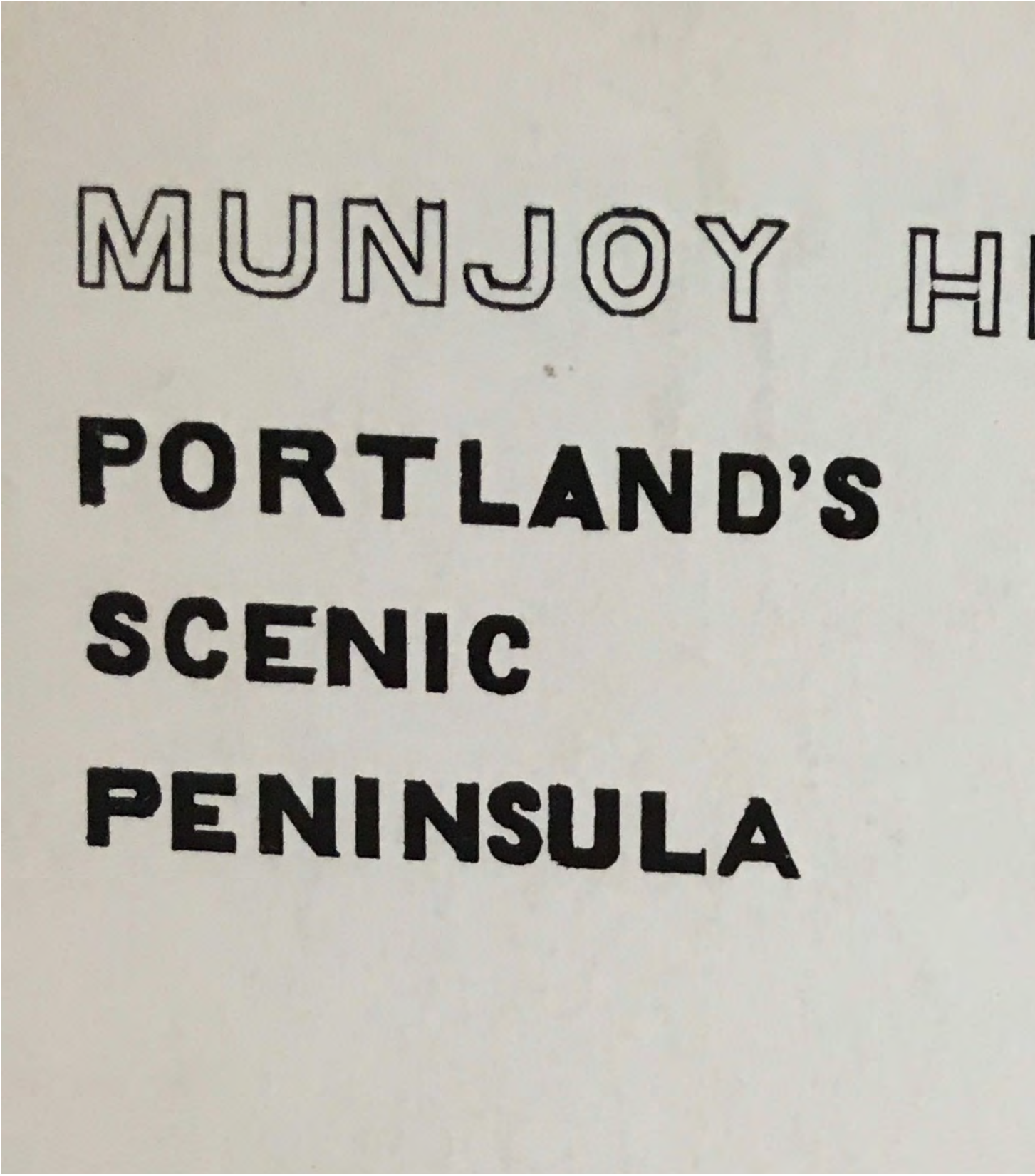
Richard Rollins <dicrollins@aol.com>

Posted in group: **Planning Board**

I grew up on Munjoy Hill in the 1940s and '50s. My grandfather raised his family - including my mother - on the Hill as well. I attended Shailer, Emerson, and Jack Jr. High schools. I would like help stabilize the neighborhood, protect affordable housing, and the diversity that makes Munjoy Hill so special. The Hill can be saved if you vote for the historic district.

That you,

Dick Rollins



MUNJOY HILL
PORTLAND'S
SCENIC
PENINSULA



**DONALD
LINTON
FERGUSON**

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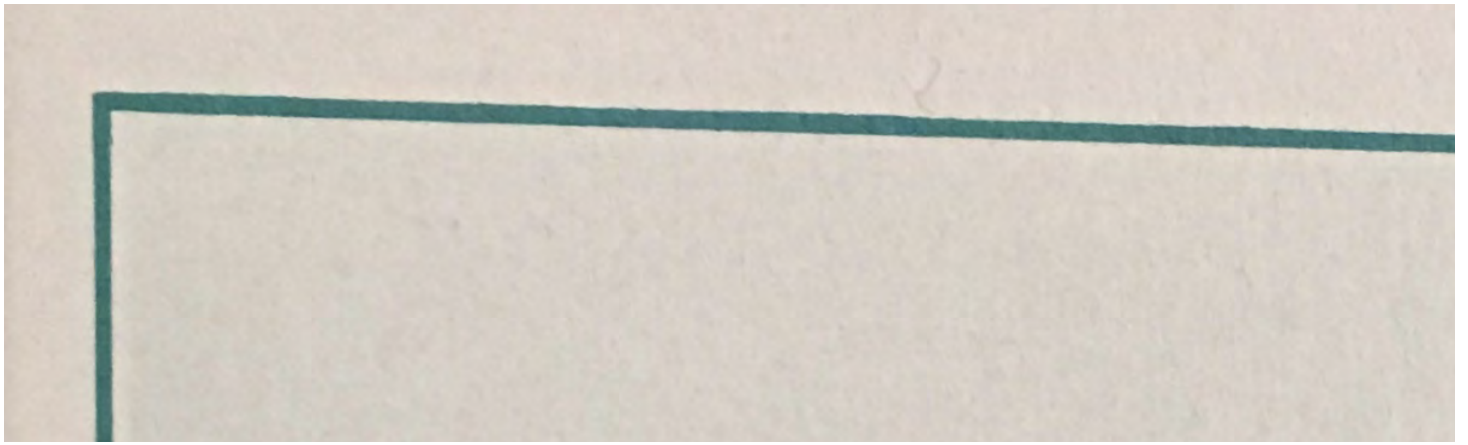


Howard

Howard

Munjjoy

HISTORIC C



"Yes" on Munjoy Hill Historic District

richard heffern <richardheffern@hotmail.com>

Nov 15, 2020 11:30 AM

Posted in group: **Planning Board**

For the City Council:

Please vote in favor of designating Munjoy Hill as a Historic District.

My house was built in 1846 and I have a great appreciation for the historic character of Munjoy Hill.

Richard Heffern
8 Sherbrooke St.
Portland, ME 04101

Munjoy Hill Historic District

Rick Romano <rick@papiandromanobuilders.com>

Nov 13, 2020 8:54 AM

Posted in group: **Planning Board**

Dear Councilor Duson,

I'm writing you today to seek your support for the Munjoy Hill Historic District.

I have a unique position unlike many who do and do not support the new district. I'd like to share that with you.

In short, I was born and raised on Munjoy Hill, the grandson of Italian immigrants. I am a general contractor employing nearly twenty staff, craftsmen and craftswomen specializing among other disciplines, Historic Preservation. And I had the great pleasure of sitting on and eventually chairing the Portland Historic Preservation Board.

Munjoy Hill's history is a story to be told. One that should be preserved, recorded and referenced whenever a conversation or research is undertaken regarding Portland. It's a history at risk of being lost. Did you know that the East End School was once Jack School and across from it was the Harvey Grounds where ice skating in the winter was as popular as Deering Oaks? Did you know that in the 1940s, 50s, 60's and so on, nearly every corner was a mom and pop store, a fish market, a bakery, a florist, all owned by the varied ethnicities living in harmony and supporting the working environment of those who made their homes on "The Hill"? Did you know that the East End Beach was, during my mother's time, more popular than Old Orchard Beach? Did you know that Munjoy Hill represents and aligns with an important historical time in this country, the history of the working class and the neighborhoods they created, the homes they occupied, the churches they attended and the recreation they enjoyed? Having been born and raised on Munjoy Hill, I have experienced all of this and more. It's a story not to be lost but recorded and to be protected from being forgotten.

When I joined the Portland Historic Preservation Board as a volunteer, I soon learned after those long Wednesday night meetings, the true value of preservation and the value of volunteering. While providing guidance and offering my experience as a contractor and woodworker to the many applicants I met over the years, I came to realize the Boards' critical role within our community and the need to work *with* applicants by tapping into the resources and shared experiences of the varied board members. It became apparent, our job was to meet the needs of the applicants assisting them through the standards for review with the goal of making their projects real, whole and within their budgetary expectations. It is too often that the Preservation Program for the City of Portland is mischaracterized as adversarial, expensive, limiting and one sided. Contrary to those descriptions, I found it to be just the opposite and in fact, worked harder as a board member to erase those concepts and take a closer look at the wishes of the applicants and the limitations they encountered when considering cost and their overall abilities.

Lastly, I would like to point out that Historic Preservation creates jobs and provides economic security for businesses such as mine. I have spent a working lifetime developing the skills, purchasing tools and equipment, training, teaching and gaining the knowledge necessary to provide to our city and state what is needed to preserve our important architectural history. Recently, we had the great pleasure of preserving the Portland Observatory, in 2004, we were honored to restore the William Hoy House, the oldest house on Munjoy Hill <https://www.keithtrembley.com/pdf/2004HonorAwards.pdf>. And next year, we are hopeful of restoring the Biddeford clock and bell tower. Imagine the loss were businesses such as mine not able to sustain the support needed to employ, train and teach the artisans needed to carry on through the generations to follow mine.

Thank you for taking the time to read my note and for supporting Historic Preservation.

Respectfully, Rick Romano



RICK ROMANO

PAPI & ROMANO BUILDERS, INC.

P.O. BOX 1079
PORTLAND, ME 04104

www.Papiandromanobuilders.com

rick@papiandromanobuilders.com

Phone [207-797-3381](tel:207-797-3381)

Fax [866-452-6224](tel:866-452-6224)

Cell [207-650-3670](tel:207-650-3670)

Vote YES for Munjoy Hill Historic District

Rob Whitten <rob@whittenarchitects.com>

Nov 12, 2020 12:08 PM

Posted in group: **Planning Board**

To the Members of the Portland City Council,

As a long term Munjoy Hill residents and Portland business owners we encourage you to vote YES for Historic Districts.

The City of Portland Planning Department staff members have invested many hours of time doing historic research, assembling comprehensive reports, taking photos, and conducting public meeting and workshops. The Planning Board has voted in favor of the Munjoy Hill Historic District, the citizens of Portland and the Munjoy Hill area have sent in letters, Emails, and they have spoken at public meetings.....more than 80% are in favor of the Munjoy Hill Historic District.

The City of Portland has eleven other Historic Districts that have provide livable and affordable neighborhoods. Portland has assisted owners in maintaining and preserving the character and value of the homes in these neighborhoods since 1990.

My wife and I purchased a condemned and abandoned home at 23 St. Lawrence Street in 1975. We've spent years bringing an older home (GPL circa 1852: Marston Montgomery House) and gardens back to life.

Munjoy Hill is a livable, high density neighborhood with a unique, historic, working class scale and character. It has a history of Black, White, Irish, Italian, Jewish, and Immigrant ownership. This needs to be maintained and encouraged by the passing of the Munjoy Hill Historic District.

Thank you for your support.

Take care, Rob.



Rob Whitten / Founder & Principal

Whitten Architects

207.774.0111 x101

37 Silver Street

Portland, Maine 04101

www.whittenarchitects.com



Fw: Jury of Our Peers

Robert J. OBrien <rjobrien@mail.com>

Nov 13, 2020 10:58 AM

Posted in group: **Planning Board**

Hello,

Would you please ensure that my letter to the Council is entered into the public record?

Thank you,
Robert O'Brien
West St, Portland

Sent: Monday, November 09, 2020 at 12:57 PM

From: "Robert J. OBrien" <rjobrien@mail.com>

To: ksnyder@portlandmaine.gov, sthibodeau@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov, jduson@portlandmaine.gov

Subject: Jury of Our Peers

Hello Kate, Spencer, Pious, Nick, and Jill:

I'm writing as someone with a great deal of experience with historic districts **urging you to embrace the proposed Munjoy Hill Historic District.**

Here are some reasons why:

I have watched closely as the Portland Planning Department has attempted to regulate appropriately scaled development in sensitive neighborhoods like Munjoy Hill. **Prescriptive regulations always result in bypasses and unintended outcomes.** If the guidelines are broad to allow flexibility, developers take advantage of them. If they're rigid to ensure compliance, it stifles creativity and common-sense applications. The result is lawsuits and opposition campaigns.

A historic district comes with a board of **Council-appointed** citizens who can review a project, ask tough questions in a public meeting, work with the applicant on get-to-yes solutions in a workshop setting, and ultimately vote whether the proposal is in compliance with the ordinance.

There is no better system in the world than a Jury of Our Peers. **It takes backroom deals, strong-arming, and NIMBY campaigns out of the equation.** It lets abutters raise their concerns in a public forum -- and it lets a panel of citizen-board members decide how those concerns weigh against the ordinance.

There are two other good reasons to support this proposal:

1. Every building has been indexed. Each building was assessed by a hired consultant, by Greater Portland Landmarks, by City staff, and by the Historic Preservation board. That's four independent assessments. Now that we agree upon the map, **buyers know where a building stands when they purchase it.** It takes the risk out of prospecting and stabilizes prices. That is NOT the case with other zoning -- prospectors know they could ask for a variance or apply for broad interpretation of design standards.
2. **You get what you've got.** Got plastic windows? Replace them in kind. Got vinyl siding? Replace it in kind. Is your building "non-contributing" on the map? Demolish it by right. The ordinance only protects buildings from backsliding. If you already have something nice, you have to maintain with something nice. It's not that unreasonable.

Finally, preservation doesn't drive up housing prices, prospecting does. It's the crush-and-build values that are driving insane prices on the Hill. The historic district proposal allows (something like) 40% of the Hill to still be redeveloped on "non-contributing" lots while keeping the most characteristic buildings intact -- the places that make The Hill, The Hill.

Portland's 30 year-old historic ordinance is proven and it works. This is a win-win for The Hill. Please embrace it.

Respectfully,
Robert O'Brien
95 West St, Portland

Support for Munjoy Hill Historic District

Robin Whitten <robin@audiofilemagazine.com>

Nov 5, 2020 6:59 PM

Posted in group: **Planning Board**

Greetings City Council and Planning Board Members,

As a property owner and resident of Munjoy Hill since 1976, I would like reiterate my support for the proposed Munjoy Hill Historic District.

In the message below from 12/5/2019, I point out all the good work that the City staff has done in the proposal of this new district. The work has been thorough, exhaustive, and questions from the public and the planning board have been answered many times. The city departments support this measure. The new district will join 12 other historic districts in the City of Portland—historic districts are planning programs that work. Please vote to approve the recommendation for the Munjoy Hill District.

Special interests have tried very hard to derail and stall this process, please move ahead now and support the work and recommendation of the City Staff and the Planning Board to approve the Munjoy Hill Historic District.

With regards for your service and all the work you do,

Robin Whitten

23 Saint Lawrence Street, since 1976

Begin forwarded message:

From: Robin Whitten <robin@audiofilemagazine.com>

Subject: Support for Munjoy Hill Historic District

Date: December 5, 2019 at 3:44:02 PM EST

To: planningboard@portlandmaine.gov

Cc: jpi@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, jduson@portlandmaine.gov, nmm@portlandmaine.gov, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, ksnyder@portlandmaine.gov, pali@portlandmaine.gov, planning@portlandmaine.gov, dga@portlandmaine.gov, cdg@portlandmaine.gov

Good day,

I am a Portland and Munjoy Hill resident, at 23 Saint Lawrence Street, and have been a property owner at that location since 1976.

Twelve historic districts have been established in Portland, and now Munjoy Hill has the opportunity to have a Historic District that has been well-researched and thought out so that it suits the Munjoy Hill neighborhoods.

Great work has been done by the city, by Greater Portland Landmarks, and by the City's Historic Preservation Program.

I urge you to support their recommendations and establish the new Munjoy Hill Historic District.

Please support this proposal.

With regards,
Robin Whitten

Robin Whitten cell: 207-233-4865

23 Saint Lawrence St. | Portland, ME 04101 |

Reject the Munjoy Hill Historic District!

RJ Pettis <rjpettis@gmail.com>

Nov 16, 2020 2:47 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to reject the proposed Munjoy Hill Historic District. While the aim of the proposed district is valliant, the result will not only perpetuate a lack of affordable housing in Portland but it will stifle development and progress. This action would be the city affirming a group of wealthy landowner's NIMBYism and statutorily raising fences around their properties. For the owners who would be impacted that are merely getting by, this could threaten their ability to afford repairs and maintenance.

In addition, the proponents of this district argue that maintaining these old homes somehow reduces carbon emissions. That is the furthest thing from the truth. The old structures are far less efficient than modern construction. We live in a climate where the performance of homes' systems, enclosures, and insulation is vitally important to reducing the consumption of energy required for living. We should be embracing new construction and memorializing our history in books, not clinging onto days of old and ignoring reality. It's time we embrace technology and the future. Smarter buildings and progress are needed in our city; not less change.

Please vote to support *progress* on November 16th and reject this proposed district.

I would encourage you to review some the following literature:

NOTE: HISTORIC DISTRICTS: PRESERVING CITY NEIGHBORHOODS FOR THE PRIVILEGED., 60 N.Y.U.L. Rev. 64

ARTICLE: Zoning as Taxidermy: Neighborhood Conservation Districts and the Regulation of Aesthetics, 90 Ind. L.J. 1525

ARTICLE:Two Cheers for Gentrification, 46 How. L.J. 405

Best regards,

Please support the Munjoy Hill Historic District!

Ruben Layman <ruben.layman@gmail.com>

Nov 16, 2020 1:07 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you.

Ruben Layman

Yarmouth, ME

Designation of Munjoy Hill Historic District and Landmark Buildings

Sally Oldham <oldhamseg@gmail.com>

Nov 6, 2020 5:42 PM

Posted in group: **Planning Board**

Dear Nick,

The Munjoy Hill Historic District and 6 Landmark building designations come to the City Council for a workshop on November 9 and a Public Hearing the following week. I am writing to encourage you to vote for these designations at the Public Hearing scheduled for November 16.

The review and consideration given to the historic district proposal and Landmark designations has been lengthy and thorough. There have been numerous public forums to answer questions, to respond to concerns and to hear and consider public comment. Staff and members of the Historic Preservation Board and the Planning Board have devoted significant effort, expertise and consideration to the merits of whether the proposed Historic District meets historic preservation criteria of the City's ordinance and is consistent with the goals of Portland's Plan 2030. Substantial documentation is in the record that supports the conclusion that the Munjoy Hill Historic District meets the required criteria, both for historic significance and integrity and for its clear capacity to meet goals of the Comprehensive Plan.

Public comment both written and oral at the Historic Preservation and the Planning Board's workshops and Public Hearings has been extensive and has been overwhelmingly in favor of the historic district designation. **More than 75% of these comments have been in favor of the historic district designation.**

Designation of the Munjoy Hill Historic District will benefit both its residents and residents of all of Portland by managing change within the district's boundaries, while preserving the historic character and unique history of this area of the City. This designation will sustain current affordable housing and allow for further compatible housing development while also supporting the City's sustainability goals,

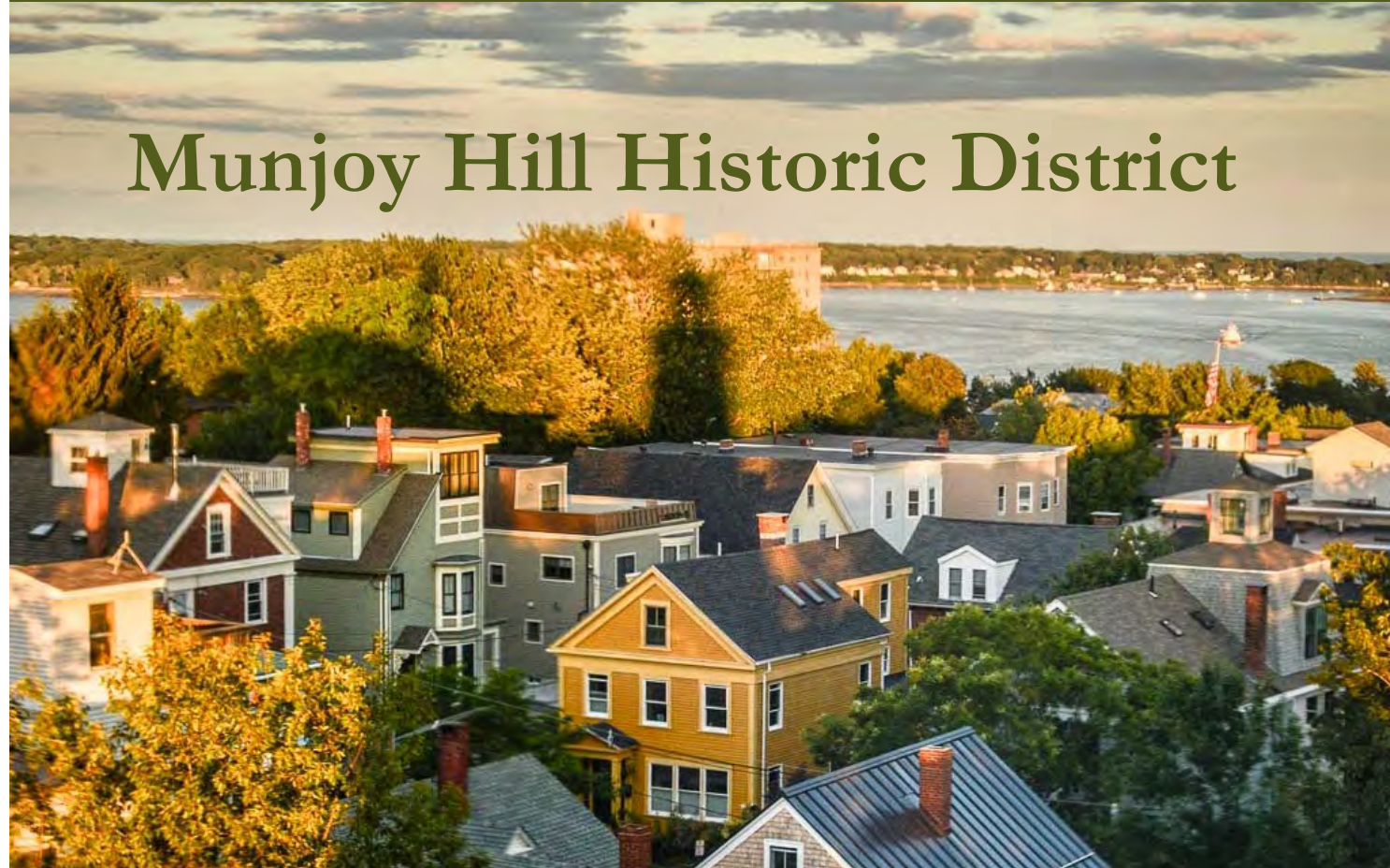
I am sorry that Bill Hall and I did not have a chance to meet with you to discuss these designations. I am attaching a fact sheet about the Munjoy Hill designations prepared by Greater Portland Landmarks that summarizes and illustrates many points brought out during the course of review by the Historic Preservation and Planning boards. I hope it will help you in your review of the extensive materials provided by the City.

Nick, thank you so much for your service to our city!

Sally Oldham
118 Congress Street
Munjoy Hill

Historic district designation provides a mechanism to steward the existing historic buildings on Munjoy Hill.

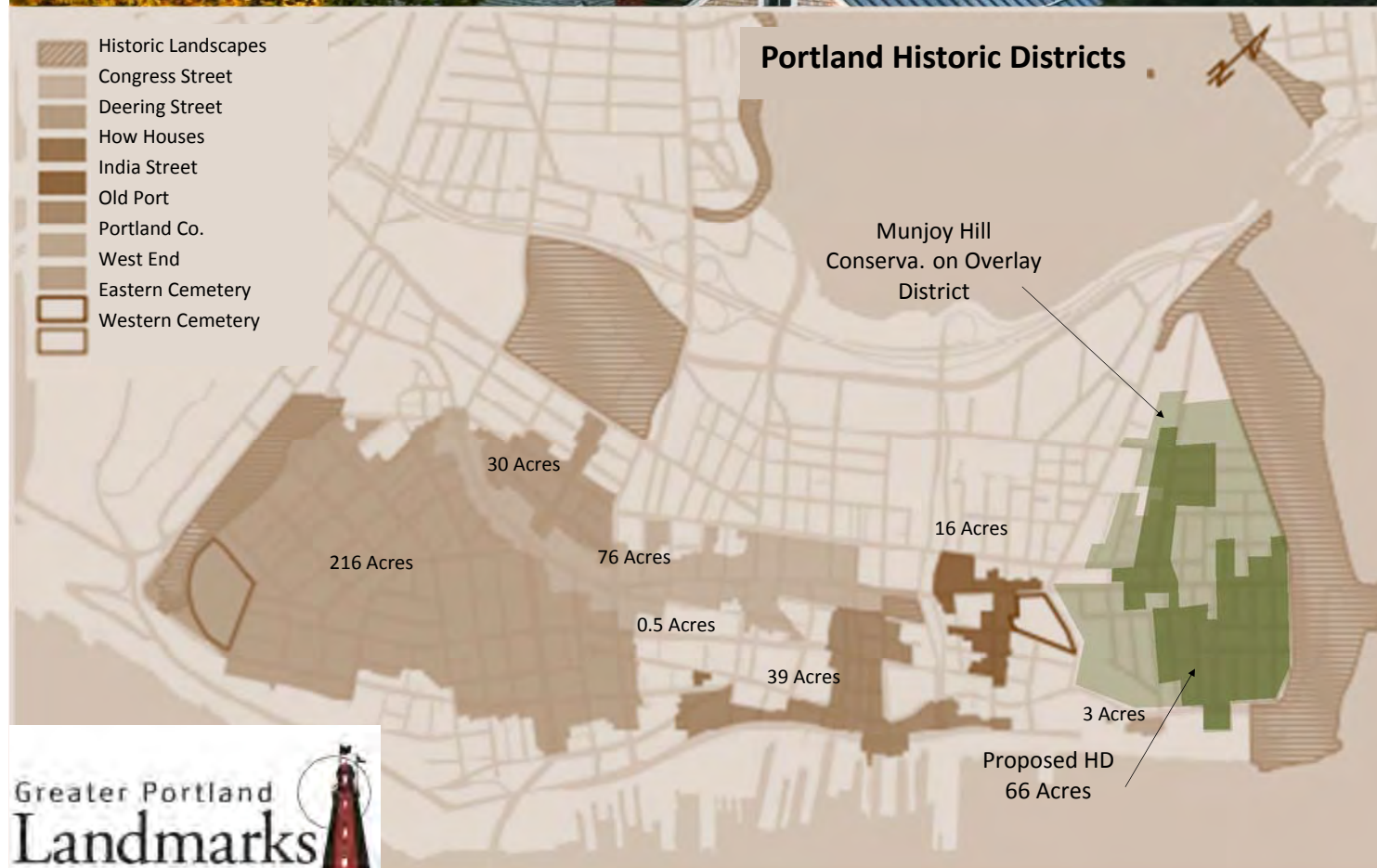
Munjoy Hill Historic District



"The district and six proposed landmarks not only meet the criteria for significance within the context of Portland's historic and cultural history and architectural development, they exhibit an identifiable visual character that contributes to a strong "sense of place". In order to be considered a historic district, a majority of buildings within its defined boundary must also retain sufficient integrity to communicate the period in which they were constructed. The area proposed for historic designation within the larger Munjoy Hill neighborhood meets these tests."

City of Portland, Staff Memo

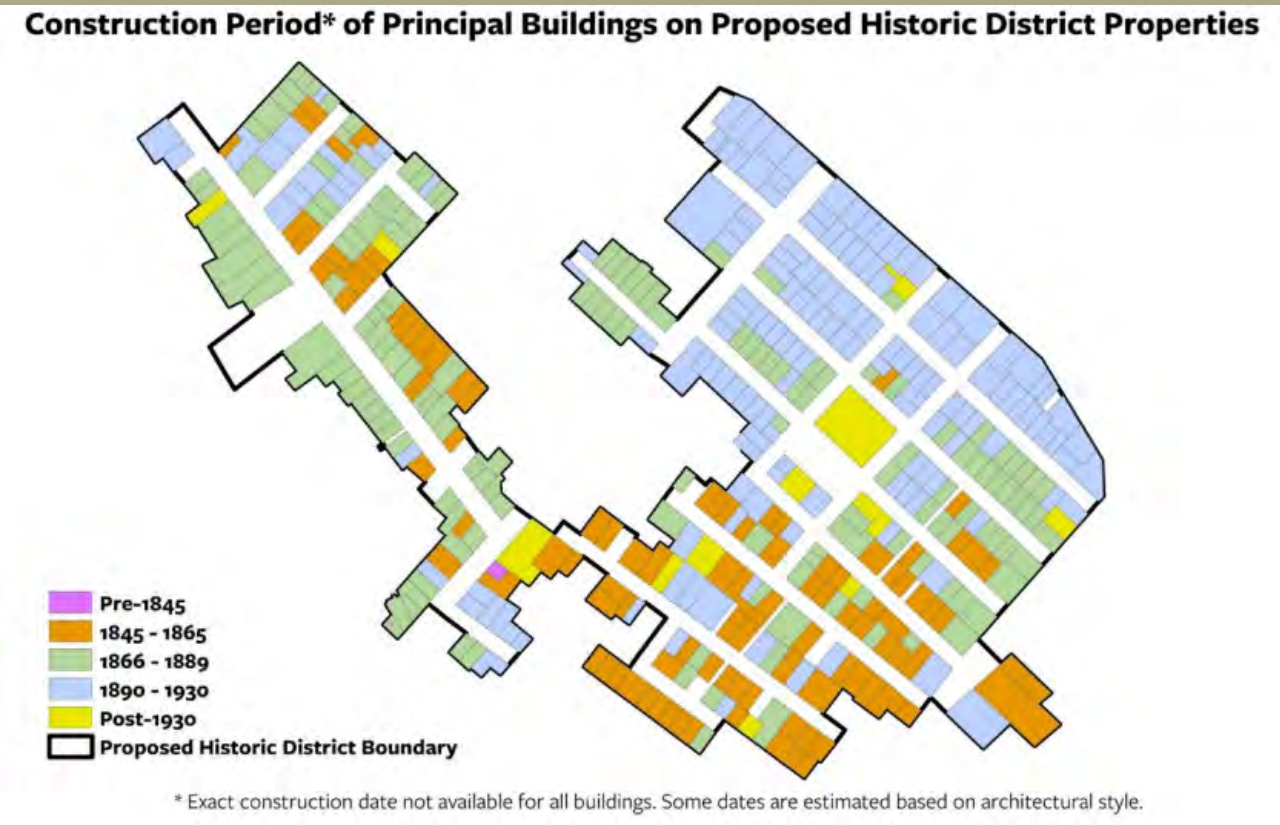
- Historic preservation and affordable housing are key components of the City's Comprehensive Plan. Many historic buildings include existing housing units rented at reasonable rates. Retaining these units, rather than replacing them with high-priced new housing, is an important means to meeting housing needs on Munjoy Hill.
- Historic preservation and affordable housing are compatible. More than 400 new housing units were approved or built in Portland's historic buildings and districts in the last 5 years, and nearly 75% of those units are affordable housing units for low-income residents and seniors.
- Historic designation is *not* a factor included in property valuation. City staff confirmed that a historic district has no impact on property taxes in Portland.
- The preservation or reuse of historic buildings helps to fulfill state and local goals to adopt sustainable building and land use policies.
- Only exterior changes visible from the street or public way are regulated under the Historic Preservation ordinance. The ordinance does not apply to interior changes or to the use of a particular building. In kind replacements are allowed. So if a building is already vinyl sided it can be replaced in kind or upgraded. Likewise, if there are already replacement windows they can be replaced in kind or upgraded. Paint colors are not regulated. Minor changes are reviewed by staff while larger alterations are reviewed by the board.
- In national studies historic district neighborhoods have a higher percentage of long-term owners and renters, than non-historic district neighborhoods. This leads to greater neighborhood stability and community engagement as long-term residents are more invested in their neighborhoods.



The buildings on Munjoy Hill represent several major periods of significance in Portland's development and history:

- Expansion of the Eastern Waterfront
- Rebuilding after the Great Fire of 1866
- Turn of the 20th century Immigration
- Portland's Black History

Period of Significance:
1850s-1930s



Period of Significance for Portland's Historic Districts

Congress St. HD	1800-1970
Deering St. HD	1850-1890
House Island	1600s-1930s
How Houses HD	1799-1818
Portland Co. HD	1847-1924
Waterfront HD	1750-1900
West End HD	1799-1920s
Westbrook College HD	1857-1952

LOCAL DISTRICTS ACCOMMODATE DENSITY WITHOUT DEMOLITION.

Accessory dwelling units, additions, and new housing units within existing buildings are all ways that a district can accommodate more housing options.

Portland's historic districts include outbuildings, former garages and carriage houses, that have been altered to accommodate additional housing. The Historic Preservation Board approved another carriage house conversion on Park Street this summer. Additional residential units have been provided in new infill construction, building additions, and through conversion from another use.



ADU in the West End HD



Infill Housing - Bramhall Row



A converted former carriage barn in the West End HD



Infill Housing - Joy Place



ADU in the West End HD

O... WHELMING DISTRICT SUPPORT

The city received comments from nearly 325 people since the district was nominated in July 2019. Over 80% of the comments have been in support of the district.

"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."

Michelle Polichick, 167 Newbury Street, Portland resident and new owner of 24 St. Lawrence St.

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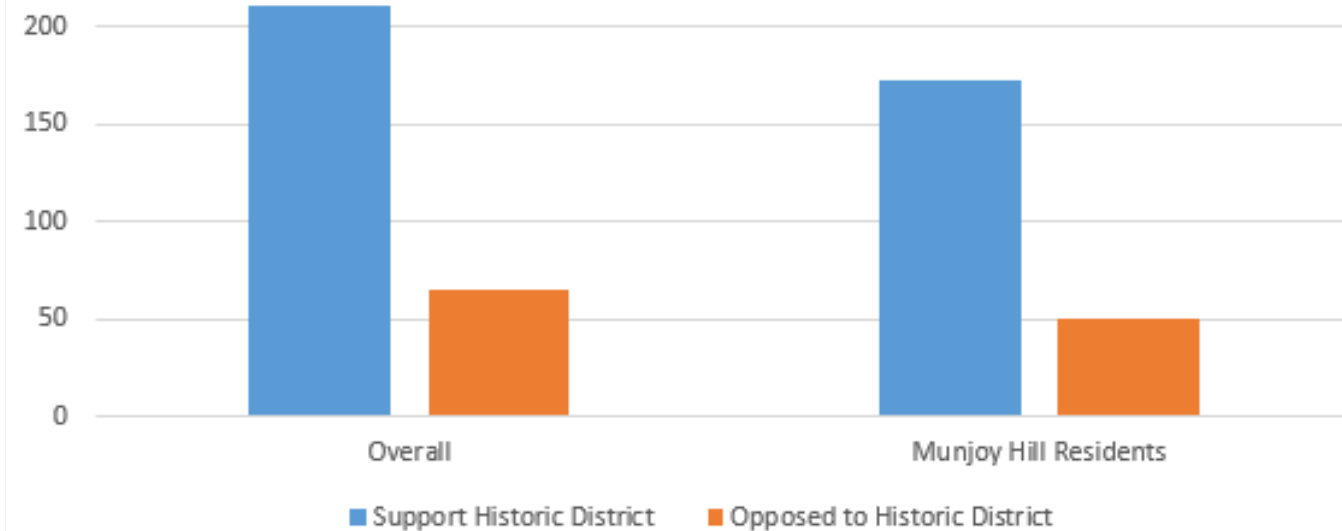
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37 Affordable Units



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500+ Units;
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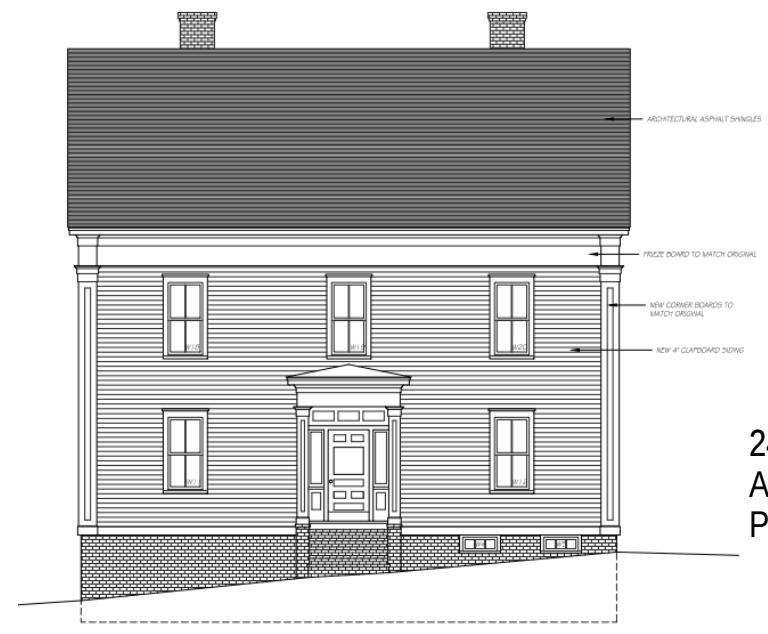
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Vote YES on the Munjoy Hill Historic District Tonight!

Sarah Hansen <shansen@portlandlandmarks.org>

Nov 16, 2020 11:19 AM

Posted in group: **Planning Board**

Dear Mayor Snyder and City Council Members:

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Many thanks,
Sarah

November 16, 2020

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After much study and extensive public involvement, the Historic Preservation Board and a majority of the Planning Board correctly found that the recommended district meets the 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. Portland's Plan 2030 goals include protecting the city's authenticity, enhancing our sustainability, and increasing housing units. Historic preservation supports all those goals.

There is a compelling level of public support for this designation: more than 200 residents and property owners support this designation. **Over 80% of both public written and oral comments are in favor of the District.** These comments have demonstrated overwhelmingly that:

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- Historic designation is NOT a factor included in property valuation, and historic districts have no impact on assessed property taxes.
- Building reuse fights climate change and supports the goals stated in the recently adopted *One Climate Future* plan and the goals of the Maine Climate Council.
- Historic districts support affordable housing.

Critics claim that a new historic district will exacerbate the need for affordable housing, but **historic districts have accommodated more than 40% of new housing units developed in the last five years**, despite making up only 8% of Portland's land mass. Historic districts help protect market-rate and affordable housing by discouraging expensive demolition and new construction for luxury condos, and historic designation provides access to tax credits and funding opportunities that incentivize housing development. **In the last five years,**

more than 400 new units of housing have been approved or built in the West End, Deering Street, India Street, Congress Street Local Historic Districts, and individually designated buildings.

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Historic preservation is also a tool to make our city more sustainable. Reuse of historic buildings reduces resource and material consumption, puts less waste in landfills, and consumes less energy than demolishing entire buildings and constructing new ones. In addition, the city's historic preservation program has approved environmentally friendly building systems like heat pumps and solar panels in the West End and India Street historic districts. The Historic Preservation Board also recently approved solar panels and a green roof installation on Munjoy Hill in their role as design reviewers under the temporary protections of the designation process.

Our city's commitment to historic preservation successfully strikes a balance between historic and modern that is attractive to businesses, residents, and tourists alike. The adoption of the Munjoy Hill Historic District will ensure that balance continues in the eastern end of the city, an area under aggressive development pressure that is as historically significant as already designated districts. The proposed boundaries encompass buildings representing key periods of development activity that tell the stories of working-class families, immigrants, and a robust African American community living and working on Munjoy Hill for generations.

Historic preservation is not about freezing any community in time – it is about keeping buildings alive, in active use, and responsive to the needs of the community. All of us benefit from historic buildings and neighborhoods. The proposed historic district will preserve the best things about Munjoy Hill: a dense, walkable neighborhood, buildings that reflect the diversity of Portland's history, neighborhood stability, and an engaged community. Tonight we urge you to join the overwhelming majority of supporters and the best interests of all residents in voting to approve the Munjoy Hill Historic District.

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Sarah Hansen
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93 High Street, Portland, ME 04101

207.774.5561 | shansen@portlandlandmarks.org

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Find us on [Facebook](#) and [Instagram](#)

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A handwritten signature in black ink, appearing to read 'Sarah Hansen', with a stylized, flowing script.

Sarah Hansen
Executive Director
Greater Portland Landmarks

Historic district designation provides a mechanism to steward the existing historic buildings on Munjoy Hill.

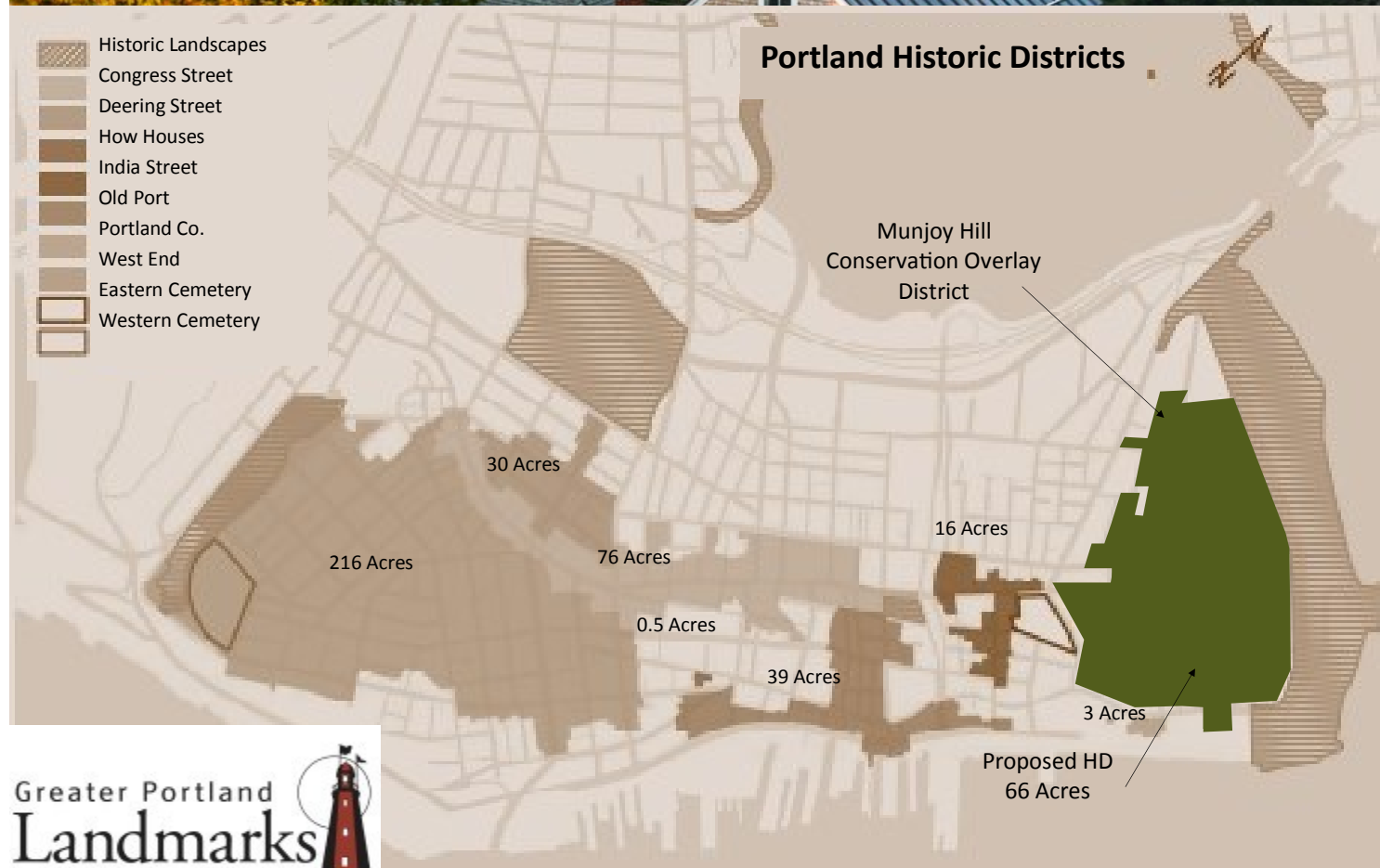
Munjoy Hill Historic District



“The district and six proposed landmarks not only meet the criteria for significance within the context of Portland’s historic and cultural history and architectural development, they exhibit an identifiable visual character that contributes to a strong “sense of place”. In order to be considered a historic district, a majority of buildings within its defined boundary must also retain sufficient integrity to communicate the period in which they were constructed. The area proposed for historic designation within the larger Munjoy Hill neighborhood meets these tests.”

City of Portland, Staff Memo

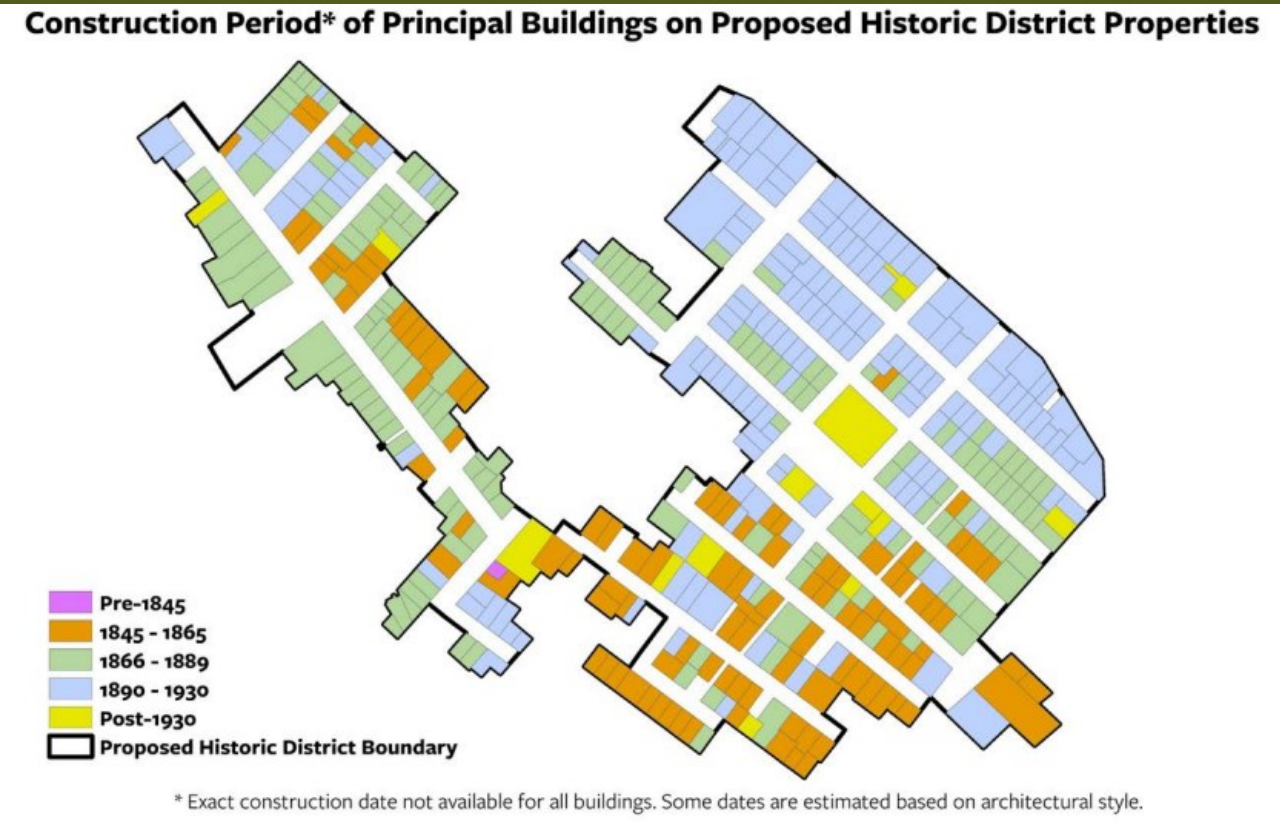
- **Historic preservation and affordable housing are key components of the City’s Comprehensive Plan.** Many historic buildings include existing housing units rented at reasonable rates. Retaining these units, rather than replacing them with high-priced new housing, is an important means to meeting housing needs on Munjoy Hill.
- **Historic preservation and affordable housing are compatible.** More than **400** new housing units were approved or built in Portland’s historic buildings and districts in the last 5 years, and nearly 75% of those units are affordable housing units for low-income residents and seniors.
- **Historic designation is *not* a factor included in property valuation.** City staff confirmed that a historic district has no impact on property taxes in Portland.
- The preservation or reuse of historic buildings **helps to fulfill state and local goals to adopt sustainable building and land use policies.**
- **Only exterior changes visible from the street or public way are regulated under the Historic Preservation ordinance.** The ordinance does not apply to interior changes or to the use of a particular building. **In kind replacements are allowed.** So if a building is already vinyl sided it can be replaced in kind or upgraded. Likewise, if there are already replacement windows they can be replaced in kind or upgraded. **Paint colors are not regulated.** Minor changes are reviewed by staff while larger alterations are reviewed by the board.
- In national studies historic district neighborhoods have a higher percentage of long-term owners and renters, than non-historic district neighborhoods. This leads to **greater neighborhood stability and community engagement** as long-term residents are more invested in their neighborhoods.



The buildings on Munjoy Hill represent several major periods of significance in Portland's development and history:

- Expansion of the Eastern Waterfront
- Rebuilding after the Great Fire of 1866
- Turn of the 20th century Immigration
- Portland's Black History

Period of Significance:
1850s-1930s



Period of Significance for Portland's Historic Districts

Congress St. HD	1800-1970
Deering St. HD	1850-1890
House Island	1600s-1930s
How Houses HD	1799-1818
Portland Co. HD	1847-1924
Waterfront HD	1750-1900
West End HD	1799-1920s
Westbrook College HD	1857-1952

LOCAL DISTRICTS ACCOMMODATE DENSITY WITHOUT DEMOLITION.

Accessory dwelling units, additions, and new housing units within existing buildings are all ways that a district can accommodate more housing options.

Portland's historic districts include outbuildings, former garages and carriage houses, that have been altered to accommodate additional housing. The Historic Preservation Board approved another carriage house conversion on Park Street this summer. Additional residential units have been provided in new infill construction, building additions, and through conversion from another use.



ADU in the West End HD



Infill Housing - Bramhall Row



A converted former carriage barn in the West End HD



Infill Housing - Joy Place



ADU in the West End HD

OVERWHELMING DISTRICT SUPPORT

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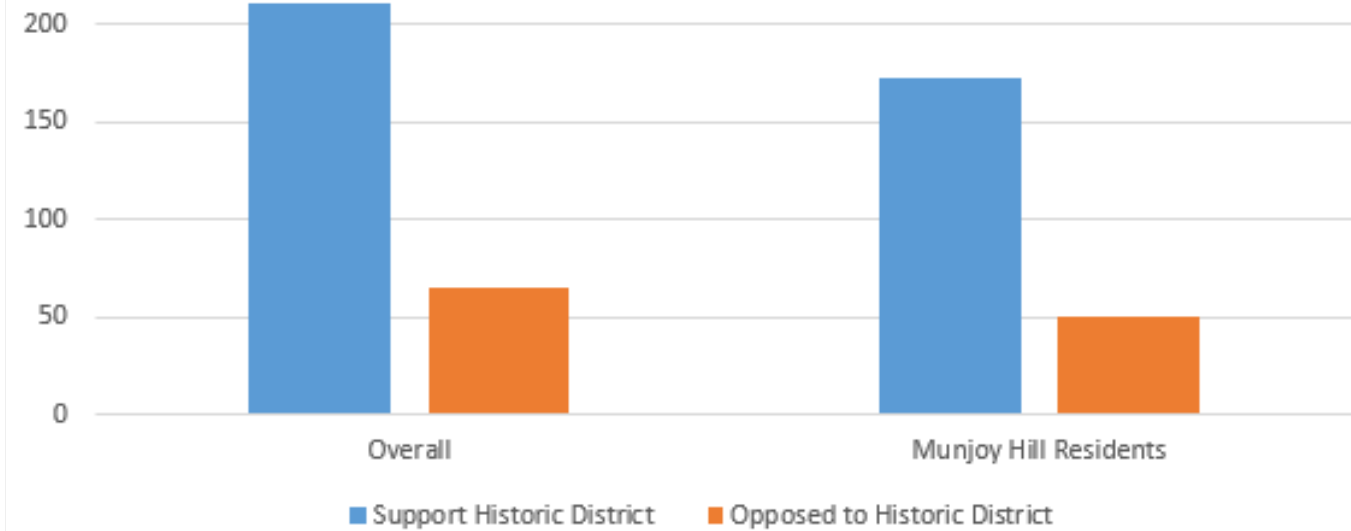
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All Images: City of Portland

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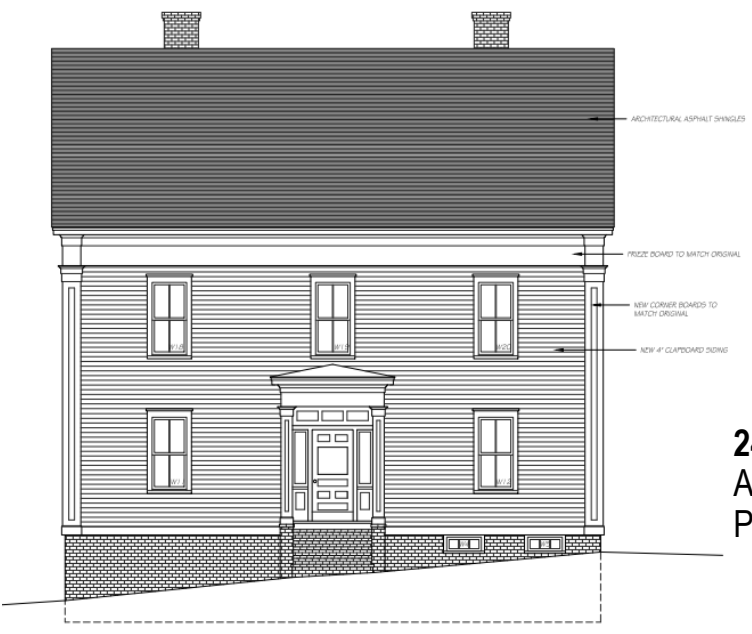
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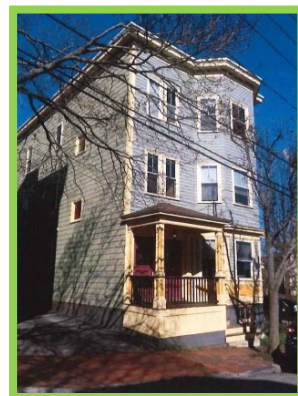
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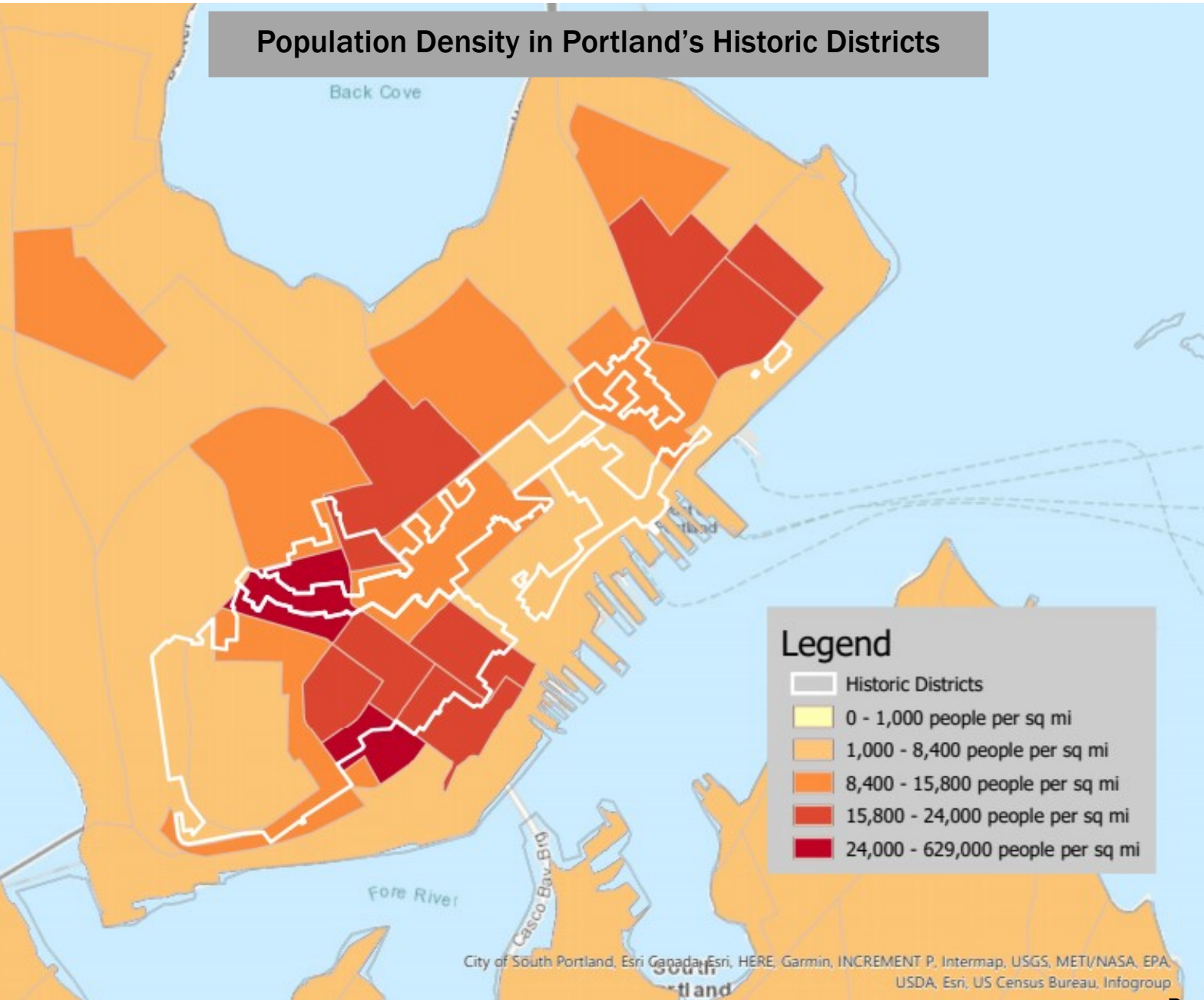


Historic Preservation & Housing Affordability

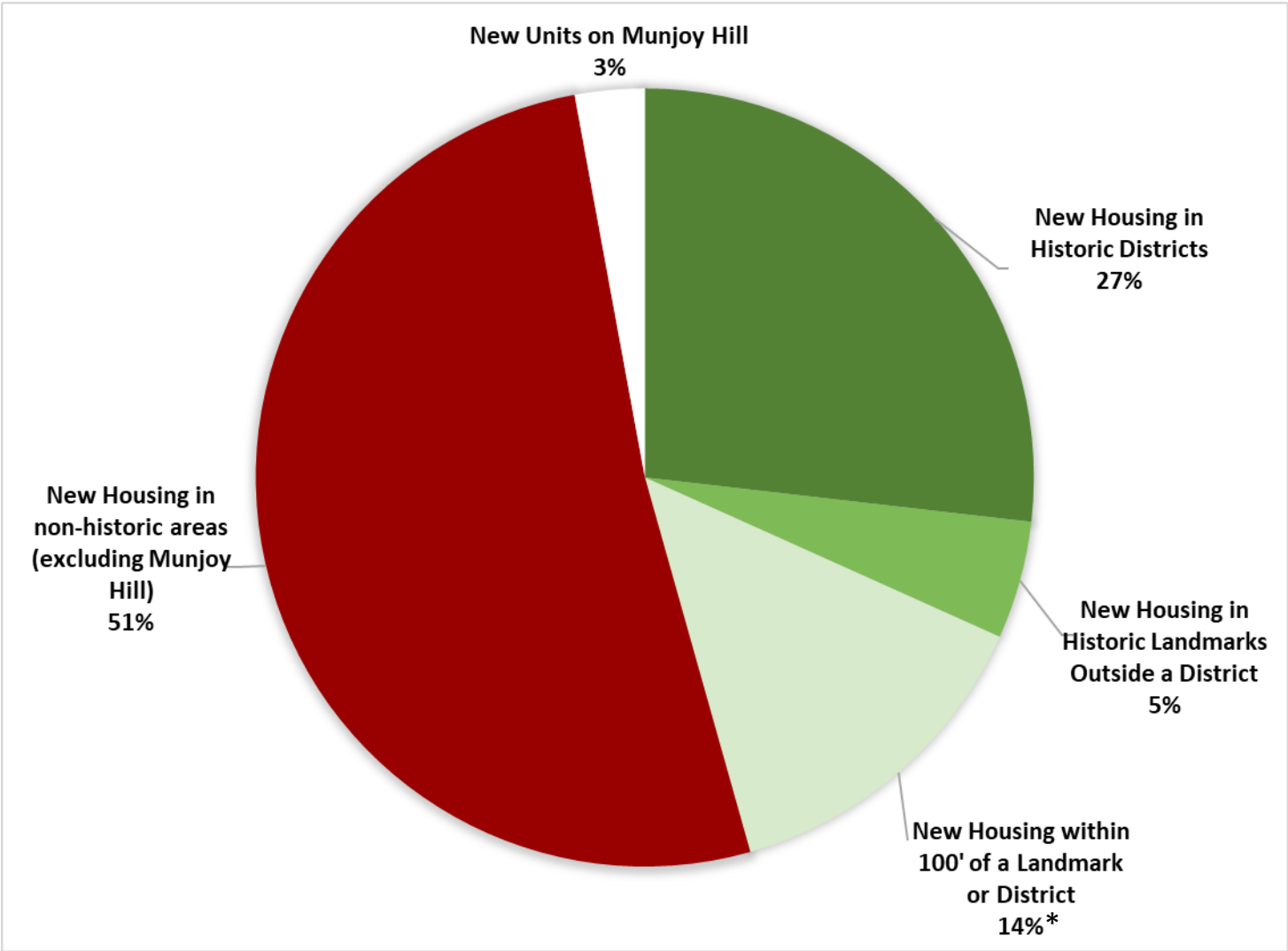
Historic districts are an important strategy for housing affordability

- Building new buildings to rent or sell is expensive unless there are deep subsidies, so older housing stock plays an important role in affordable housing.
- Emerging patterns on Munjoy Hill indicate that affordable units of housing are being replaced with expensive condominiums.

Density is often seen as a synonym for height, but Portland's historic districts are some of the city's densest neighborhoods.



NEW HOUSING UNITS BUILT, UNDER CONSTRUCTION OR APPROVED IN LAST 5 YEARS

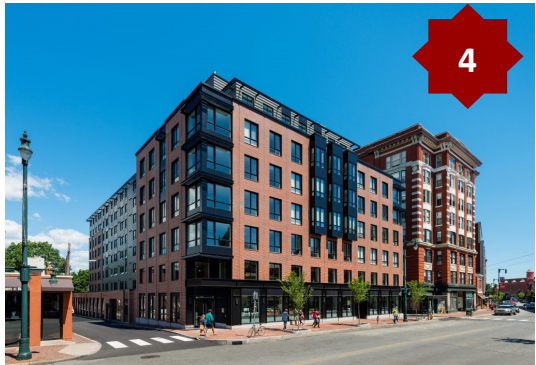


Historic districts help ensure Portland can successfully achieve housing goals by providing housing options for a range of household sizes and incomes, while providing for a balance of healthy change and neighborhood stability.

- Portland's Historic Districts and Individual Landmarks cover 8% of Portland's land area.
- 570 units, or 32% of the approximately 1,797 total units of new housing built or approved in the last five years in Portland, are located in a historic district or individual landmark building.

**An additional 14% of new housing units located within 100' feet of a landmark or historic district were reviewed by the Historic Preservation Board with a recommendation to the Planning Board under city site plan approval requirements.*

482 New Housing Units Built, Under Construction or Approved in Portland's Historic Districts in the Last Five Years



	PROJECT		# UNITS
1	443 Congress	Clapp Block	28
2	50 Monument		21
3	40-46 Free		51
4	667 Congress	Hiawatha	139
5	749 Congress		7
6	500 Cumberland	Deering Place	75
7	62 India	Mason Block	29
8	1 Joy Place	One Joy	12
9	17 Carleton		37
10	140 Park	Rosa True School	2
11	66 State		30
12	20 Thames		27
13	5-7 India		24

Proposed Munjoy Hill Historic District

Sarah Auld <sauld@gmail.com>

Nov 9, 2020 11:55 AM

Posted in group: **Planning Board**

Dear Mayor, City Councilors, and Planning Board Members,

As Munjoy Hill homeowners we support the Historic Preservation Board's recommendation to designate areas within Munjoy Hill as a local historic district under the provision of the city's historic preservation ordinance.

Our two daughters have attended Portland Public Schools, including Marada Adams and East End School on Munjoy Hill.

Portland made a sound investment in our children. They are just two of many young people who were raised on Munjoy Hill.

Retaining generations of vibrant young people by way of respectfully preserving their neighborhoods is sound planning.

We have watched "the Hill" grow and develop, and while we are not against development, we do feel that the vision and long term planning in recent times has been limited in scope and priorities. We feel a historic district would improve these issues.

We urge you to *approve* the Historic Preservation Board's recommendation.

Thank you for your consideration and efforts on our behalf.

Sincerely,

Sarah Auld and Tom Brokish

43 Munjoy Street

Portland, ME 04101

sauld@maine.rr.com

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Historic preservation is also a tool to make our city more sustainable. Reuse of historic buildings reduces resource and material consumption, puts less waste in landfills, and consumes less energy than demolishing entire buildings and constructing new ones. In addition, the city's historic preservation program has approved environmentally friendly building systems like heat pumps and solar panels in the West End and India Street historic districts. The Historic Preservation Board also recently approved solar panels and a green roof installation on Munjoy Hill in their role as design reviewers under the temporary protections of the designation process.

Our city's commitment to historic preservation successfully strikes a balance between historic and modern that is attractive to businesses, residents, and tourists alike. The adoption of the Munjoy Hill Historic District will ensure that balance continues in the eastern end of the city, an area under aggressive development pressure that is as historically significant as already designated districts. The proposed boundaries encompass buildings representing key periods of development activity that tell the stories of working-class families, immigrants, and a robust African American community living and working on Munjoy Hill for generations.

Historic preservation is not about freezing any community in time – it is about keeping buildings alive, in active use, and responsive to the needs of the community. All of us benefit from historic buildings and neighborhoods. The proposed historic district will preserve the best things about Munjoy Hill: a dense, walkable neighborhood, buildings that reflect the diversity of Portland's history, neighborhood stability, and an engaged community. Tonight we urge you to join the overwhelming majority of supporters and the best interests of all residents in voting to approve the Munjoy Hill Historic District.

Thank you for the opportunity to comment.



Sarah Hansen
Executive Director
Greater Portland Landmarks

Sarah Hansen

Executive Director
Greater Portland Landmarks

93 High Street, Portland, ME 04101

207.774.5561 | shansen@portlandlandmarks.org

portlandlandmarks.org

Find us on [Facebook](#) and [Instagram](#)

93 High Street
Portland, ME 04101
207.774.5561
portlandlandmarks.org



November 16, 2020

Mayor Snyder and Council Members:

Greater Portland Landmarks strongly supports the designation of the Munjoy Hill Historic District. The proposed historic district, initiated by the city in 2018, will conserve buildings that tell unique and diverse stories of Portland's past, and will enhance Munjoy Hill's future as a dense, walkable, and diverse neighborhood.

After much study and extensive public involvement, the Historic Preservation Board and a majority of the Planning Board correctly found that the recommended district meets the 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. Portland's Plan 2030 goals include protecting the city's authenticity, enhancing our sustainability, and increasing housing units. Historic preservation supports all those goals.

There is a compelling level of public support for this designation: more than 200 residents and property owners support this designation. **Over 80% of both public written and oral comments are in favor of the District.** These comments have demonstrated overwhelmingly that:

- Portland's Historic Preservation ordinance does NOT place costly or onerous requirements on homeowners.
- Historic designation is NOT a factor included in property valuation, and historic districts have no impact on assessed property taxes.
- Building reuse fights climate change and supports the goals stated in the recently adopted *One Climate Future* plan and the goals of the Maine Climate Council.
- Historic districts support affordable housing.

Critics claim that a new historic district will exacerbate the need for affordable housing, but **historic districts have accommodated more than 40% of new housing units developed in the last five years**, despite making up only 8% of Portland's land mass. Historic districts help protect market-rate and affordable housing by discouraging expensive demolition and new construction for luxury condos, and historic designation provides access to tax credits and funding opportunities that

incentivize housing development. **In the last five years, more than 400 new units of housing have been approved or built in the West End, Deering Street, India Street, Congress Street Local Historic Districts, and individually designated buildings.**

Historic districts do not impede new development. Portland's historic preservation ordinance allows for alterations and new construction at a variety of scales. These new additions within historic districts enhance our city's streetscapes and accommodate new residential and commercial growth. Building additions, Accessory Dwelling Units (ADUs), and new construction are all ways that historic districts accommodate diverse housing options, without destroying the character and history of our city's neighborhoods.

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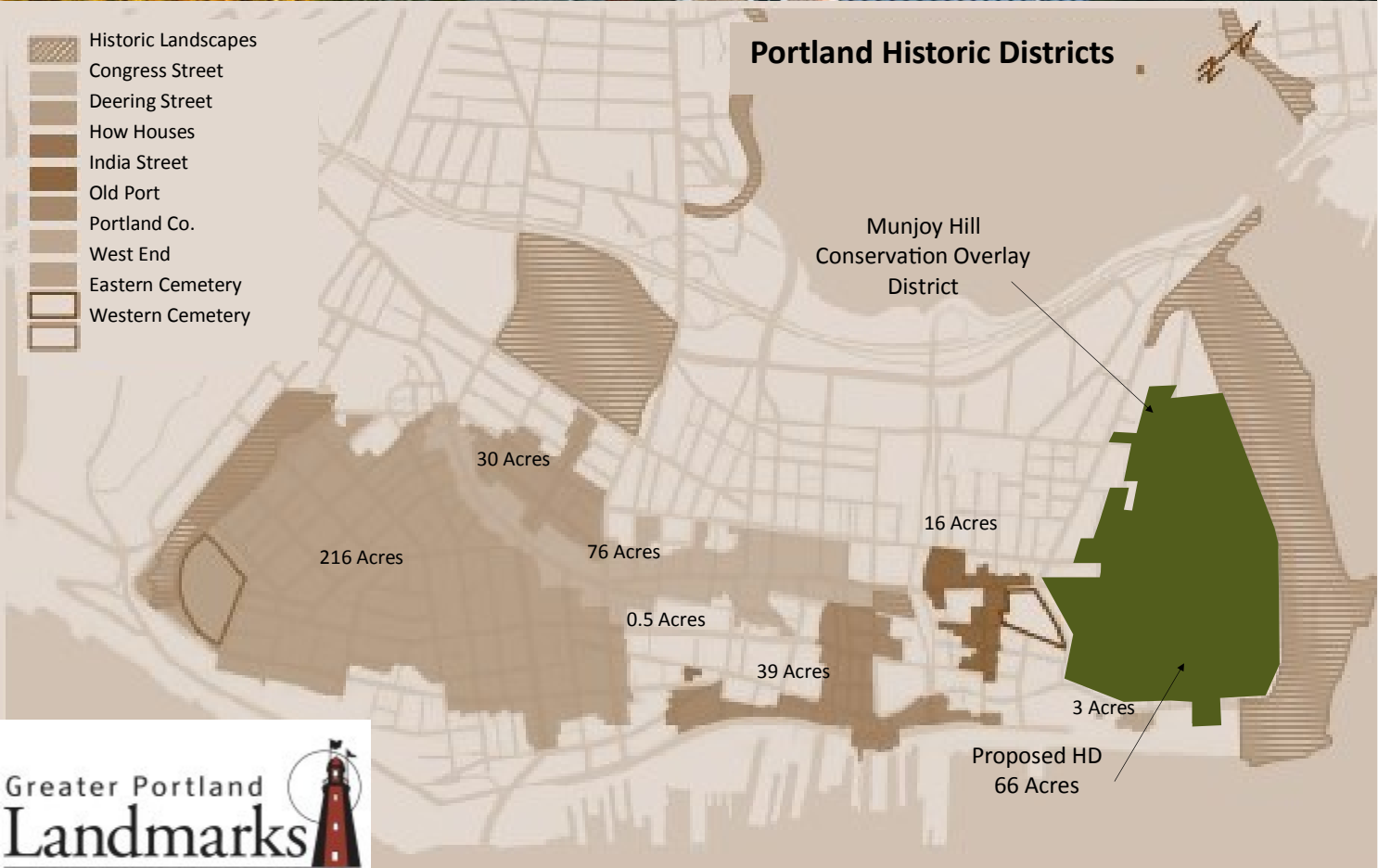
Thank you for the opportunity to comment.

A handwritten signature in black ink, appearing to read 'Sarah Hansen', with a stylized, flowing script.

Sarah Hansen
Executive Director
Greater Portland Landmarks



Munjoy Hill Historic District



“The district and six proposed landmarks not only meet the criteria for significance within the context of Portland’s historic and cultural history and architectural development, they exhibit an identifiable visual character that contributes to a strong “sense of place”. In order to be considered a historic district, a majority of buildings within its defined boundary must also retain sufficient integrity to communicate the period in which they were constructed. The area proposed for historic designation within the larger Munjoy Hill neighborhood meets these tests.”

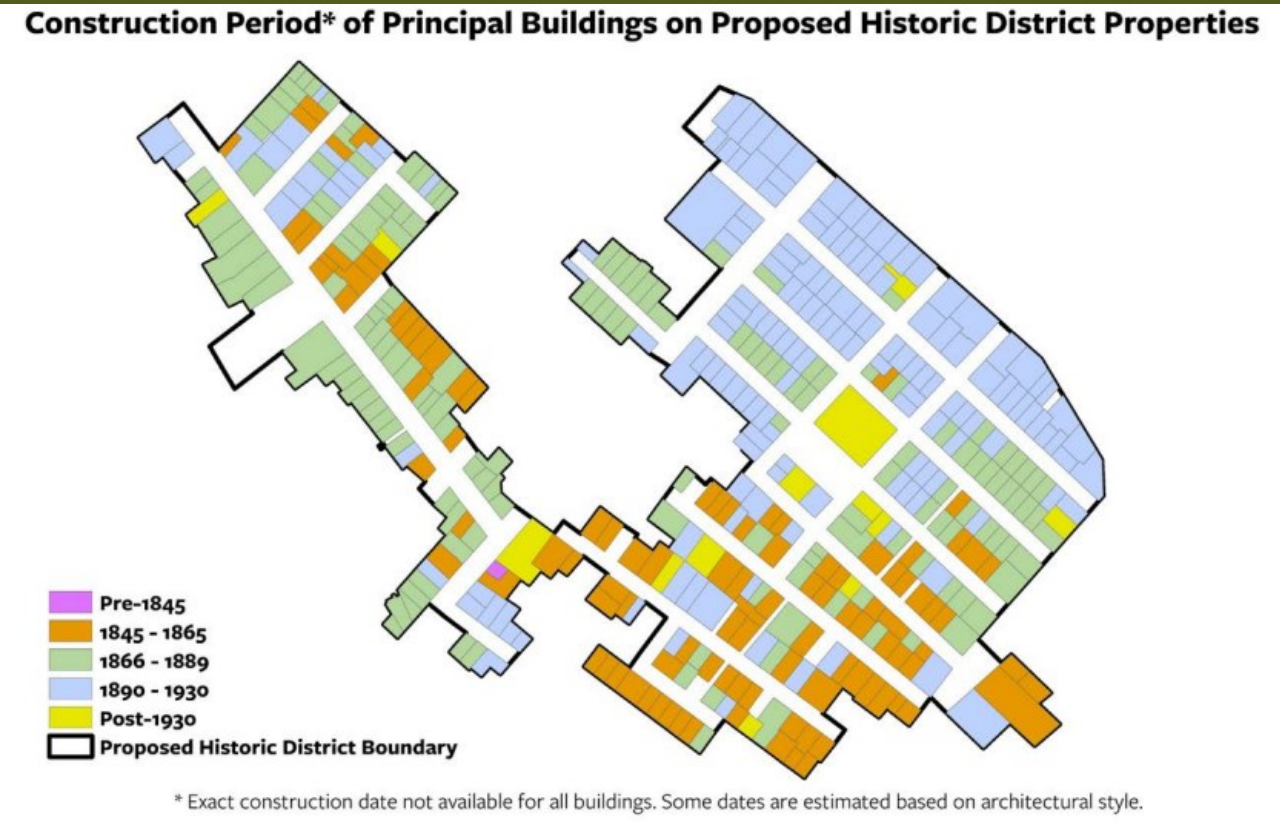
City of Portland, Staff Memo

- **Historic preservation and affordable housing are key components of the City’s Comprehensive Plan.** Many historic buildings include existing housing units rented at reasonable rates. Retaining these units, rather than replacing them with high-priced new housing, is an important means to meeting housing needs on Munjoy Hill.
- **Historic preservation and affordable housing are compatible.** More than **400** new housing units were approved or built in Portland’s historic buildings and districts in the last 5 years, and nearly 75% of those units are affordable housing units for low-income residents and seniors.
- **Historic designation is *not* a factor included in property valuation.** City staff confirmed that a historic district has no impact on property taxes in Portland.
- The preservation or reuse of historic buildings **helps to fulfill state and local goals to adopt sustainable building and land use policies.**
- **Only exterior changes visible from the street or public way are regulated under the Historic Preservation ordinance.** The ordinance does not apply to interior changes or to the use of a particular building. **In kind replacements are allowed.** So if a building is already vinyl sided it can be replaced in kind or upgraded. Likewise, if there are already replacement windows they can be replaced in kind or upgraded. **Paint colors are not regulated.** Minor changes are reviewed by staff while larger alterations are reviewed by the board.
- In national studies historic district neighborhoods have a higher percentage of long-term owners and renters, than non-historic district neighborhoods. This leads to **greater neighborhood stability and community engagement** as long-term residents are more invested in their neighborhoods.

The buildings on Munjoy Hill represent several major periods of significance in Portland's development and history:

- Expansion of the Eastern Waterfront
- Rebuilding after the Great Fire of 1866
- Turn of the 20th century Immigration
- Portland's Black History

Period of Significance:
1850s-1930s



Period of Significance for Portland's Historic Districts

Congress St. HD	1800-1970
Deering St. HD	1850-1890
House Island	1600s-1930s
How Houses HD	1799-1818
Portland Co. HD	1847-1924
Waterfront HD	1750-1900
West End HD	1799-1920s
Westbrook College HD	1857-1952

LOCAL DISTRICTS ACCOMMODATE DENSITY WITHOUT DEMOLITION.

Accessory dwelling units, additions, and new housing units within existing buildings are all ways that a district can accommodate more housing options.

Portland's historic districts include outbuildings, former garages and carriage houses, that have been altered to accommodate additional housing. The Historic Preservation Board approved another carriage house conversion on Park Street this summer. Additional residential units have been provided in new infill construction, building additions, and through conversion from another use.



ADU in the West End HD



Infill Housing - Bramhall Row



A converted former carriage barn in the West End HD



Infill Housing - Joy Place



ADU in the West End HD

OVERWHELMING DISTRICT SUPPORT

The city received comments from nearly 325 people since the district was nominated in July 2019. Over 80% of the comments have been in support of the district.

"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.**"

Michelle Polichick, 167 Newbury Street, Portland resident and new owner of 24 St. Lawrence St.

"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."

Stacy Mitchell, 74 Atlantic, Munjoy Hill resident and landlord

"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..."

Nathan Szanton, 22 Eastern Prom, affordable housing developer and resident of Munjoy Hill

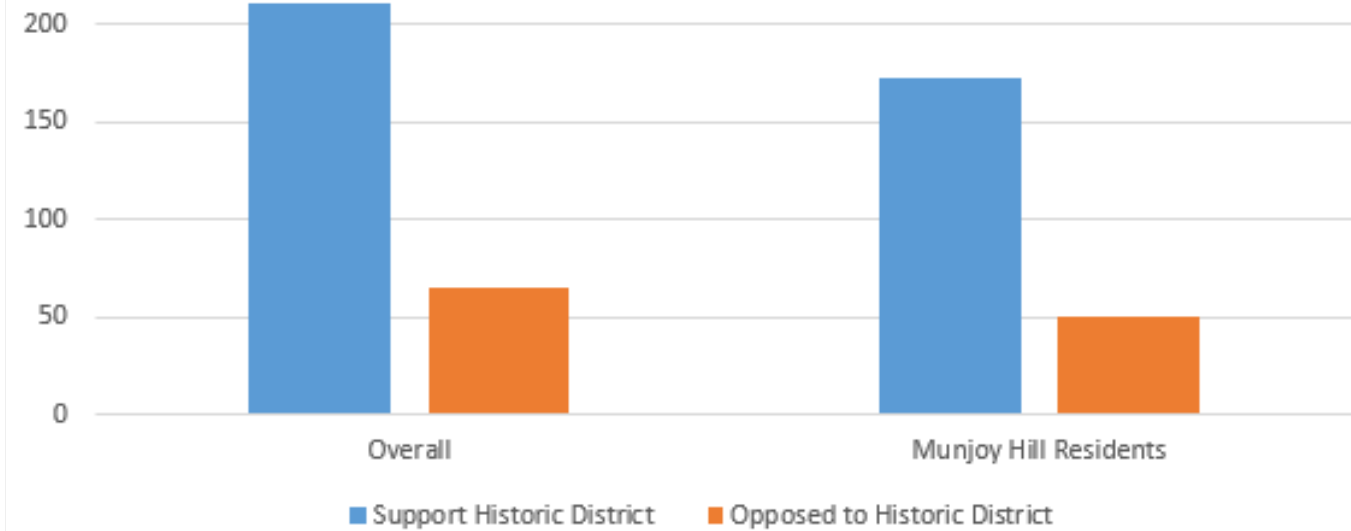
"I live on Deering Street and have for over 40 years. I own my building. I have... two apartments. I've done a lot of restoration on my building. When I was still working I was a Special Ed teacher... And I have managed to do a lot of restoration work on my building... I have not found that costs were onerous."

Keri Lord, 58 Deering Street, Deering Street Historic District resident and landlord



October 2020

Number of Unique Individuals that have given or submitted Public Testimony July 2019-March 2020



PORTLAND'S EXISTING HISTORIC DISTRICTS ARE DIVERSE, PROVIDE A RANGE OF HOUSING OPTIONS, AND ARE DESIRABLE, WALKABLE NEIGHBORHOODS.

SUSTAINABLE

Alterations and additions are allowed in a historic district. New additions, dormers, decks, solar panels, and garages have been approved in Portland's historic districts.



All Images: City of Portland

NEW HOUSING IN HISTORIC DISTRICTS



Figure 8: Rendering of Building Addition from Cumberland Ave



17 Carleton Street

37 Affordable Units

Mercy Redevelopment

500+ Units - proposed;
using Historic Tax Credits

Deering Place

75 Units, 45 Affordable,
30 Market Rate

Joy Place

12 Units



Existing



Proposed

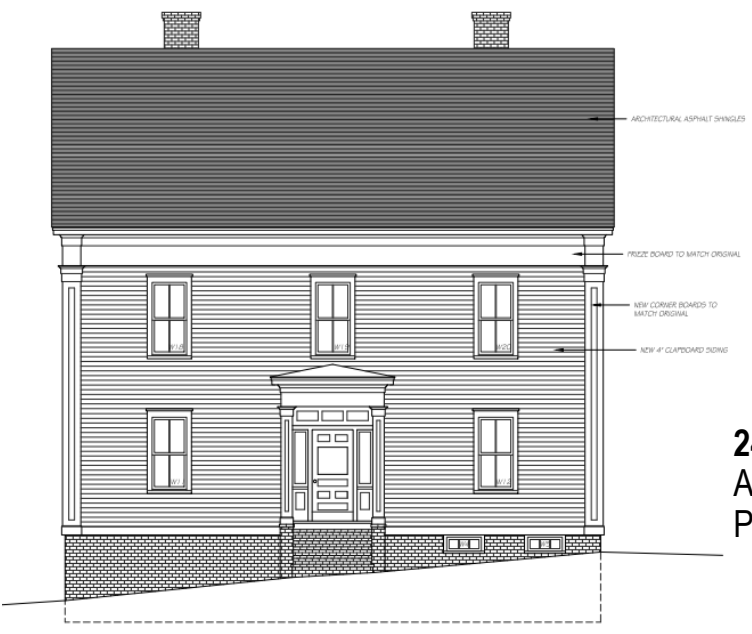
9 Howard Street
Approved by the Historic
Preservation Board



49 St. Lawrence Street
Approved by the Historic Preservation Board



Rear Elevation



Front Elevation

24 St. Lawrence Street
Approved by the Historic
Preservation Board

LANDMARK BUILDINGS

The Historic Preservation Board recommends the designation of two landmark buildings within the district boundaries and six individual buildings that are outside the proposed historic district boundaries (see reverse page).



7 Lafayette Street
Individual Designation



101-107 Congress Street
Individual Designation



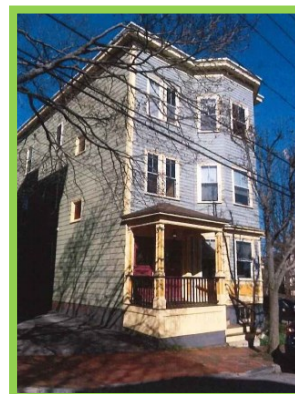
8-12 Montreal Street
Individual Designation



Shailer School
56-60 North Street (1882)
Proposed Landmark located within the boundary of the historic district.



Emerson School
13 Emerson Street (1898)
Proposed Landmark located within the boundary of the historic district.



21 Sheridan Street
Individual Designation



51 Monument Street
Individual Designation



28 Waterville Street
Individual Designation

SIX INDIVIDUAL DESIGNATIONS

The Historic Preservation Board recommends the designation of six individual buildings that are outside the proposed historic district boundaries. In addition to the two individual structures identified for potential landmark designation by the city’s consultant (101 Congress Street and 21 Sheridan Street), four additional structures were nominated for individual designation by their respective owners. The board found all six buildings meet the ordinance’s criteria for individual designation (landmarks) as follows:



Munjoy Block
101-107 Congress Street (1887)
Meets Criteria #1 and #6 under Sec. 14-610 (a), also Sec. 14-611.



William Parks House
28 Waterville (1863)
Meets Criterion #6 under Sec. 14-610 (a), also Sec. 14-611.



51 Monument Street
(mid 19th century)
Meets Criteria #6 under Sec. 14-610 (a), also Sec. 14-611.



Henry Rowe House
7 Lafayette Street (c1849)
Meets Criterion #6 under Sec. 14-610 (a), also Sec. 14-611



Boyhood Home of John Ford
21 Sheridan Street (1903)
Meets Criterion #3 and #6 under Sec. 14-610 (a), also Sec. 14-611



James B. Newell House
8-12 Montreal (1855)
Meets Criterion #6 under Sec. 14-610 (a), also Sec. 14-611

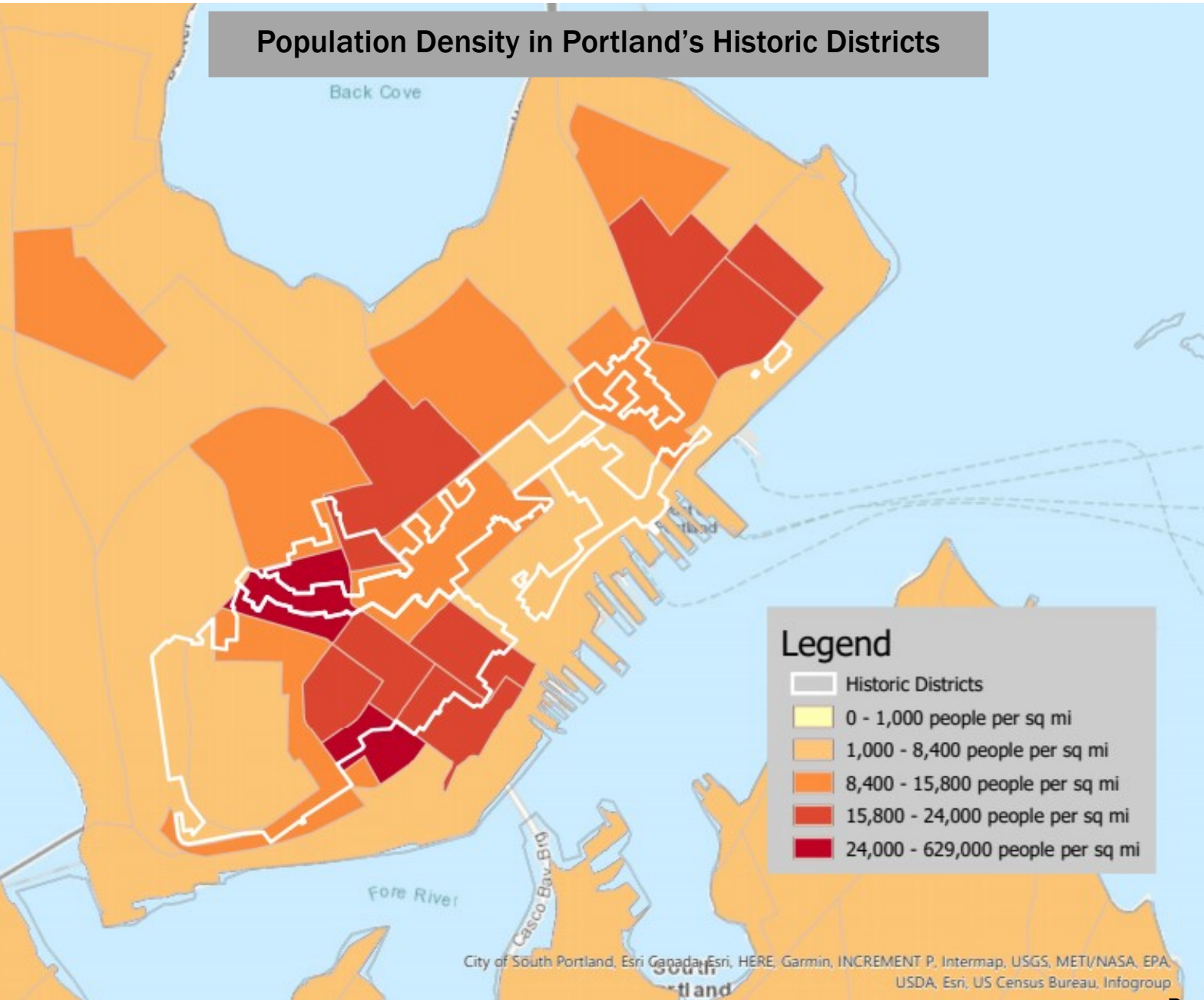


Historic Preservation & Housing Affordability

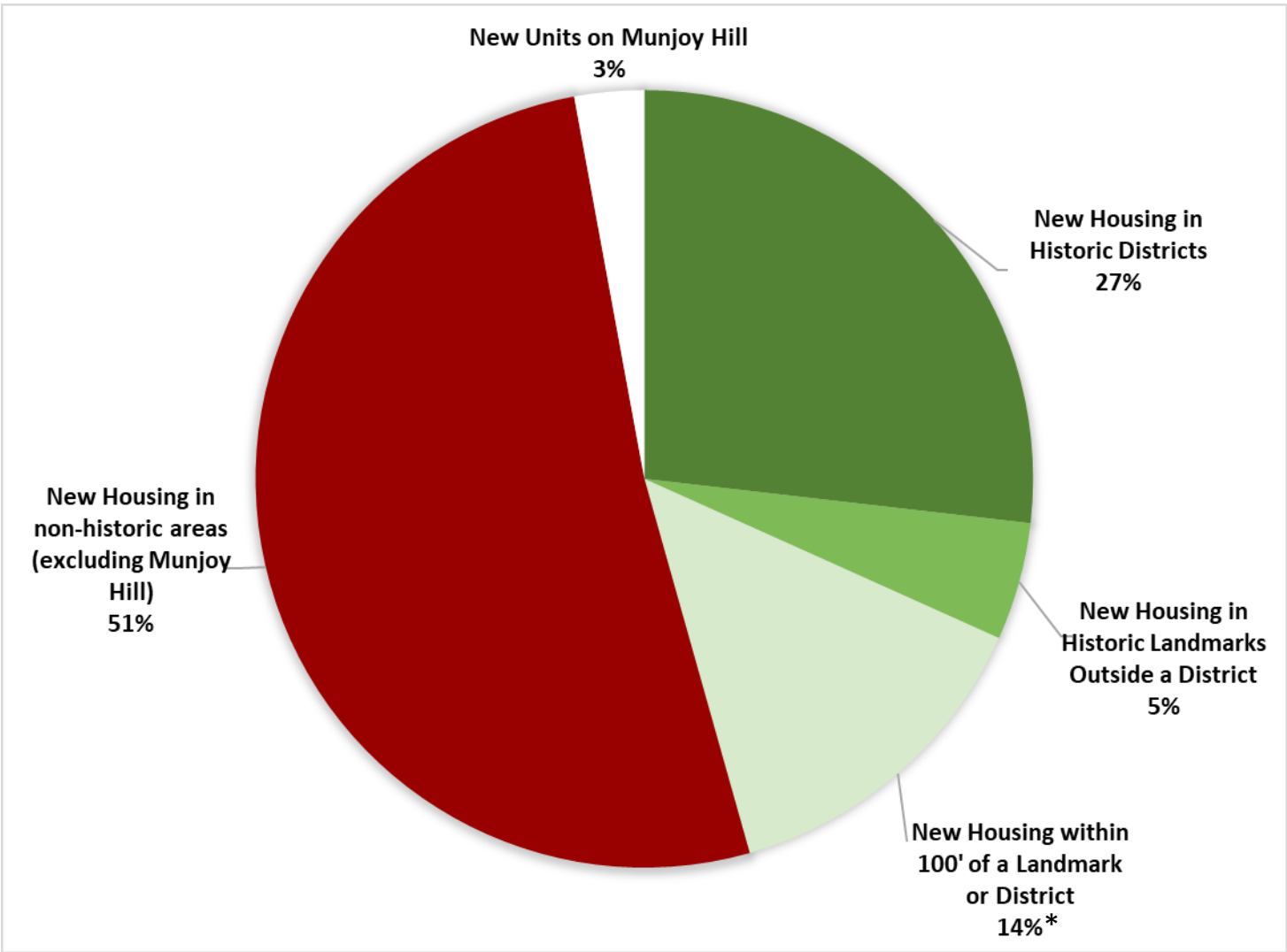
Historic districts are an important strategy for housing affordability

- Building new buildings to rent or sell is expensive unless there are deep subsidies, so older housing stock plays an important role in affordable housing.
- Emerging patterns on Munjoy Hill indicate that affordable units of housing are being replaced with expensive condominiums.

Density is often seen as a synonym for height, but Portland's historic districts are some of the city's densest neighborhoods.



NEW HOUSING UNITS BUILT, UNDER CONSTRUCTION OR APPROVED IN LAST 5 YEARS

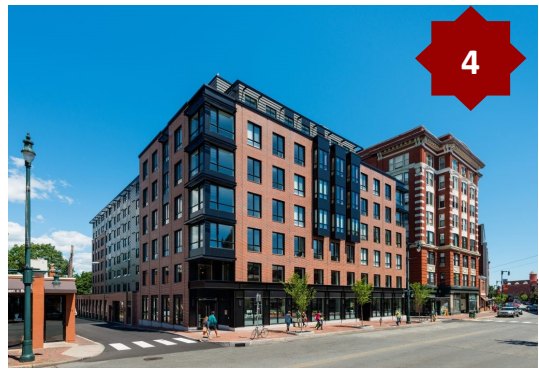


Historic districts help ensure Portland can successfully achieve housing goals by providing housing options for a range of household sizes and incomes, while providing for a balance of healthy change and neighborhood stability.

- Portland's Historic Districts and Individual Landmarks cover 8% of Portland's land area.
- 570 units, or 32% of the approximately 1,797 total units of new housing built or approved in the last five years in Portland, are located in a historic district or individual landmark building.

**An additional 14% of new housing units located within 100' feet of a landmark or historic district were reviewed by the Historic Preservation Board with a recommendation to the Planning Board under city site plan approval requirements.*

482 New Housing Units Built, Under Construction or Approved in Portland's Historic Districts in the Last Five Years



PROJECT			# UNITS
1	443 Congress	Clapp Block	28
2	50 Monument		21
3	40-46 Free		51
4	667 Congress	Hiawatha	139
5	749 Congress		7
6	500 Cumberland	Deering Place	75
7	62 India	Mason Block	29
8	1 Joy Place	One Joy	12
9	17 Carleton		37
10	140 Park	Rosa True School	2
11	66 State		30
12	20 Thames		27
13	5-7 India		24

Support the Munjoy Hill Historic District!

Sarah Hansen <shansen@portlandlandmarks.org>

Nov 9, 2020 11:57 AM

Posted in group: **Planning Board**

Dear Mayor Snyder:

Greater Portland Landmarks strongly supports the Munjoy Hill Historic District and 6 Landmark building designations that you will consider at tonight's City Council workshop and the Public Hearing next week. We encourage you to vote in support of the designations next Monday night.

There have been a number of public informational meetings conducted by staff as well as public workshops, sites-walks and formal public hearings over the last two years. Written and oral public comment at the Historic Preservation and the Planning Board's workshops and Public Hearings has been **overwhelmingly in favor of the historic district designation**. Nearly 80% of these public comments have been in favor of the historic district designation.

The Historic Preservation Board unanimously found the proposed Historic District and proposed landmarks meet the required historic preservation criteria of the City's ordinance, both for historic significance and integrity. A majority of the Planning Board found the proposed Historic District meets historic preservation criteria of the City's ordinance and is consistent with the goals of Portland's Plan 2030.

Historic Preservation is a hugely important facet of the comprehensive plan, but also helps to meet city goals on housing and sustainability. Attached is handout identifying over 400 new units of housing added in Portland's existing historic districts in the last five years, representing over 40% of the new housing units created city-wide.

The proposed Munjoy Hill Historic District will not freeze the neighborhood in time, but instead will manage change within the district's boundaries, while preserving the buildings that help to tell the unique, diverse history of this area of the City.

Thank you for your consideration of our views.

Sincerely,

Sarah Hansen
Executive Director
Greater Portland Landmarks

Julie Larry
Director of Advocacy
Greater Portland Landmarks

Sarah Hansen
Executive Director
Greater Portland Landmarks

93 High Street, Portland, ME 04101

207.774.5561 | shansen@portlandlandmarks.org

portlandlandmarks.org

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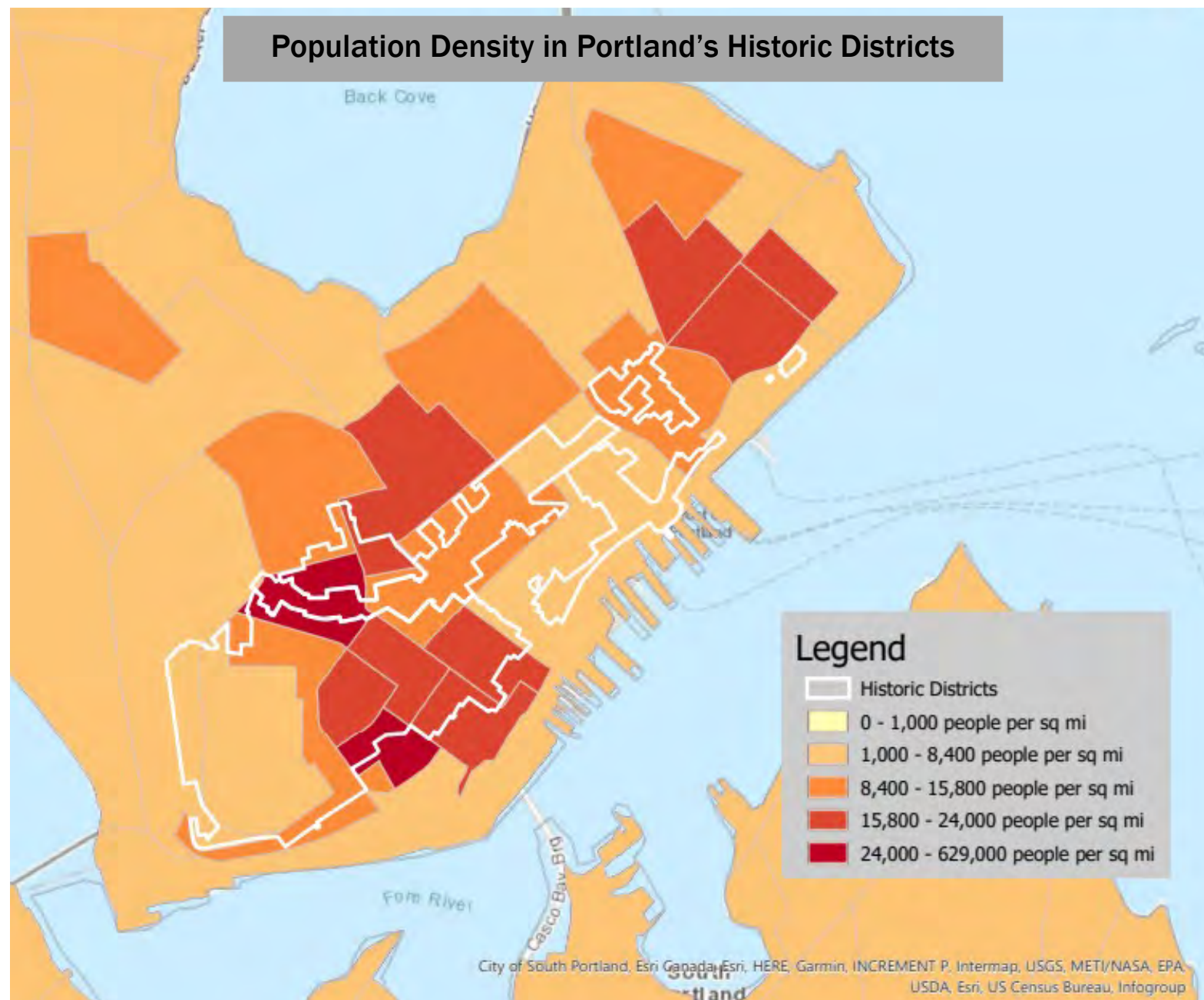


Historic Preservation & Housing Affordability

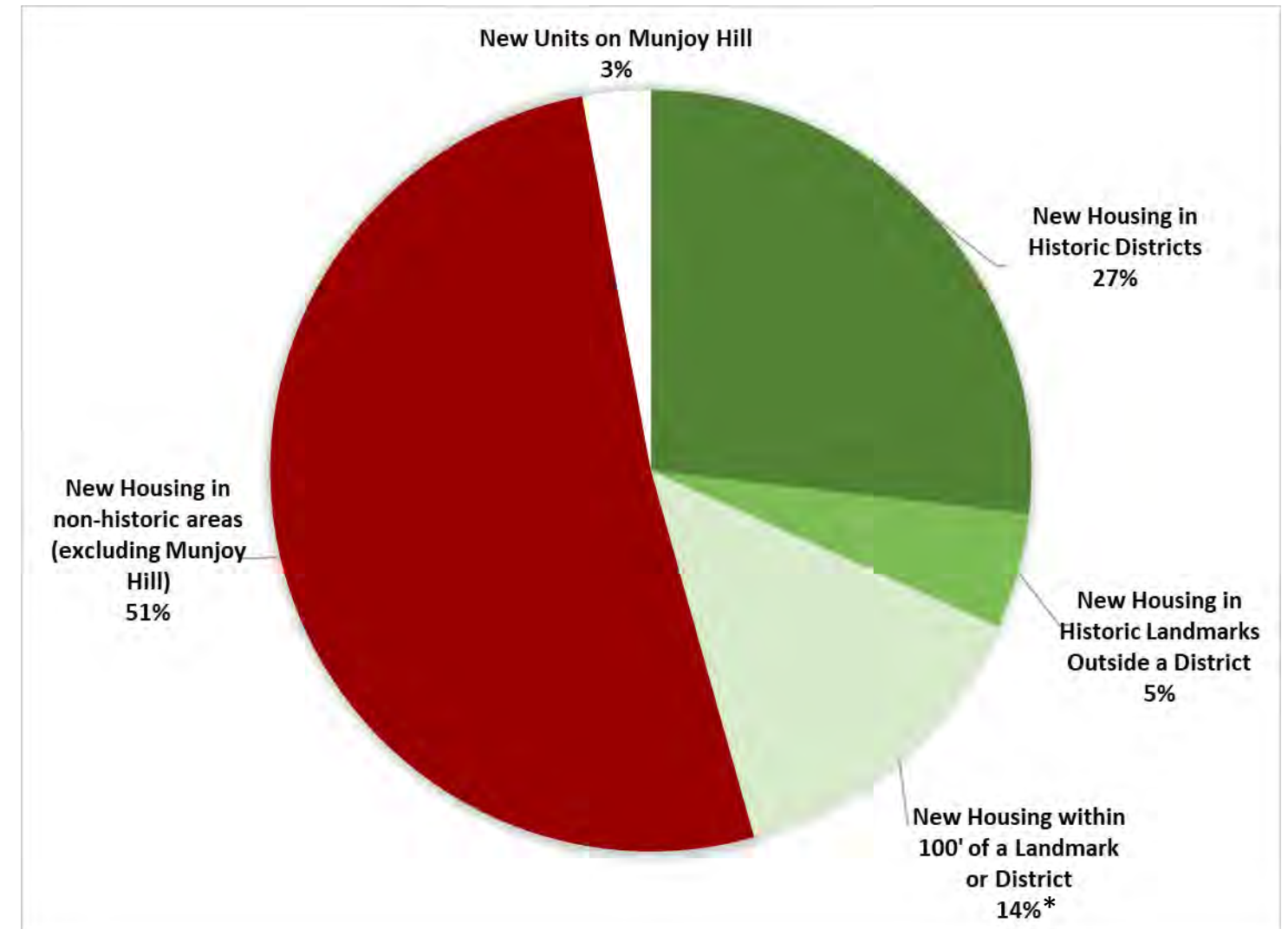
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New housing units built, under construction or approved in last 5 years



Historic districts help ensure Portland can successfully achieve housing goals by providing housing options for a range of household sizes and incomes, while providing for a balance of healthy change and neighborhood stability.

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Munjoy Hill Historic District

s.t.hanson@comcast.net <s.t.hanson@comcast.net>

Nov 9, 2020 1:15 PM

Posted in group: **Planning Board**

Dear Mayor Snyder,

As a former long-time resident and property owner on Munjoy Hill, I was pleased to be the consulting architectural historian who was hired by the City to analyze the historic buildings in the neighborhood and recommend boundaries for a Munjoy Hill Historic District. I lived on Munjoy Hill for many years, first as a rental tenant and later as the owner of a triple-decker on Sheridan Street. For most of those years, I did not own a vehicle and traveled by foot or bicycle. These modes of transportation provided me with the opportunity to get to know my neighborhood very well, which was helpful when I returned to study the district boundary question.

The approach taken to determining boundaries that would provide protection to the greatest concentrations of contributing historic buildings, without including areas with less intact historic fabric, was the same as that taken to determine the boundaries of the Congress Street Historic District in 2009-2010 when I was working in the Portland Planning Department. Since becoming a private sector preservation consultant, I have written or co-written eleven National Register historic district nominations in Maine. The criteria I used in analyzing and evaluating the Munjoy Hill neighborhood for significance and integrity was the same as I used for these National Register nominations.

It has been disappointing to read comments made during the review process that suggest the boundaries of the proposed district as somehow random or "jerry-rigged." Such opinions are ill informed and simply inaccurate.

I have followed the review process for this proposed district in the press since it was first proposed by the Historic Preservation Board. Having seen the dramatic changes occurring in my former neighborhood in recent years, I have been in favor of protecting the special scale and character of The Hill. Portland has done a good job of protecting the neighborhoods containing the historic homes of the upper middle-class and wealthy on the western half of the peninsula. I sincerely hope that the Council will see the civic and cultural value of protecting a portion of this neighborhood that was primarily home to working class and lower-middle class residents historically. To preserve only the homes and stories of the privileged historic residents of the city would be a disservice to the memories of all those whose lives and labor created much of the wealth enjoyed by those who lived on the West End.

Future residents of Portland should be able to experience historic settings that tell the full story of Portland's history – the waterfront that was the foundation of the city's economy; the Old Port, where the business of the city took place in the 18th and 19th centuries and where the post-Great Fire rebuilding created a stunning assemblage of commercial Victorian architecture; Congress Street, the 20th century center of commerce and business as well as the governmental and institutional center of the city; the late 18th and early 19th century homes of the comfortable and well-to-do on and near Park Street and State Street; the homes of the same classes further west and along Deering Street, dating from the late 19th and early 20th centuries; and finally, the homes of the mechanics, laborers, small shop-keepers, dock workers, railroad and steamship porters, and others of the 19th and early 20th centuries on Munjoy Hill.

Sincerely,

Scott Hanson

Please support the Munjoy historic district

Stacy Mitchell <stacyfewmitchell@gmail.com>

Nov 9, 2020 5:32 PM

Posted in group: **Planning Board**

Dear Mayor Snyder and Councilors Ray, Thibodeau, Chong, Costa, Cook, Ali, Mavodones, and Duson,

I write to urge you to support the historic district designation for Munjoy Hill. My husband and I own and live in a 4-unit building at 74 Atlantic Street.

Preserving affordable housing (and with it, the stability of the neighborhood) is a major reason that the district deserves your support. If you don't live/own on the Hill, it can be hard to fully grasp how extreme the underlying financial forces have become and where the neighborhood is headed in the absence of historic designation.

Our 1864 building is an instructive example (it's incorrectly listed as 1890 on the tax rolls). It's in excellent condition and currently provides 4 affordable housing units. Our rents range from \$740 to \$1600, including heat. Our tenants include a house painter, a line cook at a local restaurant, a school librarian, and two USPS letter carriers. All are full-time Portland residents.

The location of our building has become so valuable that if we wanted to maximize our financial return, or we sold it to someone who did, we would tear it down and build a 4-story luxury condo building. (Such as the one around the corner from us at 25 Monument, where the units were sold for \$1-2 million each.)

In other words, our building is worth more torn down than left intact. (I'd be happy to walk you through the math.) This is true for nearly every building on the hill — no matter its condition. **Absent historic preservation, all of the affordable and middle income housing on the Hill will be converted to luxury condos, many with part-time residents.**

That would be a terrible outcome for the neighborhood and the city.

Thank you for reading my note and for your work on this important issue.

My best,
Stacy Mitchell (& Jacob Halpert)

.....
Stacy Mitchell
74 Atlantic Street
Portland, Maine 04101
Tel: (207) 232-3681
.....

Historic District

Stephen Gaal <steve@gaal.com>

Nov 9, 2020 1:40 PM

Posted in group: **Planning Board**

Dear planning board members

Please vote yes on an historic district for Munjoy Hill.

Thank you.

Stephen Gaal
603.651.9183

Please support the Munjoy Hill Historic District!

Ruben Layman <ruben.layman@gmail.com>

Nov 16, 2020 1:07 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you.

Ruben Layman

Yarmouth, ME

Munjoy Hill

Susan Goodby <sgoodby@gmail.com>

Nov 6, 2020 9:16 AM

Posted in group: **Planning Board**

I would like to express my support for making Munjoy Hill an historic district. As nearby neighbors, we frequently walk there and are struck by the feeling of the historic part of San Francisco. These neighborhoods show us a way of life that was and can continue to be a vibrant part of a modern city. Please help to protect it.

Susan Goodby
Portland and Kittery, ME

www.susangoodby.com

Sent from my iPad

Please support the Munjoy Hill Historic District!

Susan Yandell <sueyandell@gmail.com>

Nov 12, 2020 2:10 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

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Please vote to support the district on November 16th. Thank you.

Sue Yandell

Please support the Munjoy Hill Historic District!

Susan Yandell <sueyandell@gmail.com>

Nov 16, 2020 2:50 PM

Posted in group: **Planning Board**

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you.

Support for Historic Designations on Munjoy Hill

Theodore Oldham <toldham@mac.com>

Nov 6, 2020 12:04 PM

Posted in group: **Planning Board**

Dear Mayor Snyder and Councilors Ray, Thibodeau, Costa, Chong, Ali, Mavadones, Cook and Duson:

As an architect and past member for 10 years of Portland's Historic Preservation Board, I would like to encourage you to support the designation of the Munjoy Hill Historic District and six individual Landmarks. An historic district designation allows for alternations and additions to existing buildings within its boundaries and allows professional design review to ensure compatibility of new construction within and adjacent to district boundaries.

These review mechanisms, now with a 30-year track record, have proven to be good tools to manage change within historic districts while preserving the special historic character of these areas and the quality of the neighborhood for our children and grandchildren.

I urge you to support the findings of the Munjoy Hill Historic District designation report as presented and to designate the Munjoy Hill Historic District and the individual Landmark buildings.

Sincerely,

Ted Oldham, Architect

118 Congress Street

Munjoy Hill

Please support the Munjoy Hill Historic District!

Tess Grossi <teg516@gmail.com>

Nov 12, 2020 7:24 PM

Posted in group: **Planning Board**

Tess Grossi
88 Park Street #33
Portland, ME

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City's 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts in the last five years. Portland's historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you.

--
~

Tess
802-345-0846

Munjoy Hill

tica douglas <outlook_A47FC014D47358FB@outlook.com>

Nov 13, 2020 7:36 PM

Posted in group: **Planning Board**

Dear Councilors:

I urge the Council to approve the proposed Munjoy Hill Historic District.

There is no dispute that the Planning Staff has worked tirelessly to craft a well-thought-out proposal. There is no dispute that Munjoy Hill is a valuable historic asset and integral to Portland's identity-- the Observatory says it all. There is no dispute that the Comp Plan favors historic and neighborhood preservation. There is no dispute that Portland residents who have made their voices heard on this issue overwhelmingly favor the Historic District.

I just can't think of good reasons to reject the Planning Staff's proposal. Please vote to approve it!!!

Tica Douglas

11 Munjoy St.

Munjoy Hill Historic District

Timothy Wells <Tim.wells@sjvproperties.com>

Nov 15, 2020 1:49 PM

Posted in group: **Planning Board**

2020 November 13,

Mayor and Councilors,

I am writing to encourage all of you to vote against the proposed Munjoy Hill Historic District. This simply is not the right time to implement Portland's twelfth HD on the Peninsula. Considering the challenges the City faces with housing, economic development, wage growth and the added headwinds of COVID, national political turmoil and the recently passed referendums, it would be best to repeal the Conservation Overlay District and vote against the implementation of the HD at this time. Repealing an historic district is very difficult and unlikely, and there is not any pressing rationale to justify an HD. It can be reconsidered anytime if the situation warrants. The studies conducted for this review will be valid for another decade. The arguments against the HD and Conservation Overlay District are pressing and speaks to where our City is headed in terms of growth, development, diversity, economic and social opportunity, protecting the environment and the quality of our schools.

I support historic preservation and Portland is lucky to have such an excellent organization as Portland Landmarks. Historic preservation is important. It has played an significant role in Portland's renaissance. It is valuable to our society to preserve our history and neighborhoods, filled with character and charm, that could not be easily replicated today. Historic Districts are often a catalyst for economic development and neighborhood renewal. The most successful HDs were implemented 4 or 5 decades ago in neighborhoods that were in decline after so much of the wealthy white flight out of cities and into red-lined suburbs. These neighborhoods were filled with homes that were very well designed and constructed and simply needed some attention and investment to regain their appeal. The quality and uniqueness of these neighborhoods and homes were readily apparent. There was a consistent fabric that cloaked these neighborhoods. The need to, and the value in protecting them was clear. While it was wonderful to save these homes and neighborhoods before they were lost forever it also meant that many homes were lost to people of lower income. I think the City made the right decision in implementing the HDs currently in place. But Munjoy Hill is not the same type of neighborhood. If it were it would have been protected 30 years ago. Portland is not in the same economic or social situation or climate as when those HDs were implemented. The amount of land under protection by Historic Districts in Portland also is not the same. Keeping a proper balance of land allowed to organically evolve versus neighborhoods that are more controlled by the restrictions necessitated in an Historic District and the CDO must be carefully considered. Our shared challenges at this time are different than the time of implementation of the other HDs and this decision must be viewed through a different lens.

The effects of the Conservation Overlay District are instructive. Not one new project*, subject to the new rules of the COD has been permitted or built. I have not been able to verify but I am aware of only one project (new building, not renovation or addition) that has even been before the Planning Board (123 Morning Street) and this was on an empty lot. The other new projects that were submitted were already in architectural and engineering design phases before the Moratorium and the implementation of the COD.

Data provided by the City verifies that submissions for all levels of projects is down by more 64% since the COD was implemented. Again, there has not been a single project for new residences (not renovations or additions but out-of the ground new) that has been submitted and permitted since the COD went into effect. This is a drastic drop off directly attributable to the COD.

The study and house by house inventory conducted for the MH HD identified the areas of the neighborhood that could qualify to be protected under a historic district designation. The studies concluded that the areas not included in the proposed historic district did not meet the standards for protection and these areas should be allowed to evolve within the City's R6 zoning. Regardless of how the City Council decides on the issue of the MH HD there is no justification for continuation of the Conservation Overlay District. Either the areas deemed worth of protection will be protected within a historic district or the City Council will have deemed that it is not appropriate at this time to designate the areas as a historic district. Since the COD is more restrictive than a historic district it doesn't hold up logically

that it should remain in place. The COD was supposed to be a temporary measure to assess a historic district. That has now taken place. It is time to repeal the COD.

Thank you for your consideration.

Best regards,

Tim Wells

YIMBY HD Hill City Council

Tim Wells (via Google Docs) <welmaurya@gmail.com>

Nov 16, 2020 9:11 AM

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

welmaurya@gmail.com has attached the following document:



YIMBY HD Hill City Council

Snapshot of the item below:



YIMBY Portland is writing this letter to offer some different perspectives on the consideration of implementing a Historic District on Munjoy Hill prior tonight's vote by the City Council. This is a permanent and very consequential decision that will impact residents for generations to follow.

Our city is rich in history and YIMBY Portland celebrates this aspect of our great city. As strong supporters of historic preservation, we applaud the over eighty National Historic sites we have in place.

Over the last ten years, the pace of change and investment happening on Munjoy Hill is quite different and more significant than any current residents have experienced. Munjoy Hill was at a point that it needed investment. As a result, there has been concern from residents and a subsequent series of responses from the city: first a moratorium, followed by the Conservation District Overlay, and now the Historic District. At this stage, it is important for the city to carefully consider the effects of a Historic District on the neighborhood and the implications for the city's broader housing, related mobility and climate change goals.

It is clear from Portland's 2019 Housing Report that the City is suffering from a housing shortage. This lack of housing is stifling population growth, displacing long-time residents, and inhibiting businesses from finding workers. Some key data points from the Report highlight the lack of affordability of housing in Portland:

- The City's Comprehensive Plan Goal is for 75% of employees in Portland to be able to live in Portland.
- Per MaineHousing, to purchase the median priced home in Portland of \$316,000, a household would need an income of \$102,173, which is almost double the actual Portland median income of \$51,799.
- 20% of the population are low-income households. Of note, 56% of Portland households are renter occupied (earning less than \$35,000 per year) while 44% are owner occupied
- Adding to this situation is the fact that 54% of Portland's housing stock was built pre-1950, which is the riskiest housing for lead hazards & are more expensive to maintain and heat
- HUD estimates that to achieve a balanced market of demand and supply within Portland/SoPO markets requires 7,200 new housing units by 2021 (5,525 units of ownership and 1,675 rental units)
- Population on Munjoy Hill is at the lowest point in more than 80 years despite having more housing units

While the City Council has cited the housing crisis as their top priority, increasing housing supply and affordability is a complex and challenging endeavour. Prior measures have produced limited results. Inclusionary Zoning yielded a total of 6 units in the past 4 years and increases

limited results. Inclusionary zoning yielded a total of 0 units in the past 4 years and increases the cost of unsubsidized housing. Work on the ReCode represents the city's greatest potential to enable more housing, but the current process is slow and may take ten years before the new zoning is adopted.

Considering that recent efforts to promote housing have had a negligible effect, we should be very cautious of any policy that could negatively affect the production of housing. We encourage the city to fully consider the effects of the Historic District on housing values, rents, maintenance, and sales and how these would impact our current housing crisis.

While the trade-off can make sense for certain neighborhoods, Historic Districts increase the costs of making improvements to properties. The process, regulatory complexity, and increased costs, can inhibit residents from being able to afford repairs, additions, and other improvements. Historic Districts can also make it harder and more costly to develop new housing, through more restrictive and subjective contextual rules. Such obstacles do not increase the availability of 'missing middle' affordable housing. The good news is that many homes on Munjoy Hill have been in place for 100+ years and most are now in very good condition.

Since 2013 twenty-one houses have been demolished, three since the Moratorium was put into place, which translates to 200+ years for the replacement of houses on Munjoy Hill. The majority of these homes were beyond saving and this rate of demolitions will not persist. This rate of change is not excessive and suggests proper management by the Planning Board.

Additionally, many of the implemented zoning changes included in the Conservation District Overlay do not align with stated City goals. Many provisions seem to accomplish the opposite of stated concerns in regards to new construction such as improving the quality and diversity of design, maintaining the neighborhoods' current build pattern and encouraging more sustainable, green building.

For those supportive of the Historic District on the Hill, we understand change can be disruptive. However, there are ways to manage change while still allowing for the city to increase the supply of a diverse range of affordable housing options. We look forward to the City accelerating the work of ReCode and exploring other creative policies to address our city's housing needs to strengthen existing neighborhoods.

We reiterate that we strongly support historic preservation and acknowledge that it has and can serve a very important role in Portland. However, at this time, a 12th District spanning across most of Munjoy Hill would be a vote against housing affordability, housing choice, increased diversity, a stronger economy, a less auto dependent city, fighting climate change and developing a vibrant workforce that lives where it works.

We believe historic preservation is strongest when it is used appropriately and as intended. Historic Districts have been used in other communities to limit development.

At the 2011 Fitch Forum, then Landmarks Commissioner of New York City, Margery Perlmutter said, "I have seen how community activists use historic preservation as a way to limit development. That's not what historic preservation is for, that's called zoning. What I'm seeing more and more, which I think is a very unfortunate trend in sort of the historic preservation movement...is that people will see that designating a Historic District or designating a building can actually be a speedier way to eliminating a development possibility than convincing the City Planning Commission that it would be a wise planning move."

Thank you for your consideration.

YIMBYPortlandME

For those unfamiliar with us, our mission is to support people, policies, and initiatives that promote economic and social prosperity for all residents of the City of Portland. With our current housing crisis, we feel obligated to publicly discuss this topic in a manner aligned with our purpose.

Zack Barowitz

Wendy Cherubini

Timothy Wells

Kara Willbur

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because w elmaurya@gmail.com shared a document with you from Google Docs.



Munjoy Hill historic district concerns

Travis Agaman <index207@gmail.com>

Nov 8, 2020 1:21 PM

Posted in group: **Planning Board**

To the City Council and the Planning Board of the city of Portland,

I am writing to you today to strongly advise voting against the proposed Munjoy Hill historic district. The following are just a few of my serious concerns over the proposal.

Young people and future generations don't want "windows of a certain old-timey style" or "siding cut to certain old-timey dimensions". They just want to be able to live in this city *at all*. They want to be part of a vibrant, living city not a mummified husk of yesteryear's aesthetics. As a working class resident of Portland, and someone under the age of 40 I have watched this city turn its back on young people and drive them away. Yet another historic district proposal is a strong statement of "go elsewhere, this is just for rich retirees".

This process has been wasteful and one-sided. The small crowd that consistently attended the meetings on this subject represent only a specific demographic: white people over 50 years old, retired, with money to burn, fear for their property values, and no concern for the impact on their neighbors. Those 30-35 attendees may enthusiastically support the historic district however they represent a fraction of residents of the hill and do not speak for the rest of us.

Yes, historic districts cost more for residents (including renters). The quote to re-side our home with approved "historic" siding is \$35,000 (twice the cost of a non-historic option). That is more money than I earn in an entire year of working, *before tax*. That siding will then be comparatively fragile and require constant maintenance and painting, drastically increasing the cost over time. If other people can afford that, great for them. But stop trying to crush the rest of us under these excessive burdens. It is unethical to pass regulations like this just so that the neighborhood can be "cute".

The Historic Preservation Board did not prove these buildings are historic, only that some of them are old. "Historic" and "Old" are not the same thing. "Old" is not enough reason to burden us with preservation. Everyone understands that we should preserve the Wadsworth-Longfellow House and the Portland Observatory. Dozens and dozens of cookie-cutter 3-story apartment buildings hold no significance in this city or the state of Maine. There are more important issues to address than this.

The Historic Preservation Board is using underhanded phrasing techniques to ban solar panels. At a time when we need MORE solar panels and MORE Green housing options, the HPB has used sneaky phrasing in the proposal that would ban installation of solar panels while saying "it's not a ban".

The recent ballot initiatives passing - against the wishes of the City Council - speaks volumes about what Portland residents want. It is time to pay very, very close attention to that. The City Council has ignored the cries of citizens for more housing, affordable housing, and equitable housing. We had to take it into our own hands. The City Council needs to serve all the residents of Portland, not just a few old, rich people concerned with property values. Stop the historic district overlay here and now.

Thank you for your time and consideration,
Travis Agaman
8 Emerson Street, Portland

Munjoy Hill Historic District Designation

w.valzania@munjoyhill.org <w.valzania@munjoyhill.org>

Nov 6, 2020 7:14 AM

Posted in group: **Planning Board**

Greetings Mayor Snyder and Councilors Ray, Thibodeau, Ali, Mavodones, Costa, Cook, Chong, and Duson:

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 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

www.facebook.com/MunjoyHillNeighborhoodOrganization

Join Us !! www.MunjoyHill.org



Munjoy Hill Historic District Designation

Wayne@redhookdesignalliance.com <Wayne@redhookdesignalliance.com>

Sat, Nov 7, 2020 at 8:16 AM

To: planningboard@portlandmaine.gov, ksnyder@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, nmm@portlandmaine.gov, pali@portlandmaine.gov, jcosta@portlandmaine.gov, kcook@portlandmaine.gov, tchong@portlandmaine.gov, jduson@portlandmaine.gov

Cc: Wayne@redhookdesignalliance.com

Mayor Snyder and Councilors Ray, Thibodeau, Ali, Mavodones, Costa, Cook, Chong, and Duson:

I am writing in support of the Historic District designation as proposed for Munjoy Hill by the Historic Preservation Board, as well as the designation of several individual landmarks also recommended by them.

Munjoy Hill represents a remarkably intact example of working-class residential architecture of the 19th and early 20th century. The collection of wood frame houses on small lots found on Munjoy Hill streets has survived past economic trends and contributes greatly to the preservation of historic New England architecture. Further it presents a sense of place and a quality of life that is treasured by those of us living here, as well as tourists who visit, providing financial support for our local businesses. Visitors come here to experience the natural beauty of our location in coastal Maine, and the peaceful sense of time past.

I also believe it will help stabilize our neighborhood character, and protect existing affordable housing. A walk or drive through the proposed Historic District will reveal many multi-family homes which blend with the neighborhoods, and, as they are pre-existing, typically have more affordable rents. They provide a neighborhood coziness that is typical of aged in place neighborhoods.

I feel that 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. 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. I urge you to support the recommendation from the Historic Preservation Board.

Regards,

Wayne Valzania

27 Merrill Street

Portland, ME 04101

Please support the Munjoy Hill Historic District!

William Harding <whardingmd@gmail.com>

Nov 12, 2020 2:48 PM

Posted in group: **Planning Board**

Dear Mayor Snyder and City Councilors,

Attached at the bottom of this email is the script which the Portland Landmarks organization wants those on their mailing list to send to you.

Because I joined Portland Landmarks, and made a financial contribution, I am on their mailing list and have received multiple emails urging me to support the proposed district—and urging me write to you.

I do support the idea of this district. However, I am disappointed that the Abyssinian Meeting House and immediate vicinity has been excluded. The explanation that I received when I asked the question at a lecture by Portland Landmarks: it had been a “choice” by those in the Abyssinian neighborhood to be excluded from an historic neighborhood; and that the Abyssinian Meeting House “belonged to a different neighborhood”.

These explanations seem to be the same explanations used for hundreds of years to exclude African Americans—“it’s their choice” to be excluded and “they don’t belong”.

If the Abyssinian Meeting House “belongs” to a different neighborhood, then it, too, deserves the same attention, protections, and designation of an historic neighborhood.

In my opinion, the Portland Landmarks organization needs to devote more thought and attention to this neglected and very important historical area of Portland—and perhaps this is the opportunity to turn their attention away from Munjoy Hill unless and until this issue is more fully explored and resolved.

The history of slavery in Maine, and the history of African Americans in Maine, has been ignored too long. “Lives of Consequence” by Patricia Q. Wall should be required reading before a vote is taken.

Thank you for your attention.

William Harding
150 Middle Street 3i
Portland, ME 04101

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. The district will protect those properties that reflect the unique history of the hill and its residents for the last 180 years, including immigrants from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean. The district will also support sustainability and affordable housing goals established in the City’s 2017 comprehensive plan.

Hundreds of units of affordable housing, as well as new market rate units, have been built in Portland’s existing historic districts in the last five years. Portland’s historic districts provide access to federal and state Historic Tax Credits, significant funding for challenging housing projects. Reusing and improving our existing building stock will also significantly help meet our goals to cut carbon emissions, reducing the need for the manufacture and transportation of new building materials - as well as reducing the amount of building demolition materials that enter our waste stream.

Please vote to support the district on November 16th. Thank you.

Sent from my iPhone

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.

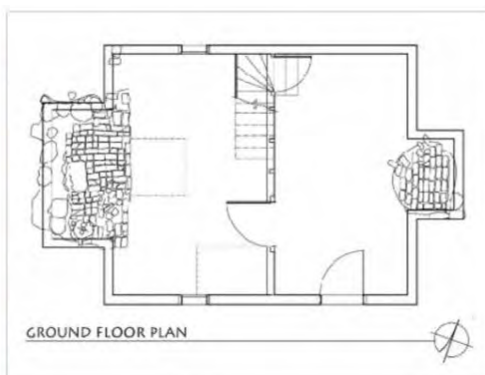
In alignment, Portland's 2030 Plan states the city should be Equitable, as one of its priorities and principles. However, adding another Historic District does not align with those principles. As evidence, please read the attached article drafted by a Preservationist with over 30 years experience.

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

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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 the 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, its 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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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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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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DISCUSSION:

Isn't this a problem in all fields of practice, not just Preservation?

Â 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.Â 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.Â **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.Â 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.

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

Â

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

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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How can Preservation build a system of seeing without pictures?

As Preservationists, *We Must Do Better.*

Twisted Preservation

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POSTED IN FRANK VAGNONE | 9 COMMENTS |

[← The Usefulness of Things](#)

[One-night Stand: Burying the Lead →](#)

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

[Reply](#)



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 pamětkově pÅĚ 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 <cthortonlee@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.

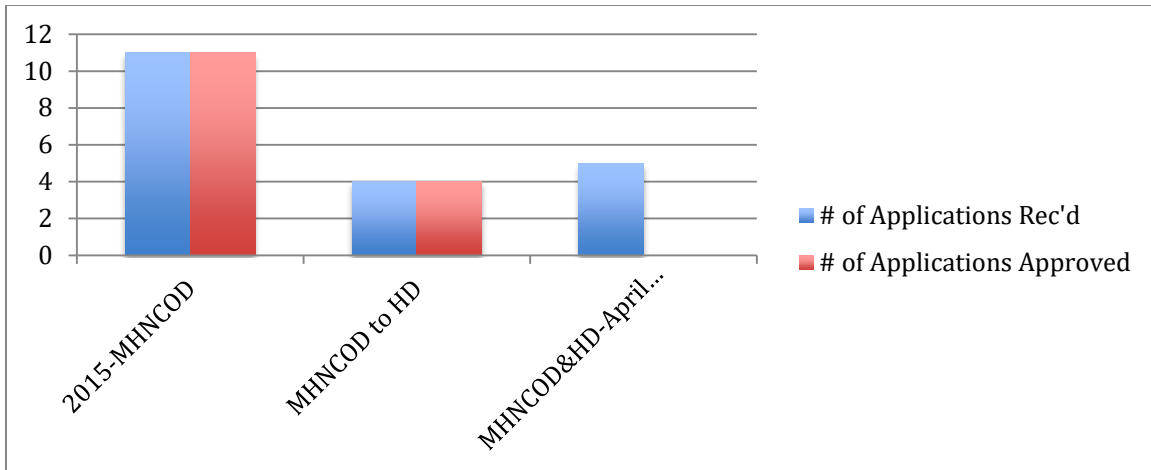
1. **Legal notice was not given to, at least, 56 property owners** in the proposed area. One property owner raised this issue during the last public PB meeting. Staff admitted on the record that an issue existed in May/June of 2019 thru Jan 2020 but did not research further. Upon pulling all sales records 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.

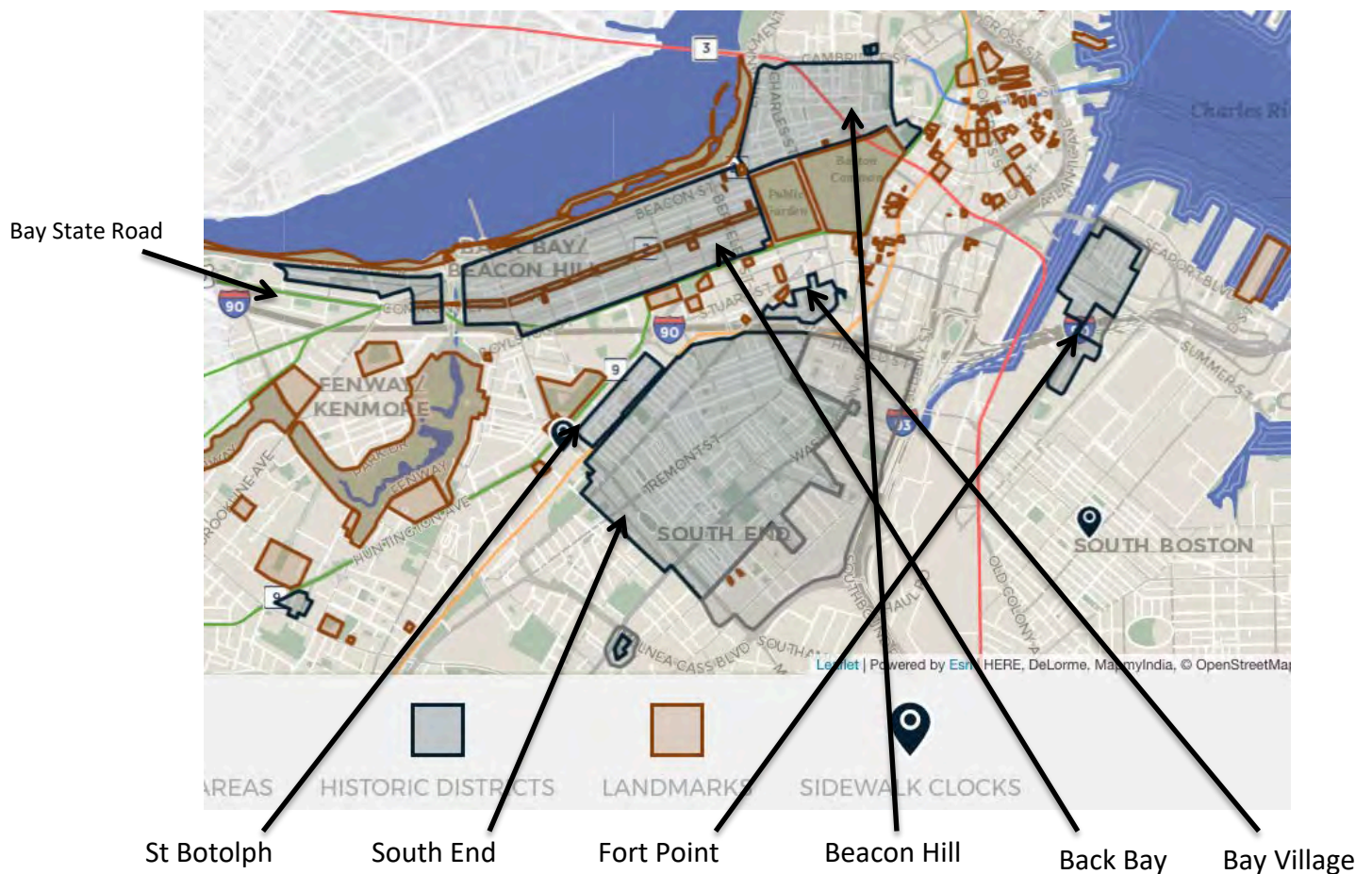
Address: 43 St. Lawrence
Approximate/Documented Date of Building: Unknown
Surveyed: 8/17/2018
Historic Name: Unknown
Contributing or Noncontributing: Contributing



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
FAX 603-271-3433
preservation@dcr.nh.gov

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.

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>
Posted in group: **Planning Board**

Jul 17, 2020 8:06 AM

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](https://twitter.com/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

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--
Joe Walsh
Founder & CEO

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[Portland, ME 04103](#)

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Please consider the environment before printing this email

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

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

Permanently pay for vital conservation fund

Rein in Cumberland's proposed building, paving spree

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

Christopher Akerlind

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MEETINGHOUSE

EDITORIALS

LETTERS

MAINE VOICES

BILL NEMITZ

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Meetinghouse

A new Opinion feature that aims to build community and entertain.

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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 Hill 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.

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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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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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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								
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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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	-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		
	-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		
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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		
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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

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 <kcapon1@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?"

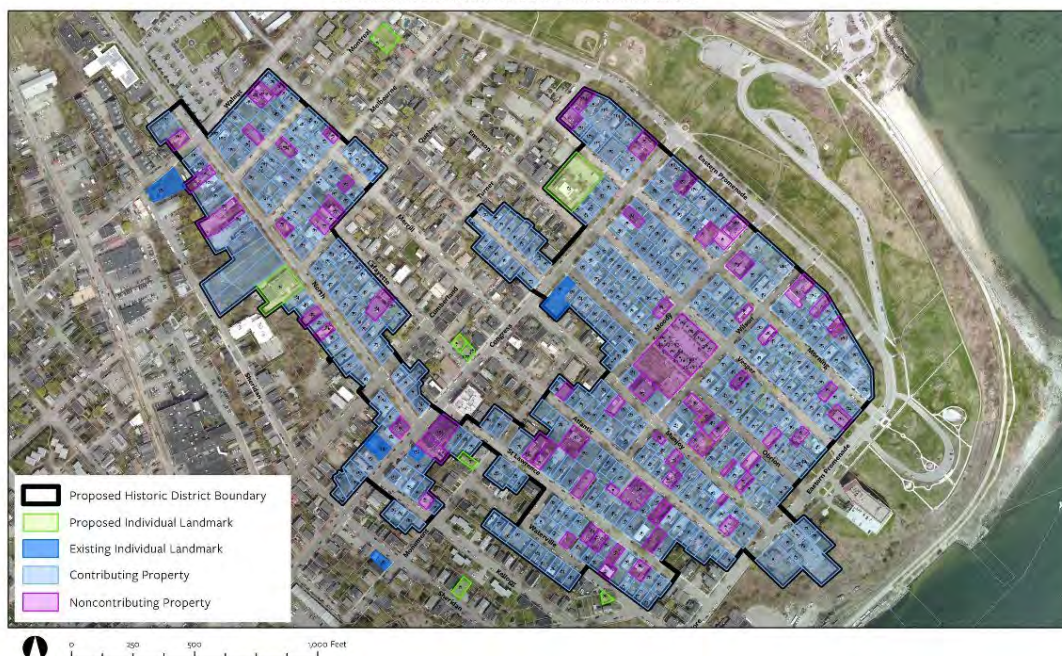
Would MHNO be willing to accept having a homeless shelter in their Historic District?

Kenneth A. Capron, ret. CPA, MCSE**1375 Forest Avenue D-11****Portland, Maine 04103****Phone: 207-797-7891****Email: kcapon1@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



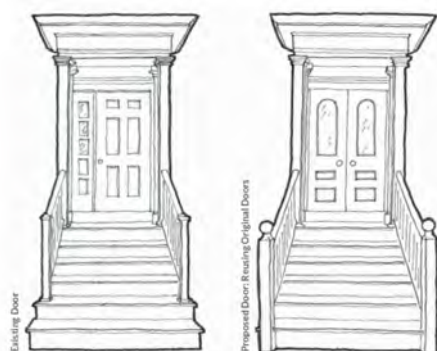
Portland's Planning Board will reconvene its public hearing on the proposed Munjoy Hill Local Historic District on **Tuesday, August 11**. The public hearing was tabled at a March meeting just before city meetings were canceled due to the COVID-19 pandemic.

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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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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	-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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#	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						

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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 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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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						
	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	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 the only way to see the buildings when 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

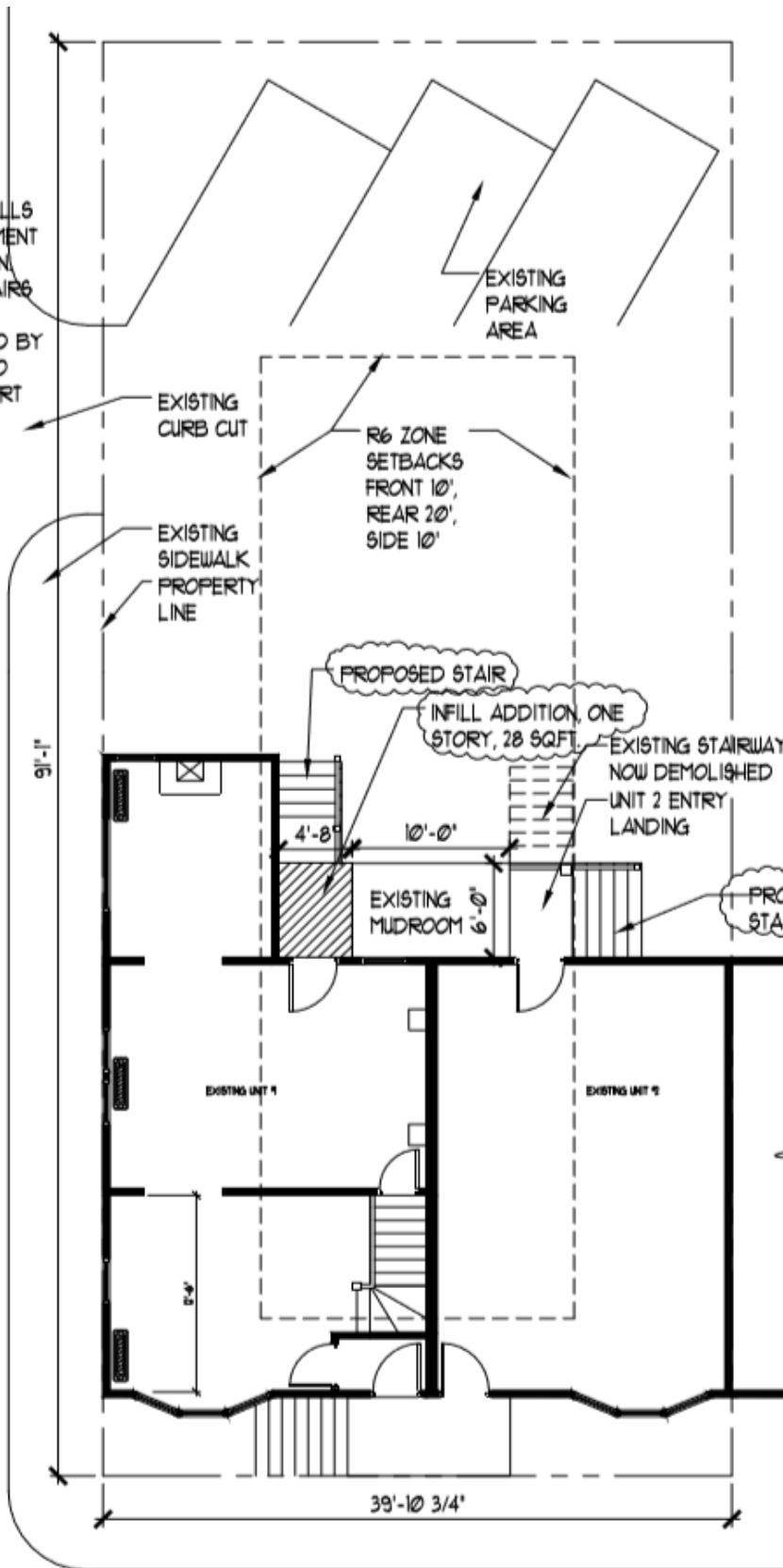


-  Proposed Historic District Boundary
-  Proposed Individual Landmark
-  Existing Individual Landmark
-  Contributing Property
-  Noncontributing Property

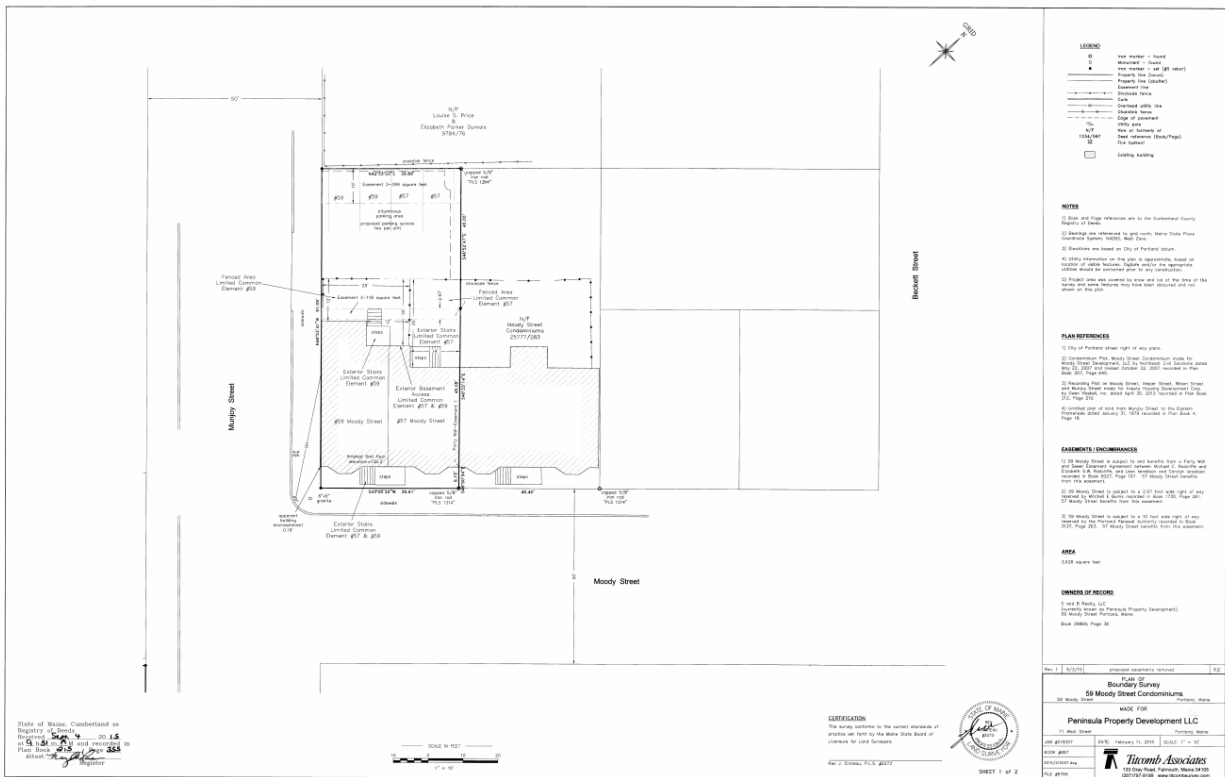
[illegible]

NEW WALLS
I. BASEMENT
LOCATION
ING STAIRS
AND
PLISHED BY
IMING TO
L. A SKIRT
R TO
HOWN.

MUNJOY STREET



MOODY STREET



LEGEND

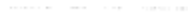
	Iron marker - found
	Monument - found
	Iron marker - set (#5 rebar)
	Property line (locus)
	Property line (abutter)
	Easement line
	Stockade fence
	Curb
	Overhead utility line
	Chainlink fence
	Edge of pavement
	Utility pole
N/F	Now or formerly of
1234/567	Deed reference (Book/Page)
	Fire hydrant
	Existing 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 blackberries 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 basketball 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 Ginkgo 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 Seder, 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 Connells 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 people's 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													
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	-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		
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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							

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

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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								
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.										
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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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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 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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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 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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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.		

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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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

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PB Workshop-03/10/2020	PC78	Debra Pressier	X		25 Fore St.	X	X		PC21	Ann Mangelonello		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 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

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.**

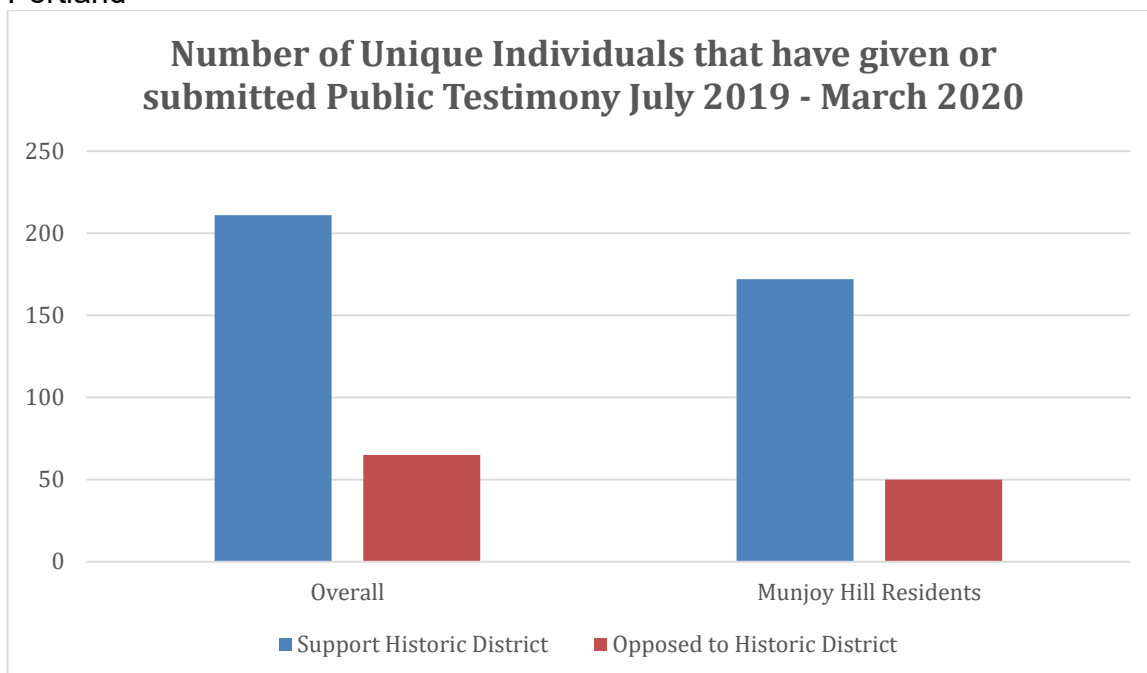
The statements below draw from testimony offered at the Planning Board's Pubic Hearing on March 10. They are representative of the comments offered and illustrate:

- **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

--

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