

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER THIBODEAU (2)
TAE Y. CHONG (3)
ANDREW J. ZARRO (4)

MARK N. DION (5)
APRIL FOURNIER (A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR. (A/L)

REMOTE CITY COUNCIL MEETING - FEBRUARY 1, 2021

The Portland City Council will hold a City Council Meeting remotely using Zoom. The Honorable Kate Snyder, Mayor, will preside.

ZOOM INFORMATION:

The Portland City Council will hold a meeting on Monday, February 1, 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. If you are not able to attend live, a recording will be uploaded to portlandmaine.gov/livestream the next day. For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89247930118?pwd=aG1VRzI0R3BlcThMd3pxTXI4L1lFUT09>

Passcode: 454677

Or iPhone one-tap :

US: +19292056099,,89247930118#,,,*,454677# or
+13017158592,,89247930118#,,,*,454677#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or
+1 253 215 8782 or +1 346 248 7799

Webinar ID: 892 4793 0118

Passcode: 454677

International numbers available: <https://us02web.zoom.us/j/89247930118>

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ANNOUNCEMENTS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

Approval of the draft City Council January 20, 2021 meeting minutes

PROCLAMATIONS:

Proc 8-20/21 In Recognition of Black History Month - Sponsored by Kate Snyder, Mayor

Proc 9-20/21 Condemning LGBTQ Hate Crimes and Affirming Protection from Discrimination for LGBTQ Residents - Sponsored by Kate Snyder, Mayor

COMMUNICATIONS:

Com 24-20/21 A communication regarding the City of Portland's intent to intervene in PUC Docket 2011-00138: Central Maine Power Company Request for Approval of Non-Transmission Alternative (NTA) Pilot Projects for the Mid-Coast and Portland Areas - Sponsored by Jon P. Jennings, City Manager

Communication of the City's intent to intercede in PUC Docket 2011-00138 regarding Central Maine Power's request for approval to implement non-transmission alternatives for system reliability.

As a communication this item requires no public comment or formal Council action

Com 25-20/21 A communication on the renaming of City Hall's Room 24 in honor of Clifford "Kippy" Richardson - Sponsored by Jon P. Jennings, City Manager

At the recommendation of Councilor Pious Ali and with the support of the City Council and Mayor, the City Manager is renaming Room 24 in City Hall the "Clifford 'Kippy' Richardson Room" in honor of Clifford Richardson, the first black man to be elected to a municipal office in Portland.

In 1971, Mr. Richardson was elected to a seat on the school committee. After two terms on the school committee, he won a seat in 1976 representing District 3 on the Portland City Council. He served another term on the school committee from 1986-89.

As a communication this item requires no public comment or formal Council action.

UNFINISHED BUSINESS:

Order 126-20/21 Designating Munjoy Hill Historic District and Amending the Map of Historic Districts - Sponsored by the Planning Board, Brandon Mazer, Chair

On August 11, 2020, the Planning Board voted 4-3 to recommend designation of a portion of the Munjoy Hill neighborhood as a local historic district subject to the provisions of Portland's historic preservation ordinance as shown on the attached map. 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. The Planning Board's deliberations and recommendation were pursuant to the unanimous recommendation of the Historic Preservation Board on November 20, 2019. The Historic Preservation Board also voted on 11/20/19 to recommend to the Council that the historic structures at 101-107 Congress, 7 Lafayette, 8-12 Montreal, 51 Monument, 21 Sheridan, and 28 Waterville be individually designated as local landmarks given their location outside the boundary of the contiguous historic district. (The Planning Board did not review the proposed landmark designations because unlike the designation review process for historic districts, recommendations for landmark designation are forwarded directly from the Historic Preservation Board to the Council.)

Two amendments, 1 and 2, sponsored by Mayor Kate Snyder that divide the order into one designating the district and another designating individual landmarks are in the back up material. An amendment 3 removing 21 Sheridan Street is also in the back up material, offered because of a noticing issue.

This item must be read on two separate days. It received its first reading on November 9, 2020. At the November 16, 2020 meeting, this item was postponed to this meeting. Five affirmative votes are required for passage after public comment.

Order 153-20/21 Approving "Modification Two" of the Agreement between the Maine Department of Transportation and the City of Portland Re: Congress Street Traffic Lights - Sponsored by Jon P. Jennings, City Manager

In February 2019, the City and State agreed to implement upgrades to traffic signals on Congress Street (between Stevens Avenue and Fore River Parkway) as a "Locally Administered Project", in which the City administers the project and the State helps to fund it.

Since the agreement was signed in February 2019, costs associated with the project have increased significantly. As a result, this modified agreement represents an increase in the amount of funding provided locally and by the State (referred to as "Modification Two" in the agreement).

The fiscal note, included in the backup materials for this item, has been updated to reflect a new impact formula. As a result, the annual fiscal impact of this project is now estimated at \$42,560 (versus \$46,504, as estimated in the original fiscal impact note).

This item must be read on two separate days. It received its first reading on January 4, 2021. On January 20, 2021, the item was postponed until February 1, 2021.

Five affirmative votes are required for passage after public comment.

Order 159-20/21 Traffic Schedule Amendment Re: No Parking West Side of Linden Street - Sponsored by Jon P. Jennings, City Manager

In August 2020, residents of Linden Street petitioned the City to prohibit parking on the west side of the street.

The petition, which is signed by one member from at least 60% of households that front on Linden Street, was verified by the City Manager's Office on August 18, 2020.

On October 21, 2020, the Sustainability & Transportation Committee unanimously voted to recommend the request be considered by the full Council body (3-0).

The reason provided by petitioners for their request is that the narrow street is unable to safely allow for parking on both sides of the street.

Staff supports petitioners' request. Linden Street is at most 25 feet wide, and traffic travels along it in both directions. Emergency vehicle access and snow removal operations will be greatly improved if parking is permitted on just one side of the street.

This item must be read on two separate days. It received its first reading on January 20, 2021. Staff is requesting emergency passage to assist with winter plowing operations. Seven affirmative votes are required for passage as an emergency after public comment.

Order 160-20/21 Traffic Schedule Amendment Re: No Parking on the West Side of Cottage Street - Sponsored by Jon P. Jennings, City Manager

In August 2020, residents of Cottage Street petitioned the City to prohibit parking on the west side of the street.

The petition, which is signed by one member from at least 60% of households that front on Cottage Street, was verified by the City Manager's Office on August 12, 2020.

On August 26, 2020, the Sustainability & Transportation Committee unanimously voted to recommend the request be considered by the full Council body (3-0).

The reason provided by petitioners for their request is that the narrow street is unable to safely allow for parking on both sides of the street.

Staff supports petitioners' request. Cottage Street is at most 25 feet wide, and traffic travels along it in both directions. Emergency vehicle access and snow removal operations will be greatly improved if parking is permitted on just one side of the street.

This item must be read on two separate days. It received its first reading on January 20, 2021. Staff is requesting emergency passage to assist with winter plowing operations. Seven affirmative votes are required for passage as an emergency after public comment.

ORDERS:

Order 161-20/21 Approving a Net Energy Billing Agreement between the Central Maine Power Company and the City of Portland - Sponsored by Jon P. Jennings, City Manager

The order approves a net energy billing agreement with Central Maine Power that amends the list of electricity accounts that receive bill credits for energy produced at the Ocean Avenue Solar array and the Riverside Golf Course array. It also authorizes the City Manager to sign the agreement.

Five affirmative votes are required for passage after public comment.

Order 162-20/21 Approving a Live Streaming Agreement between Live Barn Inc. and the City of Portland for the Troubh Ice Arena - Sponsored by Jon P. Jennings, City Manager

This item approves an agreement with LiveBarn, Inc., for the City of Portland's Troubh Ice Arena, that provides a subscription based streaming service for Troubh guests and clients to utilize.

Five affirmative votes are required for passage after public comment.

AMENDMENTS:

Order 163-20/21 Amendment to Portland City Code, Chapter 14 Re: Self-Storage Conditional Use in B-3 Downtown Business Zone - Sponsored by the Portland Planning Board, Brandon Mazer, Chair

At a public hearing on December 15 2020, the Planning Board unanimously found (5-0; 2 recused) that the proposed zoning text amendment (self-storage as a conditional use) is consistent with the Comprehensive Plan for the City of Portland.

NewHeight Redfern LLC seeks a text amendment to the B-3 Downtown Business Zone. The proposed text amendment would add self-storage as a conditional use to the B-3 zone.

The applicant seeks to pursue a large, mixed use development on the Mercy Hospital campus, including congregate care and intermediate care facilities. The adaptive reuse of the existing buildings includes the proposal to incorporate a self-storage use. While the B-3 downtown business zone allows high density multifamily housing, it does not permit intermediate care facilities or self-storage.

This item must be read on two separate days. This is its first reading.

Order 164-20/21 Amendment to Zoning Map Re: R-6 to B-3 at 148 State Street - Sponsored by the Portland Planning Board, Brandon Mazer, Chair

At a public hearing on December 15 2020, the Planning Board unanimously found (5-0; 2 recused) that proposed zoning map amendment (from R-6 to B-3) is consistent with the Comprehensive Plan for the City of Portland.

This is a companion order to the Order above. NewHeight Redfern LLC seeks a zoning map amendment to facilitate development at 102, 120, and 148 State Street. The zoning map amendment would rezone twelve parcels from R-6 to B-3 zone.

This item must be read on two separate days. This is its first reading.

Order 165-20/21 Amendment to Downtown Height Overlay Map Re: 148 State Street - Sponsored by the Portland Planning Board, Brandon Mazer, Chair

At a public hearing on December 15 2020, the Planning Board unanimously found (5-0; 2 recused) that proposed amendments to the Downtown Height Overlay map is consistent with the Comprehensive Plan for the City of Portland.

This is a companion order with the orders above. NewHeight Redfern LLC seeks an amendment to the Downtown Height Overlay Map. The Downtown Height Map would add twelve B-3 parcels and designate heights for those parcels.

This item must be read on two separate days. This is its first reading.

Order 166-20/21 Adopting the Council Rules of Procedure for 2021 - Sponsored by the Ad Hoc Rules Committee, Councilor Spencer Thibodeau, Chair

This amendment reflects changes discussed by the Ad Hoc Rules Committee meeting at their January 22, 2021 meeting. The Committee plans to review and vote on this amendment at their February 4, 2021 meeting.

This amendment includes the following changes:

- Moving (i) City Council meetings to 5PM and (ii) the annual, inaugural meeting of the Council from 12:00 PM to 5:30 PM (possibly joining the Council and School Committee inaugurations);
- Allowing Councilors to sponsor Proclamations that are not considered "standing" (i.e. occurring annually, etc.);
- Allows the presiding officer of Council meetings to call the question when it is under debate;
- Limits Councilors' remarks to five minutes during the deliberation of any item or amendment, with the opportunity to request five additional minutes;
- Provides certainty to Council agenda items by setting the public comment period of the Council meeting from 6:00 PM - 7:00 PM at each Council meeting, while also giving the Council the ability to reopen the public comment period after considering agenda items.

This item must be read on two separate days. This is its first reading.

6:00 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

EXECUTIVE SESSION:

ZOOM INFORMATION:

The Portland City Council will hold a meeting on Wednesday, January 20, 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. If you are not able to attend live, a recording will be uploaded to portlandmaine.gov/livestream the next day.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89636594649?pwd=YlY5UHMzSGdJbkx1ZmRiekg4eXptdz09>

Passcode: 552908

Or iPhone one-tap :

US: +13017158592,,89636594649#,,, *552908# or
+13126266799,,89636594649#,,, *552908#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or
+1 346 248 7799 or +1 669 900 6833

Webinar ID: 896 3659 4649

Passcode: 552908

International numbers available: <https://us02web.zoom.us/j/89636594649>

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Mayor Snyder called the meeting to order at 5:35 P.M. (All Councilors Present)

ANNOUNCEMENTS:

Councilor Thibodeau announced that Friday January 22, 2021 will be the first meeting for the Rules and Reports Committee meeting. This meeting will take place at 7:30 AM. You can go to the cities website for the agenda and zoom instructions.

Councilor Ray wanted to let the public know that she was having problems connecting her headphones, therefore unable to participate in the Pledge of Allegiance.

Councilor Zarro announced that in Denouncing Hate Crimes, Equality Maine Leadership was able to donate Rainbow Flags for individuals requesting them, to date they had received 175 requests for flag.

Mayor Snyder announced that on January 26th, there will be a follow up workshop aligning Council goals with Committee goals.

Councilor Mavodones announced that Mayor Snyder's birthday is this weekend. Happy Birthday...

SPECIAL MEETING:

Special Meeting of the Corporator of the Portland Fish Exchange

Motion was made by Councilor Thibodeau and seconded by Councilor Ali to recess the meeting of the City Council and convene the Special Meeting of the Corporator of the Portland Fish Exchange. Passage 9-0.

Motion was made by Councilor Ray and seconded by Councilor Mavodones to convene the Special Meeting of the Fish Exchange. Passage 9-0.

Order 154-20/21 Appointing Directors to the Board of the Portland Fish Exchange - Sponsored by the Nominating Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Ali and seconded by Councilor Zarro for passage. Passage 9-0.

Special Meeting of the Corporator of the Portland Development Corporation

Motion was made by Councilor Ray and seconded by Councilor Mavodones to adjourn the meeting of the Fish Exchange. Passage 9-0.

Motion was made by Councilor Thibodeau and seconded by Councilor Ali to convene the Special Meeting of the Corporator of the Portland Development Corporation. Passage 9-0.

Order 155-20/21 Appointing Directors to the Board of the Portland Development Corporation - Sponsored by the Nominating Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Thibodeau and seconded by Councilor Ray for passage. Passage 9-0.

Special Meeting of the Corporator of Creative Portland Corporation

Motion was made by Councilor Ray and seconded by Councilor Ali to adjourn the meeting of the Corporator of the Portland Development Corporation. Passage 9-0.

Motion was made by Councilor Ali and seconded by Councilor Chong to convene the meeting of the Creative Portland Corporation. Passage 9-0.

Order 156-20/21 Appointing Directors to the Board of Creative Portland

Corporation - Sponsored by the Nominating Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Chong and seconded by Councilor Ray for passage.
Passage 9-0.

Motion was made by Councilor Ali and seconded by Councilor Chong to adjourn the meeting of Creative Portland. Passage 9-0.

Motion was made by Councilor Ray and seconded by Councilor Ali to reconvene the Meeting of the Portland City Council. Passage 9-0.

6:00 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

APPROVAL OF MINUTES OF PREVIOUS MEETING:

Approval of the Draft January 4, 2021 City Council Meeting Minutes

Motion was made by Councilor Ray and seconded by Councilor Ali for passage. Passage 9-0,

PROCLAMATIONS:

Proc 7-20/21 Recognizing January 20, 2021 as Inauguration Day - Sponsored by Kate Snyder, Mayor

APPOINTMENTS:

Order 157-20/21 Appointing Members to Various Boards and Commissions - Sponsored by the Nominating Committee, Councilor Pious Ali, Chair

Motion was made by Councilor Ali and seconded by Councilor Ray for passage. Passage 9-0.

COMMUNICATIONS:

Com 20-20/21 A communication on the formalization of a Public Works program to reduce sediments and pollutants introduced to City infrastructure - Sponsored by Jon P. Jennings, City Manager

As a communication this item requires no public comment or formal Council action.

Com 21-20/21 A communication from the City Manager regarding an update to the City's interpretation and implementation of the voter-approved Rent Control Ordinance - Sponsored by Jon P. Jennings, City Manager

As a communication this item requires no public comment or formal Council action.

Com 22-20/21 A communication from the City Manager on a funding plan for a Homeless Services Center - Sponsored by Jon P. Jennings, City Manager

As a communication this item requires no public comment or formal Council action.

Com 23-20/21 Communication regarding the Charter Commission election and upcoming workshop - Sponsored by Kate Snyder, Mayor

As a communication this item requires no public comment or formal Council action.

UNFINISHED BUSINESS:

Order 145-20/21 Accepting and Appropriating \$10,000 Grant from Catholic Charities of Maine - Sponsored by Jon P. Jennings, City Manager

Councilor Chong recused himself as his employer is Catholic Charities of Maine.

Motion was made by Councilor Ray and seconded by Mayor Snyder for passage. Passage 8-0 (Chong recused).

Order 153-20/21 Approving "Modification Two" of the Agreement between the Maine Department of Transportation and the City of Portland Re: Congress Street Traffic Lights - Sponsored by Jon P. Jennings, City Manager

Motion was made by Councilor Ray and seconded by Councilor Ali

Motion was made by Councilor Zarro and seconded by Councilor Ray to postpone order 153 to the February 1, 2021 City Council Meeting. Passage 9-0.

ORDERS:

Order 158-20/21 Authorizing Transfers of School Funds to Other Cost Centers - Sponsored by Jon P. Jennings, City Manager

Motion was made by Councilor Mavodones and seconded by Councilor Ray for passage. Passage 9-0.

Order 159-20/21 Authorizing Annual Wage Increase for City Clerk - Sponsored by Kate Snyder, Mayor

Motion was made by Councilor Thibodeau and seconded by Councilor Ali for passage. Passage 9-0.

AMENDMENTS:

Order 160-20/21 Traffic Schedule Amendment Re: No Parking West Side of Linden Street - Sponsored by Jon P. Jennings, City Manager

This is a first reading.

Order 161-20/21 Traffic Schedule Amendment Re: No Parking on the West Side of Cottage Street - Sponsored by Jon P. Jennings, City Manager

This is a first reading.

EXECUTIVE SESSION:

The City Council will go into Executive Session pursuant to 1 M.R.S. section 405(6)(E) to consult with its attorney regarding the City's legal rights and duties concerning the needle exchange program.

Motion was made by Councilor Ray and seconded by Councilor Chong to move into Executive Session pursuant to 1 M.R.S. section 405(6)(E) to consult with its attorney regarding the City's legal rights and duties concerning the needle exchange program. Passat 9-0.

Motion was made by Councilor Ray and seconded by Councilor Zarro to come out of Executive Session. Passage 9-0 at 9:35 P.M.

Motion was made by Councilor Mavodones and seconded by Councilor Ray to adjourn. Passage 9-0, at 9:37 P.M.

A TRUE RECORD

Katherine Jones, City Clerk

**PROCLAMATION
RECOGNIZING
BLACK HISTORY MONTH 2021**

- WHEREAS,** the first Africans were brought involuntarily to the shores of the Americas as early as the 17th century; and
- WHEREAS,** Africans in the United States of America and their descendants are now known as African-Americans; and
- WHEREAS,** African-Americans suffered enslavement and subsequently faced the injustices of lynch mobs, segregation and the denial of basic, fundamental rights; and
- WHEREAS,** despite suffering under slavery and injustice, African-Americans in all walks of life have made significant contributions throughout the history of Portland and across the United States; and
- WHEREAS,** the month of February is officially celebrated as Black History Month, which dates back to 1926 when Dr. Carter G. Woodson set aside a special period of time in February to recognize the heritage and achievement of Black Americans;

NOW, THEREFORE, BE IT RESOLVED, that I, Kathleen Snyder, Mayor of the City of Portland, Maine and the members of the Portland City Council do hereby:

- (1) recognize the significance of Black History Month as an important time to acknowledge and celebrate the contributions of African-Americans in the nation's history and encourage the continued annual celebration of Black History month to provide an opportunity for all peoples of Portland to learn more about the past and to better understand the experiences that have shaped the nation; and
- (2) recognize that the ethnic and racial diversity of the City of Portland enriches and strengthens our community; and
- (3) encourage all centers of education in Portland to include in their year-round educational curriculum the history and contributions of African-Americans in Portland, the United States, and around the world.

Signed and Sealed this 1st Day of February, 2021



**Kathleen Snyder, Mayor
City of Portland, ME**

P R O C L A M A T I O N

CONDEMNING HATE CRIMES AGAINST LGBTQ

WHEREAS, the City Council of Portland, Maine recognizes that no one in the City should suffer discrimination on the basis of sexual orientation or gender identity; and

WHEREAS, Portland is the largest and the most diverse city in the State of Maine and is proud to be home to a large Lesbian, Gay, Bisexual, Transgender, Gender Nonconforming and Queer community, as well as Black, Indigenous People of Color (BIPOC); and

WHEREAS, the November 2020 Human Rights Campaign report shows that, nationwide, 16.7% of all hate crimes are based on sexual orientation, the third-largest category after race and religion, and that gender-identity-based hate crimes increased to 2.7% in 2019 from 2.2% in 2018; and

WHEREAS, recent, bias-motivated crimes targeting LGBTQ Portland residents and allies at their homes underscores how these hate crimes must be addressed urgently, as part of an epidemic;

WHEREAS, Portland, Maine, is committed to equity, fairness, justice, and protecting its most vulnerable residents; and

WHEREAS, discrimination harms the City's gay, lesbian, bisexual, transgender, gender non-conforming, and queer residents, and the City as a community is collectively impacted by this harm when committed.

NOW, THEREFORE, BE IT RESOLVED, that I, Kathleen M. Snyder, Mayor and the members of the Portland City Council, do hereby continue to condemn hate crime towards our LGBTQ residents, and reaffirm our commitment to protect our most vulnerable residents. We demand respect for all and ask residents to join us in keeping our neighborhoods safe, diverse, and inclusive.

Signed and sealed this 1st day February of, 2021.



**Kathleen M. Snyder, Mayor
City of Portland, Maine**

MEMORANDUM
City Council Agenda Item

FROM:

DATE: January 12, 2021

SUBJECT: Com 24-20/21 A communication regarding the City of Portland's intent to intervene in PUC Docket 2011-00138: Central Maine Power Company Request for Approval of Non-Transmission Alternative (NTA) Pilot Projects for the Mid-Coast and Portland Areas - Sponsored by Jon P. Jennings, City Manager

SPONSOR: Jon Jennings, City Manager

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading 2/1/2021

Final Action 2/1/2021

Can action be taken at a later date: Yes Yes

PRESENTATION: Troy Moon, Sustainability Director, will be present to answer questions from the Council.

I. SUMMARY

The City intends to file as an intervenor in this docket to allow staff to participate in discussions about about the role distributed solar, energy efficiency, and battery storage may play in future grid reliability projects in Portland.

II. AGENDA DESCRIPTION

Communication of the City's intent to intercede in PUC Docket 2011-00138 regarding Central Maine Power's request for approval to implement non-transmission alternatives for system reliability.

As a communication this item requires no public comment or formal Council action

III. BACKGROUND

The PUC has required Central Maine Power to conduct pilot projects to determine the ability of non-transmission alternatives (NTAs) to improve grid reliability in a cost effective manner. Transmission infrastructure in Portland will serve as a pilot area to demonstrate NTAs and City staff wish to participate in this docket to ensure that proposed projects align with the City's energy and climate goals.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

City participation in this docket can help ensure that future electrical transmission projects in greater Portland support climate and energy goals established by the City Council in the One Climate Future climate action plan.

V. FINANCIAL IMPACT

None

VI. STAFF ANALYSIS AND BACKGROUND

In 2011, the PUC required Central Maine Power to demonstrate the efficacy of non-wire alternatives to building traditional distribution infrastructure. The first pilot project took place on the Boothbay Peninsula and integrated energy efficiency, solar, and other distributed generation assets. The project demonstrated these efforts were able to reduce peak demand more cost effectively than installing new transmission lines. The PUC

determined that a second pilot of NTAs should occur in Portland. As One Climate Future indicates, the Portland region will require additional electricity to meet our goals to electrify heating and transportation. Staff wishes to participate in the planning of new infrastructure to ensure it aligns with the City's goals to promote renewable energy, energy efficiency, and energy storage.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. Portland PETITION TO INTERVENE

Prepared by:

Date: 1/12/2021

STATE OF MAINE
PUBLIC UTILITIES COMMISSION

CENTRAL MAINE POWER COMPANY
Request for Approval of Non-Transmission
Alternative (NTA) Pilot Projects for the
Mid-Coast and Portland Areas

PETITION TO INTERVENE OF
CITY OF PORTLAND

DOCKET NO. 2011-00138

**THIS IS A VIRTUAL DUPLICATE OF THE ORIGINAL HARDCOPY
SUBMITTED TO THE COMMISSION IN ACCORDANCE WITH
ITS ELECTRONIC FILING INSTRUCTIONS**

The City of Portland (“Portland”) hereby petitions the Maine Public Utilities Commission (the “Commission”) to intervene in the above-captioned matter. The City requests that this petition be granted for the following reasons:

1. The City of Portland is a municipal corporation organized and existing under the laws of the State of Maine, with a principal place of business located at 389 Congress Street, Portland, Maine 04101. It is a city in Cumberland County, Maine. With a population of 66,194 according to the 2010 census, is the largest city in the state. It was incorporated in 1786.
2. The present docket includes evaluating the Portland area for the possibility of a Non-Transmission Alternative (NTA) Pilot Project to address reliability needs of the regional electrical transmission system. NTA projects have the potential to save money compared with traditional transmission expansions, and they often include efficiency and renewable energy components that meet climate change mitigation objectives as well as increasing security and providing other benefits.
3. Portland is a leader in Maine in promoting sustainability and alternative energy solutions. For example, Portland has two significant solar energy installations, one being a 435 kW system on the roof of the parking facility at the Portland Jetport, and the other being a 1mW array on a portion of the Ocean Avenue Landfill. The City of Portland has net energy billing (NEB) agreements for more than 20,000 mWh of electricity annually.
4. The City of Portland has adopted One Climate Future, a climate action and adaptation plan (CAAP) to reduce carbon emissions citywide 80% by 2050. The plan was developed and adopted jointly with the City of South Portland and serves as a model for other Maine communities.
5. An NTA pilot project in the Portland area would advance Portland’s sustainability and climate action objectives. In addition, the community knowledge Portland officials can provide will benefit the NTA evaluation process.

6. The City of Portland is a customer of CMP with over 400 electricity accounts that consume over 32 mWh of electricity annually. As such, the decisions in this case will have a direct impact on Portland.
7. If admitted as an intervenor, Portland intends to participate in this docket by attending conferences and hearings, filing testimony, briefs, or comments, participating in negotiations, and otherwise participating fully as a party.

WHEREFORE, Portland respectfully requests that the Commission grant this Petition to Intervene in this proceeding with the right to fully participate as a party.

Portland requests that wherever possible, correspondence in this matter be sent via email to the addresses provided below. For all other correspondence, the following addresses and phone contact information should be used:

Troy Moon
Sustainability Director
City of Portland
389 Congress Street
Portland, ME 04101
(207) 756-8362
thm@portlandmaine.gov

Jennifer Thompson
Associate Corporation Counsel
City of Portland
389 Congress Street
Portland, ME 04101
(207) 874-8426
jlt@portlandmaine.gov

Order 126-20/21

Motion to postpone to February 1, 2021: 9-0 on 11/16/2020

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
TAE Y. CHONG (3)
JUSTIN COSTA (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

KIMBERLY COOK (5)
JILL C. DUSON (A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**ORDER DESIGNATING AREA OF MUNJOY HILL AS A HISTORIC DISTRICT
AND 101-103 CONGRESS, 7 LAFAYETTE, 8-12 MONTREAL, 51 MONUMENT,
21 SHERIDAN AND 28 WATERVILLE AS INDIVIDUAL LANDMARKS AND
AMENDING THE MAP OF HISTORIC DISTRICTS**

WHEREAS, the City Council is authorized pursuant to Portland City Code Chapter 14, Section 622 to designate individual properties as landmarks and a defined area in the City as a historic district; and

WHEREAS, the Historic Preservation Board and Planning Board have both recommended the designation of the Munjoy Hill Historic District; and

WHEREAS, the Historic Preservation Board has recommended the designation of 101-103 Congress Street, 7 Lafayette Street, 8-12 Montreal Street, 51 Monument Street, 21 Sheridan Street and 28 Waterville Street as individual landmarks; and

WHEREAS, the designation of the individual landmarks and the Munjoy Hill Historic District will fulfill a stated goal of the Comprehensive Plan to protect the City's historic resources through ongoing identification and designation of eligible landmarks and districts; and

WHEREAS, the designation of the Munjoy Hill Historic District does not conflict with other stated goals of the Comprehensive Plan and the Plan identifies historic preservation as integral to Portland's economic development strategy, its sustainability goals and to a multidimensional housing strategy; and

WHEREAS, the designation will formally recognize the unique history of Munjoy Hill which developed originally as a working-class neighborhood in direct response to key events and developments in the city's history and was home to generations of immigrants in the City of Portland; and

WHEREAS, the vernacular nineteenth and early twentieth century historic structures and the modest-scale, dense development pattern of Munjoy Hill create an

identifiable visual character that is appreciated by residents and visitors to the City; and

WHEREAS, the designation will prevent the demolition of designated landmarks and identified contributing structures within the Munjoy Hill district; avoid the incremental loss of character that can occur through inappropriate building alterations and additions over time; and encourage new infill development that is compatible with the neighborhood's historic character; and

WHEREAS, the designation will stabilize and enhance the Munjoy Hill neighborhood over time for the benefit of Portland residents and visitors alike;

NOW THEREFORE BE IT HEREBY ORDERED that, pursuant to Chapter 14, Section 622, the Portland City Council hereby designates the area shown on the attached map, as the Munjoy Hill Historic District and the historic properties at 101-103 Congress Street, 7 Lafayette Street, 8-12 Montreal Street, 51 Monument Street, 21 Sheridan Street and 28 Waterville Street also shown on the attached map, as individual landmarks.

BE IT FURTHER ORDERED, that the map of Historic Districts with Landmarks and Historic Landscape Districts is hereby amended to include the Munjoy Hill Historic District and 101-103 Congress Street, 7 Lafayette Street, 8-12 Montreal Street, 51 Monument Street, 21 Sheridan Street and 28 Waterville Street as set forth on the attached map.

AMENDMENT 1 TO ORDER 126-20/21
RE: BIFURCATING THE DESIGNATION OF THE MUNJOY HILL HISTORIC
DISTRICT
FROM THE DESIGNATION OF INDIVIDUAL LANDMARKS
PREPARED BY CORPORATION COUNSEL FOR MAYOR KATE SNYDER

ORDER DESIGNATING AREA OF MUNJOY HILL AS A HISTORIC DISTRICT
~~AND 101-103 CONGRESS, 7 LAFAYETTE, 8-12 MONTREAL, 51 MONUMENT,~~
~~21 SHERIDAN AND 28 WATERVILLE AS INDIVIDUAL LANDMARKS AND~~
AMENDING THE MAP OF HISTORIC DISTRICTS

WHEREAS, the City Council is authorized pursuant to Portland City Code Chapter 14, Section 622 to designate individual properties as landmarks and a defined area in the City as a historic district; and

WHEREAS, the Historic Preservation Board and Planning Board have both recommended the designation of the Munjoy Hill Historic District; and

~~WHEREAS,~~ ~~the Historic Preservation Board has recommended the designation of 101-103 Congress Street, 7 Lafayette Street, 8-12 Montreal Street, 51 Monument Street, 21 Sheridan Street and 28 Waterville Street as individual landmarks; and~~

WHEREAS, the designation of ~~the individual landmarks and~~ the Munjoy Hill Historic District will fulfill a stated goal of the Comprehensive Plan to protect the City's historic resources through ongoing identification and designation of eligible landmarks and districts; and

WHEREAS, the designation of the Munjoy Hill Historic District does not conflict with other stated goals of the Comprehensive Plan and the Plan identifies historic preservation as integral to Portland's economic development strategy, its sustainability goals and to a multidimensional housing strategy; and

WHEREAS, the designation will formally recognize the unique history of Munjoy Hill which developed originally as a working-class neighborhood in direct response to key events and developments in the city's history and was home to generations of immigrants in the City of Portland; and

WHEREAS, the vernacular nineteenth and early twentieth century historic structures and the modest-scale, dense development pattern of Munjoy Hill create an identifiable visual character that is appreciated by residents and visitors to the City; and

WHEREAS, the designation will prevent the demolition of ~~designated landmarks and~~ identified contributing structures within the Munjoy Hill district; avoid the incremental loss of character that can occur through inappropriate building alterations and additions over time; and encourage new infill development that is compatible with the neighborhood's historic character; and

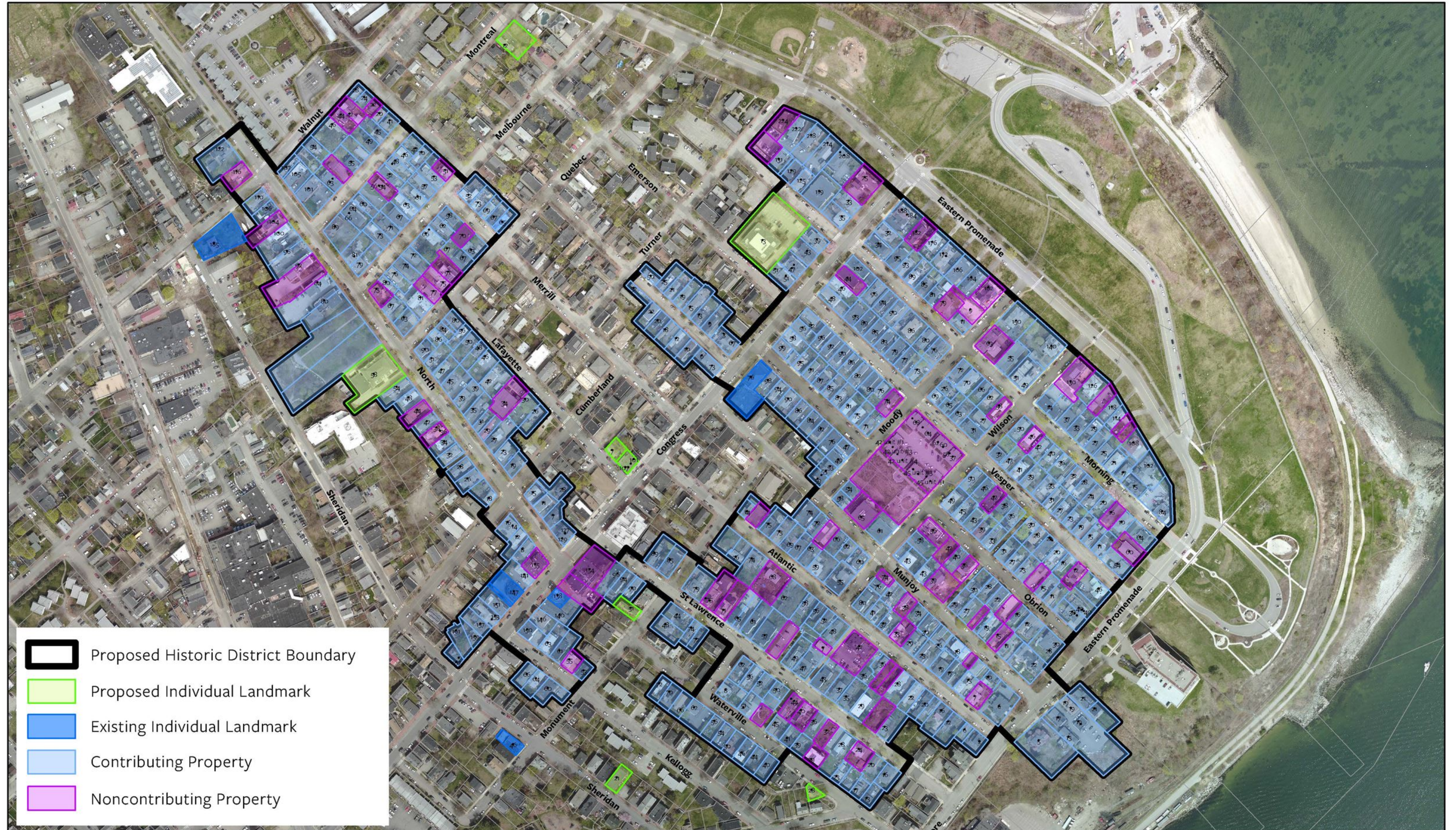
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Proposed Munjoy Hill Historic District and Individual Landmark Designations

Per Historic Preservation Board Recommendation



0 250 500 1,000 Feet

**AMENDMENT 2 TO ORDER 126-20/21
RE: THE DESIGNATION OF INDIVIDUAL LANDMARKS
ON MUNJOY HILL
PREPARED BY CORPORATION COUNSEL FOR MAYOR KATE SNYDER**

**ORDER DESIGNATING ~~AREA OF MUNJOY HILL AS A HISTORIC DISTRICT~~
~~AND~~ 101-103 CONGRESS, 7 LAFAYETTE, 8-12 MONTREAL, 51 MONUMENT,
21 SHERIDAN AND 28 WATERVILLE AS INDIVIDUAL LANDMARKS AND
AMENDING THE MAP OF HISTORIC DISTRICTS**

WHEREAS, the City Council is authorized pursuant to Portland City Code Chapter 14, Section 622 to designate individual properties as landmarks and a defined area in the City as a historic district; and

~~**WHEREAS,** the Historic Preservation Board and Planning Board have both recommended the designation of the Munjoy Hill Historic District; and~~

WHEREAS, the Historic Preservation Board has recommended the designation of 101-103 Congress Street, 7 Lafayette Street, 8-12 Montreal Street, 51 Monument Street, 21 Sheridan Street and 28 Waterville Street as individual landmarks; and

WHEREAS, the designation of the individual landmarks ~~and the Munjoy Hill Historic District~~ will fulfill a stated goal of the Comprehensive Plan to protect the City's historic resources through ongoing identification and designation of eligible landmarks and districts; and

WHEREAS, the designation of the Munjoy Hill ~~landmarks~~~~Historic District~~ does not conflict with other stated goals of the Comprehensive Plan and the Plan identifies historic preservation as integral to Portland's economic development strategy, its sustainability goals and to a multidimensional housing strategy; and

WHEREAS, the designation will formally recognize the unique history of Munjoy Hill which developed originally as a working-class neighborhood in direct response to key events and developments in the city's history and was home to generations of immigrants in the City of Portland; and

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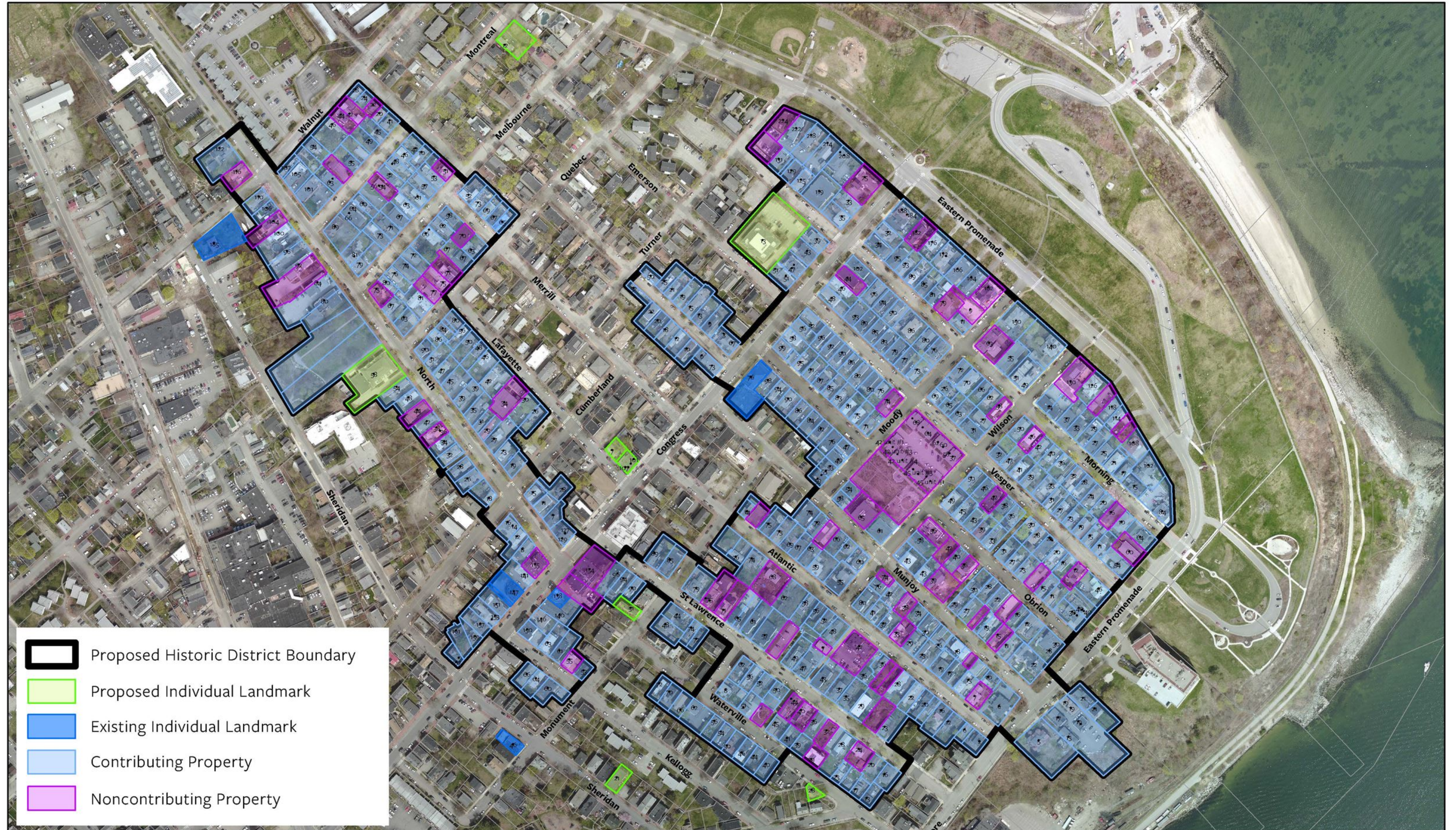
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Proposed Munjoy Hill Historic District and Individual Landmark Designations

Per Historic Preservation Board Recommendation



0 250 500 1,000 Feet

**AMENDMENT TO ORDER 126-20/21
PREPARED BY CORPORATION COUNSEL AT STAFF REQUEST
RE: REMOVING 21 SHERIDAN STREET FROM ISTORIC LANDMARKS**

**ORDER DESIGNATING AREA OF MUNJOY HILL AS A HISTORIC DISTRICT
AND 101-103 CONGRESS, 7 LAFAYETTE, 8-12 MONTREAL, 51 MONUMENT,
~~21 SHERIDAN~~ AND 28 WATERVILLE AS INDIVIDUAL LANDMARKS AND
AMENDING THE MAP OF HISTORIC DISTRICTS**

WHEREAS, the City Council is authorized pursuant to Portland City Code Chapter 14, Section 622 to designate individual properties as landmarks and a defined area in the City as a historic district; and

WHEREAS, the Historic Preservation Board and Planning Board have both recommended the designation of the Munjoy Hill Historic District; and

WHEREAS, the Historic Preservation Board has recommended the designation of 101-103 Congress Street, 7 Lafayette Street, 8-12 Montreal Street, 51 Monument Street, ~~21 Sheridan Street~~ and 28 Waterville Street as individual landmarks; and

WHEREAS, the designation of the individual landmarks and the Munjoy Hill Historic District will fulfill a stated goal of the Comprehensive Plan to protect the City's historic resources through ongoing identification and designation of eligible landmarks and districts; and

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**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.

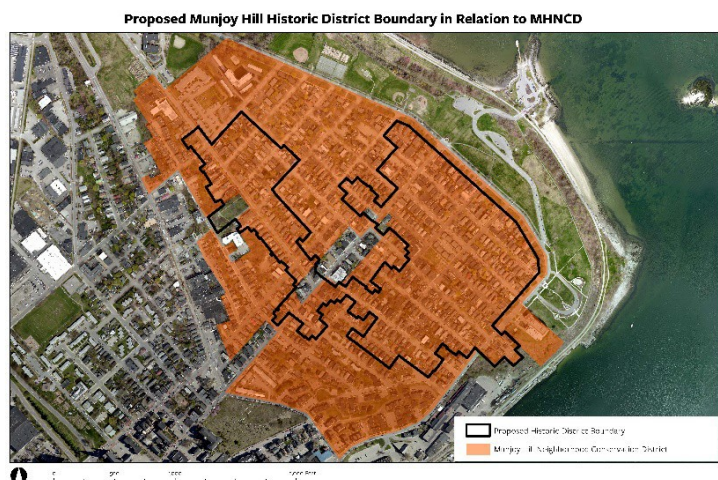
With the exception of the homes that were built along the Eastern Promenade, Munjoy Hill originally developed as a largely working-class neighborhood and the most densely populated and both ethnically and racially diverse on the Portland peninsula. Munjoy Hill's modest-scale, vernacular, closely-spaced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

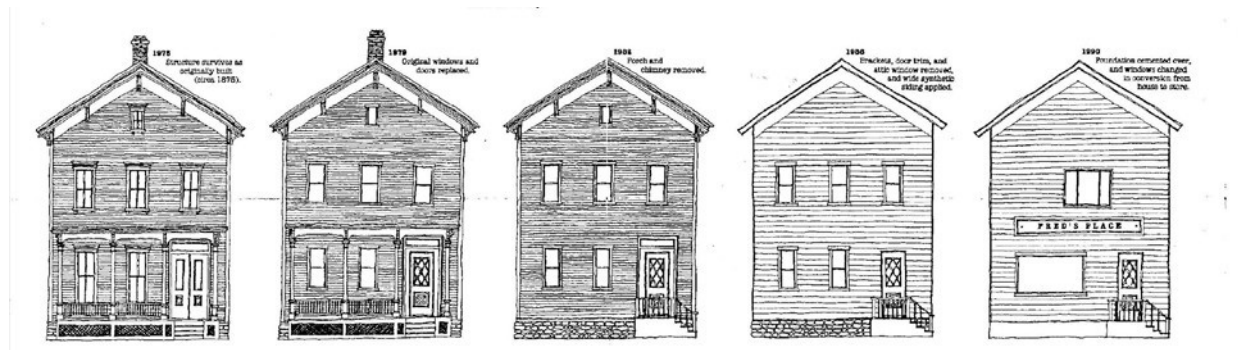
- Within the proposed district, the demolition delay provisions of the MHNCD would not apply. Demolition would be governed by the historic preservation ordinance. Buildings classified as noncontributing could be demolished as of right with no review.
- For proposed new construction within the district,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

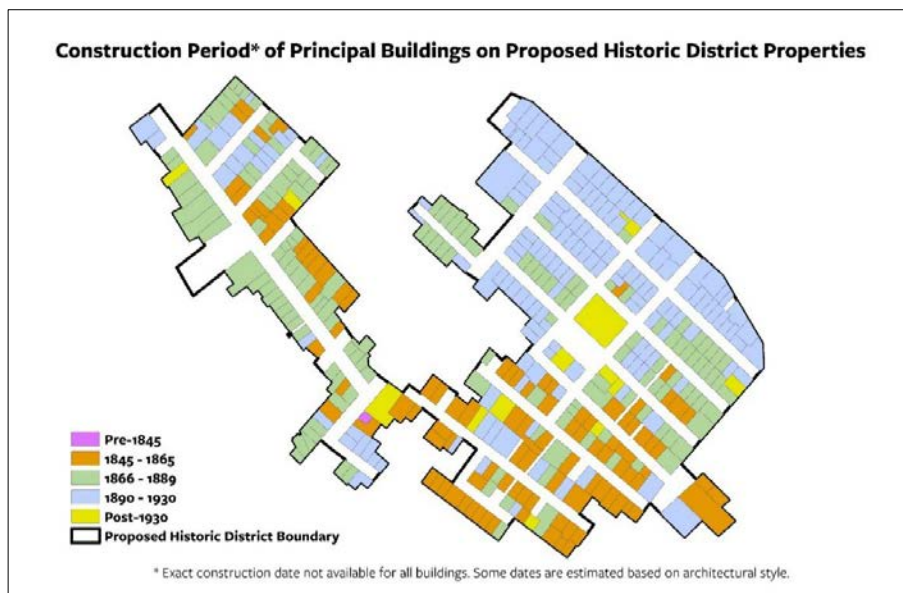
- *How is a district's "period of significance" determined and why has the period 1850-1925 been selected as the proposed district's period of significance?*

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: January 27, 2021
Mtg Date: February 1, 2021
RE: Munjoy Hill Historic District

INTRODUCTION

Following the Monday, January 11th City Council workshop, below is information in response to workshop questions and requests for information, in addition to the full designation report and previously supplied supporting materials. Many of the topics raised at the workshop, relating to housing costs, housing creation, the review process and other policy goals have been addressed in the previously posted materials for the workshops and public hearing, in particular the Council Report (1st link in the Feb. 1 Munjoy Hill agenda items), the 11-13-2020 supplemental memo (3rd link in the Feb. 1 Munjoy Hill agenda items), and the Comprehensive Plan Analysis (Attachment 7).

The following is primarily new information provided in response to questions from the January workshop. Planning staff hopes that this information, in addition to the extensive materials provided in the full meeting materials, will be helpful in informing the Council's decision on this multi-year initiative at the February 1st public hearing.

LOT DIMENSIONS, TOTAL AREA, DENSITY

Following the workshop, Planning did a fresh analysis of the question of the total area for the proposed district, and found the total area of Munjoy Hill, not including the Eastern Promenade or the East End School, is 162 acres, and the total area proposed for the new district is approximately 64 acres. Munjoy Hill boundaries are Washington Avenue, Mountfort Street, Fore Street, and Eastern Promenade.

Average lot size in the proposed historic district is approx. 4,370 square feet, and the average for the remainder of the R-6 zone on Munjoy Hill is 5,470 sf. Most lot sizes are quite a bit smaller than this, as the average includes uncharacteristically large parcels such as Munjoy South, Preomendate Towers, and the Island View apartment sites, which are considerably larger than most of the lot sizes in the neighborhood. There are less than 10 parcels without buildings on them in the proposed district.

Several factors influence how much housing may be built on any one lot, including the dimensional requirements for each zone, and a historic district would not change those dimensional standards or restrict multi-family development. The overall size of parcels is one factor in how many housing units can be built on a parcel, as is the minimum lot size, and the total density permitted (other dimensional requirements, such as setbacks, and things like stormwater/drainage considerations, among others, can also influence total buildout) on a given lot. In or out of a historic district, currently vacant parcels could potentially accommodate new housing, parcels that are currently built upon but could add additional buildings, new additions could be added to existing buildings, existing buildings could be repurposed (from single family to a two-family or multi-family building, for instance), or existing lots in some cases will have enough total land area to create a new lot for development.

The R-6 is the predominant residential zone on the peninsula (see R-6 inset map), and the min. lot size is intentionally small, 2,000 sf, in recognition of Portland's oldest residential neighborhoods having been comprised of very small lots and a dense development pattern, and to continue to allow small lots to be developed for housing. The min. lot size in the R-6 zone is the smallest of Portland's R1 – R-6 zones, in contrast to the comparatively more restrictive 6,000 sf in the R-5, and 10,000 sf in the R-2, for example (most of the City's B- zones are mixed use zones that permit higher residential densities than the Residential zones).

In addition to lot size, how much land area (725 sf in the R-6) is required to create a new dwelling is also an important factor in determining how much housing can be created on a lot, referred to as the maximum density. Maximum density is arrived at by taking the minimum lot size and dividing it by the min. lot area per dwelling unit. The inset dimensional table shows some sample densities by lot size in the R-6 zone. These maximum densities do not include ADUs (2 per lot).

R-6 Maximum Permitted Residential Density	
Lot size	Max. dwellings (725 sf/dwelling)
2,000 sf	2
3,000 sf	4
5,000 sf	6
10,000 sf	13

Munjoy Hill has long included a mixture of single family and multi-family buildings, and existing conditions on the Hill continue to embody this pattern. Many of the homes on Munjoy Hill that were originally single family homes already contain more than one housing unit, and could potentially hold additional units. The average existing residential density for parcels in the proposed district is approximately 2.7 dwellings/parcel, and represents an averaging of everything from single family homes to sizable apartment and condo buildings.

HOUSING CREATION 2015 - 2020

In response to Council's workshop request, additional housing data for historic districts is below for 2015 – 2020, including affordable units and Inclusionary Zoning contributions. Affordable housing can either take the form of affordable housing proposals from organizations and developers such as but not limited to Avesta and Portland Housing Authority (including mixed market rate and affordable housing developments), or it can take the form of predominantly market rate developments that are required by the City's regulations to provide a portion of affordable/workforce housing units, and the below totals derive from a combination of both.

Residential Units Creation in Historic Districts and Landmarks, 2015 - 2020			
	Units	Affordable Units	IZ Contribution
APPROVED OR UNDER CONSTRUCT.	267	95	\$403,398
COMPLETED BETWEEN 2015 - 11/2020	536	104	\$556,500
TOTAL UNITS CREATED/APPROVED	803	199	\$959,898

Inclusionary Zoning (Ensuring Workforce Housing, sec. 18.2.3 of the Land Use Code) requires inclusion of affordable units on projects of 10 dwelling units or more, contributions to the City’s Housing Trust, or a combination of the two. The Munjoy Hill Neighborhood Conservation Overlay also requires all multi-family developments (3+ dwellings) to include one on-site workforce housing unit. Projects that are wholly or largely affordable generally are larger in size, economies of scale and potential funding sources favoring larger projects. Munjoy Hill has seen relatively small developments in recent years, consistent with the pattern of lot sizes in the neighborhood, many not hitting the 10+ dwelling units Inclusionary threshold. There are several recently approved projects, not yet built, such as 130 Morning Street (9 dwelling units, 1 workforce unit, as required by the overlay), and 57 St. Lawrence (16 dwelling units, 2 workforce units and Housing Trust contribution, as required by Inclusionary requirements and overlay) that include affordable housing units. A notable affordable housing development at 65 Munjoy Street (8 units affordable), on a portion of the former City-owned Adams School site. The remainder of the former Adams School site was developed as affordable housing and a playground at 48 Moody Street in 2011 (at 16 dwelling units, a project that was far below even the relatively restrictive/lower density standards in place in 2011).



Map of R-6 Zone

DEMOLITION

The number of demolitions that occurred on Munjoy Hill in the R-6 zone over an approximately 2 year period between 2015 and 2017 was 11. This was in contrast to 5 in all the other areas of the R-6 zone in the same period. Since adoption of the Conservation Overlay on Munjoy Hill, which includes demolition delay requirements (for part of this time, as the proposed new district has been officially in review, there have also been historic district protections for a portion of the Hill) there have been a total of three applications for demolition.

Outside of historic designations, demolition delay (Demolition review, sec. 8.7.5 of the Land Use Code) is the most common deterrent to demolitions. Though the details of how this tool is implemented varies by community, the goal is not demolition prohibition, but to require a pause to allow consideration of alternatives to demolition, and to deter demolitions as a default course of action for development. Portland’s demolition delay is for buildings that meet criteria for “preferably preserved” – buildings that don’t meet this criteria may proceed with demolition – and is for a period of up to 12 months. However, the period of delay can be shortened if the property owners received approval from the Historic Preservation Board for the design of the replacement structure.

Amendments to the R-6 zone in 2015 and to the overlay for a portion of the R-6 in 2017 resulted in a number of changes, such as minimum lot size, lot coverage, density, setbacks, locations for parking on a lot, but left the maximum height of 45 feet. However, there was a change to the maximum height which made it so that in order to qualify for this maximum, a building had to be 3+ units, and also had to include an on-site workforce affordable housing unit (in addition to any Inclusionary Zoning requirements for larger projects). Single and two-family buildings have a maximum height of 35 feet. Though not a demolition prohibition, the dual height standard acts as a deterrent to demolitions that don't bring a minimum amount of new housing, and also acknowledges that though Munjoy Hill historically has had a range of sizes and types of buildings, those that were 3-4 stories accommodated multi-family buildings rather than large single family buildings.

SUSTAINABILITY

Consistency with [Portland's Plan 2030](#) is addressed in Attachment 7, and speaks to preservation goals, as well as how the Plan seeks to balance multiple policy goals. Specific mentions of the environmental advantages of preservation are included below by the respective section and in the inset. Portland's Plan 2030 can also be accessed via the City website: <http://www.portlandmaine.gov/DocumentCenter/View/18271/Portlands-Plan-2030>

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. p. 6



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.

Portland's Plan 2030, p. 28

Environment Policy Guide

- Encourage landowners and developers to incorporate sustainable design, materials, and practices in rehabilitation of historic resources and in new construction. *p. 22*

Historic Resources Policy Guide

- Promote historic preservation as a key economic, sustainability, and community development strategy. *p. 27*
- Accommodate multiple objectives, such as improved accessibility, improved energy efficiency, or climate change adaption, in alterations to historic structures while adhering to preservation objectives. *p. 29*
- Assess new construction techniques, products, and materials for compatibility with historic structures, and develop policies and guidelines for their use in historic rehabilitation projects. *p. 29*

Housing Policy Guide

- Encourage energy efficiency in new construction and rehabilitation of Portland's housing stock. *p. 52*
- Encourage rehabilitation of existing historic buildings and materials. *p. 52*

A question about the impact of the Green New Deal referendum results on historic districts was asked at the previous workshop. The resulting changes to Chapter 6 of the City Code applies to projects that are funded by the City (through TIFs, HOME loans, Community Development Block Grants, for example) for \$50,000 or more, and requires certain third party energy standards to be met, and for buildings that are also 5,000 sf or greater, rooftop solar requirements. Many properties in the Historic District won't hit the \$50,000 city funding, or 5,000 sf size threshold, but for those that do, they're required to meet these standards, unless it is determined that the required alterations would compromise the historic character of the building. This standard is an existing one (sec. 6-170 of the Land Use Code) that precedes the referendum, and includes other exceptions and exemptions, except that the referendum included the addition to the ordinance that the Historic Preservation Board would be responsible for determining what constituted compromise of character. Projects that demonstrate they are eligible for exceptions still must comply with these standards to the greatest extent possible.

In regards to integration of solar panels, these as well as heat pumps and all manner of HVAC equipment are permitted on historic properties, but are subject to design review in regard to their ultimate placement. As requested, attached is a powerpoint presentation (Attachment 9a), previously presented to the Council's Transportation & Sustainability Committee on April 17, 2019, showing approved placement of solar panels and heat pumps in historic districts.

ADDITIONAL ARTICLES ON DIVERSITY AND SUSTAINABILITY IN PRESERVATION

In previous references to articles consulted about the impacts of Historic Preservation, staff included articles that represented a range of findings on the impact to housing – including articles that found a correlation between preservation and housing costs and those that did not – in recognition of the range of conclusions on this topic. This is due to the many variables that influence housing markets by city, by

region, and by year. A list of sample articles referenced in the course of the designation process is included in Attachment 8 and a smaller sample of articles are included as PDF attachments, as well.

There has also been a significant amount written on shifts in the field of preservation to recognize different kinds of neighborhoods and sites and histories than were previously considered worth preserving. These include neighborhoods that are newly valued for their vernacular architecture (not architect-designed, usually modest structures, and representative of particular regional styles), such as Munjoy Hill, as well as districts and sites that are important to a place's cultural heritage. A Munjoy Hill designation would also be representative of the latter. Historic Preservation, in research and in practice, is a dynamic field that is actively engaged in expanding and interrogating what is collectively deemed worthy of preservation, how we preserve and celebrate these places, and for who.

A sample of additional references that further speak to the diversity and sustainability implications of preservation are below.

- ***The Greenest Building, Quantifying the Environmental of Building Reuse***, on the topic of the environmental benefits of the reuse of existing buildings, also cited in Portland's Plan 2030: <https://forum.savingplaces.org/viewdocument/the-greenest-building-quantifying>
The link is to a study website, with options for the executive summary as well as the full, quantitative report on the value of building reuse.
- ***Sustainable Stewardship: Historic Preservation's Essential Role in Fighting Climate Change***. Related to the above, a talk given by the 2007 President of the National Trust for Historic Preservation: <https://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=ecb753bc-9701-69e2-4a85-7db13bbe223e&forceDialog=0>
- ***Why Historic Preservation Districts Are Crucial to Cities***, on the important role of historic districts in providing mid-rise housing density and conveying community history: <https://www.bloomberg.com/news/articles/2016-02-10/historic-preservation-districts-are-key-to-great-cities#:~:text=They%20also%20serve%20as%20living,all%20its%20complexity%20and%20diversity>
- ***Historic Housing for All: Historic Preservation as the New Inclusionary Zoning***, provides helpful summaries of studies that have not found an increase of the total housing cost burden in historic districts relative to the rest of New York City, finding no statistically significant relationship between designation and rent burden: <http://lawreview.vermontlaw.edu/wp-content/uploads/2017/05/07-Tisher.pdf>
- ***Preserving African American Places: Growing Preservation's Potential as a Path for Equity***. The National Trust for Historic Preservation launched a study in 2018 on connections between preservation, affordability, and the risk of displacement in historically African American neighborhoods. This study is one of the results of that effort. The article highlights the value

of recognizing the places and cultural assets that speak to a City's African American life and activism, acknowledges that equitable housing strategies necessitate multiple tools, and includes background on discriminatory 20th c. housing and urban renewal policies:

<https://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=b79b56d5-bbe8-028b-ca9b-157753bdefa2&forceDialog=0>

- ***Historic Preservation: Essential to the Economy and Quality of Life in San Antonio***, provides analysis of San Antonio's racial distribution in historic districts, and finds a larger percentage of San Antonio's non-white population lives in historic districts than in the city overall (San Antonio is not suggested as an analog to Portland, but it provides a useful examination and case study of historic districts housing a diverse cross section of the city's residents):
https://www.placeeconomics.com/wp-content/uploads/2016/08/ohp_2015_report_final.pdf
- ***Historic Preservation and the Diversity Deficit in Heritage Conservation***. Recent preservation efforts by the National Park Service includes an emphasis on heritage conservation: <https://www.nps.gov/crmjournal/summer2004/article3.html>
- **LGBTQ America**. There's a decades-long history of advocacy for preservation of LGBTQ historic sites, and an important part of a broader civil rights and cultural movement for visibility and recognition across the United States. The National Park Service has a publication on LGBTQ heritage preservation: <https://www.nps.gov/subjects/lgbtqheritage/upload/lgbtqtheme-preservation.pdf>. The National Trust for Historic Preservation has a rich website (<https://savingplaces.org/lgbt-history#.YBGlbmRKjh8>) devoted to this topic, as do a number of individual cities. NYC's LGBT Historic Sites Project has an excellent website (as well as social media presence): <https://www.nyclgbtsites.org/>
- ***Issues in Preservation Policy: Preservation and Social Inclusion***. Columbia University has an online reader that offers a rich collection of articles on the topic of preservation and exclusion, including pieces examining exclusionary aspects of the field, and ways it has become/ways it can become a tool for greater equity and racial and economic inclusion: <https://www.arch.columbia.edu/books/reader/503-preservation-and-social-inclusion#reader-anchor-2>

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.

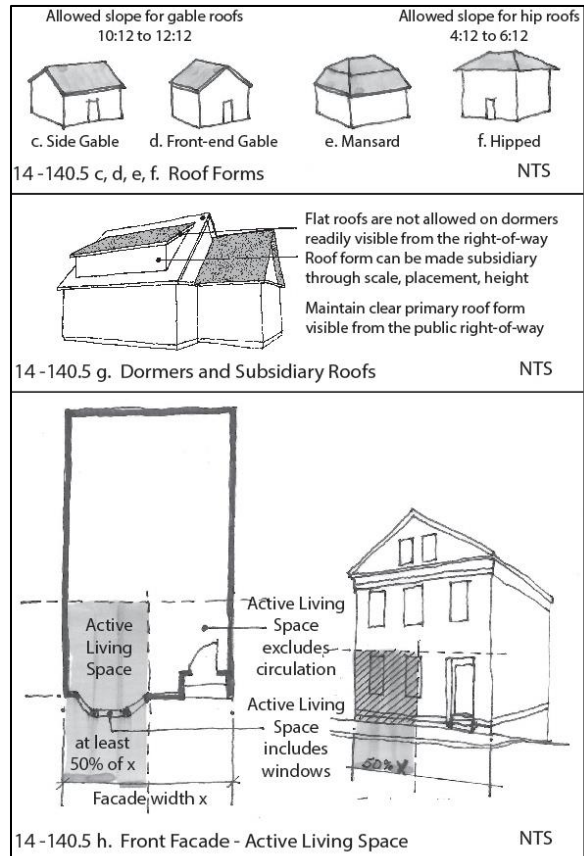


Conservation Overlay with Inset Historic District Boundary

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 the Munjoy Hill Historic District and Individual Landmarks

January 11, 2021 City Council Workshop

Proposed Munjoy Hill Historic District



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

Proposed Landmark Designations



Council Approves Munjoy Hill Neighborhood Conservation Overlay District in June 2018



Areas identified in 2018 as likely eligible for historic district designation.

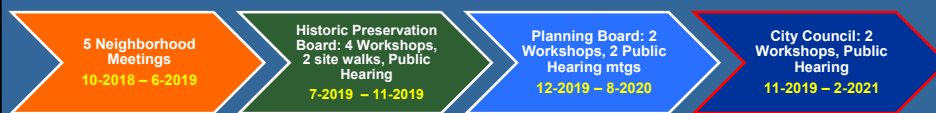


Public Process

5 Neighborhood Meetings

4 Historic Preservation Board Workshops + 2 site visits +
Public Hearing

2 Planning Board Workshops + Public Hearing



Housing Creation:

Adaptive Reuse, Additions, New Construction

536 housing units created in historic districts in last 5 years
295 approved, not yet constructed



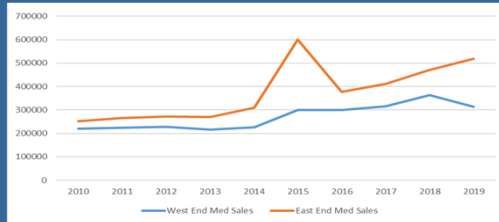
Housing Costs & Displacement

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

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

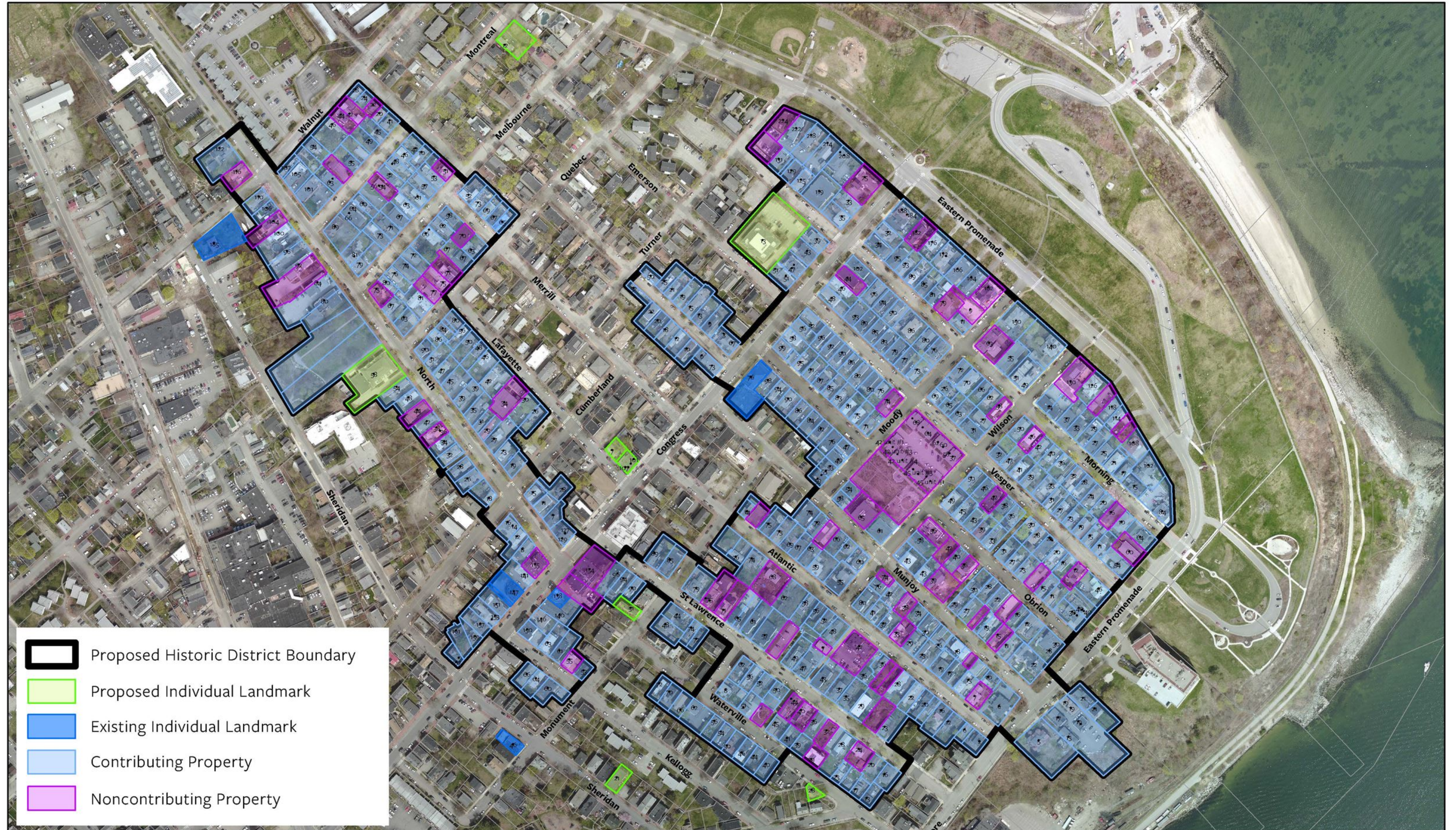


Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them - Jane Jacobs



Proposed Munjoy Hill Historic District and Individual Landmark Designations

Per Historic Preservation Board Recommendation



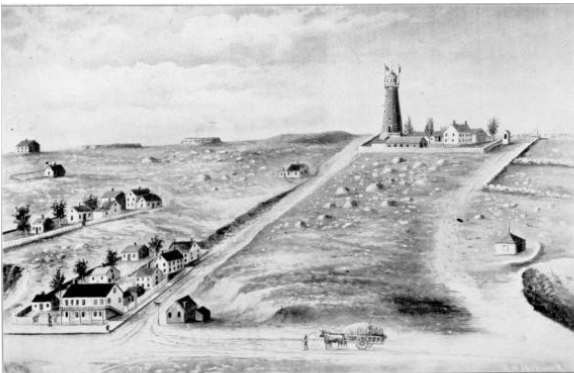
0 250 500 1,000 Feet

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,

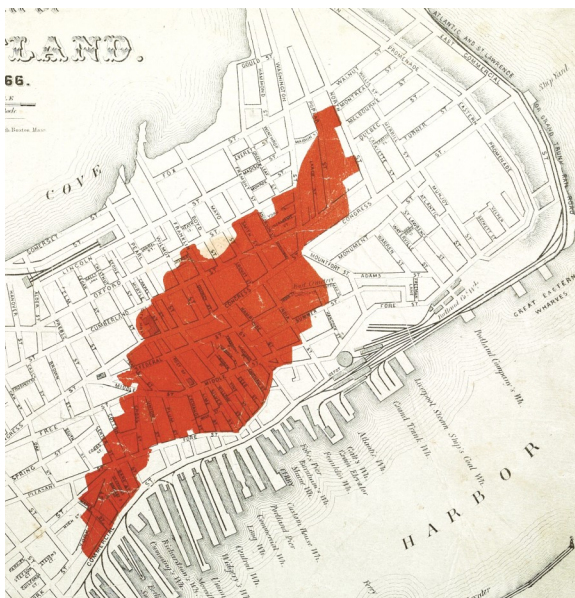
Development History: 1786-1866



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.

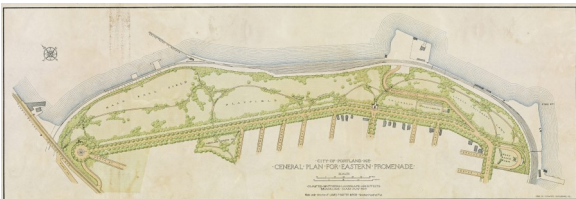
Development History: 1866-1917



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.



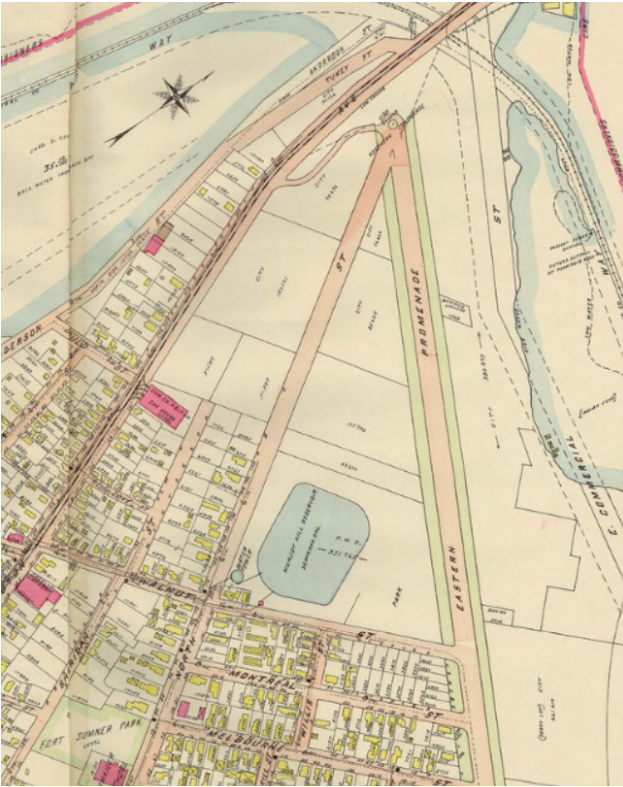
Triple deckers on Munjoy Hill.

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

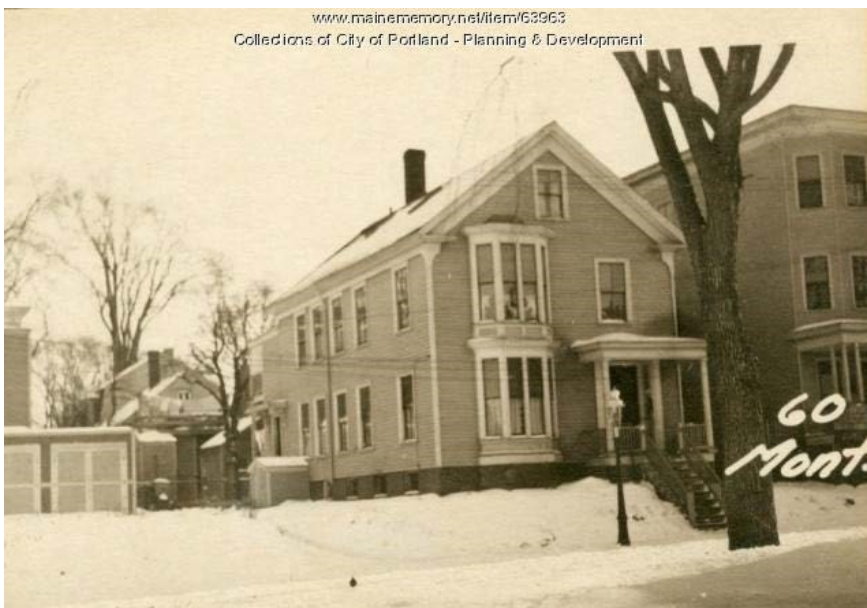
46 Waterville Street	Contributing
50 Waterville Street	Contributing
51 Waterville Street	Contributing
54 Waterville Street	Contributing
56 Waterville Street	Contributing
62 Waterville Street	Contributing
65 Waterville Street	Contributing
66 Waterville Street	Contributing
70 Waterville Street	Contributing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

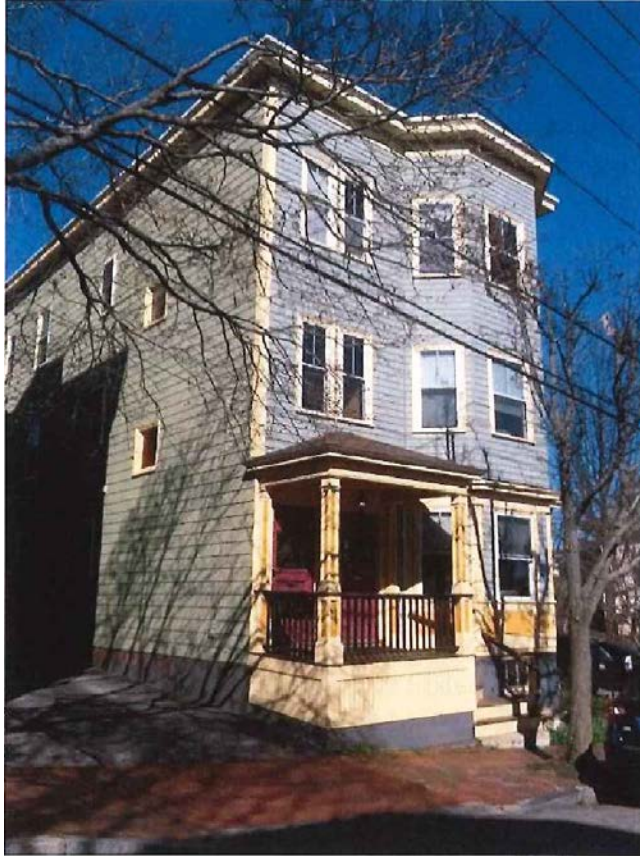
Address: 21 Sheridan Street

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.

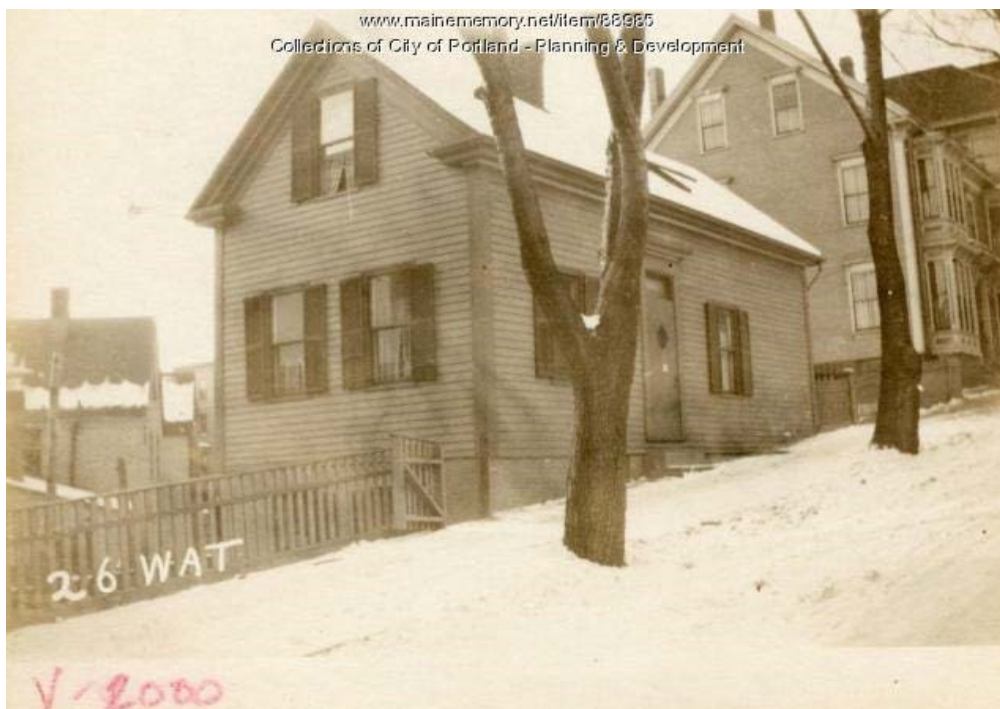
Some changes are evident. For example, on the south elevation the single windows near the front corner of the building are now paired. More obvious is the addition of a three-level porch off the south elevation. Interestingly, the porch addition is consistent with what many tripledeckers featured as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

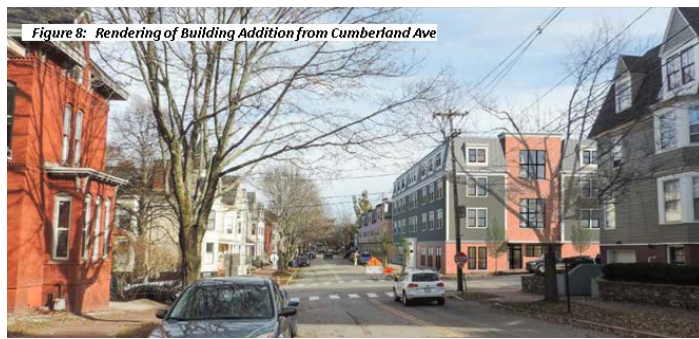


Figure 8: Rendering of Building Addition from Cumberland Ave



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

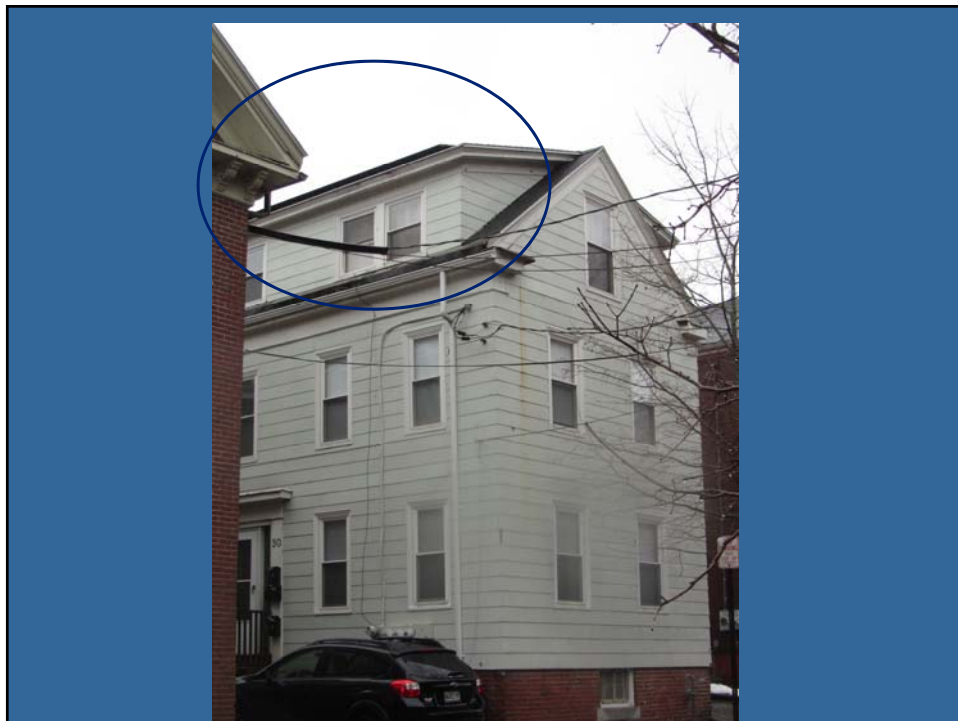


Emery Street



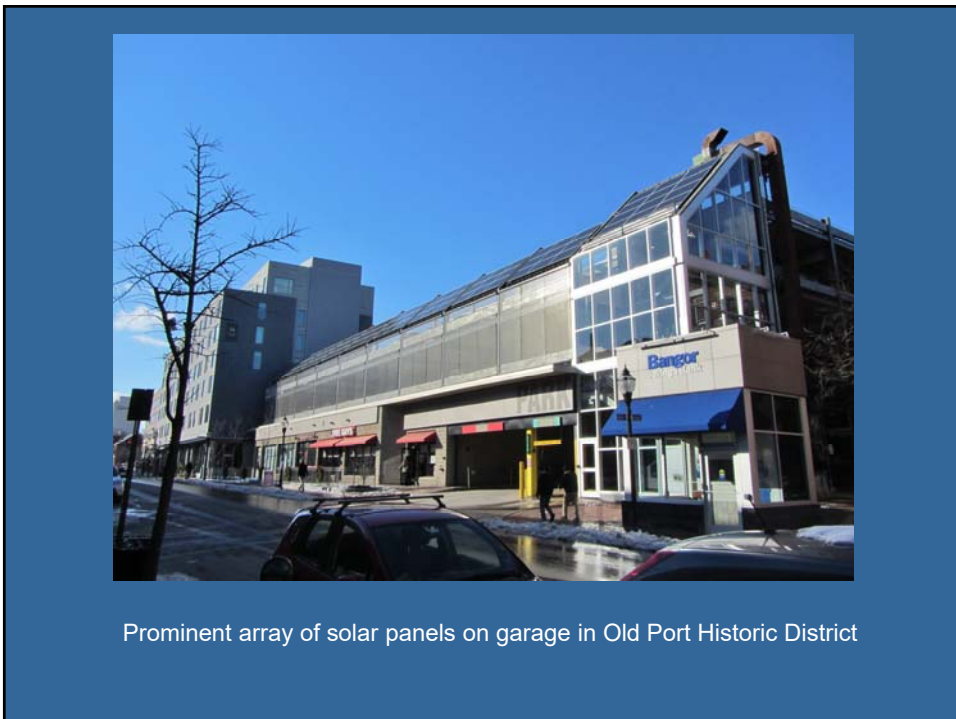
Chadwick Street

Solar panel and heat pump installations within Portland's historic districts











Solar panels cover the roof of this new construction project in the West End Historic District

Heat Pump Installations



Recent interest in heat pumps prompted HP staff to consider ways to better manage the visual impact of such installations.



Original proposed location for heat pump

As a result of HP review process, heat pump was ground-mounted behind shrubbery



Following installation of the heat pump (seen here), the white line set cover that crosses the roof was painted black, reducing the visual impact.



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
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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

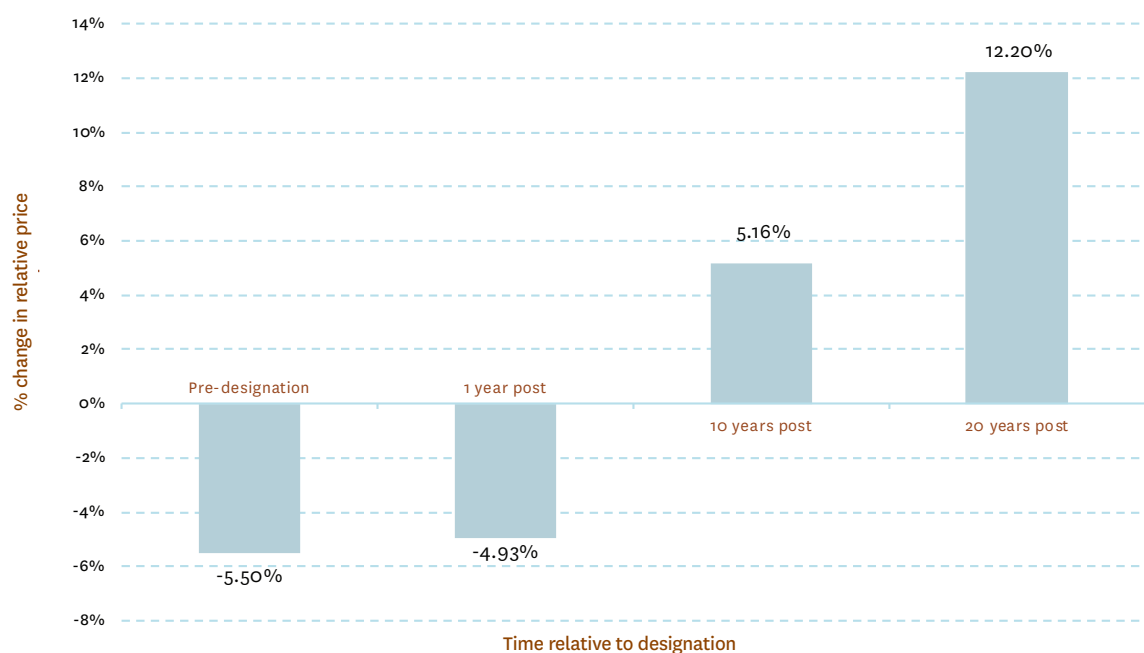


Figure 2: Relative Price of Properties Within Historic Districts Compared to Similar Properties Outside District (Regression-Controlled), Citywide

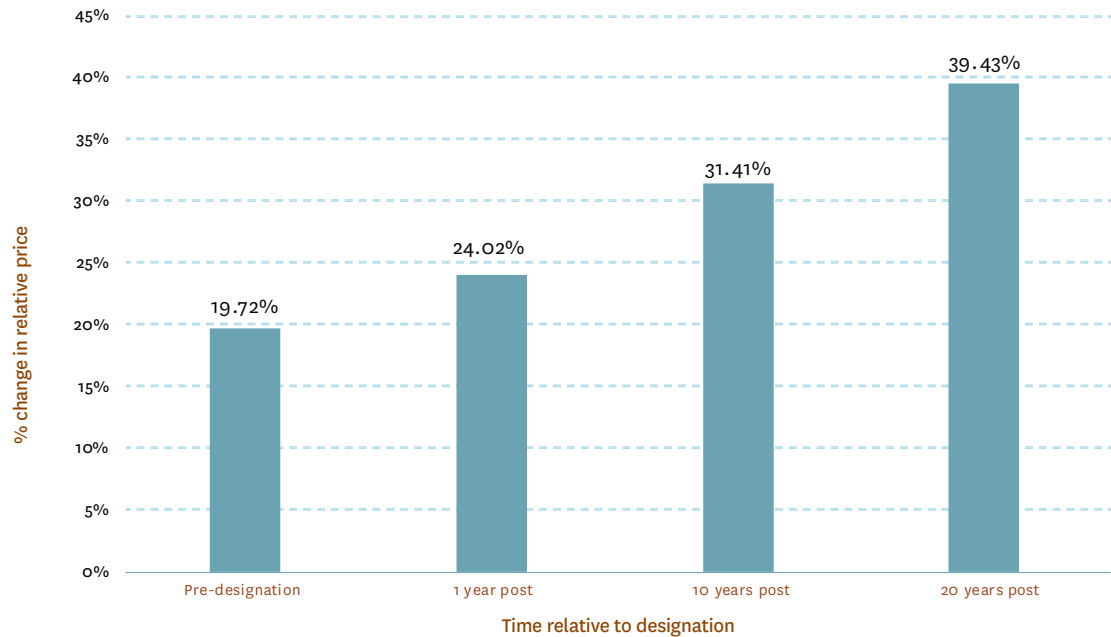
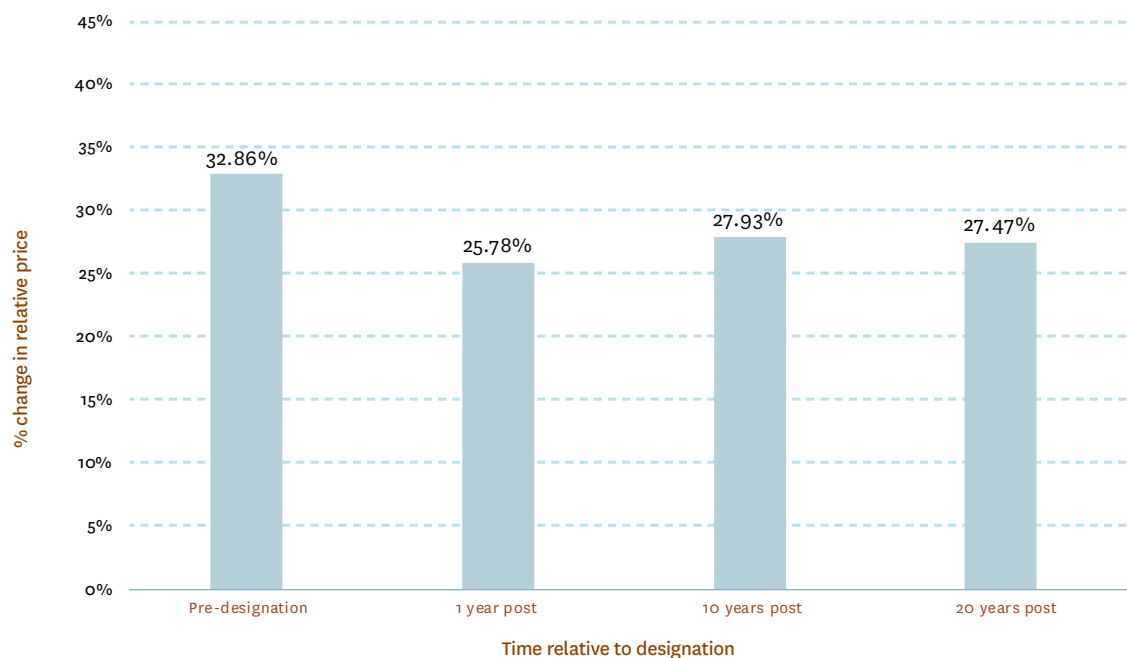


Figure 3: Relative Price of Properties Within Historic Districts Compared to Similar Properties Outside District (Regression-Controlled), Manhattan





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](#)

[DASH](#)

[NELSON](#)

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.

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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

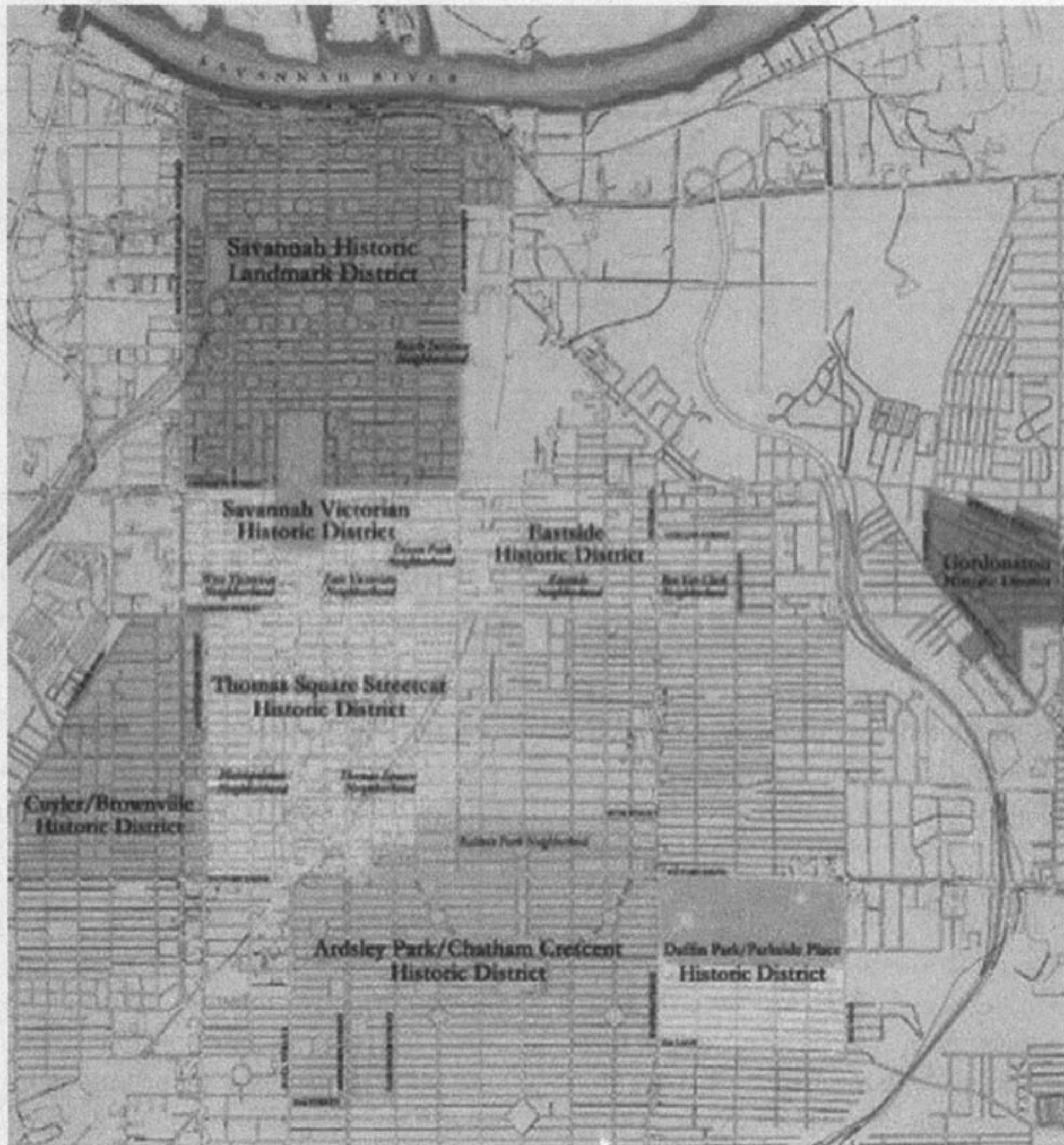
city has actively sought to preserve the squares and surrounding structures, receiving a great deal of support from the local community, non-profit organizations, and the private sector. In 1966, 1.1 square miles of the city were designated as a National Historic Landmark District (NHL) by the National 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



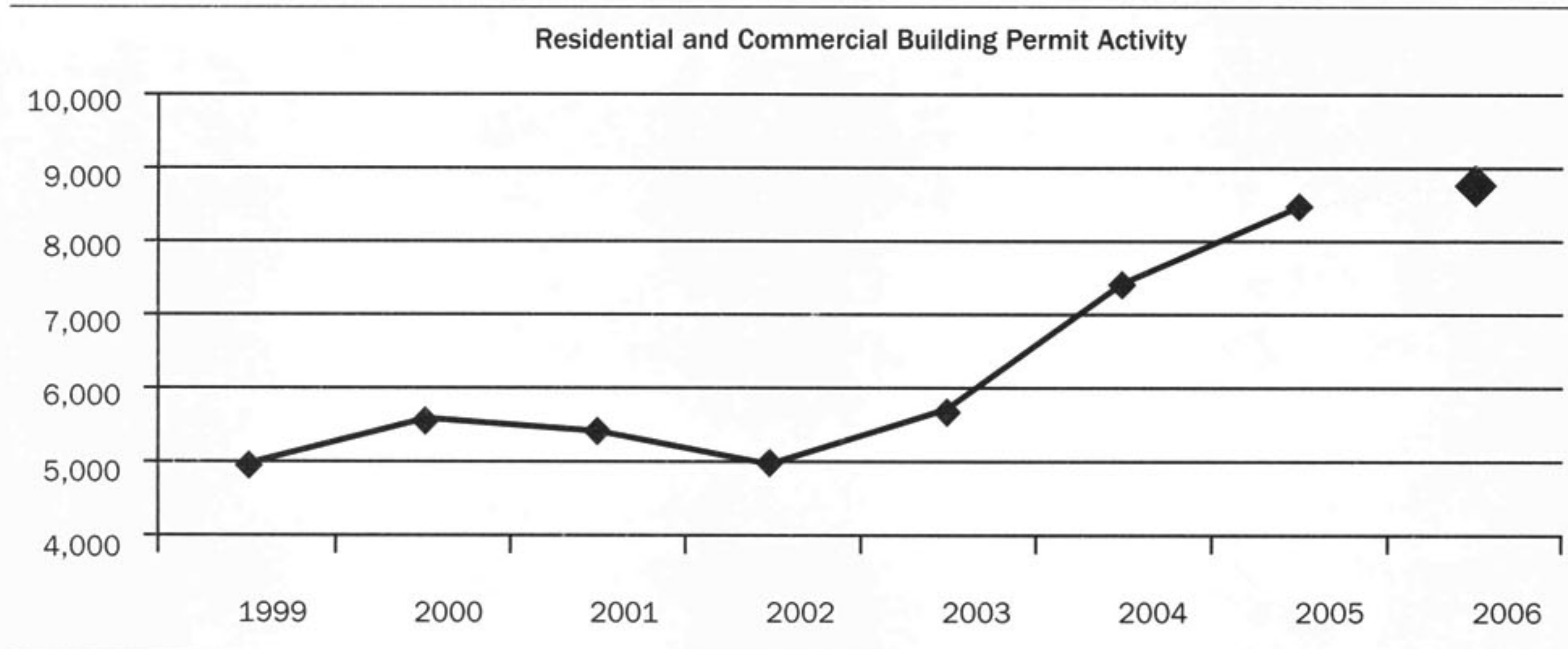
Source: The Historic Savannah Foundation.

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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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>

Adair O'Reilly <daysmill@me.com>

Jan 8, 2021, 8:48:49 PM (4 days 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

Dear Mayor Snyder and City Councilors,

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 and Rectory were listed on the National Register of Historic Places. The Church, Rectory, 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 and scale of the neighborhood. Classic three deckers and duplexes have been replaced with rectangular boxes and new condo projects. The vibrancy and history of the neighborhood is disappearing.

We urge the City Council to support the Munjoy Hill Historic District.

Thank you.

Sincerely,

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

Anne Manganello <aemanganello@gmail.com>
to planningboard@portlandmaine.gov

Nov 19, 2020, 3:13:13 PM ☐ ☐ ☐

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

From: **Anne Manganello** <aemang...@gmail.com>
Date: Thu, Nov 19, 2020 at 3:12 PM
Subject: A Tale of Two Neighbors
To: Kate Snyder <ksn...@portlandmaine.gov>, Kimberly M. Cook <kc...@portlandmaine.gov>, <b...@portlandmaine.gov>, <jco...@portlandmaine.gov>, <jdu...@portlandmaine.gov>, <n...@portlandmaine.gov>, <pa...@portlandmaine.gov>, <sthib...@portlandmaine.gov>, <tch...@portlandmaine.gov>

A parable: A Tale of Two Neighbors

This is a tale of two neighbors who live on Munjoy Hill in the proposed historic district. One neighbor, who is a strong proponent of the proposed Historic District, made changes to the front of his house without consulting and getting permission from the Historic Preservation Board with regard to the project or the materials. His attitude was "don't ask; don't tell". In other words, the rules are "for thee but not for me".

Another neighbor demolished an old porch and steps and hired a contractor to replace them. A third neighbor living nearby reminded her that she needed to consult the Preservation Board before making any changes. She did so and in the process has been waiting four weeks, risks the possibility of losing her contractor and probably will not be able to get the work done before the snow falls. She will probably be without the second required exit from her home for the winter. A definite safety risk. She, too, was an enthusiastic proponent for the Historic District. No longer.

I know the names and addresses of these individuals which I am not divulging because at this time it would serve no purpose other than to cause dissension and perhaps hostility between neighbors.

.
Respectfully submitted,

Anne E. Manganello
84 Quebec Street
Portland, Maine 04101

Berry Manter <bmanter1@gmail.com>

Jan 9, 2021, 5:23:00 PM (3 days ago)



to ksnyder@portlandmaine.gov, Pious Ali, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, Nicholas Mavodones, Belinda Ray, Spencer Thibodeau, planningboard@portlandmaine.gov

Mayor Snyder and City Councilors, (and a huge welcome to our new councilors!),

I strongly urge you to support the proposed Munjoy Hill Historic District this Monday.

As a long time Munjoy Hill property owner I have attended *every* historic district workshop and city hall presentation. By far, the supporters from across the city outnumber the non-supporters with smart and positive words for the benefits of a designated historic district. Those who opposed the historic had either not paid attention to Deb Andrews patient and thorough assurances that:

- a historic district does NOT decrease the value of property,
- does NOT cost more to perform repairs and renovations,
- does NOT affect house colors choices, or the ability to design additions or utilize solar or energy efficient add-ons.

Opponents failed logic, resorting to unrealized fears. Other opponents appeared to resent “rules” of any kind imposed, or were developers, (often not from “the Hill”).

Therefore, a Munjoy Hill Historic District as proposed is a right choice for this desirable city.

About me: I own a highly visible and admired Victorian on the Prom. The value of the location exceeds the value of the structure which could be readily torn down, replaced with a high profit, turn-over “high rise”, and at great loss to the character of our city. In the decades of ownership I have made vast improvements, all with respect to this building’s aesthetic history, and currently offer reasonably priced rental units that house some truly wonderful locally employed tenants.

Please vote to support this new historic district. Thank you.

Most sincerely,

Berry Manter
46 Eastern Promenade
Portland, ME



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 available 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 homeowners, 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 **unwillingly 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 available 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 defini. on 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 mee ngs.** Her sentiment was to vote against this proposal. (Cite: *Feb 2020 Planning Board mee ng*)
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 Preserva on on Property Values*)
6. We know **Historic Preserva on, 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 popula on 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 **commi ee on iden fying 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 Commi ee's agenda.
9. We know **BLACK Power read a statement at their rally in October opposing the Prolifera on of Historic Districts in Portland & commi ed to posting in their social media platforms to gain support against the 12th district** (cite: *BlackPower presenta on 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.)*

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 multiple 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.

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

Carol Mccracken <ca10cken@aol.com>

2:00 PM (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, planning@portlandmaine.gov, info@portlandlandmarks.org

Greeter PortlandL Landmarks has once again issued a mass appeal to people to write you all to express your support for this historic district designation for Munjoy Hill. However, I don't support the designation at all. Rentals on the Hill are notoriously expensive and this designation will only make that situation harder for renters.

Carol McCracken
North Street Resident
ca10...@aol.com

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

Christine Arsenault <carsenault3@gmail.com>
to planningboard@portlandmaine.gov

Jan 21, 2021, 10:29:55 AM (5 days ago)



Hi,

This is Christine Arsenault, over on Parris Street again.

I took some pictures of the parking here in my neighborhood on a Saturday at 4:00pm. (Keep in mind the pandemic and it was worse finding parking pre-covid) There are times throughout the day where Parris Street gets quite congested. Like when the mosque has its weekly prayer on Fridays afternoon/evening and The Back Bay Grill and Isa are open. Often only one car can pass down the street at a time. In the winter it's even more challenging. Walking is even tricky when the sidewalks don't get shoveled and you have to climb over a snowbank and walk down the street to go anywhere. My eldest child is legally blind and it's one of the reasons I spoke about the crosswalk during the meeting. Someone who spoke for the applicant said the Hanover street crosswalk is justified because of the little street next to the bowling alley and Parris didn't need one. There is a little street between Brattle and Parris and with the increased traffic on foot and car, I believe this needs to be addressed.

I also worry about the cars coming in and out of the parking garage. Especially in the evening and during the night. I suppose the headlights will possibly beam into my home?

Also, during the construction where will everyone park? When the condo building beside my house was built they worked on Saturdays early in the morning. I wrote to the city about how difficult that was for me since I work late on Friday and Saturday nights. I was told the city ordinance on noise didn't matter on this particular matter because it was written in the construction plans that they would be working on Saturdays and even some Sundays. I have video of my entire house shaking and the noise being unbearable at times.

Thank you for considering my concerns,

Christine Arsenault

Cynthia Macdonald <cynthiapmacdonald@gmail.com> Jan 10, 2021, 8:56:27 AM (2 days 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.

Cynthia Macdonald

Debby Murray <debbym@gwi.net>

Jan 8, 2021, 9:06:19 PM (4 days ago)



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

Dear Councilors Fournier, Zarro and Dion,

Welcome to the Portland City Council. I appreciate your willingness to serve our city. It is my fervent hope that you will give close attention to the matter of Portland's newest historic district, which is soon to be needing your support.

We have worked hard and long to convince city officials and our neighbors (in the whole city, not just Munjoy Hill) that a historic district for parts of Munjoy Hill is a good idea. This is a special neighborhood which deserves the protection a historic district designation will give it. As I have stated in countless letters to former and present councilors, my husband and I reaped the benefits of living in a historic district when we lived on West St. in the West End. Now that we reside on North St. in the East End, we miss the security of guidelines and support to keep this neighborhood special.

Please consider your affirmative vote to be one for progress and assurance that Portland's legendary Munjoy Hill can remain a jewel in the city's crown.

Thank you for your thoughtful consideration,

Debby Murray

104 North St.
Portland, ME 04101

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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Please vote to support the district.

Thank you!

Denise Martin

Diane Davison <dmdavison5@gmail.com>

Jan 10, 2021, 7:31:27 PM (2 days ago)



to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, Kate Snyder, Belinda Ray, pali@portlandmaine.gov, Spencer Thibodeau, Tae Chong, Nicholas Mavodones, Deb Andrews, Planning Board

Good Evening Mayor Snyder and Councilors.

I respectfully request your consideration of my attached letter regarding including Munjoy Hill to the list of Portland's historic districts.

Thank you for all you do!

Diane Davison
Morning Street

Welcome Councilors Fournier, Zarro and Dion.
Greetings Mayor Snyder and seasoned Councilors;

As a Hill resident of more than 28 years I've witnessed the dramatic changes in our neighborhood, not all of which may be considered "improvements" (in my opinion). It used to be folks chose to live here because they sought community and diversity within this cherished seaside neighborhood. Now, the desire for return on investment threatens the fabric, affordability and quality of life for those of us who still live here.

I applaud and support the dedicated efforts of our Historic Preservation Board (HPB), Deb Andrews and supporting city staff; Greater Portland Landmarks (GPL) as well as community efforts of MHNO and the Munjoy Hill Conservation Collaborative. Over the past 3+ years, I enthusiastically participated in the public process, neighborhood meetings and city hall proceedings regarding this recommendation.

As new Councilors familiarizing yourselves with more than 3 years of process – my sincere hope is that you've had the opportunity and made time to acquaint yourselves with Portland's historic preservation program. Its 30-year history is ripe with institutional memory and has played a significant role in retaining the city's historic character.

I offer these facts for your consideration:

- Historic preservation is an essential element of the City's 2017 Comprehensive Plan.
- It was Council's directive for HPB to research pursuit of a historic district for Munjoy Hill as part of the approved conservation overlay of June 2018.
- The planning boards "close vote" supports this initiative.
- Quoted from Planning, Historic Preservation and Transportation web page:
"Planning is about preserving and enhancing what makes Portland great. In the Planning Division, we work with a variety of stakeholders to develop long-range plans and policies to help Portland thrive. We plan Portland's future by building upon the City's distinct historic, cultural, and natural assets to achieve a livable and sustainable built and natural environment, exemplified by dignified and engaging public spaces, a strong sense of community, and a diversity of healthy neighborhoods and business districts comprising a vibrant urban center."
- The intent behind the proposed Munjoy Hill historic district and landmark designations is to provide a tool to effectively steward the visual character of Munjoy Hill over time.
- Historic district does NOT mean there will no longer be affordable housing. In fact – the exact opposite is where you'll find truth. Currently there are several applications to tear down (more) single family, small scale homes on Munjoy Hill in order to construct XL single-family mansions. These existing historic homes – along with others which will be protected thru this effort – are, in fact where affordability is found.
- It is NOT affordable to live in a luxury, large scale modernized condo designed with return on investment in mind – *most of which are not welcoming in terms of scale/structure from the pedestrian perspective.*
- "Historic district improvement guidelines are excessive and expensive". In fact – this designation only addresses EXTERIOR maintenance or alterations "readily visible from the public way" – NOT inside the property. Not the back or even the side – unless perhaps you live on a corner lot.
- The Master Plan for the Eastern Promenade requires any improvement projects in the park undergo HPB approval – why wouldn't the residences adjacent to our Olmsted, historically designated park also deserve preservation and protection?

Saying “yes” to the historic designation for Munjoy Hill does NOT say “no” to new development or affordable housing. It supports balance. It preserves historic architecture. It provides the backdrop for our historic Eastern Promenade park.

Thru its boards and committees – Council has an obligation to endorse recommendations of established, city appointed boards whose charge and expertise is to advise council so you may make informed decisions.

If this council don’t 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 what is sacred while gently – and, consciously, allowing for renewal.

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

What would Mayor Baxter do?

Respectfully,

Diane Davison
Morning Street



Imagine!

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

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

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,

Diane Dombrowski
27 Vesper st.
Portland, Maine 04101

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

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

Elizabeth Streeter <streeter.beth@gmail.com>

Jan 9, 2021, 4:51:42 AM (3 days ago)



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

Welcome to the new councilors!

I am a 17 year resident of Munjoy Hill and I strongly support the proposed Munjoy Hill Historic District with no changes.

I hope you have had a chance to explore this issue and the history of this struggle - especially study the work done by the very competent and dedicated Greater Portland Landmarks.

The new buildings on the Hill are totally out of keeping with the neighborhood. My 1880 home is now across the street, down the street, and around the corner from a number of outsized boxes. Some have car ports facing the sidewalk which gives the impression of a car lot rather than a welcoming home. All are built to the edge of their property. The height and width produce crowding and eliminate light. They are all extremely expensive, which is driving up the prices (to buy and rent) on the Hill, which will be reflected in the upcoming tax reevaluation and cause long time residents to have to move. I am not sure how long I will be able to afford living here.

Who are these developers who seem to get one change after another in the zoning and building codes? This middle class diverse neighborhood is being turned into an elitist area. Many of the new residents will not have children attending the schools or even live here year round. Homes or condos are left empty, or rented in the winter to others who aren't invested in the neighborhood and won't get involved in it's issues.

The historic district is not just about saving the fancy homes, but those with historic importance. Do we want to eliminate the physical evidence of our history? The preservation is mainly what the buildings look like from the street. It does not interfere with changes made to the inside or the back of the building. And great accommodation is made even within those changes desired for the front of the building.

I'm sorry to go on so long. I could go longer! But I am sure you are getting inundated with letters and you have heard all the arguments. Please consider this carefully. It is an issue that many places are struggling with, all over the world. It is basically about those with money taking over historic areas with character and charm and diversity.

Thank you for your attention to this important issue.

Sincerely

Elizabeth Streeter

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

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. Thank you.

Emery Goff <ebgc00@gmail.com>

1:46 PM (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, planning@portlandmaine.gov, info@portlandlandmarks.org

Mayor Snyder and City Councilors,

Please vote to support the proposed Munjoy Hill Historic District and the designation of the six proposed individual landmarks. Thank you!

This is very exciting and important to us as new residents of Portland (75 State St). We really decided to move here because of the marvellous and historical architecture and fascinating neighborhoods of this great old city. And Munjoy Hill is one of the most interesting early neighborhoods of the gorgeous East End. It really is threatened by developers and monstrous expensive apartment and condo buildings-let us at least try to preserve what still remains of its fascinating history and architecture! It needs to be an historic district now.

Thank you- sincerely, Emery Goff and Bill Carhart

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

e w <eenebw@hotmail.com>

Jan 10, 2021, 9:14:12 PM (2 days 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 am writing 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 Portland's Cultural Heritage which includes Architecture it will soon be gone. I also believe tourists and potential tenants 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.

As a final comment I would like to dispel the notion that a district is for the elite or is racist. In my years as a Landlord I have rented without regards to race , orientation, disability, etc.. In fact my current set of tenants highlights this. My wife and I are not elitist people in any way and are about as far away from that concept as you can get. In fact we raised our two kids in one of the Buildings we own and still live in. The elitism I see in the neighborhood are the extremely wealthy people moving into Condos and huge buildings they built after tearing down affordable buildings. With that said , please vote in support of the District.

thank you

Francesca <cesca.gs@gmail.com>

Jan 25, 2021, 12:29:12 PM (yesterday)



to Kate Snyder, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, nmm@portlandmaine.gov, Belinda Ray, sthibodeau@portlandmaine.gov, planning@portlandmaine.gov, Sarah Hansen

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.

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

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.

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. Thank you.

Gail Ringel

34 Lafayette Street

Portland, ME 04101

tel: 617 504-5422

email: ringelgail@gmail.com

January 13, 2021

To Members of Portland City Council

Re: Establishment of Munjoy Hill Historic District

Dear City Council Members,

I am writing in support of the creation of an historic district on Munjoy Hill and the designation of all recently proposed properties under consideration as individual landmarks. I live on Munjoy Hill in an historic commercial building, converted to several private residences in the 1990s. In the last decade, the rate of change in this part of Portland has accelerated and it has become all too clear that those who most benefit from these changes are neither local residents, nor the community at large. The creation of an historic district is necessary to keep Munjoy Hill, and Portland overall, growing and changing in ways that are consistent with the stated values of the City and its residents.

This proposed historic district is the result of a long and considered process, exemplary in many respects. It is grounded in thorough historic research to document the community that has been thriving in this neighborhood since the mid to late 1800s. Unlike many historic districts, this one would not simply protect the history of the privileged, the economic elites so often favored by preservation projects. Instead, this historic district would preserve the built environment of an ethnically and economically diverse community, a place where commercial activity and residences occupied adjacent lots and supported a vibrant working and middle class. These are not the lives of the wealthy, the fancy, the favored. While the historically intact streetscapes include many individual examples of historically significant buildings, the real treasure here is the presence of so many historic buildings, an entire neighborhood that is uniquely capable of telling a critical part of the City's history.

Beyond the careful historic analysis, the process of proposing this district has included an exhaustive public conversation over several years. There has been a lot of listening to both long-time residents and more recent neighbors. At every public meeting, and through analysis of many rounds of public written comment to the Planning Board and City Council, the vast majority of voices – generally in excess of 85% -- support establishment of the historic district. The loudest voices against establishing this new district are real estate developers who benefit financially when they demolish historic structures to erect new buildings, generally priced as "luxury condominiums". Encouraging this type of construction will not help the City achieve any of its community wide goals for population density, public transport, or affordable housing.

Developers are very adept at identifying and exploiting economic opportunities. It is not the City's job to clear a path for them by sacrificing our collective history. Munjoy Hill has been changing for decades and the City overall has enjoyed an economic transformation that will undoubtedly continue. We can both support this transformation *and* protect the historic integrity of the City – we don't have to choose one over the other as many developers claim. This is a false choice, meant to intimidate elected officials and frighten us all into giving up on intact urban neighborhoods because we fear economic stagnation. Portland benefits

Gail Ringel

34 Lafayette Street

Portland, ME 04101

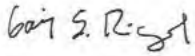
tel: 617 504-5422

email: ringelgail@gmail.com

tremendously from tourism – it supports commerce, the hospitality industry, local sports, institutions of arts and culture. Visitors come here also to enjoy the historic character of the Old Port and other historic districts – each one lends a different kind of charm to the City. These are the economic drivers that have transformed Portland – not the developers who claim to “modernize” by erasing the city’s character, one building at a time.

There is no replacing the historic fabric of the city once it is gone. The City Council has a critical opportunity to keep Portland moving in a good direction, to support continued growth and positive change while protecting the character of our city and its historic neighborhoods. I am urging you to vote in favor of the Munjoy Hill Historic District as proposed, without changes.

Many thanks for your consideration,

A handwritten signature in dark ink, appearing to read "Gail S. Ringel". The signature is written in a cursive, flowing style.

Gail Ringel

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

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. Thank you.

Hilary Bassett <hilarydbassett@gmail.com>

Jan 8, 2021, 11:27:32 PM (4 days 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, Spencer Thibodeau, planningboard@portlandmaine.gov

Dear Mayor Snyder and City Councillors:

Please vote to enact the historic district on Munjoy Hill. For the past 30 years, historic preservation has helped Portland neighborhoods stay strong, vital and diverse — and played a major part in the revival and resurgence of our City as a wonderful place to live, work and visit. I have lived in the Munjoy Hill neighborhood for the past 15 years, and join with my neighbors in working with the city process and advocating for the district designation.

There is strong support in the Munjoy Hill neighborhood for the historic district. The proposed district boundaries include a high concentration of historic properties and were drawn based on extensive public input from neighborhood residents. The neighborhood's historic buildings give it a strong sense of place and reflect the diverse heritage of Portland's workers, business owners, entrepreneurs, immigrants, and a vibrant African American community.

District designation will provide a process that protects historic character, allows for growth and change, and encourages new designs that fit in to the neighborhood. There are lots of examples of new buildings in the West End, Congress Street, and India Street districts that show how new buildings and additions can work well with the existing neighborhood. An added advantage is that the historic review process is a forum for public comment on new designs, allowing more public input than is otherwise available. This would go a long way to address the problem of out-of-scale and incompatible new developments on Munjoy Hill.

The historic district also supports Portland's comprehensive plan goals for affordable housing and environmental sustainability. Over 400 affordable housing units have been approved or built in historic districts in the last 5 years, and tax credits are available to support rehabilitating historic buildings. In addition, Munjoy Hill has a number of landlords who have affordable apartments in existing buildings. Repairing, reusing, and maintaining the existing housing stock is by far a more sustainable practice than tearing down and building new, especially, when new construction is focusing on luxury condos.

Finally, I would like to welcome Councilors Fournier, Zarro, and Dion to the City Council. And to all councilors and Mayor Snyder, **thank you** for all your hard work for our City. I truly appreciate all the time and energy you are committing for the benefit of all of us.

Thank you for your consideration.

Hilary Bassett, 55 Morning Street

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

Mayor Snyder and City Councilors,

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Please vote to support the district. Thank you.

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

jack-gmail <jackvreeland@gmail.com>

Jan 21, 2021, 3:35:53 PM (5 days ago)



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, planning@portlandmaine.gov, Greater Portland Landmarks

Mayor Snyder and City Councilors,

As a long time proud resident of Portland, I urge you to support the proposed Munjoy Hill Historic District.

Time has proven the value of protecting and preserving the character of this special place. We have been blessed with leadership dating back to the time of Mayor Baxte that put the greater good above all— but they understood that their efforts would in time translate into increased economic value. These past efforts have laid the groundwork for much of what today is making our city an incredible place to live, work, and play celebrated by residents and visitors from around the globe (well, when that was possible!).

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. Thank you.

Jack Vreeland
447 Deering Ave., Portland, ME 04103
[207 879 9152](tel:2078799152)

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

to afourmier@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

Munjoy Hill Historic District

Jeremy Rutkiewicz <jeremyrutkiewicz@gmail.com>
To: council@portlandmaine.gov
Cc: jmy@portlandmaine.gov

Mon, Jan 11, 2021 at 11:09 AM

Happy new year to all of you!

I am writing once again to please ask you to vote against the proposed historic district on Munjoy Hill.

The Historic District will create undue hardship on the residents of the hill, especially during this time of increased work from home.

Thank you, and I wish you all health and happiness in 2021,
Jeremy Rutkiewicz
[161 Congress St, Portland, ME 04101](#)
207-400-2545



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

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.

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

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

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, Christine Grimando, dga@portlandmaine.gov

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.

| |



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

Kate <kphilb3@gmail.com>

2:29 PM (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, planning@portlandmaine.gov, info@portlandlandmarks.org

Mayor Snyder and City Councilors,

Please vote to support the proposed Munjoy Hill Historic District and the designation of the six proposed individual landmarks. Thank you!

Kate Philbin
Eastern Promenade
Portland

Kate Philbin <kphilb3@gmail.com>

Jan 8, 2021, 5:40:16 PM (4 days 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.

Kate Philbin
Eastern Promenade
Portland, Maine

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

From: **Maggy W** <msw...@gmail.com>
Date: Fri, Jan 8, 2021 at 3:38 PM
Subject: Munjoy Hill Historic District
To: <afou...@portlandmaine.gov>, <aza...@portlandmaine.gov>, <md...@portlandmaine.gov>
Cc: Belinda Ray <b...@portlandmaine.gov>

Councilors Dion, Fournier and Zarro,

Congratulations on your elections to the Portland City Council! As an engaged citizen of Portland, I look forward to working with you on various issues affecting our city!

I am writing to you today to urge you to vote in favor of the Munjoy Hill Historic Preservation District.

With all of the pressing issues our country is facing, it might seem irrelevant to be spending our time, energy, and City resources on the designation of a historic district. Nevertheless, this matter is before us at this time, after three years of planning, study, meetings and discussions; I believe this designation is vital to our city and that the time to act is now.

The Planning staff has 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. The Planning Board also approved it and forwarded it to the council. Finally with the view of supporting city-wide goals, preserving existing housing stock supports the One Climate Future initiative recently passed unanimously by the Council. The Comprehensive Plan states that it can take approximately 80 years to offset the carbon footprint of the demolition of an old building and the replacement with even the most energy efficient new construction.

Public opinion, as documented in the public workshops and letters and emails in the packets before the Historic Preservation Board, the Planning Board and the City Council has consistently been split about 75/25 in favor of the district, and closer to 80/20 when you include only those who live, work or own property on Munjoy Hill. Some of the minority who object to this HD designation try to argue that it would restrict affordable housing or the Comprehensive Plan's goal of increasing residential density, yet these are false claims, often made by people who stand to gain financially from the ongoing gentrification of our neighborhood. 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.

Another concern from the minority who oppose the district is that maintenance costs of their old properties would go up, but this is largely an unfounded fear. I recently had to replace a rotting 2-story-porch on my 2-family house on St. Lawrence Street and I had to go through the Historic Planning approval process due to the pending vote on the proposed district. The Historic Planning staff was very helpful in steering us to cost-effective solutions and the process was handled very efficiently even despite the pandemic.

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.

peggy heffern <peggyheffern@hotmail.com>

Jan 10, 2021, 10:17:57 PM (2 days ago)



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

Dear Mayor and City Council members,

I am writing again to ask you to vote in support the proposed Munjoy Hill Historic District. We bought our house on Munjoy Hill nineteen years ago because we found the Hill to be a very special community with a great mix of people and home styles built over a period of almost two hundred years. Walking through our neighborhood is like walking through history. After we bought our house things on the Hill didn't change much the first decade, but then we started seeing homes being torn down and replaced by cheaply built "luxury" condos. It seemed like the sharks were circling our neighborhood and remains so. Our neighbors have been working on getting designation as a historic district now for several years which has been a long process. The vast majority of our friends and neighbors are enthusiastic about being part of a Historic District. We have gone to meetings and written emails, but a decision has yet to be made.

So, I ask you again to consider voting in support of the proposed Munjoy Hill Historic District next month.

Thank you for your consideration.

Margaret R. Heffern

8 Sherbrooke St.

Mark Holden <mark.k.holden@gmail.com>

Jan 12, 2021, 4:54:49 PM (yesterday)



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

Dear City Councilors:

I am a resident of Munjoy Hill and I fully support the creation of an Historic District. I have been to many meetings and to my knowledge 70 to 80 percent of all attendees and respondents have consistently been in support of the Historic District.

It have many benefits including and especially affordable housing for many people.

Please support the creation of the Histroic District. It has been delayed long enough. We have worked very hard for this.

Mark Holden
37 Saint Lawrence Street
Portland maine 04101

Markos Miller <markossmiller@hotmail.com>

Jan 21, 2021, 2:50:57 PM (5 days ago)



to Planning Board, Kate Snyder, Nick Mavodones, afournier@portlandmaine.gov, azarro@portlandmaine.gov, Belinda Ray, Spencer Thibodeau, Tae Chong, Pious Ali, mdion@portlandmaine.gov

Please find attached my letter expressing my concerns about the proposed Munjoy Hill Historic District. Please include this letter with other comments for the Council.

I fear the proposal will have harmful effects for our neighborhood and city.

Thank you,

Markos Miller

January 21, 2021

Mayor Snyder and Esteemed Councilors,

I'm writing to share my concerns about the proposed Munjoy Hill Historic District (HD). I have lived on the Hill for 25 years and love my neighborhood. I also value the role of Portland's historic neighborhoods in informing the character of our city, but fear that the proposed HD designation will negatively impact the affordability of the neighborhood, exasperate home owners' efforts to improve the economic and environmental sustainability of their homes, and unintentionally fuel racial and class segregation by accelerating gentrification throughout the city.

1. Munjoy Hill is already protected. The existing Munjoy Hill Conservation District established in 2018 has significantly reduced tear downs and is effective in balancing needs for preservation and development. We should be evaluating the effects of the Conservation District, not imposing another district on top of it.
2. The Munjoy Hill Historic District runs counter to the city's goal of maintaining and creating a diverse housing stock. The Historic District will increase the cost of housing at time of a regional housing crisis. This is a fact. This will create greater barriers for families of diverse backgrounds and means to move to the neighborhood, and further limit socio-economic diversity. HD will make the Hill even more exclusive, and have a ripple effect, pushing up housing costs across Portland.
3. The proposed district will make it harder to build more housing and improve existing housing stock. HD places greater burdens on increasing the number of units in a building, and creates new levels of bureaucracy in an already cumbersome property improvement process.
4. There has been no data-based discussion of the effects of HD throughout the planning process. I have repeatedly requested that staff complete a data-based analysis of the effects of HD on cost related to rental and sales costs, construction costs, improvement costs. At the 2019 District 1 meeting Councilor Ray assured me and others in attendance that this would take place as part of the Planning Board review process. However, at no point in the review process was any such data or analysis presented. The discussion has been limited to limited to conjecture and assumption. Due diligence in the planning process must be expected on such an important issue.

The cost of both renting and owning a home in Portland is beyond the reach of the very people we need to make this city a functioning, vibrant, growing city. HD will do nothing to address this. Last year I spoke with a respected local developer about HD. He agreed that it was bad for the city, but since it would increase the value of his projects in other parts of the city, he could accept not building on Munjoy Hill, and would not oppose the HD designation. This is not the way we should be making housing policy. Effective policy aligned with our goals outlined in the Comprehensive Plan must come from research of best practices, collection and analysis of related data, and an approach that balances the competing concerns of the city. The proposed Munjoy Hill Historic District and the political process in which it has been advanced does none of this. I know Portland can do better.

In closing, I'd like to briefly address some of the other issues raised by proponents of HD.

- The HD designation does not offer residents a voice in how new development will enhance the neighborhood, but does provide a tool by which neighbors can leverage their opposition to new development. Nationwide, this is a time-tested strategy to limit who can live in what neighborhood. It is exclusionary. Similar tactics historically have been used to exclude people of color and low-income from communities.
- The notion that the HD designation somehow preserves a working-class neighborhood does not pass the straight face test. HD will accelerate increasing home values and maintenance costs, pushing the once working-class neighborhood further out of reach of those who actually make their lively-hood in our city. Preserving a working-class neighborhood where working class people are unable to live is a farce. The Hill is not emblematic of any one architectural period or style; to the contrary, it presents an amalgam of architectural styles and influences, layered over each other in an ongoing, organic evolution. This process of ongoing change must be allowed to continue forward for current and future generations.

Portland is in dire need of progressive housing policy. It is long overdue. Last year's passage of the poorly crafted referendum issues shows what can happen when we do not act in a timely or adequate manner. The HD proposal should be considered in this same manner. Please vote against its approval and move to assemble a broad-based stakeholder group to craft housing policies that will address the real housing crisis Portland is facing.

I appreciate your leadership in such challenging times.

Sincerely,

Markos Miller

Jan 10, 2021, 5:12:15 PM (2 days ago) ☐ ☐ ☐
mreppenhagen@yahoo.com <mreppenhagen@yahoo.c...>
to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, bsr@portlandmaine.gov,
planningboard@portlandmaine.gov, planning@portlandmaine.gov, Deb Andrews

Dear Councilor Fournier, Councilor Zarro, and Councilor Dion,

First of all, congratulations on your election to the City Council!

I am writing to you today to express my strong support for the Munjoy Hill Historic District. I have written to City Council members in regard to this before but wanted to be sure to connect with you as well. As you have undoubtedly seen from the previous communications to City Councilors, there has been overwhelming support from the citizens of Portland for this. (Public overall support = 78%; Munjoy Hill resident support = 84%; from within the proposed district support = 85%).

I hope you will support the Historic Munjoy Hill District when it comes up for vote at City Council!

Respectfully,

Marlies Reppenhagen

From: **martica sawin** <martica...@gmail.com>

Date: Sat, Jan 9, 2021 at 5:06 PM

Subject: Proposed Historic Zone

To: <afou...@portlandmaine.gov>, <aza...@portlandmaine.gov>, <md...@portlandmaine.gov>, <sthb...@portlandmaine.gov>, <pa...@portlandmaine.gov>, <b...@portlandmaine.gov>, <ksn...@portlandmaine.gov>, <tch...@portlandmaine.gov>

Dear Councilor,

Although a property owner on Munjoy Hill for only 14 years, I have been observing and admiring the East End neighborhood since the 1960s when it was threatened by urban renewal. I watched my grandchildren grow up on Munjoy Street in a house their mother bought in 1980, grateful for their safe and pleasant surroundings, but it wasn't until retirement that I could think about moving here myself. Thankfully, at age 92, I now reside at 28 St. Lawrence Street, in a house shared with another daughter.

I remember seeing the majestic Union Station reduced to a pile of rubble and the destruction of brick and granite mercantile buildings along Commercial Street. Fortunately the bulldozers of urban renewal came late to Portland and a portion of its historic waterfront was saved in time to become the city's leading attraction. Imagine if they had reached the unique finger wharves or the distinguished Vermont marble Customs House!. Munjoy Hill, capped by the impressive Observation Tower, was part of the story of Portland's growing prosperity. Its rows of well-preserved 19th century residential buildings are a significant segment of the city's rich architectural history. Taken in combination with its site on a promontory overlooking Casco Bay and its many islands, one of the most spectacular on the Eastern Seaboard, the proposed Historic Zone is not something to be lightly thrown away.

Sincerely,
Martica Sawin

Melissa Sweet <melissa@melissasweet.net>

Jan 11, 2021, 2:31:00 PM (yesterday)



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

To Everyone,

I have been to countless meetings in support of the Munjoy Hill Historic District.
As a homeowner in the east end, and for this record:

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

Thank you,

Melissa Sweet

January 21, 2021

Mayor Snyder and Esteemed Councilors,

I'm writing to share my concerns about the proposed Munjoy Hill Historic District (HD). I have lived on the Hill for 25 years and love my neighborhood. I also value the role of Portland's historic neighborhoods in informing the character of our city, but fear that the proposed HD designation will negatively impact the affordability of the neighborhood, exasperate home owners' efforts to improve the economic and environmental sustainability of their homes, and unintentionally fuel racial and class segregation by accelerating gentrification throughout the city.

1. Munjoy Hill is already protected. The existing Munjoy Hill Conservation District established in 2018 has significantly reduced tear downs and is effective in balancing needs for preservation and development. We should be evaluating the effects of the Conservation District, not imposing another district on top of it.
2. The Munjoy Hill Historic District runs counter to the city's goal of maintaining and creating a diverse housing stock. The Historic District will increase the cost of housing at time of a regional housing crisis. This is a fact. This will create greater barriers for families of diverse backgrounds and means to move to the neighborhood, and further limit socio-economic diversity. HD will make the Hill even more exclusive, and have a ripple effect, pushing up housing costs across Portland.
3. The proposed district will make it harder to build more housing and improve existing housing stock. HD places greater burdens on increasing the number of units in a building, and creates new levels of bureaucracy in an already cumbersome property improvement process.
4. There has been no data-based discussion of the effects of HD throughout the planning process. I have repeatedly requested that staff complete a data-based analysis of the effects of HD on cost related to rental and sales costs, construction costs, improvement costs. At the 2019 District 1 meeting Councilor Ray assured me and others in attendance that this would take place as part of the Planning Board review process. However, at no point in the review process was any such data or analysis presented. The discussion has been limited to limited to conjecture and assumption. Due diligence in the planning process must be expected on such an important issue.

The cost of both renting and owning a home in Portland is beyond the reach of the very people we need to make this city a functioning, vibrant, growing city. HD will do nothing to address this. Last year I spoke with a respected local developer about HD. He agreed that it was bad for the city, but since it would increase the value of his projects in other parts of the city, he could accept not building on Munjoy Hill, and would not oppose the HD designation. This is not the way we should be making housing policy. Effective policy aligned with our goals outlined in the Comprehensive Plan must come from research of best practices, collection and analysis of related data, and an approach that balances the competing concerns of the city. The proposed Munjoy Hill Historic District and the political process in which it has been advanced does none of this. I know Portland can do better.

In closing, I'd like to briefly address some of the other issues raised by proponents of HD.

- The HD designation does not offer residents a voice in how new development will enhance the neighborhood, but does provide a tool by which neighbors can leverage their opposition to new development. Nationwide, this is a time-tested strategy to limit who can live in what neighborhood. It is exclusionary. Similar tactics historically have been used to exclude people of color and low-income from communities.
- The notion that the HD designation somehow preserves a working-class neighborhood does not pass the straight face test. HD will accelerate increasing home values and maintenance costs, pushing the once working-class neighborhood further out of reach of those who actually make their lively-hood in our city. Preserving a working-class neighborhood where working class people are unable to live is a farce. The Hill is not emblematic of any one architectural period or style; to the contrary, it presents an amalgam of architectural styles and influences, layered over each other in an ongoing, organic evolution. This process of ongoing change must be allowed to continue forward for current and future generations.

Portland is in dire need of progressive housing policy. It is long overdue. Last year's passage of the poorly crafted referendum issues shows what can happen when we do not act in a timely or adequate manner. The HD proposal should be considered in this same manner. Please vote against its approval and move to assemble a broad-based stakeholder group to craft housing policies that will address the real housing crisis Portland is facing.

I appreciate your leadership in such challenging times.

Sincerely,

Markos Miller

Mike Hoover <chzstk@gmail.com>

Jan 10, 2021, 11:42:29 AM (2 days ago)



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

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

I would like to congratulate each of you in your new role as City Councilor. Good luck in your efforts. I am asking that you to consider the following points regarding business in front of you this week, the designa. on of a Historic District for Munjoy Hill. As a current resident and owner of two historic multi family residences on Munjoy Hill, I strongly support the approval and implementation of this Historic District.

I have been engaged in the planning process for the implementation of the Historic District for several years. 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 cons tuents, strongly support the implementa on of the Historic District. Consistent with the greater than 80% public wri en and verbal comment provided in support of the Historic District throughout this process, 88% of the comments received for your most recent workshop 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 se ing to remain and thrive. The neighborhood will not become a haven for million dollar plus second home condos, which is occurring at this time. 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 designa on and/or extremely strict development rules, the housing stock on Munjoy Hill will most certainly con nue the very rapid and extensive conversions of historic housing stock to luxury condos (<https://www.25monument.com> brand new 1.35 to 1.65 MILLION dollar condos) and modern single family mansions.* The residents of Munjoy Hill simply do not want to have our neighborhood changed in this fashion.

The thoughtful and extensive public planning process, which supports the designation of the Historic District, will provide for affordable and dense housing, and a beautiful neighborhood within the city. These future benefits will only be possible with the designation of the Munjoy Hill Historic District. Thank you for your support of the Historic District.

Regards,

Michael Hoover, 40 Melbourne Street, Portland ME

Munjoy Hill Extension

Name

A. Jan Berlin
Aaron Anker
Alison Kamar
Anne Manganello
Barbara Vestal and Edwin Chester
Barti Bourgault
Ben Monaghan
Brian and Sidney Leonard
Christina Bournakel
Clarkson Woodward
Cynthia and Leonard Schmidt
Dave Cowie
David Roberts
David Turesky
Diane Davison
Diane Dombrowski
Diane Perlin
Donald Head
Donalee Santoro
Elizabeth Miller and David Body
Erna Koch
FW Hill
Gail Scott
Hilary Bassett
James and Francesca DiBiase
Jasa Porciello
Jenny Scheu
Jocelyn Olsen
John Watson
John Whitehouse
Julian Marks
Kathy Palmer
Larry Gross
Laurence Eubank and Alin Wall
Leslie Hart and Kevin Schochat
Lin Lisberger
Lisa Morris
Lori Rounds and Tim Mayo
Margot McCain
Marianna Bonetti
Mark MacLeod
Marlies Reppenhagen

Martica Sawin
Michael Guibord
Michael McMillen
Mike Barton
Nancy Bogg and Mark Kiefner
Nancy Brain
Nancy Jordan
Nathan and Sarah Szanton
Nick and Caron Murray
Nini McManamy
Pamela Day & Michael Petit
Patricia Jalbert
Patricia Williams
Paul Haley
Peter and Elizabeth Adams
Peter Murray
Phil Morgan
Phyllis Jalbert
Rae Cousins
Rob Whitten
Robert Levin
Robert Manheimer and Lorinda Toscas
Ronald Shapiro and Mary Dunn
Rosita Moore
Ruth Hansen
Sadhbh Neilan
Sandra Flanagan
Sarah Cross Mills
Sean and Gretchen McCloy
Simon Rucker
Solange Kellermann
Stacy Mitchell and Jacob Halpert
Steve Whorf
Susan Gillis
Sylvia McBeth
Terrance Smith
Thomas Ainsworth
Wayne Valzania and Carolyn Swartz
JoAnn Dowe

n (1289 total notices)

		72	9
Address	Yes	No	
45 Eastern Prom, 10H	x		
32 Wilson Street		x	
73 Atlantic Street	x		
84 Quebec Street	x		
101-107 Congress Street	x		
49 and 51 Waterville Street	x		
57 Melbourne Street		x	
65 Munjoy Street, Unit 3	x		
74 Morning Street	x		
48 Montreal Street	x		
21 Sheridan Street #1	x		
32 North Street	x		
234 Eastern Prom #5	x		
33 Congress Street	x		
29 Morning Street	x		
27 Vesper Street	x		
119 Morning Street		x	
118 Conress Street	x		
72 Munjoy Street #4	x		
46 Waterville Street		x	
79 Vesper Street	x		
340 Eastern Prom, Unit 111		x	
42 Moody Street, #4	x		
55 Morning Street, Apt. 1-1	x		
42-44 and 69 Merrill Street		x	
21 Howard Street	x		
29 Waterville Street, #3	x		
30-32 Vesper Street	x		
118 Congress St., #303	x		
18 North Street	x		
61 Turner Street	x		
62 Monument Street	x		
91 St. Lawrence Street	x		
117 Sheridan Street #6	x		
215 Sheridan Street	x		
29 Waterville Street, #2	x		
26 Lafayette Street	x		
47 Monument Street	x		
53 Sheridan Street	x		
74 Wilson Street	x		
32 St. Lawrence Street	x		
55 Morning Street	x		

28 St. Lawrence Street	x	
94 Morning Street	x	
28 Vesper Street	x	
184 Congress Street	x	
98 Sheridan Street	x	
118 Congress Street, Unit 303	x	
93 Morning Street		x
22 Eastern Prom, Unit 3	x	
40 St. Lawrence Street	x	
10 Willis Street	x	
25 Waterville Street	x	
25/27 Melbourne Street	x	
45 Eastern Prom, Unit 1B	x	
62 Waterville Street	x	
15-17, 49 and 51 Merrill and 40 Emerson Sts.	x	
104 North Street	x	
45 Eastern Prom, Unit 2-K	x	
114 Eastern Promenade	x	
95A Munjoy Street	x	
23 St. Lawrence Street	x	
94 Beckett Street		x
73 Melbourne Street #1	x	
117 Sheridan Street, #5	x	
35 Melbourne Street	x	
340 Eastern Prom	x	
29 Emerson Street	x	
13 Waterville Street	x	
45 Eastern Prom, Unit 3K	x	
71 Melbourne Street	x	
85 Beckett Street	x	
48 Howard Street	x	
74 Atlantic Street		x
87 Monument St. and 49 Sheridan St.	x	
48 Congress Street	x	
125 Morning Street	x	
62 Melbourne Street	x	
96 Morning Street	x	
27 Merrill Street	x	
28 Waterville Street	x	

w.valzania@munjoyhill.org <w.valzania@munjoyhill.org> Jan 11, 2021, 5:11:54 PM (yesterday) ☐ ☐ ☐
to planningboard@portlandmaine.gov, Wayne Valzania, Wayne@redhookdesignalliance.com

January 1st, 2020

Re: Munjoy Hill Historic District

To the Chair and Members of the Planning Board & Portland City Council,

As its President, I am writing on behalf of the Munjoy Hill Neighborhood Organization to express our full support for the Munjoy Hill Historic District as proposed. In conversations with our members, our neighbors, and guests visiting the area, we feel that there is widespread support for the proposal as written, and the associated individual Landmark designations as recommended by the Historic Preservation Board.

It is our opinion that Munjoy Hill has a significant place in the history of Portland and that the fabric of its neighborhoods and the aesthetic of its architecture should be represented, enhanced, and protected. The contributions made to the City of Portland by the workforce that lived on Munjoy Hill, the homes that they built and lived in, and the shops and places of business that they supported, are all significant and are worthy of remembering and preserving. While we do appreciate the need for moving forward, providing additional recycled and new housing, and ensuring that affordable workforce housing continues to be available, protection of what is already here must be considered.

As has been demonstrated in other historic districts in Portland and elsewhere, the designation of such has a positive net result, does not discourage affordable housing, does not overly burden property owners, and does not result in lower property values. What it does do is to contribute to the positive aesthetic and livability of our neighborhoods while preserving a sense of history.

We thank you for your careful consideration of the Munjoy Hill Historic District as proposed and hope that you find agreement in its importance.

Thank You on behalf of the Munjoy Hill Neighborhood Organization,

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

April 30, 2019

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

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

Dear Ms. Andrews,

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

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

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

Sincerely,



Printed name: Berry Minter

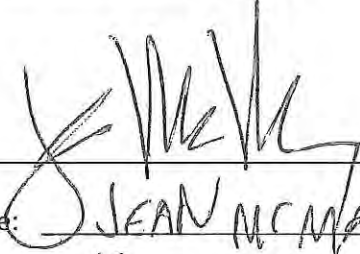
Property Address: 46 E Promenade

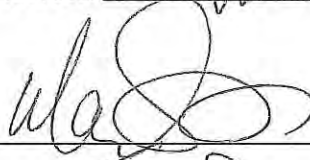


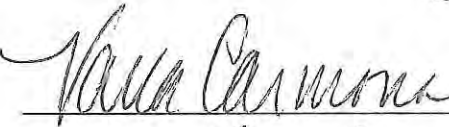
Printed name: Erna Koch

Property Address: 81 Vesper St.

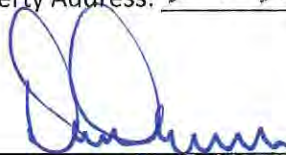
Petition for the Nomination of a Munjoy Hill Historic District, cont'd

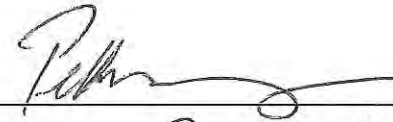

Printed name: JEAN MCMANAMY
Property Address: 10 WILLIS


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


Printed name: Vana Carmona
Property Address: 105 North


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

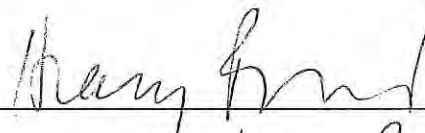

Printed name: Dine Davison
Property Address: 2 Morning St


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


Printed name: Michael Fovea
Property Address: 46 Melbourne


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


Printed name: Betty Westhoff
Property Address: 11 Morning St


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

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

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

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

Enoch Wenstrom
Printed name: ENOCH WENSTROM
Property Address: 86 Beckett St

Edmund Chester
Printed name: Edmund Chester
Property Address: 7 Pine St / 14-16 North St

Enoch Wenstrom
Printed name: ENOCH WENSTROM
Property Address: 83 Beckett St

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

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

G. Robinsall Whitten
Printed name: G. ROBINSALL WHITTEN
Property Address: 23 ST. LAWRENCE ST.

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

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

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

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

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

Re: Munjoy Hill Historic District

Dear Ms. Andrews & Councilwoman Ray,

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

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

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

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

Re: 12th Historic Designation on Munjoy Hill

To City Councilors:

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

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

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

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

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

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

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

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

Thank you for your consideration.

Johanna Henry

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

Dear Mrs. Andrews,

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



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

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

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

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

Carol M Connor

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



MAIN ENTRANCE AND STAIRCASE



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



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



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

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

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

Chronology

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

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

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

Karen Snyder <karsny@yahoo.com>

Jul 10, 2019 8:05 AM

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

Dear Historic Preservation Board Members,

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

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

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

Comment #1:

- > Dear xxxx and xxxx,
- > Not only is your monster house blocking light and air from my and the neighbors homes the much beloved and cherished views of the observatory from the street and gardens have now gone forever.
- > Maybe the rules and guidelines approved your plans but does that really,morally give you the right to do what you have done helping to turn our beautiful Munjoy Hill into Munjoy Hell.
- > I am someone who has dedicated the last ten years to beautifying the streets and gardens and providing affordable housing to this neighborhood.
- > I am heartsick and disgusted to witness your callous ,selfishness.I had hoped for something so much better.

Comment #2:

City Representatives:

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

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

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

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

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

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

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

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

Thank you for your time and attention to this matter.

Comment #3:

LETTERS - posted July 3

INCREASE FONT 1

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

Share     

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

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

RELATED HEADLINES

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• Permanently pay for vital conservation fund

• Rein in Cumberland's proposed building, paving spree

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

Christopher Akerlind

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

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

Regards,
Karen Snyder
72 Waterville



Deb Andrews <dga@portlandmaine.gov>

Public Comment: Proposed Munjoy Hill Historic Gerrymander - Missing Information

1 message

George Rheault <george.rheault@gmail.com>

Wed, Jul 10, 2019 at 2:32 PM

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

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

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

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

Thank you.



Deb Andrews <dga@portlandmaine.gov>

50 Waterville St

1 message

George Reiche <reiche_george@yahoo.com>

Wed, Jul 10, 2019 at 8:43 AM

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

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

Dear Historic Preservation Board Members and Deb Andrews,

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

George Reiche
50 Waterville St.



Deb Andrews <dga@portlandmaine.gov>

FW: Please nominate Munjoy Hill as a historic district

1 message

e w <eenew@hotmai.com>

Wed, Jul 10, 2019 at 9:51 AM

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

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

Thanks

Dear Historic Preservation Board:

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

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

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

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

thanks

Enoch and Gail Wenstrom

88 and 83 Beckett Street

Portland



Deb Andrews <dga@portlandmaine.gov>

Proposed Munjoy Hill Historic District

1 message

Berry Manter <berrymanter@yahoo.com>

Wed, Jul 10, 2019 at 12:34 PM

To: Deb Andrews <DGA@portlandmaine.gov>

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

Dear Deb Andrews,

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

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

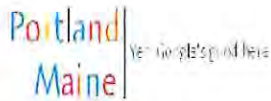
Should additional change be considered at this point in time, it would be to increase the protected historic boundary to cover more area of the Hill. The proposed rules and exceptions provide owners extensive freedom to adapt their properties to personal needs, as well as make available the many "non-contributing"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

Thank you again,

Berry Manter
46 Eastern Promenade

7/11/2019

City of Portland Mail - Munjoy Hill Historic District Questions

~~XXXXXXXXXX~~

Deb Andrews <dga@portlandmaine.gov>

Munjoy Hill Historic District Questions

1 message

Mark Googins <mgoogins@verrilldana.com>
 To: "dga@portlandmaine.gov" <dga@portlandmaine.gov>

Thu, Jul 11, 2019 at 2:34 PM

Ms. Andrews:

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

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

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

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

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

Thanks.

Mark Googins

Mark K. Googins

One Portland Square

Portland, ME 04101-4054

Office: (207) 253-4406

Cell: (207) 650-0180

Fax: (207) 253-4407

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



Deb Andrews <dga@portlandmaine.gov>

MunjoyHill Historic District

1 message

Susan Yandell <sueyandell@gmail.com>

Mon, Jul 22, 2019 at 5:19 PM

To: dga@portlandmaine.gov

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



Deb Andrews <dga@portlandmaine.gov>

Good morning

1 message

Christopher Akerlind <chrisakerlind@gmail.com>

Tue, Jul 23, 2019 at 10:04 AM

To: dga@portlandmaine.gov

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

Thanks.

Christopher Akerlind
44 Monument St



Deb Andrews <dga@portlandmaine.gov>

Inclusion in historic district

1 message

JoAnn Dowe <joythroughhealing@gmail.com>

Sun, Jul 28, 2019 at 1:26 PM

To: dga@portlandmaine.gov

Hello Deb,

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

Thank you,

JoAnn Dowe,
28 Waterville Street
Cell: 2073317707

Sent from my iPhone



Deb Andrews <dga@portlandmaine.gov>

Fwd: Munjoy Hill Historic District

1 message

jmy <jmy@portlandmaine.gov>

Thu, Aug 8, 2019 at 8:12 AM

To: Deb Andrews <dga@portlandmaine.gov>

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

Dear Planning Board --

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

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

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

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

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

8/8/2019

City of Portland Mail - Fwd: 122 North Street



Deb Andrews <dga@portlandmaine.gov>

Fwd: 122 North Street

1 message

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

Thu, Aug 8, 2019 at 8:15 AM

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

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

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

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

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

Thank you!

Lindsay & Susan Mann
122 North Street



Deb Andrews <dga@portlandmaine.gov>

Fwd: Historic District = White District

1 message

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

Thu, Aug 8, 2019 at 8:14 AM

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

Dear community,

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

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

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

- **Historic District = White District**

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

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

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

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

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

Minneapolis Confronts Its History of Housing Segregation

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

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

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

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

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

With good wishes,
Alexis

Historic Preservation Board
City of Portland, Maine

August 22, 2019

Dear Members of the Historic Preservation Board,

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

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

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

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

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

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

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

Best Regards

George and Uschi Carhart



The house at 7 Lafayette Street in 2019



The house at 7 Lafayette Street in 1924

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

Portland, Maine
Assessment 19

Name Owner O'Brien, John
Street Lafayette No. 5-7
Block 74 Lot 14
Use of Bldg. Residence Name
Tenants and Rooms
Rentals
Age
Condition of Repair

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

Ground Area 1.2 Height 12
Cubic Feet 144 Unit etc.
Utility Dep.
Dep. Per cent.
Sound Value, \$

Land 2519 Corner Interior Alley
Front Depth ft
COMPLETION

Area	Multiplier	Coefficient	
<u>1.2</u>	<u>12</u>	<u>3129</u>	
Year	Unit	Coefficient	Land Value
<u>19</u>	<u>72</u>	<u>2129</u>	<u>1.2</u>



Surveyed by
(Remarks on other Side)

Remarks about Buildings

Remarks about Land

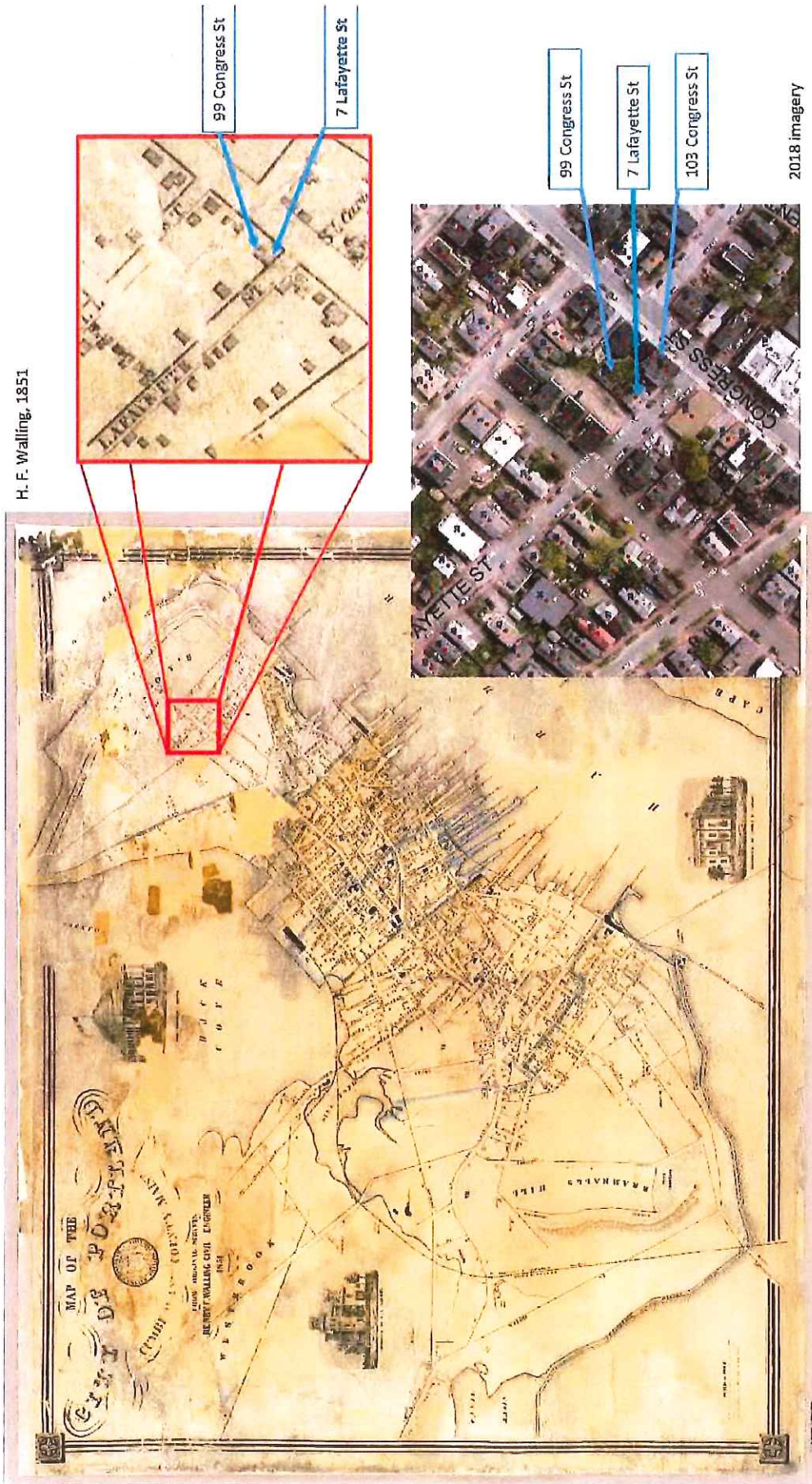


Lafayette St
243 x 24 x 27 x 28 = 146250
78 x 100

Remarks about Personal Property

CITY OF PORTLAND, MAINE ASSESSORS DEPARTMENT	
CHART	BLOCK
3 Building Volumes Checked	<u>1462</u>
4 Building Values Placed	<u>1462</u>
5 Building Values Extended	<u>1462</u>
6 Lots Only Questionable Made	<u>1462</u>
7 Land Values Placed	<u>1462</u>
8 Land Values Extended	<u>1462</u>
9 Compared with 1923	<u>1462</u>
10 Personal Property Added	<u>1462</u>

H. F. Walling, 1851



North Street Historic District currently under study =

Proposed Montreal and Willis Streets addition =

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





Deb Andrews <dga@portlandmaine.gov>

Historic Designation Munjoy Hill

1 message

Henry family <cjechenry@yahoo.com>

Fri, Aug 30, 2019 at 10:25 AM

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

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

Hello,

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

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

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

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

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

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

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

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

Thank you,

Carle Henry

3 attachments



Page 2 of Signatures.jpg
378K



Signatures page 1.jpg
709K

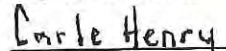


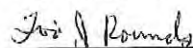
Neighbor Signed Letter to DA.docx
137K

Thank you very much,

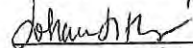

Printed Name: AMY SMITH
Property Address: 14 KENNIC ST #3

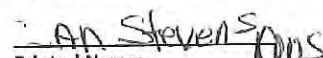

Printed Name: Tim Wells
Property Address: 33 MONTREAL

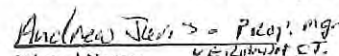

Printed Name:
Property Address: 50 Saint Lawrence St.

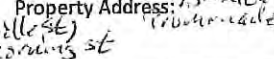

Printed Name: LORI J. ROUNDS
Property Address: 47 MONUMENT ST


Printed Name: Timothy Mayo
Property Address: 47 MONUMENT ST.

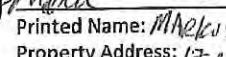

Printed Name: Johanna Henry
Property Address: 50 St. Lawrence St

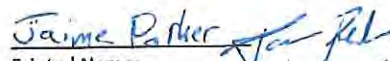

Printed Name:
Property Address: 604 E. PION

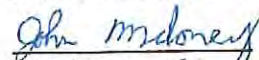

Printed Name:
Property Address: 13-212 St. J.

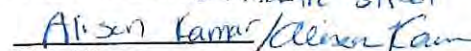

Printed Name: DANIEL I. HAZLEY, JR
Property Address: 140 EASTERN AVE
YOUNG ST 60 FORTRESS AVE
RAMP 1749

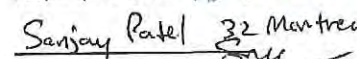

Printed Name: Markus Miller
Property Address: 17 ATLANTIC ST

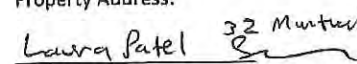

Printed Name: SARAH CUSHMAN
Property Address: 91 BECKETT ST., 2ND FL.

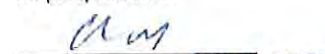

Printed Name:
Property Address: 73 ATLANTIC ST.


Printed Name: John McHoney
Property Address: 73 ATLANTIC STREET

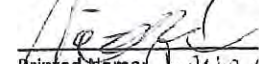

Printed Name:
Property Address: 73 ATLANTIC ST.

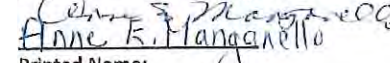

Printed Name:
Property Address: 32 MONTREAL

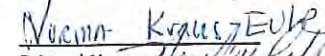

Printed Name:
Property Address: 32 MONTREAL


Printed Name: CHRISTOPH GERARD
Property Address: 33 ATLANTIC ST

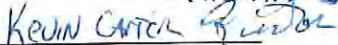

Printed Name: Michael Valentine
Property Address: 81 QUEBEC #4


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


Printed Name:
Property Address: 84 QUEBEC STREET


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

Property Address:

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

Printed Name:

Property Address:

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

Printed Name:

August 31, 2019

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

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

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

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

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

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

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

Thank you for your service,

Markos Miller
17 Atlantic St
Portland, ME
04101

Google Groups

Historic District on Munjoy Hill

Peter Murray <pmurray@gwi.net>

Sep 2, 2019 10:10 PM

Posted in group: **Planning Board**

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

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

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

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

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

Sincerely,

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

Google Groups

Make Munjoy Hill an Historic District

Liz Hays <lizchays@gmail.com>

Sep 3, 2019 6:10 PM

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

Dear City of Portland Planning Board

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

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

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

Thank you for your consideration of my comments.

Liz Hays
107 North Street
Portland, ME 04101

Google Groups

Munjoy Hill Historic District

Markos Miller <markossmiller@hotmail.com>

Sep 3, 2019 11:14 AM

Posted in group: **Hlstric Preservation**

Hi Deb,

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

All the bests,

Markos

August 31, 2019

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

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

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

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

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Thank you for your service,

Markos Miller

17 Atlantic St

Portland, ME

04101

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

September 4, 2019

To: Historic Preservation Board and Others

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

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

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

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

Google Groups

Yes, please, on Munjoy Hill Historic District

Berry Manter <berrymanter@yahoo.com>

Sep 4, 2019 7:21 AM

Posted in group: **Planning Board**

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

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

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

Sincerely,
Berry Manter
Portland



Jennifer Munson <jmy@portlandmaine.gov>

Fwd: Letter for the HP board

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

Tue, Oct 1, 2019 at 5:22 PM

please add to public comment for Munjoy Hill

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

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

Chair Sheridan and members of the Historic Preservation Board:

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

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

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

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

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

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

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

Sincerely,

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

Sent from my iPad

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



Jennifer Munson <jmy@portlandmaine.gov>

Fwd: Munjoy Hill Historic District Comments

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

Tue, Oct 1, 2019 at 2:02 PM

Munjoy Hill public comment

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

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

Hi Deb -

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

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

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

Thank you.

Michael Hoover
 40 Melbourne

--

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



Jennifer Munson <jmy@portlandmaine.gov>

Fwd: 65 Saint Lawrence Street -contributing designation

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

Tue, Oct 1, 2019 at 2:03 PM

Munjoy Hill public comment

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

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

Dear Deb Andrews,

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

Regards,

Liv Chase and Brent Adler

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

Google Groups

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

Karen Snyder <karsny@yahoo.com>

Oct 1, 2019 1:03 PM

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

Dear Historic Preservation Board Members and Deb Andrews,

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

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

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

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

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

Regards,

Karen Snyder

72 Waterville St.

Attachment: Proposed_MHHD_Petition_20191001.pdf

Petition: Proposed Historic Preservation District for Munjoy Hill

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

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

Petition: Proposed Historic Preservation District for Munjoy Hill

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

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

Petition: Proposed Historic Preservation District for Munjoy Hill

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

#	Address	Name (PRINT ONLY)	Signature	Email Address	Date	"X" if Owner
49	80 Quebec St	K.E. SMITH	<i>[Signature]</i>		28 Sept 19	X
50	43 Melbourne	apt 1 Leslie Stewart	<i>[Signature]</i>		11/20/19	X
51	11	RONALD DEERY	<i>[Signature]</i>		9/20	X
52	124 North Street	Peter Murray	<i>[Signature]</i>		9/30	
53	104 North St.	DEBORAH DUBIELLO	<i>[Signature]</i>		9/30	
54	25 Waterville St.	Pamela Day	<i>[Signature]</i>		9/30	
55	25 Waterville St.	Michael Petit	<i>[Signature]</i>		9/30	
56	12 Montreal St.	Carol M. Connor	<i>[Signature]</i>		9/30	
57	46 E. Promenade	Berry Minter	<i>[Signature]</i>		9/30	
58	88 Beck St	ENDRE WENSTROM	<i>[Signature]</i>		9/30	
59	105 North St #1	Vana Carmona	<i>[Signature]</i>		9/30	
60	23 ST-LAWRENCE ST.	G.R. WHITTEN	<i>[Signature]</i>		9/30	
61	40 Melbourne	Michael Hoover	<i>[Signature]</i>		9/30	
62	10 Willis St	JEAN McMANNY	<i>[Signature]</i>		9/30	
63	H-16 North, 101-107 Congress	Barbara Vestal	<i>[Signature]</i>		10/1/19	X
64	39 Waterville St	Wary West-Castle	<i>[Signature]</i>		10/1/19	X
65	11 St. Lawrence St	Jayne G. Hurley	<i>[Signature]</i>		10/1/19	X

Petition: Proposed Historic Preservation District for Munjoy Hill

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

Portland

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

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

October 12, 2018

Dear Chair Sheridan and members of the Board:

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

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

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

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

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

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

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

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

Thank you.

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



Enclosures:

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

Petition: Historic Preservation District for Munjoy Hill

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

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

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

Street Address	Name (PRINT ONLY)	Primary Signature	Email Address
✓ 1 12 Montreal St C	Carol Connor	<i>Carol Connor</i>	<i>balsamique@live.com</i>
✓ 2 16 Montreal St C	George Libby		
3 18 Montreal St C	Linda Douglass		
✓ 4 22 Montreal St C	Vanessa McGrath	<i>Vanessa McGrath</i>	
5 24 Montreal St C	Edward Gillis & Marta Rankin		
✓ 6 32 Montreal St C	Sanjay & Laura Patel		
7 33 Montreal St C	St. John's Valley LLC		
8 37 Montreal St C	Kevin Carter		
✓ 9 41 Montreal St C	Kevin Johannen & Meghan Connolly	<i>KM for</i>	<i>Kevin@iknow.net</i>
10 42 Montreal St C	Liane C. Billings	<i>Liane C. Billings</i>	<i>lisanect@illnesses.com</i>
✓ 11 45 Montreal St C	James Cole	<i>James Cole</i>	<i>jonkdc@gmail.com</i>
✓ 12 48 Montreal St C	Cama Clarkson Woodward	<i>Cama Clarkson</i>	<i>kaiaod@icloud.com</i>
13 49 Montreal St C	Colleen Jackson-Commoss		
14 52 Montreal St C	Ryland & Brook Rankin		
15 54 Montreal St NC	Montreal St. Realty LLC		
16 55 Montreal St C	Alison Grey & Oiver Murray		
✓ 17 60 Montreal st	Patricia Ryan	<i>see below</i>	<i>pryan2@maine.vn.com</i>
✓ 18 46 Montreal St	Marguerite Cartorio	<i>Marguerite Cartorio</i>	
✓ 19 55 Montreal St	Alison Grey	<i>Alison Grey</i>	
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24			

Google Groups

Munjoy Hell

Susan Yandell <sueyandell@gmail.com>

Oct 14, 2019 6:44 PM

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

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

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

No more.

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

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

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

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

Sue Yandell....beautifier of the neighborhood.

Historic District changes in East End

Adam Frederick <afrederick@gogginenergy.com>

Oct 30, 2019 3:56 PM

Posted in group: **Planning Board**

Dear Planning Board and City Council,

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

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

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

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

--
Best Regards,

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

Support for Munjoy Hill - expansion of proposed Historic District

EJ Koch <ejkoch@gmail.com>

Oct 28, 2019 9:28 PM

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

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

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

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

Erna Koch
617-818-0882



ERNA KOCH

81 Vesper St., Portland, Maine 04101

Phone: 617-818-0882

E-Mail: EJKoch@gmail.com

October 29, 2019

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

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

Please Adopt and significantly expand the proposed Munjoy Hill Historic District

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

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

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

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

Erna Koch



ERNA KOCH

81 Vesper St., Portland, Maine 04101

Phone: 617-818-0882

E-Mail: EJKoch@gmail.com

October 20, 2019

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

Hello,

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

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

Please Adopt and expand the Munjoy Hill Historic District

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

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

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

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

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

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

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

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

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

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

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

Not as intended.

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

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

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

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

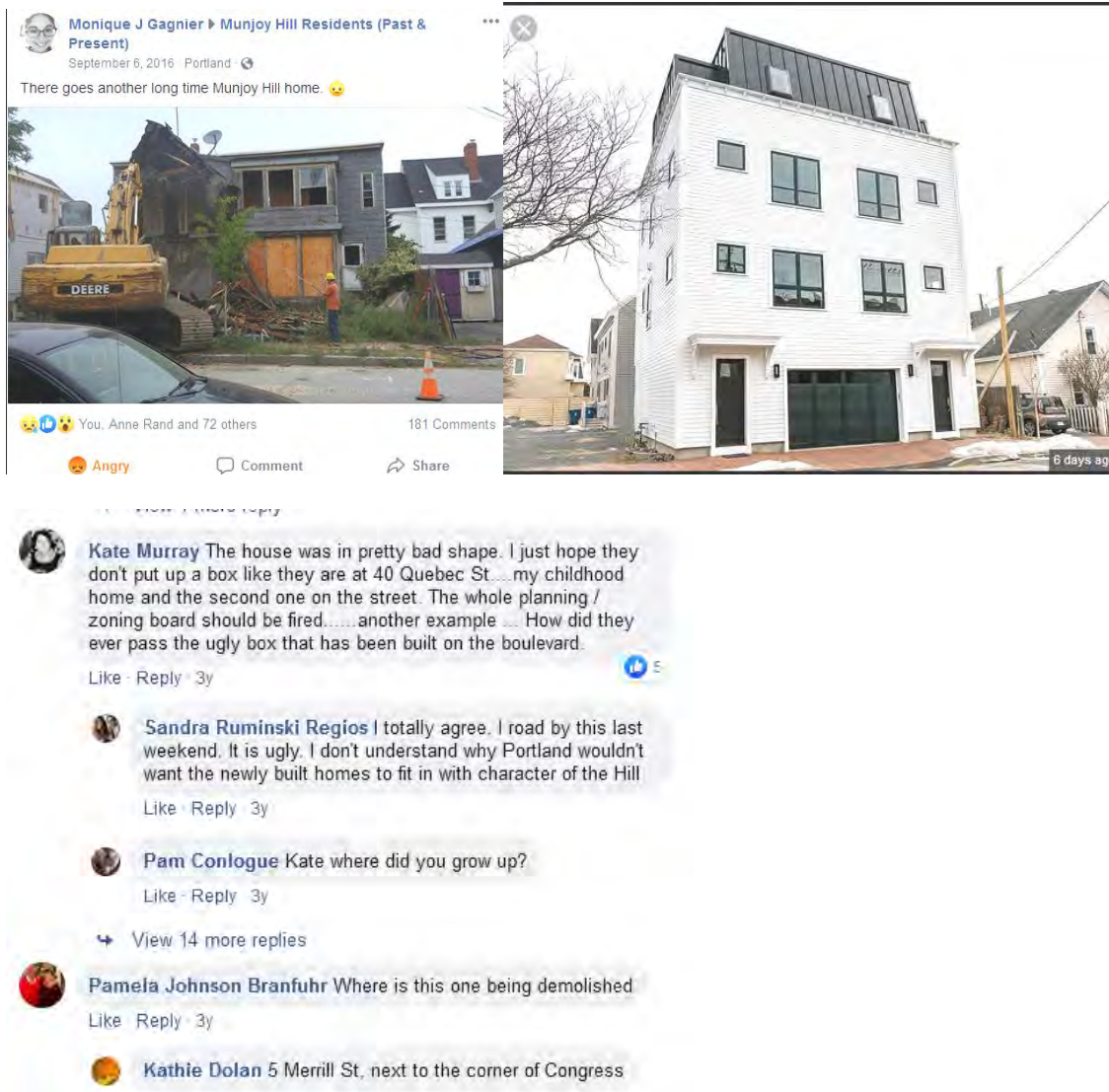
What are the opinions of those who live on the Hill who have not signed any petitions?

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

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

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

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



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

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

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

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

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

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

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

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

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

From a *Portland Press Herald* article in 2019:

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

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

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

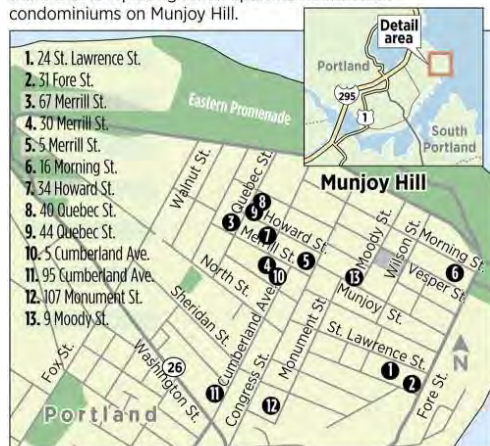
“Those Soviet structures are popping up like Japanese knotweed,” Morning Street resident John Wuesthoff said.”

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

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

Munjoy Hill demolitions

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



STAFF GRAPHIC | MICHAEL FISHER



9 Moody before:



After:



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

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

47 Monument before:



After



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

Then (Small grey house to right)



Now



25 Monument Before:



Now:



30 Merrill St.

before:



30 Merrill St.

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



BEFORE



AFTER

Karen Snyder photos

33 Lafayette St.

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



BEFORE



AFTER

Karen Snyder photos

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

A Traditional Single Family replaced with a Contemporary Single Family



BEFORE- Single Family



AFTER-Single Family

Fore St.

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



BEFORE



AFTER

And coming up:

Montreal and Morning Street proposed developments:

From Portland Press Herald, September 2019

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

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

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

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

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



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

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

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



133 Morning St



129 Morning St



119 Morning St



130 Morning

Karen Snyder photos

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

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

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

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

Thank you for your consideration.

/S/

Erna Koch

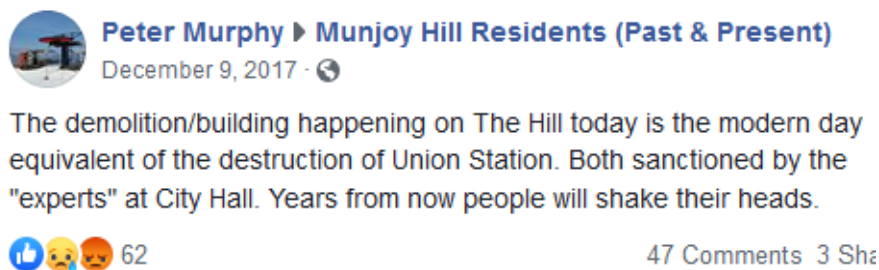
APPENDIX A: Public Comment from Social Media *[this is a sample only]*

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

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



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



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

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

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

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

[View 14 more replies](#)

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

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

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

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

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

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

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

-  **Michele Latham** Saw this the other day and was very surprised. I knew they were renovating but tearing down? What's going in there? another ugly looking 4 story condo no doubt.
Like · Reply · 3y  3
-  **Betty Calderwood-Martin** Had to come down. It wasn't healthy and was too far gone for renovation. It's SUPPOSED to fit the neighborhood. I heard it will be a two unit condo.
Like · Reply · 3y
-  **Kathie Dolan** Condos suck, especially when they look like the ones where Nite Owl was!
Like · Reply · 3y  1
-  **Carol Lambert** Sad
Like · Reply · 3y  1
-  **Ashley Webster** I drive by yesterday, it looked like it was touching the other house behind it. I couldn't bring myself to take a picture though
Like · Reply · 3y
-  **Betty Calderwood-Martin** It was only about 3 inches from the house in back on one side.
Like · Reply · 3y
-  **Ashley Webster** You can see the shape of your old. House I the back of the other one.
Like · Reply · 3y
-  **Chris Coose** There is more retrofitting going on on the Hill than there is tear down. The replacement buildings just plain suck in relationship to the surrounding neighborhood.
Like · Reply · 1y  1
-  **Enoch Bradford Wenstrom** do yu people live around the corner from this building like I do? it is a really classic nice looking place. it is a shame it is being destroyed vs rennovated
Like · Reply · 1y  1
-  **Heather Ashby** Actually quite the contrary. I own lots of property in Portland and have never overhauled one. Always brought it up to its prior glory. Never have we torn one down. We also own a very iconic and historic building downtown that we are restoring and we a... [See More](#)
Like · Reply · 1y



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

Like Reply 1y



2



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

Like Reply 1y



1

^ Hide 13 Replies



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

Like Reply 1y



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



1



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

Like · Reply · 1y · Edited



2



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

Like · Reply · 1y



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

Like · Reply · 1y



1



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

Like · Reply · 1y



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

Like · Reply · 1y



1



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

Like · Reply · 1y



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

Like · Reply · 1y



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

Like · Reply · 1y



Solange Kellermann We're shaking our heads now.

Like · Reply · 1y



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

Like · Reply · 1y



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

Like · Reply · 1y



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

Like · Reply · 1y



Carol Connolly So true! So sad!

Like · Reply · 1y



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

Like · Reply · 1y



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

October 6, 2016 · 🌐

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



👍❤️👎 65

59 Comments



Rebecca Milliken Sad.

Like · Reply · 3y



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

Like · Reply · 3y



Theresa McGeehan WHAT THE HELL IS GOING ON

Like · Reply · 3y



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

Like · Reply · 3y



Donna Stults 😞 so sad

Like · Reply · 3y



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

Like · Reply · 3y



3



Joanne Devine Why doesn't landmarks protect this place?

Like · Reply · 3y



3



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

Like · Reply · 3y



10





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



PRESSHERALD.COM

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



Like · Reply · 2y



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

Like · Reply · 2y



Chuck Vessey I wonder where they will park

Like · Reply · 2y



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

February 27, 2016 · 🌐

The remnants of 40 Quebec St. Demolished yesterday.



👍 🙄 😡 34

103 Comments



Matt Nickerson Crazy

Like Reply · 3y



Michele Collins Lane by any chance any before pictures ?

Like Reply · 3y



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

Like Reply · 3y · Edited



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

Like Reply · 3y · Edited



↩ View 3 more replies



Michele Collins Lane why did it come down ?

Like Reply · 3y

^ Hide 12 Replies



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

Like Reply · 3y



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

Like Reply · 3y



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



Like Reply · 3y





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

[Like](#) [Reply](#) · 3y



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

[Like](#) [Reply](#) · 3y · Edited



Soozy Mack I just drove past today and did a doubletake

[Like](#) [Reply](#) · 3y



Rita Woodman Progress has to go on!!!

[Like](#) [Reply](#) · 3y



Liz Coburn Very sad Portland losing all its roots

[Like](#) [Reply](#) · 3y



Kristian Webber We should burn munjoy and Start over

[Like](#) [Reply](#) · 3y · Edited



Pam Conlogue Why? Kris Weber?

[Like](#) [Reply](#) · 3y



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

[Like](#) [Reply](#) · 3y



Pam Conlogue Sorry Robin, aren't they already

[Like](#) [Reply](#) · 3y



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

[Like](#) [Reply](#) · 3y



Constance Mailman I lived at 60 :-(

Like Reply 3y



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

Like Reply 3y  1



Kathie Dolan Why did they take it down?

Like Reply 3y



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

Like Reply 3y Edited



Kathie Dolan Grrr! 

Like Reply 3y  1

↩ View 1 more reply



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

Like Reply 3y  11



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

Like Reply 3y  3



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

Like Reply 3y  3



December 2017:





Melissa Darling Good

Like · Reply · 1y



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

Like · Reply · 1y   10



Lau Cormier Annie - were you 9 Moody?

Like · Reply · 1y  1



Annie Foley Lau Cormier yes

Like · Reply · 1y

↩ View 5 more replies



Meredith E Miller Priscilla Totten

Like · Reply · 1y



Theresa McGeehan I HOPE IT SAVES THE HILL.

Like · Reply · 1y  3



Maureen Joyce Martelle Thank you God

Like · Reply · 1y  2



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

Like · Reply · 1y  4



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

Like · Reply · 1y  2

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



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

Like Reply · 1y · Edited



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

Like Reply · 1y



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

Like Reply · 1y



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

Like Reply · 1y



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

Like Reply · 1y



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



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

Like Reply 1y



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

Like Reply 1y



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

Like Reply 1y



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

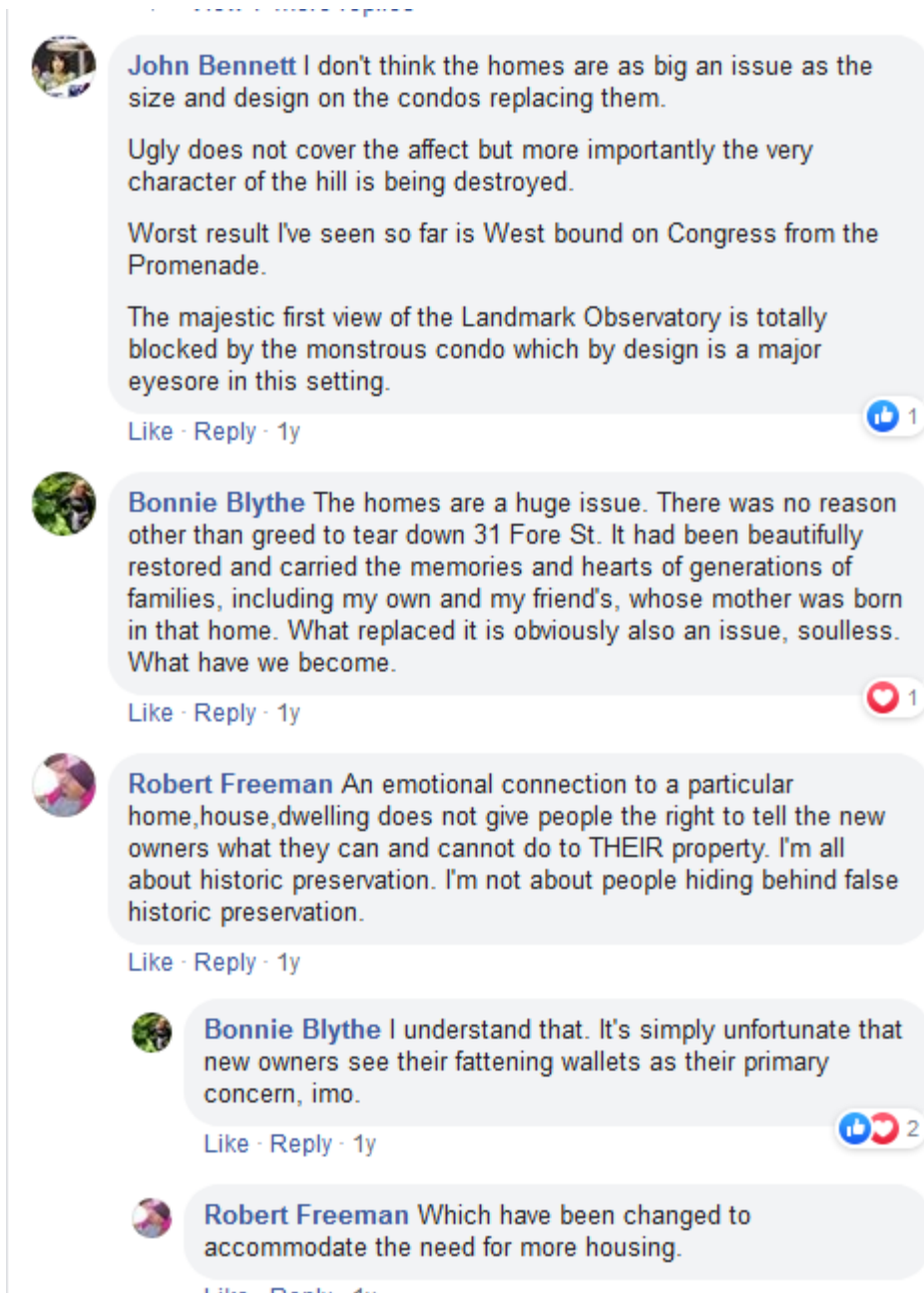
Like Reply 1y



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

Like Reply 1y





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

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

And, finally,



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

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

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

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



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

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

   239 270 Comments 22 Shares

 Like  Comment  Share

[View previous comments](#) 52 of 139

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

 **Elaine Saulle** Don't like it

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

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

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

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

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

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

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





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



Sheila Coughlin It's awful!

Like · Reply · 4d



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

Like · Reply · 4d · Edited



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

Like · Reply · 4d



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

Like · Reply · 3d



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

Like · Reply · 19h

Appendix B

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

R-6 Infill Development Design Principles & Standards

From: Purpose

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

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

II. DESIGN PRINCIPLES AND STANDARDS

PRINCIPLE A Overall Context

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

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

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

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

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

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

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

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

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

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

PRINCIPLE B Massing

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

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

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

October 30th, 2019

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lauren', with a stylized, cursive script.

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

Greetings,

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

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

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

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

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

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

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

Travis Agaman
8 Emerson Street
Portland

Vote to Make Munjoy Hill an Historic District

Liz Hays <lizchays@gmail.com>

Nov 8, 2019 11:19 AM

Posted in group: **HHistoric Preservation**

Dear Historic Preservation Board Members

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

Thank you for considering my request.

Liz Hays
107 North Street
Portland, ME

Historic Housing

Mart99 <mart99fish@gmail.com>

Nov 8, 2019 6:41 PM

Posted in group: **Historic Preservation**

Please preserve historic Munjoy Hill.

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

Support for Munjoy Hill Historic District

Barbara Vestal <vestal@chesterandvestal.com>

Nov 13, 2019 5:45 PM

Posted in group: **Hlstric Preservation**

Hello Deb,

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

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

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

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

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

Regards,

Barbara Vestal

--

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

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Designating Munjoy Hill as an Historic District

Francesca <cesca.gs@gmail.com>

Nov 14, 2019 3:09 PM

Posted in group: **Hl**istoric Preservation

Dear HP Board Members,

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

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

Many thanks!

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

Munjoy Hill Public Hearing Comments

Julie Larry <jlarry@portlandlandmarks.org>

Nov 14, 2019 12:33 PM

Posted in group: **Hl**istoric Preservation

Deb,

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

Thank you.

Julie



14 November 2019

Dear Chair Sheridan and members of the Historic Preservation Board,

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

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

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

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

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

Thank you for your consideration of our views.

Julie Larry
Director of Advocacy
Greater Portland Landmarks

Support for Historic Districts

Rhoda Renschler <rsrensch@msn.com>

Nov 14, 2019 10:18 AM

Posted in group: **Hlсторic Preservation**

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

Rhoda Renschler
37 Channel Road
South Portland, ME 04106

[Get Outlook for Android](#)

Support for Munjoy Hill Historic District and Landmarks

Sally Oldham <oldhamseg@gmail.com>

Nov 14, 2019 1:27 PM

Posted in group: **Hlсторic Preservation**

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

Thank you,

Sally

14 November 2019

Dear Members of the Historic Preservation Board,

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

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

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

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

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

Most sincerely,

Sally Oldham
118 Congress Street Unit 202

Munjoy Hill Designation

Edmund Gardner <ed@gardnerregroup.com>

Nov 18, 2019 12:31 PM

Posted in group: **H**istoric Preservation

Dear members of Portland's Historic Board,

I would like to voice my support for a historic designation to be placed on Munjoy Hill, using the currently proposed map. Though I think that over time, similar to what happened to the West End District, I see this district including more properties of the East End, as it helps tell the complete story of the history of Portland and its significance.

I have had the pleasure of owning and renovating several buildings on Munjoy Hill, including 101 North St. with its beautiful box bay windows, 21 Sheridan St. (recognized as once the home of Portland's very own writer John Ford) that was renovated from a shell into three condominium units, and 84 Eastern Promenade, a beautiful Victorian structure that is a backdrop for historic Fort Allen. With these and many other appreciated contributing buildings that make up this historically special area, generations to come will get to enjoy the resources that the "hill" provides for and will help stabilize our precious neighborhood as future development happens there.

I do hope that you support this district along with its individual designations. It will be very important to our city, ongoing.

Thank you for helping to keep our city a historically educational asset!

Ed

Ed Gardner, Broker

Gardner Real Estate Group

511 Congress Street

lobby level

Portland, Me. 04101

207-GARDNER. O

207-415-4493. C

www.GardnerREGroup.com

Munjoy Hill Historic Preservation Histrict

Maggy W <mswnola@gmail.com>

Nov 20, 2019 12:12 AM

Posted in group: **Hhistoric Preservation**

Dear Members of the Historic Preservation Board,

Unfortunately I have a conflict on Nov. 20 and will not be able to attend the meeting to review the Munjoy Hill Historic Preservation District, but I urge you to approve this designation. I have lived in this neighborhood for only five years, but have visited my sister here for the past 40 years and have seen so many changes over that time. I loved it 40 years ago and I love it today, but have been dismayed to see the number of beautiful and characteristic 19th century homes torn down in the past few years. I have been a docent at the Observatory for the past 3 years and have enjoyed telling its story to visitors from all over the country and the world. We discuss the Great Fire of 1866 and then we get to the top and so many of these visitors ask about all the construction and new boxy houses that can be seen dotting the neighborhood. They have expressed disappointment that the neighborhood which survived the fire is now being so altered by new construction.

As Ms. Andrews has pointed out in her excellent presentations over the past year and a half, it is not only the history of the architecture that is important, but the story it tells about the social and cultural history of this special place. The hill has housed the working class tied to the growth of the railroad, connections on the Underground Railroad, early 20th century new Americans, to name just a few.

I also want to take this opportunity to thank Ms. Andrews for all the incredible work she has done on behalf of this proposal and to thank the members of the Board who have spent so many hours listening to all of us who care so passionately about this, and who have taken the time to walk the neighborhood and review so many buildings in so much detail.

Please vote in favor of this proposal!

Maggy Wolf
28 Saint Lawrence St.

Fwd: Munjoy Hill Historic District Designation

1 message

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

Thu, Nov 21, 2019 at 10:58 AM

please add to Munjoy Hill public comment

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

From: **Diane Davison** <dmdavison5@gmail.com>

Date: Wed, Nov 20, 2019 at 8:42 AM

Subject: Munjoy Hill Historic District Designation

To: Deb Andrews <DGA@portlandmaine.gov>

Cc: Ethan Strimling (estrimling@portlandmaine.gov) <estrimling@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, <pali@portlandmaine.gov>, <bbatson@portlandmaine.gov>

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.

NOW is the time to support our Historic Preservation Board's (HPB) role to "protect historically and architecturally significant buildings, landscapes and sites from demolition" with support for HPB recommendation to establish the Munjoy Hill District Designation.

Better late than never.

Respectfully,

Diane Davison
29 Morning Street
Munjoy Hill

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

Munjoy Hill Historic District

Julius Ciembroniewicz <jciem@b@gmail.com>

Nov 30, 2019 11:43 AM

Posted in group: **Planning Board**

Dear Planning Board Members:

I'm writing in support of the historic district in Portland's Munjoy Hill. The majority of Portland residents strongly support a MH historic district.

I am a Maine native. I am a Portland resident of 20 years and I am owner of property on Munjoy Hill.

If the Planning Board is looking for an example of why a historic district is needed for Munjoy Hill, you need not look further than the demolition/construction project located at 9 Moody Street. This is the personal residence/tower commissioned by commercial developer Jim Brady. It is the best evidence of why Portland needs a historic district.

Describing it doesn't do justice like seeing it from our adjacent building, but attached are a few pictures to give you a sense. The before and after pictures speak volumes.

Our 100 year old building had its views decimated by this new, single family personal residence that rises high above the other rooftops of MH; it is taller than than our building that hosts eight (8) condominiums.

With zero care for the neighbors or the integrity of our historic Munjoy Hill neighborhood, this developer undertook this massive demolition/construction project in our neighborhood -- for a personal residence for himself. It is the proof in the pudding that at least this developer doesn't care about the integrity of the City, or at least as it applies to him and his development projects (he does lots of development in our City). Otherwise, this building, in this fashion, wouldn't exist on MH, 100 feet away from the historic eastern promenade. There are many people with more money who would not do this. That said, unfortunately, there are some that will. The City has an obligation to protect its residents and the integrity of our historic neighborhoods. The only way to do so is to enact the historic district.

Thank you for your attention to this important issue.

Julius

Julius Ciembroniewicz
55 Morning Street
Portland, Maine 04101







Negative Effects of 9 Moody Street Construction:
Demolition of House & New Construction at 9 Moody Street

Before:



Now:



2018 – Before Demolition & New Construction at 9 Moody Street



12.23.18 New Construction at 9 Moody Street



12.28.18 New Construction at 9 Moody Street



1.14.19 New Construction at 9 Moody Street



1.15.19 New Construction at 9 Moody Street



1.15.19 New Construction at 9 Moody Street



1.15.19 New Construction at 9 Moody Street



1.15.19 New Construction at 9 Moody Street



1.28.19 New Construction at 9 Moody Street



1.29.19 New Construction at 9 Moody Street



1.31.19 New Construction at 9 Moody Street



Historic District for Munjoy hill

e w <eenebw@hotmail.com>

Nov 30, 2019 6:41 PM

Posted in group: **Planning Board**

Hi: I just wanted to send the comment I made to Carl Henry's anti-Historic district in case you read the article. As a 30 year property owner of two 3 units on Beckett Street I 100% support being under a district. I have no special interests or investment goals other than just a respect for 1800 era architecture that is becoming rare these days in our country.

My comment

“

Well you know what It is not a small group of people of 8 to ten people that want a historic district. There are many that want Munjoy hill saved from the likes of people with interests like you and Lori. In reality it is a small group of 8 to 10 developers and people from other states/towns that want the hill to be their private palace or to fulfill their money making desires. BTW how did you manage to get a front page article about this. That in itself smells like special interest. There are several districts in Portland already and I personally challenge you or Lori to give some facts from owners in those districts depicting the ""Horrors "" of being in a district. To the majority of Hill people developers and people that move in and want to tear down and rebuild are the real villains. Do you really think that the majority of current and past Munjoy hill residents want the hill to be razed and in its place boxes built??

“.

Munjoy Hill Historic District

James Hambly <jphambly@hotmail.com>

Dec 1, 2019 8:52 AM

Posted in group: **Planning Board**

Dear Deb Andrews,

We would like to express both our support for the Munjoy Hill Historic District and our thanks for the efforts of everyone involved to bring the designaon t o reality.

The Munjoy Hill neighborhood has a look and feel we both love and enjoy every day. Dramac changes to some of the properes o ver the last few years have, in our opinion, been detrimental to that look and feel. Change does need to take place and, going forward, we look forward to the Historic Preservaon Departmen t having guidance over that change.

Thank you.

James Hambly and Jenny Dignan
61 Monument St.
Apt 4
Portland, ME 04101

Munjoy Hill Historic District

Wayne@redhookdesignalliance.com <Wayne@redhookdesignalliance.com>

Dec 1, 2019 10:12 AM

Posted in group: **Planning Board**

Members of the Portland Planning Board,

I am a resident of Munjoy Hill (27 Merrill Street) and am writing to express my full support for the creation of a Historic District as proposed, and in further iterations should, encompass as much of Munjoy Hill as possible. We moved to Portland, and chose Munjoy Hill in particular, because it has the charm and atmosphere of old New England. In the time that we have been here, we have observed that unlike many similar small cities, including our neighbor to the south, Portsmouth, that there doesn't seem to be an appreciation for what makes Portland an attractive tourist destination and affordable place to live. While I understand the demands placed on the city, it's infrastructure, its finances, and the potential for developers to seize a wind-fall opportunity of a lifetime, I feel that it is the responsibility of the City Council to identify the essence of Portland, and to plan growth through a cohesive and protective city plan. Munjoy Hill is a fragile ecosystem of it's history as a working class neighborhood, it's location in proximity to Casco Bay and Back Cove, and a diverse population who want to live in traditional New England neighborhoods. We latecomers have paid dearly for a piece of that Munjoy Hill turf, and we continue to invest as we restore and repair the buildings that contribute to the East End aesthetic. We invest because it's where we want to live, not for a fast and tidy profit before moving on to the next opportunity, and because we want to make it better.

For all the good that he thought he was doing in New York City, in the end, the legacy of Robert Moses, is that he destroyed the fabric of its neighborhoods and made it an unlivable city for all but the wealthiest. Having lived there, worked there, and left there, I can testify that I do see similarities that are to be learned from, and that are avoidable. Portland has great potential for everything that it needs and for everyone who choses to live here. That requires careful planning, creative development, and an appreciation of what makes Portland special. It's the role of the Portland Planning Department and the City Council to provide the wisdom, the guidance, and the protections for that to happen.

I wholeheartedly support the Munjoy Hill Historic District.

Thank your for the work that you do and for your support of the Munjoy Hill Historic District,

Wayne

Wayne Valzania MS CPM

27 Merrill Street

Portland, ME 04101

207-274-4918

Wayne@RedHookDesignAlliance.com

RedHookDesignAlliance.com

Munjoy Hill Historical District

 mreppenhausen@yahoo.com <mreppenhausen@yahoo.com>

Dec 1, 2019 3:02 PM

Posted in group: **Planning Board**

Dear Planning Board Members,

I am writing to you as a resident of Munjoy Hill who is very concerned about the historic integrity of our neighborhood, as are many of my friends and neighbors in this part of the city. I am very much in support of the creation of a Historic District, and I urge you all to also support it wholeheartedly!

Respectfully,

Marlies Reppenhausen

55 Morning St. 2-2
Portland, ME 04101
207-939-4944
mreppenhausen@yahoo.com

Historic Preservation FOR Munjoy Hill

Pa Ag <pagopian1@yahoo.com>

Dec 1, 2019 4:18 PM

Posted in group: **Planning Board**

I was in attendance at the most recent HP Board Meeting as I have been for many other public meetings re: HP for Munjoy Hill. This meeting was no different in respect to the overwhelming support in favor of a Preservation District for Munjoy Hill. As I said "it has been long overdue" and I would have preferred a Conservation District for the entire neighborhood. Contrary to Carl Henry's observation it is NOT a small group.

I have been a 40 yr. property owner, not a silver spooned millennial or trustafarian. I am a 69 year old on a fixed 30k income and still working, probably until I drop (good lord willing). Of that 30k almost 71k is for property taxes and is sure to go up after the evaluation. After food, utilities and insurances (you do the math) I began conversations regarding Conservation in April of 2016 after hearing concerns at the District 1 annual meeting regarding the many demos. Then as now there is wide concern about preservation for our neighborhood. My neighbors as many others are ready and in support. It is the right thing to do. I would put my house in protection status because it is outside the boundaries but cannot for various reasons so all I can and will do is put it in trust. If CarlHenry feels it unnecessary he need not fear it!!! I urge the Planning Board and City Council to unanimously support it!

Paula Guillemette Agopian🐾

Sent from my iPhone

Munjoy Hill historic district

Anita Stewart <astewart@portlandstage.org>

Dec 1, 2019 4:48 PM

Posted in group: **Planning Board**

Hello: If something is labeled "undeveloped" or "non contributing based on extent of alteration" do those parcels still fall under the historic designation or is there the potential for people to build whatever they want. Thanks so much for your help. Best . Anita

Anita Stewart
Executive & Artistic Director
Portland Stage Company
25 A Forest Ave/ Portland ME 04101
(207) 774-1043 ext 106
astewart@portlandstage.org

Google Groups

Munjoy Hill Proposed Historic District

Lori Rounds <lori.j.rounds@gmail.com>

Dec 1, 2019 5:36 PM

Posted in group: **Planning Board**

Dear Mr. Dundon and Ms. Grimando:

I have attended most of the public meetings and workshops held by the Planning Department and the Historic Preservation Board regarding the potential designation of portions of Munjoy Hill as an Historic District (HD). The meetings have offered much discussion on the history of the neighborhood; criteria for buildings to be classified as historic; where the boundaries of the HPD should be drawn; what property owners can and cannot do to their properties in an HD; and the desire to retain the historic character of the neighborhood. However, there has been little data-based discussion of the impact of the current Munjoy Hill Neighborhood Conservation District and existing Portland HD's on housing availability, demolitions, property values and property taxes.

The Munjoy Hill Neighborhood Conservation District (District) was implemented in June 2018 (after a six-month moratorium on demolitions) in response to concerns that demolitions of existing housing on the Hill and the design and size of new construction were damaging the character of the neighborhood and reducing the availability of workforce housing. The June 2018 District rules provided significant restrictions on demolitions and new housing design and dimensions in an effort to minimize demolitions and mandate design similar to existing architecture on the Hill. The new rules have been in place for 18 months and data has not yet been published that quantifies the impact of the new rules.

This message is to request that the City provide data at the December 10, 2019 Planning Board Workshop to assist Planning Board members as well as residents in determining the full impact (costs and benefits) of the proposed Munjoy Hill HD. Specifically:

- How many demolitions occurred under permits issued from the 2015 zoning changes to December 2017 (moratorium start), by year if available?
- How many exterior demolition permits were issued from June 2018 to present for properties on MH under the new District rules? My review of the CSS permit data indicates that four exterior demo permits were issued (110 Sheridan, 47 Monument, 37 Montreal, 128R North) but the City will have accurate information.
- How many demolitions have occurred under the new District rules?
- What was the net change in the number and type (condo, single family, two-family, multi-unit, workforce housing, etc) of MH dwelling units from 2015 to December 2017 vs June 2018 to present, based on building permits issued?
- What is the number and type of new dwelling units proposed for MH but not currently permitted?
- Does the City have data regarding the impact of current Portland Historic Districts vs non-Historic Districts on:
 - property values and property taxes
 - number or percent of rental units including how many rental units are considered workforce housing
 - cost of property renovation/maintenance
 - time required for additional City Historic Preservation staff review of renovation/maintenance/demolition applications?
 - references to online reports or other relevant data regarding the impact of historic districts on housing, property values, taxes, maintenance costs, etc.

I appreciate any data that the City can provide regarding the above inquiry. Many thanks for your assistance.

Regards,

Lori Rounds
47 Monument Street

proposed Munjoy Hill historic designation

Kate Howe <katejhowe@gmail.com>

Dec 2, 2019 10:12 PM

Posted in group: **Planning Board**

Dear Planning Board,

I am writing to record my **opposition** to the proposed historic district on Munjoy Hill.

As a resident of the Hill, it seems to me that the process is being pushed through by a minority of very vocal residents, who seem to yearn for the past and have extra time to be activist on this issue. We are working parents of a young family on the Hill, with 2 children at East End School, planning on this being our forever home. I feel strongly that I don't want this vibrant and creative neighborhood made into a museum, but do not have the extra time to attend meeting after meeting and speak loudly about the issue. I believe other younger residents of the Hill feel similarly against or indifferent, but don't have the time to be activist on yet another issue.

The reasons I oppose the historic designation include:

- Despite its popularity and building boom, the majority of properties on the Hill still badly need renovation and restoration. A historic designation increases costs and decreases the flexibility and satisfaction of owners making those investments.

Have you done an analysis of the anticipated increase in renovation costs, including more professional consultations, specific material and design requirements, and decreased utility from the finished spaces in order to conform to historic standards?

Have you analyzed how many properties that might have been renovated, will NOT be renovated because of the extra demands of a historic regulation?

Are you comfortable mandating these increased costs to property owners to appease the nostalgia of a small group of current residents?

- The Hill is a diverse, vibrant, creative neighborhood. Architectural styles should be allowed to evolve with the times just as other forms of culture and lifestyle. Imagine if somebody mandated that you had to wear the exact clothing from 100 years ago, and only listen to the music from 100 years ago, and only eat food from 100 years ago, and only drive cars from 100 years ago... oh wait, most people didn't have cars back then, which is one of the (many) reasons historical patterns of development are not appropriate / adequate for contemporary conditions. The point is, it's a ridiculous idea... so why is it even entertained in architecture??

Are you comfortable regulating taste in this arena in a way it would never be regulated in any other arena, and in a way that goes against the progressive and diverse values of Portland?

- Anybody who wants to do a historic renovation, or list their property would be welcome to do whatever they want. I don't believe they have the right to regulate the stylistic choices of their neighbors. Also, if lots of people want historic homes, then the market will reward that type of renovation, and there will be plenty of it anyway.

- There is a housing shortage city-wide, and the Hill is one of the most popular neighborhoods. A historic designation would make it even more expensive, and therefore "elitist" and unaccessible.

Have you done an analysis of what a historic designation would do to property and rental prices on the Hill? Does this fit in with our city-plan for more affordable housing?

I understand the issues with scale and setbacks that some people had with the 2015 zoning changes, but those have been addressed with the revised zoning overlay. Those zoning issues should not be allowed to be the excuse for the overreach and heavy hand of a historic district designation.

Thank you,
Kate Howe

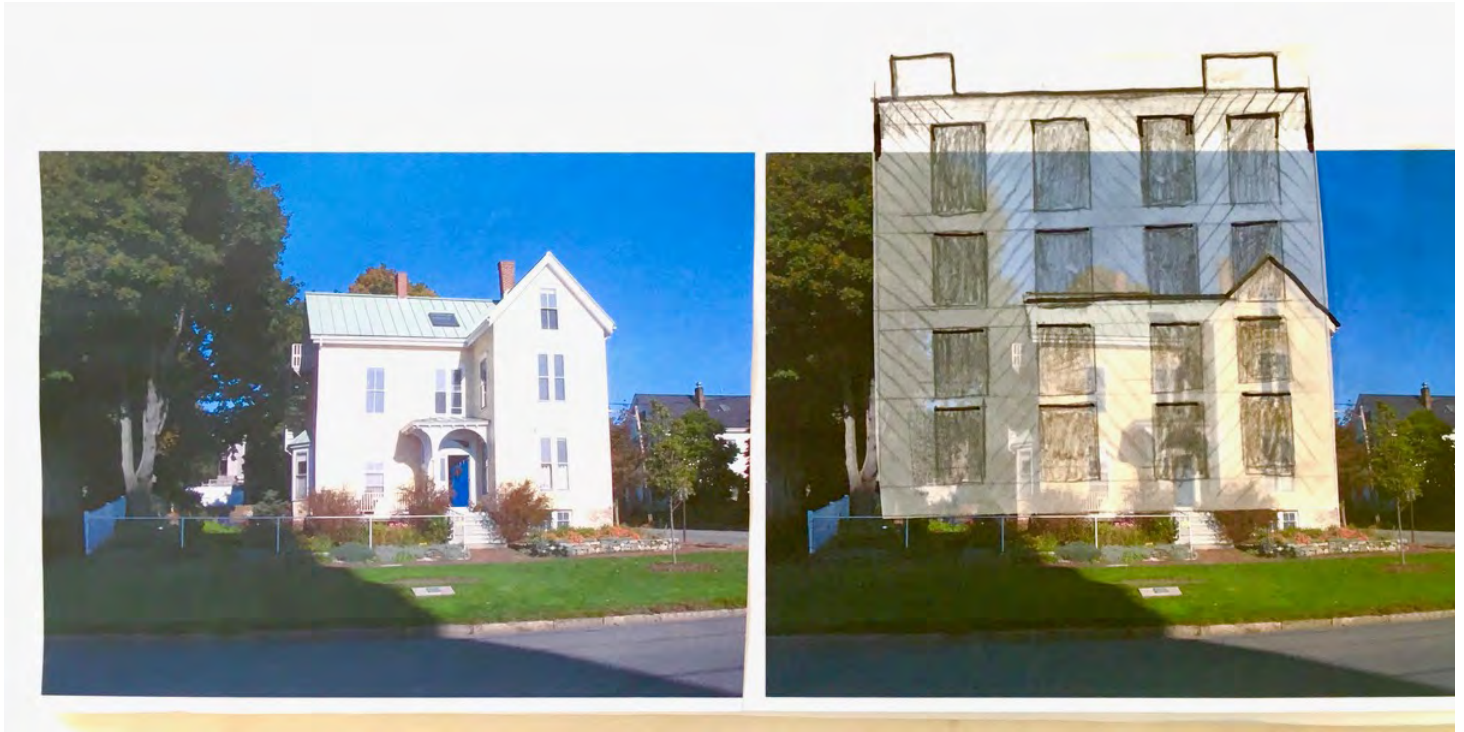
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Kate Howe
40 Quebec Street
Portland, ME 04101

MUNJOY HILL HISTORIC DISTRICT

Berry Manter <berrymanter@yahoo.com>
 Posted in group: Planning Board

Dec 3,



Dear Portland Planning Board Members -

December 3, 2019

The photo above shows my property here on the Eastern Promenade overlooking Casco Bay. Each of you have passed by this 150 year old former home to the vice-president of the Portland Company, to the Reiche family, and built by a paint company owner/artist William Gray. I am only its fourth "significant owner" (longterm tenancy). This has been, and is, loved by many.

This building is viewed and photographed by tourists who visit the city by car, by ship, venture on foot and bicycle. Visible from across Casco Bay, it is part of the icon of this city.

The image/sketch to the right shows my home replaced by a PRESENTLY ALLOWABLE STRUCTURE. This represents current construction trends across Munjoy Hill city.

A historic district designation is NOT "anti-development", but PRO-development with *respect to the existing community and architecture*.

All of us, as temporary property owners, or as paid servants to the city of Portland, are but stewards of this city's past, present and future. We are stewards of our neighborhoods, our homes, and each other. Our work is to carry the torch of those of our past into the future, as mindful of the bottom line as the quality of life. It asks for a little bit of sacrifice for short term profit.

I ask that each of you embrace the responsibility to make choices that honor the present as well as the unseen future, to preserve the unique character and features that bind each of us here and have sustained us. I ask that each of you honor those who came before us and dedicated time and intention to create and preserve this city for each of us today.

The historic districting of Portland discourages shoddy profit-based teardown/construction, such as has occurred in both distant and recent past. Much of these "mistakes" are already deteriorating and fail to add value to the context of their neighborhoods. I live across from one that stands as a collective beacon of past failure.

I ask that each of you work to ensure sustainable, efficient, quality development throughout ALL of this city. I ask that each of you work to continue the vision of this city that support longterm development that reflects the aesthetics and values of its history that make Portland the desirable and UNIQUE city we can all continue to be proud of.

In going forward, please, also keep foremost in mind that our precious waterfront and sweeping ocean views are, perhaps, one of our *most enduring* iconic assets to our city. The current trend of towering uninhabitable parking garages and office buildings devouring waterfront land and blocking visual access serve to undermine "quality of life". Please, preserve working waterfront and walkable living opportunities for the heart of this city, which will take the pressure off destroying existing fabric of our older neighborhoods.

Yes, *please support* the nominated Munjoy Hill Historic District as presented/approved by HPB without diminishment of scope and intent.

Thank you each for reading this,
 Sincerely,

Dec 10th Workshop Re Munjoy Hill

Carle Henry <cdhenry3@yahoo.com>

Dec 3, 2019 11:38 AM

Posted in group: **Planning Board**

Hello,

Please see the attached letter with 8 key business questions for your consideration.

I look forward to attending on the 10th and hearing the responses.

Thank you,

Carle Henry

Portland Planning
Portland City Council

December 3, 2019

Re: Munjoy Hill Historic District

Hello,

In preparation for the meeting on December 10th, I have a number of questions.

1. How does a possible 12th district help the City achieve its recently stated 2030 Carbon Neutral / Climate Change goals? [Reducing the opportunity to make homes more efficient]
2. How does a possible 12th district help the City address the Housing Crisis in Portland? As Mayor Snyder commented, affordable housing is her top priority. It is proven that Historic Districts cause greater challenges to adding affordable housing. (Reference a relevant article from Seattle on this topic) <https://www.sightline.org/2017/12/19/when-historic-preservation-clashes-with-housing-affordability/> As West End owners can attest, repairs are so expensive that they pass the costs onto tenants which further limits workforce housing on peninsula.
3. Originally, the proposed district had to be one contiguous district. The proposed district, including the recent 2 expansions, is not one contiguous district. Why? Why is that OK now when it was not earlier this year?
4. To preserve architectural history on the Hill, what evaluation was done regarding self-registering of homeowners to the National Historic Registry? If this was not pursued, why not? If it was investigated, why was it dismissed in favor of a local, broad district?
5. The issues facing Munjoy Hill are zoning topics (height, depth, density, setbacks, demolition.) Why is a possible Historic District being proposed to address zoning matters?
6. The 2017 Conservation Overlay, as enacted, has many unintended negative consequences. Why is the City not evaluating it and taking action on improving zoning versus adding another set of regulations on home owners?
7. In Mayor Strimling's exit remarks, he highlighted the growing gap between rich and poor. A 12th Historic District will create another affluent neighborhood that will further increase this gap.

8. If the 12th HD passes, pressure will be added to off peninsula neighborhoods. This will cause undue pressures on other areas of the city. It will also send a message that any other NIMBY group can stop growth in our city.

I look forward to the workshop on the 10th to hear answers to these key questions. In the end, I hope the Planning Board will not recommend adding a 12th Historic District on Munjoy Hill to the City Council.

Thank you,

Carle Henry

Munjoy Hill Historic District

Carol Connor <balsamique@live.com>

Dec 3, 2019 9:11 AM

Posted in group: **Planning Board**

December 3, 2019

To: Chair and Members of the Planning Board,

As a long time Munjoy Hill resident and property owner I appreciate the uniqueness of this special neighborhood, and view it as a treasure for residents, visitors and all who frequent it.

This area is a much-loved part of our city, a focal point for many who have fond memories of Munjoy Hill and others who are creating new memories here. In recognition of the value of this neighborhood, I wholeheartedly support establishing a historic district on Munjoy Hill. I applaud the recent unanimous vote of the Historic Preservation Board to recommend moving forward with the designation of a Munjoy Hill Historic District. In addition I support the landmark designation of the individually recommended buildings and the 100 foot boundary that accompanies the proposal.

My home at 12 Montreal Street is one of the individual buildings recommended for landmark status. The house, built in 1855 by James B. Newell, is an example of a working class family home like many others that populate Munjoy Hill. These modest homes deserve to be protected and preserved. Sadly some early, simple structures have been demolished, as they continue to be easy-pickings for developers who have a vision based on economic gain at a loss for the residents of Munjoy Hill.

The architecture that makes our neighborhood such a special place is not the recent collection of lifeless boxes that fill their lots, loom over nearby houses and bump out to the sidewalk. It is the rich collection of apartment houses, homes, shops, green spaces and public parks that serve as a living record of our culture and history. Let's not lose any more.

Establishing an historic district is an acknowledgement that the City of Portland is a steward of its cultural assets and is willing to protect them for us and for future generations. I respectfully request that the Planning Board vote to accept the proposal put forth by the Historic Preservation Board to designate a Munjoy Hill Historic District including individually recommended landmark structures.

It is the responsible thing to do.

From: Carol M. Connor
12 Montreal St.
Portland, Maine 04101
207 232 2265
balsamique@live.com

Sent from my iPad

Munjoy Hill Historical Designation

Joshua Baston <joshua.baston@gmail.com>

Dec 3, 2019 8:27 AM

Posted in group: **Planning Board**

Members of the Portland Planning Board,

I am writing to you to express my concerns with the proposal to designate certain portions of Munjoy Hill as a historical district. I have been a resident on the hill since 2009 and in 2011 I purchased a dilapidated two-unit building which required extensive rehabilitation. I performed much of the renovation myself and I now live in one half and rent out the other half as a long term rental. In my professional life I'm a licenced master electrician who works for a company installing solar energy systems, so as part of my own home renovation I included both a solar hot water and a solar electric system. This was both for the environmental reason of reducing my carbon impact but also for the economic reason of reducing my monthly utility expenses. I pay for hot water in the rental unit and so that is now thankfully covered by Maine's abundant free sunshine. I pay for heat and so I installed an efficient natural gas heating system, however had the technology been available at the time I would have installed air source heat pumps. In the past 3-5 years air source heat pumps are being rapidly adopted by Mainers who want to decrease their heating cost and reduce their reliance on imported fossil fuels. I mention all of this because both solar energy systems and the outdoor compressor units associated with air source heat pumps would require permitting and review by the historical preservation board if Munjoy Hill becomes a historical district. The Munjoy Hill homeowner may want to maximize the solar potential of their roof by filling it with solar but they would need to go through the subjective review of the HPB who could dictate where and how many panels could be installed to match the board's aesthetic preferences. The homeowner may also want to locate the outdoor unit for their heat pump in the most efficient location where it would not get buried by snow, but the HPB may dictate that it be installed out of sight or even not at all. These are just a couple examples of the many limitations that would get placed on a homeowner looking to improve and increase the efficiency of their Munjoy Hill home.

I appreciate the history of Portland and agree that we have some incredible historical character which is quite important to maintain, but we need to look at using other tools which will not have so many potential consequences to homeowners. Everyone who purchased their homes on Munjoy Hill purchased them in a non-historical designated district and a historical designation would have certainly influenced my buying decision in 2011. If this proposal passes, I also wonder: what will be the next proposed district? There are lots of beautiful old homes in Oakdale, East Deering, and Rosemont. Should everything old in Portland be saved in perpetuity instead of crafting zoning which balances responsible growth with neighborhood character? Historical designation may preserve a certain "look" but this is not in most homeowners interests and it certainly does not help the city build more workforce housing or move towards their self imposed and ambitious carbon reduction goals. Piecemeal historical designation also opens the door for NIMBYism in development, which undoubtedly has had some impact on the jagged shape of the proposed Munjoy Hill district. I believe that a neighborhood is created by not just the architecture or age of its buildings, but also the diversity of the people who are able to live there. Munjoy Hill has changed significantly over the past decades, however a historical designation is not going to stop that change or bring something back. It's only going to ensure that this is a neighborhood with old buildings that are now even more expensive to maintain and will thus decrease the diversity of folks who can afford to live here.

I appreciate your consideration,

- Josh Baston

Google Groups

Hearing on Munjoy Hill Historic District

njordan@long-island.lib.me.us <njordan@long-island.lib.me.us>

Dec 4, 2019 2:56 PM

Posted in group: **Planning Board**

Hello,

My husband and I own 6 buildings on Munjoy Hill, 5 of which are in the proposed historic district. They all provide affordable residential rental units.

We support the proposed district. Munjoy Hill is changing too fast, not for the good. Preserving the historic character will go a long way toward keeping Portland a 'people oriented' city.

Thank you,
Nancy Jordan
Bob Jordan

Google Groups

in strong favor of the proposed Munjoy Hill Historic District

carolyn swartz <carolynswartz@gmail.com>

Dec 4, 2019 12:21 PM

Posted in group: **Planning Board**

Members of the Portland Planning Board:

My husband and I live at 27 Merrill Street on Munjoy Hill. While Merrill Street is not included in the current proposed Historic District (three massive, out of character new builds) I would like to express full support for the plan as it stands.

The reasons are far more complex than a YIMBY/NIMBY disagreement. Neighbors who favor the District recognize the need for Portland to create more middle income/affordable housing. But to date no new development on the Hill has even attempted this. In fact, over the past five years, the Hill has lost a considerable number of affordable housing units to new luxury development.

I also find the trade off between creating visual blight, i.e. lifting restrictions in height and massing as a "trade off" for creating one affordable unit a misguided incentive ripe with potential for abuse. Surely, there are better ways to incentivize affordable housing than to allow out of scale/proportion/character builds.

With a few exceptions, the new development on the Hill make no attempt to fit reflect or even give a nod to the character of the neighborhood. Our house looks out at 30 Lofts (30 Merrill), with a garish glass Halogen-lit front and foyer that, at night, looks like an emergency room entrance.

Once a neighborhood is wrecked - and it doesn't take many buildings like 5 Merrill (known as the Zumwalt and The Golem) and 30 Lofts to do it - there's no coming back. I have heard tourists at local restaurants wondering what is happening - why ugly, out of place new buildings have "cropped up" since their last visit some years ago.

There are parts of the city - with better access to transportation, more space for parking - where new builds makes sense. For me NIMBY is not about people or level of income. It's about the wanton and to date unchecked disregard of developers to do whatever they want in a neighborhood worth preserving.

I wholeheartedly support the Munjoy Hill Historic District - and urge you to as well.

Sincerely,

Carolyn Swartz

Carolyn Swartz | Writer/Director | 917.714.5743 | [view my films here](#)

Google Groups

YIMBY Letter to Planning Board RE: Munjoy Hill Historic District

Yimby ME <yimbyportland@gmail.com>

Dec 4, 2019 4:31 PM

Posted in group: **Planning Board**

Portland Planning Board Dundon,

Please find our attached letter regarding the proposed historic districting of Munjoy Hill. YIMBYPortland is very concerned that the proposed district will compound the current housing crisis on Portland and increase costs and hardships to property owners and renters.

We appreciate your service to the City.

YIMBYPORTLANDME.com



YIMBY Portland is writing this letter to offer some different perspectives on the consideration of implementing a Historic District on Munjoy Hill prior to the Planning Board making a recommendation to 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 enjoy and celebrate 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. 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 the cost of unsubsidized housing. Work on the Re-Code 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 explore the effects of the Historic District on housing values, rents, maintenance, and sales and how these would impact our current housing crisis before considering such a policy. To date, we are not aware of any serious analysis that has taken place.

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. 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 neighborhood.

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.

Support for enacting (and expanding) Munjoy Hill Historic District

EJ Koch <ejkoch@gmail.com>

Dec 5, 2019 12:45 PM

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

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

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

One of my primary points is that there is widespread support for this Historic District, also among those who do not sign Petitions.

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

Erna Koch
617-818-0882



ERNA KOCH

81 Vesper St., Portland, Maine 04101

Phone: 617-818-0882

E-Mail: EJKoch@gmail.com

December 5, 2019

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

This is a cover summary of the materials attached. I hope you will read my letter, but I recognize that your time is valuable and limited. Therefore I have attached this summary of what is covered in the materials attached.

Please Adopt and significantly expand the proposed Munjoy Hill Historic District

- After a great deal of community effort, with no discernable impact, adopting a Historic District on Munjoy Hill appears the best/only way to protect the Hill's character and livability. It seems that the City has allowed developers to control development on the Hill through lobbying and private agreements. This is anathema to an open process.
- **Broad Local and popular sentiment runs overwhelmingly in support of preservation** over demolition, and against predatory development that produces incompatible new developments and massive scale. The Appendix A opinions, directly from Hill residents and others are reflected by hundreds of people on Social Media over a term of years. [SEE: Appendix A, for a broad sampling of actual local comments about inappropriate development on the Hill] See also, recent local press coverage of the Historic District proposal, and in particular the "Comments" section.
- An "Opposition Petition" to the Historic District presented to the City in October 2019 was representative of just 12 properties, one of which has already been demolished and redeveloped, and one of which was demolished in November for development, pending review of yet another controversial, oversized building plan.

- New building is supposed to comply with Design Standards, which provide in relevant part that the style, scale and massing of new buildings be compatible with the rest of the local streetscape. The Planning Board appears to be paying no attention to these standards, and approves inappropriate proposed building just about every time. I'm not aware of any time the Board has turned down a plan – they accept "revisions" of inappropriate plans regularly, failing the community every time. Staff appears to be captured by the developers.
- New Planning Board-approved buildings are usually oversized, overpriced eyesores crammed onto small lots that tower over their neighbors and contribute nothing good to the streetscape or the local community. They do *not* add to Portland's housing stock in any way that is meaningful to residents. A good proportion of the condos are bought by people who don't live in Portland more than 3-4 months a year. And none appear to be anywhere near in reach price-wise.
- The minor effort by the City in response to sustained and vigorous resistance of residents has not been effective to preserve the Hill's valuable assets. We need a Historic District to accomplish that. [SEE: pictures pp 6-11 of letter]

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

Erna Koch



ERNA KOCH

81 Vesper St., Portland, Maine 04101

Phone: 617-818-0882

E-Mail: EJKoch@gmail.com

December 5, 2019

City of Portland Planning Board, and City Council members

Hello,

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

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

Please Adopt and expand the Munjoy Hill Historic District

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

Another reason to support the adoption and expansion of a Historic District for the Hill is the culture our human scaled streetscape has encouraged and sustained for over a hundred years. Although many of the original families from my neighborhood have moved, and their triple decker buildings have been converted to condos, at least those condos remain part of the

neighborhood streetscape. We retain a sense of community, walking neighborhoods, and a strong feeling of connection to each other and to the working families that have lived here so many years.

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

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

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

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

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

The planning board is failing miserably to hold developers to any actual compatible design/scale/massing standard or code provision [SEE: Appendix B], even after an Ordinance change for which many fought long and hard. We don’t have a couple years to “***be in a better place to look at the results and what is happening and [we will] be in a better place to take stock and see how it worked out.***”¹ We don’t have more time. Given our experience with a clear ordinance revision including standards which produced no change on the ground, we already know how it’s been working out.

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

Not as intended.

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

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

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

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

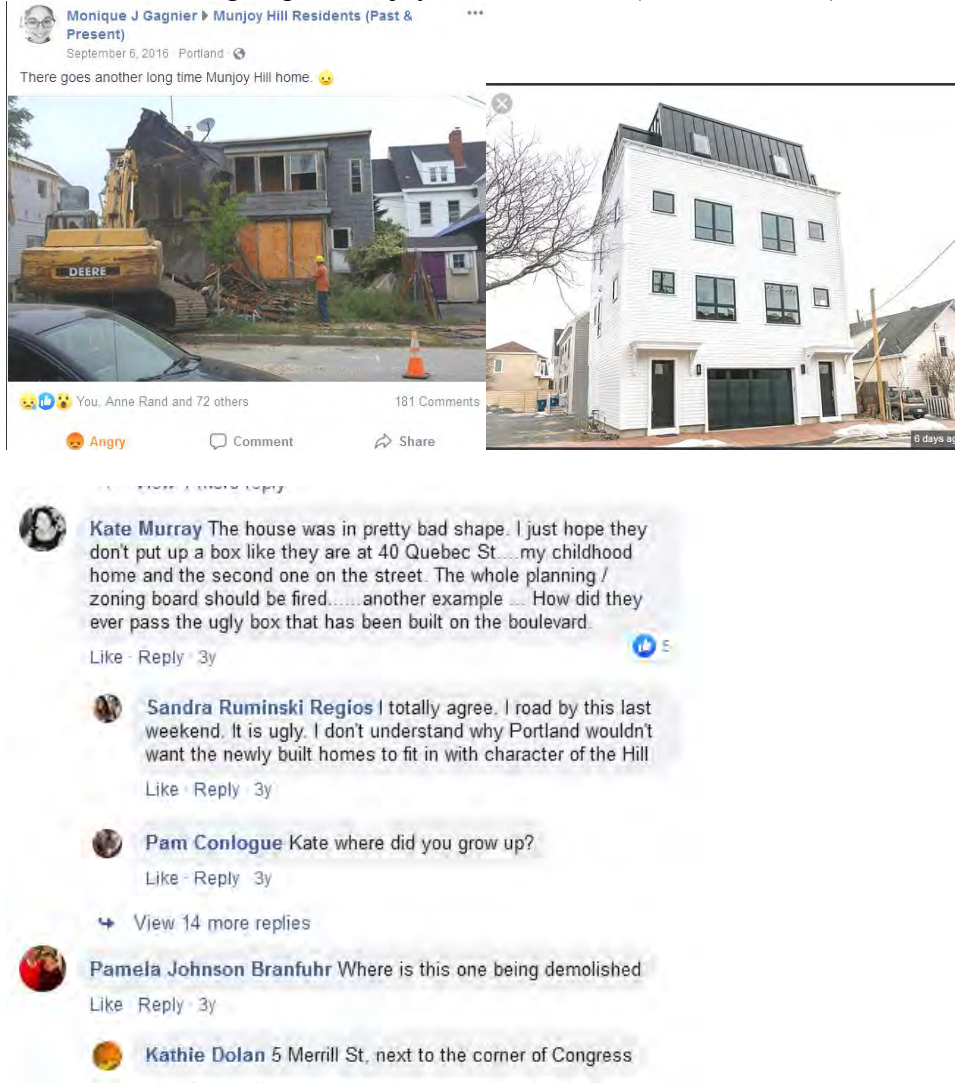
What are the opinions of those who live on the Hill who have not signed any petitions?

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

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

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

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



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

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

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

As someone who is passionate and involved, I speak about development with other property owners and residents daily. Many of my closest neighbors live in condos – they are from other parts of the country and bought a condo in an updated three unit because they love the Hill’s character, their own restored or updated building, and the area. Sentiment among residents I speak with, long term and newer, runs overwhelmingly towards protection from massive and inconsistent design, as do the Facebook posts.

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

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

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

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

From a *Portland Press Herald* article in 2019:

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

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

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

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

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

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

Munjoy Hill demolitions

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



9 Moody before:



9 Moody after:



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

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

47 Monument before:



After



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

Then (Small grey house to right)



Now



25 Monument Before:



Now:



“Units” in this 25 Monument development are on the market for upwards of \$1.25 million. Also selling “sweeping views,” after impeding views and of its neighbors.

30 Merrill St.

before:



30 Merrill St.

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



BEFORE



AFTER

Karen Snyder photos

33 Lafayette St.

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



BEFORE



AFTER

Karen Snyder photos

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

A Traditional Single Family replaced with a Contemporary Single Family



BEFORE- Single Family



AFTER-Single Family

Fore St.

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



BEFORE



AFTER

And coming up:

Montreal and Morning Street proposed developments:

From Portland Press Herald, September 2019

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

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

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

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

The 33/37 Montreal project is a plan to remove a salvageable, compatible two/three family house on a corner in a neighborhood of small single and two family residences, and tear down two other houses, in order to combine 2-3 lots and build a massive out of scale "modern" condo building in their place on the combined lots. As of December 5, these buildings have been torn down, and there is as of yet no PUBLIC approved plan for the project. As proposed in both the first and second iterations, the builder wants to, as most do, build to the "envelope" of permissible area, since scale, massing, and design do not appear to be considered as obstacles by the planning board, even though Portland's Design Standards require it [See Appendix B].



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

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

of permissible lot lines. The architects confirmed to me that their instructions were to design the build to the boundary of the “envelope” to maximize interior square footage. It did not appear that anyone in the design process considered compatibility with existing structures.



133 Morning St



129 Morning St



119 Morning St



130 Morning

Karen Snyder photos

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

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

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

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

Thank you for your consideration.

/S/

Erna Koch

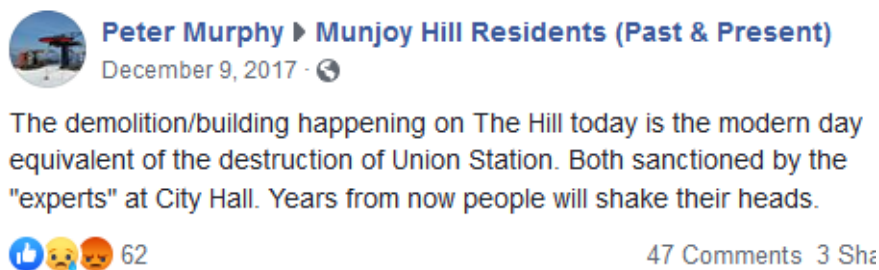
APPENDIX A: Public Comment from Social Media *[this is a sample only]*

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

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



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



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

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

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

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

 [View 14 more replies](#)

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

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

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

 **Monique J Gagnier** Fuller Glass has been gone quite some time now. It's a shame the tenants have to move out.   1

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

 **Kathie Dolan** Bleeecchhhh! 🙄😞😞   3y

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

-  **Michele Latham** Saw this the other day and was very surprised. I knew they were renovating but tearing down? What's going in there? another ugly looking 4 story condo no doubt.
Like · Reply · 3y  3
-  **Betty Calderwood-Martin** Had to come down. It wasn't healthy and was too far gone for renovation. It's SUPPOSED to fit the neighborhood. I heard it will be a two unit condo.
Like · Reply · 3y
-  **Kathie Dolan** Condos suck, especially when they look like the ones where Nite Owl was!
Like · Reply · 3y  1
-  **Carol Lambert** Sad
Like · Reply · 3y  1
-  **Ashley Webster** I drive by yesterday, it looked like it was touching the other house behind it. I couldn't bring myself to take a picture though
Like · Reply · 3y
-  **Betty Calderwood-Martin** It was only about 3 inches from the house in back on one side.
Like · Reply · 3y
-  **Ashley Webster** You can see the shape of your old. House I the back of the other one.
Like · Reply · 3y
-  **Chris Coose** There is more retrofitting going on on the Hill than there is tear down. The replacement buildings just plain suck in relationship to the surrounding neighborhood.
Like · Reply · 1y  1
-  **Enoch Bradford Wenstrom** do yu people live around the corner from this building like I do? it is a really classic nice looking place. it is a shame it is being destroyed vs rennovated
Like · Reply · 1y  1
-  **Heather Ashby** Actually quite the contrary. I own lots of property in Portland and have never overhauled one. Always brought it up to its prior glory. Never have we torn one down. We also own a very iconic and historic building downtown that we are restoring and we a... [See More](#)
Like · Reply · 1y



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

Like Reply 1y



2



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

Like Reply 1y



1

^ Hide 13 Replies



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

Like Reply 1y



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



1



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

Like · Reply · 1y · Edited



2



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

Like · Reply · 1y



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

Like · Reply · 1y



1



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

Like · Reply · 1y



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

Like · Reply · 1y



1



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

Like · Reply · 1y



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

Like · Reply · 1y



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

Like · Reply · 1y



Solange Kellermann We're shaking our heads now.

Like · Reply · 1y



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

Like · Reply · 1y



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

Like · Reply · 1y



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

Like · Reply · 1y



Carol Connolly So true! So sad!

Like · Reply · 1y



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

Like · Reply · 1y



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

October 6, 2016 · 🌐

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



👍👍👍 65

59 Comments



Rebecca Milliken Sad.

Like · Reply · 3y



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

Like · Reply · 3y



Theresa McGeehan WHAT THE HELL IS GOING ON

Like · Reply · 3y



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

Like · Reply · 3y



Donna Stults 😞 so sad

Like · Reply · 3y



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

Like · Reply · 3y



3



Joanne Devine Why doesn't landmarks protect this place?

Like · Reply · 3y



3



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

Like · Reply · 3y



10





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



PRESSHERALD.COM

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



Like · Reply · 2y



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

Like · Reply · 2y



Chuck Vessey I wonder where they will park

Like · Reply · 2y



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

February 27, 2016 · 🌐

The remnants of 40 Quebec St. Demolished yesterday.



👍 🙄 😡 34

103 Comments



Matt Nickerson Crazy

Like Reply · 3y



Michele Collins Lane by any chance any before pictures ?

Like Reply · 3y



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

Like Reply · 3y · Edited



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

Like Reply · 3y · Edited



↩ View 3 more replies



Michele Collins Lane why did it come down ?

Like Reply · 3y

^ Hide 12 Replies



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

Like Reply · 3y



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

Like Reply · 3y



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



Like Reply · 3y





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

[Like](#) [Reply](#) · 3y



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

[Like](#) [Reply](#) · 3y · Edited



Soozy Mack I just drove past today and did a doubletake

[Like](#) [Reply](#) · 3y



Rita Woodman Progress has to go on!!!

[Like](#) [Reply](#) · 3y



Liz Coburn Very sad Portland losing all its roots

[Like](#) [Reply](#) · 3y



Kristian Webber We should burn munjoy and Start over

[Like](#) [Reply](#) · 3y · Edited



Pam Conlogue Why? Kris Weber?

[Like](#) [Reply](#) · 3y



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

[Like](#) [Reply](#) · 3y



Pam Conlogue Sorry Robin, aren't they already

[Like](#) [Reply](#) · 3y



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

[Like](#) [Reply](#) · 3y



Constance Mailman I lived at 60 :-(

Like Reply 3y



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

Like Reply 3y  1



Kathie Dolan Why did they take it down?

Like Reply 3y



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

Like Reply 3y Edited



Kathie Dolan Grrr! 

Like Reply 3y  1

↩ View 1 more reply



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

Like Reply 3y  11



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

Like Reply 3y  3



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

Like Reply 3y  3



December 2017:





Melissa Darling Good

Like · Reply · 1y



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

Like · Reply · 1y   10



Lau Cormier Annie - were you 9 Moody?

Like · Reply · 1y  1



Annie Foley Lau Cormier yes

Like · Reply · 1y

↩ View 5 more replies



Meredith E Miller Priscilla Totten

Like · Reply · 1y



Theresa McGeehan I HOPE IT SAVES THE HILL.

Like · Reply · 1y  3



Maureen Joyce Martelle Thank you God

Like · Reply · 1y  2



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

Like · Reply · 1y  4



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

Like · Reply · 1y  2

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



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

Like Reply · 1y · Edited



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

Like Reply · 1y



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

Like Reply · 1y



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

Like Reply · 1y



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

Like Reply · 1y



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



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

Like Reply 1y



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

Like Reply 1y



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

Like Reply 1y



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

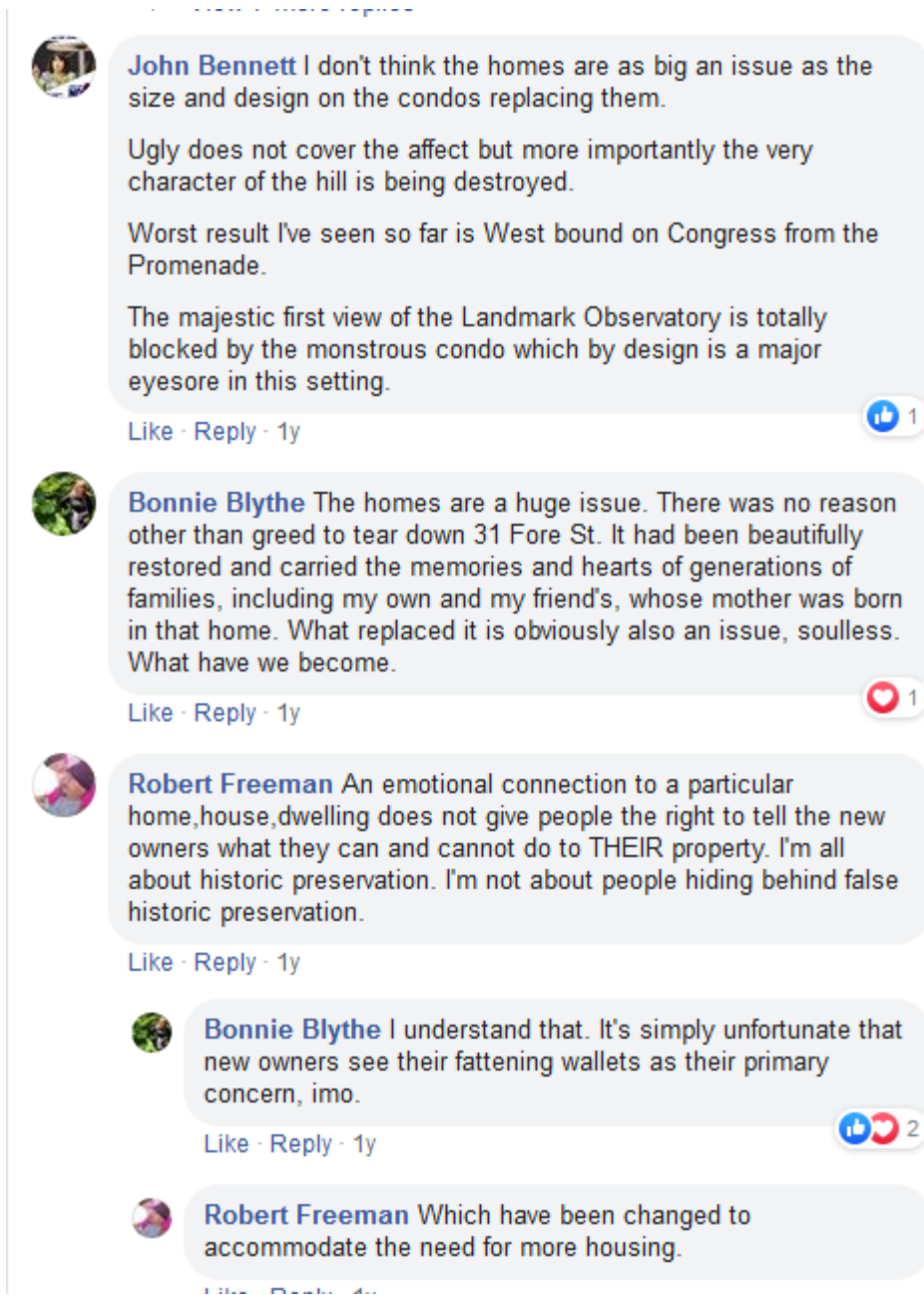
Like Reply 1y



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

Like Reply 1y





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

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

And, finally,



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

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

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

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



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

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

   239 270 Comments 22 Shares

 Like  Comment  Share

[View previous comments](#) 52 of 139

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

 **Elaine Saulle** Don't like it

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

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

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

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

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

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

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





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



Sheila Coughlin It's awful!

Like · Reply · 4d



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

Like · Reply · 4d · Edited



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

Like · Reply · 4d



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

Like · Reply · 3d



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

Like · Reply · 19h

Appendix B

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

R-6 Infill Development Design Principles & Standards

From: Purpose

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

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

II. DESIGN PRINCIPLES AND STANDARDS

PRINCIPLE A Overall Context

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

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

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

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

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

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

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

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

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

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

PRINCIPLE B Massing

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

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

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

Munjoy Hill Historic District

Vana Carmona <vanacarmona@gmail.com>

Dec 5, 2019 12:20 PM

Posted in group: **Planning Board**

Dear Members of the Planning Board,

First and foremost, my husband and I want to express our 100% support of the proposed Munjoy Hill Historic District (HD). We would urge you to approve it as soon as possible without any changes that would undermine it.

It is essential to get this passed in order to preserve our neighborhood for its historic value and also to protect it — and us — from the developers and demolition that is taking place regularly here.

Just in November, two buildings were demolished within one block of our home.

We believe that Munjoy Hill residents support it, for the same reasons.

In light of that, lately we have been deeply disturbed by articles in the Press Herald concerning the proposed HD. This coverage has been harshly and unfairly against it.

For example, the recent front page article with a photo of the the opposition showed no comparable coverage for those in favor. Those adamantly opposed are clearly part of an organized media effort to defeat it.

In our view, this is not reflective of the majority sentiment.

I have attended a number of meetings pertaining to the HD and I have yet to see these people in attendance making their opinions known for all to ask pertinent questions.

Those who have come to the relevant meetings are almost 100% IN FAVOR of the HD. They have taken the time to study the issue and go on record as such.

We urge your approval of the HD proposal and urge you not to be misled by the negative publicity.

Sincerely,
Vana and Ralph Carmona

Google Groups

Kelly, David <david.c.kelly@uconn.edu>

Dec 5, 2019 2:09 PM

Posted in group: **Planning Board**

Monjoy Hill historic district seems like a bad idea. Nothing unique about the neighborhood. Structures and the same neighborhoods can be found everywhere. And such a designation would be unfair to home owners imposing an unnecessary burden.

David C. Kelly

Portland, Maine

Google Groups

Munjoy hill

Debrah Yale <dpyale@gmail.com>

Dec 5, 2019 1:44 PM

Posted in group: **Planning Board**

I am writing once again to voice my opinion if leave Munjoy hill alone. If I had to owned my home the Hercules Dam house under this designation I would have never been able to afford the luxury of renovating and restoration work that needed to be done.

Nor would I have been able to restore 47 st Lawrence or restore my property on 50 Waterville st. Imagine I was able to do all of this in my own with out any interference from the City. The house stock for the most part on Munjoy hill is still substandard built homes. The houses are put together with bits and pieces. Most house are toxic environments that include rodents. I feel strongly any added zoning restricts restoring or reinventing property. I would strongly recommend you leave this neighborhood alone.

**Debrah Yale**

Broker, ABR, Benchmark Real Estate, The Landry Team

(207) 776-2613 | dyale@benchmarkmaine.com

benchmarkmaine.com

72 Pine Street #16 | Portland, ME



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Portland , Me. 04112

Rippleffect.net

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Munjoy Hill Historic District comment for consideration

G Bahlkow <gbahlkow@gmail.com>

Dec 5, 2019 1:27 PM

Posted in group: **Planning Board**

Hi

As a property owner in the proposed Historic District on Munjoy Hill I encourage the Planning Board to advance this designation. We are very supportive.

We recently renovated the two family home at 42 Lafayette Street and in so doing took great pains to honor the Historic District standards. We also have recently submitted permit applications to add two dwelling units for a total of four, again with great respect for the Historic District standards.

We believe our situation demonstrates renovations and additional dwelling units are reasonable expectations To accomplish within the Historic District.

Again, please advance the designation. Thank you,

Gary Bahlkow
Kimble Greene

Sent from my iPad

Google Groups

Jeremy Rutkiewicz <jeremyrutkiewicz@gmail.com>

Dec 5, 2019 1:55 PM

Posted in group: **Planning Board**

Dear Planning Board,

I am writing to you to ask you to please oppose creation of the proposed Munjoy Hill Historic District.

For many of us, the overlay district was already an agreeable compromise to the many concerns regarding development on the hill.

The formal designation of the hill as a historic district is TOO FAR. I look forward to continuing to live in a city that is future forward, and I hope that the planning board does not buy into the false narrative that there is overwhelming support for the historic district in the neighborhood. There is not.

I appreciate all of the work that the planning board does to continue to ensure that we cohabitate in a vibrant, ever-evolving community without infringing on the rights of property owners and dampening architectural innovation.

Thank you!
Jeremy Rutkiewicz
161 Congress St

Munjoy Hill designation

Lorrayne Carroll <rayne.carroll6@gmail.com>

Dec 5, 2019 2:04 PM

Posted in group: **Planning Board**

To the Board,

As a homeowner (16 years) and resident (30 years) of Munjoy Hill, I write to endorse the designation of the specific areas of Munjoy Hill as the "Munjoy Hill Historic District." I write, too, as a scholar of Early American Studies with a deep interest in the history and culture of New England, Maine, and Portland, topics I teach and write about at the University of Southern Maine.

Drawing on both my lived experience as a resident and my research, I urge the Board to endorse this proposal and to work for its passage in the City Council. The Hill has undergone significant changes in the last several years, and many of those changes have had destructive effects. Most destructive are the loss of diversity within the community due to the lack of affordable housing. As Greater Portland Landmarks notes, affordable housing can flourish in historic districts, especially when new building is subjected to a variety of restrictions that ensure that scale and architectural consonance are priorities. Demolitions and consequent construction of wildly out-of-scale and architecturally dissonant buildings threatens the local, specific nature of the Hill, its features as a gem of late 18th, 19th and early 20th-c. history. Largely unrestricted development has not served the Hill and its community well; it's time that the City recognizes and takes action to protect the neighborhood from further depredations that threaten the historical and current cultures Munjoy Hill. The designation as a historical district, as the current plan proposes, is a necessary beginning.

Sincerely,
Lorrayne Carroll
31 North St.
Portland

Munjoy Hill Historic District

Lydia Savage <lsavage@maine.edu>

Dec 5, 2019 1:53 PM

Posted in group: **Planning Board**

Dear Planning Board members,

I am writing to express my complete support for the proposed Munjoy Hill Historic District and Individual Landmark Designations. As an urban geographer and planner, I have watched with dismay as historic buildings on Munjoy Hill have been purchased and demolished in order for towering buildings to be built from lot line to lot line. The buildings destroyed were an important and significant part of Portland's history and the new buildings will be outdated in 20 years and reflect no local history and could be found anywhere. One need look no further than the St John Street strip mall that replaced the historic train station or Franklin Artery which wiped out a neighborhood to see the damage done.

Preserving what is left of the remaining historic buildings will make Portland a city that is charming to visitors (nobody comes to look at orange or gray concrete towers) and provides a dynamic and livable neighborhood for residents. I am fortunate to live on Munjoy Hill but cringe when I see towering buildings that could be found in any city in the country. High density housing is possible in historic districts and our economy will thrive for residents and tourists. I am just back from California and there are few spots as lovely as Portland, ME but it is quickly being erased by new developments and buildings that ignore our history and what draws people to the city.

Sincerely,

Lydia Savage
Professor and Chair
Geography-Anthropology
Muskie School of Public Service
University of Southern Maine

19 Melbourne St.
Portland, ME 04101

munjoy hill

william gemmill <wgemmill1@gmail.com>

Dec 5, 2019 2:03 PM

Posted in group: **Planning Board**

This is an important landmark and should be designated as such.

William Gemmill

Munjoy Hill Historic District

Bruce Wood <brucesar@yahoo.com>

Dec 5, 2019 2:59 PM

Posted in group: **Planning Board**

Chair Dundon and members of the Planning Board,

I urge you to approve the Munjoy Hill Historic District as approved by the Historic Preservation Board. The proposed District is important to Munjoy Hill and the City of Portland in that it protects many blocks of historically significant housing that is characteristic of the values we residents of Portland value. It allows development and alterations while protecting buildings that Portland needs to move into the future with wonderful housing stock.

Historically, housing prices in Portland's historic districts have risen at a rate greater than that of areas not so protected.

Replacement in kind is allowed without review in most cases. Alterations, including improved weather-proofing, are allowed with just a bit more review than if one is outside the district. I have observed many cases in which the City's historic preservation staff and the Historic Preservation Board worked with owners to improve planned changes and often this coordination has reduced the cost of a project.

Please support the proposed Historic District as proposed.

Thank you,
Bruce Wood
Old Port

Munjoy Hill preservation

Beth Snyder <snyderbes@gmail.com>

Dec 5, 2019 3:00 PM

Posted in group: **Planning Board**

Dear Planning Board,

Before I begin, I want to thank you for making this process an open one, one in which residents have a voice in the future of our city. Knowing that you'll read my email and listen to us at our upcoming meetings makes me feel that we, as citizens, have your regard.

The history of Munjoy Hill has a story to tell, just as our West End and Old Port neighborhoods have. Portland can celebrate its working class and immigrant residents over the years by giving the Hill the benefit of strong preservation efforts.

Preservation regulations that prevent unneeded demolition or inappropriate changes to historic properties will perpetuate the value of the neighborhood and help make Portland a city that visitors will want to come back to, that residents will want to live and work in. Better practices in design and material use will not only increase architectural cohesiveness, they will boost the city's overall appeal.

We need more housing, especially affordable housing -- something the recent demolitions and building of luxury condos haven't given Portland.

The reuse of historic buildings through ADU's, additions, and new units within existing houses can augment the number of housing units and provide more affordable housing on the peninsula. All without destroying the history, ambiance, and tree canopy of the neighborhood.

The high density on Munjoy Hill and the rest of the peninsula makes me wonder why we aren't exploring housing options close to the major traffic arteries that lead to the peninsula. With good and frequent bus transportation, those areas would be economical and attractive alternatives to our already dense neighborhoods.

Climate change is another concern. The impact of demolitions and new construction on our environment has a high negative cost. Even when the new structure is energy efficient, it takes nearly a century to compensate for its initial destructive impact on the environment during its construction. Reconfiguring and repurposing existing houses hurt our environment less.

I write you strongly in favor of a historic district on Munjoy Hill.

Thank you for taking time to consider my position,

Beth Snyder
81 North Street
Portland

Proposed Historic District

Stephen Gaal <steve@gaal.com>

Dec 5, 2019 3:27 PM

Posted in group: **Planning Board**

Dear Planning Board,

I am unable to be at the meeting on December 10. I want to re-iterate my often stated total support for the proposed Munjoy Hill Historic District and Individual Landmark Designations. I have lived in a place without zoning of any kind (Tamworth, NH) and in a place with a quite strict Historic District Commission (Beacon Hill, Boston.) I think the historic district proposed for Munjoy Hill is an excellent plan that achieves a happy medium between the two other experiences I mentioned. I urge you to vote YES on this proposal and move it on the the City Council.

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 cric al thinking, to annihilate truth."

Munjoy Hill Historic District Designation

Diane Davison <dmdavison5@gmail.com>

Dec 5, 2019 3:27 PM

Posted in group: **Planning Board**

Planning Board Members;

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.

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 you to PLEASE 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
29 Morning Street
Munjoy Hill

Support for Munjoy Hill Historic District

Robin Whitten <robin@audiofilemagazine.com>

Dec 5, 2019 3:44 PM

Posted in group: **Planning Board**

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 |

no Historic District needed

elizabeth <elizabethmiller1953@hotmail.com>

Dec 5, 2019 3:53 PM

Posted in group: **Planning Board**

Munjoy Hill's designaon as a Conser vaon Ov erlay District should be given me t o be applied, tested and evaluated. What's the rush on a historic district? Where's the evidence that one is needed, that the Overlay District is insufficient?

Moreover, why not take the me t o do due diligence? What will be the impact on rents? How does this square with the City's commitment to greater density?

Slow down! Evaluate.

Elizabeth Miller and David Body (property owners)
46 Waterville Street #3
Portland, ME 04101
878-8604

In Favor of the Munjoy Hill Historic District

Sarah Mills <scmills45@gmail.com>

Dec 5, 2019 4:07 PM

Posted in group: **Planning Board**

For all the reasons many have put forward already, I want to add my name to those in favor of this designation. This is one of the most desirable neighborhoods to visit or live in for obvious reasons, and further changes to present buildings and sites would have only a negative impact on the current desirability of the area. I'm not someone who dislikes change - period - but the beauty of this area must be preserved for future generations' experience of true quality of life that now exists.

Sarah C. Mills, Portland

Planning Board Workshop on proposed Munjoy Hill Historic District and Individual Landmarks

Sally Oldham <oldhamseg@gmail.com>

Dec 6, 2019 2:06 PM

Posted in group: **Planning Board**

Dear Jennifer: I sent this email to you yesterday but mistakenly put in the first paragraph "5" individual Landmarks instead of "6" individual Landmarks. There was a mistake in the Historic Preservation Board's agenda from Wednesday, December 4. It listed 5 individual Landmarks in the opening paragraph but then listed 6 individual Landmarks in the text below. I had only looked at the first paragraph to get the number. Someone brought to my attention that there are 6 Landmarks proposed for designation so I wanted to change my comment to reflect my support for that number. Thank you very much, Sally

Dear Chair Dundon and Members of the Planning Board,

I would like to add my voice to those of others urging you to support the designation of the proposed Munjoy Hill Historic District and 6 individual Landmarks. The Historic Preservation Board conducted a very thorough review of these properties and proposals. City staff and Greater Portland Landmarks engaged in extensive efforts to educate and inform citizens about how the historic preservation program operates in Portland. The Historic Preservation Board gave unanimous support to these designations.

Portland is a fabulous city and one that I love. I find repeatedly when I ask people why they choose to live here, high on their list of attractive qualities is the historic character of central Portland. While we currently have 11 historic districts covering a number of areas on the peninsula and the islands, Munjoy Hill is one architecturally significant area which has not received such recognition.

There is a large contingent of my neighbors living on Munjoy Hill who strongly support designation of an historic district for a number of reasons. Maintaining the existing housing stock is a way to retain existing affordable housing. An historic district designation will allow for the addition of accessory dwelling units, will allow homeowners to paint their buildings whatever color they like, and will allow them to undertake routine maintenance tasks with no need for city review. City staff will afford advice to owners about energy efficiency upgrades they can undertake. In addition, historic districts have afforded good locations for new affordable housing in Portland. In fact, in the last 5 years 40% of the affordable housing built in Portland has been in our historic districts.

The development boom in Portland, taken together with zoning changes of the past few years, have put buildings and areas on Munjoy Hill at risk of substantial erosion and change. I am heartened by the surge of support to preserve and evolve the buildings within the proposed historic designation areas. Through such designations, these areas of Munjoy Hill can continue both to meet the needs of the residents and add to the vibrancy of this great city through maintaining its historic streetscapes and character.

Thank you for taking my comments into consideration as you review these proposals.

Sincerely,

Sally Oldham
118 Congress Street #202
Portland, ME 04101

Google Groups

Munjoy Hill Historic District

Leslie Hart <blesliehart@gmail.com>

Dec 5, 2019 4:21 PM

Posted in group: **Planning Board**

As a resident of Munjoy Hill, I encourage the Planning Board to approve the proposed Historic District in order to preserve the unique character of this lovely neighborhood and encourage future good design within it.

Thank you,

Leslie Hart
215 Sheridan St.
Portland ME 04101
917.364.3682

Munjoy Hill

Betty Lorber <betty.lorber@gmail.com>

Dec 5, 2019 4:27 PM

Posted in group: **Planning Board**

To the Planning Board,

I am a resident of Munjoy Hill.

I am writing to ask that you approve the proposal
for the Munjoy Hill Historic District and Individual Landmark Designations.
Please protect the character of our neighborhood, it's diversity,
and historic importance.

Thank you,
Betty Lorber
225 Sheridan St, Portland, ME 04101

Historic designation for Munjoy Hill

Priscilla A. Harrison <twaprisilla@gmail.com>

Dec 5, 2019 4:47 PM

Posted in group: **Planning Board**

I came "from away" 6 years ago so perhaps my thoughts matter less?

Still I will tell you how important it is to save history and preserve the looks of our town. It takes extra effort and planning, but it is worth every penny and every minute spent. Please carry on and approve the plan.

So sorry the old train station wasn't saved.

Priscilla Harrison
Caoe Elizabeth.

Munjoy Hill preservation

Chris Stewart <stewart.christopher1@gmail.com>

Dec 5, 2019 5:28 PM

Posted in group: **Planning Board**

I write you strongly in favor of a historic district on Munjoy Hill.
Having been born at Maine Medical Center, and having lived in Portland for most of my adult life, I've seen what was lost before Portland Landmarks helped focus our attention on the need to preserve our past.
That will effort continue with a historic district on Munjoy Hill.

Thank you for your work.

Sincerely,
Christopher Stewart

81North Street
Portland, Maine
04101

Munjoy Hill historic district

Susan Gillis <susan.a.gillis@icloud.com>

Dec 5, 2019 6:24 PM

Posted in group: **Planning Board**

I have owned a three decker on Congress St for 40 years. I can assure you there is nothing historical about that building. An historic district designation is not going to bring affordable housing back to Munjoy Hill. Like all property located near water, the values have skyrocketed. This proposal is nothing more than an attempt to curtail the construction of buildings whose design some feel is offensive. At least be honest about it.

Susan Gillis, owner 48 Congress St

Sent from my iPhone

Historic District on Munjoy Hill

Carol Mccracken <ca10cken@aol.com>

Dec 5, 2019 7:24 PM

Posted in group: **Planning Board**

To: Planning Board Members
From: Carol McCracken
Re: Historic District for Munjoy Hill

This is to inform you that I'm opposed to the designation of part of the Hill as a historic district. There is much concern generally in Portland about the lack of affordable housing. This would only exacerbate the situation because expenses incurred to meet the HP standards will price housing even more out of the hands of those who need it most. While I am a renter and not a home owner, I can only imagine and empathize with the angst of some who resent this intrusion and fear for the future of their housing costs.

Sincerely,
Carol McCracken
munjoyhillnews.com
ca10cken@aol.com

Munjoy Hill Conservation District

Oliver Murray <olivermurray@yahoo.com>

Dec 5, 2019 9:12 PM

Posted in group: **Planning Board**

Chair Dundon and the Board:

I want to express my strong support for the Munjoy Hill Historic District that has been recommended by the Historic Preservation Board.

I have been a property owner on Munjoy Hill for 15 years. I first moved to an apartment on Munjoy Hill more than 20 years ago.

I have raised my family on Munjoy Hill, and my children have attended East End Community School on the Hill. Over the last few years it has been troubling to see incongruous, expensive condominiums take the place of modest single-family homes and affordable rental units. Families of my children's friends have been forced off the Hill and made to change schools when the buildings they rented were torn down and replaced by condominiums designed for the 1%. Many of these families have been recent immigrants. I feel the city is stronger when it is more diverse. The proposed Historic District would help to safeguard Munjoy Hill's rich history as a home for immigrants and other hard working families.

Contrary to what developers may argue, the statistics show that new construction on Munjoy Hill in the last few years has decreased the amount and availability of affordable housing. Instead, the vast majority of new construction has led to unaffordable rent and overcrowding in what was already one of the most densely populated areas of the city and the state.

Thank you for the opportunity to comment.

Oliver Murray

Munjoy Hill district

Patricia Erikson <whitecapconsulting@gmail.com>

Dec 6, 2019 6:09 AM

Posted in group: **Planning Board**

Hello, I am a third generation Munjoy Hill resident and I support the creation of a Historic District. I am pro development and pro business but I firmly believe that historical districts protect the character if a city that gives it priceless and enduring economic value.

Tricia

--

Patricia Pierce Erikson, Ph.D.

Whitecap Consulting Maine

Consulting in Institutional Development, Communications, and Education

207-409-7960 (cell)

Peaks Island Press: News of Peaks Island Authors

Munjoy Hill

Ben Poirier <bpoirier@maine.rr.com>

Dec 6, 2019 6:09 AM

Posted in group: **Planning Board**

To all concerned,
I favor the character preservation of the Munjoy Hill District. In so doing, please do not overlook the Owners, Look out to preserve and protect the Owners rights to use, develop and maintain their property values. A concerned onlooker.
Ben Poirier
Cape Elizabeth

Sent from my iPhone

Historic District

Susan Yandell <sueyandell@gmail.com>

Dec 5, 2019 9:43 PM

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

Please pass Historic District proposal and save Munjoy Hill.
Thanks,Sue Yandell

Support the Munjoy Hill Historic District

Liz Hays <lizchays@gmail.com>

Dec 6, 2019 6:30 AM

Posted in group: **Planning Board**

To the City of Portland Planning Board

My name is Liz Hays and I am an owner of a 1865 home on Munjoy Hill, in the proposed historic district.

I am strongly in favor of creating an historic district in this area. I feel it will help maintain the value of my home to have this continuity of an historic building atmosphere in the neighborhood. This historic atmosphere is one reason that draws people to live on Munjoy Hill, to frequent business and for tourists to take bus tours through its streets. Creating an historic district on Munjoy Hill benefits all of Portland.

Please consider voting yes on this is issue.

Liz Hays
107 North Street
Portland

Historic District

Anne Manganello <aemanganello@gmail.com>

Dec 6, 2019 7:38 AM

Posted in group: **Planning Board**

I definitely oppose the installation of an Historic District. As parking for taxpaying homeowners has become such an ordeal especially in winter, I have proposed several plans to the Planning Board and was met with refusal siting a lot of rules that could of applied in 1875 when my home was built but do not and cannot apply today. Homes should accommodate people; not people should accommodate brick, wood and mortar. I have a huge maple tree next door that is ripping up the whole sidewalk. Someone is going to get hurt on the sidewalk before long.

At the December 4 meeting, I was invited by a land mark member to chat about my home. Again all he could say was the rules of 200 years ago apply.

Come on, get real!

Anne Manganello
84 Quebec Street
Portland, Maine 04101

207-772-8884

Munjoy Hill Historic District

jonathan wylie <jstileswylie@gmail.com>

Dec 6, 2019 8:56 AM

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

Dear Sirs/Madams:

We urge you to support the creation, without changes, of the proposed Munjoy Hill Historic District.

As residents of the area included in the proposal, we believe that creating the District—and defining it expansively—is necessary both to preserve the Hill's intrinsic architectural and historical value, and to prevent the further degradation of the very features that have made it an increasingly desirable place to live.

Sincerely,

Jonathan Wylie
Gail Ringel
34 Lafayette Street

Google Groups

Please vote and approve the proposed Munjoy Hill Historic District and Individual Landmark Designations.

Martha Emerson (Gmail) <marthahhem@gmail.com>

Dec 6, 2019 9:02 AM

Posted in group: **Planning Board**

Dear Planning Board,

I support the current designation of the proposed Munjoy Hill Historic District and Individual Landmark Designations at its workshop on Tuesday, December 10.

Regards,

Martha Emerson

340 Eastern Promenade, 247

Portland, ME 04101

Yes, MH historic district

KE Smith <kesmith328@gmail.com>

Dec 6, 2019 9:02 AM

Posted in group: **Planning Board**

My house, at 80 Quebec Street, on the corner of Lafayette, is in the proposed historic district for Munjoy Hill. I am very much in favor. Since we bought the house in 2005, I have watched house after historic house be razed and replaced with soul-deadening boxes. Directly across the street from me, a quaint old house was demolished except for the foundation and replaced with a black (!) box. Diagonally, a monster, out of proportion to the neighborhood, now stands where a few years ago stood a garden. And I have only to walk down any street on the Hill to see other travesties. We now have an overlay that would have prevented the building of this and other giant houses with front-and-center parking areas and garages, but from what I observe, for current projects the overlay is being ignored. Our only hope to preserve the character of Munjoy Hill is an historic district.

K. E. Smith

80 Quebec Street

Sent from my iPad

Support for the Munjoy Hill Historic District

Ann Casady <ann@casadydesign.com>

Dec 6, 2019 8:47 AM

Posted in group: **Planning Board**

To the Planning Borad:

We are residents of Munjoy Hill, one of the fastest growing residential areas in Portland. That is a testament to the neighborhood's charm and livable scale of housing. We believe that historic preservation is about keeping buildings alive, in active use, and responsive to the needs of the community. As this area is being developed so rapidly, it is critical to make sure new buildings be held to stricter design standards that fit within the existing neighborhood.

We believe that making Munjoy Hill a historic district will insure that the neighborhood remains livable, more affordable and respectful of our city's remarkable history.

Thank you,

Ann Casady & Peter Pitegoff
205 Sheridan Street
Portland, Maine

Peter L. Murray
104 North Street
Portland, Me 04101

December 6, 2019

Portland Planning Board
City Hall
Portland, Maine 04101

Re: Proposed Munjoy Hill Historic District

Dear Members of the Portland Planning Board:

Please add my voice to those of the many Portlanders who urge your prompt approval of the proposed Munjoy Hill Historic District.

Munjoy Hill represents a unique collection of 19th century working class homes, relatively undisturbed until recently, that contributes immensely to the amenity of the City of Portland and to our appreciation of its social and economic history. The many antique frame homes on the Hill have also been a robust source of economical housing for Portland urban residents.

In my view, the entire Hill should be included in a historic district. The area proposed by the Historic Preservation Board encompassing the Eastern Promenade, the Becket, Atlantic, St. Lawrence Street area, and North Street is the minimum that should be covered.

Historic districts have been very successful in other residential parts of the City. My own experience living for 30 years in the Western Prom Historic District convinces me of the value of systematically maintaining the historic character of the neighborhood in terms of property values, neighborhood stability and overall amenity.

Your approval of the District as proposed will be mean a great deal to maintaining the quality of Portland's architectural fabric and urban environment and the quality of life of its residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter L. Murray". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Peter L. Murray

Fwd: Comment on Munjoy Hill historic preservation

DMK <dmk@portlandmaine.gov>

Dec 6, 2019 10:45 AM

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

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

From: **Abbie McMillen** <abbiecmcmillen@mac.com>

Date: Fri, Dec 6, 2019 at 10:30 AM

Subject: Comment on Munjoy Hill historic preservation

To: Deb Andrews <dga@portlandmaine.gov>, <cdg@portlandmaine.gov>, <dmk@portlandmaine.gov>, <cityclerk@portlandmaine.gov>, <bsr@portlandmaine.gov>

Hello all -

(not sure who to send this to, so you are all getting my comment)

I want you to know that I completely support the Munjoy Hill proposed historic preservation district.

For at least 10 years - I've lost count - we have owned a house on Vesper St. and may decide to retire there one day. The neighborhood is amazingly quiet for an urban area, and our neighbors are lovely people. Understandably we want to keep it the way it is.

I've been a planning board chairman in a small Maine town, and have served on many local boards and committees during my lifetime. I know that resisting pressure from developers is sometimes difficult.

But I would urge you to remember that their primary interest is in making a lot of money, not in maintaining the character of a place, however much they try to convince you otherwise.

And Munjoy Hill is a target area for those who want to make a lot of money without regard for history or aesthetic quality.

A recent case in point that drove home the problem to me: there is a new structure on Munjoy St. that backs up on the former Adams School property. Somehow, the developer was able to get a permit to have a 3 car garage-car/bicycle port affair on the ground floor. It is lit up brightly all night, and the lights are even on during the day. I suppose this is to discourage vagrants, but there are no doors on the garage and you are assaulted visually when you drive or walk by. It's a deplorable eyesore on street level, and above that there is just a featureless box. There are other examples where ground floor porches and charming entryways have been destroyed to make space for flat, sterile and unfriendly garage doors. And then there are the growing number of tall boxes that are totally out of character with their surroundings.

Please help those of us who are not out to make a killing in real estate, but just want to live here.

Sincerely,

Abbie McMillen

--

Desiree Kelly

Principal Administrative Officer

Planning and Urban Development Department

City of Portland

389 Congress Street, 4th Floor

Portland, Maine 04101

(207) 874-8720 (T)

(207) 756-8258 (F)

Munjoy Hill Historic District

Nancy Brain <nrbjcw@me.com>

Dec 6, 2019 11:07 AM

Posted in group: **Planning Board**

Dear Members of the Planning Board,

I am writing to urge you to approve the nominations for the Munjoy Hill Historic District and 5 individual landmark buildings. Those of us who live on Munjoy Hill benefit greatly from the historic streetscapes and special characteristics of our neighborhood. We appreciate the City's efforts to research and document buildings in this neighborhood and to develop reasonable boundaries for an historic district designation here. We also appreciate the City's efforts to inform citizens about the proposed historic designations.

The City of Portland has a wonderful vibrancy that is greatly enhanced by our historic areas. I hope you will recommend these designations to the City Council.

Sincerely,

Nancy Brain
118 Congress Street, #303
Portland, ME 04101

Munjoy Hill Historic District

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

Dec 6, 2019 11:27 AM

Posted in group: **Planning Board**

Dear Members of the Planning Board,

Please vote FOR the proposed Munjoy Hill Historic District, because

- It will ensure a balance between preserved older buildings and modern construction in historic areas.
- It will allow long-time residents of Munjoy Hill to stay in their homes, including perhaps by adding rental units (an accessory dwelling unit, a conversion within a dwelling, etc.) to supplement their income.
- It will preserve the character of the neighborhood that is why the Hill is thriving and attracting investment today.

I live in the West End Historic District. I am grateful every day that Portland chose to protect my neighborhood, long before I moved here. Munjoy Hill is worthy of the same protection.

Thank you for your careful consideration of this issue.

Carol De Tine
144 Vaughan St.

Munjoy Hill Historic District Designations.

Marianna Pratt <mariannapratt@hotmail.com>

Dec 6, 2019 11:25 AM

Posted in group: **Planning Board**

To the Planning Board,

I am a resident of Munjoy Hill.

I am writing to ask that you approve the proposal
for the Munjoy Hill Historic District and Individual Landmark Designations.
Please protect the character of our neighborhood, it's diversity,
and historic importance.

Thank you very much.

Marianna Pratt
224 Sheridan St.
Portland, Maine 04101

Support for the Proposed Munjoy Hill Historic District

Hilary Bassett <hilarydbassett@gmail.com>

Dec 6, 2019 11:06 AM

Posted in group: **Planning Board**

Dear Members of the Portland Planning Board:

I write to ask for your support for the proposed historic district for a portion of the Munjoy Hill neighborhood as recommended by the Historic Preservation Board. The recommendation is based on extensive research and reflects wide public discussion and input.

The proposed historic district designation would:

- Enact strategic goals of the 2017 Comprehensive Plan that protect historic resources, support sustainability, and reinforce the identity of our city;
- Provide a consistent review process for exterior changes that is based on almost 30 years of precedent, while being tailored specifically for this neighborhood;
- Encourage new development that is compatible in scale and character with the neighborhood, while also representative of our time in history;
- Provide a public forum for discussion of new designs;
- Continue to provide a range of housing options to encourage a diverse group of residents; and
- Support reusing, revitalizing, and repurposing existing building stock, consistent with sustainability goals.

I have lived on Munjoy Hill for the past 14 years and, like many fellow residents, have become increasingly aware of how fragile the character and human scale of the neighborhood is. I believe that historic district designation for a portion of Munjoy Hill will be a powerful tool that will enhance the neighborhood, maintain its character and livability, and support the goals the City seeks to accomplish in the Comprehensive Plan.

Thank you for your consideration.

Hilary Bassett
55 Morning Street, Apt 1-1
Portland

Planning Board Members,

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.

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 another thing. It has the ring of an eminent domain taking.

All said and done I have attended and watched video of many presentations of the proposal and can only conclude 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

Munjoy Hill Historic District Proposal

Betty Wuesthoff <jwuest@maine.rr.com>

Dec 6, 2019 10:19 AM

Posted in group: **Planning Board**

Chairman Dundon and members Brandon Mazer, Bob Dunfey, David Eaton, David Silk, Austin Smith and Maggie Stanley:

We have lived in Maine since the early 1950's, worked and/or lived in Portland since the 1960's and done both on Munjoy Hill since the 90's.

Our Munjoy Hill neighborhood, with its many wooden two apartment and "triple-decker" affordable rental units, architectural gems reflecting Colonial Revival, Queen Anne, Italianate, as well as other recognized styles, lend a valuable "sense of place" to the Hill in danger of being lost with the recent intrusion of tall, boxy, sterile Soviet style concrete structures with units affordable only by those who can pay \$500,000 - \$1,000,000- for an apartment.

Please treat the Hill as you have the 11 Historic Districts in Portland and vote to adopt the recommendation of the Historic Preservation Board.

Thank you.

John and Betty Wuesthoff
11 Morning St.
Portland, Maine

Google Groups

Munjoy Hill historic district

Katy Brewer <katycasalebrewer@yahoo.com>

Dec 6, 2019 10:19 AM

Posted in group: **Planning Board**

Planning board members,

I grew up on Munjoy Hill and always appreciated the houses around me including the one I grew up in. They have character, detail and a distinctiveness about them. This NEEDS to be protected! What is happening to these homes is unacceptable. Please keep Munjoy Hill from being demolished and eradicated because of greed and lack of forethought. - longtime resident and admirer of Munjoy Hill

Sent from my iPhone

Munjoy Hill Historic District

Nancy Guimond <rougelily@hotmail.com>

Dec 6, 2019 9:53 AM

Posted in group: **Planning Board**

I support the Munjoy Hill Historic District. The homes on the Hill are a very important part of Portland's history because this city was built by the labors that built lived in these homes for generaons. These har d working immigrants and craftsmen came to this country with lile t o nothing and through their hard through their hard work they made this city prosper. They rebuilt the city a. er the great fire, they brought great wealth to this city by their back breaking work on the waterfront, they started small businesses that grew to large businesses and more important they created a neighborhood where families had each other's back because they had lile else.

Thank you, Sandra Flanagan

13 Waterville Street

93 High Street
 Portland, ME 04101
 207.774-561
 portlandlandmarks.org



December 6, 2019

Dear Chair Dundon and members of the Planning Board:

Greater Portland Landmarks supports the proposed designation of the Munjoy Hill Historic District and six individual local landmark designations. Munjoy Hill's historic buildings are significant features of the neighborhood's streetscapes and make the area a desirable and authentic place to live. It is essential to preserve the character defining buildings that reflect the neighborhood's development over a broad period of time and the role these buildings' residents played in the social and cultural history of the neighborhood, before more of the Hill's historic identity is lost. Through this city's commitment to historic preservation we believe Portland has been successful at achieving a balance between old and new, and the establishment of the Munjoy Hill Historic District will ensure that balance continues.

The inherent flexibility in the historic preservation ordinance has permitted alterations and new construction at a variety of scales in the city's local historic districts. These new additions within the various districts have enhanced our city's streetscapes while maintaining the essential historic character of these areas and also accommodating new residential and commercial growth. Hundreds of new housing units, including **more than 325 units of affordable housing**, have been built or permitted in the last several years in individually designated buildings and in the West End, Parkside, India Street, and Congress Street Local Historic Districts.

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

- **Historic Preservation is about keeping buildings alive, in active use, and responsive to the needs of the community.** To best accomplish this, zoning and building regulations are flexible and responsive to change even as they work to preserve what is special about each building.

- **Local districts allow density without demolitions of historic homes.** Accessory dwelling units, additions, and new housing units within existing houses, are all ways that a historic district can offer diverse housing options, without destroying the history, beauty and urban tree canopy of these neighborhoods.
- **Local districts encourage good design.** Better design produces new buildings and additions that fit within the existing neighborhood. Design review encourages a more innovative use of materials, and greater balance between old and new, all of which are shown to occur more often within designated districts than *non*-designated ones.
- **Local districts protect a property owner's investment.** Regulations are intended to prevent the demolition or inappropriate alteration of historic buildings, and thus, the fabric of the historic district that gives properties their value. Local districts offer stability and predictability for residents and those considering investing in the community.

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

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

Munjoy Hill

tica douglas <tica1529@gmail.com>

Dec 6, 2019 11:35 AM

Posted in group: **Planning Board**

Dear Members of the Planning Board:

I live at 11 Munjoy St., an 1855 house built by “a ship’s joiner,” within the proposed district and deemed “contributing.” I am very much in favor of the proposed historic district. Munjoy Hill, more than any other neighborhood, is “emblematic” of Portland- it is unique in being visible from most approaches by land or sea as a single entity- a Hill, with miscellaneous 19th century rooflines that together comprise an iconic image. It would be tragic to see it degraded anymore than it already has been by over-sized buildings where the lights are mostly not on.

Tica Douglas

Comments on Proposed Munjoy Hill Historic District

Lori Rounds <lori.j.rounds@gmail.com>

Dec 6, 2019 11:44 AM

Posted in group: **Planning Board**

To the Planning Board:

I am opposed to designating portions of Munjoy Hill as an Historic District.

The Munjoy Hill Conservation Overlay District was implemented in June 2018 to enact stricter demolition, design and dimensional requirements on construction activities on the Hill. To date there has been no analysis published by the City on the impact of the new rules on demolitions or the change in the number and type of housing units on the Hill. Realistically, 18 months is a brief time to generate significant data to enable a thorough analysis although new information is surely available. Additionally, there has been no data presented by the City on the impact of current Portland Historic Districts on number and type of housing units; cost of home ownership including costs of home maintenance and renovations in an HD; measures required for additional Historic Preservation Department review of requested property changes; rental costs; or other potential impacts.

Furthermore, there is misinformation on Historic Districts and the proposed Munjoy Hill HD being promulgated as fact. The Press Herald article regarding the proposed Munjoy Hill Historic District published by Craig Anderson on November 30th erroneously states that "The proposed rules would be less strict than in the city's 11 existing historic districts....Special permission would not be required to make minor aesthetic changes such as repainting facades or replacing windows, as in some other protected areas." As verified by Deb Andrews of the Historic Preservation Department, all HD's are subject to the same restrictive rules. Although painting of facades is not regulated under HD rules, the rules do include the requirement for special review of modifications to facades such as replacing windows and siding. The costs of complying with Historic District maintenance and renovation requirements can be significant and out of reach for many Munjoy Hill homeowners. For example, a homeowner on Emerson Street who spoke at the District 1 meeting on December 4th stated that the cost to re-side her modest house (which sits just outside the proposed MH HD) by replacing existing wood siding with "in kind" wood siding as required by HD rules was quoted at \$25,000. Cement-board siding was quoted at \$18,000 and vinyl siding was the least expensive option at \$10,000 or less.

I am requesting that the Planning Board conduct data-based discussions of the current Munjoy Hill Conservation Overlay District, and of existing Portland historic districts. The subjective comments submitted by proponents of the Munjoy Hill Historic District about "ugly boxy designs, greedy developers, rampant demolitions, stealing light and air, ruining the character of the neighborhood" have pushed aside the need for objectivity and an evaluation of facts.

I support reasonable zoning that respects the rights of property owners and encourages responsible renovations, development and new construction that enhances the neighborhood. Munjoy Hill property owners and residents, including renters, deserve to know the facts (rather than opinions) regarding implementation of more restrictive and costly Historic District rules on the neighborhood.

Regards,
Lori Rounds
47 Monument Street

Google Groups

Munjoy Hill Historic District Designation

Mary Casale <dirtgirl1@aol.com>

Dec 6, 2019 11:49 AM

Posted in group: **Planning Board**

Members of the Planning Board,

Let me tell you about my Munjoy Hill , and why this Historic designation as proposed is so necessary .

Some background first. I am the fourth generation of my family to live on the Hill, hailing from a large family of Irish immigrants . I love where I live and always have . We bought our home over 40 years ago, raised our family here alongside many multigenerational neighbors. My mother was able to spend the last years of her life sitting on our porch looking over the water and living in her childhood neighborhood.

In 1989 Landmarks was initiating the designation of Historic Districts in West End Parkside and Munjoy Hill. The consensus of the residents on the Hill at that time was to leave our neighborhood without restrictions and keep it affordable.

Well what a huge mistake we made !

What we didn't do 30 Years ago needs to happen now .

Our neighborhood became ripe for the picking 15 years ago first with the allowance of condo conversions, then the allowance of decrease in building lot size, then the allowance of diminished parking requirements, then the allowances of infill developments, then the R6 zone changes of 2015 which created a feeding frenzy of greed .

So I ask you in all sincerity to please accept the Historic District Designation with Landmark additions as presented . We need to save what is remaining of this wonderful place to live for future generations.

Thank you

Mary Westort Casale

39 Waterville St.

Sent from my iPad

Munjoy Hill Historic District

e w <eenebw@hotmail.com>

Dec 6, 2019 11:52 AM

Posted in group: **Planning Board**

AS long-term owners of two three unit buildings on Munjoy Hill, we fully support a Historic District. Change is a good thing, but on Munjoy hill change is translating into tearing down classic 1800 era buildings to build modern "trendy" boxes.

It is fully understood that several developers and high value property owners are against a district and the reason is obvious, money. In our judgements any additional restrictions placed on our properties to be in compliance with a district are well worth the alternative of more demo and mass box building. As a landlord, I find it amusing when I hear people say you give up rights etc.. to what is your land. In reality, property owners do not have full control of their land. We never have.

Please consider a district for Munjoy Hill. The majority of residents I have spoken to are in favor of a district. Those that aren't sure are usually a little scared because of the horror stories they hear relayed which are usually incorrect, like paint color. The reality is Portland already has several districts and there is not a lot of displeasure amongst residents of those districts that I am aware of. Displeasure amongst developers.. YES.

Thanks

Enoch and Gail Wenstrom

88/83 Beckett St

Historic Preservation District on Munjoy Hill

Pamela Day <pday2304@gmail.com>

Dec 6, 2019 12:00 PM

Posted in group: **Planning Board**

Portland Planning Board:

We are writing to express our strong support for the proposed Munjoy Hill Historic District. The proposed district represents a much needed opportunity to stench the flow of development that has reduced the number of affordable housing units on the hill, distorted the nature of hill neighborhoods through the expansion of high-end properties, and dwarfed the hill's historic homes with box-like condo buildings that diminish light and greenspace.

As homeowners on the hill for 14 years, we view the proposed district as an important tool for preserving the fabric of a historic Portland neighborhood while providing clear guidelines for planned growth. These protections are provided to eleven other neighborhoods in Portland. Munjoy Hill deserves the same.

Pamela Day & Michael Petit

25 Waterville Street
Portland
207-461-1461

Opposition to proposed Historic District

Travis Agaman <index207@gmail.com>

Dec 6, 2019 12:38 PM

Posted in group: **Planning Board**

Hello,

I am a resident of the East End of Portland. I am writing today to communicate my firm opposition to the proposed historic district overlay being forced on Munjoy Hill because I have been told by other residents that our voices are not being listened to and that "the Planning Board has not heard any dissenting voices". I have attended most of the informational meetings at the East End school and City Hall about the historic district and at no point did a single individual promoting the overlay convince me that it is good, necessary, or that it will not harm current and future residents of Munjoy Hill. I feel like I could write multiple pages about this subject but I will try to make my arguments as succinct as possible.

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

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

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

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

-The included ban on solar panels (the wording is a ban no matter how supporters phrase it) is unconscionable. At a time when our environment is being destroyed by the fossil fuel industries it is unethical to place bans upon the incredible energy resource that solar panels represent. This alone should be enough reason to reject the proposal. Thank you for your time reading my letter and I hope that you will support the rejection of this harmful historic district legislation.

Travis Agaman 8 Emerson Street Portland

Google Groups

Munjoy Hill Historic District

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

Dec 6, 2019 2:01 PM

Posted in group: **Planning Board**

I strongly urge you to approve the Munjoy Hill Historic District. This has been thoroughly reviewed, and delayed long enough. It should be approved as recommended.

Andrew Glassberg

340 Eastern Promenade #125

aglassberg733@earthlink.net

Google Groups

Munjoy Hill Historic District

Jill Nixon <jillnixon89@gmail.com>

Dec 6, 2019 12:43 PM

Posted in group: **Planning Board**

Dear Members of the Planning Board

It is our understanding the Historic Preservation Board has approved the nominations for the Munjoy Hill Historic District and 5 individual landmark buildings. We do hope you will recommend these designations to the City Council as we believe the historic streetscapes are an asset to the residents of Munjoy Hill, to the City of Portland, and an added attraction to the visitors we encourage to come to Portland. We spent over 50 years living near Alexandria Virginia and know how very popular the historic district is to everyone.

Jill & Larry Nixon
Unit 402
118 Congress Street
Portland, ME 04101

Sent from my iPad

Resident in favor of Munjoy Hill Historic District

Rob Whitten <rob@whittenarchitects.com>

Dec 6, 2019 1:27 PM

Posted in group: **Planning Board**

Dear Chairperson and Members of the Portland Planning Board;

I am writing in support of the proposed Munjoy Hill Historic District. My wife and I purchased a condemned home at 23 St. Lawrence Street in September 1976 and we made renovations and repairs and became Hill residents in 1977.

I'm an architect who specializes in residential design with a nine person office in Portland's Old Port.

We have spent the last 42 years appreciating the residential character and scale of the Munjoy Hill community.

Munjoy Hill is a unique and distinct neighborhood. It is a "fabric" of livable, walkable, furnished, complete streets. It is a pedestrian, bicycle, and low speed, car friendly community with green space and plenty of sunlight, views, and fresh air, thanks to the 1 1/2 to 2 story family environment with local, walkable schools, local employment, community services, and a sixty acre waterfront park.

The challenge is to protect and to maintain modest, affordable housing that developed from 1850 to 1950 without a unique architectural style or character; as compared to the cohesive, stylistically consistent West End or Old Port that developed from 1866 (post fire) to 1920.

The recent change and disruption to the housing patterns on the Hill can be attributed to the unintended consequence of the 2015 amendments to the R-6 to foster affordable in-fill housing, and the national trend of renewed interest in city living. Sadly, the recent, post 2015, box-like condominium developments have been designed and built to meet the quantitative R-6 standards of maximum height, maximum lot coverage, minimum green space, and minimum lot setbacks. The qualitative infill standards of mass, scale, and neighborhood context have been ignored.

The result is the short term gain of non-affordable homes -often dark in the winter months, and the long term loss of an affordable, historic community.

The Historic District Board understands and supports the fabric of the Hill as demonstrated in the proposed, Munjoy Hill Historic District; particularly when compared to the recent developments on Munjoy Hill approved by the Planning Board.

The Planning Board has a full schedule and many interests to serve, the Munjoy Hill Historic District will be an asset and assure long term decisions that are in the best interests of Munjoy Hill and the City of Portland. Thank you.

Sincerely,

Rob Whitten
23 St. Lawrence Street, Portland
Whitten Architects
37 Silver Street, Portland.
Sent from my iPad

Google Groups

Munjoy Hill , Historic

Paul Haley <phalestones@icloud.com>

Dec 6, 2019 2:22 PM

Posted in group: **Planning Board**

To Whom it may Concern,
My LLC Halestones owns 62 Waterville Street.
I was born and raised on "The Hill" as was my Father and his Father.
I'm against the "Historic Designation"
I'm sure my Father, Daniel T. Haley Sr. would agree with me that implementing this regulation would take away owners rights.

Respectfully, Paul Haley

Letter in support of Munjoy Hill Historic District

JEAN MC MANAMY <ninimaine@aol.com>

Dec 6, 2019 2:49 PM

Posted in group: **Planning Board**

Dear Chair Dundon and members of the Planning Board:

I am writing to ask you to support the nomination of the Munjoy Hill Historic District. A neighborhood is not just a collection of buildings. The value of those buildings lies in the human activity they shelter and support. Munjoy Hill has a long history in the city, dating from its earliest settlements, and retains much of the built and social fabric of the thriving working and middle class neighborhood it has long been. Destruction of the built fabric by demolition and its replacement by high end homes is having a noticeable and deleterious effect on the stability of the neighborhood, as well as its quality of life and historic cultural value.

Preserving the existing building fabric is the best way to preserve the opportunity for our diverse population to continue to live on the Hill. Side benefits are more sustainable housing, and stability for tenants who really don't have any place to go in Portland if they are forced out by redevelopment. It is regrettable that current policies have created an environment where building new affordable housing is too expensive on Portland's Peninsula, but we must preserve what we can. Change is inevitable, but the pace of change can be moderated to give people time to adapt. The Historic District is designed to do just that.

Nini McManamy
10 Willis Street
Portland

Sent from my iPad

Google Groups

Context Re the question of HD on Munjoy Hill

Carle Henry <cdhenry3@yahoo.com>

Dec 6, 2019 2:48 PM

Posted in group: **Planning Board**

Happy Friday everyone.

I hope the attached doc gives you some context about the flawed process leading up to the question of adding a 12th Historic District on Munjoy Hill.

Thank you,

Carle Henry

December 6, 2019

Portland City Council,

As the question of a 12th Historic District works its way through the City process, I wanted to share a few facts for your consideration. While I am opposed to such a designation, this letter will not highlight the many reasons why it is wrong for our city. This letter is simply to give you all some context as to what has happened in the past couple of years on this topic.

Once the Planning Board has completed their work, I will send additional information along with others who oppose the 12th district residents to articulate why a 12th district on Munjoy Hill is wrong and what reasonable alternatives exist.

The Chronology:

1. In 2017-18, moratoriums were put into place and an eventual Conservation Overlay
 - The Overlay restrictions and requirements changed dramatically after it was passed from the Planning Board. It has had many unintended consequences and is not seen as positive by those supporting or those against HD on the Hill
2. Also in 2018, Jeff Levine (while head of planning) committed that the City would survey the Hill residents about this topic during a public meeting on the Hill. He stated that 'we won't do it if you don't want it.'
 - The City never surveyed yet has invested time and energy from Staff, HPB, Planning, etc. without any broad support for this direction
3. In late 2018, the Munjoy Hill Neighborhood Organization (MHNO) donated \$5000.00 to fund the HPB's Munjoy Hill Inventory Report without a MHNO Board of Director vote or Member approval. In potential violation of their non-profit status, it simply took funds for advocacy reasons.
 - The report published in April of 2018 concluded that 85% of the 408 buildings assessed were deemed historically "Contributing." (Note: if we had an issue maintaining our heritage, the % contributing would be much smaller)
 - Greater Portland Landmarks funded the other 1/3 of the report
4. In July 2019, the Munjoy Hill Neighborhood Organization unanimously voted to **NOT** survey its paying members or any neighbor on the Hill re Historic Designation/Districting but to simply advocate for its immediate passage (and expansion)

- Note: Since the original district recommendation, the historic district has already expanded twice as a result of residents requesting other homes/streets/sections be added
 - The current president of the MHNO is a Restoration Business owner and the other officers are long time Soul of Portland advocates who wasted City \$ to push a referendum to save their views on Fore Street
 - The previous MHNO President in early 2019 cited Greater Portland Landmarks and Deb Andrews as applying pressure to not survey the residents
5. In December of 2019, during the 1st District Annual Meeting hosted by Belinda Ray, we learned that there has been no evaluation of the 2018 Conservation Overlay despite earlier requests and its unintended consequences on the hill.
- Both Councilor and CG, interim city planner, had 0 stats on the effect or impact of a nearly 2 year old change to our neighborhood. Two questions: Why should Conservation Overlay data analysis be tied to a new 12th HD? The City should have already done this. Further, why push forward with a new HD when there is no data on imposed regulations from 1.5-2 years ago?
 - In an Aug/Sept meeting, the councilor referred to the possible district as a 'two-for'....As she explained, adding a historic district to the hill after the conversation overlay was a natural next step. Tuck O'Brien, previous Planning vice chair, calls this 'ridiculous'
6. In a December 2019, PPH article, the reporter incorrectly stated that the possible MH Historic District would be 'less restrictive' than other HDs in our City.
- Proven wrong by Deb Andrews (I reached out to Deb to verify), the PPH is issuing an online correction today. Their source of the erroneous misinformation was Jay Norris, past MHNO president who provided the funds to the HPB for the City's Inventory Study

As stated in my opening, this doc is not to provide you the arguments and facts that would lead you to not support this direction. However, context helps and puts a spotlight on the many issues with how we have gotten to this point and the unfortunate abuse of our tax dollars & misuse of talented City personnel.

Thank you,

Carle Henry

126 North St, and PL-000791-2019 at 128R North St

Peter Pitegoff <ppitegoff@gmail.com>

Dec 9, 2019 8:49 AM

Posted in group: **Planning Board**

Dear Members of the Planning Board:

As Munjoy Hill residents, we submit this letter regarding a newly proposed development plan at 126 North Street in Portland, and to insist that the developer be required to schedule a meeting with neighborhood residents to discuss this new project.

The developer submitted the 126 North Street plan as a revision of a previous site plan at 128R North Street -- Plan Number PL-000791-2019. This previous plan proposes to replace a single family home with a 4-story, 6-unit condominium building. Although characterized by the developer as a *revision* of the previous plan for 128R North Street, the newly proposed plan for the adjacent 126 North Street property reflects *an entirely new and separate project*. It thus requires the developer to meet with property owners within 500 feet as interested parties.

The new plan is to demolish an existing 4-unit building at 126 North Street and to construct a new 5-unit building in its place. Rationale for this plan includes allowing for the widening of driveway access to the proposed 128R North Street development (the "rear building"), which sits on a separate lot behind the 126 North Street building and itself has no street frontage. We remain concerned about the ability of fire engines and other emergency and snow-removal vehicles to navigate the narrow driveway, even with the planned widening from 11.5 feet to 16 feet, which is still short of the standard requirement of a 20-foot-wide access. Moreover, we are especially troubled by the developer's intention to begin construction of the rear building *before* widening the driveway, heightening risk to neighboring homes behind and adjacent to the proposed rear building during the construction period.

The developer's team suggests that its proposal for demolition and reconstruction at 126 North Street results in part from neighborhood feedback. But these severe changes hardly reflect neighbor perspectives of which we are aware. On the contrary, further demolition of an additional building is alarming. (The developer demolished the single-family home at 128R North Street just a few weeks ago.) Both of the properties in question are immediately adjacent to the prospective Munjoy Hill Historic District. The proposed developments are out of scale and character with nearby North Street homes and are ill-advised.

The plan "revision" in question is in fact a new plan on a separately deeded property, and we look forward to the required neighborhood meeting with the developer for further discussion of the new project.

Thank you for your consideration.

Ann Casady & Peter Pitegoff
205 Sheridan Street
Portland, Maine

ann@casadydesign.com
ppitegoff@gmail.com

Munjoy Hill Historic District

Anne Pringle <oldmayor@maine.rr.com>

Dec 6, 2019 4:24 PM

Posted in group: **Planning Board**

Dear Chair Mazer and Members of the Board,

I am sorry I am a bit late with this comment. I hope it can be posted in supplemental public materials.

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

Munjoy Hill historic district

William Hall <bh6671@icloud.com>

Dec 9, 2019 1:12 PM

Posted in group: **Planning Board**

I support the recommendation of the Historic Preservation Board. I think the proposed district has been very thoroughly considered and will serve the purpose of keeping such an important part of Portland a vibrant and attractive neighborhood. Having served on the city planning board myself for over nine years, I understand the seriousness of your decision and the competing interests that are always at play in such key issues. But Portland has done very well with its historic districts, and business and property owners, as well as the city's residents in general, have benefited. I expect the same good result from the district under consideration in Munjoy Hill.

Bill Hall

317 Pleasant Avenue

Peaks Island

Please support Munjoy Hill Historic District

Gail Ringel <ringelgail@gmail.com>

Dec 6, 2019 4:05 PM

Posted in group: **Planning Board**

To the Planning Board,

I am writing in support of the creation of an Historic District on Munjoy Hill in Portland. I believe that this designation will encourage continued development in Portland that supports economic progress while preserving the distinct historic character of this neighborhood and the City.

The last ten years have seen tremendous growth in this neighborhood. Many older buildings that were in a sorry state of repair have been renovated and now provide housing while contributing to the historic qualities of this district. At the same time, new construction has replaced some buildings with uneven results. Where new construction conforms to nearby massing and materials the results are often very positive. But a recent tendency to maximize square footage and resist all reasonable measures to design buildings that complement those nearby has created some very unfortunate new structures.

We've seen what unbridled development looks like on Munjoy Hill when there's no protection for the character of the neighborhood. It's not that difficult to develop guidelines that will enhance this area — indeed, the City has done it in several districts around the City of Portland already. Designating the proposed historic district appears to be the most straightforward, consistent, and transparent way to apply rules that will insure reasonable development moving forward. If we fail to do this now, it's likely we will lose an important resource that cannot be replaced once it's gone.

As a resident of Munjoy Hill, I urge you to support the creation of the Munjoy Hill Historic District without any changes to the proposed area it would cover.

Many thanks for your consideration.

Gail Ringel
34 Lafayette St.
Portland, Maine

Support for Munjoy Hill Historic District

Karen Snyder <karsny@yahoo.com>

Dec 6, 2019 3:47 PM

Posted in group: **Planning Board**

Dear Chair Dundon and Planning Board members,

On 11/20/2019, there was a unanimous vote of the Historic Preservation Board members to vote for the proposed Munjoy Hill Historic District and the 6 landmark properties.

I support the proposed Munjoy Hill Historic District with no changes based on the following important reasons:

Reason #1: Historic Districts Has Been Proven to Stabilize Neighborhoods.

In the past 5 years, Portland, ME's population is decreasing even though there have been 2,300 Level 3 Site plan housing units been built since 2014.

Portland, ME Population Trend

Year	Population	% Change
2015	66,777	
2016	66,892	0.17%
2017	66,882	-0.01%
2018	66,417	-0.70%

Source: **United States Census Bureau**

<https://www.census.gov/quickfacts/fact/table/portlandcitymaine/PST045218>

Level III Unit-Approvals	2014	2015	2016	2017	2018	As of 8/19	Total Units
Single-Family	0	0	0	104	23	9	136
Rental (mkt rate)	18	346	96	10	51	313	834
Rental (subsidized)	54	103	0	130	91	116	494
Condominium	60	141	95	175	199	16	686
Congregate Care Facility	0	150	0	0	0	0	150
Total Units Approved	132	740	191	419	364	454	2,300

Source: Portland Planning & Urban Development 8/19/19

Reason #2: Higher Chance of Affordable Housing being Built in Portland Historic Districts.

For the last 5 years, Historic Districts **only represent 8% of the Portland acreage but yet 40% of the affordable housing units have been built in Historic Districts.**

Affordable Housing Projects in Portland, ME in Last 5 Years (2015-2019)

Updated: 09/16/2019

Historic District?	Historic District	Building Address	Building Status	Affordable # of 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	83 Middle St.	Announced not yet permit	49	Apt.
			Affordable Unit Total	473	60.03%
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.	Announced not yet permit	39	Lodging
Y	West End	99 Winter St.	Announced not yet permit	40	Apt.
			Affordable Unit Total	315	39.97%
			Overall Affordable Unit Total	788	
Source: https://www.portlandmaine.gov/781/2000-2007-Projects					
http://www.mainehousing.org/programs-services/housing-development/developmentdetails/LIHTC					

Reason #3: Munjoy Hill Affordable Housing is Being Removed without Being Replaced.

Munjoy Hill has seen now **over 25 demolitions happen since 2015 which equates to about 48 affordable housing units to be replaced with over 100 luxury condos which include 8 units of city definition of "affordable units"**. Therefore, Munjoy Hill has of at least 40 affordable housing units that are not being replaced with the current housing policies.

Reason Why Munjoy Hill Needs Historic District									
Boundaries: All streets east and including Washington Ave to Mountfort St									
As of: 11/11/2019				Housing Stock Analysis					
#	Property Address	Demolition Application Issued	CBL	Before	UOM	After	UOM	Built Affordable	Tear Down
2	118 Congress	May/2014	016 D002201-1	0		12	Condos		X
3	5 Cumberland	Jul/2017	014 C017001	2	SF	6	Condos		X
7	93 Cumberland	Feb/2016	013 I040001	2	SF	1	SF		X
8	31 Fore	Oct/2016	016 J026001	4	apt	4	condos		X
13	33 Lafayette	Apr/2014	014 C021001	0	apt	6	condos		X
16	5 Merrill	Jun/2016	014 F017001	1	SF	2	condos		X
17	9 Merrill	Sep/2017	014 F015001	1	SF	1	SF		X
18	30 Merrill	Jan/2017	014 C014001	2	apt	7	condos		X
19	57 Merrill	Dec/2010	014 E001001	2	apt	2	apt		X
20	67 Merrill	Apr/2017	014 L020001	1	SF	1	SF		X
21	9 Moody	Sep/2017	003 A016001	2	apt	1	SF		X
22	16 Morning	Jul/2017	003 F010001	2	atp	1	SF		X
23	25 Monument	May/2017	016 D009001	3	apt	9	condos		X
24	30 Monument	Dec/2016	016 E010001	1	SF	1	SF		X
25	47 Monument	Jul/2018	016 G006001	2	apt	1	SF		X
27	107 Monument	Jun/2015	017 C016001	1	SF	1	SF		X
29	33 Montreal	Jul/2019	015 B022001	2	apt	9	condos		X
	33 Montreal	Jul/2019	015 B022001	2	apt				X
30	37 Montreal	Jul/2019	015 B015001	1	SF				X
31	65 Munjoy	Jun/2017	003 M005001	1	SF	6	condos	6	X
33	40 Quebec	Dec/2015	014 H003001	1	SF	2	condos		X
34	44 Quebec	Jul/2017	014 H001001	2	apt	3	condos		X
38	9 Romasco	Dec/2014	013 J023001	2	apt	4	condos		X
48	55 St. Lawrence	No Demo permit	016 E016001	7	apt	16	apt	1	
58	126 North St	Pending	012 H014001	2	apt	5	apt		X
59	128 North St	Pending	012 H009001	2	apt	6	condos	1	X
Total Tear Down				48 Apt		107 SF/Condo		8	Apt/Condo
				(Removed				(To Build Affordable)	
25 Properties Torn Down				Affordable Units)					

Reason #4: Historic District was one of the Land Use Tools Recommended by Planning Dept To Incorporate into the Munjoy Hill Overlay District. The Munjoy Hill Historic District proposal was always one of the land use tools that was recommended to be used in conjunction within the Munjoy Hill Overlay District. Therefore, to preserve what is left of affordable housing, this proposed Historic District should be approved.

Reason #5: There has been proven and documented overwhelming support for the proposed Munjoy Hill Historic District. For example, at the 11/20/2019 Historic Preservation Board nomination, **15 of the 16 (94%) public comments** were in favor of the proposed Munjoy Hill Historic District. In addition, **32 of the 44 (73%) public emails** sent into the Historic Preservation Board at that time were in support for the proposed Munjoy Hill Historic District.

Therefore, to ensure the comprehensive plan is being followed to preserve neighborhoods and to make neighborhoods "complete", it is very important and critical that the Planning Board votes for this proposed Munjoy Hill Historic District.

Regards
Karen Snyder
Munjoy Hill Property Owner

December 6th, 2019

Chairman Dundon and Members of the Planning Board,

I am writing to share my concerns about the proposed Munjoy Hill Historic District that is before the Planning Board on December 10th, 2019. I will be away on business that evening and want to share my concerns in writing. I have resided on the Hill for over 20 years and care deeply about my neighborhood and the future of our city.

First, a historic district on Munjoy Hill is not necessary. Munjoy Hill is already protected. The Munjoy Hill Conservation District established in 2018 has significantly reduced tear downs. There is no threat to the working class architectural heritage of my neighborhood. The Conservation District should be evaluated in a few years to assess its effectiveness in balancing preservation and development.

Secondly, historical districting of the Hill runs counter to the City's goal of maintaining and creating housing that is affordable for middle and low-income members of the community. National studies show that historic districting significantly increases the costs of housing for owners and renters. Market trends make it clear that rising home prices in neighborhoods like Munjoy Hill result in higher prices across the city. As a result, I fear that HD on Munjoy Hill will create barriers for families wanting to move to Portland, further limit socio-economic diversity, and make the Hill even more exclusive. We need policies that help reduce, not increase, the cost of creating and maintaining housing.

My conversations with homeowners in other historic districts make it clear that historic districting presents additional challenges and obstacles for property owners. HD standards limit and control improvements owners can make on their homes. It adds another level of bureaucracy that must be navigated in an already cumbersome permitting process. HD also prevents further architectural innovation of existing properties by requiring improvements to adhere to an architectural standard based upon a specific point in time, even though it was but one point in time in an ongoing evolution of design innovation. The result is that HD will place greater burdens on maintaining properties and increasing the number of units in buildings in the district. Although all parts of the city present opportunities for new home construction, rents and home prices in our most walkable neighborhoods will continue to increase if more units are not provided where they are most desired.

I am shocked that the City has not conducted an analysis of the impacts of the proposed historic district through the planning process to date. The Historic Preservation Board eagerly expanded the original proposal with no evaluation of the consequences. Before any further action is taken on this matter, it is essential that City staff research and present the consequences of establishing this new district and evaluate actual performance data from existing districts on important topics, including:

- low-income and workforce housing
- rental market
- property transfers
- renovation and new construction applications

The Planning Board's deliberation must include a due diligence process in which all the trade-offs are researched by City staff, and presented to the Planning Board in order for a fully informed recommendation to be passed on to the City Council. We should not be advancing policy on such critical and sensitive issues without understanding the short and long-term impacts. People's homes, people's lives, and the long-term well-being of the city are at stake.

Thank you for your service to the community,

Markos Miller

17 Atlantic St.

MUNJOY HILL HISTORIC DISTRICT

peggy heffern <peggyheffern@hotmail.com>

Dec 6, 2019 4:55 PM

Posted in group: **Planning Board**

Dear Members of The Planning Board,

I just want to voice our support for the proposed Munjoy Hill Historic District that is coming up for a vote soon. We bought our house here seventeen years ago after looking for a permanent home over many years. We were drawn to this neighborhood by its distinct character and unique mix of architectural styles spanning the last two hundred years. It was and is a wonderful mix of a few elegant homes with a wide variety of middle and working class homes. Living here has the comfortable feel of the continuum of history into the present. Our friends and family have become fans of this small, but very special place. There have been articles in major newspapers highlighting Munjoy Hill (not many residential neighborhoods can brag about that). This notoriety has brought tourists to the area which benefits the whole city, but it has also brought in the interest of developers. Every week we get letters offering to buy our house, not only from local firms, but developers from various parts the country. It seems the sharks are circling and it makes us feel that our community is vulnerable to the latest get-rich schemes that disrupt and destroy so many urban communities in our country. They don't care about the communities they enter, but build only "high-end", "luxury" units to optimize their profits as quickly as possible. The structures they build often are quickly constructed with cheap shoddy materials.

When talking to our neighbors, everyone seems very happy with the idea of Munjoy Hill becoming an historic district, but people are busy with their lives and it's hard to take the time out to attend meetings and write letters. Thankfully a small group of us have the energy to speak out and try to preserve our community, but I know that they are backed by many, many neighbors.

Margaret and Richard Heffern
8 Sherbrooke ST.
Portland

Support for Munjoy Historic District

Mike Hammen <mchammen@gmail.com>

Dec 9, 2019 4:18 PM

Posted in group: **Planning Board**

I am writing in support of the Munjoy Historic District.

As a home owner and landlord with properties in the West End historic district I can speak very favorably towards the experience of owning buildings within the historic preservation zone.

1) The city staff and volunteer board are intelligent resources which provide well thought out and rationale guidance. I have found their insight and perspective highly valuable during the decision making process for renovation/restoration projects.

2) The historic preservation zone protects my investments. I can be assured that neighboring buildings within the zone are subject to building approaches which respect the fabric of Portland. Design, material choice and scale are particularly important with development projects in and alongside our neighborhoods and the HP process protects this. I see this as critical as the Munjoy hill neighborhood continues to evolve.

3) One of Portland's most valuable assets is the character of our neighborhoods. As a landlord I have witnessed first hand how that character attracts people to historic properties. The preservation ordinance helps protect this character.

Mike Hammen
127 Pleasant Street

Historic district on Munjoy Hill

Nancy Machesney <dmaches101@aol.com>

Dec 6, 2019 4:47 PM

Posted in group: **Planning Board**

Dear Members of the Planning Board,

This is to state my personal support of the historic district on Munjoy Hill as proposed. New structures proposed should be within a size and scope that it does not vastly change the landscape of this area of the city nor detract from these wonderful homes.

Thank you,
Nancy Machesney
213 Sheridan St

Sent from my iPad

Please support Munjoy Hill Historic District

Stephen Schiffman <stephenjschiffman@gmail.com>

Dec 8, 2019 3:33 PM

Posted in group: **Planning Board**

To the Planning Board,

I write in support of the creation of an Historic District on Munjoy Hill in Portland. I believe that this measure will create long-term value for all of Portland.

As a resident of Munjoy Hill, I watched over the last several years as a neighboring multifamily building was torn down and replaced by a larger building that is out of character with the neighborhood. The new building is "vanilla"-looking and could be found anywhere in the country.

I wish to make 2 observations that support the creation of this historic district:

Munjoy Hill is already one of the most densely populated neighborhoods in Maine, comprising according to my rough calculations approximately 5% of Portland's 21 square miles. If one is concerned about increasing Portland's housing stock, it would make more sense to concentrate efforts building in the other 95% - less densely populated parts - of Portland, rather than to tear down and build somewhat larger buildings in this already dense neighborhood.

New residents (like me who moved here 6 years ago) come to live in Portland in part because of its unique character, of which Munjoy Hill is a special example. Munjoy Hill today is an eclectic mix of old and new, but there remains a sufficient stock of old buildings that pervade the mix to give it its unique flavor. If tear-downs continue, there will come a time when the balance of old and new shifts enough so that Munjoy Hill will have lost irretrievably its unique character. Its attractive value to new residents will be diminished, and this ultimately has economic consequence for the city of Portland.

In summary, the creation of an Historic District on Munjoy Hill - without any changes to the proposed area it would cover - will best serve the interests of the residents of the Hill as well as the interests of Portland as a whole.

Stephen Schiffman
9 Waterville Street, Apt 3C
Portland, ME 04101

Munjoy Hill Historic District

w.valzania@munjoyhill.org <w.valzania@munjoyhill.org>

Dec 7, 2019 6:09 PM

Posted in group: **Planning Board**

To the Members of The Portland City Council and Planning Board,

As its President, I am writing on behalf of the Munjoy Hill Neighborhood Organization to express our collective support and the support of our members for the Munjoy Hill Historic District as proposed. In conversations with our members, our neighbors, and guests visiting the area, we feel that there is widespread support for the proposal as written, and on further study, its expansion to include all of Munjoy Hill.

It is our opinion that Munjoy Hill has a significant place in the history of Portland and that the fabric of its neighborhoods and the aesthetic of its architecture should be represented, enhanced, and protected. The contributions made to the City of Portland by the workforce that lived on Munjoy Hill, the homes that they built and lived in, and the shops and places of business that they supported, are all significant and are worthy of remembering and preserving. While we do appreciate the need for moving forward, providing additional recycled and new housing, and ensuring that affordable workforce housing continues to be available, protection of what is already here must be considered.

As has been demonstrated in other historic districts in Portland and elsewhere, the designation of such has a positive net result, does not discourage affordable housing, does not overly burden property owners, and does not result in lower property values. What it does do is to contribute to the positive aesthetic and livability of our neighborhoods while preserving a sense of history.

We thank you for your careful consideration of the Munjoy Hill Historic District as proposed, and hope that you find agreement in its importance.

Thank You on behalf of the Munjoy Hill Neighborhood Organization,

Wayne

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



Munjoy Hill

CHUCK KAMAR <cvkamar@comcast.net>

Dec 10, 2019 9:41 AM

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

To Whom It May Concern,

My wife and I strongly urge you to support the Munjoy Hill Historic District initiative. Developer indifference to the historic quality of our neighborhood and lives has already done enough damage.

Sincerely,

Charles V. Kamar

55 Morning Street

Portland, ME 04101

Letter speaking against Historic Preservation restrictions on Munjoy Hill

Lauren M Ashwell <lashwell@gmail.com>

Dec 10, 2019 1:19 PM

Posted in group: **Planning Board**

December 10th, 2019

To the Planning Board, City Councilors, and Mayor Snyder:

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

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

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

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

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

not have such strict height restrictions in our zoning.

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.

Some residents have argued for historic preservation on the basis that development makes us lose affordable housing. Expensive condos do nothing to help affordable housing; however, neither does a historic district, and it will actively prevent us from enacting solutions to housing problems. In keeping the housing density as it is, the city will be unable to add more affordable units. In driving up the costs of maintenance of buildings (requiring particular siding, windows and details rather than what the home owner can afford), it will add to the cost of renting or owning those buildings. While the proponents of this districting claim that it will not be more expensive to follow the restrictions, the quotes I have received for replacing my wood shingles with a similar product are more than twice the cost of replacing it with vinyl (Wood: \$35,000; Vinyl \$17,000). I don't love the look of vinyl, but I would never require my neighbours to pay, nor should we be required to pay, an extra \$18,000 for siding. The history being appealed to in this proposal is largely working class history; it is disrespectful to that history to make home maintenance even further out of financial reach of those who are working class.

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

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

In closing, I am not arguing for unfettered development, or for more expensive condos to be built. I am urging the Planning Board and City Council to think more creatively about how to promote the good of people on the hill and also the rest of the city – and not just preserve buildings for aesthetic reasons. Aesthetic preferences of a few people is not a good ground to drive up maintenance costs, nor

should it upheld in such a way that it prevents the realization of other values and plans for the city.

Sincerely,

Lauren Ashwell

Resident and owner of 8 Emerson St, Munjoy Hill, 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

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

nick@masomurray.com <nick@masomurray.com>

Jan 8, 2021, 3:59:46 PM (4 days ago)



to Council@portlandmaine.gov, planning@portlandmaine.gov, Nick Murray

Jan 8 2021

Planning Board and Portland City Council:

Hello - We are property owners in the proposed Historic District on St Lawrence St on Munjoy Hill. We oppose the Historic District designation and ask you to please vote against it.

Munjoy Hill is subject to city zoning and a zoning overlay. The historic district adds a 3rd overlay. If the zoning ordinances are so flawed they requires two additional layers of regulation and review then a revision to the existing zoning ordinance would be a more fair and efficient fix.

Your vote against the Historic District overlay will help to preserve and encourage diversity on and the vitality in the Munjoy Hill neighborhood:

- 3 layers of regulation and review biases home ownership on Munjoy Hill to those who can afford to navigate multiple bureaucracies, regulations and review periods.
- Raising the price of ownership has a discriminatory pricing effect that rations the existing stock to (us older more) affluent folks (many of whom have moved here from out of town - we're from LA).
- Discouraging existing legacy owners, younger working persons and new families from local ownership represses the natural diversity and vitality of the Hill community. This is neither fair nor healthy for the Hill.
- We are concerned that many of the forces trying to push thru an additional set of regulation and review are motivated by conflicts of interest due to ownership interests in enterprises that specialize in premium historic renovations, have already made changes to their houses and are trying increase the value of their real property investment at the expense of their neighbors, or who's involvement is for the sake of political activism and a vehicle to other/future political engagement.

Please vote against the historic district proposal and use our city's time, efforts and resources to focus on the R6 Portland-wide rezoning project 3 effort.

Regards,

Nick and caron Murray
40 St Lawrence St.

Pamela Day <pday2304@gmail.com>

Jan 9, 2021, 11:19:04 AM (3 days ago)



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

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

104 North Street
Portland, Me 04101

January 15, 2021

Mayor Kate Snyder and Council Members
Portland City Council
City Hall
Portland, Maine 04101

Re: Munjoy Hill Historic District

Dear Mayor Snyder and Members of the Portland City Council:

The many Munjoy Hill residents who strongly support the proposed Historic District in their neighborhood appreciate the thoughtful consideration that you and the other members of the City Council expressed at the recent Workshop on January 11.

The purpose of this letter is to address some of the questions raised and concerns expressed by Council members at the Workshop.

- **How will the District affect the supply of affordable housing on the Hill?**

Right now, Munjoy Hill has one of the highest concentrations of “affordable housing” in the City of Portland. Affordable housing neighborhoods such as Munjoy South and Island View as well as smaller projects such as Emerson and Shailer Schools offer literally hundreds of units of truly affordable housing. In addition, private owners of wood-frame homes and triple-deckers on the Hill rent hundreds more older units to local workers, young families and senior citizens at low market rates. None of this is threatened in any way by a historic district.

Present day land and building costs prohibit the construction of new dwellings that can be rented at “affordable” rent levels. It is still possible to make money building and selling high-end condominiums, largely to out of state retirees seeking *pieds a terre* in trendy Portland. In the wake of the liberalizing 2015 zoning amendments, speculators and developers have driven up the price of Hill houses and lots for demolition and condo-construction. Over the last several years a number of existing rental units have been lost, to be replaced by condo units that are economically inaccessible to the prior tenants. The best way to preserve affordable housing on

Munjoy Hill is through implementation of the Historic District. Without this protection, affordable housing will continue to diminish.

To the extent that the historic district will be able to slow this process of demolition and replacement with condos, it will tend to preserve and stabilize the existing stock of affordable rental housing.

To the extent that economics and public subsidies will support the construction of new affordable housing within the proposed historic district, experience with such projects as the Carleton Street project in the West End Historic District shows that new affordable housing construction is not inhibited by a historic district. In fact, the availability of federal and state tax credits for adaptive reuse of contributing structures within a historic district can foster the creation of additional affordable housing where the economics otherwise permit.

- **Will the District drive up land and building values, maintenance and insurance costs and taxes?**

Research in other communities completed on behalf of the American Planning Association finds that the effect of a historic district on real estate values depends on the trend in the neighborhood at the time the district is formed. In deteriorating areas with declining real estate values, a historic district can stabilize or even reverse the decline because owners' investments in their properties are not likely to be compromised by incompatible renovations, demolition or development on neighboring properties. However, in neighborhoods experiencing increasing values, a historic district tends to have a braking or stabilizing effect on values because of the restraint on demolitions and more rigorous controls on new building.

Since the 2015 zoning amendments, values of real estate parcels on Munjoy Hill have increased sharply, largely driven by a market for of high-end condo construction. **In those portions of the Hill within the District, we can expect that values will tend to stabilize rather than continue to increase for the same reasons mentioned above.** So far, there is no evidence of any increased maintenance or insurance cost for buildings located in a historic district.

- **How will the District affect economic, social or ethnic diversity on the Hill?**

Munjoy Hill has long enjoyed a high degree of economic, social and ethnic diversity within the City of Portland. Even now, despite the pressures of gentrification and AirBnB, the Munjoy Hill neighborhood is home to people from a wide variety of economic and social circumstances and different ethnicities. In this sense it bears little resemblance to long established exclusive neighborhoods such as Beacon Hill in Boston. There is no reason to think that the Historic District will adversely affect the mix on the Hill in any way. **By preserving existing rental housing options and**

slowing the rise in property values, the District will tend to preserve existing diversity from the erosion that is threatened by continued demolition and condominium development. This parallels the experience in other historic districts in Portland, such as the West End or the Deering Street Historic Districts.

- **How will the District relate to climate change and energy conservation goals?**

Preserving and maintaining the existing wood frame building stock on Munjoy Hill, with or without energy-saving upgrades, is a far more sustainable choice than demolition and building contemporary “energy-efficient” structures. It has been repeatedly shown that preservation of sound wood construction represents a huge savings in energy and resource costs over demolition and any form of replacement construction. The energy required to demolish and dispose of an existing structure, and then replace it with new is many times the energy cost of maintaining 19th century construction, even with its lack of insulation and even over a long period of time. The Portland Comprehensive Plan (p. 28) makes specific reference to the environmental benefits of preserving existing structures:

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 The study found that reusing an existing building can result in 4-46% 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.

Even simple upgrades to older structures can make this energy advantage more pronounced. For instance, placement of insulation in older buildings can be completed at a cost of less than \$3,000 per dwelling unit. **To the extent that the District promotes the preservation and maintenance of the existing building fabric on the Hill, it will be contributing significantly toward Portland’s goals of energy saving and climate change control.**

- **Will the District unreasonably restrict a property owner’s right to “do what she wants to” with her own property?**

There is no question that the Historic District will affect how Munjoy Hill property owners modify existing contributing buildings or build new ones. However, Portland residents have not been able to “do what they want to” with their properties for a long time. All building construction activity in Portland is already regulated by building codes, zoning ordinances, design guidelines, fire codes, and the like. The additional regulation provided by the historic district is limited to portions of

contributing buildings easily visible from the street and to requiring that new building be “compatible” with the existing fabric of the neighborhood. These requirements are administered in parallel with the other building permit requirements so generally do not extend the time required to get a project started. The Historic Preservation Department takes a reasonable and pragmatic approach to maintaining authenticity with contemporary construction materials and methods.

The proof of the pudding so far as this issue is concerned is the experience of Portlanders living in other historic districts within the city. Several of the persons who have testified in favor of the District have lived in these other districts and have experienced first-hand whether being in a historic district brings an unreasonable burden on how they managed their own properties. **They have been unanimous in rating the value of the protection afforded their properties well worth whatever restriction was imposed on their untrammelled alteration, demolition or replacement of their properties.**

- **Isn't the Neighborhood Conservation Overlay Zone sufficient to preserve the Munjoy Hill neighborhood?**

In 2017 the City Council created a Neighborhood Conservation Overlay Zone for Munjoy Hill to attempt to control a rash of demolitions and condo construction in the wake of the 2015 R-6 zoning amendments. Continued demolitions and condo projects and continued strong upward pressure on property values demonstrate that the conservation zone is not adequate to preserve the most authentic portions of the neighborhood from this pressure and that a historic district is needed.

For instance, a local realtor is currently advertising a small house at 24 Montreal Street and an adjacent lot for sale at a price of \$1.2 Million. The advertisement touts the property as a “teardown” site for up to 7 condominium units.

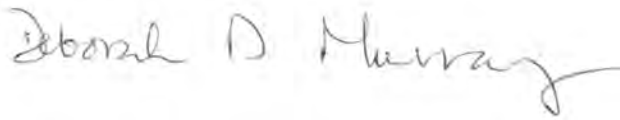
Twenty-four Montreal Street is in good condition and maintains its original 1868 profile. It was built by Moses Gould, the original developer of Munjoy Hill and was bought in 1900 by John W. Gaskill, a member of the Hill's African-American community. Mr. Gaskill raised his family there. His son, John E. Gaskill later lived nearby at 56 Lafayette Street. John E. Gaskill earned local acclaim as a player on Portland area semi-pro baseball teams and was elected to the Maine Sports Hall of Fame in 1976. That small house has a special place in Portland's past.

Unfortunately, the Gaskill house is located just outside the proposed District. It is within the conservation overlay zone. However, its only protection is that if the Portland Planning Director deems it “preferably preserved,” its demolition can be delayed for no more than a year. It will likely share the same fate as several other historic properties in recent years and be bought, razed and replaced by an oversized condominium block offering high-end quarters to those who can afford the luxury.

A bit of Portland's wonderful and colorful history will be lost. A bit of the fabric of our city will be rent.

The positive value of preserving the portions of Munjoy Hill that are included in the Historic District has generated the overwhelming support of the residents of the District and the Hill. The proposal that is before you has received the most thoroughgoing and professional review and community involvement conceivable. We urge your approval of the District as proposed by the Portland Historic Preservation Board and the Planning Board.

Sincerely,

A handwritten signature in dark ink, appearing to read "Deborah D. Murray". The script is cursive and somewhat stylized.

Deborah D. Murray

A handwritten signature in dark ink, appearing to read "Peter L. Murray". The script is cursive and stylized, with a large initial "P".

Peter L. Murray

Rhoda Renschler <rsrench@msn.com>

10:18 AM (3 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, planning@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 continue to provide a sense of place for its residents as well as to those for us in greater Portland. An historic district will provide a vital piece of a rich tapestry that is Portland.

Please seize this opportunity to retain a quality of life while providing affordable housing and eliminating the environmental impact of destruction. The past will remain to be woven into the present and the future.

My husband and I, like many others, enjoy dining, shopping, and strolling on Munjoy Hill and regularly patronize its many small businesses.

Thank you for guarding this precious asset.

Please vote to support the district. Thank you.

Rhoda and Daryl Renschler
37 Channel Rd.
South Portland, ME
04106

Sarah Auld <salauld@gmail.com>

Jan 11, 2021, 9:20:58 AM (yesterday)



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

Dear Councilors Fournier, Zarro and Dion:

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 severely limited in scope and priorities. We feel a historic district would stabilize

these issues.

We urge you to *support* the Historic Preservation Board's recommendation with no changes.

Thank you for your consideration and efforts on our behalf.

Sincerely,

Sarah Auld and Tom Brokish

43 Munjoy Street

Portland, ME 04101

Sarah Hansen <shansen@portlandlandmarks.org>

Jan 22, 2021, 12:45:11 PM (4 days ago)



to Kate Snyder (ksnyder@portlandmaine.gov), council@portlandmaine.gov, planningboard@portlandmaine.gov, Christine Grimando, Deb Andrews

Dear Mayor Snyder,

Attached please find our comments in reference to the City Council's anticipated February 1st vote on the Munjoy Hill Historic District and listing of 6 individual landmarks. We appreciate you taking the time to meet with us over the past year, and of your support for this initiative. We strongly believe that the designation of this district and six landmarks is a progressive step forward in ensuring a bright and equitable future for the City of Portland.

As a reminder, these designations stem from the Council's deliberations that resulted in creating the Munjoy Hill Conservation Overlay District in June 2018. At that time there was a great deal of interest in examining the possibility of historic designations on the Hill and the Council directed City staff to pursue the necessary research and outreach efforts to identify potential historic district(s) and individual Landmarks, and to inform and educate the public about what these might be and their potential impact. After much research and evaluation, a tremendous amount of public outreach and public comment, there has been an overwhelming amount of support from both the neighborhood and the city at large for these designations.

The City of Portland has been extraordinarily thoughtful and forward-thinking in its approach to historic preservation. For 30 years the preservation of our neighborhoods, buildings and cultural identity have been critical to our economic development strategy. As we continue to experience development pressures and grow as a community we need to remind ourselves what makes this place so extraordinary. Preservation itself is not the solution to our climate, equity and housing challenges, but it is a key part.

Thank you for your thoughtful consideration, and for your truly remarkable leadership of Portland.

Cheers,

Sarah

w.valzania@munjoyhill.org <w.valzania@munjoyhill.org> Jan 10, 2021, 7:13:07 AM (2 days 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, Wayne@redhookdesignalliance.com

Mayor Snyder and City Councilors,
January 1st, 2020

Re: Munjoy Hill Historic District

As its President, I am writing on behalf of the Munjoy Hill Neighborhood Organization to express our full support for the Munjoy Hill Historic District as proposed. In conversations with our members, our neighbors, and guests visiting the area, we feel that there is widespread support for the proposal as written, and the associated individual Landmark designations as recommended by the Historic Preservation Board.

It is our opinion that Munjoy Hill has a significant place in the history of Portland and that the fabric of its neighborhoods and the aesthetic of its architecture should be represented, enhanced, and protected. The contributions made to the City of Portland by the workforce that lived on Munjoy Hill, the homes that they built and lived in, and the shops and places of business that they supported, are all significant and are worthy of remembering and preserving. While we do appreciate the need for moving forward, providing additional recycled and new housing, and ensuring that affordable workforce housing continues to be available, protection of what is already here must be considered.

As has been demonstrated in other historic districts in Portland and elsewhere, the designation of such has a positive net result, does not discourage affordable housing, does not overly burden property owners, and does not result in lower property values. What it does do is to contribute to the positive aesthetic and livability of our neighborhoods while preserving a sense of history.

We thank you for your careful consideration of the Munjoy Hill Historic District as proposed and hope that you find agreement in its importance.

Thank You on behalf of the Munjoy Hill Neighborhood Organization,

Wayne Valzania, President

Wayne@redhookdesignalliance.com <Wayne@redhookdesig... Jan 10, 2021, 8:10:14 AM (2 days 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, Wayne@redhookdesignalliance.com

Mayor Snyder and City Councilors,

My wife and I reside at 27 Merrill Street on Munjoy Hill. I am writing to reaffirm our support for the designation of "Historic District" for the area of Munjoy Hill as proposed, and for the adoption of the proposed Historic District designation, including the additional six Landmark properties. Further, and as a point for future reference, we support the expansion of that Historic District to be all inclusive of the Munjoy Hill area. We feel this designation is an important tool in the responsible management of the inevitable growth that we are experiencing, not only on Munjoy Hill, but the City of Portland at large.

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 designated Portland Historic Districts. It is a part of Portland, rich in history and architectural heritage, and is of social significance. It remains as a relatively 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

William Hall <wpeaks@earthlink.net>

Jan 9, 2021, 10:03:30 PM (3 days 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.

betsy elliman <betsyelliman@msn.com>

3:39 PM (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, planning@portlandmaine.gov, info@portlandlandmarks.org

Mayor Snyder and City Councilors

Please vote to support the proposed Munjoy Hill Historic District and the designation of the six proposed individual landmarks. Thank you! Because I am a resident of Munjoy Hill the Proposed Historic District and designation of the six proposed individual landmarks are very important to me. The Hill has a unique look and feel to it ... a special sense of place that has been built over the years by the everyday people who have lived and worked and raised their families here. There is an intimate scale to the hill with it's many peaked roof houses, and flat roofed three-families. We can still see the sky over peaked roofs, and glimpse the water between houses, or down streets. We can walk everywhere and wave to our neighbors, whether we know them or not. The proposed Historic District and the 6 designated buildings, especially the wonderful old schools, will help to preserve that fragile sense of place.

We are counting on your support.

Thank you,

Betsy Elliman
23 Emerson St.
Portland

Leslie Hart <blesliehart@gmail.com>

3:18 PM (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, Belinda Ray, sthibodeau@portlandmaine.gov, planning@portlandmaine.gov, info@portlandlandmarks.org

Mayor Snyder and City Councilors,

Please vote to support the proposed Munjoy Hill Historic District and the designation of the six proposed individual landmarks without changes.

As a resident of Munjoy Heights I appreciate the mixed character of the neighborhood, both old and new. The Historic District will protect the diverse character of the neighborhood, and will contribute to environmental responsibility by conserving buildings. At the same time it will encourage construction of new housing units, as has been accomplished in other Portland historic districts over the past 5 years.

This issue has come before the Planning Board numerous times, and each time the neighborhood has strongly supported an Historic District. Please respect the strong desires of local residents, rather than ignore them.

Thank you!

Leslie Hart
215 Sheridan St.
Portland ME 04101
917.364.3682

njordan@long-island.lib.me.us <njordan@long-island.lib.me.us>

3:17 PM (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

Please, please support this important district for Munjoy Hill. We have owned property on Munjoy Hill since the spring of 1974 and believe that this proposed district is the best way to protect the character of the Hill that everyone loves.

Thank you,
Nancy Jordan
Bob Jordan

Sally Oldham <oldhamseg@gmail.com>

3:20 PM (1 hour ago)



to Kate Snyder, planning@portlandmaine.gov, info@portlandlandmarks.org

Dear Kate,

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, Planning Board and City Council **have been in favor of designation**.

The statements below draw from testimony offered at the Planning Board's Pubic Hearing on March 10, 2020. 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.**

Thank you so much for your support for the designation of the Munjoy Hill Historic District as proposed and 6 individual Landmarks.

And thank you for your dedicated efforts as our Mayor and leader of Portland's City Council.

Warm wishes,

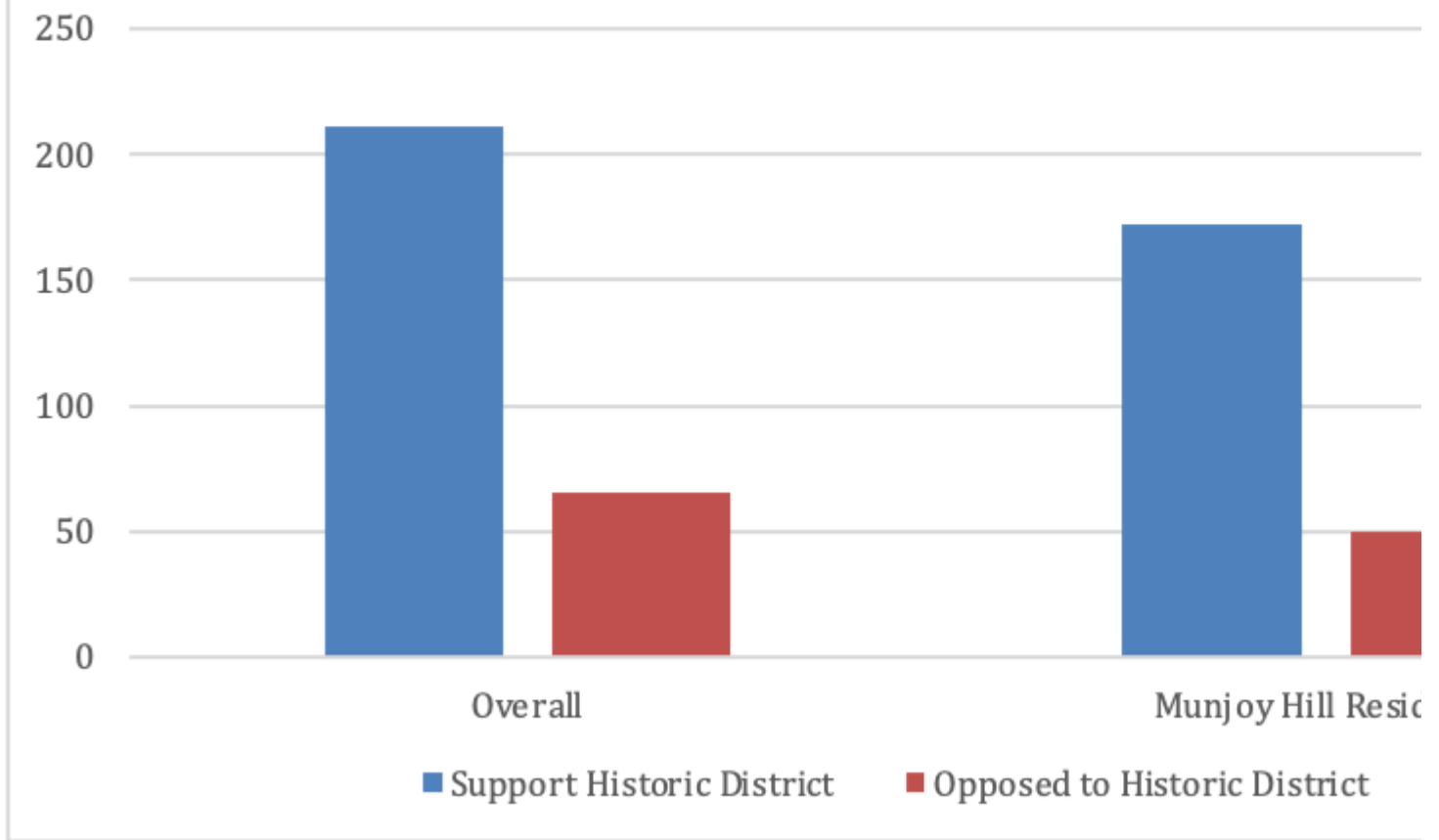
Sally Oldham

118 Congress Street, Munjoy Hill

Portland

Number of Unique Individuals that have given

Submitted Public Testimony July 2019 - March 2020



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 one 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 its 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."



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

10:43 AM (13 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, planning@portlandmaine.gov, info@portlandlandmarks.org

Mayor Snyder and City Councilors,

I have been impressed by the great enthusiasm that the Munjoy Hill community has shown for the new historic district designation. A vast majority of written and verbal comments from residents on the Hill have been in favor. It is important that those community voices are heard. Please show that you are listening by voting in favor.

Thank you!

Carol De Tine
144 Vaughan Street

Gregg Ritter <gritter@clarkinsurance.com>

10:22 AM (1 hour ago)



to azarro@portlandmaine.gov, mdion@portlandmaine.gov, bsr@portlandmaine.gov, tchong@portlandmaine.gov, nmm@portlandmaine.gov, sthibodeau@portlandmaine.gov, pali@portlandmaine.gov, snyder@portlandmaine.gov, afournier@portlandmaine.gov, planningboard@portlandmaine.gov, planning@portlandmaine.gov, dga@portlandmaine.gov

Good Morning ~

My name is Gregg Ritter and I live at 218 Sheridan Street in Munjoy Hill. I feel so lucky to live in such a wonderful area of Portland. Therefore, I wanted to share my support for the proposed Munjoy Hill Historic District with no changes because Historic Districts stabilizes neighborhoods, reduces developer speculation, and is more environmental friendly.

Thank you!

Gregg Ritter *VP/ME Sales Manager*

Clark Insurance | PO Box 3543

1945 Congress St. | Building A | Portland, ME 04104

Tel: [207.523.2283](tel:207.523.2283) | Fax: [207.774.2994](tel:207.774.2994)

Cell: [207.712.7023](tel:207.712.7023)

www.clarkinsurance.com

Lynne Mason <lynnemason108@yahoo.com>

8:07 AM (3 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

Dear Counselors,

Please vote for the designation of a Historic District for our dear Munjoy Hill Area. It just makes sense on so many levels and will protect the area and create prosperity. I grew up on Munjoy Hill and so did my mother and grandparents .

Thank you

Lynne Mason

Po box 26

Newburyport MA 01950

Mark Holden <mark.k.holden@gmail.com>

8:20 AM (3 hours ago)



to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, Belinda Ray, tchong@portlandmaine.gov, nmm@portlandmaine.gov, Kate Snyder, sthibodeau@portlandmaine.gov, pali@portlandmaine.gov, planningboard@portlandmaine.gov, planning@portlandmaine.gov, dga@portlandmaine.gov

Good Evening City Councilors and Mayor,

My name is Mark Holden and I live at 37 Saint Lawrence Street, Portland, Maine.

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

It will preserve affordable housing for thousands of working Portlanders.

Please vote to support the creation of the Historic District.

Carle Henry
to council@portlandmaine.gov, me, Christine
Hello Councilors and Mayor,

For years now and as recent as your last workshop on this matter, Councilor Ray and Historic Preservation Manager Andrews restated the requirement that this proposed district must be Contiguous. Planning Director Grimando has reiterated this requirement at many public sessions as well. Without exception, we have heard this proposed district must be contiguous since 2018.

After carefully reviewing all staff materials, **there are MULTIPLE BREAKS in the proposed district**. Planning Board's David Silk raised this question during their deliberation and he was right to do so.

Using the following sources, I have listed the breaks for you. I've also attached the proposed district map, that reflects the breaks. A summary of the breaks is below.

City sources shared with you during the last workshop were referenced in this analysis:

- 1. Historic Staff Final Proposed District Map (2020)
- 2. Historic Staff Inventory Report (2019)
- 3. Historic Staff List of Properties within the Proposed District (2020)
- 4. Historic Staff Various Memos to Planning outlining any Designation changes

Using the sources above, here is a list of 5 "Staff-documented" breaks

Confirmed Breaks in the Conguous Dis trict				Notes
1	135 Congress	and	134 Congress	Both properes ar e Non C in all City Sources
2	38 Munjoy	and	39 Munjoy	Both properes ar e Non C in all City Sources
3	7 Gilbert Lane	and	Legions Hall across the street	Both properes ar e Non C in all City Sources
4	56 Wilson	and	Non Contribung De velopment	Both properes ar e Non C in all City Sources
5	36 O'Brion	and	39 Munjoy (non C)	back-to-back non contribung pr operes

The five breaks above destroy any notion of this proposed district as being Contiguous. They are reflected in RED on the attached map.

Additionally, there are other challenges with the notion of this district being Contiguous.

Four properties appearing as Contributing on the Proposed district map are

- 1. across from Non Contributing properties; and
- 2. without any documentation or evidence of their evaluation in any of the City Staff sources. They simply appear as contributing on the map with no back up material.

These properties, assuming Non Contributing, cause additional breaks in the proposed district (i.e., you cannot call a property Contributing without any documented evaluation.) These properties are:

6	63 Vesper	sits across from 62 Vesper (non C)	63 V: could not find any evidence of evaluaon in an y City docs
7	65 Vesper	sits across from 66 Vesper (non C)	65 V: could not find any evidence of evaluaon in an y City docs
8	69 Vesper	sits across from 34 Moody/66 Vesper (non C)	69 V: could not find any evidence of evaluaon in an y City docs
9	15 Morning	sits across from 16 Morning (non C)	15 M: could not find any evidence of evaluaon in an y City docs

The above 4 discrepancies and breaks are documented in YELLOW on the map. The 3 properties on Vesper nearly represent an entire block that breaks the contiguous district.

Finally, one Building on the proposed district map is color coded as Contributing. Yet, it is documented as Non Contributing in all other City materials. It also is located across from another Non Contributing Building which causes a 10th break in the proposed district. This address is

10	34 Munjoy	sits across from 39 Munjoy (non C)	34 M: Non Contribung in In ventory Report but appears as Contribung on the map
----	-----------	------------------------------------	--

This error is also marked with a yellow line, highlighting the incorrect coloring on the map.

If by chance, I am wrong about anything in 6-10, my apologies. However, it is unlikely each of the summaries above on 6-10 are inaccurate. With that said, 1-5 are documented breaks in Staff's own writing. There is no room for misinterpretation.

Planning was right. Boundaries of this district are a problem. **As Councilors, none of you can overlook that these breaks fly in the face of the very base requirement set by City Planning and Staff.**

While there are multiple reasons to vote against this proposal (increasing values & rents which push lower income people out, a survey that shows Hill residents do not want this, lack of notice given to at least 49 households, multi unit landlords who are now on the record wanting to be reclassified because they do not want to raise rents, etc.) the base requirement that the district be contiguous from Staff and supported by Councilor Ray is not met.

Vote no. There is no contiguous proposed district.

Thank you,

Carle Henry

Here are the links to City Staff info provided at the last workshop for your reference:

<https://portlandme.civicclerk.com/Web/GenFile.aspx?ad=8243> (list of all properties in the proposed district with their classifications)

1/27/2021

Fw: Munjoy Hill HD is not Contiguous - jmy@portlandmaine.gov - City of Portland Mail

You can view the Inventory Report by any street in question at the bottom of the webpage via this link
[Munjoy Hill Historic District Analysis | Portland, ME](#)



Historic District Boundary

Individual Landmark

Individual Landmark

Property

ing Property

From: **George Rheault** <george.rheault@gmail.com>

Date: Wed, Jan 27, 2021 at 12:13 PM

Subject: Fwd: Munjoy Hill Historic District: Recent Misleading Press Herald coverage of debate

To: Kate Snyder <ksnyder@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <afournier@portlandmaine.gov>, <tchong@portlandmaine.gov>, <mdion@portlandmaine.gov>, <Azarro@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, <bsr@portlandmaine.gov>, <planning@portlandmaine.gov>

Cc: Steve Greenlee <sgreenlee@pressherald.com>, Gregory Kesich <gkesich@pressherald.com>, Randy W. Billings <rbillings@pressherald.com>, J. Craig Anderson <canderson@pressherald.com>, Cliff Schechtman <cschechtman@pressherald.com>, <turkel@pressherald.com>

Probably a good time to resend this to ensure the newest councilors see this and perhaps to nudge the PPH gang to do their best in the coming days as the Munjoy Hill historic nonsense approaches the finish line (maybe?). I addressed a broken link in the original text below and noted a few typos but otherwise kept it as it was from ALMOST A YEAR AGO.

A lot more can be said of course on the slanted PPH coverage of this issue over the last few years (the fact that Mr. Kesich's property was left OUT of the district while still effectively enjoying all the potential benefits of a district really should be mentioned in all PPH coverage since it allows him and the PPH editorial page to have a studied indifference to the whole thing when in fact his real estate directly benefits). At least Tux Terkel sold his Promenade East condo in at the end of February 2020, so one less PPH person with a direct stake in the debate.

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

From: **George Rheault** <george.rheault@gmail.com>

Date: Mon, Mar 9, 2020 at 1:02 PM

Subject: Munjoy Hill Historic District: Recent Misleading Press Herald coverage of debate

To: jmy <jmy@portlandmaine.gov>, <planningboard@portlandmaine.gov>, Christine Grimando <cdg@portlandmaine.gov>

Cc: Kate Snyder <ksnyder@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Tae Chong <tchong@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Councilor Belinda Ray <bsr@portlandmaine.gov>, J. Craig Anderson <canderson@pressherald.com>, Randy W. Billings <rbillings@pressherald.com>, <sgreenlee@pressherald.com>, Gregory Kesich <gkesich@pressherald.com>

The governance of the Planning Board is intentionally set up to create the appearance of being insulated from pure political decision-making. While the Board can ignore public sentiment on a particular matter, it frequently is swayed by the public conversation surrounding a proposed action. And of course part of that public conversation includes media coverage.

So I believe it is very important for misinformation and distortions spread by media attention to be brought to the attention of the Planning Board whose members may themselves be misled by such news.

A case in point is the November 30, 2019 article on the Munjoy Hill historic district (highlighted pdf copy attached):
<https://www.pressherald.com/2019/11/30/proposed-historic-district-stirs-up-debate-on-munjoy-hill/>

The story's mere headline itself immediately rang alarm bells when I first saw it. To begin with, the December 10, 2019 proceeding was a Planning Board WORKSHOP where no formal action, certainly no formal votes, would be taken. The workshop format is a routine practice within Planning Board business. So readers were misinformed from the get-go about the imminent posture of the matter. If anyone wonders why the Press Herald has lost the respect of its readership, here is a good candidate to underlay that confidence collapse: the fact that its veteran business/real estate reporter and his supervisors do not appear to understand the distinction between a Portland Planning Board workshop versus a final public hearing.

It gets much worse however.

For over a week, the on-line edition continued to contain blatant untruths about the scope of the Munjoy Hill preservation effort. Here is what went out in the hard copy edition (and stood uncorrected for a whole week on the digital side):

"The proposed rules would be less strict than in the city's 11 existing historic districts, but still would officially recognize the neighborhood as worthy of preservation and make it more difficult for homes to be demolished. Special permission would not be required to make minor aesthetic changes such as repainting facades or replacing windows, as in some other protected areas."

I have no idea how the reporter came to write these things, but fortunately someone brought the mess to his attention, so by December 6, an on-line correction was at last posted (highlighted in my attachment for reference). But the damage was

done: the vast majority of readers (many of whom will be unlikely to look at the story a week later or ever again) were given the impression that the Munjoy Hill preservation initiative would have a lighter touch than elsewhere in the city so those objecting have less basis to be concerned (even if this was 100% wrong).

These two mistakes suggest a harried, spread-thin reporter doing at most a superficial take on the article's subject matter. And that is exactly what readers received, a superficial analysis, devoid of context or balanced evidence even when it would have been readily available just by looking at the Press Herald's own recent coverage of Munjoy Hill real estate matters (again a subject area that a veteran of the real estate development beat should be expected to have some ready familiarity) and other easily accessible public information. Unfortunately it was presented as an in-depth front page cover story rather than a basic news brief.

For instance Peter Murray is identified merely as a "Munjoy Hill homeowner" (as well as a board member of the Munjoy Hill Neighborhood Organization) but readers are given zero context about Mr. Murray's neighborhood history, including his aggressive and sustained recent NIMBY activism. Nor are they given any perspective on why Mr. Murray seems very relaxed about the historic district: chiefly that he has already built a big new contemporary single-family home on vacant land he and his wife just acquired in 2012 (built by Redfern's Jonathan Culley, a major member of the local development cartel who has raised the ire of NIMBYs in many parts of Portland with his projects) and the adjacent next-door parcel Mr. Murray acquired in 2014 has been conveniently left out of the historic district boundaries (and is currently used as boat storage by Mr. Murray among other things).

Readers should have been informed that Mr. Murray appears to be demanding here that the city enact severe use restrictions on his neighbors' property thus denying them the very freedom and flexibility Mr. Murray has himself enjoyed recently and possibly will again in the future. One would think a business reporter would zero in on a property-owner who is deliberately trying to inflate the value of his assets through more government regulation at the expense of his neighbors (by making his property a rarer and thus more-sought after commodity).

Another proponent of the district is quoted at length about how innocuous the preservation mandates would be (Jay Norris), without ANY mention of the fact that HIS property is ALSO excluded from the district boundaries. Worse, Mr. Norris only purchased his 14 Emerson Street property in May 2018 (the purchase price was over TWICE the parcel's currently assessed value - a great sign of the hot market forces driving so much of this conversation). Probably the most egregious omission with respect to Mr. Norris is how he is characterized as a "longtime" member of the neighborhood when the Press Herald's own archives make clear Mr. Norris arrived in Portland from New York City sometime after June 2013: <https://www.pressherald.com/2015/06/15/tears-of-joy-from-supreme-court-steps-to-vows-in-a-sunlit-chapel/> I have no idea what style or usage guides the Press Herald team subscribes to, but most people would not designate someone with less than a decade's experience in a place as a "long-timer." So the entire contribution of Mr. Norris in the piece is truly suspect.

Mr. Norris in fact represents virtually the exact opposite perspective of how he is depicted in the story: he is actually a quite recent arrival from out-of-state and an even more recent property purchaser (who paid a pretty penny most could not) eager to artificially prop up his property's value at the expense of others while being spared most if not all of the proposed historic regulation aggravations. {NB: the parcel owned by Mr. Norris may still be subject to the 100 foot landmark/district rule that is an ugly add-on in the city's preservation ordinance but he is unlikely to be bothered by it since he would have to fully redevelop his parcel for the rule to even be triggered and since Mr. Norris has been renovating his Emerson Street property (free from any preservation office interference) since its 2018 acquisition, it would be unlike[ly] for Mr. Norris to have any major redevelopment agenda in the future.]

Another huge omission in the article is the failure to mention that much of the underlying source material for the historic district was paid for jointly by Greater Portland Landmarks and the Munjoy Hill Neighborhood Organization. Indeed there is some debate about whether the district's creation would have ever even progressed this far without this private funding. But that funding was entirely self-serving. But the reporter fails to inform readers the extent to which these institutions are actively engaged in lobbying and pushing for the district behind the scenes so of course they will have nice things to say about it.

I could go on and on about how badly the article screwed up a balanced look at the proposed historic district debate. For now, I will just quickly list below the various elaborations that SHOULD have at least been mentioned in passing. All of these omissions and the problems already noted above suggest a darker shade to this particular episode which is that the PPH, fighting for its very life, may be deliberately choosing to cover a story in a slanted biased and incomplete fashion to favor its shrinking advertiser base or curry favor with some other constituency it receives sustenance from these days. If that is indeed the case, Portland would be better off if the PPH stays silent going forward.

Further problems:

- No mention of the 24 St. Lawrence Street redevelopment saga and the many players who popped up there. A vicious NIMBY jihad was waged against a 14+ year homeowner couple who had the audacity to pursue their legal rights to redevelop their property. After years of roadblocks and NIMBYism (abetted in large part by the City), the couple finally capitulated when they sold the modest parcel for \$1.2 million in summer 2019 to another VERY affluent couple who plan to spend a ton of

money doing a major renovation that they have promised would be far more acceptable to the local NIMBY crowd (and has already received some Historic Preservation Board attention) but provide less new housing.

- No mention of the recent 65 Munjoy Street lawsuit and settlement or any references to the overall Marada Adams School site development saga - both instances of severe anti-density NIMBY activity that suggested to local NIMBYs that pushing for a historic district would give them the leverage against new development that they were unable to wield in those situations (even though they still did well to reduce denser development in both cases to the detriment again of greater housing production).

- No mention of the 2001 Island View Apartments referendum or other more recent city-wide land-use referendums (2015, 2017) championed by many of the same players who are demanding the historic district.

- No mention of the 25 Monument Street redevelopment which also riled up a great many local NIMBYs including Peter Murray: <https://mainehomes.com/property/25-monument-street-portland-4/> [this link is now broken/disappeared - go here for details on the now finished/occupied 25 Monument Street project: [Agenda - 04/24/2018 \(portlandmaine.gov\)](https://portlandmaine.gov/agenda/04/24/2018)]

- No exploration of how the shape of the proposed district is deliberately gerrymandered into a sawtooth hodge-podge to avoid creating concerted opposition (including from deep-pocketed property owners as well as people like the PPH editorial page editor Greg Kesich).

- No mention that the consultant hired by the City to produce the underlying materials to support the district is a former planning staffer, who has received most of his professional engagements via the City of Portland and thus this person's independent judgment can be very fairly questioned as a mere mercenary mouthpiece.

- No mention of the current breadth or scope of historic districts across the city - especially in the most developed parts of the city (including those parts that on paper are zoned to support the greatest density) and how that has spurred much of the recent Munjoy Hill residential development activity (because you cannot do much at all in say the West End or other affluent high-demand areas like the Old Port). A timeline and visual illustration of the creeping shadow of historic districts (especially how the West End district hugely expanded in stages over time) would go a long way towards educating readers that Portland is way past the slippery slope on the question of historic preservation in terms of arresting redevelopment activity and displacing it to other desirable parts of Portland that are free from its paternal controls.

- No mention of the impact on affordability within the ongoing housing crisis even though it is beyond question that historic preservation mandates burden affordability. The LePage Administration and Bruce Poliquin famously made political hay out of the needed public subsidies to defray the high-cost of developing affordable housing in Portland's historic districts. It would be great if a business reporter could have at least explored in passing some aspect of this situation especially since so many affordable projects have been cost-burdened NOT to make life INSIDE better for their residents but to MOLLIFY neighboring abutters in historic districts including reducing unit counts, heights and habitable space which further increases costs.

Some residents stand against proposed Munjoy Hill historic district

 [pressherald.com/2019/11/30/proposed-historic-district-stirs-up-debate-on-munjoy-hill/](https://www.pressherald.com/2019/11/30/proposed-historic-district-stirs-up-debate-on-munjoy-hill/)

By J. Craig Anderson Staff Writer

November 30, 2019



Carle Henry, standing in front of his home on St. Lawrence Street, is one of a group of neighborhood homeowners opposed to a proposed historic district on Portland's Munjoy Hill. He says the designation is unnecessary because the neighborhood already is subject to new rules imposed in 2018 that discourage incompatible development. *Ben McCanna/Staff Photographer*

An effort to impose historic building restrictions on more than 400 homes in Portland's Munjoy Hill neighborhood has drawn criticism from some residents who say the proposed changes are an unnecessary infringement upon property owners' rights.

A group of preservation-minded residents and city officials is pushing for a historic district designation that they believe is necessary to preserve the neighborhood's architectural

history and aesthetic from redevelopment. If approved by the Portland City Council, the designation would require city approval to demolish or make significant exterior changes to most buildings within the district.

The proposed district was approved by the Portland Preservation Board in November and is scheduled to go before the Planning Board on Dec. 10. If it receives a recommendation, the measure would then go to the City Council at a later date.

Those who favor preservation said Munjoy Hill has been overlooked in the past for a historic district designation because its modestly designed homes, built primarily between 1850 and 1925, weren't considered worthy of protection. But now, with real estate values skyrocketing and more developers finding opportunity in residential demolition and redevelopment, there is a growing recognition of their contribution to Portland's unique look and feel.

Proposed historic district

In the proposed Munjoy Hill historic district, homeowners would need city approval to demolish or make exterior changes to most buildings.



"We've had a blight of people buying these small lots with these 19th century vernacular houses that kind of have a wonderful rhythm of their own up here – they aren't John Calvin Stevens masterpieces, but they do form a very authentic fabric of 19th century middle-class life in Portland," said Munjoy Hill homeowner Peter Murray. "And people will take a 4,000-square-foot lot and put a four-story, nine-unit condominium structure that comes right out to the lot edges and towers over the surrounding buildings and totally spoils the feeling of the 19th century workers' neighborhood that really was part of the charm of this place."

The proposed district's rules would be the same as for the city's 11 existing historic districts. It would officially recognize the neighborhood as worthy of preservation and make it more difficult for homes considered historic to be altered or demolished.

Homes within the district that are deemed too modern or too dilapidated would not be subject to the rules. A city-led survey of the neighborhood found that roughly 450

structures – about 85 percent of the proposed district – would be considered worthy of preservation.

Not everyone agrees that the Munjoy Hill historic district is a good idea.

Carle Henry, a Munjoy Hill homeowner and co-organizer of the pro-development group YIMBY Portland, said the proposed historic district designation is unnecessary because the neighborhood already is subject to new rules imposed in 2018 that discourage incompatible development. If the real objection is to developers putting up condo buildings on the hill, he said, there are other ways to prevent such projects without infringing on property owner's rights.

Henry said the push for a district is being led by a small group of neighborhood activists who are using the threat of condos to impose their real agenda, which is to prevent other property owners from making design choices that don't line up with the group's personal tastes and preferences.

"It really is a group of about eight or 10 people who have brought this whole thing forward," Henry said. "They have now decided that this hill has to become historic – not for business reasons, not to achieve the goals of the city to address the housing crisis or climate change. It's really purely for what they believe are aesthetics."

Neighborhood resident Lori Rounds, who demolished a previously neglected 1870s home she purchased on the hill in 2017 to build a more modern house, said she and her husband have faced the pro-preservation group's wrath.

"We've had some hostile encounters with neighborhood folks at various public meetings," she said. "We've received some nasty, shaming emails, as well."

Rounds emphasized that most residents of the neighborhood have been warm and welcoming.

Murray, a board member of the Munjoy Hill Neighborhood Organization, said he hasn't witnessed any bullying or harassment by neighbors who support the historic district. Murray said it is normal for some residents to react negatively to the idea of imposing new rules, but that existing historic districts in Portland have garnered overwhelming community support after homeowners realized the benefits they provide, such as protecting property values.

He noted that there will be multiple opportunities for residents on both sides of the issue to voice their opinions and concerns in front of the Planning Board and City Council before a final decision is made.

Julie Larry, director of advocacy for historic preservation group Greater Portland Landmarks, said her organization has been hosting informational meetings about the proposed district, and that the discussions have been overwhelmingly positive.

Larry said many residents and city officials recognize that Munjoy Hill is at a crossroads because of the recent surge in development. There may not be another chance in the future to preserve the characteristics that make the neighborhood special, she said.

Larry said Portland leaders ultimately will have to decide the best way to balance the rights of individual property owners with the desire to preserve an important and desirable component of the city's urban character and legacy.

"There have been some demolitions; there certainly have been a lot of alterations," she said. "This is a unique period in time for Munjoy Hill. There's a lot of transition going on, and what's the best way to manage that transition from a city perspective?"

Longtime Munjoy Hill resident Jay Norris said he supports the proposed district, even with the knowledge that it could restrict him from making some desired changes to his property. Norris said he's actually surprised that the debate over historic preservation on Munjoy Hill has been relatively cordial thus far.

Norris, a former longtime leader of the Munjoy Hill Neighborhood Organization, said he has reviewed the proposed rules for the district and found them to be reasonable and not overly intrusive upon individual property rights. He said he has attended several neighborhood meetings on the issue and seen many initially reluctant residents come around to supporting it.

"I think as people figured it out, they saw that, 'OK, this is not as invasive as I thought. I thought they were going to bowl over this neighborhood, and that's not what's happening,' " he said. "If it were, I would be lobbying and screaming at our City Council and Planning Board to shoot it down."

This story was updated at 1 p.m. Dec. 6 to clarify that the proposed district would be subject to the same rules as other historic districts in Portland.

Ann <alandsberg@aol.com>

11:58 AM (13 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, planning@portlandmaine.gov, info@portlandlandmarks.org

Mayor Snyder and City Councilors, Please vote to support the proposed Munjoy Hill Historic District and the designation of the six proposed individual landmarks. Thank you!

We who live on Munjoy Hill have watched as lovely historic buildings have been torn down and big blocky buildings, often in garish colors, rise to take their place. Architecturally, they clash and tower over the smaller, peaked roof houses on either side and down the street and simply look out of place. Sometimes valuable century old trees are also sacrificed to the process, removing an environmentally important piece of nature as well.

Studies have shown there is not an adverse impact on rental prices. But as these luxury condos rise so do purchase prices, and no doubt our real estate taxes will follow suit. I dread the upcoming reassessment.

More than two years have been spent researching, studying, work-shopping and getting public comment on this issue. It is time to stop stalling and vote "YES" on giving Munjoy Hill its historic district designation.

Thank you for your attention.

Ann S. Landsberg, (homeowner)
105 North Street, #2
Portland, ME

Berry Manter <berrymanter@yahoo.com>

Jan 28, 2021, 6:32:50 AM (yesterday)



to ksnyder@portlandmaine.gov, Pious Ali, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, Nicholas Mavodones, Belinda Ray, Spencer Thibodeau, Planning and Urban Development

Mayor Snyder and City Councilors,

Thank you all for last month's discussion around the proposed Munjoy Hill Historic District. I attended, staying 'til the end and took notes.

Concerns expressed by council members at this workshop asked how an HD might affect the ability for low income people to live on the hill? Would such a district create an 'elite' neighborhood? Discourage racial diversity?

Questions by council members also expressed fear of crippling potential economic development, restricting personal property rights, creating a stagnant neighborhood. A suggestion was offered that historic architecture might best be made into a book, so we could remember how the hill once looked.

What wasn't clearly brought to the forefront of the discussion is the *present underlying reality* of Munjoy Hill's *current* development and the effect on this community. Current trends underscore why this historic district proposal arose and now has come to your attention. Without protection current demolition and luxury condo development will continue unabated.

While no one would argue that Munjoy Hill has greatly changed in recent years and *will continue to change*, the majority of dwellings that are replacing tear-downs are "luxury" condos that by virtue of their pricing create an exclusive barrier to middle income buyers, and eliminate any possibility of low income buyers.

Portland is "the new Cape Cod", an easy to access, relatively "affordable" seasonal escape near the ocean, excellent dining, cultural pleasures. Is there an impact assessment by the city on how many new condos in the peninsula are seasonal second dwellings? While their property tax income is attractive, this population does not, by nature, form "community". As I walk around the hill at dusk I see a disturbing trend of dark windows in these new condo structures. (*Looking across at the Portland House, and it's 8PM, over half the windows are dark, and this is typical.*) Its my understanding that most of the new housing now under construction on the peninsula is luxury condo construction, with a market rate exceeding a million apiece, most sold before completion.

Without preserving this modest district on the hill as a historic district you are not only leaving vulnerable an important visual and historic element of Portland, but making vulnerable the rental property, the modest older homes, that house the diversity you convey is desirable— lower and middle income Portlanders. The affordable living options on Munjoy Hill are in the older housing stock.

While not part of this historic district vote, I urge councilors to address city and regional transportation needs making the Portland peninsula with its businesses, parks, waterfront and cultural opportunities *easily accessible* from outlying neighborhoods, as well as outlying towns. You cannot ask Munjoy Hill to remain both open to unregulated development AND be a community of working and middle income people.

Please vote to support the proposed Munjoy Hill Historic District as presently designed. Thank you.

Respectfully,

Berry Manter
(Owner/landlord)
46 Eastern Promenade

Chris Stewart <stewart.christopher1@gmail.com>

9:55 AM (5 minutes ago)



to ksnyder@portlandmaine.gov, Pious Ali, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, azarro@portlandmaine.gov, Nicholas Mavodones, Belinda Ray, Spencer Thibodeau, Planning and Urban Development

**My wife and I live in our home on Munjoy Hill and we support for the proposed Munjoy Hill Historic District with no changes.
Thank you**

**Christopher Stewart
81 North Street
Portland, Maine
04101**

mclamb@aol.com <mclamb@aol.com>

Jan 28, 2021, 2:04:54 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, planning@portlandmaine.gov, info@portlandlandmarks.org

Munjoy Hill is a Portland treasure. Let's preserve its unique character and make it an Historic District. For several years, we have enjoyed volunteering with Visit Portland, greeting tourists from all over the U.S. and the world. We have often recommended that they visit this gem of a district so special to Portland. Adding more cube and box shape buildings will destroy Munjoy Hill's charm.

Thank you, Claire and Leroy Lambert, 74 Farnham St., Portland, residents for over 50 years.

p.s. The Riverton section of the city could use some improvements, especially Morrills Corner, however, a 200 person bed homeless shelter is too much for one area.



Jennifer Munson <jmy@portlandmaine.gov>

Historic District, Please Vote NO

Jo Holl <jo.holl@yahoo.com>

Thu, Jan 28, 2021 at 10:17 AM

To: council@portlandmaine.gov, cdg@portlandmaine.gov

Cc: jmy@portlandmaine.gov

January 27, 2021

Dear Mayor, and City Councilors,

Hope this note finds you all well.

Hope also, that with the newly elected councilors, and still fairly new Mayor, you all can come to a good decision to unanimously vote NO to another Historic District, the proposed 12th District on just about half of Munjoy Hill.

There is a lot of emotion, letters, and info to digest regarding this issue. With all that is going on in the county and world, it may seem so "small" to give so much time and thought, however it has been dragged out now for almost three years, and encompasses a lot issues we are facing today: housing crisis, racism, environmental sustainability with building, to name a few.

Mayor Synder, you made one of your campaign platforms to assess and analyze systemic racism in the City of Portland. According to Ms Ray, your Racial Equity Steering Committee is looking only at police brutality right now (according to District 1 zoom mtg in Dec. 2). I would hope the Committee would include a much broader scope to assess when looking at what actually could contribute to any kind of racism, discrimination and brutality within this city.

With that said, how can a vote "yes" at this time on HD even be justified, when you do not have any information, or facts on how HD's in Portland may contribute to systemic racism? Nationally resources are coming out with substantial evidence that HD does in fact contribute to systematic racism. Here is a definition of systematic racism:

- Rooted in a racist foundation, systemic racism today is composed of intersecting, overlapping, and codependent racist institutions, policies, practices, ideas, and behaviors that give an unjust amount of resources, rights, and power to White people while denying them to people of color.

Here is an interesting article from someone who has worked on a HPB for 30 years:

<https://twistedpreservation.com/2020/06/02/systemic-racism-of-preservation/>

outlining major points of analysis:

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 restrictive and exclusionary benefiting 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 "redlining" 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. 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 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.

9. Look at the money in Preservation. A budget reflects our priorities. Money goes where it is told. There is nothing natural about the market economy or what gets preserved.

Wealth Preserves Wealth.

As Preservationists, We Must Do Better.

Franklin Vagnone June 2020

Mayor Synder respectfully,

Can your Racial Equity Steering Committee answer:

Who makes up the City of Portland HDB? How diverse is it?

How many letters of support were generated from Greater Landmarks or the MHNO (Munjoy Hill Neighborhood Organization)? How many of these members are non-white?

How many residents that came forward to speak or write that are proponents of HD, are non-white?

What council members on the Planning Board voted for HD, and how many were non-white?

What council members had a "NO" vote and how many were non-white?

How cultural and socioeconomic diverse are the other HD's in Portland?

How affordable are these districts? and what are they "preserving" other than the facades of houses of the culturally privileged?

Are there residents in current HD's in Portland that want to have their districts minimized? And why?

Councilor Belinda Ray has said:

"no can afford the Hill anyway, or "some homeowners won't raise rents". Her very shallow and inaccurate statements are concerning. Where is the data? How long have homeowners "who won't raise rents" owned their home? It is easier for owners to keep rents lower who bought 10-30 plus years ago. How many owners who support HD have already made all the renovations to their houses at a fraction of what it would cost now and also would not be approved in a current HD? She also does not acknowledge that an independent survey was done on the Hill and the results showed more than half of the responses did not want it. Why is Councilor Ray not listening to her constituents? There are over 4000 people living on Munjoy Hill and getting maybe 500 letters from one class of people that support it, is actually a very small percentage, and not representative.

The Planning board almost did not approve of the HD. David Silk mentioned "breaks" in the analysis. Even though he voted for HD he said it should be looked into. While it would of been preferred If city planner could of looked into this, in fact there are. It does not meet the criteria Deb Andrews, and Christine Grimando explicitly remark as required to have in order to pass a HD district. "HD must be contiguous". This alone should be enough to vote no. Also, because procedures were not followed, and some houses were not classified, residents are applying to opt out of the district, further creating non-contiguous holes in the proposed district.

95% of the hill still has its integrity! (in HDB report). The fabric is still here. It will remain an eclectic working, diverse, cultural neighborhood if you just let history keep telling the story.

Creating yet another HD in Portland and especially on the Hill will only result in another affluent, primarily white neighborhood, something hardly to be proud of in 2021.

Thank you and please vote NO to HD on Munjoy Hill.

Respectfully,

J. Henry, St. Lawrence Street

Julia Sheridan <jdevl@msn.com>

4:37 AM (8 hours ago)



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

Dear City Council and Mayor Snyder,

I tried to send this previously this month and it got kicked back so here it is, again. I believe you are voting on Monday so I wanted to get this to you. Please read it. L

I have lived in Portland for 30 years and I urge you to support the proposed Munjoy Hill Historic District. Munjoy Hill's unique appearance is iconic and a strong economic draw for the city. The proposed historic district would preserve this unique neighborhood, allow for growth and change, and provide a beautiful landscape for everyone in the city to enjoy.

I volunteered on the Historic Preservation board for several years, including as chairperson. I've seen how our city's ordinance is carefully drafted to allow for growth and change, and that projects that come to staff and the board almost always get to "yes." The staff is extremely helpful to properly owners and the vast majority of projects never even make it to the board.

I've also seen from some five or so years on the board that the concept of newly built, large-scale "affordable" housing is a red herring. Given the costs of construction, it is impossible to make this smoke screen a reality. People living in one unit of their double or triple deckers on Munjoy Hill, and improving them to add rental unit(s) is true creation of "affordable" housing. Not only does such improvement, and other such projects allowed under the historic preservation ordinance, work to create more affordable housing but it also allows people who otherwise could not do so to own homes.

I've seen during my time on the board that generally the only way developers can build "affordable" housing is to build from scratch large multi-unit projects built with only a few "affordable" units nestled into many more market-rate units. Construction costs are simply too high to do otherwise. The City has required developers to pay into an affordable housing fund if they do not include affordable units. This two-pronged plan does not, and has not so far, created much affordable housing in Portland. Middle income earners who want to own homes are still left largely out in the cold given the scarcity of affordable units. Letting the owners of double and triple deckers sell a unit (or rent it out) would create many more affordable residences in an organic, from-the-ground-up manner that will perpetuate itself. Creating large multi-unit projects with a few affordable units nestled amongst the market-rate units simply does not work to create affordable housing. In fact, it seems to exacerbate the problem.

The wide spread support for this district, by long-time hill residents, many of whom rent out units, demonstrates the economic importance of an historic district on the housing market.

During my time on the board, hundreds of units of affordable housing, as well as new market rate units, have been built in Portland's existing historic districts. Historic districts provide access to federal and state Historic Tax Credits and millions of dollars of funding for challenging housing projects. Reusing and improving our existing building stock also significantly helps cut carbon emissions, reduces the need to make and transport new building materials, and cuts down on the mountains of building demolition materials that are created when buildings are razed.

While I was on the historic preservation board I strove to find a balance between private property rights and preservation goals, and I've always been a stance supporter of an owner's right to do what he or she wanted with property, absent a clear cut legal provision to the contrary. I have seen the tremendous benefits of historic preservation in maintaining neighborhoods, increasing economic value, creating affordable housing and home ownership, and strengthening a sense of local identity. If we allow Portland's iconic Munjoy Hill neighborhood to look like any other place, people will not want to go there, affordable housing (and the opportunity to create more) will be lost, and the city will lose an irreplaceable resource.

Please vote to support the district. Thank you.

Julia Sheridan
Portland, ME

Karen Snyder <karsny@yahoo.com>

12:23 PM (3 minutes ago)



to Belinda Ray, Spencer Thibodeau, Pious Ali, Nicholas Mavodones, azarro@portlandmaine.gov, mdion@portlandmaine.gov, April Fournier, Kate Snyder, Tae Chong, Planning and Urban Development, dga@portlandmaine.gov, Planning Board

Dear Mayor Snyder and Council Members,

I am a landlord and my property is in the proposed Munjoy Hill Historic District. I support this proposal with no changes.

Last City Council Workshop held on 1/11/2021, it appeared what was not acknowledged during that meeting was the existing and present reality of Munjoy Hill's current development trends and the effects that it has had on its existing diminishing community and affordability.

In addition, some City Councilors expressed concerns over fear of crippling potential economic development, racial equity, restricting personal property rights, and creating a stagnant neighborhood.

These fears are the **existing situation** of the rampant developer speculation where no long term resident can afford to purchase any longer no matter what ethnicity which has all ready stagnated and destabilized the neighborhood and continued diminishing presence of community.

These are also unfounded concerns since there are all ready 11 Historic Districts in Portland established and a substantial amount of affordable housing has a higher chance of being created in these Historic Districts than outside of them. Historic Districts provide are proven to provide more stabilized communities unlike what is currently occurring on Munjoy Hill.

The vote next Monday night will affect our lives and the future of Munjoy Hill.

I urge you to vote YES to support the proposed Munjoy Hill Historic District for the following reasons:

1. Between 75 to 80% of publicly documented emails in support from residents of Munjoy Hill of the proposed Historic District.
2. It will be a better way to stabilize and preserve as much as possible of the existing working and middle class housing that is still being provided by property owners since it was acknowledged by Mary Davis, in Housing Development that the City of Portland has NOT built in any housing between AMI 40% to 120% at all in past workshop held.
3. It will quell the rampant developer speculation that has basically all ready shut out the ability of working or middle class people not only buying but also renting on Munjoy Hill which is partly to blame for the population of Portland decreasing.
4. Historic Districts have been proven to stabilize neighborhoods and slow down gentrification.
5. Preservation and rehabilitation of buildings are better for the environment.

I urge you to vote YES and support this proposed Munjoy Hill Historic District and its residents.

Karen Snyder
Owner/Landlord
72 Waterville St.

Lindsay Steven Mann <lindsaymann@gmail.com>

11:06 AM (1 hour ago)



to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, Belinda Ray, tchong@portlandmaine.gov, nmm@portlandmaine.gov, ksnyder@portlandmaine.gov, sthibodeau@portlandmaine.gov, pali@portlandmaine.gov, planningboard@portlandmaine.gov, planning@portlandmaine.gov, Deb Andrews

City Council Members -

My name is Lindsay Mann, I live with my wife and two children at 122 North St. This message is to help clarify my opinion on the potential Historic District in front of you.

Though my feelings on historic districts in general remain unchanged (they are a vital tool for preserving some architectural history), my previous comments have been somewhat inconsistent as to our support of one that encompasses Munjoy Hill. This is because of the massive, shifting, unlawful project that has begun in our backyard.

While we are strongly in favor of preserving historic architecture in this city (what is left of it), as well as energy efficient, sustainable building methods, we are vehemently opposed to the homogenization of neighborhoods by thoughtless and insignificant architecture - specifically when it violates setbacks, easements, and the city's own building codes.

The boundary for this historic district conveniently reaches over Walnut Street to include our home, **and no other property on the block.**

116 North Street - considered non contributing and unburdened by HD regulations
 Island View Apts - massive 70 unit complex built in 2002
 Munjoy Heights - 29 condominium complex built in 2015
 128R North Street - proposed 4-story 6 unit luxury condo building w/ elevator (45 ft tall)
 126 North Street - proposed 3-story 5 unit apartment building (39 ft tall)
 *see attached image

Our house was built in 1890. We bought it specifically because it was old and full of charm, and we will make necessary energy efficient upgrades while preserving its historical details. However, the **historical context** of our house has been carelessly destroyed by developers and the Portland Planning Board. We would literally be an island surrounded by new construction. **If the Historic Preservation Board considered 122 North St. worthy of independent landmark designation, they would have done so. But they did not.**

While I sincerely hope its existence will satisfy those people on Munjoy Hill who have fought so hard for preservation, approval of the district is a band-aid for a mortal wound. This city screwed up a long time ago allowing developers to destroy the variety of housing stock that brought Munjoy Hill its charm. Nothing will save it now.

The boundary for this district is arbitrary at best - deliberately overreaching at worst - and it needs to be redrawn. It is a violation and a disgrace to include our house in this district. We will oppose and appeal any inclusion.

Lindsay Mann
 122 North Street



Island View apartments
a large complex of apartment
buildings (70 units) built in 2002

116 North Street
NON-contributing
Future demo almost guaranteed

122 North Street

126 North Street
Demolition, 5 units proposed
39 ft. tall

128R North Street - **Demolished**
5 luxury units, 1 workforce unit proposed
4 stories w/ elevator

Munjoy Heights
29 condominiums
built in 2015

Lynn Hallett <lhallett@townandshore.com>

10:47 AM (2 hours ago)



to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, Belinda Ray, tchong@portlandmaine.gov, nmm@portlandmaine.gov, ksnyder@portlandmaine.gov, sthibodeau@portlandmaine.gov, pali@portlandmaine.gov, planningboard@portlandmaine.gov, planning@portlandmaine.gov, Deb Andrews

To: City Councilors, Members of the Planning Board, and Mayor Snyder

I am writing to express my absolute support for the creation of the Munjoy Hill Historic District, as proposed.

As a business owner in the City of Portland, I support this protection for one of our most important neighborhoods.

Munjoy Hill has evolved into a neighborhood that attracts new residents as well as tourists from all over the country. It is incumbent upon all of us who work in this beautiful City to protect its greatest assets, Munjoy Hill being one of the most visible.

From a historical standpoint, from an architectural and preservationist perspective, and in the interests of economic prosperity, you must implement this measure. There is frankly, no downside to the creation of the Munjoy Hill Historic District.

Thank you for your efforts on behalf of the City of Portland.

Regards,
Lynn Hallett
Town & Shore Real Estate

--

Lynn Hallett

Broker / Owner

207-671-8187 (c)

lhal...@townandshore.com

www.townandshore.com

Matt Thayer <mthayer777@gmail.com>

11:58 AM (15 minutes ago)



to ksnyder@portlandmaine.gov, pali@portlandmaine.gov, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, azarro@portlandmaine.gov, Nick Mavodones, Belinda Ray, sthibodeau@portlandmaine.gov, planning@portlandmaine.gov, Greater Portland Landmarks

Mayor Snyder and City Councilors --

Please vote to support the proposed Munjoy Hill Historic District and the designation of the six proposed individual landmarks.

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!

Matt

Matt Thayer
Owner
62 Munjoy St.
m [207-899-5772](tel:207-899-5772)

Melissa Sweet <melissa@melissasweet.net>

9:56 AM (3 minutes ago)



to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, Belinda Ray, tchong@portlandmaine.gov, nmm@portlandmaine.gov, ksnyder@portlandmaine.gov, sthibodeau@portlandmaine.gov, pali@portlandmaine.gov, planningboard@portlandmaine.gov, planning@portlandmaine.gov, Deb Andrews

Dear Everyone:

My name is Melissa Sweet and I own and live in a home on Saint Lawrence Street, Munjoy Hill.

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

Please vote for the historic district.

Thank you,

Melissa Sweet

Nathan Szanton <nkszanton@szantoncompany.com>

Jan 27, 2021, 1:57:44 PM (2 days ago)



to ksnnyder@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, planning@portlandmaine.gov, info@portlandlandmarks.org

Dear Mayor Snyder and City Councilors,

My name is Nathan Szanton; I'm a resident of 22 Eastern Prom, Unit #3, which is within the proposed historic district. I'm also an affordable housing developer based here in Portland. I write in support of the proposed district. Munjoy Hill is a fascinating and beautiful expression of what happened here in Portland during the 19th and early 20th centuries. It is a great record of that time, and thus holds real cultural significance.

I want to specifically address the impact of ordinance passing on affordable housing. As a developer of housing for people with low to moderate incomes, I've thought a lot about how housing affordability is affected by historic districts. Here are three key points I hope you won't lose sight of:

First, this ordinance doesn't cover all of Munjoy Hill – it doesn't even cover most of the hill. It covers under half. So, much of the hill would be left to do teardowns, and build new affordable housing, or housing of any kind.

Second, if this passes and is implemented, there will still be very many opportunities to build new housing in the new district. Many new affordable housing projects have been built within the West End, Parkside and other historic districts. I myself did Casco Terrace, affordable housing at 41 State Street (in the last block before the Casco Bay Bridge, on the left side), in 2004. It's a 27-unit vertical addition on what was an existing one-story parking garage. That was in a historic district and went through the historic district review process. I felt that the review process actually made the building better. The Historic Preservation Board was truly thoughtful, made good suggestions, and exercised self-restraint in the use of its power. Several of the Board's suggestions resulted in an improved building.

Examples abound of not only housing but affordable housing that has been built in Portland's historic districts: Elm Terrace (corner of High and Danforth); Oak Street Lofts (Oak between Congress and Cumberland); Carlton Street Apartments (Carleton St. between West and Pine), to name just a few. This could be done on many unimproved lots within the proposed district. I could give you a tour and show you a number of them!

Thirdly, if this passes, developers and other small owners could still create more density *within existing structures*. For example, I live in a condominium with three units. My wife and I live in Unit 3, a carriage house connected to a large Victorian at the corner of Munjoy Street and Eastern Promenade. The Victorian is Unit 1, with 4,800 square feet in it. Unit 1 could be further subdivided into two, three or four condominium units, or rental units, creating more density right there within the historic district. Nothing in the historic district ordinance would prevent that.

In sum, creating a historic district on part of Munjoy Hill will help preserve Portland's cultural heritage, while still allowing the creation of thoughtful infill development, including affordable housing.

Thank you for your time and consideration of these views.

Very best,

Nathan Szanton

22 Eastern Promenade, #3

Pamela Day <pday2304@gmail.com>

Jan 28, 2021, 11:47:15 AM (yesterday)



to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, Belinda Ray, tchong@portlandmaine.gov, nmm@portlandmaine.gov, Kate Snyder, sthibodeau@portlandmaine.gov, pali@portlandmaine.gov, planningboard@portlandmaine.gov, planning@portlandmaine.gov, Deb Andrews

We are property owners and residents of Munjoy Hill. We strongly support the proposed Munjoy Hill Historic District and urge the City Council to approve the proposal with no changes.

Until recently Munjoy Hill has been an affordable, accessible neighborhood inhabited by a diverse mix of individuals and families. Many existing homes have provided one or more affordable rental units. These housing options will be further diminished if there is a continual erosion of single and multiple family homes in favor of the large, expensive condominium buildings that already dot the hill. These buildings do nothing to promote diversity or affordability nor are they more environmentally friendly than existing housing. Their super-sized presence casts a dark shadow on the human scale of our community.

The Neighborhood Conservation Overlay Zone has not quelled the rush to demolish existing properties and build condominiums that few on the Hill can afford to live in. A historic district is needed to preserve the most authentic portions of the neighborhood and to protect homeowners--and the city itself--from further deterioration of one of Portland's most historic areas.

Please vote yes for the Munjoy Hill Historic District on February 1.

Pamela Day & Michael Petit

25 Waterville Street
Portland, ME 04101

Stephen Guptill <saguptill@letterboxes.org>

Jan 28, 2021, 10:34:59 AM (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

S. Aram Guptill
93 Cumberland Ave Apt 1
Portland, Maine 0410

Mayor Snyder and City Councilors,

I urge you to support the proposed Munjoy Hill Historic District. As a resident of the East End, I have witnessed the struggle for affordable housing within our neighborhood- this struggle greatly affects families that have lived in the East End for decades, as well as young Mainers trying to move to the city to contribute it our state. By creating a historic district, the neighborhood can become home to affordable housing units while maintaining the architectural qualities of the neighborhood and paying homage to the unique history of the hill and the residents who have shaped it- both native-born Mainers, migrants from out-of-state, and New Mainers from Eastern and Western Europe, Scandinavia, Africa, and the Caribbean.

Additionally, The district will support sustainability and affordable housing goals established in the City's 2017 comprehensive plan. It is crucial- for our city, our state and our world, that we strive for sustainable goals. Reusing and improving our existing building stock will 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,
S. Aram Guptill

Susan Brewer <suebache@aol.com>

10:35 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

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 Munjoy Hill Historic District.

Susan Brewer

100 Hicks St.

Portland, ME 04103



Susan Mann <susanmiz@gmail.com>

11:09 AM (1 hour ago)



to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, bsr@portlandmaine.gov, tchong@portlandmaine.gov, nmm@portlandmaine.gov, ksnyder@portlandmaine.gov, sthibodeau@portlandmaine.gov, pali@portlandmaine.gov, planningboard@portlandmaine.gov, planning@portlandmaine.gov, Deb Andrews

Mayor Snyder and City Councilors,

My husband and I live at 122 North St. I am writing to express my concerns over the Munjoy Hill historic district. I would like to start by saying that I am very disappointed in the way this process has played out. For almost two years the residents of Munjoy Hill have been left in limbo while the city comes up with excuse after excuse for why they cannot make a determination about this district. Meanwhile the city has had no problem approving large new development projects.

Secondly, I would like to say that I support a historic district but I do not support the district boundaries as they exist. Originally, the district ended at Walnut St. After further evaluation the district jumped across Walnut St. to include only our house. The house to our right, all the houses to our left, and the apartments across the street are not included. They are currently in the process of building a gigantic, boxy, condo ten feet from our property line; a project that was approved while the city delayed this vote. The city cannot possibly expect us to be in a historic district when no one else on our block is included and two new buildings will soon tower over us. Why should we be held to a different standard than the others on our block? Why should we have to ask permission to change our windows when the neighbors to either side of us can do whatever they want?

I believe a historic district is necessary if the city is to preserve the character of Munjoy Hill and maintain what it is that people love about this area. However, I ask that you draw a fair district line that ends at Walnut St. as originally proposed.

Thank you,

Susan Mann



Jennifer Munson <jmy@portlandmaine.gov>

"Equity" on Munjoy Hill

Anne Manganello <aemanganello@gmail.com>
To: jmy@portlandmaine.gov

Thu, Jan 28,

The password of this new administration is not "equality" but "equity". Let's see what "equity" would look like if Munjoy Hill becomes an historic district.

This story is about four homeowners. One of them is super successful, one is very successful and a third is successful. The fourth is hardworking with a mortgage and tenants. The first three homeowners have no mortgage and can easily pay for maintenance and the upcharge that comes with being in an historic district. The fourth homeowner is challenged monthly with a mortgage payment, cost of upkeep and the upcharge of living in the district. His tenants are equally challenged by the premium rent they are paying, hoping against hope that they will be able to afford to stay in a location they love.

Now if we are striving for "equity", the first three homeowners would be required to equalize the "inequity" among all of the homeowners by subsidizing the fourth homeowner. This would be form of socialism, but I digress. What will most likely happen is that as property values and taxes go up in an historic district, the three successful homeowners will have no problem meeting costs and in fact may benefit from high home values but the fourth homeowner, hardworking but struggling, may have to give up his home as will his tenants. I am sure that one of the first three may be more than happy to purchase it from him further ensuring "inequity".

What we should be striving for is "equality" on Munjoy Hill so everybody gets a shot at their dream of living in one of the most sought after and people friendly locations in the country.

Respectfully submitted,

Anne E. Manganello
84 Quebec Street
Portland, Maine 04101

Berry Manter <berrymanter@yahoo.com>

Jan 28, 2021, 6:32:50 AM (yesterday)



to ksnyder@portlandmaine.gov, Pious Ali, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, Azarro@portlandmaine.gov, Nicholas Mavodones, Belinda Ray, Spencer Thibodeau, Planning and Urban Development

Mayor Snyder and City Councilors,

Thank you all for last month's discussion around the proposed Munjoy Hill Historic District. I attended, staying 'til the end and took notes.

Concerns expressed by council members at this workshop asked how an HD might affect the ability for low income people to live on the hill? Would such a district create an 'elite' neighborhood? Discourage racial diversity?

Questions by council members also expressed fear of crippling potential economic development, restricting personal property rights, creating a stagnant neighborhood. A suggestion was offered that historic architecture might best be made into a book, so we could remember how the hill once looked.

What wasn't clearly brought to the forefront of the discussion is the *present underlying reality* of Munjoy Hill's *current* development and the effect on this community. Current trends underscore why this historic district proposal arose and now has come to your attention. Without protection current demolition and luxury condo development will continue unabated.

While no one would argue that Munjoy Hill has greatly changed in recent years and *will continue to change*, the majority of dwellings that are replacing tear-downs are "luxury" condos that by virtue of their pricing create an exclusive barrier to middle income buyers, and eliminate any possibility of low income buyers.

Portland is "the new Cape Cod", an easy to access, relatively "affordable" seasonal escape near the ocean, excellent dining, cultural pleasures. Is there an impact assessment by the city on how many new condos in the peninsula are seasonal second dwellings? While their property tax income is attractive, this population does not, by nature, form "community". As I walk around the hill at dusk I see a disturbing trend of dark windows in these new condo structures. (*Looking across at the Portland House, and it's 8PM, over half the windows are dark, and this is typical.*) It's my understanding that most of the new housing now under construction on the peninsula is luxury condo construction, with a market rate exceeding a million apiece, most sold before completion.

Without preserving this modest district on the hill as a historic district you are not only leaving vulnerable an important visual and historic element of Portland, but making vulnerable the rental property, the modest older homes, that house the diversity you convey is desirable— lower and middle income Portlanders. The affordable living options on Munjoy Hill are in the older housing stock.

While not part of this historic district vote, I urge councilors to address city and regional transportation needs making the Portland peninsula with its businesses, parks, waterfront and cultural opportunities *easily accessible* from outlying neighborhoods, as well as outlying towns. You cannot ask Munjoy Hill to remain both open to unregulated development AND be a community of working and middle income people.

Please vote to support the proposed Munjoy Hill Historic District as presently designed. Thank you.

Respectfully,

Berry Manter
(Owner/landlord)
46 Eastern Promenade

Chris Stewart <stewart.christopher1@gmail.com>

9:55 AM (5 minutes ago)



to ksnyder@portlandmaine.gov, Pious Ali, tchong@portlandmaine.gov, mdion@portlandmaine.gov, afournier@portlandmaine.gov, azarro@portlandmaine.gov, Nicholas Mavodones, Belinda Ray, Spencer Thibodeau, Planning and Urban Development

**My wife and I live in our home on Munjoy Hill and we support for the proposed Munjoy Hill Historic District with no changes.
Thank you**

**Christopher Stewart
81 North Street
Portland, Maine
04101**

mclamb@aol.com <mclamb@aol.com>

Jan 28, 2021, 2:04:54 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, planning@portlandmaine.gov, info@portlandlandmarks.org

Munjoy Hill is a Portland treasure. Let's preserve its unique character and make it an Historic District. For several years, we have enjoyed volunteering with Visit Portland, greeting tourists from all over the U.S. and the world. We have often recommended that they visit this gem of a district so special to Portland. Adding more cube and box shape buildings will destroy Munjoy Hill's charm.

Thank you, Claire and Leroy Lambert, 74 Farnham St., Portland, residents for over 50 years.

p.s. The Riverton section of the city could use some improvements, especially Morrills Corner, however, a 200 person bed homeless shelter is too much for one area.

James Hambly <jphambly@hotmail.com>

2:41 PM (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, planning@portlandmaine.gov, info@portlandlandmarks.org

Mayor Snyder and City Councilors,

We would again like to express both our support for the Munjoy Hill Historic District and our thanks for the efforts of everyone involved to bring the designation to reality.

The Munjoy Hill neighborhood has a look and feel we both love and enjoy every day. Dramatic changes to some of the properties over the last few years have, in our opinion, been detrimental to that look and feel. Change does need to take place and, going forward, we look forward to the Historic Preservation Department having guidance over that change.

We hope that there will not be any further delays implementing the historic district.

Thank you.

Please vote to support the proposed Munjoy Hill Historic District and the designation of the six proposed individual landmarks. Thank you!

James Hambly and Jenny Dignan
61 Monument St.
Apt 4
Portland, ME 04101

Lori Rounds <lori.j.rounds@gmail.com>

2:48 PM (1 hour ago)



to ksnnyder@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, tchong@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov, afournier@portlandmaine.gov, planningboard@portlandmaine.gov

To Mayor Snyder and City Councilors:

As a property owner and resident of Munjoy Hill, I am writing to urge you to REJECT the Munjoy Hill Historic District, for the following reasons:

Economic Impact & Housing Affordability: Councilors (Chong, Mavedonis, Zarro) expressed concern at the two Munjoy Hill HD Workshops regarding the lack of data on Historic District impact to property values, rents, taxes, maintenance & repair costs, property insurance and overall housing affordability. Questions were also raised (and unanswered) regarding the impact of HD's on racial equity and diversity and the availability of housing. One Councilor commented that an economic impact study could be performed on the "before & after" Munjoy Hill Historic District, although the City would need to outsource the expertise needed to conduct the study. There are already 11 Historic Districts in Portland – don't create a new HD on Munjoy Hill as the lab experiment to gather economic data when there are 11 other HD's in Portland available for data collection. Additionally, the City is grappling with determining the economic consequences of the recent referendums on rent control and emergency wages, plus developing a racial equity plan. Adding a new Historic District without understanding the economic, housing and racial equity impact it will cause is irresponsible and unnecessary.

Contiguous District: The proposed HD is a gerrymandered district of non-contiguous Contributing properties and therefore does not meet the criteria for Historic District designation. See the 01/26/2021 email to the Council from Carle Henry for a detailed description of the non-contiguous boundaries of the HD.

New Construction Design: One of the repeated complaints from proponents of the HD is that design of new construction on the Hill is too modern and does not integrate well with existing architecture, therefore the HD is needed to preserve the neighborhood aesthetic. Staff says that HD rules do not prohibit modern structures – if so, then why is a new Historic District needed to "manage" design? Use the existing Overlay District design rules or modify the current design rules via the ReCode effort.

Individual Landmark Designations: According to Historic Preservation criteria, properties must offer architectural and/or historical significance to merit Individual Landmark designation. As described in the October 22, 2020 "Planning Board Report to the City Council ("Report")" prepared by City Staff and including Attachment 5 to the Report, only two of six proposed Munjoy Hill Individual Landmarks were suggested by HPB, others were self-selected by property owners. Four of the six properties described in Attachment 5 indicate architectural and/or historical significance, while the properties at 28 Waterville and 51 Monument are described as examples of architecture of the period with no discussion of historical or architectural significance. See the below excerpts from Attachment 5 of the Report. Why are 28 Waterville and 51 Monument deserving of Individual Landmark designation since their evaluations do not offer any evidence of architectural or historic significance?

- "The mixed use building at **101-103 Congress Street** (Munjoy (Murdock) Block) is an excellent example of its style and form on Munjoy Hill"... 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."
- "**7 Lafayette Street** (Henry Rowe House) is an excellent example of a one-and-a-half-story side-gable cape built in the mid-nineteenth century"... 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."
- "**8-12 Montreal Street** (James B. Newell House) is a good example of a mid-nineteenth-century side-gable cape on Munjoy Hill"... 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"... It remains one of the longest-standing dwellings on Munjoy Hill, and contributes to the historical-architectural fabric of the neighborhood."
- "**51 Monument Street** is a two-and-a-half-story Greek Revival multi-family residence...51 Monument maintains a form and scale that is relatively unchanged from historical record...because 51 Monument originally exhibited an understated appearance, it has been able to retain its earlier character despite these changes."
- "**21-23 Sheridan Street** was a boyhood home of (noted movie director) 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."

- **“28 Waterville Street** 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...Despite changes, the structure continues to reflect its mid-nineteenth-century origins, and it could be restored to its earlier state with moderate measures.”

Thank you for the opportunity to provide comments on the proposed Historic District.

Regards,

Lori Rounds

47 Monument Street

From: **EJ Koch** <ejkoch@gmail.com>

Date: Fri, Jan 29, 2021 at 3:22 PM

Subject: Munjoy Hill Historic District - Please approve as drawn

To: Kate Snyder <ksnyder@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, <tchong@portlandmaine.gov>, <Azarro@portlandmaine.gov>, <mdion@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <afournier@portlandmaine.gov>, Deb Andrews <dga@portlandmaine.gov>, <council@portlandmaine.gov>

Dear City Councilmembers -

I fully support the approval of the Historic District designation for Munjoy Hill. I've lived in my house on Vesper Street 40 years - before the Hill was "gentrified." The pace of change has accelerated here without benefit to the City and residents of the Hill-

- to the contrary, affordable housing has been lost to oversized development, neighborhood communities have been harmed in that property owners have been lured away over years with the idea that they are going to make big \$\$ from their property. And some have, as a consequence of speculative development. However, a number of families who lived here for generations regret leaving, and what has happened to the Hill and its visible history over the past 30 years. You will find that most of the now-existing "affordable" housing is in the older buildings that have been prime targets for teardowns and speculative development. In fact, many of the individuals who are urging a Historic District are small landlords who, like I, have long term tenants renting at "below market" rates from us.

We should stop the bleeding, before the Hill has lost virtually ALL its "affordable housing," and the area looks like a Frankenstein mashup of Manhattan and a formerly charming port town.

I urge you to approve this District.

I have written numerous letters to the Planning Board and Council about this District. I've attached one of several written in 2019 and 2020.

Thank you for your attention to this plea.

Erna Koch
81 Vesper St.
Portland, Maine 04101
617.818.0882

George Rheault <george.rheault@gmail.com>

Jan 30, 2021, 12:47:39 PM (2 days ago)



to Kate Snyder, Pious Ali, Nicholas Mavodones, April Fournier, Mark Dion, Andrew Zarro, Tae Chong, Spencer Thibodeau, Councilor Belinda Ray, planningboard@portlandmaine.gov

One of the biggest reasons to oppose the proposed Munjoy Hill Historic District (as I do and urge you to do the same), is that the Planning Department has done very little in depth analysis of how much extra cost historic preservation mandates add to an already high-cost housing environment.

A great case study in the West End unfolded literally at the VERY same time the Munjoy Hill proposal was winding its way through City Hall: 64 Gray Street.

Supportive affordable housing (6 units + on-site staff efficiency bedroom) here was LOST due in great part to the historic preservation burdens. MaineHousing did an RFP (attached below) in 2019 and was honest (see page 2) that the property would be impacted by the West End Historic District "protections" and as a result, no affordable housing providers could make a rehabilitation project work despite MaineHousing offering up various incentives. So MaineHousing was finally forced to sell the vacant property this past summer on the open market - thus worsening the West End's decades-long gentrification - in order to avoid a likely demolition.

This case study is not a one-off example and has direct implications for the Munjoy Hill area. Historic preservation has real trade-offs and the Council better understand what will happen when they work overtime to increase the values of affluent homeowners at the expense of important other policy considerations.

Assessor's photo





Request for Proposals (RFP)

Acquisition and Rehabilitation of MaineHousing-Owned Property

MaineHousing is requesting proposals from Maine non-profit agencies to acquire and rehabilitate a multi-unit rental property located at 64 Gray Street in Portland. MaineHousing's intent is to preserve the project for supportive housing.

MaineHousing is seeking proposals that address the following **five elements**:

- 1. Demonstrated history and capacity to initiate and operate long-term supportive housing for targeted special needs populations**
- 2. Proposal that includes a scope of rehabilitation that will improve the property to reasonable habitability, quality and accessibility standards**
- 3. Proposal that includes an endorsement from the Maine Department of Health and Human Services for the proposed target population and service plan**
- 4. Effective and efficient use of MaineHousing financial resources for the development of the property**
- 5. A financially viable plan for the long-term operation of the project as supportive housing**

MaineHousing will provide subsidy funding for the acquisition of the property and below-market, fixed-rate amortizing debt for eligible development costs. MaineHousing will also provide project-based Section 8 Housing Choice Voucher rental assistance for eligible projects.

MaineHousing will accept applications until 5:00 P.M. on August 16, 2019. Incomplete applications and applications received after the deadline will be returned to the applicant. Applications may be submitted electronically or by mail. Electronically submitted applications will be sent to BOlsen@MaineHousing.org. Complete applications will be competitively scored by MaineHousing.

Potential applicants will be able to inspect the property on July 10, 2019. Please contact Bill Olsen at BOlsen@MaineHousing.org or (207) 626-4633 if a representative of the applicant will be attending the property inspection on July 10.

If an applicant is unable to inspect the property on this date, please contact Bill Olsen to arrange for an alternative date.

MaineHousing will not charge any application, processing or commitment fees in connection with this RFP.

Building

The building is a wood-framed, three-story structure containing 5,150 square feet of usable, living space. The site is a .0964 acre parcel located in an in-town location that is accessible to goods and services. The location of the property is identified on Map 44, Block I, Lot 10 of the Portland Tax Assessor's Map. The most recent assessed value is \$347,000.

The building has been used as a seven unit supportive housing project since 1999. There are two efficiency units and five one-bedroom units in the current configuration. One of the efficiency units, located on the first floor, was used by on-site, over-night staff. This unit contains less than 300 square feet of usable space. It will be unsuitable as a supportive housing unit. The unit may serve the needs of 24/7 on-site staffing. Applicants will need to determine the adequacy of the unit for this purpose. There is an efficiency unit on the third floor. The unit has external egress via a dedicated fire escape. Applicants will need to confirm that the City of Portland will approve the continuation of the egress via the dedicated fire escape.

The building is not on the National Register of Historic Places. However, the property is located in the Western Promenade Historic District (Reference # 84001363). Due to its location in the District, future renovations to the building will require a review by the Portland Historic Preservation Committee. The Committee will determine whether a proposed scope of rehabilitation will require a Level 1 Site Plan Review. Historically sensitive items, such as windows, facades, porches, etc., will factor heavily in the Committee's decision as to whether a Level 1 Site Plan Review will be required.

The current electrical, plumbing, and heating systems will not enable separate-unit metering. Applicants will need to determine whether the systems should be replaced in order to accommodate separate-unit use and metering. The electrical system is aged and should be considered for an upgrade whether separate metering is implemented or not.

Hot water is provided by a stand-alone, natural-gas hot water heater. The hot water heater serves the entire building. Heat is provided by an oil-fired furnace that distributes steam heat via a network of radiators. The property is served by a natural gas pipeline. The previous owner installed a natural gas conversion unit to the furnace. The conversion unit was recently uninstalled, but can be readily re-installed.

There is evidence of pier instability in the basement which has telegraphed through the upper floors. A structural analysis of the pier stability will be required. Foundational remediation may be required. The applicant will need to screen the property for potential environmental hazards. A site visit by MaineHousing identified a small and contained amount of asbestos that will require remediation.

Applicants will need to address the following in developing a rehabilitation scope of work:

Exterior

- Asphalt roof replacement
- Replace exterior door(s)
- Replace windows with higher efficiency models
- Alterations to the building envelope to increase energy efficiency
- General site improvements

Systems

- Upgrade heating system
- Upgrade electrical system
- Upgrade plumbing, as needed
- Consider the feasibility of the installation of a sprinkler system
- Foundational remediation (if needed)
- Handicap accessibility (please refer to the MaineHousing Accessibility Policy and Procedures for the Design and Construction of Multifamily and Supportive Housing Projects document at the MaineHousing web-site for further detail)

Units

- Wall, floor and ceiling surface restorations or re-finishing, as necessary
- Replacement of unit appliances, as necessary
- Replace bath and kitchen fixtures, as necessary
- Upgrade cabinet surfaces and facings

Applicants must engage an experienced general contractor for the proposed rehabilitation. The preferred method of general contractor procurement is through competitive bid. Applicants may use a select bid process to procure a general contractor with MaineHousing's prior approval of the selected bidders list. Construction management may be an acceptable project delivery method with MaineHousing's prior approval. See MaineHousing's *Quality Standards and Procedures Manual* for guidance on MaineHousing's approach to the construction management method.

Property Location

The property is located in an R-6 Zone and residential use is a permitted use. However, the applicant will be required to conduct due diligence on compliance with local ordinances. For example, there are two property characteristics that would need to be grandfathered. The R-6 Zone prohibits outside stairways or fire escapes above the ground floor (the building has an external fire escape for egress for the third floor unit). And, the zone has minimum parking requirements.

Applicant Eligibility

Eligible applicants must meet the following criteria:

- Be a non-profit corporation having determination, or application for determination, of tax exemption under Section 501(c)(3) of regulations of the Internal Revenue Service;
- Be a non-profit corporation organized in the State of Maine under Title 13-B of the Maine Statutes or registered to do business in the State of Maine;
- Provide a corporate resolution demonstrating the authority to apply for and receive the MaineHousing subsidy funding requested in the application;
- Demonstrate capacity to deliver appropriate and necessary services for the target population and/or realistic strategies to meet the service needs of the target population;
- Demonstrate the financial and organizational capacity to undertake the proposed initiative;
- Not excluded from participation in federal housing programs
- Be currently in good standing with previously MaineHousing funded projects

- Be in compliance with federal and MaineHousing conflict of interest prohibitions

MaineHousing may request corporate or personal financial statements of applicant entities, guarantors, partners or members and principals. MaineHousing reserves the right to review tax returns from each of the foregoing. In making its credit determination, MaineHousing will consider such factors as the adequacy of working capital and the liquidity, net worth, financial and operational strength of any real estate portfolio/holdings and credit history of the ownership entity, its affiliates and principals. State Form 990 may be required for non-profit applicants.

Ownership entities must be duly organized, validly existing and in good standing under the laws of the jurisdiction in which they are organized and, if different from the State of Maine, be authorized to do business and be in good standing under the laws of the State of Maine.

Applications will not be accepted, processed, or approved by MaineHousing if an applicant or any principal or affiliate of either (i) has been declared in default or has been 60 days or more delinquent on any loan with MaineHousing, unless the default or delinquency has been cured or there is an approved payment or workout plan in place and in good standing prior to the applicable deadline for submitting an application; or (ii) has ever been the owner of any MaineHousing-financed project in which MaineHousing has foreclosed a mortgage interest or received a deed-in-lieu of foreclosure of a mortgage interest unless previously waived by MaineHousing; or (iii) is presently debarred, suspended, proposed for debarment, or excluded from participation in any federal or state programs; or (iv) has in the last 10 years had any proceeding in or for bankruptcy, receivership, reorganization or any other arrangement for relief from creditors commenced against it that affects a MaineHousing-funded project and was not dismissed within 90 days of commencement, or commenced any proceeding in or for bankruptcy, receivership, reorganization or any other arrangement for relief from creditors that affects a MaineHousing-funded project.

For purposes of this provision, a principal includes any entity with an ownership interest in the owner of the project that controls the development and day-to-day operation of the project. An affiliate includes with respect to any person or entity, another entity that said person or entity directly or indirectly controls, is controlled by or is under common control with.

Applicants shall disclose the nature of the relationship between themselves and any of their principals, proposed sellers, contractors, vendors, suppliers, agents and service providers. MaineHousing may impose restrictions, or require independent appraisals, or other third party verifications when there are identity of interest concerns.

State and federal law and MaineHousing's policy on conflicts of interest prohibit current employees or commissioners from working on certain transactions with applicants with whom they have a financial or personal relationship, prohibit past MaineHousing employees from working on certain transactions, and prohibit persons who exercised responsibilities in connection with certain federal funds from benefiting from those funds. Accordingly, applicants must answer a Conflict of Interest Inquiry (located in the application) and comply with the law and policy and any requests by MaineHousing to ameliorate potential or perceived conflicts of interest.

Public Benefit Requirement

All proposals must meet the following public benefit requirements:

- A) Six units of permanent housing for adults eligible for service funding via Section 97 of

MaineCare (Private Non-Medical Institution) and have been determined to be eligible for Section 97 service funding due to mental health issues with co-occurring substance use disorder

- B) Five units to be rented to individuals earning 30% or less of the area median income and one unit to be rented to an individual earning 50% or less of the area median income

Financing

Acquisition Funding

The acquisition price for the property in as-is condition is \$450,000

MaineHousing will provide a subsidy loan in the amount of \$450,000 at the following terms:

- 0%, deferred, payable at 30 years
- Note will become due and payable if performance and compliance end prior to the 30 year term
- Secured by a shared 1st lien mortgage on the property
- Non-recourse loan
- Note will be executed concurrently with the closing on the amortizing loan (see below)

Rehabilitation and Development Costs Funding

MaineHousing will provide amortizing debt for development-related costs, including the rehabilitation of the five one-bedroom units and common area spaces. The development-related costs will be finalized prior to the closing of the amortizing loan. MaineHousing will need to concur to the final development-related costs. The amortizing debt will be structured as:

- 5.00%, fixed-rate, 30 year amortizing loan
- Secured by 1st lien mortgage on property
- Recourse loan
- Amortizing loan may not exceed total development costs as endorsed by MaineHousing

The amortizing debt and subsidy funding will be secured by a first lien mortgage and security interest in the land and improvements, a general assignment of leases, rents and contracts, a UCC security interest in all fixtures and personal property of the development, a security interest in all accounts, reserves and escrows established in connection with the development. No other encumbrances, liens, security interests or mortgages will be permitted on the development and any related personal property without the prior written concurrence of MaineHousing.

MaineHousing loans require prior written approval to any prepayments or assumptions.

Section 8 Project-Based Vouchers

MaineHousing will provide up to six project-based HUD Section 8 Housing Choice Vouchers for the Gray Street property. To be eligible for project-based Section 8 rental assistance from MaineHousing, the following criteria must be met:

- (1) Projects must create permanent housing. Emergency, temporary or transitional housing are not eligible for project-based rental assistance.
- (2) A letter must be submitted to MaineHousing from the Portland Public Housing Authority (PPHA) stating that the PPHA is unable to provide the vouchers.
- (3) Housing Choice Voucher program regulations at 24 CFR §982 set forth Housing Quality Standards (HQS) which all units must meet before assistance can be paid on behalf of a family and at least annually throughout the term of the assisted tenancy
- (4) Tenants must have a lease with a minimum term of one year.
- (5) The rents that are charged must meet the MaineHousing rent reasonableness test.
- (6) Tenants must meet HUD eligibility criteria.
- (7) Tenants must be at least 18 years old or have been legally emancipated.
- (8) HUD prohibits the use of project-based Section 8 vouchers for the following activities: shared housing; medical, mental or similar public/private institutions; nursing homes or facilities providing continuous care; psychiatric, medical or nursing facilities; board and care or Intermediate Care Facilities; manufactured housing; or coop housing.

Project-based Section 8 Housing Choice vouchers will require an environmental review (see below) and will be subject to HUD's prohibition on taking choice-limiting actions from the date that MaineHousing receives an application for funding until the project receives its environmental clearance. During this period, applicants must ensure that they do not take any choice limiting actions (see below).

Upon completion of the project Maine Housing will conduct a housing quality standards inspection. Once the project and units pass this inspection MaineHousing will execute a contract with the owner. The term of the contract will be up to 15 years with an option to renew for an additional 15 year term.

Environmental Review/Choice Limiting Actions

Projects receiving project-based rental assistance from MaineHousing must undergo an environmental review under HUD's environmental review rules at 24 C.F.R. Part 58.

Project-based Section 8 vouchers trigger specific prohibitions under HUD's environmental review rules that will apply to the Gray Street project. From the application submittal date until completion of the environmental review process, HUD's environmental review rules prohibit all participants in the development process for a project, including the applicant, any developer or sponsor of the project, any affiliates or the affiliates of any developer or sponsor participating in the project, any construction manager, and any other consultants and contractors, from taking certain actions. These prohibited actions are called "choice-limiting actions." HUD's prohibition on taking choice-limiting actions continues in effect from the date MaineHousing receives an application until a project has received its environmental clearance, which means the completion of an environmental review of the project and, if necessary, HUD approval of the release of the project-based voucher funds for the project after completion of the environmental review. In the following section, the

period extending from the application submittal date to the date of environmental clearance is referred to as the “Choice-Limiting Action Prohibition Period”.

The list of choice-limiting actions set out below is not all-inclusive and applicants are strongly urged to consult MaineHousing prior to taking any action that could be a prohibited choice-limiting action. Taking a choice-limiting action during the Choice-Limiting Action Prohibition Period will disqualify a project from receiving Section 8 project-based vouchers or other HUD financial assistance.

Prohibited Choice-limiting Actions

During the Choice-Limiting Action Prohibition Period, the applicant and all other participants in the development process are not allowed under HUD’s environmental review rules to do **any** of the following, except to the limited extent described in part (b) below:

- (1) Spend or commit **any** funds for the project, whether those funds are federal, state, local, bank, equity, or private funds, grants, loans or any other source or type of funds.
- (2) Enter into a binding contract or agreement for any purpose, except the limited purposes described in items (a) through (d) below:
 - (a) For a project site that is currently (i) vacant land, *or* (ii) occupied by a non-residential building, *or* (iii) occupied by a residential building with more than four units, *or* (iv) occupied by a building with mixed non-residential and residential uses in more than a total of four units in the building, *or* (v) occupied by a building that was formerly a residential building but is no longer used for residential purposes, applicants may enter **only** into an option agreement to purchase or lease the proposed project site that states that it is subject to MaineHousing’s decision on the desirability of the project site based on the results of the environmental review and provides for an option price that is only a nominal portion of the purchase price or rental cost of the property. **IMPORTANT NOTE:** HUD’s environmental review rules DO NOT allow applicants to enter into a purchase and sale agreement for ANY of these types of project sites during the Choice-Limiting Action Prohibition Period.
 - (b) For a project site that is currently occupied by an existing single-family residential building (defined by HUD as having one to four units) in which there has been continuous residential use, applicants may enter **only** into (i) an option agreement that meets the requirements described above, or (ii) a purchase and sale agreement complying with HUD’s *Guidance on Conditional Purchase Agreements* (see below).
 - (c) **IMPORTANT NOTE:** HUD’s *Guidance on Conditional Purchase Agreements* DOES NOT allow applicants, either directly or indirectly, to purchase or lease a project site during the Choice Limiting Action Prohibition Period.
 - (d) Entering into a construction management contract, **but only if** an Addendum required by HUD (available from MaineHousing) is executed as part of and simultaneously with the construction management contract. (The construction management project delivery method must still be approved by MaineHousing Construction Services prior to entering into a construction management contract, as provided in MaineHousing’s *Quality Standards and Procedures Manual*.)
 - (e) The following preliminary project activities:

- i. Environmental studies and testing
- ii. Geotechnical studies
- iii. Other site inspection and testing
- iv. Engineering services
- v. Architectural and design services
- vi. Permitting and zoning approvals
- vii. Financing applications

- (3) Enter into a contract or agreement for any of the following or actually undertake or do any of the following:
- (a) Enter into an option to buy or lease all or part of the project site or to purchase an easement for the benefit of the project site, or renew or extend an option, unless the option agreement meets the requirements described above.
 - (b) Enter into a purchase and sale agreement, or extend or renew a purchase and sale agreement, which does not meet the requirements described above (as detailed in HUD's *Guidance on Conditional Purchase Agreements* below).
 - (c) Purchase or lease all or part of the project site, including but not limited to any small additional parcel that may be needed to meet density or other local or state requirements.
 - i. Purchase an easement or right-of-way for the benefit of the project site.
 - ii. Grant an easement or right-of-way over the project site.
 - iii. Enter into an Agreement to Enter into a Housing Assistance Payments Contract (AHAP) or a Housing Assistance Payments (HAP) Contract or any renewal thereof.
 - (d) Go out to bid for any work relating to the project, including but not limited to construction, rehabilitation, demolition or environmental remediation.
 - (e) Excavation or earth removal
 - (f) Demolition
 - (g) Environmental remediation activities on, in or affecting the land or building(s) on the project site, including but not limited to lead paint, mold, asbestos, or soil remediation or other clean-up.
 - (h) Utility or infrastructure construction or installation, e.g., sewer, water, electric or gas lines, drainage, storm water management facilities, roads, sidewalks, etc.
 - (i) Paving
 - (j) Grading, filling or clearing
 - (k) Dredging or draining

- (l) Construction of buildings or other structures
- (m) Moving, rehabilitation, repair or alteration of existing buildings
- (n) Burying, replacing or relocating a propane or other above-ground tank, or a fuel conversion of a heating system, on an abutter's property or on the project site as a way of mitigating hazards to your project or for any other reason.
- (o) Any other activity that has a physical effect on the land or buildings on the project site.
- (p) Any other commitment of funds relating to the project.

HUD Guidance on Conditional Purchase Agreements

HUD has provided guidance on conditional purchase agreements, which applies during the Choice Limiting Action Prohibition Period. This guidance allows an applicant to enter into a purchase and sale agreement (P&S Agreement) to gain or maintain site control of the project site during the Choice Limiting Action Prohibition Period **ONLY IF ALL** of the following conditions are met:

- (1) There is an existing single-family building on the site (HUD defines "single-family" as one to four units)
- (2) The proposed project on the site is for residential use
- (3) The proposed project involves either:
 - (a) rehabilitation of the existing single-family building that does not increase the number of units beyond four (4) and that does not increase the footprint of the building in a floodplain or wetland; or
 - (b) demolition of the existing single-family building and reconstruction of another single-family building on the site
- (4) The P&S Agreement includes the following language, which cannot be deleted or amended or modified during the Choice Limiting Action Prohibition Period:

Notwithstanding any other provision of this Contract, Purchaser shall have no obligation to purchase the Property, and no transfer of title to the Purchaser may occur, unless and until Maine State Housing Authority has provided Purchaser and/or Seller with a written determination, on the basis of a federally required environmental review and an approved request for release of federal funds, that purchase of the property by Purchaser may proceed, subject to any other Contingencies in this Contract, or may proceed only if certain conditions to address issues in the environmental review shall be satisfied before or after the purchase of the property.

- (5) The P&S Agreement states that any deposit made by the purchaser is refundable if the conditions are not met, or, if non-refundable, the deposit is not more than \$1,000.
- (6) The applicant does not close on the purchase of the project site or otherwise acquire title to the project site during the Choice Limiting Action Prohibition Period.

Overview of Environmental Review

The environmental review of the project requires MaineHousing to review the effect of the project on resources protected by various federal laws, regulations and policies and to determine any necessary compliance actions under these laws, regulations and policies. In addition, MaineHousing must evaluate the effects on the project of certain environmental and other conditions and determine whether any compliance actions by the applicant or modifications to the project are required to eliminate or minimize adverse impacts.

Any required compliance action can add costs and time to a project, if compliance is possible at all. Sometimes, there are features of a project that make compliance either impossible or costly and time-consuming at best. For that reason, MaineHousing wants applicants to be aware of the following categories of environmental review that often result in compliance issues. If possible, applicants should avoid project sites within any of the categories outlined below.

Please note that the categories of environmental review outlined below are not the only categories that can give rise to compliance issues. Depending on the unique features of a project site, compliance issues may also arise under other categories of environmental review. Projects that cannot satisfy compliance requirements due to costs, limitations of the project site, legal prohibitions, or other reasons may not receive any funding, including project-based rental assistance, from MaineHousing.

Location in a Floodplain. If a project is located in a 100-year floodplain, as designated on FEMA's flood insurance rate map for that location, or sufficiently close to the floodplain to cause a floodplain impact, HUD's environmental review rules require that the project go through an 8-step decision-making process that includes identifying and discussing alternatives to locating the project in the floodplain, identifying impacts to the floodplain, and taking steps to mitigate impacts to the floodplain. The 8-step decision-making process is a process intended to involve the public and therefore requires publishing notices concerning the proposed location of the project in the floodplain and the intended action after the information noted in the previous sentence is considered. Flood insurance for a project located in a floodplain is required by MaineHousing.

Location in a Wetland. If a project is located in a wetland, or sufficiently close to a wetland to cause a wetland impact, HUD's environmental review rules require that the project go through the 8-step decision-making process described above.

Location in an Airport Runway Protection Zone. HUD's environmental review rules do not allow HUD financial assistance, including project-based rental assistance, to be provided to projects involving new construction or major rehabilitation that are located within certain distances of the ends of runways at commercial airports or military airfields due to the incidence of aircraft accidents in those locations. These areas are known as runway protection zones. In Maine, the relevant airports are Augusta State Airport, Bangor International Airport, Hancock County/Bar Harbor Airport, Knox County Regional Airport (Rockland), Northern Maine Regional Airport (Presque Isle), and Portland International Jetport. Each of these airports has an airport layout plan with defined runway protection zones. The maximum area for runway protection zones for these commercial airports is 2,500 feet long (measured from the ends of the runways) by 1,750 feet wide (875 feet from each side of the centerline of the runways).

Location near Thermal or Explosive Hazards. HUD's environmental review rules require that projects be located within an acceptable separation distance of stationary above-ground tanks containing flammable or explosive substances that are on the project site or within sight distance of

any point on the project site. Acceptable separation distance is determined based on the size of the hazardous tank and takes into account both buildings and unprotected outdoor areas such as parking lots, patios/decks/balconies, walkways, recreation areas, etc. where people might be present. If the tank is not located within an acceptable separation distance, HUD's environmental review rules require the hazard to be mitigated. Mitigation measures can include any one or more of the following approaches, which need to be approved by MaineHousing prior to being implemented: relocating the tank so that it is an acceptable separation distance from the project building(s) and unprotected outdoor areas; burying the tank; constructing a blast barrier; and converting to another source of fuel.

Additional Terms and Conditions of RFP

- MaineHousing reserves the right to modify or withdraw this RFP at any time, whether before or after any responses have been submitted or received
- MaineHousing reserves the right to adjust the timetable for this RFP
- MaineHousing reserves the right to reject any or all applications or to terminate the RFP process at any time
- MaineHousing reserves the right to select other applications in the event that an agreement cannot be attained with the highest scoring applicant
- MaineHousing assumes no obligations or liabilities in connection with this RFP prior to the execution of a written agreement
- MaineHousing reserves the right to waive informalities and minor irregularities in proposals received

Compliance with Laws

The development must comply with all applicable federal, state and local laws, regulations, ordinances and codes, including without limitation, those relating to environmental matters, land-use and zoning, labor, civil rights, fair housing, relocation, building and habitability.

Housing funded by MaineHousing must comply with all applicable local, state and federal accessibility requirements, including without limitation:

- Federal Fair Housing Act
- Section 504 of the Rehabilitation Act of 1973 (Section 504)
- Title II and Title III of the Americans with Disabilities Act of 1990 (ADA)
- Maine Human Rights Act (State fair housing act and publicly-funded housing)
- Maine Uniform Building and Energy Code

A summary of each of these laws (and scoping requirements), including the applicability to housing funded by MaineHousing, is located in the MaineHousing Accessibility Policy and Procedures for the Design and Construction of Multifamily and Supportive Housing Projects. This document may be found at http://www.mainehousing.org/docs/default-source/development/2019-updated-mainehousing-accessibility-policy-and-procedures.pdf?sfvrsn=d7c9b315_2

The development must comply with the requirements of the Maine Housing Authorities Act, 30-A M.R.S.A. § 4701, *et seq.*, MaineHousing Rule Chapter 29, *Multi-family Mortgage Loans* and MaineHousing Rule Chapter 27, *Transfers of Ownership Interests*, all as same may be amended from time to time.

MaineHousing's Nondiscrimination Policy

MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances:

Louise Patenaude, Maine State Housing Authority, 353 Water Street, Augusta, Maine 04330-4633, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice) or Maine Relay 711.

MAINEHOUSING RESERVES THE RIGHT TO REJECT OR CEASE PROCESSING ANY OR ALL SUBMISSIONS OR PROPOSALS PRIOR TO ISSUANCE OF A COMMITMENT FOR FINANCING



Gray Street RFP Application

The Gray Street RPF Application consists of four **Components**:

- Component 1: Applicant Information Form**
- Component 2: Narrative Section for Scoring Purposes**
- Component 3: Pro forma**
- Component 4: Conflict of Interest Inquiry**

All four **Components** must be submitted in order to be processed as a complete application.

Component 1: Applicant Information Form

Name of Applicant

Taxpayer ID Number

Contact Person/Title

Mailing Address

Telephone Number

FAX Number

Email Address

501(c)(3) Tax-Exempt Status

Identity of Interest: Please detail any relationships between principals in the ownership entity and members of the development team

Applicant Team (please complete where applicable)

	Name	Email	Telephone
Development Consultant			
Architect			
Attorney			
General Contractor			
Service Provider(s)			

Component 2: Narrative Section for Scoring Purposes

Please describe the applicant's **experience** with initiating and administering MaineCare Section 97 programming in residential-based settings: **(Maximum - 30 Points)**

Please describe the applicant's **readiness** to implement a MaineCare Section 97 program at the Gray Street property: **(Maximum - 10 Points)**

Please describe the **capacity** of the applicant to ensure the long-term operational and financial viability of a residential-based Section 97 program: **(Maximum - 40 Points)**

Please describe the capacity of the proposed owner/management team to undertake real-estate related activities; to include: acquisition and rehabilitation of the real-estate asset; property management; ownership activities: **(Maximum - 20 Points)**

Component 3: Pro-Forma

The pro-forma are available on the MaineHousing web-site. Copies of the pro-forma may also be provided by email. Please contact Bill Olsen @ BOlsen@MaineHousing.org if an email will be required.

Component 4: Conflict of Interest

To ensure that MaineHousing maintains the continued confidence of Maine people and its partners in carrying out its mission of providing affordable housing, MaineHousing's employees and commissioners must avoid situations in which their obligations or commitments to other organizations or individuals or their personal or financial relationships or interests are or appear to be at odds with their responsibilities to MaineHousing.

Maine law and, when federal funding is involved, federal regulations govern conflicts of interest. In general, these laws prohibit MaineHousing employees and commissioners from working on transactions with applicants with whom they have financial, business, professional or personal relationships or other ties. In addition, these laws prohibit former MaineHousing employees and commissioners from working on certain transactions for up to one year after leaving MaineHousing.

To help ensure the continuing integrity of MaineHousing's business and compliance with these laws, applicants for loans or certain other assistance under MaineHousing's programs must disclose any financial, business, professional, civic, charitable, family (or other personal) relationships, associations or connections that the applicant, its affiliates, employees of applicant who may work on the MaineHousing project, or any parties the applicant intends to hire to work on the MaineHousing project (whether employees, contractors or consultants) may currently have with MaineHousing or any MaineHousing employee or commissioner or may have had within the past one year.

An applicant and its affiliates include:

- if the applicant is one or more individuals, all individuals;
- if the applicant is a business or nonprofit entity, that entity;
- the officers and board members of the applicant;
- employees of the applicant with decision-making authority, including an executive director, manager or someone in a similar position;
- if the applicant is a business corporation, any shareholder with a controlling interest;
- if the applicant is a partnership, the applicant's partners;
- any other business partner or associate of the applicant involved in this MaineHousing project;
- if the applicant is a limited liability company, the members and managers;
- a family member (including husband, wife, child, brother, sister) or other person in a personal relationship;

If you are unsure whether a relationship, association, or connection you have may constitute a conflict of interest, please contact MaineHousing.

Please complete the following:

Does the applicant, any principal or affiliate of the applicant, or anyone who will be paid for work on the project have business ties, familial relationships, or other close personal relationships with a current MaineHousing employee or commissioner or anyone who was a MaineHousing employee or commissioner within the past year?

No _____ Yes _____

If you answered yes, please describe below:

Name of Applicant: _____

Signed: _____

Date: _____

Printed Name: _____

Lydia Savage <lsavage@maine.edu>

Jan 29, 2021, 4:28:08 PM (3 days 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, planning@portlandmaine.gov, info@portlandlandmarks.org

Dear Mayor and City Council,

I am writing to again express my support for the Munjoy Hill Historic District. Without such protections, we were losing the very character that draws people to Maine and our neighborhood. The change since it was made provisional has been notable and has not slowed down real estate sales and rent increases and air bnb which is the largest objection.

This has been a decidedly drawn out process to approve a historic district that recognizes working class housing in order to stop it from being purchased, demolished and then replaced to the lot lines with boxy condo developments that are unaffordable for most Mainers and not in keeping with any historical design.

I certainly hope there is no more delay and the overwhelming public input is not eroded by the extra time that the real estate industry and developers have had to lobby the council.

Best,

Thank you,
Lydia Savage
19 Melbourne St on Munjoy Hill

Mike Hoover <chzstk@gmail.com>

Jan 31, 2021, 3:20:13 PM (yesterday)



to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, planningboard@portlandmaine.gov, planning@portlandmaine.gov, Deb Andrews, ksnyder@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, tchong@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov

Mayor Snyder and City Council Members:

Thank you for your consideration of adopting the Munjoy Hill Historic District (MHHD). I am a strong supporter of the MHHD, and I believe it will be very beneficial to the future of the Munjoy Hill neighborhood as well as the entire city. As a resident of Munjoy Hill, an owner of two historic multifamily residences on Munjoy Hill, and a land use planner with over 28 years of professional experience, I would like to take this opportunity to summarize some well-known, established planning outcomes associated with the designation of historic districts in urban communities. In addition, please review Portland's Plan 2030. The intent of Portland to incorporate historic districts is strong, clear and well documented. References are provided at the end of my comments if you would like to read the materials I have reviewed.

HISTORIC DISTRICTS DO NOT HALT CHANGE AND IMPROVEMENTS TO THE CHARACTER OF HISTORIC DISTRICTS

Studies show that historic preservation is not about stopping change and is certainly not about squeezing out creative and exciting new architecture and development. Preservation allows us to retain the best of shared heritage to preserve sites of unique quality and beauty, revitalize neighborhoods, spur economic revitalization, and, quite simply, create better communities.

HISTORIC PRESERVATION IS GOOD FOR BUSINESS

Numerous studies completed throughout the country have shown that the designation of historic districts have been integral to the implementation of vibrant economic development and business attraction programs.

HISTORIC DISTRICTS SUCCESSFULLY EMBRACE MODEST AREAS OF SOCIAL AND CULTURAL SIGNIFICANCE

Historic preservation is very effective in addressing the power of place found at sites containing rich social and cultural meaning. This planning tool preservation is not, and has never been, just about the preservation of exclusive house museums.

HISTORIC PRESERVATION REHABILITATION CONSTRUCTION IS MORE COST EFFECTIVE THAN NEW CONSTRUCTION

Historic buildings certainly do sometimes need upgrades, but studies show again and again that these improvements are less expensive and less impactful than the costs of building all-new foundations, structural systems, roofs and building finishes.

These are significant considerations that directly relate to and are supportive of the proposed Munjoy Hill Historic District. I strongly urge your vote in favor of implementing this proposal.

Regards,

Michael Hoover

Melbourne Street

SELECTED REFERENCES

Bernstein, Ken. 2014. The Top Ten Myths About Historic Preservation. https://planning.lacity.org/odocument/e315c7f3-e066-470d-be31-bb05a01b0f42/Top%20Ten%20Myths_0.pdf.

Gale, Dennis. 2007. The Impacts of Historic District Designation Planning and Policy Implications. Journal of the American Planning Association. 325-340

McCabe, Brian & Ellen, Ingrid Gould. 2016. Does Preservation Accelerate Neighborhood Change? Examining the Impact of Historic Preservation in New York City. Journal of the American Planning Association. 134-146

McMahon, Ed. 1996. Historic Districts and Property Values. <http://plannersweb.com/wp-content/uploads/1996/07/275.pdf>.

Planning Commissioners Journal. Fall 2003. Planning For Historic Preservation. <http://plannersweb.com/wp-content/uploads/2003/10/191a1.pdf>.

Mike Hoover <chzstk@gmail.com>

Jan 31, 2021, 12:23:46 PM (yesterday)



to afournier@portlandmaine.gov, azarro@portlandmaine.gov, mdion@portlandmaine.gov, planningboard@portlandmaine.gov, planning@portlandmaine.gov, Deb Andrews, ksnyder@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, tchong@portlandmaine.gov, pali@portlandmaine.gov, nmm@portlandmaine.gov

Mayor Snyder and City Council Members:

Thank you for your consideration of adopting the Munjoy Hill Historic District (MHHD). I am a strong supporter of the MHHD, and I believe it will be very beneficial to the future of the Munjoy Hill neighborhood as well as the entire city. I would like to focus my comments to you at this time on what I believe to be the primary driver of the MHHD, and that is that your approval is the final step of a well developed and fully supported planning process as presented by Portland's Plan 2030, our current comprehensive land use plan. As you're well aware, this Plan has been approved by Council with the support of the residents of Portland,

Your vote for the implementation of the MHHD is based on the long term and thorough comprehensive planning process completed and approved by the City Council. To that end, **Portland's Plan 2030 is strongly supportive of historic districts in the City, and documents the multiple benefits of these districts.** The MHHD has been through a multi-year evaluation, and the end result is that both the technical staff for the City and the residents of the city are strongly in favor of implementing the MHHD. My hope is that each of you fully considers the planning process upon which the implementation of the MHHD is based. To provide you with some of the highlights of this process, as well as the intent of the planning goals for the City, I would like to take this opportunity to highlight Portland's Plan 2030 as it relates to historic districts.

- **First and foremost, Plan 2030 identifies in the vision statement the intent for the Plan to provide a framework for decision making for the City. Historic resources are an integral element of this framework, and their importance to the city has been determined to be compatible with the other goals of Plan 2030.**
- **Plan 2030 identifies the need to retain and enhance the key characteristics of neighborhoods which make them unique, and maintain their character through the preservation of the neighborhoods.**
- **Plan 2030 includes the goal of promoting historic preservation as a key economic, sustainability, and community development strategy.**
- **Plan 2030 recognizes the critical importance of Portland's history. Preserving this history through the implementation of historic districts will, according to Plan 2030 will be beneficial to the environment, provide for the continued stability of neighborhoods, and will allow for the maintenance of a distinct sense of place that helps make Portland such a desirable place in which to live.**

As I mentioned above, the MHHD has been developed within the framework of Plan 2030, and it is abundantly clear that the strong support by both city staff and the public point to the compatibility of the MHHD with Plan 2030's goals and objectives.

As a strong supporter of the proposed MHHD, I ask for each of you to respect the planning process and the goals of Plan 2030, both of which also show the support the desire for the MHHD. Thank you very much for respecting and incorporating the planning goals of the City by supporting the Munjoy Hill Historic District.

Regards

Michael Hoover

Melbourne Street

Stacy Mitchell <stacyfewmitchell@gmail.com>

Jan 31, 2021, 9:41:01 PM (11 hours ago)



to ksnyder@portlandmaine.gov, bsr@portlandmaine.gov, sthibodeau@portlandmaine.gov, nmm@portlandmaine.gov, Pious Ali, Andrew Zarro, afournier@portlandmaine.gov, mdion@portlandmaine.gov, tchong@portlandmaine.gov, planningboard@portlandmaine.gov, planning@portlandmaine.gov, dga@portlandmaine.gov

Dear Mayor Snyder and Members of the City Council,

I write to urge you to vote in favor of the Munjoy historic district proposal at tomorrow's city council meeting.

My husband and I own and live at 74 Atlantic Street on the Hill. It's a 4-unit. We live in one apartment and rent the other three. We've been here for 18 years.

It's odd to me to hear people suggest that the historic district is "elitist" and somehow oppositional to affordable housing. They clearly haven't really grasped the financial dynamics at work on the Hill right now. **Absent adoption of a strong policy to preserve the existing housing, the underlying math is such that much of the Hill and its many rental units will be torn down and converted to luxury condos in the coming years.**

My building is a good example. It dates to 1864. It's in excellent condition. Our 1-2 bedroom units are priced between \$740 and \$1600 per month, including heat. Our tenants include a letter carrier, librarian, cook, and house painter.

If we sold our building to someone who wanted to maximize the financial return, they would tear it down and build a 4- or 5-unit luxury condo building. This recently happened around the corner from us. A 3-unit building much like ours was torn down. In its place rose a 5-unit luxury condo building. The units sold for about \$1.5 million dollars each. (Incidentally, only one of the units appears to be occupied over the winter.)

Obviously the historic district isn't the only step we need to take to preserve and expand affordable housing, but it is an absolutely critical one.

For about two years now, owner-occupied landlords from across the Hill have been turning out in very large numbers to meetings of the historic board, the planning board, and now the city council to support the district. We are advocating against our own financial interest. It's because we love this neighborhood and despair at the prospect of seeing our neighbors — the young people, the cooks and waiters, the families with kids at the East End school — driven out by needless tear-downs.

Thank you for the opportunity to share my comments.

Sincerely,
Stacy Mitchell

Wayne@redhookdesignalliance.com <Wayne@redhookdesign... Jan 29, 2021, 4:01:49 PM (3 days ago) ☐ ☐ ☐

to planningboard@portlandmaine.gov, Kate Snyder, Belinda Ray, jpj@portlandmaine.gov, Deb Andrews, Wayne@redhookdesignalliance.com, Barbara Vestal, Ned Chester, Karen Snyder, Barbara Vestal, Carol M. Connor, Carolyn Swartz, Clare LaVergne, Janine Kaserman, Maggy Wolf, Mary Casale, Ned Chester, Nina Schmir, Peter Blackstone, Peter Murray, Wayne Valzania

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.

There are so many reasons for the fabric and neighborhoods of Munjoy Hill to be preserved, that argument against it seems non-sensical. However, arguments for preservation and protection include:

- Maintaining the existing stock of high density, affordable, in place housing that is found on Munjoy Hill.
- Preserving the historical significance of an area that housed the men and women who built Portland, worked at the Portland company, worked the docks (a Historic District), built the houses that are in the crosshairs of the wrecking ball, rebuilt Portland after the great fire, and contributed so much more to Portland in soul and spirit.
- Maintaining a neighborhood fabric that includes families with children, our elderly, artists, shop owners, teachers, and newcomers who are here because they found a place they can relate to and want to live in, just the way it is.
- Preserving the architectural integrity of a true New England seaside small town as has been willfully and successfully done by so many of our neighboring small cities such as York and York Harbor, Kennebunk, and Kennebunkport, Cape Elizabeth, Falmouth, and the others that make a drive on Route 1A a pleasant experience, attractive to tourists and residents
- The slowing of gentrification that is underwritten by expensive and exclusive condominium development that displaces affordable workforce housing.
- The massively higher carbon footprint of demolition and new construction as compared to the repair and restoration of existing structures.
- The questionable logic that high rise business complexes, parking garages, and condominium stacks for seasonal residents on the waterfront will attract guests to our community to spend their time and money.

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 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](tel:207-274-4918)

William Hall <wpeaks@earthlink.net>

Jan 31, 2021, 10:58:34 AM (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, planning@portlandmaine.gov, Sarah Hansen

Mayor Snyder and City Councilors,

Please vote to support the proposed Munjoy Hill Historic District and the designation of the six proposed individual landmarks. Thank you!

We have historic districts because we value their unique architecture, art, and craftsmanship; because we want to preserve and be able to tell the special stories embedded in the neighborhood; and because we want to enliven and enhance the future, by instilling the sense of place and community pride that make Portland a great place to live. The proposed district for Munjoy Hill hits all these points.

Thanks for your service to our city,
Bill Hall
317 Pleasant Avenue
Peaks Island

We support the historic district!

Abbie McMillen <abbiemcmillen@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, Duson, 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

Eco-story LED Lighting

151 Newbury Street
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



This message was secured by Zix®.

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	Eligible Housing Units Created	Total Housing Units Created	Eligible 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 (11/19/00) 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., Parson-Bradbury Block	Augusta	Kennebec	Part 1 (08/18) 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 (see lpaper151@gmail.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 (6/30/14) 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	28,530 (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 (9/29/15) 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 (10/04/00) 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	\$1,150,000	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)																
Papain 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 (Renss. 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	Gardner	Kennebec	Part 1 (4/29/10)										Performance hall / Vacant	Performance hall					
Grey Herons 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 Phase 3 not used/addressed in applications yet - may address future work on Admin. Bldg. and/or Baker Bldg.	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	\$6,423,500	orphanage, elderly housing, recently vacated	Affordable housing	100		Unknown at this time	Sep. 2011/Jan. 2012	\$519,750 \$1,400,000
Le Messenger, 223-225 Lisbon St.	Lewiston	Androscoggin	Part 1 (8/3/18) 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 (5/3/19) 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

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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 listed) 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 & Acornbrook RR	Milo	Piscataquis	Part 1 (2/15/18)																
North Berwick Wooden Mill**	North Berwick	York	Part 1 (N/A; NR listed) 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 (1/11/17) 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)																
660 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	3,800	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: Milkens, 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 listed) 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, 763 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	19	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	254,208	0	0	0	\$34,481,475 (\$20,000,000 eldg. for State HTCs)	\$1,011,306 (\$15,412,781 inclg. 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	\$7,000,000 est.	0	bank/offices	bank/offices	Unknown at this time	Unknown at this time	Dec. 2023	\$4,140,430	

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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	\$4,995,432	\$403,292	Vacant	Hotel	120	20	Jun. 2015/Sep. 2015	\$332,900	\$3,807,800
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	\$17,896,784	\$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 (10/21/10)																
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 (10/9/20)	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	\$1,107,200	
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	21,816 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 (12/27/17) 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 (11/28/16)	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	830,000
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 36% tax 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 intel. 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
Bessie 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 (8/20/11)	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 (8/28/12) 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 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

--
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 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 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 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

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
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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
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		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	
9/5/2019 HPB Meeting	
9/5/2019 HPB Meeting	
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	

Source

<https://www.ipetitions.com/petition/protectMunjoy>

<https://www.ipetitions.com/petition/protectMunjoy>

<https://www.ipetitions.com/petition/protectMunjoy>

<https://www.ipetitions.com/petition/protectMunjoy>

<https://www.ipetitions.com/petition/protectMunjoy>

<https://portlandme.civicclerk.com/web/ADA/Agenda>

<https://portlandme.civicclerk.com/web/ADA/AgendaPacketDoc.aspx?id=573&categoryId=34>

<https://portlandme.civicclerk.com/web/ADA/AgendaPacketDoc.aspx?id=573&categoryId=34>

https://portalnamelionwedienkiss.com/web/127/1/Agenda%20desk%20kelaspxna%203/5a%20category%203/

<https://portlandme.civicclerk.com/web/ADA/AgendaBasketDoc.aspx?id=5735&categoryId=34>

<https://portlandme.civicclerk.com/web/ADA/AgendaPacketDoc.aspx?id=5735&categoryid=34>

<https://portlandme.civicclerk.com/web/ADA/AgendaPacketDoc.aspx?id=5738&categoryid=34>

<https://portlandme.civcclerk.com/web/ADA/AgendaPacketDoc.aspx?id=573&categoryid=34>

<https://portlandme.civcclerk.com/web/ADA/AgendaPacketDoc.aspx?id=573&categoryid=34>

<https://portlandme.civicclerk.com/web/ADA/AgendaPacketDoc.aspx?Id=573&categoryId=34>

<https://portlandme.civicclerk.com/web/ADA/AgendaPacketDoc.aspx?Id=5/3&categoryId=34>

<https://portlandme.civicclerk.com/web/ADA/AgendaPacketDoc.aspx?id=5/3&categoryId=34>

<https://portlandme.civicclerk.com/web/ADA/AgendaPacketDoc.aspx?id=573&categoryId=34>

<https://portlandme.civicclerk.com/web/ADA/AgendaPacketDoc.aspx?id=573&categoryId=34>

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 Kunchau	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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Meetings Regarding Proposed MunjoyHill Historic District

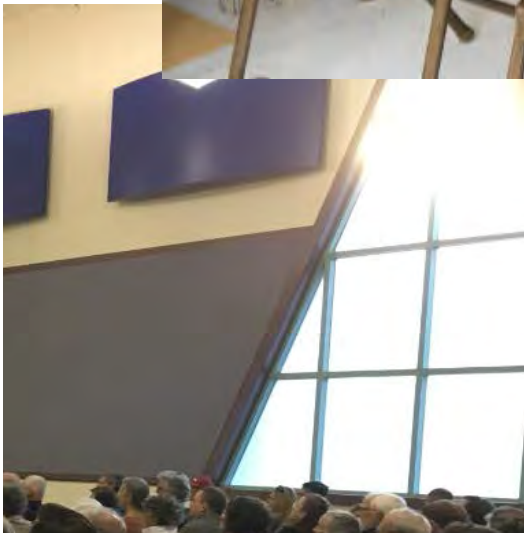
#	Date	Meeting Title
1	2/24/2018	City Listening Session
2	5/7/2018	City Historic Preservation Info Session
3	4/30/2019	Neighborhood Meeting
4	6/13/2019	Neighborhood Information Meeting
5	7/10/2019	Historic Preservation Board Workshp #1
6	7/18/2019	City Notification of District Nomination
7	7/31/2019	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>
<https://portlandme.civicclerk.com/Web/Player.aspx?id=571&key=-1&mod=-1&mk=-1&nov=0>
<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

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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	
	% Support Munjoy Hill HD	76.74%			
	% Against Munjoy Hill HD	23.26%			
	Email Sent by Unique Person	79	24		
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	% 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 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	
	% 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 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	
	% 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 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%			
	% 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 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	
	% 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 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
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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 02/11/2020 Planning Board Workshop #2 on Proposed Munjoy Hill Historic District

#	Email Sent By	HD Yes	HD No				
TOTALS	Emails Sent Analysis	42	16				Counting # of emails sent.
	Total Emails Sent	58					
	% Support Munjoy Hill HD	72.41%					
	% Against Munjoy Hill HD	27.59%					
	Email Sent by Unique Person	41	15				Since some people sent more than 1 email, counting # of people instead of emails sent.
	Total Person who Sent Emails	56					
	% Support Munjoy Hill HD	73.21%					
	% Against Munjoy Hill HD	26.79%					
	Public Comment on 02/11/2020	19	8				
	Total Public Comments on 2/11/2020	27					
	Support for Munjoy Hill HD	70.37%					
	Against Munjoy Hill HD	29.63%					
#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident?	In Proposed HD?	Comment
PC 1	Ann Manganello		X	84 Quebec St.	X	X	
PC2	John Whitehouse		X	18 North St.	X	X	
PC 3	Markos Miller		X	17 Atlantic St.	X	X	
PC 4	Sally Oldham	X		118 Congress St.	X		
PC 5	Zack Barowitz		X	Libby Town			
PC 6	George Rheault		X	West Bayside			
PC 7	David Kelly		X	Portland			
PC 8	Emily Lieblich		X	54 Tyng St.			
PC 9	Francesca Galluccio-Steele	X		22 Clifford St.			
PC 10	Zack Barowitz		X	Libby Town			
PC 11	Lauren Ashwell		X	8 Emerson St.	X		
PC 12	Lori Rounds		X	47 Monument St.	X		
PC 13	Lynn Kuzma		X	10 Emerson St.	X		
PC 14	Wayne Valzania (MHNO)	X		MHNO			
PC 15	George Carhart	X		7 Lafayette St.	X	X	
PC 16	Wayne Valzania	X		27 Merrill St.	X		
PC 17	Carolyn Swartz	X		27 Merrill St.	X		
PC 18	Erna Koch	X		81 Vesper St.	X	X	
PC 19	Linda Tyler	X		52 St. Lawrence St.	X	X	
PC 20	Mark Holden	X		37 St. Lawrence St.	X	X	
PC 21	Michael Englerbert	X		193 Sheridan St.	X		
PC 22	Richard Rollins	X		Hill Boy			
PC 23	Mary Morse	X		208 Sheridan St.	X		
PC 24	Robin Whitten	X		23 St. Lawrence St.	X	X	
PC 25	Heather Sullivan		X	32 Merrill St.	X		
PC 26	Julie Larry	X		GPL			
PC 27	Kevin Schochat	X		215 Sheridan St.	X		
PC 28	Mary Barrett	X		27 Parson St.			
PC 29	Nancy Machesney	X		213 Sheridan St.	X		
PC 30	Steven Inman	X		81A Vesper St.	X	X	
PC 31	Edward Fiske Mooney	X		77 Vesper St.	X	X	
PC 32	Susan Yandell	X		51 Monument St.	X	X	
PC 33	Sara Auld	X		43 Munjoy St.	X	X	
PC 34	Carol Connor	X		12 Montreal St.	X	X	
PC 35	Ann Casady	X		213 Sheridan St.	X		
PC 36	George Carhart	X		7 Lafayette St.	X	X	
PC 37	Lincoln Payne	X		150 Eastern Promenade	X	X	
PC 38	Travis Agaman		X	8 Emerson St.	X		
PC 39	Amy Alward	X		South Portland			
PC 40	Elizabeth Peavey	X		Portland			
PC 41	Nick Murray		X	40 St. Lawrence St.	X	X	
PC 42	James Rohman		X	57 Elmwood St.			
PC 43	James Hambley	X		61 Monument St.	X		
PC 44	Donna Jones	X		Portland			
PC 45	Abbie McMillen	X		26-28 Vesper St.	X	X	
PC 46	Anne Pringle	X		Neal St.			
PC 47	Daryl Renschler	X		Portland			

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		86.3%					
Against Munjoy Hill HD		13.61%					
#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident?	% Proposed HD?	Comment
PC10	Abby Meyers	X		112 Waterfalls St.	X	X	
PC10	Alice MacGowan		X	84 Quacken St.	X	X	
PC11	Aimee MacGowan		X	84 Quacken St.	X	X	
PC12	Andrew Fialos	X		17 North St.	X	X	
PC13	Barbara Brown	X		156 Sheridan St. #2C	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	50 St. Lawrence	X	X	
PC19	Carol Connor	X		123 Montross St.	X	X	
PC20	Carol MacGowan		X	Portland			
PC21	Caroline Searcy	X	X	127 Merrill St.	X	X	
PC22	Christopher Ackerman	X		44 Monument St.	X	X	
PC23	Christopher Jensen	X		81 North St.	X	X	
PC24	Christa Diller	X		Munjoy Hill?			
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	Don Wray	X		107 North St.	X	X	
PC30	Gary Stein	X		615 Bayview St.			
PC31	George Rheaugh		X	Beverly			
PC32	Joe Walsh		X	Portland, Munjoy, Nkenen Clean Maney?			
PC33	John McManis		X	4 Cumberland Fallsouth			
PC34	Kathryn Yates	X					
PC35	Kenneth and Joyce Baly	X		59 Mountfort St.	X		
PC36	Kerry Schofield	X		215 Sheridan St.	X		
PC37	Linda Hart	X		215 Sheridan St.	X		
PC38	Maggie Grant	X		28 St. Lawrence	X	X	
PC39	Marissa Swann	X		28 St. Lawrence	X	X	
PC40	Max Corns	X		87 Vesper St.	X	X	
PC41	Nancy MacGowan	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		68 Atlantic St.	X	X	
PC46	Ryan Fitzgerald		X	51 Montross St.	X	X	
PC47	Sally O'Brien	X		118 Congress	X		
PC48	Ted O'Brien	X		118 Congress	X		
PC49	Tina Duncan	X		113 Montross 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	33 May St.			
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	Mark Thayer	X		62 Montross St.	X	X	
PC60	Uchi Carhart	X		7 Lafayette St.	X	X	
PC61	Mikael Backstrom		X	211 Branchard St.			
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 Branchard St. Cumberland			
PC66	Patricia Murray	X		104 North St.	X	X	
PC67	Lindsey Swann	X		122 North St.	X	X	
PC68	Erin MacGowan	X		88 Backwell St.	X	X	
PC69	Barbara Vintia	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		113 Montross St.	X	X	
PC75	Hilary Russell	X		51 Montross St.	X	X	
PC76	Cara DeFon	X		144 Congress St.			
PC77	Ed Gardner	X		511 Congress St.			
PC78	Francesca Gallicchio-Freese		X	12 Clifford St.			
PC79	Robert Davis	X		613 Mulbourne St.	X	X	
PC80	Carl Henry		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	777			
PC85	Jo Ann Kayatta	X		7777			
PC86	Priscilla Kinsley	X		101 North St. Apt 4	X	X	
PC87	Laura Shen & Will Gilson		X	59 Moody St.	X	X	
PC88	Leann Patrick	X		63 Moody St.	X	X	
PC89	William Fernald		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	84 Munjoy St.	X	X	
PC93	Ryan Keller		X	52 Clifford St.	X		
PC94	Elizabeth Houghton	X		Portland			
PC95	Erin Koch	X		81 Vesper St.	X	X	
PC96	George Rheaugh		X	Beverly			
PC97	George Rheaugh		X	Beverly			
PC98	John McManis	X		61 Mountfort St.	X		
PC99	John Carlson		X	28 North St.	X	X	
PC100	Julian Cieszkowski	X		15 Montross St.	X	X	
PC101	Kate Howe		X	40 Quacken St.	X	X	
PC102	Kathy Winsler	X		52 Monument St.	X		
PC103	Mary Baird	X		Portland			
PC104	Mika Cieszkowski	X		39 Munjoy St.	X	X	
PC105	Mel Hill	X		7407			
PC106	Priscilla Agopian	X		303 Monument St.	X		
PC107	Robert Moran	X		Portland			
PC108	Stephen Carmona	X		46 Emerald St.	X		
PC109	William Moran	X		125 Montross 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

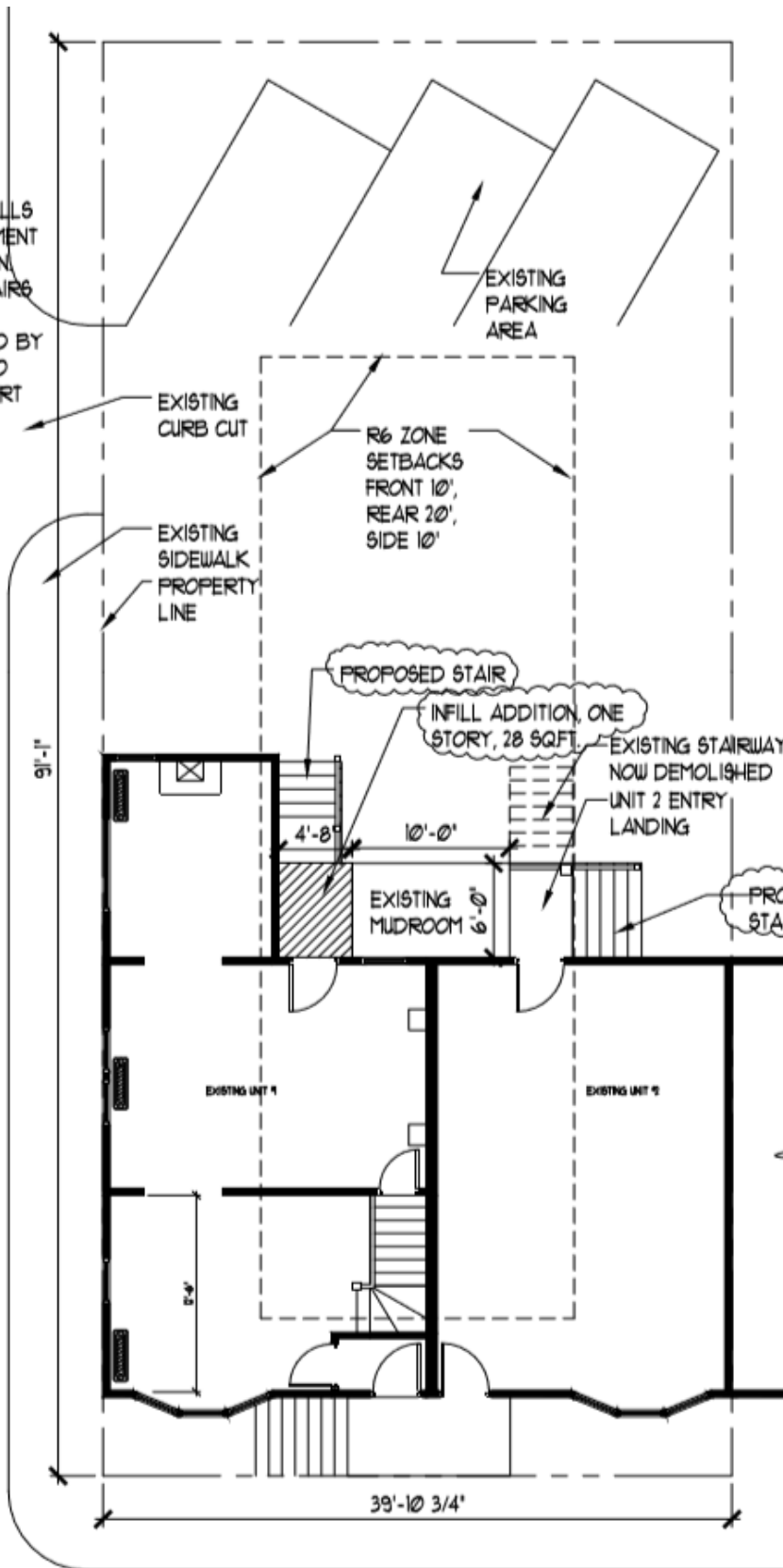
59 Moody Street property lines highlighted in red



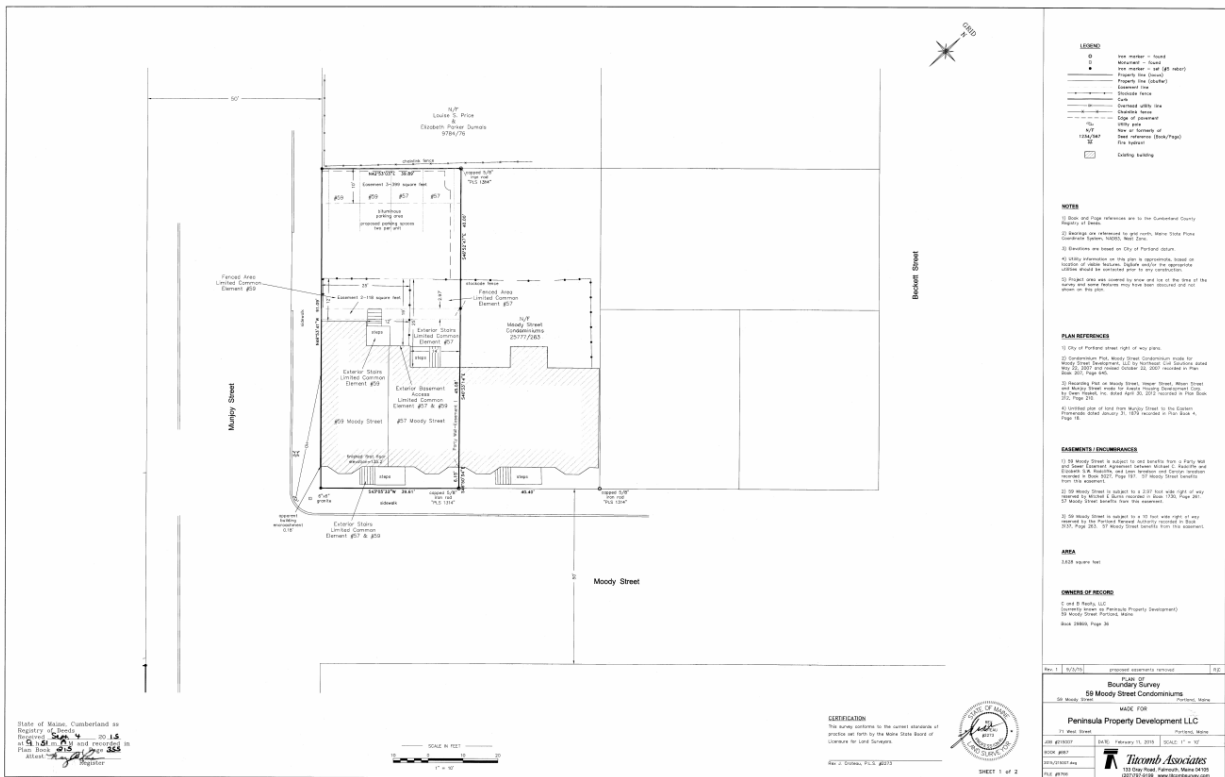
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NEW WALLS
I. BASEMENT
LOCATION
ING STAIRS
AND
PLISHED BY
ING TO
L. A SKIRT
R TO
HOWN.

MUNJOY STREET



MOODY STREET



LEGEND

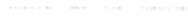
	Iron marker - found
	Monument - found
	Iron marker - set (#5 rebar)
	Property line (locus)
	Property line (abutter)
	Easement line
	Stockade fence
	Curb
	Overhead utility line
	Chainlink fence
	Edge of pavement
	Utility pole
N/F	Now or formerly of
1234/567	Deed reference (Book/Page)
	Fire hydrant
	Existing 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



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.

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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

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<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

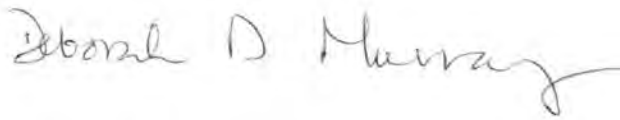
Portland districts, owners can receive tax credits of up to 30% of the cost of exterior restoration or adaptive re-use of their properties. This assistance can be of great help in maintaining affordable homes in the many contributing structures within the District.

- 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

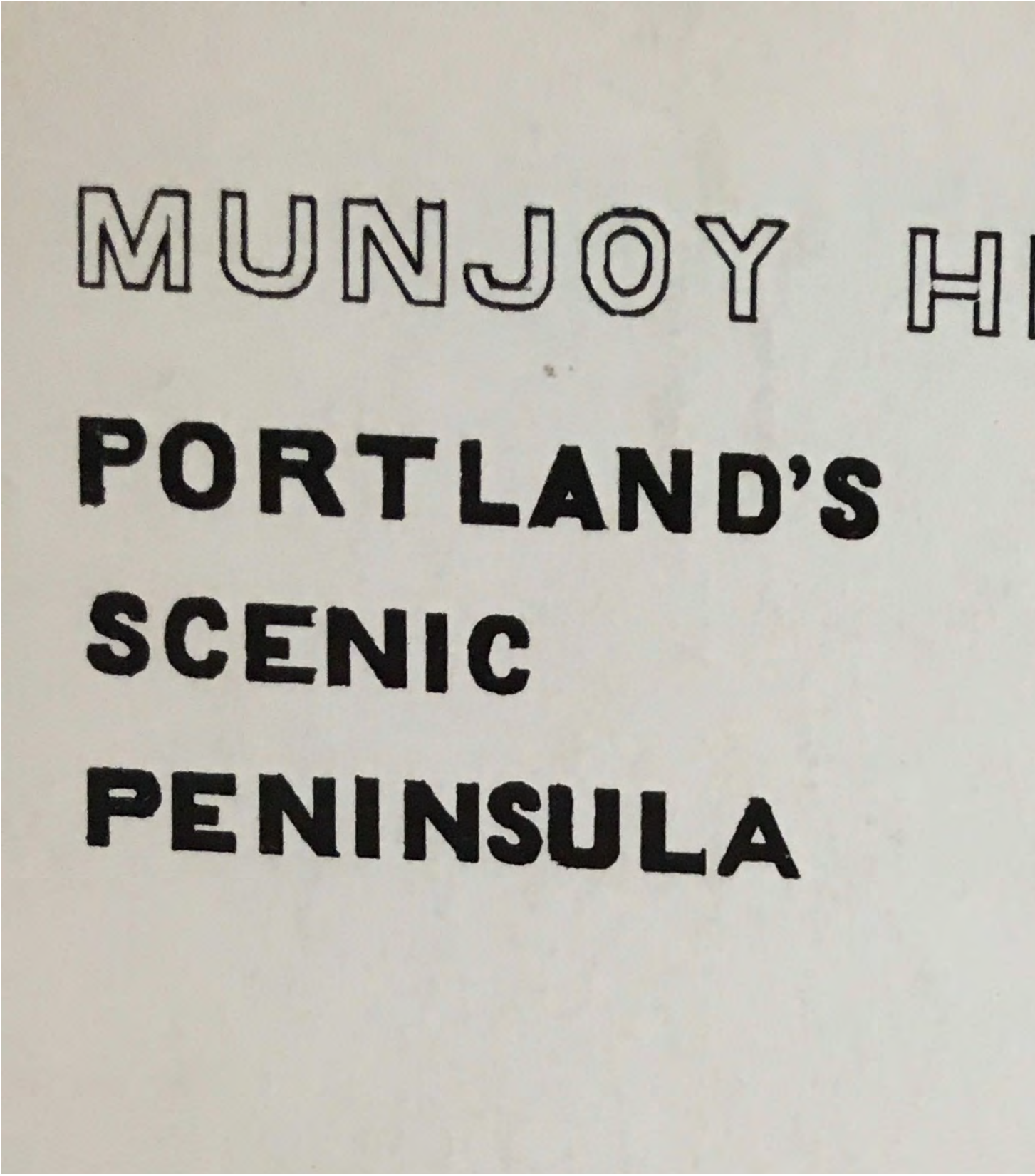
Richard Rollins <dicrollins@aol.com>

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**

CLOS

M

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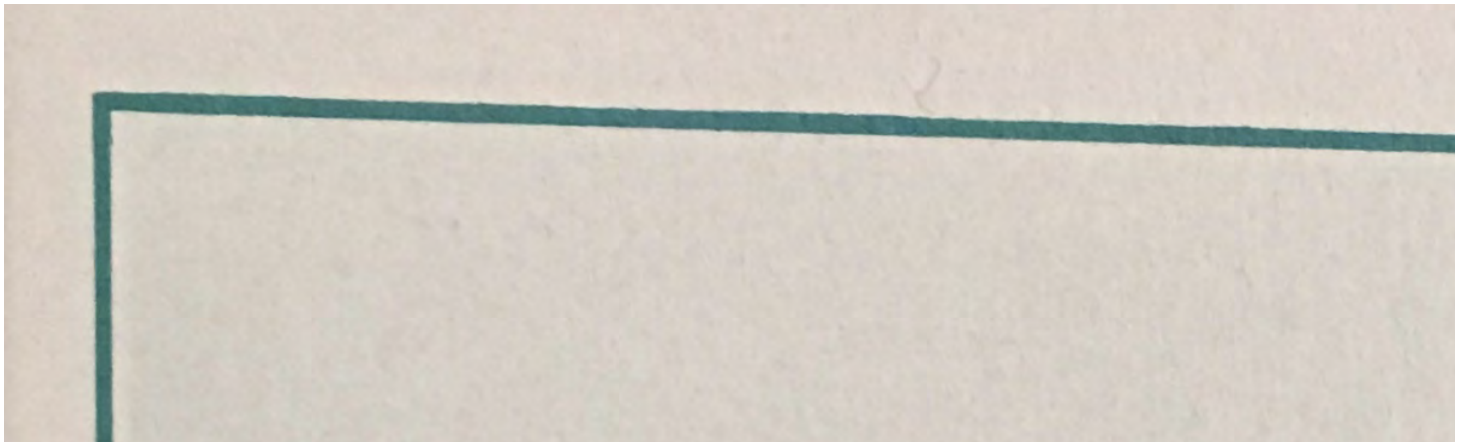


Howard

Howard

Munjoy

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,

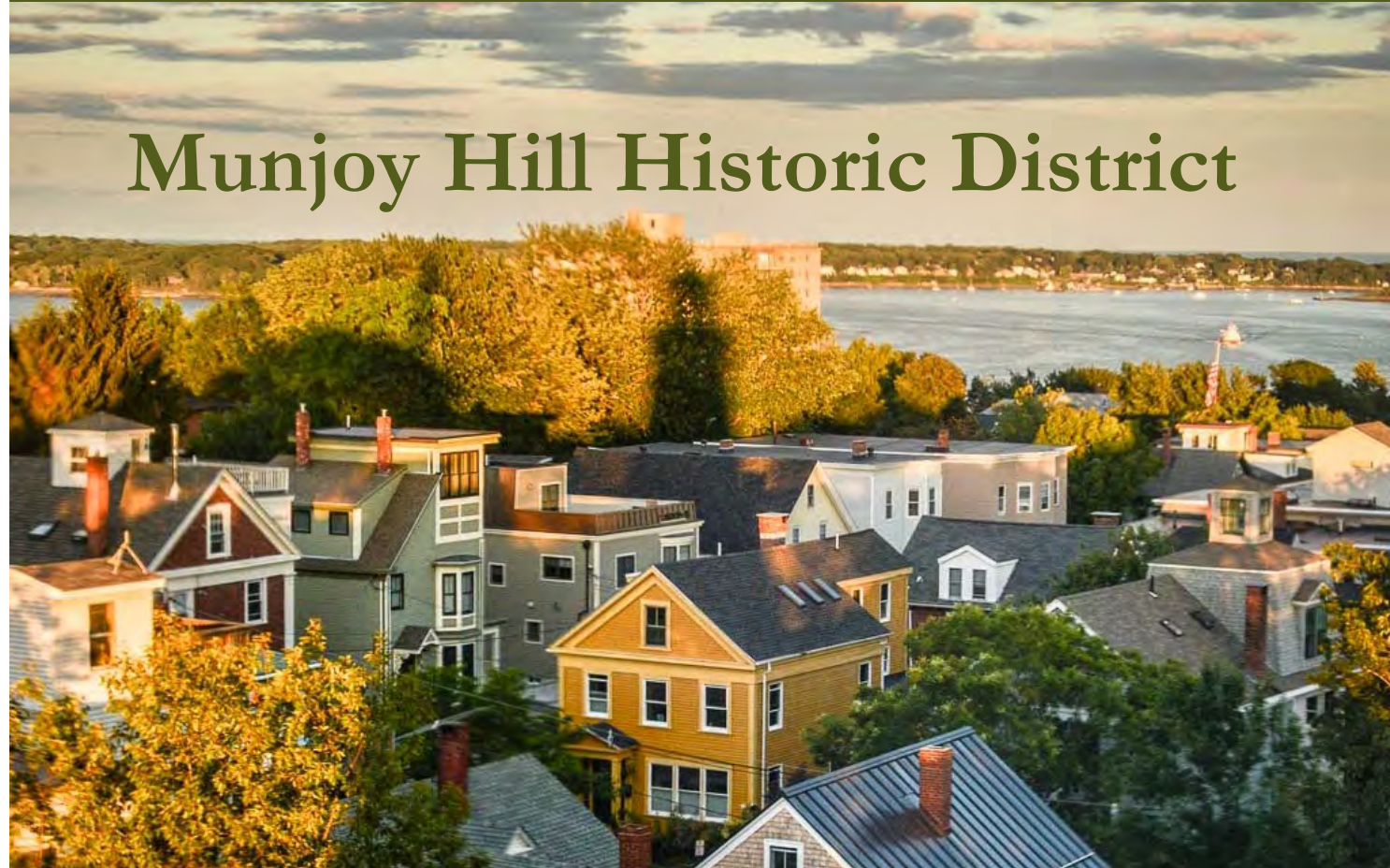
I am sorry that Bill Hall and I did not have a chance to meet with you to discuss these designations. I am attaching a fact sheet about the Munjoy Hill designations prepared by Greater Portland Landmarks that summarizes and illustrates many points brought out during the course of review by the Historic 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.

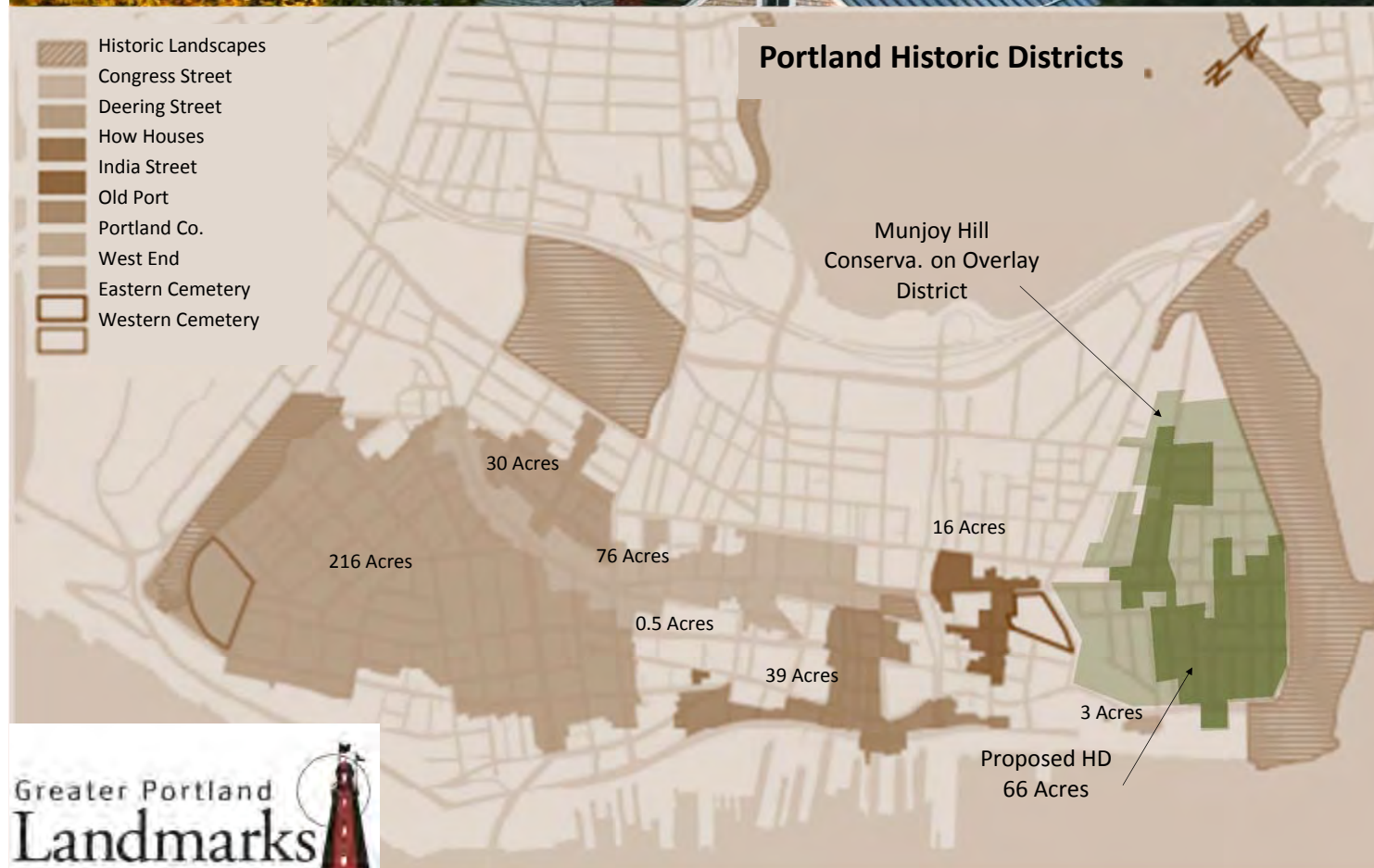
Munjoy Hill Historic District



"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

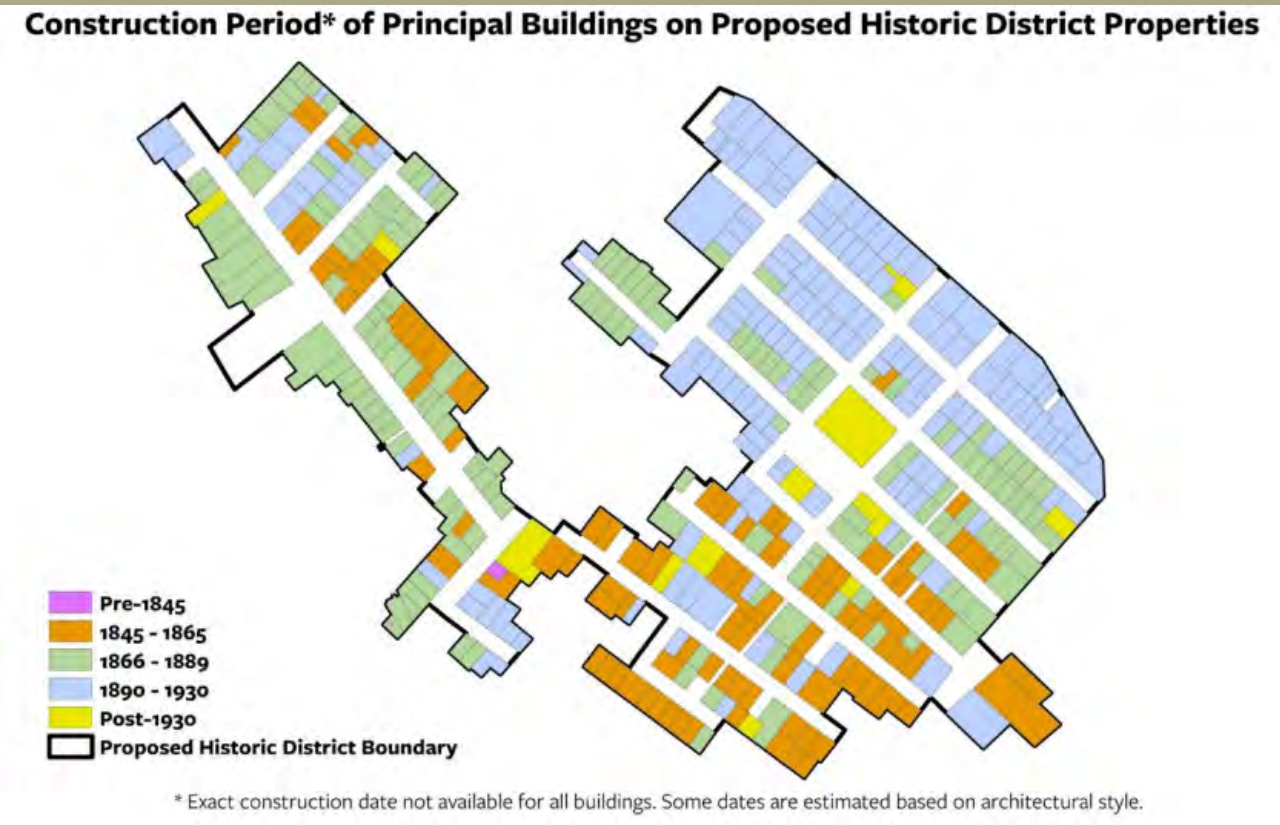
- Historic preservation and affordable housing are key components of the City's Comprehensive Plan. Many historic buildings include existing housing units rented at reasonable rates. Retaining these units, rather than replacing them with high-priced new housing, is an important means to meeting housing 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



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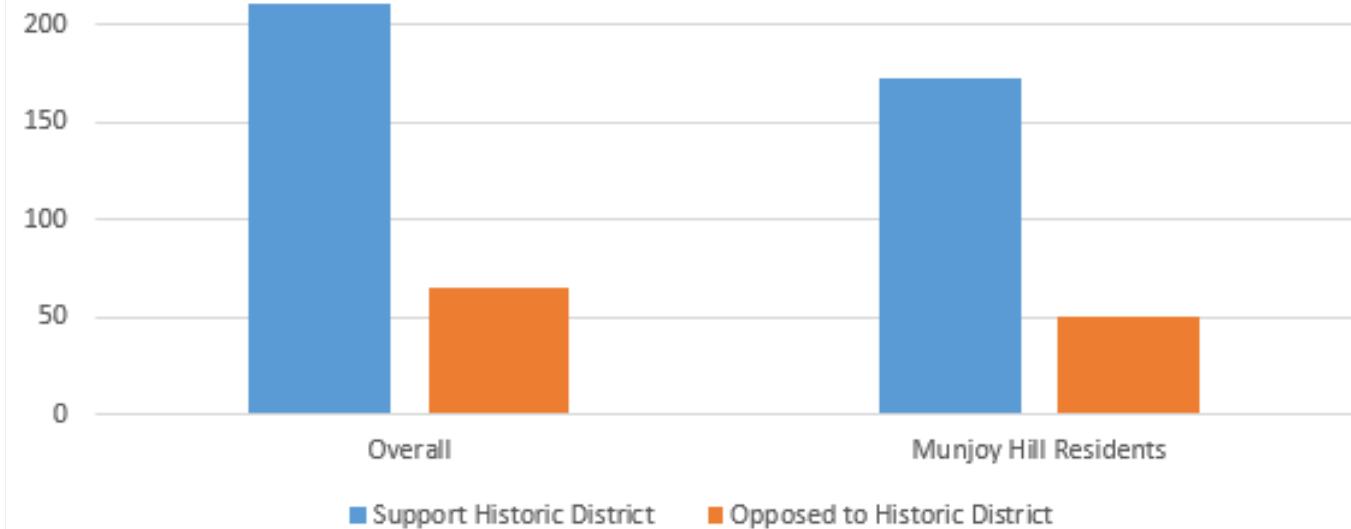
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37 Affordable Units



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500+ Units;
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75 Units, 45 Affordable,
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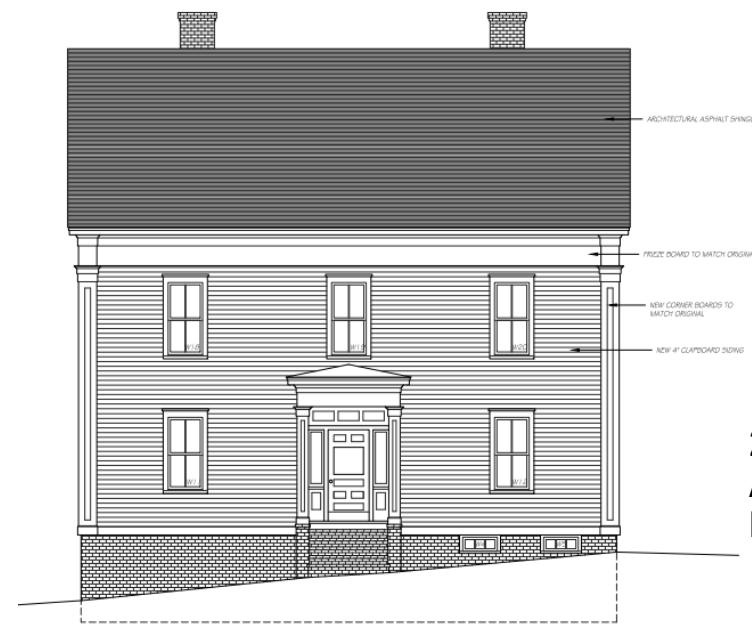
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Vote YES on the Munjoy Hill Historic District Tonight!

Sarah Hansen <shansen@portlandlandmarks.org>

Nov 16, 2020 11:19 AM

Posted in group: **Planning Board**

Dear Mayor Snyder and City Council Members:

Attached, and copied below, please find our formal comments in support of the Munjoy Hill Historic District. Also attached are out informational sheets we think you'll find useful regarding the historic district.

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Many thanks,
Sarah

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:

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- 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.

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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Executive Director
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93 High Street, Portland, ME 04101

207.774.5561 | shansen@portlandlandmarks.org

portlandlandmarks.org

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
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Historic district designation provides a mechanism to steward the existing historic buildings on Munjoy Hill.

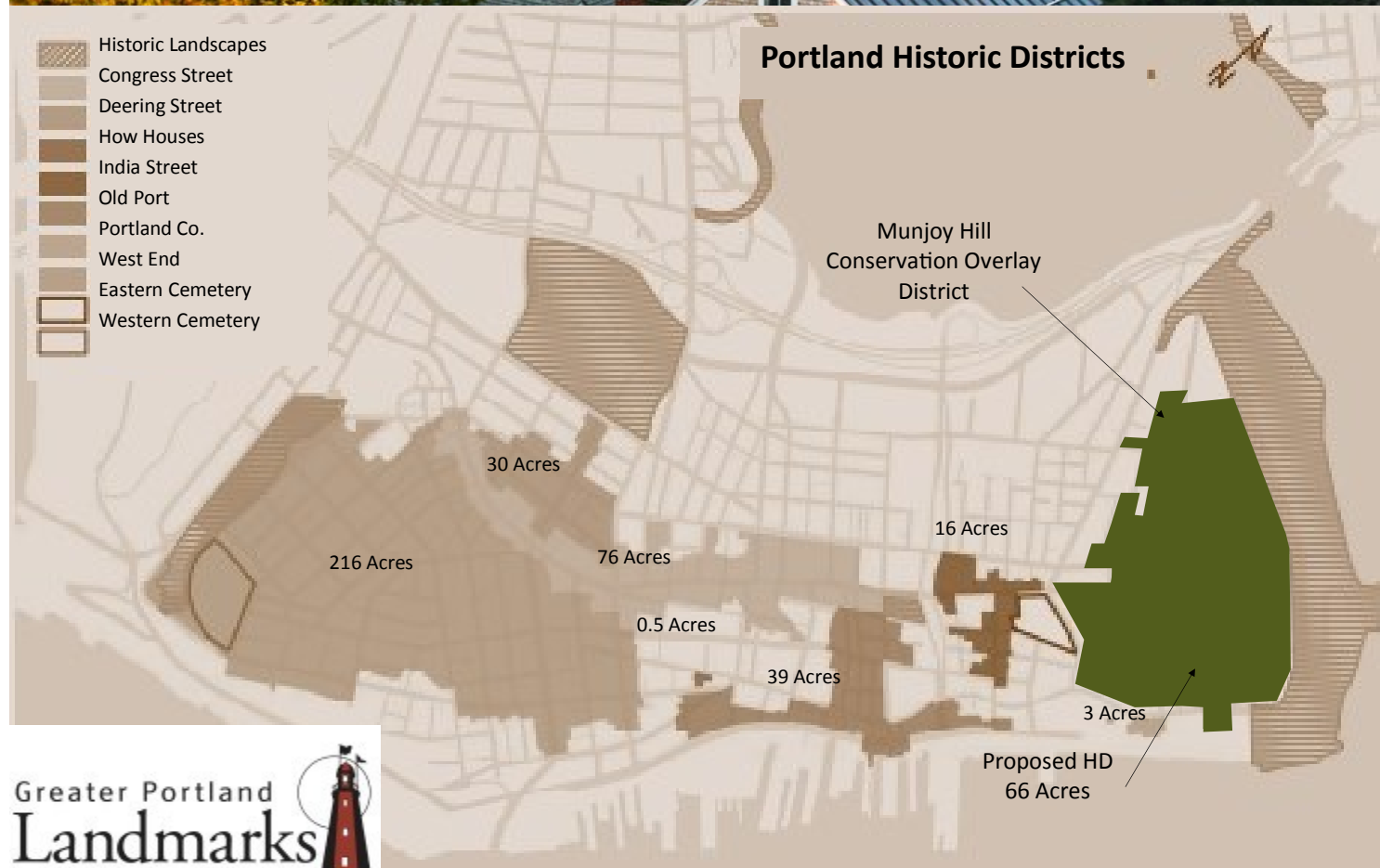
Munjoy Hill Historic District



“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

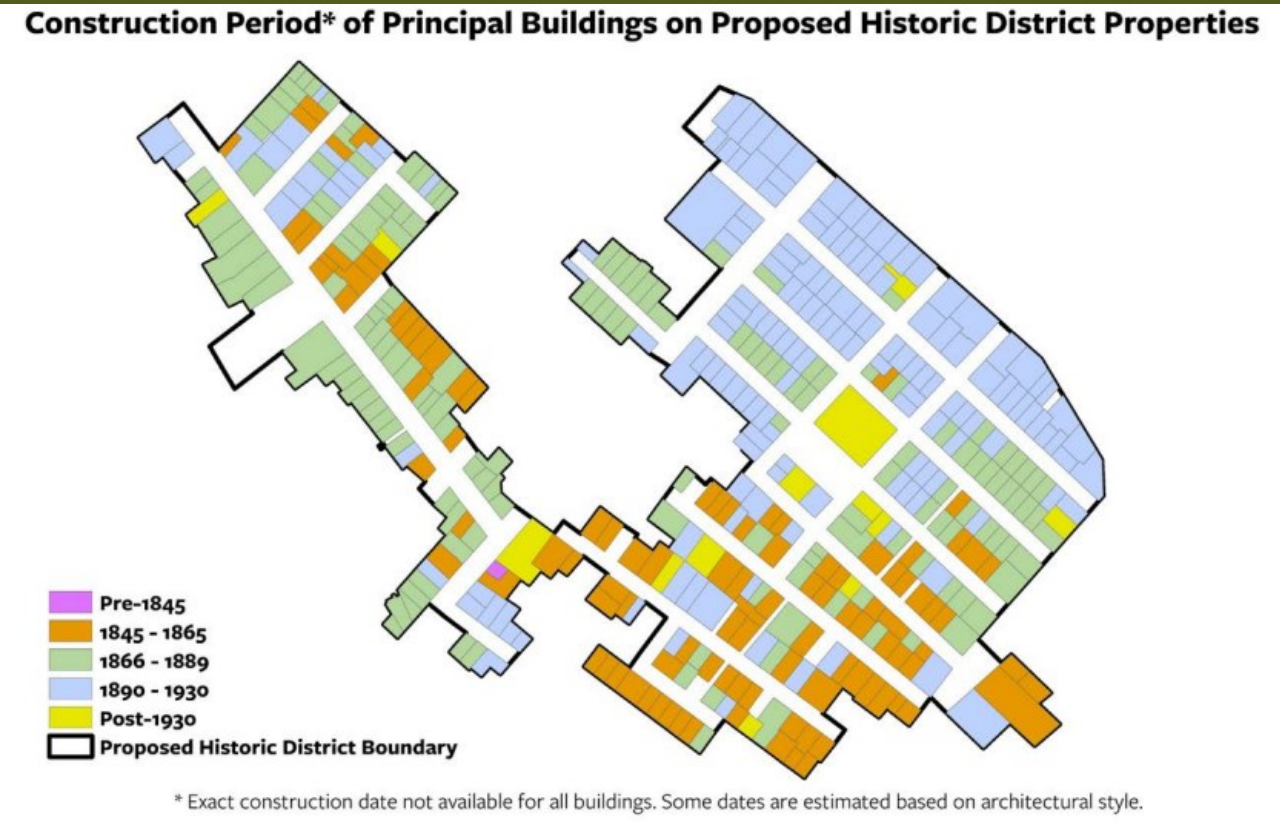
- **Historic preservation and affordable housing are key components of the City’s Comprehensive Plan.** Many historic buildings include existing housing units rented at reasonable rates. Retaining these units, rather than replacing them with high-priced new housing, is an important means to meeting housing 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.



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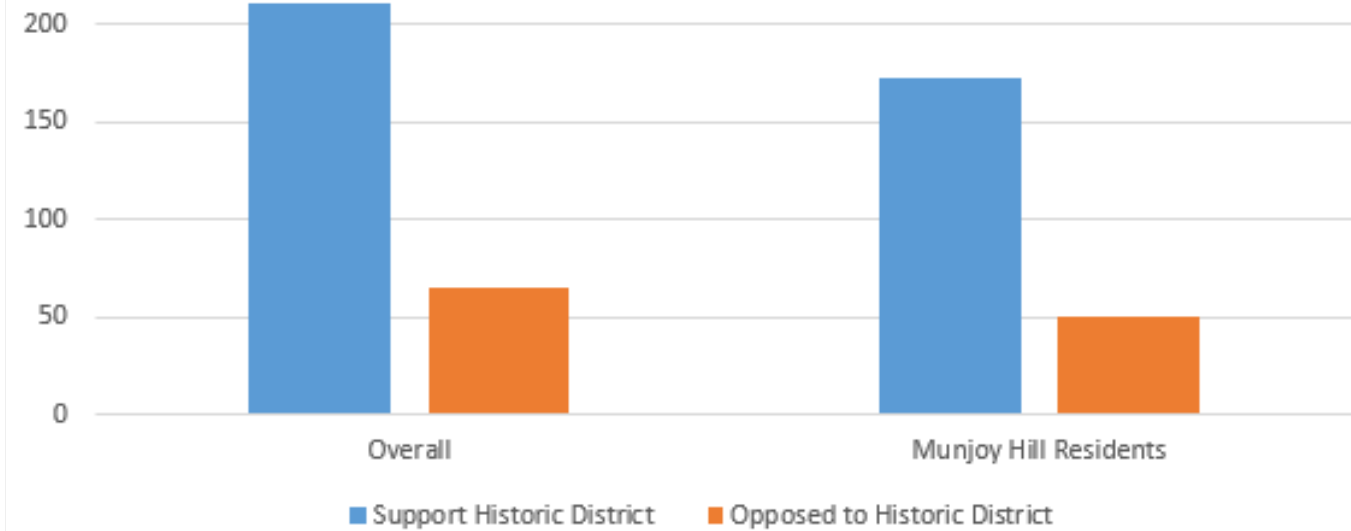
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All Images: City of Portland

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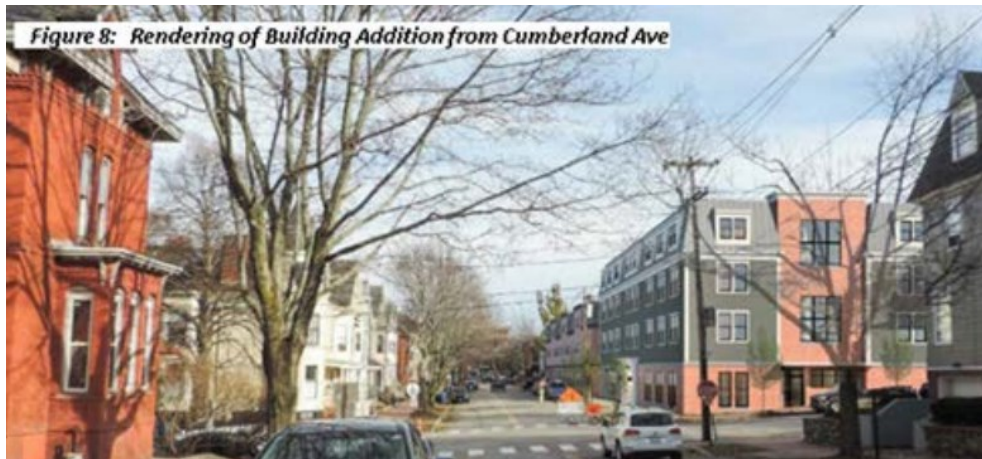


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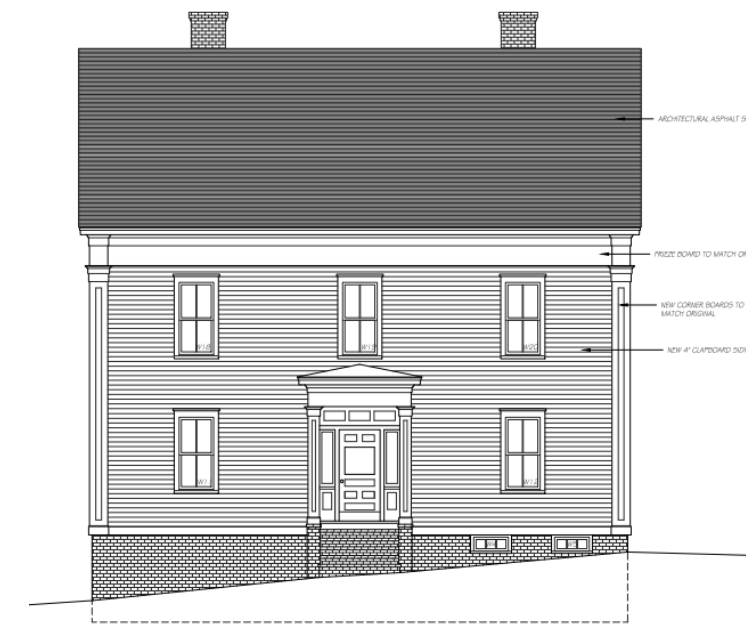
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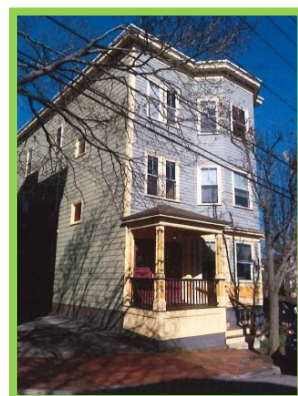
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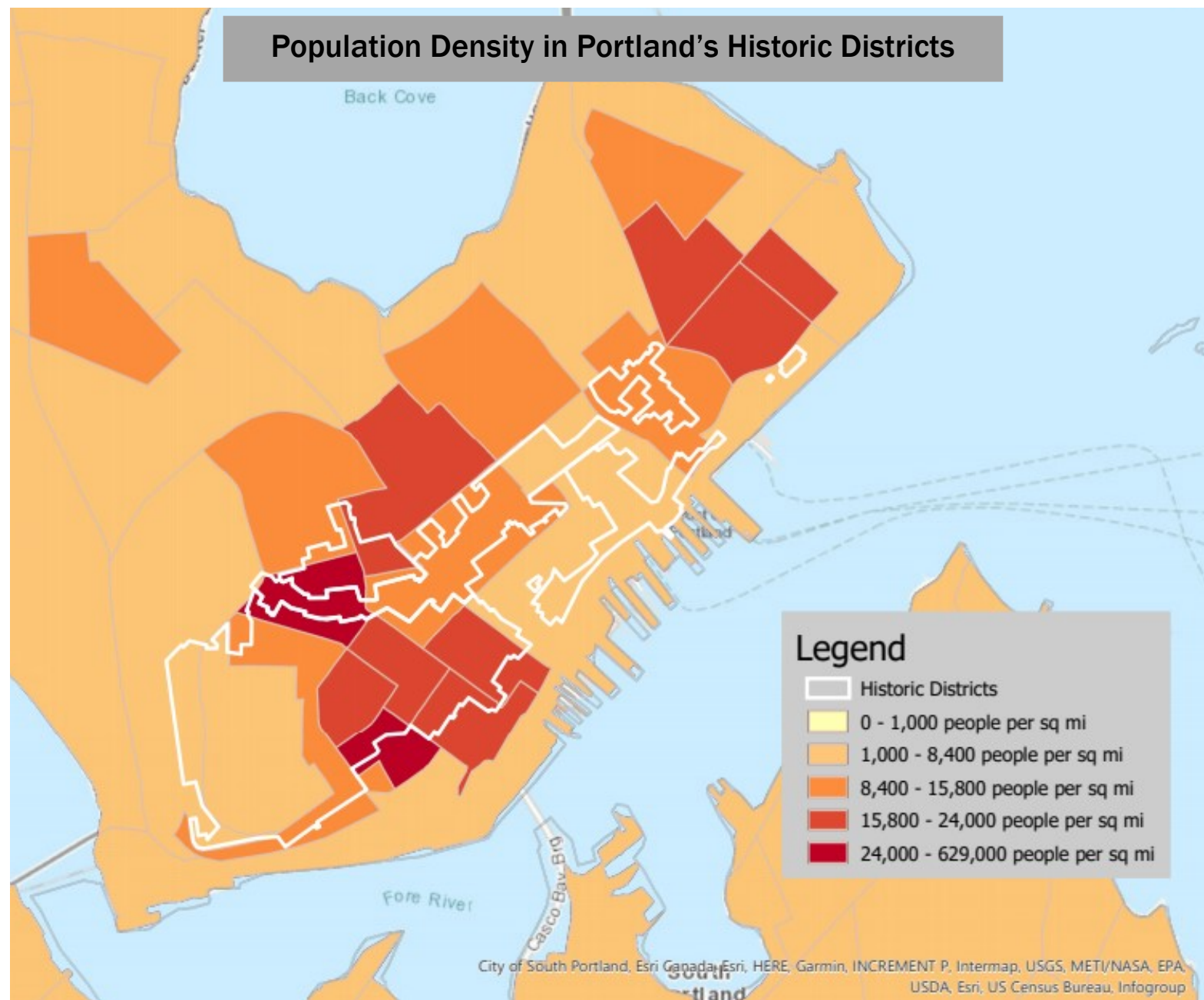


Historic Preservation & Housing Affordability

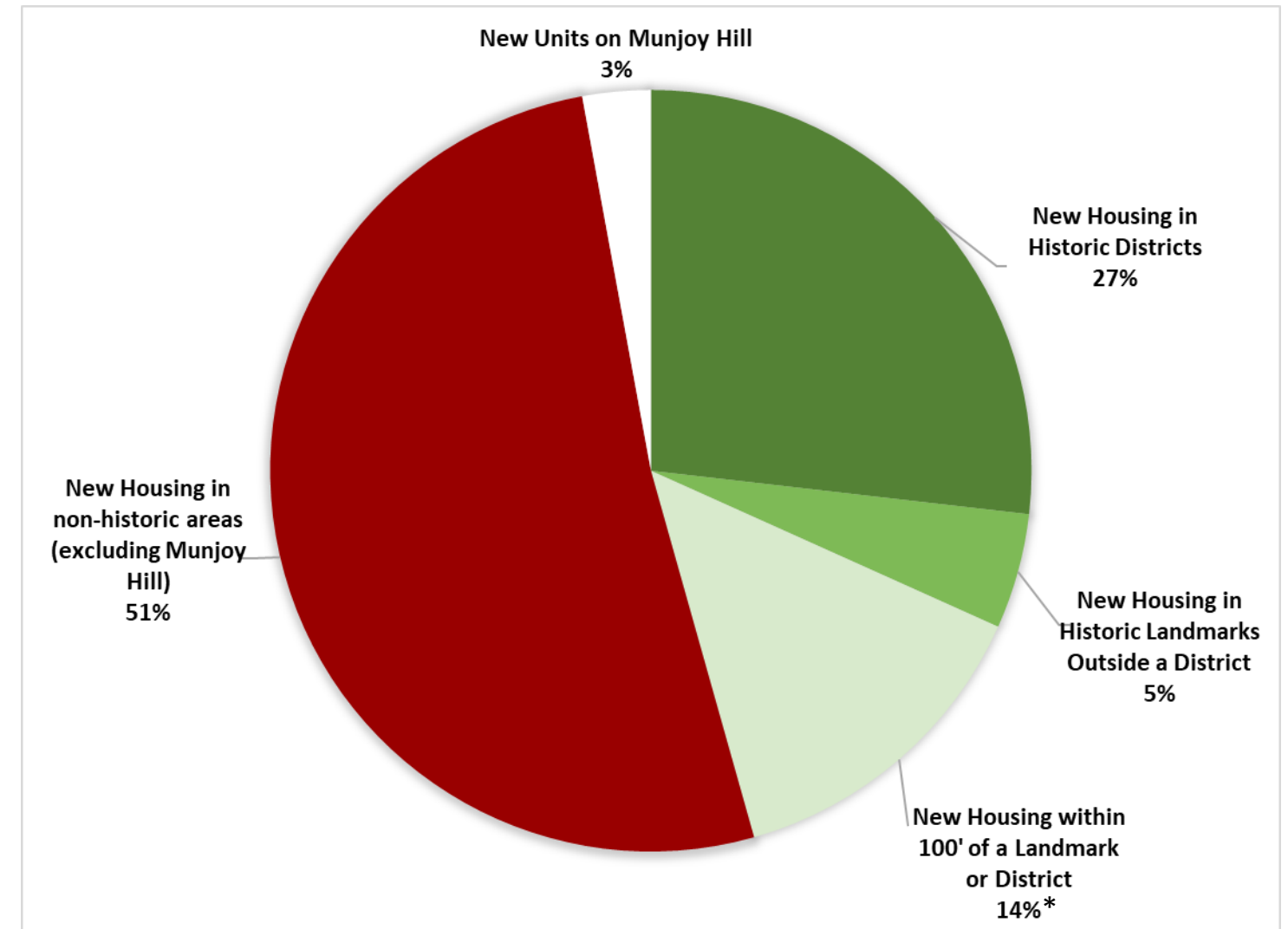
Historic districts are an important strategy for housing affordability

- 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

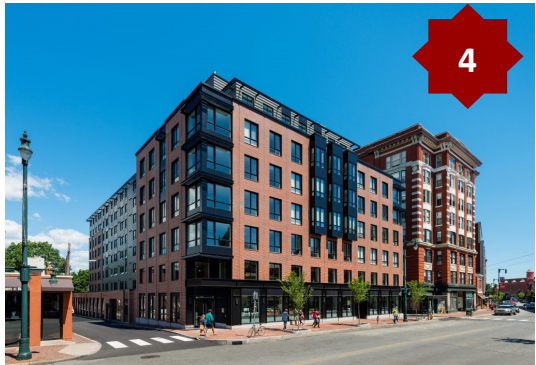


Historic districts help ensure Portland can successfully achieve housing goals by providing housing options for a range of household sizes and incomes, while providing for a balance of healthy change and neighborhood stability.

- 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 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.

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.**

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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

Historic district designation provides a mechanism to steward the existing historic buildings on Munjoy Hill.

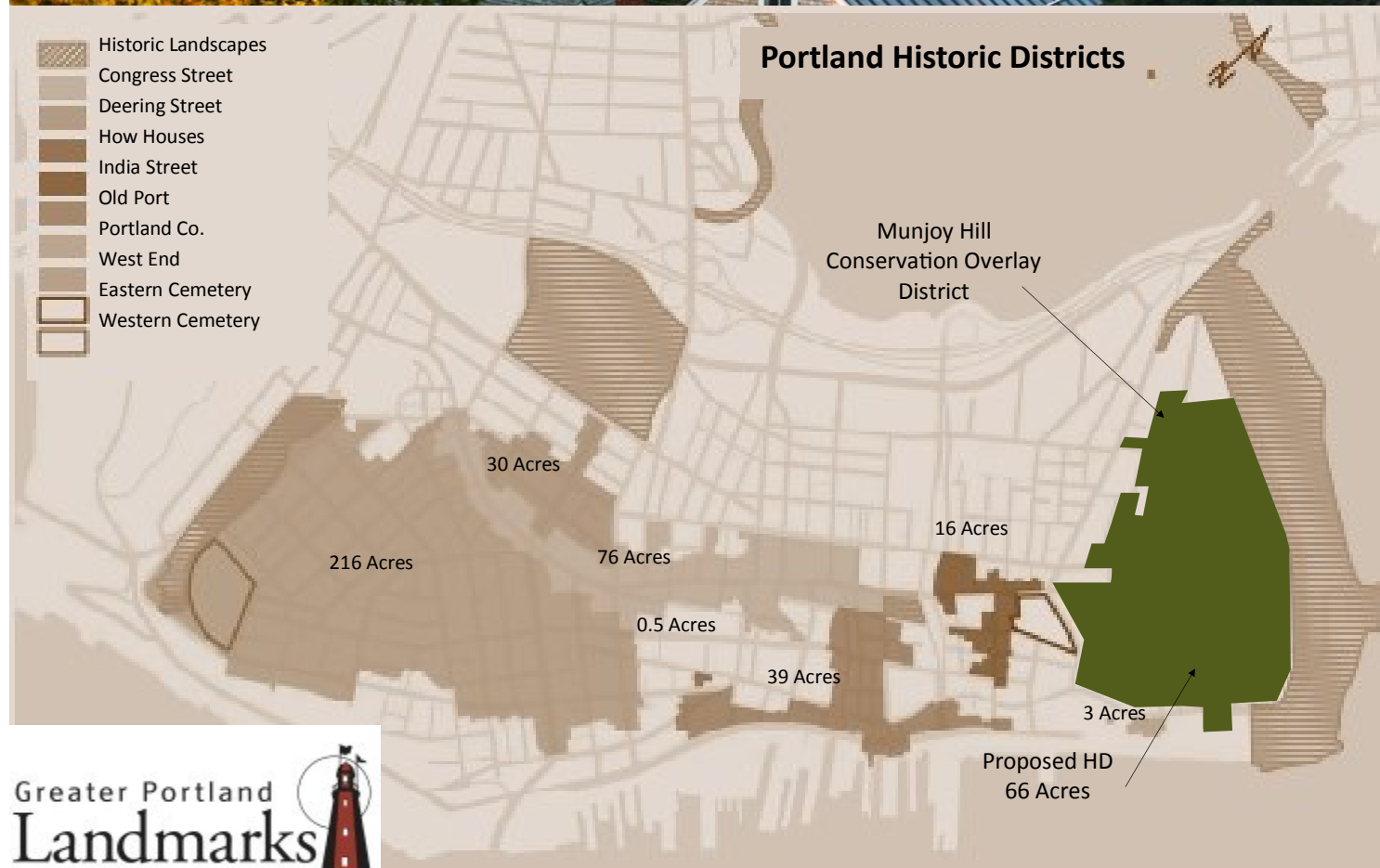
Munjoy Hill Historic District



“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

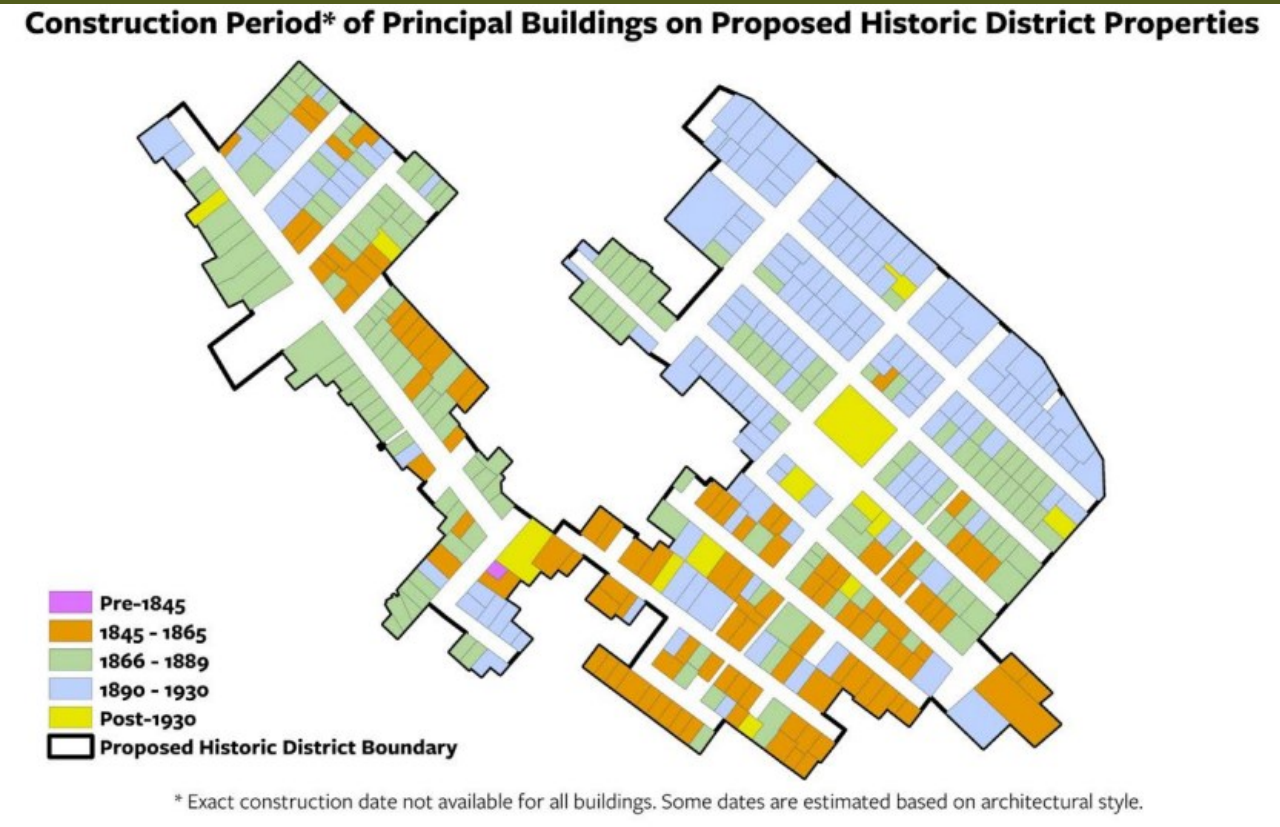
- **Historic preservation and affordable housing are key components of the City’s Comprehensive Plan.** Many historic buildings include existing housing units rented at reasonable rates. Retaining these units, rather than replacing them with high-priced new housing, is an important means to meeting housing 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

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

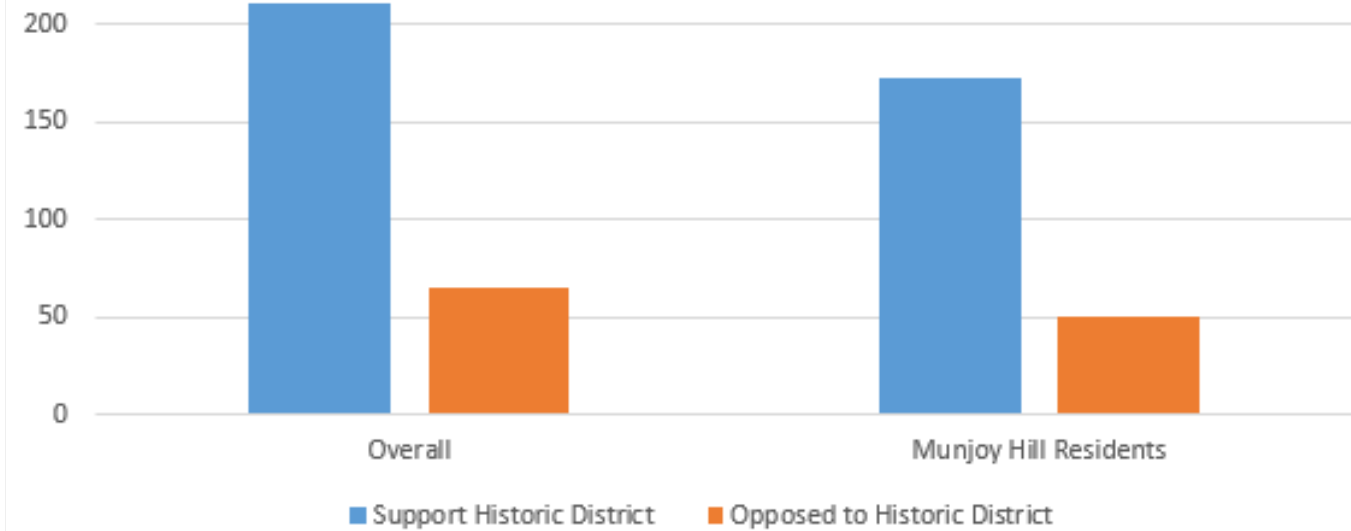
"I live on Deering Street and have for over 40 years. I own my building. I have... two apartments. I've done a lot of restoration on my building. When I was still working I was a Special Ed teacher... And I have managed to do a lot of restoration work on my building... I have not found that costs were 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



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

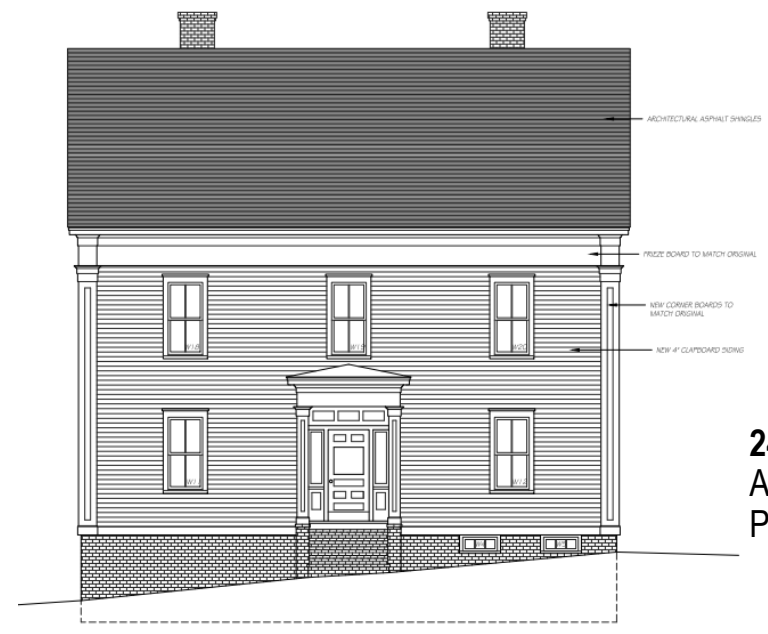
9 Howard Street
Approved by the Historic
Preservation Board



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



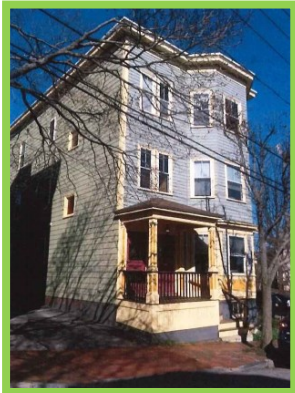
8-12 Montreal Street
Individual Designation



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

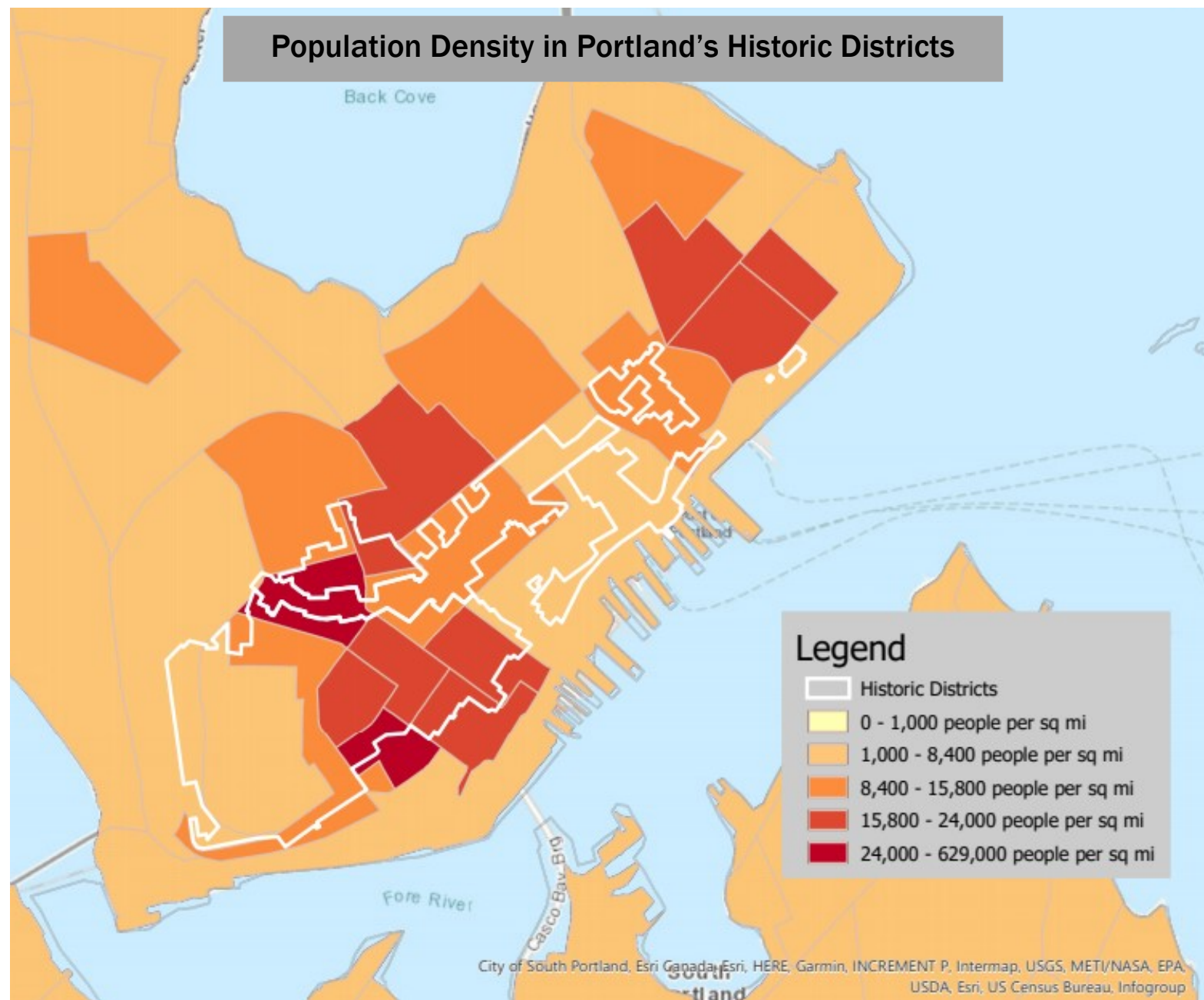


Historic Preservation & Housing Affordability

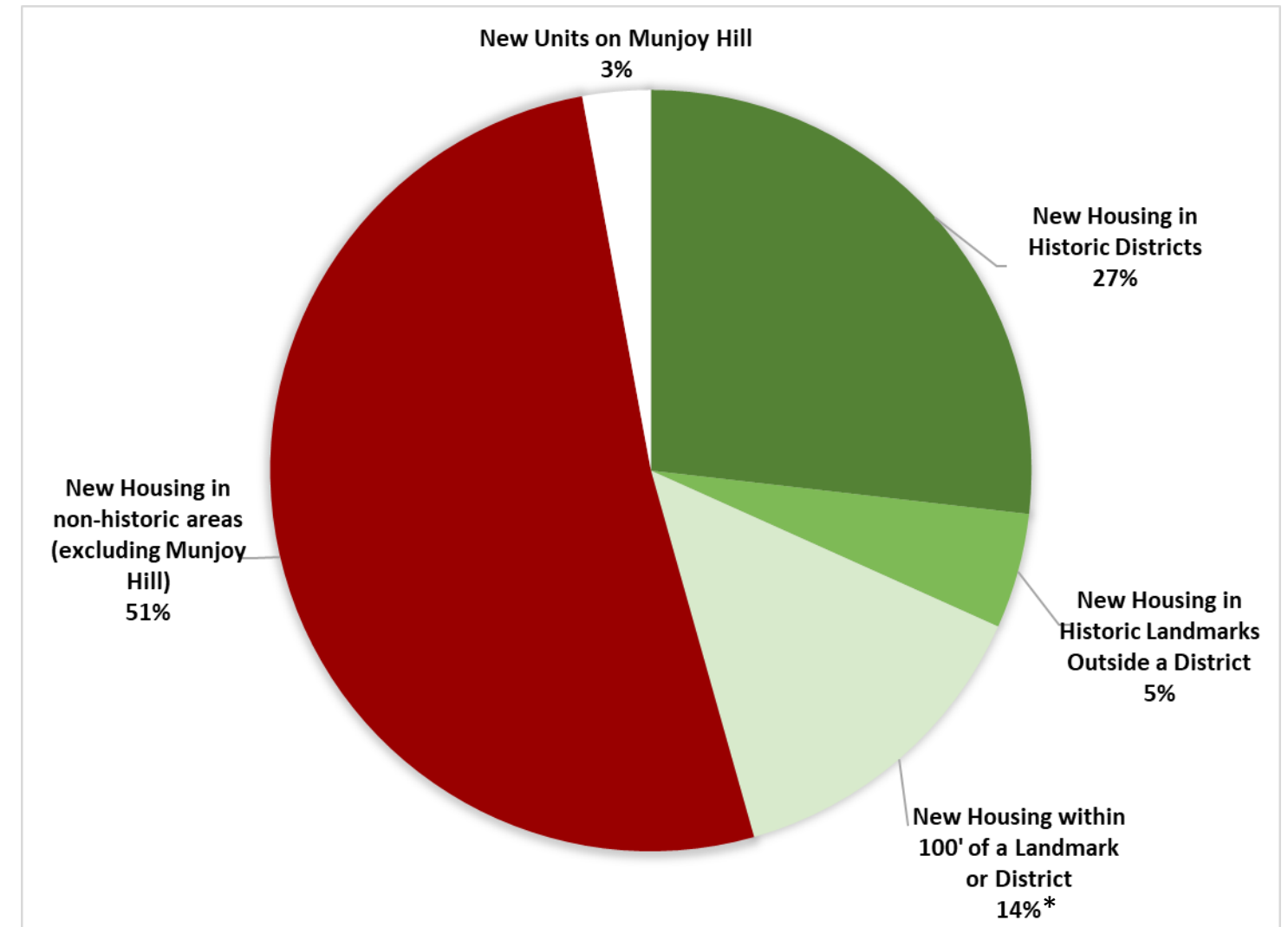
Historic districts are an important strategy for housing affordability

- 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

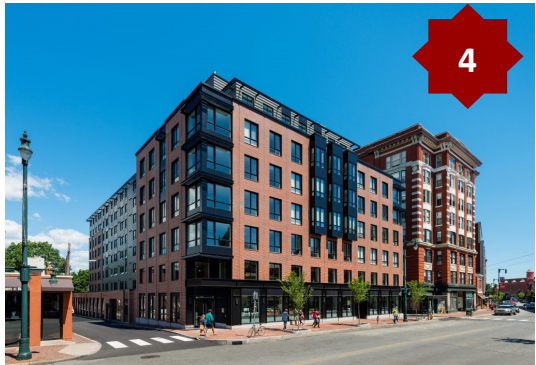


Historic districts help ensure Portland can successfully achieve housing goals by providing housing options for a range of household sizes and incomes, while providing for a balance of healthy change and neighborhood stability.

- 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

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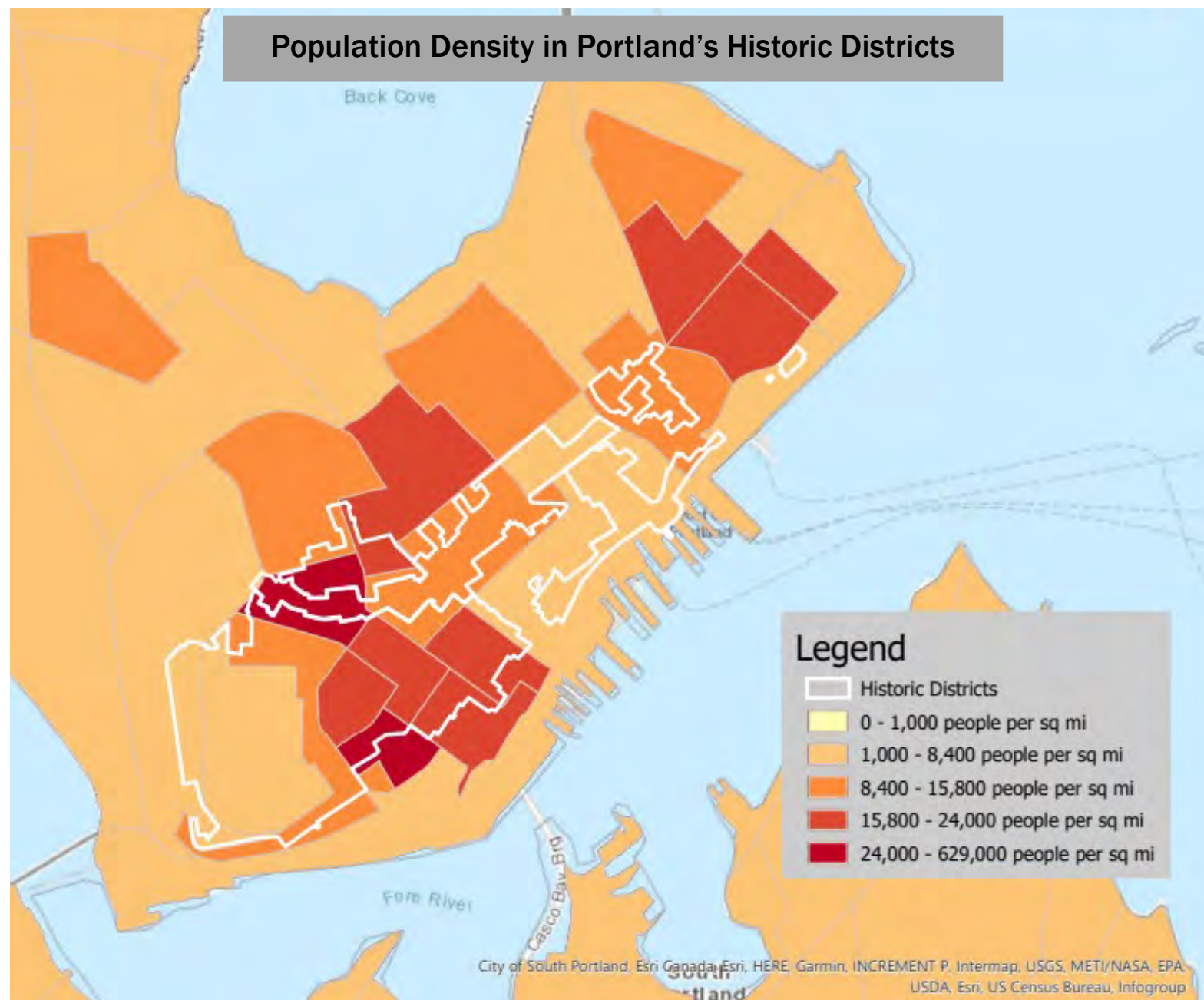


Historic Preservation & Housing Affordability

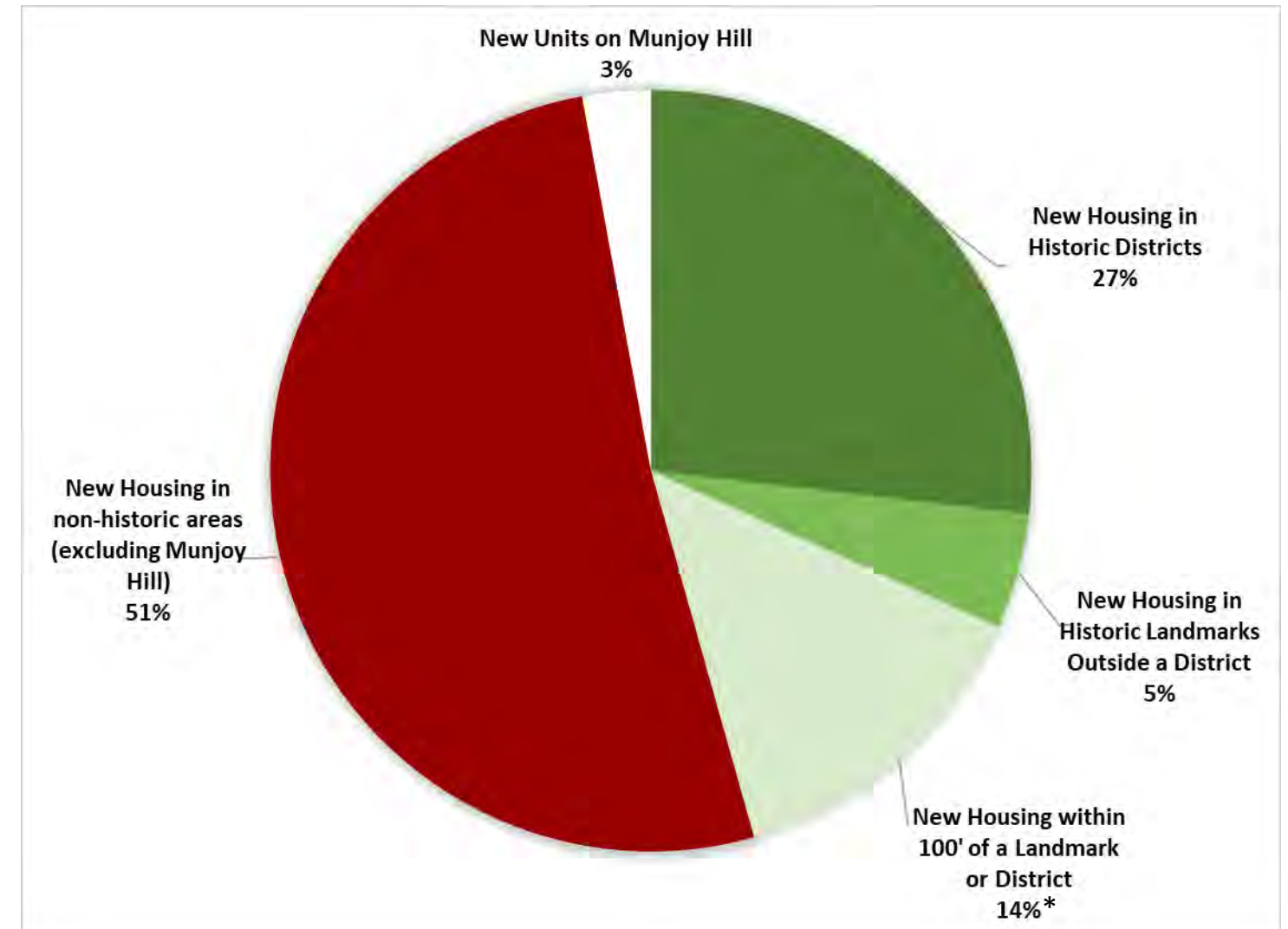
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New housing units built, under construction or approved in last 5 years

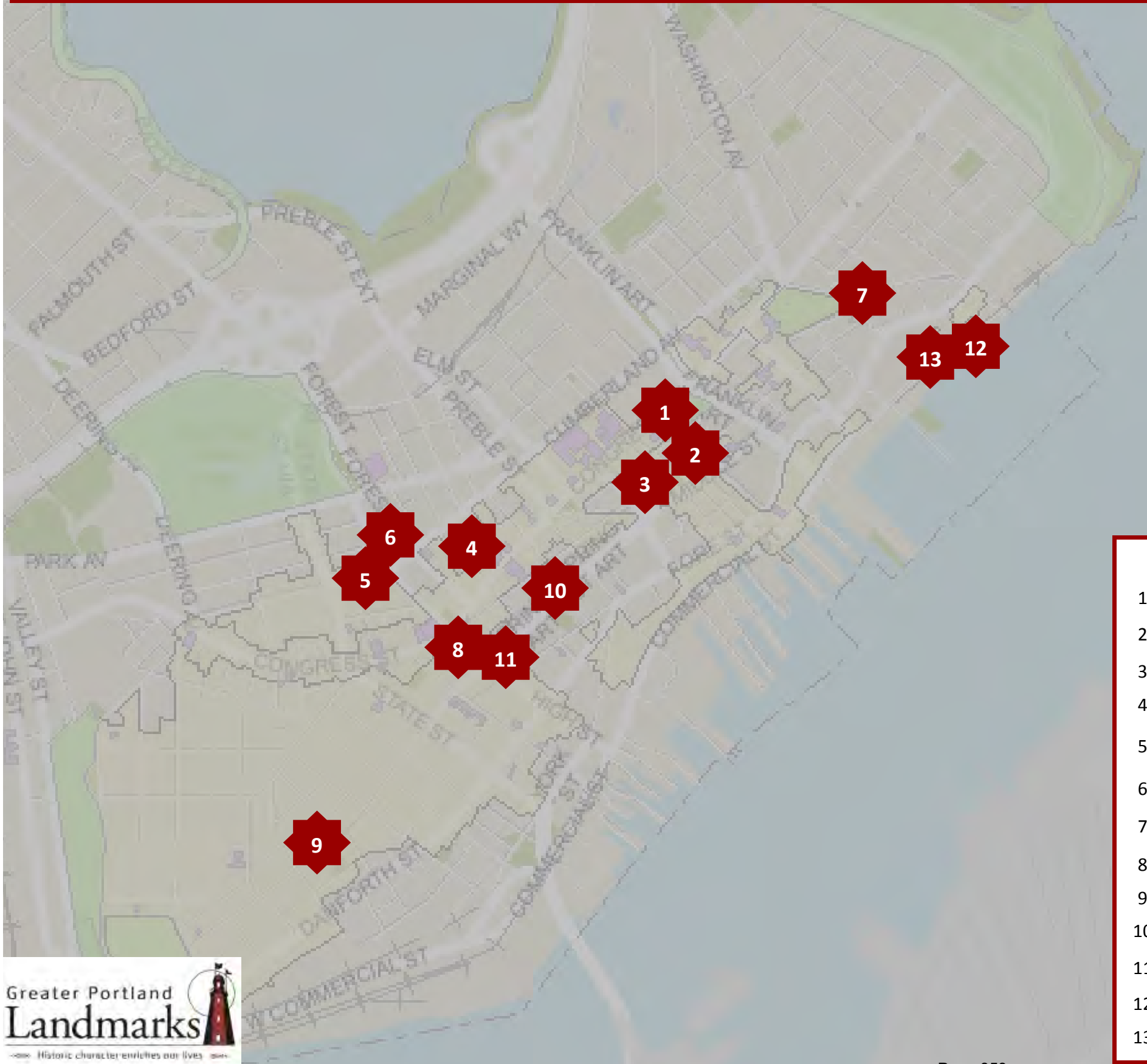


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Munjoy Hill Historic District

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.

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.

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.

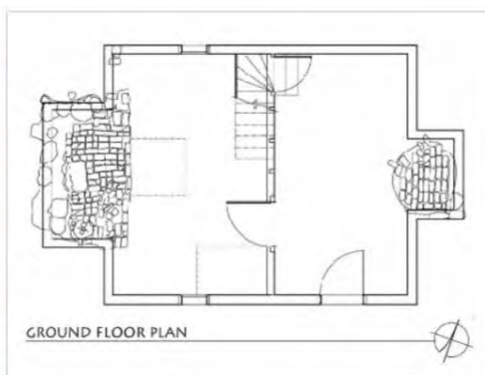
In alignment, Portland's 2030 Plan states the city should be Equitable, as one of its priorities and principles. However, adding another Historic District does not align with those principles. As evidence, please read the attached article drafted by a Preservationist with over 30 years experience.

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.



1. Historic Stagville Plantation, Durham, North Carolina, set on fire; 2. United Daughters of the Confederacy, Richmond, Virginia, tagged, broken into, library set on fire and artifacts destroyed; 3. 19th century brownstones, Philadelphia, Pennsylvania, set on fire; 4. Decatur House, Washington DC, tagged; 5. 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 interpreted model. In this way Preservation becomes a hidden, divisive barrier.

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

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

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

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SYSTEMIC RACISM OF PRESERVATION

THESIS #3:

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

DISCUSSION:

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

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

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

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SYSTEMIC RACISM OF PRESERVATION

THESIS #4:

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

DISCUSSION:

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

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

As Preservationists, We Must Do Better.
Twisted Preservation

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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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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 pamětkovÃ pÅ e - Artalk.cz](#)

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Google Groups

Munjoy Hill Historic District

April Wernig <aprilwernig@gmail.com>

Aug 6, 2020 1:20 PM

Posted in group: **Planning Board**

Hello,

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

Sincerely,

April Wernig
69 Brookside Road
207-653-8059

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

Google Groups

In favor of historic district

Ava Gurekian <avagurekian@gmail.com>

Aug 4, 2020 6:56 PM

Posted in group: **Planning Board**

Hi Planning Board,

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

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

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

Best,
Ava

--

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

Google Groups

Approval of the Munjoy Hill Historic District

Barbara Goodbody <bargoodb@gmail.com>

Aug 6, 2020 8:48 AM

Posted in group: **Planning Board**

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

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

Please VOTE to approve the Munjoy Hill Historic District

Thank YOU'
Barbara Goodbody

Google Groups

Letter in support of Historic District not reproduced correctly

Barbara Vestal <vestal@chesterandvestal.com>

Aug 11, 2020 9:54 AM

Posted in group: **Planning Board**

Hello Deb and Christine,

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

Contents of original email submitted July 31, 2020:

Hello Chair Mazer and Planning Board Members,

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

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

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

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

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

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

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

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

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

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

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

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

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

Regards,

Barbara Vestal

--

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

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Google Groups

Why a Munjoy Hill Historic District now?

Berry Manter <berrymanter@yahoo.com>

Aug 7, 2020 10:06 AM

Posted in group: **Planning Board**

Dear Planning Board members,

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

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

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

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

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

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

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

Thank you and Sincerely,

BERRY MANTER

46 E. Prom
Portland

Google Groups

in support of the Munjoy Hill Historic District

Beth Snyder <snyderbes@gmail.com>

Aug 6, 2020 2:17 PM

Posted in group: **Planning Board**

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

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

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

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

Please vote in favor of our historic district.

Thank you,
Beth Snyder
81 North Street
Munjoy Hill

Google Groups

Portland's Proposed Historic District

betsy elliman <betsyelliman@msn.com>

Aug 5, 2020 8:55 AM

Posted in group: **Planning Board**

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

Betsy Elliman
207-400-6871 - cell

Google Groups

public comment 8/7/20 Historic District Munjoy Hill

Brent Adler <brentadler@gmail.com>

Aug 6, 2020 2:44 PM

Posted in group: **Planning Board**

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

Brent

--

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

Google Groups

Munjoy Hill Historic District

Bruce Wood <brucesar@yahoo.com>

Aug 5, 2020 10:58 AM

Posted in group: **Planning Board**

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

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

Bruce Wood
607 Chandler's Wharf
Portland, ME 04101

Google Groups

Historic District, Munjoy Hill

Candice Lee <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.

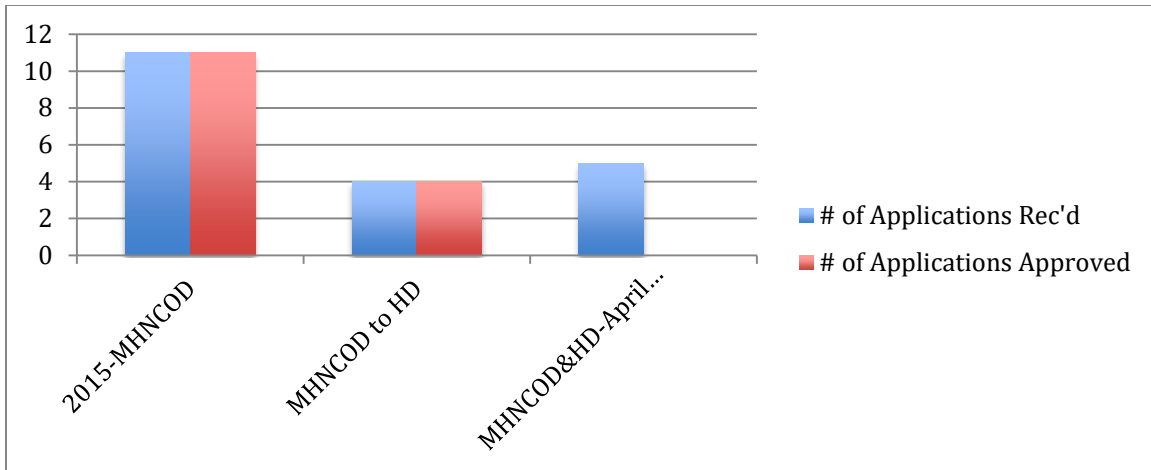
1. **Legal notice was not given to, at least, 56 property owners** in the proposed area. One property owner raised this issue during the last public PB meeting. Staff admitted on the record that an issue existed in May/June of 2019 thru Jan 2020 but did not research further. Upon pulling all sales records 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 is 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.

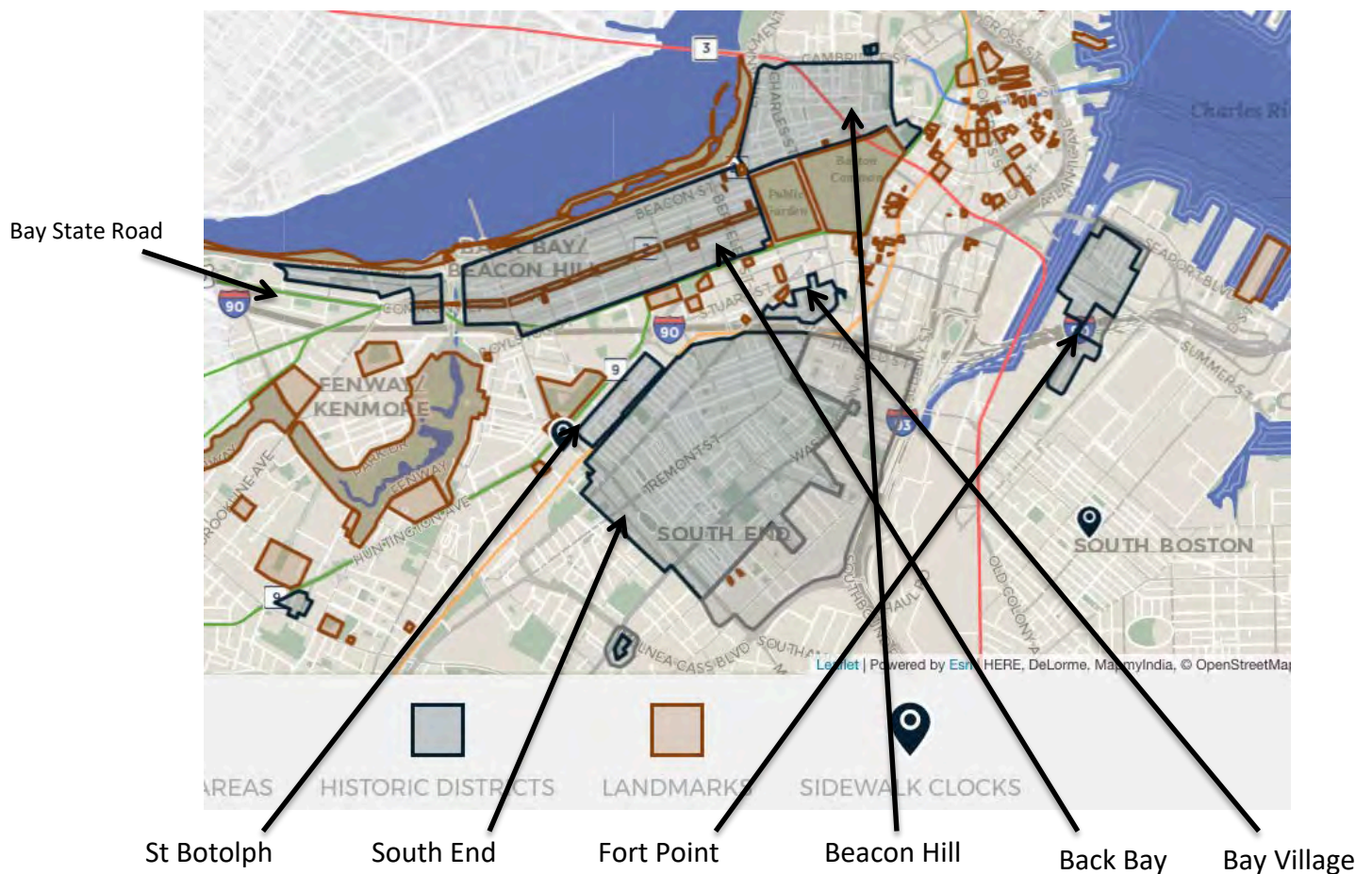
Address: 43 St. Lawrence
Approximate/Documented Date of Building: Unknown
Surveyed: 8/17/2018
Historic Name: Unknown
Contributing or Noncontributing: Contributing



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 O'Brien 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 pass 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.

WHAT ARE HISTORIC DISTRICTS GOOD FOR, ANYWAY?

Page 2

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

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

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

[he goes on to say:]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FOR MORE INFORMATION:

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

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

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

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

NHDHR/SHPO ★ 1997 ★ Revised 1999-2008

Google Groups

FW: Munjoy Hill Historic District

Carolyn Swartz <carolynswartz@gmail.com>

Aug 7, 2020 4:38 PM

Posted in group: **Planning Board**

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

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

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

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

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

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

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

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

Sincerely,

Carolyn Swartz

8/10/2020

FW: Munjoy Hill Historic District - Google Groups

27 Merrill Street
Portland, ME 04101

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

Google Groups

Munjoy Hill

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

Aug 7, 2020 8:11 PM

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

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

Dan Haley Jr
140 Eastern Promenade.

Google Groups

Historic District Designation

David Cowie <dcowie@maine.rr.com>

Aug 4, 2020 11:35 AM

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

Dear Planning Board,

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

Thank you,

Dave Cowie
32 North Street
Portland
207 318 1810

Google Groups

Historic district for Munjoy Hill

Deborah Cole <debcole1030@gmail.com>

Aug 5, 2020 2:38 PM

Posted in group: **Planning Board**

To:

Portland Planning board

From: Deborah Cole Munjoy Hill homeowner since 1980

Date: August 5, 2020

Dear Planning board,

I am strongly in favor of your passing this initiative.

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

These benefits include:

Stable neighborhood infrastructure

Tax benefits to home owners

Historical preservation

Quality of design and street scape integrity

To name a few.

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

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

Thank you,

Deborah Cole

71 Walnut

St

Portland 04101

Sent from my iPhone

Google Groups

Munjoy Hill historic district

Denise Preisser <depreisser@hotmail.com>

Aug 5, 2020 9:35 PM

Posted in group: **Planning Board**

To whom it may concern:

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

Best Regards,

Denise Preisser

25 Fore Street #2

Get Outlook for iOS

Google Groups

Munjoy Hill preservation

Derek Campbell <derekc76@gmail.com>

Aug 5, 2020 12:30 PM

Posted in group: **Planning Board**

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

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

Thank you for your consideration,

Derek Campbell
Sent from my iPhone

Google Groups

Historic District

Diane Davison <dmdavison5@gmail.com>

Aug 6, 2020 11:28 AM

Posted in group: **Planning Board**

Planning Board Members;

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

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

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

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

Better late than never.
Respectfully,

Diane Davison
Morning Street
Munjoy Hill

Google Groups

Munjoy Hill Historic District Designation

Edmund Gardner <ed@gardnerregroup.com>

Aug 5, 2020 3:30 PM

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

Dear Members of the Planning Board,

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

Thank you!

Ed

Ed Gardner

Broker / Owner

Gardner Real Estate Group

511 Congress Street Lobby level

Portland, Me. 04101

207-415-4493 Cell

207-GARDNER Office

GardnerREGroup.com



Google Groups

Munjoy Hill

Edward Fiske Mooney <efmooney@syr.edu>

Aug 4, 2020 9:17 PM

Posted in group: **Planning Board**

From: Edward F Mooney

Date: August 4, 2020

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

Subject: Munjoy Hill Historic District

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

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

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

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

Google Groups

Support for Munjoy Hill Historic District

Edwin Chester <chester@chesterandvestal.com>

Aug 6, 2020 10:21 AM

Posted in group: **Planning Board**

Chair Mazer and Members of the Planning Board:

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

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

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

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

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

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

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

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

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

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

Sincerely,

/s/ Edwin P. Chester

Edwin P. Chester

--

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

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Google Groups

Munjoy Hill historic district

Einar Juhlin <ejuhlin1@maine.rr.com>

Aug 5, 2020 11:20 AM

Posted in group: **Planning Board**

I support the planning board.
Ruth G. Hansen

Sent from my iPad

Google Groups

Munjoy Hill Historic District

Elaine Clark <elaineplclark@gmail.com>

Aug 5, 2020 7:56 PM

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

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

Elaine Clark

Google Groups

Munjoy Hill

Eleanor Morse <eleanor.morse@gmail.com>

Aug 5, 2020 9:51 AM

Posted in group: **Planning Board**

Dear Planning Board,

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

Thank you,

Eleanor Morse
Peaks Island, Maine

Google Groups

Vote NO on the Munjoy Hill historic district

Emma Holder <president@parksideneighborhood.org>

Aug 7, 2020 1:44 PM

Posted in group: **Planning Board**

Dear Planning Board members,

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

Portland is transitioning from a medium sized town to a small city, and with that comes growing pains. Humans really hate change; evidently it takes global calamity to even consider shutting a few streets down to improve pedestrian access to local businesses. We'll see if that sticks - I hope it does.

But I am writing to urge you to vote NO on the NIMBY'ism evident in the possible creation of a Munjoy Hill Historic District. In this case, a group of affluent folks with expensive properties wish to use a historic district moniker to maintain property value and eliminate possibilities of increased housing density in the Munjoy Hill area. We all have to face reality and acknowledge that Portland is growing, whether we want it to or not. It can grow evenly and together, or disproportionately and askew. Restricting the development of residential possibilities in a particular neighborhood will have the eventual effect of unfairly pressurizing others.

We are all going to have to make compromises. Some of us will lose the views/peace/space/property value we thought we were entitled to forever.

Prohibiting certain types of development under the mantle "historic district" to protect a few folk's property values is not only unfair and biased toward a particular class/race, its also bad for the health and growth of a city in transition.

I urge the planning board to support policies that are fair to all, be ready for lots of squawking from the "haves", and keep the 5,10 and 30 year view in mind when bracing against waves of entitlement. History is there to teach us, but was cannot live in it, we have to live in the present and plan for the future. Onward. Not backward.

Thanks, and I hope you and your families stay well,

Emma

Emma Holder
Parkside Prez
207 415 7204
president@parksideneighborhood.org
<http://parksideneighborhood.org>

Google Groups

Munjoy Hill Historic district

e w <eenebw@hotmail.com>

Aug 6, 2020 9:53 PM

Posted in group: **Planning Board**

Dear Planning Board Members:

I am writing this comment to affirm my support for a Historic District on Munjoy Hill. As long term ~30 year property owner of two 3 units within the proposed district, I believe it is a win - win deal for landlords/property owners and tenants. I have attended many meetings on the proposed district and am fully aware of the advantages and disadvantages of being in a district. However, in my judgement the advantages far out weigh any disadvantages. The main advantage I see that benefits tenants is the continued ability for landlords to provide affordable rents in terms of what affordable means in Portland. The trend that has occurred on Munjoy Hill in the past few years has been to tear down and rebuild huge expensive Condos. Even if people end up renting these condos out, the monthly rents on these are massive and well beyond any rent that would have been paid by tenants in the building that stood in its place previously. This trend tears down community spirit and well being of most Munjoy Hill residents. I also believe it is important as a society to maintain a certain level of historical architecture in a community so it does not turn into a glass and metal jungle like so many cities and towns across the country. I realize, there are many people that believe old buildings should be replaced vs. preserved but if we don't work as a community to preserve our heritage it will soon be gone. I also believe tourists flock to Portland and Munjoy hill because they like the look and feel of a Historic Area.

In the last few months it is apparent there is a lot of instability in many aspects of our day to day lives. I believe small things like designating parts of Munjoy Hill as a Historic area is a good step in healing the community vs. creating more division by allowing the old buildings to be torn down only for the profit of a few developers, real estate agents and other like minded individuals promoting the redevelopment of Munjoy Hill.

Thanks

Enoch Wenstrom

88 and 83 Beckett St

Google Groups

Munjoy Hill Historic District!

Francesca <cesca.gs@gmail.com>

Aug 5, 2020 3:59 PM

Posted in group: **Planning and Urban Development**

Dear Members of the Planning Board,

Although time has elapsed since you last considered making Munjoy Hill an Historic District, for those of us who think it's a great idea whose time has come and worked hard to make it happen, our enthusiastic support for the designation has not waned.

Portland is a city full of historic charm - and many long time residents as well. Preserving the character of Munjoy Hill is imperative to sustaining and celebrating Portland's long-time sense of place and attracting visitors from all over the world who appreciate it's historic nature.

Likewise, by preserving this working class neighborhood, and it's affordable housing which has always been available to residents, the Planning Board can make a statement about the importance of sustaining affordable housing on the "Peninsula" and having it be an inherent part of our community.

I encourage each of you to take this "historic" action and vote in favor of the Munjoy Hill Historic District.

Thank you!

Francesca Galluccio-Steele
22 Clifford St
Portland, ME 04102
cesca.gs@gmail.com

Re: Munjoy Hill

me <jmy@portlandmaine.gov>

Jul 17, 2020 8:06 AM

Posted in group: **Planning Board**

Hello,

Thanks for your email. We appreciate the time you have taken to offer your thoughts, and will include your comments in the materials and as part of the public record.

If you have any questions, please contact our office.

Jennifer Munson, Office Manager

jmy@portlandmaine.gov | (207) 874-8719 | Fax (207) 756-8258

City of Portland, Department of Planning and Urban Development

[389 Congress St., 4th Floor, Portland, ME 04101](#)

On Thursday, July 16, 2020 at 9:42:20 AM UTC-4, Fraser Nelson wrote:

Dear members of the Planning Board,

My mother and father Norm and Sally Nelson retired to Munjoy Hill and spent the last years of their lives reveling in all the pleasures of the neighborhood - the restaurants and shops, the theater, and the houses that make this place so unique. They enjoyed walking from their home at 38 Eastern Prom, and my Dad even has a tree planted in his honor at the park he loved so much.

My dad served on the board of Portland Landmarks and I continue to appreciate their work all the way from Utah. Please add this western voice to those that are asking the Planning Board to heed the advice of this exceptional agency and the residents of this very special place.

Though my parents are now both gone, Munjoy Hill is a place of wonderful memories. We'd love it to be preserved for generations to enjoy the way they did.

Most sincerely,

Fraser Nelson
230 East Broadway #709
Salt Lake City, Utah 84111

Google Groups

Munjoy Hill Historic District

George Carhart <gscarhart@gmail.com>

Aug 6, 2020 7:24 PM

Posted in group: **Planning Board**

Dear Planning Board,

My wife and I are 24 year residents of Munjoy Hill and have owned our 1849 house on Lafayette St. for twenty one years. We strongly support the proposed Munjoy Hill Historic District and six landmarks with NO changes or modifications to what the Historic Preservation Board nominated previously on 11/20/2019. The Historic Preservation Board and Historic Preservation Office have done their due diligence in laying out the argument for the proposed Historic District. They have clearly shown at the multiple and extended Planning Board reviews of the proposed Historic District, that it meets the required benchmarks for nomination. We therefore ask that you, without further delay, pass the proposal along to the City Council with your full support.

With Best Regards

Dr. George Carhart and Uschi Carhart.

--

Dr. George S. Carhart, Ph.D
Historian of Cartography
and Early Modern Europe
Antiquarian Map Consultant
Historic Research Consultant

7 Lafayette Street
Portland
ME, 04101
USA
(207) 766-1517

Google Groups

PUBLIC COMMENT: Say No to Exclusion; Say No to Historic Preservation as Pretext for Exclusion

George Rheault <george.rheault@gmail.com>

Aug 7, 2020 12:00 PM

Posted in group: **Planning Board**

Just say no to the Munjoy Hill Historic District.

It is amazing that the Planning Board has dragged its feet for months on finishing the public hearing and vote that began on the evening of March 10, 2020.

Many projects that had not even made it on a planning board agenda pre-pandemic have already been expedited by Team Jennings and approved by this planning board, but the subject of the proposed Munjoy Hill Historic District sat untouched so the City Council could avoid having to deal with it for as long as possible.

We all know that historic districting as practiced in the United States is a mere pretext for NIMBY exclusion to artificially elevate property values thereby worsening housing insecurity and structural inequality.

This abuse of history is made even worse in this episode because those arguing for it (mostly white people aged 55+) have attempted to justify the urgency of the historic designation using the light presence of African American Portlanders in Munjoy Hill's past.

This, despite the fact that no attempt was made to meaningfully contextualize this African-American history (including telling the full and honest story post-1920 including even mentioning the Munjoy South urban renewal project and other more recent governmental interventions meant to gentrify and flush the area of low-income inhabitants including its few historical pockets of BIPOC).

This, despite ZERO acknowledgement that the BENEFITS of this historic district will NOT accrue to BIPOC and will indeed ensure that BIPOC as a group (and low-income people of any heritage) will almost certainly be denied occupancy in the district long into the future if the Planning Board or City Council endorses any part of the district's proposed boundaries.

Watching the Planning Board members bob and weave during the winter, trying to rationalize how the proposed district is sound policy while avoiding its true purposes (protecting the investments of affluent incumbent property-owners and guaranteeing them an even greater windfall into the future) is now its own historical record on which they will be judged, both by history, and if there is true justice, perhaps in a civil courtroom as well. The Planning Board at a minimum should put the burden of the politics squarely on the shoulders of the City Council and admit the district does nothing to preserve Portland's history (unless amnesia is the goal) and vote against it as bad planning policy that actively harms any progress on denser housing development (a requirement for effective economic development and the fight against worsening climate change). At least this way the Planning Board can retain its integrity and hold their heads high no matter what the City Council ultimately does.

As a final note, while I have largely refused to do the work that the planning staff and the Planning Board SHOULD have done in analyzing the policy implications and underlying justifications of the proposed Munjoy Hill historic district, I saw a news article this week involving Sausalito, CA that is really perfect even though it is not precisely on-topic. I attach it here to include it with the public comment above.

Everyone who is honest knows that Portland's whole "working waterfront" debate is also a pretext for NIMBY anti-development politics just like historic preservation is a pretext for NIMBY anti-development politics.

While Sausalito is much smaller population-wise than Portland, it was one of the inspirations for Portland's waterfront exclusionary efforts (one where the highest paid municipal employee in the state of Maine, Jon Jennings, can easily afford to rent a Chandler's Wharf condo to gain the Portland residency required by his contract, while low-income Portlanders have been PROHIBITED BY ZONING LAW since the late 1980s from ever getting the same opportunity to live waterside). What is encouraging in Sausalito is that some members of

that community are admitting the obvious pretexts behind their land-use policies and trying to ensure more equitable outcomes (and isn't this all about good outcomes versus mere empty rhetoric?) even if it risks upsetting the white economic privilege many Sausalito incumbent property-owners currently enjoy in their exclusionary enclave created through explicit government action.

The big question right now is whether anyone among Portland's elite political class has the courage to follow in the footsteps of Sausalito...

Sausalito confronts historic inequities

City reconsiders strict zoning rules to make way for affordable housing

By J.K. Dineen



Photos by McArdle Hankin / The Chronicle

Floating homes under construction in Sausalito, where officials are weighing new housing proposals.

For 32 years, Sausalito has protected its scrappy industrial waterfront, banning both housing and offices in the 225-acre Marinship district, which stretches for about a mile north of downtown.

And, for the most part, it's worked. Instead of expensive



condos and trinket-filled tourist shops, Marinship remains a place where vessels are hauled out and repaired, houseboats built, sails sewn and outboard motors tuned up. Hundreds of maritime workers and artists live and toil on the water, a world apart from the glass towers visible across the bay.

But with the Black Lives Matter movement forcing cities to confront historic racial, social and economic inequality, Sausalito officials are debating

Brenda Berg (right) and her family, property owners in the Marinship district, would like the area to convert some land to senior housing.

whether some land in Marinship might be appropriate for low-income or senior housing. In July, during a contentious, eight-hour meeting that focused on both

racial justice and a new, 20-year general plan — a state-mandated document meant to guide development — the City Council voted 4-1 to erase language that barred land-based housing there.

At the meeting, Vice Mayor Ray Withy said: “We cannot hope to increase diversity in Sausalito if you don’t increase the diversity of available housing for a multitude of income levels.”

Mayor Susan Cleveland-Knowles agreed, saying, “We are an overwhelmingly white

community” and that opening select sites to housing “is the only way we can increase diversity in our town.”

The conflict between preserving light industry and meeting the need for housing has played out across the Bay Area, from San Francisco’s central waterfront to West Oakland to South San Francisco. Supporters of zoning restrictions say prohibiting residential and office development preserves often well-paying bluecollar jobs and ensures a diverse economic base. Housing advocates say opposition to residential development will continue to drive up prices and force thousands of workers to relocate.

On the website of the Sausalito Working Waterfront Coalition, which advocates for “those whose livelihoods are linked to the Marinship,” Bob Silvestri lashed out at consultants working on the general plan, saying the vision laid out “a predictable, banal, soulless celebration of consumerism, bereft of character or sense of place.”

Coalition members say current Marinship protections are not just about preserving the city’s maritime legacy but about supporting its economic future. The area has a strong base of manufacturers, something that became apparent during the early days of the coronavirus pandemic when two Marinship companies — Universal Sonar Mount and Starbuck Canvas Works — collaborated to quickly manufacture 1,300 plastic face shields that were donated to first responders.

Possible candidates for housing around Marinship

In a June memo, the Sausalito Community Development Department identified places in and near the Marinship district where housing could possibly be added. The department is not recommending that any of them be developed for housing, and none of the property owners have formally submitted applications to develop their parcels.



To Planning Commissioner Janelle Kellman, the collaboration showed that the Marinship is vital as a center of industry and that the city should seek to encourage the growth of those companies rather than replace them with housing.

Marinship, she said, “has a history of contributing to the safety and security of our nation.”

Sausalito resident John DiRe, a retired engineer, said that instead of relaxing the zoning to allow for residential development, the city should expand the district’s light industrial space, which generates about 41% of the city’s business taxes. He said the new general plan should seek to convert some of the office space allowed in the 1970s and ’80s to arts and light industry.

“People in the Marinship are welcoming of change if that change is reducing office uses,” he said. “What is going on down here is so special, up and down the Marinship. The working waterfront is booming. It has never been busier.”

But the question of who is benefiting from the busy Sausalito waterfront is especially charged, given its history as a jobs center for Black Americans during World War II. More than 2,200 Black workers, mostly transplants from the South, migrated to Marin County during the war, working to pump out 92 cargo ships in about five years. But while Blacks were allowed to work alongside whites in Sausalito, they were barred from buying or renting property there, and instead were housed in Marin City, an unincorporated area a mile northwest of the shipyards.

Today, Marin City remains poor and isolated from Sausalito and the rest of Marin County, economically, geographically and racially. Marin City is 40% Black, 13% Latino and 7% other minority groups, and about 40% white. Its median household income of just under \$43,000 is less than half the county’s median. Sausalito, by contrast, is 92% white and just 1.5% black. Its median household income is \$110,000.

Marin City — physically cut off from Sausalito by Highway 101 — has four major affordable housing complexes, including 300 units at Golden Gate Village, 225 at Ridgeway Apartments and 56 at Ponderosa Estates. Sausalito has just 38 units of affordable senior housing.

Paul Austin, who runs Play Marin — a Marin City nonprofit dedicated to bringing kids of different racial and economic backgrounds together — said that allowing some affordable housing in the Marinship flatlands “would do wonders for the entire ZIP code” by integrating schools and creating housing opportunities for teachers and nurses who can’t currently afford to stay in Marin County.

He said that he welcomes the racial justice discussion Sausalito City Council has embarked on, but that “we have to put the onus back on the residents in Sausalito” to make sure the debate is followed by action.

“If it gets shot down, it would show me that Sausalito is very much a place where people say the right things about diversity and inclusion, but when it comes to their own backyard, it’s a different matter,” Austin said. “If they vote yes, that will show me that they are ready to set a higher standard for justice and equity.”

Pastor Marcus Small, who leads Peoples Inter-Cities Fellowship in Marin City, said many in his congregation have been forced to move to Vallejo, Sacramento or Vacaville because Marin is so expensive. Sausalito homes average \$1.5 million, according to Zillow, and an average two-bedroom apartment rents for \$4,000.

“As American citizens, Black folks should have the right to live wherever, and that includes Sausalito,” Small said. “And that would require some more affordable housing.”

If some housing is allowed in the Marinship, the question of where exactly it would go is sure to be controversial. The city’s traditional hillside neighborhoods are largely built out and the flatlands that stretch along the waterfront represent some of the only large parcels on which new housing could be constructed.

Others point to several office complexes that were built in the 1980s, before the 1988 Marinship plan banned new offices. One of these properties is Marina Office Plaza, an 86,000-square-foot facility. Property owner Brenda Berg would like to explore converting the land to senior housing, a need she discovered firsthand a few years ago when her husband developed Lewy body dementia and had to be placed in an assisted living facility in Santa Rosa.

Sausalito has an unusually large senior population — 37% of residents are over 60 — and replacing an office building with senior housing would not interfere with maritime or arts uses, the Bergs argue.

“Nobody wants to replace the arts or light industry or maritime, nobody is saying, ‘Let’s build a gleaming condo tower 150 feet tall,’ ” said Carlo Berg, who manages the property with his mother. “You can’t have an age-friendly city if you don’t have agefriendly land-use policy and won’t even consider housing.”

Meanwhile, the debate over whether Sausalito will open up some of its flatlands for housing will be decided this fall as the general plan goes before the Planning Commission in September and the City Council in October.

At the July City Council meeting, Mayor Cleveland Knowles acknowledged that it would be a tough political fight.

“I have met a lot of resistance in town and continue to meet a lot of resistance in town to expanding our housing opportunities,” she said.

J.K. Dineen is a San Francisco Chronicle staff writer. Email: jdineen@sfgate.com Twitter: @sfjkdineen

Google Groups

Proposal regarding Munjoy Hill

Grace Braley <gbraley55@gmail.com>

Aug 5, 2020 3:54 PM

Posted in group: **Planning Board**

I moved to Portland nearly twenty years ago, finding it to be a city with many interests, good history, waterfront, varied neighborhoods, diversity.

Also, I have found interesting the varying neighborhoods of Portland, and Munjoy Hill is a particularly interesting asset to the city.

I have noticed the needs and changes since coming. I have felt the needs and concerns for a wider selection of housing opportunities and neighborhood possibilities. I was concerned, and still am, when the number of tear-downs and rebuilds was (and is) going too fast and at considerable price escalation. This has been a trend that limits the diversity and options for people who wish to live and perhaps work in Portland.

Changing it too radically takes away from its quality and therefore does not enhance the city. I made a decision to attend many of the meetings and heard the serious struggles, discussions, workshops of the last couple of years, which brought forth a solution that seems as fair as possible and beneficial to Portland. I went to the Planning Meeting, only to see the vote postponed.

I urge that the vote be to support the agreement that has been worked out because, hopefully, it will retain the positive dynamic of Munjoy Hill, this interesting sector of the city.

Grace Braley

Google Groups

Munjoy Hill Historic District

Herb Adams <hadams@smccme.edu>

Aug 7, 2020 11:36 AM

Posted in group: **Planning and Urban Development**

What a difference day makes.

The board's public forum on the Munjoy Hill Historic District back in March was one of the last hearings held in City Hall before the COVID-19 curtain came down.

It seems long ago now -- but was not.

It is also symbolic of why the Munjoy Historic District is so important.

Things can change overnight, and permanently -- there is no going back

The Hill looks solid but is a fragile place that can change overnight. It holds a huge amount of Portland's heritage. It escaped the Great Fire but has seen more development in one decade than in a century.

The time is here for a reasonable, thoughtful historic plan that allows change but preserves the best of what we are. The proposed plan does that and comes at the right moment -- now, just in time.

Change is inevitable -- progress is not. We have to work for progress. The proposed historic district gives us that tool as the Hill changes and our City grows.

Time will not wait for us --- we work with change, or it will just overwhelm us. The proposed historic district works with time, heritage, and the future, all in mind at once.

For the sake of all three things I urge the board to endorse the Munjoy Hill Historic District proposal.

The time will not come again.

Sincerely yours,

Herb Adams

Former State Representative

Google Groups

Munjoy Hill

Jamie Hogan <jamiehogan58@gmail.com>

Aug 5, 2020 12:30 PM

Posted in group: **Planning Board**

Dear Chair Mazer,

I am writing in support of designating Munjoy Hill an Historic District. As a resident of Peaks Island and owner of a house built in 1844, I am well aware of Portland's need to retain and value historic properties. The steady demolition of Portland's history on the hill must STOP. Portland's identity is told in it's historic houses, and those stories must be kept intact. The reuse of antique buildings is environmentally cheaper and wiser, and will only increase in value.

Thank you,

Jamie

Jamie Hogan illustrator

instagram: <https://www.instagram.com/jamiepeaks/>
website: www.jamiehogan.com
email: jamiehogan58@gmail.com
shop: <https://www.etsy.com/shop/Jamiehoganstudio>
blog: <http://www.jamiepeeps.com/>
phone: 207-766-9726

Google Groups

Munjoy Hill Historic District

Jenny Potter Scheu <jpscheu@zwi.net>

Aug 5, 2020 12:19 PM

Posted in group: **Planning Board**

Greetings Planning Board,

I do not see the need for a Munjoy Hill Historic District.

I DO see the need for affordable housing on Munjoy Hill/throughout the city.

Thanks for your work,
JENNY SCHEU

Home address:
29 Waterville Street, #3
Portland ME 04101
Work address:
REDHOUSE ARCHITECTS + STUDIO
61 Pleasant Street, Portland ME 04101

Google Groups

NO on Munjoy Hill Historic Designation

Jeremy Rutkiewicz <jeremyrutkiewicz@gmail.com>

Aug 5, 2020 1:35 PM

Posted in group: **Planning and Urban Development**

Dear City of Portland Planning Board,

I am writing to urge you to please, please vote against the Munjoy Hill Historic Designation.

Several years ago, I was lucky enough to be able to purchase the house I was renting - a 920sq foot single family home situated on the back of a 4234sq foot lot. Having rented on Munjoy Hill since I was a teenager, it was a dream for me to be able to stay in the community I love so much.

As my family grew, we began working with a local architect to plan a renovation project that would give us some of the extra space we desired, whilst keeping the charm and character of the house. Despite the irregular lot lines, non-conforming setbacks, and myriad of other issues to troubleshoot (all common on Munjoy Hill), the Planning Board was extremely adept at helping us through this process.

We worked through many design iterations to create something that was comfortable and energy efficient... something that was both classic and contemporary... something that created a dialogue between past and present. Our design preserved the mature trees in front of the house that make our lot unique, and (at less than 2000sq feet overall) was tailored specifically to fit gracefully between our neighbors without overwhelming them or the lot. For context, our small house is surrounded by:

- 4732sq foot home on a 4913sq foot lot
- 2144sq foot home on a 2515sq foot lot
- 3702sq foot home on a 2847sq foot lot
- 3455sq foot home on a 1993sq foot lot

Our design did not even come close to any of these land-to-building ratios! And yet, in the last year, it has become clear that, unlike Planning, the Historic Preservation Board is ill-equipped to deal with the unique situations that ours and so many other eclectic Munjoy Hill properties face. The Historic Preservation Board is so focused on the front-facing facade, it seemed they would be more satisfied with us moving the entire house to the front of the lot and doing "whatever we want" behind the house - regardless of the enormous financial implications, or the fact that this would destroy the unique relationship between buildings that we and our neighbors have all enjoyed.

Moreover, the methods and standards of the Historic Preservation Board have made it extremely difficult to work with contractors. Many are reluctant to even consider a project when it is bound by the Historic Preservation rules - especially while we are in some sort of bureaucratic limbo between when HP enacted the district, and City Council votes to confirm it. Despite having purchased my home long before these rules were ever in place, it appears we are likely to lose a massive amount of architectural and engineering work that we patiently and carefully crafted over several years. Given the way the market has gone, it is extremely unlikely we could ever find another property on Munjoy Hill within our budget and we have essentially been forced to start looking in other communities. This is heartbreaking, and we have been financially and emotionally blindsided by it.

Planning and Zoning have shown themselves to be capable of flexibly working with homeowners to navigate the many interests of the neighborhood as a whole. Historic Preservation has not. **Now, especially during the time of increased work-from-home, it is crucially important that we and other families are able to make our homes work for us. Please vote against the Munjoy Hill Historic Designation so that people like me, who live and love the Munjoy Hill way of life, are not pushed out.**

Thank you for your service,
Jeremy Rutkiewicz
161 Congress St

Google Groups

Munjoy Hill Historic District

jeremy smith <octahonk@yahoo.com>

Aug 7, 2020 3:29 PM

Posted in group: **Planning and Urban Development**

To whom it may concern.

I would like it to be known that I strongly oppose the proposed Munjoy Hill Historic District Overlay.
Thank you for your time.

Jeremy Smith
100 Sheridan St
Portland, ME

Sent from my iPhone

Google Groups

Munjoy Hill Historic District Support

Jill Terranova <jterrart@gmail.com>

Aug 7, 2020 4:47 AM

Posted in group: **Planning Board**

Chair Mazer and Members of the Planning Board:

I live on Munjoy Hill, own properties here, and strongly support the designation of a Historic District for Munjoy Hill which includes the designation of several individual landmark buildings.

Munjoy Hill is a special neighborhood which is reflective of the historical architectural character of the neighborhood. This character needs to be preserved through the designation of the Historic District.

Public support has been strong for the Historic District. Please vote to approve this proposal.

Sincerely,

Jill Terranova

Portland Maine

Google Groups

In support of Munjoy Hill Historic Designation

Jo Israelson <welcomingthestrangerart@gmail.com>

Aug 7, 2020 9:08 AM

Posted in group: **Planning Board**

TO: Chair Mazer and Members of the Planning Board

FR: Jo Israelson
59 Moody St family home for 30+ years
8 Grassy Path, Peaks Island

RE: In Support of the Historic Designation of Munjoy Hill

Once again, I am writing to the Portland Planning Board to support historic designation of an important iconic neighborhood – known as “The Hill” – Munjoy Hill.

I grew up on the Hill: attended public schools, played on the Prom, made life-long friends and learned that it does take a village to raise a child. Our doors were always open to our neighbors. We shared both happy moments as well as sorrows. Our homes contained our family histories – often 3 generations living under one roof – as well as the histories of those that preceded us.

The current trend to demolish and/ or conduct extensive re-design of many of the existing structures does not take into consideration the incongruous nature of those projects. Fort Allen is restored to its original configuration. Yet a few blocks away, a glass faced structure is built without regard to the cultural heritage of the place.

Two years ago, I worked with residents of the City of Portland, Munjoy Hill, Maine Jewish Museum, Peaks Island and other groups to obtain historic designation for House Island. Discovering that it served as a quarantine station and was known at the ‘Ellis Island of the North’ convinced me to coordinate the effort to prevent development of the island and to preserve the existing structures. Further research uncovered the stories of immigrants – one in particular – whose life was saved by the actions of Portland police and others helped by the National Council of Jewish Women.

Although we were successful in our efforts, we were unable to save the quarantine station itself – it had already been demolished. The stories within walls that once contained the lives of immigrants coming to and through Portland – were lost forever.

We could not preserve the India Street corridor where our immigrant relatives walked, shopped and worshipped. The rush to development changed the architectural face of that neighborhood. Once the buildings were removed, there was no opportunity to preserve that cultural heritage.

In 1972 I wrote my first letter to the Editor decrying a plan to develop the Eastern Prom. Fortunately, the plan never materialized. Almost 50 years later, I am once again advocating for preservation of land, structures, and buildings that comprise the cultural history of our city – specifically “the Hill.” Please protect the heritage of this part of Portland for those of us who once lived there and for future residents.

Once something is ‘gone’, it’s gone forever.

Re: Historic District on Munjoy Hill

Joe Walsh <jwalsh@greencleanmaine.com>
To: jmy <jmy@portlandmaine.gov>
Cc: Planning Board <planningboard@portlandmaine.gov>

Mon, Mar 9, 2020 at 5:04 PM

Thank you very much.

On Thu, Mar 5, 2020 at 11:24 AM jmy <jmy@portlandmaine.gov> wrote:
Hello,

Thanks for your email. We appreciate the time you have taken to offer your thoughts, and will include your comments in the materials and as part of the public record.

If you have any questions, please contact our office.

Jennifer Munson, Office Manager
jmy@portlandmaine.gov | (207) 874-8719 | Fax (207) 756-8258

City of Portland, Department of Planning and Urban Development
389 Congress St., 4th Floor, Portland, ME 04101

On Wednesday, March 4, 2020 at 4:54:34 PM UTC-5, Joe Walsh wrote:
To the Board,

I am writing to urge you to make a "no" recommendation on the proposed Historic District for Munjoy Hill.

I was a resident of Munjoy Hill for 7 years. During that time, I watched as larger condo developments went up, and old, dilapidated multi-family housing was replaced with new, modern building stock.

While on one hand I was sad to see the cheap rents disappearing, these were positive changes. As a renter I had lived in several of these old buildings - they are drafty, loaded with lead paint and pose numerous code and safety hazards. Many (most?) of them were never built to stand the test of time - they are old 2-4 unit multiplexes that have reached the end of their serviceable life. It's time for an update.

In replacing these old buildings, we have an opportunity to maximize density, increase safety and build the new housing this city so desperately needs. Designating Munjoy Hill as a historic district will restrict this positive change and put further regulatory burden on property owners and developers, increasing the cost of housing even more.

If there are any changes to be made on the hill, it should be to *increase density*, as this is already a walkable neighborhood and density can be increased with minimal impact on vehicle traffic.

Regarding affordability - there is a major affordability problem in our city, and while all this new building stock isn't cheap (for renters or buyers), creating a historic district will only exacerbate the issue, and limit the City's options when looking to find creative ways to reduce cost. As a city, we have to find a way to create housing that can be made affordable for the working class and working artists - otherwise we risk becoming a shell of a city - inhabited only by the wealthy with second homes or those in subsidized housing.

That would be a tragedy, as Portland has such a unique sense of place - in large part because it's a real living small city, where a wide range of people can live *and work*. A rarity in America, and I would argue a bigger draw for many than low taxes or a favorable regulatory environment, myself included. I started a business here precisely for this reason.

Please, allow Munjoy Hill to grow with the city, and allow property owners to do as they see fit to find the highest and best use of their property, while leaving the most options open for density and redevelopment.

Thank you for your consideration,

--

Joe Walsh
Founder & CEO

Green Clean Maine
[583 Warren Ave.](#)
[Portland, ME 04103](#)

Ph: [\(207\) 221-6600](#)

www.greencleanmaine.com

facebook.com/greencleanmaine

instagram.com/greencleanmaine

Please consider the environment before printing this email

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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 coffers.

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

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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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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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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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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 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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	-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							
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4)	Planning Board Hearing - 3/10/2020 downloaded 3/10 4:14p	80	78.4%	22	21.6%	102	41	80.4%	10	19.6%	51		
	-If A Munjoy Hill Resident (Unique Person)	67	87.0%	10	13.0%	77							
	-If In the Proposed Munjoy Hill Historic District (Unique)	50	86.2%	8	13.8%	58							
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PB Workshop-02/11/2020	PC 38	Travis Agaman		X	8 Emerson St.	X									
PB Workshop-02/11/2020	PC 39	Amy Alward	X		South Portland										
PB Workshop-02/11/2020	PC 40	Elizabeth Peavey	X		Portland										
PB Workshop-02/11/2020	PC 41	Nick Murray		X	40 St. Lawrence St.	X	X								
PB Workshop-02/11/2020	PC 42	James Rohman		X	57 Elmwood St.										
PB Workshop-02/11/2020	PC 43	James Hambley	X		61 Monument St.	X									
PB Workshop-02/11/2020	PC 44	Donna Jones	X		Portland										
PB Workshop-02/11/2020	PC 45	Abbie McMillen	X		26-28 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 46	Anne Pringle	X		Neal St.										
PB Workshop-02/11/2020	PC 47	Daryl Renschler	X		Portland										
PB Workshop-02/11/2020	PC 48	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-02/11/2020	PC 49	Kathleen Bender	X		11 North St.	X	X								
PB Workshop-02/11/2020	PC 50	Marlies Reppenhagen	X		55 Morning St.	X	X								
PB Workshop-02/11/2020	PC 51	Pamela Day	X		25 Waterville St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan	X		13-15 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			17-19 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			91-93 Morning St.	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			26-30 Eastern Promenade	X	X								
PB Workshop-02/11/2020	PC 52	Nancy & Robert Jordan			19 Locust St.										
PB Workshop-02/11/2020	PC 53	Carl Henry		X	50 St. Lawrence	X	X								
PB Workshop-02/11/2020	PC 54	Carol J. De Tine	X		144 Vaughn St.										
PB Workshop-02/11/2020	PC 55	Charlton Smith	X		33 Turner St.	X									
PB Workshop-02/11/2020	PC 56	John Watson & Nancy Brai	X		118 Congress St.	X									
PB Workshop-02/11/2020	PC 57	Justine Denney	X		56 North St.	X	X								
PB Workshop-02/11/2020	PC 58	Tom Keating	X		166 Pleasant Ave.										
PB Workshop-03/10/2020	PC59	Abby Harvey	X		17 Waterville St.	X	X		PC1	Jake Halpert	X		74 Atlantic St.	X	X
PB Workshop-03/10/2020	PC60	Anne Manganello		X	84 Quebec St.	X	X		PC2	David Cowie	X		32 North St.	X	X
PB Workshop-03/10/2020	PC61	Anne Manganello		X	84 Quebec St.	X	X		PC3	Gemma Cannon	X		204 Congress St.		
PB Workshop-03/10/2020	PC62	Audrey Puleio	X		27 North St.	X	X		PC4	Pam Plum	X		104 Park St.		
PB Workshop-03/10/2020	PC63	Barbara Brown	X		156 Sheridan St., #2C	X			PC5	Nini McManamy	X		10 Willis St.	X	X
PB Workshop-03/10/2020	PC64	Barti Bourgault	X		49 Waterville St.	X	X		PC6	Saura Shannon		X	59 Moody St.	X	X
PB Workshop-03/10/2020		Barti Bourgault			51 Waterville St.	X	X		PC7	George Rheult		X	West Bayside		
PB Workshop-03/10/2020	PC65	Beth Snyder	X		81 North St.	X	X		PC8	Josh Baston		X	42 North St.	X	X
PB Workshop-03/10/2020	PC66	Bruce Wood	X		607 Chandler's Wharf				PC9	Lauren Ashwell		X	8 Emerson St.	X	
PB Workshop-03/10/2020	PC67	Candace Myers	X		45 Eastern Promenade, Unit B-G	X			PC10	Mark Holden	X		37 St. Lawrence	X	X
PB Workshop-03/10/2020	PC68	Carl Henry		X	50 St. Lawrence	X	X		PC11	Mildred Bachrach		X	211 Brackett St.		
PB Workshop-03/10/2020	PC69	Carol Conner	X		12 Montreal St.	X	X		PC12	Dianne Davison	X		29 Morning St.	X	X
PB Workshop-03/10/2020	PC70	Carol McCracken		X	Portland				PC13	Bill Hall	X		Peaks Island		
PB Workshop-03/10/2020	PC71	Carolyn Swartz	X		27 Merrill St.	X	X		PC14	Michelle Polacsek	X		167 Newbury St., Unit 406		
PB Workshop-03/10/2020	PC72	Christopher Ackerland	X		44 Monument St.	X	X		PC15	Robin Whitten	X		23 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC73	Christopher Stewart	X		81 North St.	X	X		PC16	Sherwin Hamill	X		2 Atlantic St.	X	X
PB Workshop-03/10/2020	PC74	Claudia Diller	X		Munjoy Hill?	X			PC17	Stacy Mitchell	X		74 Atlantic St.	X	X
PB Workshop-03/10/2020	PC75	Cynthia Schmidt	X		21 Sheridan St, #1	X	X		PC18	Beth Snyder	X		81 North St.	X	X
PB Workshop-03/10/2020	PC76	David Lloyd	X		29 Waterville St.	X	X		PC19	Angela Adams	X		2 Atlantic St.	X	X
PB Workshop-03/10/2020	PC77	Debra Cole	X		71 Walnut St.	X	X		PC20	Keri lord	X		Deering St.		

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PB Workshop-03/10/2020	PC78	Debra Pressier	X		25 Fore St.	X	X		PC21	Ann Mangello		X	84 Quebec St.	X	X
PB Workshop-03/10/2020	PC79	Liz Hays	X		107 North St.	X	X		PC22	Lindsey Mann	X		122 North St.	X	X
PB Workshop-03/10/2020	PC80	Gary Stern	X		65 Revere St.				PC23	Richard Heffern	X		8 Sherbrooke St.	X	X
PB Workshop-03/10/2020	PC81a	George Rheult		X	Bayside				PC24	Hilary Bassett	X		55 Morning St.	X	X
PB Workshop-03/10/2020	PC82	Joe Walsh		X	Portland, Munjoy ?Green Clean Maine?				PC25	Thomas Brokish	X		43 Munjoy St.	X	X
PB Workshop-03/10/2020	PC83	John Whitehouse		X	1 Cumberside Falmouth				PC26	Sally Oldham	X		118 Congress St.	X	X
PB Workshop-03/10/2020	PC84	Kathryn Yates	X						PC27	Rob Whitten	X		23 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC85	Kenneth and Joyce Bailly	X		59 Mountfort St.	X			PC28	Berry Manter	X		46 Eastern Promenade	X	X
PB Workshop-03/10/2020	PC86	Kevin Schochat	X		215 Sheridan St.	X			PC29	Carol Swartz	X		27 Merrill St.	X	X
PB Workshop-03/10/2020	PC87	Leslie Hart	X		215 Sheridan St.	X			PC30	Wayne Valzania	X		27 Merrill St.	X	X
PB Workshop-03/10/2020	PC88	Maggy Wolf	X		28 St. Lawrence	X	X		PC31	Steve Cannon	X		204 Congress St.		
PB Workshop-03/10/2020	PC89	Martica Swain	X		28 St. Lawrence	X	X		PC32	Mike Hoover	X		40 Melbourne St.	X	X
PB Workshop-03/10/2020	PC90	Nan Cumming	X		87 Vesper St.	X	X		PC33	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-03/10/2020	PC91	Nancy Machesney	X		215 Sheridan St.	X			PC34	Oliver Murray	X		40 Montreal St.	X	X
PB Workshop-03/10/2020	PC92	Nancy Thayer	X		7 Gilbert Lane	X	X		PC35	Sive Whelan	X		29 Emerson St.	X	X
PB Workshop-03/10/2020	PC93	Ned Chester	X		11 Fore St.	X	X		PC36	John Wuestoff	X		17 Morning St.	X	X
PB Workshop-03/10/2020	PC94	Paul Flaxman	X		7 Atlantic St.	X	X		PC37	John Mahoney		X	73 Atlantic St.	X	X
PB Workshop-03/10/2020	PC95	Bob and Jeanne Bull	X		68 Atlantic St.	X	X		PC38	Ned Chester	X		7 Fore St.	X	X
PB Workshop-03/10/2020	PC96	Ryan Fitzgerlad		X	51 Morning St.	X	X		PC39	Herb Adams	X		Parkside		
PB Workshop-03/10/2020	PC97	Sally Oldham	X		118 Congress	X			PC40	Pam Day	X		25 Waterville St.	X	X
PB Workshop-03/10/2020	PC98	Ted Oldham	X		118 Congress	X			PC41	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-03/10/2020	PC99	Tica Douglas	X		11 Munjoy St.	X	X		PC42	Barbara Vestal	X		7 Fore St.	X	X
PB Workshop-03/10/2020	PC100	Tom Kennedy	X		340 Eastern Promenade, Unit 213	X			PC43	Lori Round		X	47 Monument St.	X	
PB Workshop-03/10/2020	PC101	Travis Agaman		X	8 Emerson St.	X			PC44	Peter Blackstone	X		76 Cumberland Ave	X	X
PB Workshop-03/10/2020	PC102	Wendy Cherubini		X	33 May St.				PC45	Lorrayne Carroll	X		31 North St.	X	X
PB Workshop-03/10/2020	PC103	William Cleaves	X		27 North St, Apt 4	X	X		PC46	Mary Casale	X		39 Waterville St.	X	X
PB Workshop-03/10/2020	PC104	Megan Roberts		X	Portland, Woodsford				PC47	Tim Wells		X	33 Montreal	X	
PB Workshop-03/10/2020	PC105	Vana Carmona	X		105 North St., Apt 1	X	X		PC48	Peter Murray	X		104 North St.	X	X
PB Workshop-03/10/2020	PC106	Martha Emerson	X		340 Eastern Promenade, Unit 247	X			PC49	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC107	Betts Mayer	X		211 Sheridan St.	X			PC50	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC108	Gemma Cannon	X		WHSa Secretary?	X			PC51	Karen Snyder	X		72 Waterville St.	X	X
PB Workshop-03/10/2020	PC109	Matt Thayer	X		62 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC110	Uschi Carhart	X		7 Lafayette St.	X	X								
PB Workshop-03/10/2020	PC111	Mildred Bachrach		X	211 Brackett St.										
PB Workshop-03/10/2020	PC112	Nini McManamy	X		11 Willist St.	X	X								
PB Workshop-03/10/2020	PC113	Nathan Szanton	X		22 Eastern Promenade, Unit #3	X	X								
PB Workshop-03/10/2020	PC114	Mary Casale	X		39 Waterville St.	X	X								
PB Workshop-03/10/2020	PC115	Joel Harris	X		38 Blanchard St, Cumberland										
PB Workshop-03/10/2020	PC116	Peter Murray	X		104 North St.	X	X								
PB Workshop-03/10/2020	PC117	Lindsay Swann	X		122 North St.	X	X								
PB Workshop-03/10/2020	PC118	Enoch Wenstrom	X		88 Beckett St.	X	X								
PB Workshop-03/10/2020	PC119	Barbara Vestal	X		11 Fore St.	X	X								
PB Workshop-03/10/2020	PC120	Gail Wenstrom	X		83 Beckett St.	X	X								
PB Workshop-03/10/2020	PC121	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-03/10/2020	PC122	Gail Wenstrom	X		83 Beckett St.	X	X								

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PB Workshop-03/10/2020	PC123	Pam Day	X		25 Waterville St.	X	X								
PB Workshop-03/10/2020	PC124	Betty Wuestoff	X		11 Morning St.	X	X								
PB Workshop-03/10/2020	PC125	Hillary Bassett	X		55 Morning St.	X	X								
PB Workshop-03/10/2020	PC126	Cara DeTign	X		144 Vaughn St.										
PB Workshop-03/10/2020	PC127	Ed Gardner	X		511 Congress St.										
PB Workshop-03/10/2020	PC128	Francesca Galluccio-Steele	X		22 Clifford St.										
PB Workshop-03/10/2020	PC129	Robert Derry	X		63 Melbourne St.	X	X								
PB Workshop-03/10/2020	PC130	Carl Henry		X	50 St. Lawrence	X	X								
PB Workshop-03/10/2020	PC131	George Carhart	X		7 Lafayette St.	X	X								
PB Workshop-03/10/2020	PC132	Greater Portland Landmark	X		GPL										
PB Workshop-03/10/2020	PC133	Debby Murray	X		104 North St.	X	X								
PB Workshop-03/10/2020	PC134	Janie Lynch		X	???										
PB Workshop-03/10/2020	PC135	Jo-Ann Kayatta	X		????										
PB Workshop-03/10/2020	PC136	Kristina Minister	X		101 North St, Apt 4	X	X								
PB Workshop-03/10/2020	PC137	Laura Shen & Will Stilton		X	59 Moody St.	X	X								
PB Workshop-03/10/2020	PC138	Lynne Panico	X		49 Moody St.	X	X								
PB Workshop-03/10/2020	PC139	Robin Ferrar		X	46 Walnut St.	X	X								
PB Workshop-03/10/2020	PC140	Sarah Goan	X		54 Walnut St.	X	X								
PB Workshop-03/10/2020	PC141	Kathleen Bender	X		11 North St.	X	X								
PB Workshop-03/10/2020	PC142	Karen Harrison		X	34 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC143	Brent Adler		X	92 Walnut St.	X									
PB Workshop-03/10/2020	PC144	Eleanore Houghton	X		Portland										
PB Workshop-03/10/2020	PC145	Erna Koch	X		81 Vesper St.	X	X								
PB Workshop-03/10/2020	PC146	George Rheault		X	Bayside										
PB Workshop-03/10/2020	PC147	George Rheault		X	Bayside										
PB Workshop-03/10/2020	PC148	Jen Micoles	X		61 Mountfour St.	X									
PB Workshop-03/10/2020	PC149	John Carolan		X	28 North St.	X	X								
PB Workshop-03/10/2020	PC150	Julian Ciembroniewicz	X		55 Morning St.	X	X								
PB Workshop-03/10/2020	PC151	Kate Howe		X	40 Quebec St.	X									
PB Workshop-03/10/2020	PC152	Kelly Worster	X		52 Monument St.	X									
PB Workshop-03/10/2020	PC153	Mary Barret	X		Portland										
PB Workshop-03/10/2020	PC154	Mike Cavanaugh	X		39 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC155	MJ Hill?	X		Fake?										
PB Workshop-03/10/2020	PC156	Paula Agopian	X		90 Monument St.	X									
PB Workshop-03/10/2020	PC157	Robert Morse	X		Portland										
PB Workshop-03/10/2020	PC158	Sophie Samuels	X		46 Howard St.	X									
PB Workshop-03/10/2020	PC159	William Alcorn	X		125 Morning St.	X	X								
PB Workshop-03/10/2020	PC160	Barbara Keppel	X		141 North St.	X	X								

Sources:

HPB Nomination- 11/20/2019	https://portlandme.civicclerk.com/Web/Player.aspx?id=533&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-12/10/2019	https://portlandme.civicclerk.com/Web/Player.aspx?id=571&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-02/11/2020	https://portlandme.civicclerk.com/Web/Player.aspx?id=1207&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-03/10/2020	https://portlandme.civicclerk.com/Web/Player.aspx?id=1219&key=-1&mod=-1&mk=-1&nov=0

Google Groups

Munjoy Hill Preservation

Katy Brewer <katycasalebrewer@yahoo.com>

Aug 6, 2020 11:25 AM

Posted in group: **Planning Board**

Planning board members-

As a resident of Munjoy Hill I support the proposed Munjoy Hill Historic District and six landmarks with NO CHANGES to what the Historic Preservation Board nominated back in 11/20/2019.

-proud member of the Munjoy Hill community

Sent from my iPhone

Google Groups

Re: Advocacy Alert: Planning Board to Vote on Munjoy Hill Historic District

KenCapron1 <kcapron1@maine.rr.com>

Aug 5, 2020 11:09 AM

Posted in group: **Planning Board**

You ask "Did you know that over 324 new units of affordable housing were built in Portland's historic landmarks and districts in the last five years?"

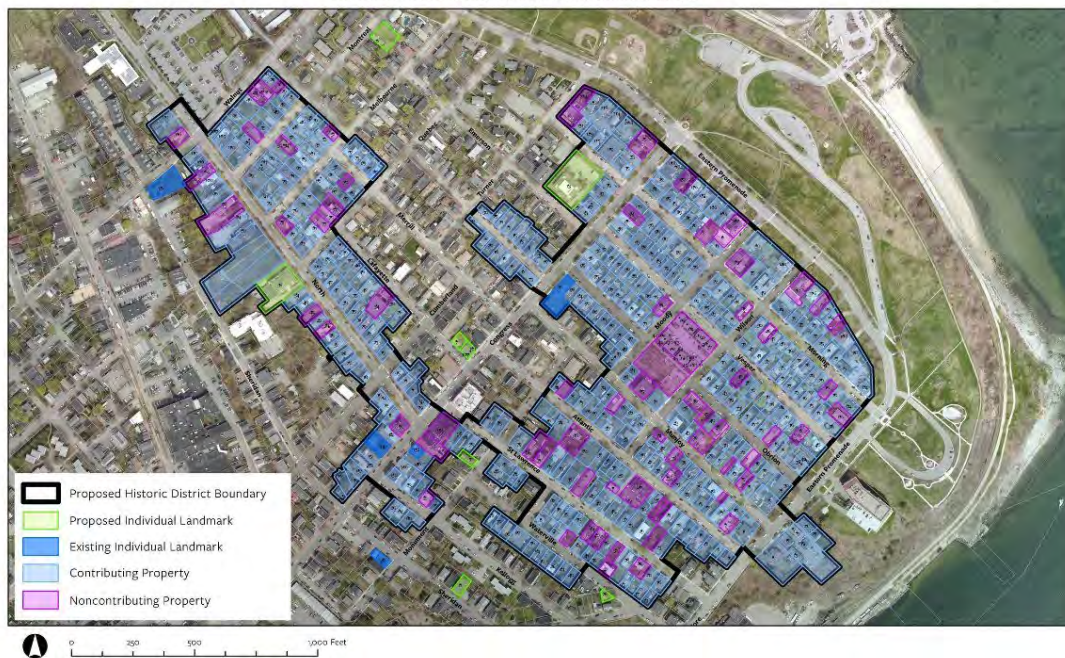
I ask "How many landmarks are or could be owned rather than rented by people with disabilities? Doesn't this landmark designaon kind of rule out certain segments of the populaon who are less well off?"

Would MHNO be willing to accept having a homeless shelter in their Historic District?

Kenneth A. Capron, ret. CPA, MCSE**1375 Forest Avenue D-11****Portland, Maine 04103****Phone: 207-797-7891****Email: kcapron1@maine.rr.com****From:** Julie Larry**Sent:** Wednesday, August 05, 2020 8:29 AM**To:** maglev@maine.rr.com**Subject:** Advocacy Alert: Planning Board to Vote on Munjoy Hill Historic District

The Planning Board will vote on the proposed Munjoy Hill Historic District next week and we need your support. *Public comments due Friday at noon!*

Proposed Munjoy Hill Historic District and Individual Landmark Designations
Per Historic Preservation Board Recommendation



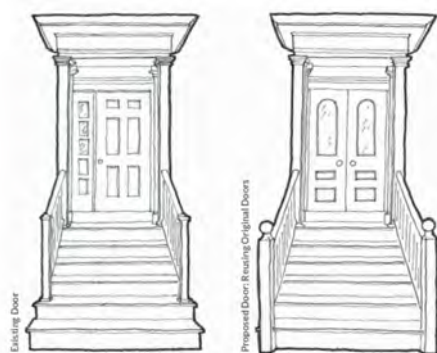
Portland's Planning Board will reconvene its public hearing on the proposed Munjoy Hill Local Historic District on **Tuesday, August 11**. The public hearing was tabled at a March meeting just before city meetings were canceled due to the COVID-19 pandemic.

The planning board is still accepting written public comment on the proposed district. Please take this last opportunity to show your support!

Emails need to be submitted by noon this Friday, August 7th to

planningboard@portlandmaine.gov.

Email your support!



Did you know that historic district protections have been temporarily in effect since the Historic Preservation Board recommended the district move forward last year? [Read about the projects that have already been reviewed and approved by the Historic Preservation Board.](#)

Historic Districts are good for our communities!

[Read about the economic and environmental benefits of Local Historic Districts on our blog.](#)

Affordable housing and historic districts are compatible goals.

Did you know that over 324 new units of affordable housing were built in Portland's historic landmarks and districts in the last five years?

Reusing historic buildings is better for the environment than new construction.

Re-using historic buildings reduces the energy needed to manufacture and transport new materials as well as conserving the embodied energy in our existing buildings. Portland's Historic Preservation Board has approved the installation of solar panels on buildings in historic districts and routinely approves projects that make historic buildings more energy efficient.

Historic districts don't prevent change, they manage change.

Projects are rarely denied. According to [Portland's Historic Preservation Program Report](#), in 2016 only 2 of the 429 projects reviewed in Portland's local historic districts were denied.

Ordinary maintenance is not reviewed, and replacement of in-kind of existing materials is allowed in Portland's Local Historic Districts.

You don't need permission to repaint your house! And if you have vinyl siding, you don't need to revert to wood siding if it needs to be replaced - you can install new vinyl siding.

Help us advocate for places that matter.

Our advocacy work, from surveying and research to working with neighborhood organizations and attending public meetings, is made possible by the support of our members and donors.



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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		
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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		
	-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										

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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#	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		Owens 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	X		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 Promenad	X	X
PB Workshop-03/10/2020	PC86	Kevin Schochat	X		215 Sheridan St.	X			PC29	Carol Swartz	X		27 Merrill St.	X	X
PB Workshop-03/10/2020	PC87	Leslie Hart	X		215 Sheridan St.	X			PC30	Wayne Valzania	X		27 Merrill St.	X	X
PB Workshop-03/10/2020	PC88	Maggy Wolf	X		28 St. Lawrence	X	X		PC31	Steve Cannon	X		204 Congress St.		
PB Workshop-03/10/2020	PC89	Martica Swain	X		28 St. Lawrence	X	X		PC32	Mike Hoover	X		40 Melbourne St.	X	X
PB Workshop-03/10/2020	PC90	Nan Cumming	X		87 Vesper St.	X	X		PC33	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-03/10/2020	PC91	Nancy Machesney	X		215 Sheridan St.	X			PC34	Oliver Murray	X		40 Montreal St.	X	X
PB Workshop-03/10/2020	PC92	Nancy Thayer	X		7 Gilbert Lane	X	X		PC35	Sive Whelan	X		29 Emerson St.	X	X
PB Workshop-03/10/2020	PC93	Ned Chester	X		11 Fore St.	X	X		PC36	John Wuestoff	X		17 Morning St.	X	X
PB Workshop-03/10/2020	PC94	Paul Flaxman	X		7 Atlantic St.	X	X		PC37	John Mahoney		X	73 Atlantic St.	X	X
PB Workshop-03/10/2020	PC95	Bob and Jeanne Bull	X		68 Atlantic St.	X	X		PC38	Ned Chester	X		7 Fore St.	X	X
PB Workshop-03/10/2020	PC96	Ryan Fitzgerlad		X	51 Morning St.	X	X		PC39	Herb Adams	X		Parkside		
PB Workshop-03/10/2020	PC97	Sally Oldham	X		118 Congress	X			PC40	Pam Day	X		25 Waterville St.	X	X
PB Workshop-03/10/2020	PC98	Ted Oldham	X		118 Congress	X			PC41	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-03/10/2020	PC99	Tica Douglas	X		11 Munjoy St.	X	X		PC42	Barbara Vestal	X		7 Fore St.	X	X
PB Workshop-03/10/2020	PC100	Tom Kennedy	X		340 Eastern Promenade, Unit 213	X			PC43	Lori Round		X	47 Monument St.	X	
PB Workshop-03/10/2020	PC101	Travis Agaman		X	8 Emerson St.	X			PC44	Peter Blackstone	X		76 Cumberland Ave	X	X
PB Workshop-03/10/2020	PC102	Wendy Cherubini		X	33 May St.				PC45	Lorrayne Carroll	X		31 North St.	X	X
PB Workshop-03/10/2020	PC103	William Cleaves	X		27 North St, Apt 4	X	X		PC46	Mary Casale	X		39 Waterville St.	X	X
PB Workshop-03/10/2020	PC104	Megan Roberts		X	Portland, Woodsford				PC47	Tim Wells		X	33 Montreal	X	
PB Workshop-03/10/2020	PC105	Vana Carmona	X		105 North St., Apt 1	X	X		PC48	Peter Murray	X		104 North St.	X	X
PB Workshop-03/10/2020	PC106	Martha Emerson	X		340 Eastern Promenade, Unit 247	X			PC49	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC107	Betts Mayer	X		211 Sheridan St.	X			PC50	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC108	Gemma Cannon	X		WHSa Secretary?	X			PC51	Karen Snyder	X		72 Waterville St.	X	X
PB Workshop-03/10/2020	PC109	Matt Thayer	X		62 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC110	Uschi Carhart	X		7 Lafayette St.	X	X								
PB Workshop-03/10/2020	PC111	Mildred Bachrach		X	211 Brackett St.										
PB Workshop-03/10/2020	PC112	Nini McManamy	X		11 Willist St.	X	X								
PB Workshop-03/10/2020	PC113	Nathan Szanton	X		22 Eastern Promenade, Unit #3	X	X								
PB Workshop-03/10/2020	PC114	Mary Casale	X		39 Waterville St.	X	X								
PB Workshop-03/10/2020	PC115	Joel Harris	X		38 Blanchard St, Cumberland										
PB Workshop-03/10/2020	PC116	Peter Murray	X		104 North St.	X	X								
PB Workshop-03/10/2020	PC117	Lindsay Swann	X		122 North St.	X	X								
PB Workshop-03/10/2020	PC118	Enoch Wenstrom	X		88 Beckett St.	X	X								
PB Workshop-03/10/2020	PC119	Barbara Vestal	X		11 Fore St.	X	X								
PB Workshop-03/10/2020	PC120	Gail Wenstrom	X		83 Beckett St.	X	X								
PB Workshop-03/10/2020	PC121	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-03/10/2020	PC122	Gail Wenstrom	X		83 Beckett St.	X	X								

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PB Workshop-03/10/2020	PC123	Pam Day	X		25 Waterville St.	X	X								
PB Workshop-03/10/2020	PC124	Betty Wuestoff	X		11 Morning St.	X	X								
PB Workshop-03/10/2020	PC125	Hillary Bassett	X		55 Morning St.	X	X								
PB Workshop-03/10/2020	PC126	Cara DeTign	X		144 Vaughn St.										
PB Workshop-03/10/2020	PC127	Ed Gardner	X		511 Congress St.										
PB Workshop-03/10/2020	PC128	Francesca Galluccio-Steele	X		22 Clifford St.										
PB Workshop-03/10/2020	PC129	Robert Derry	X		63 Melbourne St.	X	X								
PB Workshop-03/10/2020	PC130	Carl Henry		X	50 St. Lawrence	X	X								
PB Workshop-03/10/2020	PC131	George Carhart	X		7 Lafayette St.	X	X								
PB Workshop-03/10/2020	PC132	Greater Portland Landmark	X		GPL										
PB Workshop-03/10/2020	PC133	Debby Murray	X		104 North St.	X	X								
PB Workshop-03/10/2020	PC134	Janie Lynch		X	???										
PB Workshop-03/10/2020	PC135	Jo-Ann Kayatta	X		????										
PB Workshop-03/10/2020	PC136	Kristina Minister	X		101 North St, Apt 4	X	X								
PB Workshop-03/10/2020	PC137	Laura Shen & Will Stilton		X	59 Moody St.	X	X								
PB Workshop-03/10/2020	PC138	Lynne Panico	X		49 Moody St.	X	X								
PB Workshop-03/10/2020	PC139	Robin Ferrar		X	46 Walnut St.	X	X								
PB Workshop-03/10/2020	PC140	Sarah Goan	X		54 Walnut St.	X	X								
PB Workshop-03/10/2020	PC141	Kathleen Bender	X		11 North St.	X	X								
PB Workshop-03/10/2020	PC142	Karen Harrison		X	34 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC143	Brent Adler		X	92 Walnut St.	X									
PB Workshop-03/10/2020	PC144	Eleanore Houghton	X		Portland										
PB Workshop-03/10/2020	PC145	Erna Koch	X		81 Vesper St.	X	X								
PB Workshop-03/10/2020	PC146	George Rheault		X	Bayside										
PB Workshop-03/10/2020	PC147	George Rheault		X	Bayside										
PB Workshop-03/10/2020	PC148	Jen Micolet	X		61 Mountfour St.	X									
PB Workshop-03/10/2020	PC149	John Carolan		X	28 North St.	X	X								
PB Workshop-03/10/2020	PC150	Julian Ciembroniewicz	X		55 Morning St.	X	X								
PB Workshop-03/10/2020	PC151	Kate Howe		X	40 Quebec St.	X									
PB Workshop-03/10/2020	PC152	Kelly Worster	X		52 Monument St.	X									
PB Workshop-03/10/2020	PC153	Mary Barret	X		Portland										
PB Workshop-03/10/2020	PC154	Mike Cavanaugh	X		39 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC155	MJ Hill?	X		Fake?										
PB Workshop-03/10/2020	PC156	Paula Agopian	X		90 Monument St.	X									
PB Workshop-03/10/2020	PC157	Robert Morse	X		Portland										
PB Workshop-03/10/2020	PC158	Sophie Samuels	X		46 Howard St.	X									
PB Workshop-03/10/2020	PC159	William Alcorn	X		125 Morning St.	X	X								
PB Workshop-03/10/2020	PC160	Barbara Keppel	X		141 North St.	X	X								

Sources:

HPB Nomination- 11/20/2019	https://portlandme.civicclerk.com/Web/Player.aspx?id=533&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-12/10/2019	https://portlandme.civicclerk.com/Web/Player.aspx?id=571&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-02/11/2020	https://portlandme.civicclerk.com/Web/Player.aspx?id=1207&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-03/10/2020	https://portlandme.civicclerk.com/Web/Player.aspx?id=1219&key=-1&mod=-1&mk=-1&nov=0

Google Groups

Historic Districting of Munjoy Hill

Elizabeth Hayes <silverlakehayes@gmail.com>

Aug 4, 2020 11:48 AM

Posted in group: **Planning and Urban Development**

Hi, everyone:

I've lived on the Hill for six years and have come to love our special neighborhood. I'm very much in favor of protecting the history of our community and believe it is our obligation and in our best interest to keep our neighborhood's history alive and well. Our history is magnificent! Elizabeth Hayes 77 St. Lawrence Street.

--

Elizabeth Hayes Traveling Mom, wife and CEO

Google Groups

Public Comment on the Munjoy Hill Historic District

Elizabeth McCormack <elizabeth.j.mccormack@gmail.com>

Aug 11, 2020 10:52 AM

Posted in group: **Planning Board**

Good morning, Planning Board Members!

I'm writing today in support of designating a Munjoy Hill Historic District. If this designation is not approved, I'm deeply concerned that even more historic homes on Munjoy Hill will be torn down to make way for high-end condos catered to summer visitors and other part-time residents.

If the historic buildings of Munjoy Hill are not permanently preserved, the sense of community that currently exists there will likely be lost. This feeling— of walking around a quaint neighborhood with wonderful eateries and sweet, unique homes— is what attracts people to Portland, Maine in the first place. For a state so dependent on tourism dollars, why would we squander this? Visitors will no longer flock to Portland when glossy high rises and hotels consume the landscape, and the money they bring will no longer flow in.

I care deeply about affordable housing in the Portland area and stood in support with the unhoused folks at the City Hall encampment; this designation is just as important. I have friends who are musicians, bakers, and tutors that can afford living on Munjoy Hill by living together, splitting a 3-bedroom in one of the single family homes turned into a 2 or 3-unit apartment building. My friends will be priced out of this neighborhood when the new development comes. These are people that add so much to the city: they keep our dining scene afloat, they support the city's young learners, they bring culture and vitality to Portland. This is who you will lose to Biddeford, South Portland, and Lewiston.

I urge you to please support the designation of a Munjoy Hill Historic District. The essence of Portland— the cobblestones, the friendly faces of the restaurant servers you've come to know, the sun peeking behind an old home on Munjoy Hill, all the things that make Portland what it is — depends on it.

Thank you for your time,
Elizabeth McCormack
Masters Student, Clinical Mental Health Counseling, USM
371 Preble St. Apt. 1, South Portland, ME

Google Groups

Proposed Munjoy Hill Historic District

Elizabeth Streeter <streeter.beth@gmail.com>

Aug 9, 2020 11:13 AM

Posted in group: **Planning Board**

Dear Planning Board,

I am a resident of Munjoy Hill. I support the proposed Munjoy Hill Historic District and six landmarks with NO changes or modifications to what the Historic Preservation Board nominated back in 11/20/2019.

*I have sent a letter prior to this but hadn't included those who are cc'd.
I realize this is after the time to submit but I hope you will consider my voice since I feel very strongly about this issue.*

*Thank you for your
Sincerely
Elizabeth Streeter
Quebec st.*

Google Groups

Support the Munjoy Hill Historic District

Hilary Bassett <hilarydbassett@gmail.com>

Aug 7, 2020 10:04 PM

Posted in group: **Planning Board**

Dear Planning Board Members: As a Munjoy Hill resident and property owner for 14 years, **I urge you to support the Munjoy Hill Historic District as recommended by the Historic Preservation Board.** The District has strong support in the neighborhood, and will be a powerful tool that preserves the irreplaceable historic character of our City, and at the same time supports environmental sustainability and affordable housing — all objectives outlined in the comprehensive plan.

Thanks for your consideration,

Hilary Bassett

55 Morning Street, 1-1, Portland

Google Groups

Proposed Munjoy Hill Historic District

Karen Harrison <karen.harrison.me@gmail.com>

Posted in group: **Planning and Urban Development**

I have lived at 34 Munjoy Street (District 1) since 1993. I love my street, and I love my neighborhood, in which people are quick to help one another and respectful of differences. Over the years, we have found ways to make them more enjoyable, economical or useful. I like some of the changes and dislike others, but all of them represent people making the best decisions for themselves and the neighborhood.

I'm strongly opposed to any historic district designation for this neighborhood for these reasons:

- Historic designation restrictions on additions, renovations and demolitions will prevent people from making the best design and financial decisions for their families and their futures.
- Historic designation restrictions will reduce the energy and vitality of the neighborhood and discourage or prevent the use of high-quality, cost-saving contemporary materials and methods that look different than older glass.
- Historic designation restrictions have a disproportionate financial impact on people with fewer resources. This includes young people using "sweat equity" to fix up a dilapidated building for reasonable rents while maintaining their buildings as cost-effectively as possible for their tenants' safety and comfort.
- The historic district guidelines for renovations may not allow homeowners to conform to contemporary building safety standards, for example in the size of egress windows. This applies to many buildings in the neighborhood.

Some additional thoughts:

- Behavior can't be regulated through planning and zoning. Neighborhoods are better when people see each other coming and going – and I'd rather not look at garage doors when I'm on the side or back of a building doesn't force people to interact with their neighbors if they typically leave and enter their residence through the garage.
- It's always unfortunate when someone loses a wonderful view, but that happens everywhere, and that's why houses and apartments on Eastern Prom (or, for that matter, Central Park West) have current views, many of which are enjoyed by residents whose buildings blocked others' views when they were built.
- It seems that 118 Congress Street has become the poster child for people who are upset about development on the Hill. But there are other ugly buildings on that side of Congress Street, and the bleakly utilitarian Cummings Center and fire station at 134. And 118, for all of its faults, includes street-level retail.
- At a community meeting a couple of years ago, we watched a slide show on the history of development on the Hill. I'm pretty sure that around the turn of the last century, the people living in the apartment buildings now considered quaint and historic.

I respect the depth of knowledge and tremendous love for Portland's older buildings shown by the staff of Greater Portland Landmarks and the City's Historic Preservation team, but I don't think that the problems presented by development in this neighborhood can be reasonably and fairly addressed by an historic district designation. I'd rather not live in a neighborhood where photographs happened to have been taken. I'd like to continue to live in a vibrant, energetic, live-and-let-live neighborhood.

Thanks for listening,
Karen Harrison

Google Groups

I support the designation of an historic district on Munjoy Hill

Kate Philbin <kphilb3@gmail.com>

Aug 4, 2020 3:33 PM

Posted in group: **Planning and Urban Development**

I fully support the Munjoy Hill Neighborhood Association's assessment of the value of the designated districts:

The historic character of the Hill, a remarkably intact example of working-class residential architecture of the 19th and early 20th century, is threatened by this incompatible new development. The plethora of vernacular frame houses on small lots on Hill streets produces an uninterrupted, rich urban fabric. The uniformity of scale, massing and orientation, and the way buildings are sited in relation to each other, results in a valued streetscape which is greater than the sum of its individual parts. The uninterrupted concentration of structures of a similar design and age, most of which have retained their architectural integrity, contributes greatly to the ambience and amenity of the Hill as a place to live today. This fabric is jeopardized by redevelopment projects that replace existing residential structures with large condominium blocks that frequently appear to be out of scale and proportion to the surrounding buildings and seem not to respect the historic built environment of the neighborhood.

I ask that you vote in support of the proposed historic district on Munjoy Hill.

Kate Philbin
45 Eastern Promenade 6J

Google Groups

Munjoy Hill Historic district

kathleen bender <kabendr@yahoo.com>

Aug 9, 2020 9:18 AM

Posted in group: **Planning and Urban Development**

Greetings,

The Planning Board should recommend the historic district to the City Council.

There is a concept referred to as diminishing return. We don't want to go too far with further commercial development. Please keep the Hill as designated by the Historic Preservation Board.

Thank you for your attention to this,
Kathleen Bender
11 North St. LLC

resident and landlord

Google Groups

Historic district Munjoy Hill

Kirsten Platt <kirstenplatt@gmail.com>

Aug 7, 2020 8:18 AM

Posted in group: **Planning and Urban Development**

When will you be making your decision about the proposed historic district on Munjoy Hill? I hope you will vote to preserve the neighborhood and limit the ever higher luxury condos for part-time residents. Thank you

Kirsten Platt

61 Montreal St #3

Portland Maine 041010

Re: March 17 Planning Board Public Comment from 59 Moody Street re: Potential Munjoy Hill Historic District and Individual Landmark Designations

Laura Shen <lauraelizabethshen@gmail.com>

Tue, Aug 4, 2020 at 4:45 PM

To: Planning Board <planningboard@portlandmaine.gov>

Cc: Belinda Ray <bsr@portlandmaine.gov>, jmy <jmy@portlandmaine.gov>, Will Siltan <willsiltan@gmail.com>

To: Planning Board, City of Portland, ME

Cc: Belinda Ray, District 1 Councilwoman & Jennifer Munson, Office Manager, Will Siltan (co-owner [59 Moody St](#))

Dear Mr. Mazer,

Please find attached our public comments ahead of the Tuesday, August 11th Planning Board Meeting regarding the Potential Munjoy Hill Historic District and Individual Landmark Designations. These are in response to the questions you asked at the end of the meeting on March 10th and the responses provided by members of the Historic Preservation Board. I had submitted these for the March 17th meeting that was not held.

We will not be able to attend the session as we are getting married on Saturday and will be offline next week but we look forward to watching the recording when we return.

With kind regards,

Laura Shen & Will Siltan

On Wed, Mar 11, 2020 at 11:17 PM Laura Shen <lauraelizabethshen@gmail.com> wrote:

To: Planning Board, City of Portland, ME

Cc: Belinda Ray, District 1 Councilwoman & Jennifer Munson, Office Manager, Will Siltan (co-owner [59 Moody St](#))

Dear Mr. Mazer,

Please find attached our public comments ahead of the Tuesday, March 17th Planning Board Meeting regarding the Potential Munjoy Hill Historic District and Individual Landmark Designations. These are in response to the questions you asked at the end of the meeting on March 10th and the responses provided by members of the Historic Preservation Board.

With kind regards,

Laura Shen & Will Siltan



200311 Follow-up Letter to Planning Committee.pdf

2053K

59 Moody Street
Portland, ME 04101

Brandon Mazer
Chair, Planning Committee
City of Portland, Maine
389 Congress St
4th Floor
Portland, ME 04101

March 11, 2020

Dear Mr. Mazer,

Thank you and the Planning Board for listening to Laura's public comments yesterday, March 10th. Laura had to leave at 9PM but we watched the recording and wanted to follow-up with responses to Ms. Andrews and Ms. Grimando comments regarding our concerns – particularly around the Notification to Property Owners & Inclusion in the Process and District Line Inconstistencies. Our comments below are additive to our letter submitted on March 5th (*see Exhibit 6*).

Notification to Property Owners & Inclusion in the Process.

- The Historic Preservation members present seemed to imply that we were at fault for not knowing that our home was affected by the historic district and they both agreed that our not being notified was a one-off exception ("they only ones we are aware of" Ms. Andrews stated).
- **Basic Notification.** The formal messaging on the Historic Preservation Board website said that "All affected property owners will receive notices prior to each upcoming meeting." When we bought our home, half the property was in the draft document and half was not. We checked the website and it said affected homeowners would be notified before each meeting. Nowhere on the website does it say – check the Portland Press Herald for more details. Nor was there language on the website that said recent homeowners must proactively reach out because the Assessor's office takes up to 4 months (Ms. Andrews told us up to 4 months last week – not "4-5 months" as she stated last night). Nor were there signs posted on the affected streets ahead of major hearings and workshops. The Historic Preservation Board and city websites are the official source for all information regarding this process. As responsible homeowners, we were aware (we would not go as far as to say "well aware" as Ms. Andrews stated) of the on-going overlay and process but we also trusted that local government would keep us informed per the instructions on their website that is regularly updated before and after each meeting. We'd like to reiterate that we were never actually notified. We proactively reached out on February 17 and Ms. Andrews returned on message on February 20. We were not given basic notification and as a result have issue with the current map and our inclusion as a "contributing" property.
- **One-off exception.** Given Ms. Andrew's verbal description of the administrative error that left us off the distribution list, we would assume that anyone who bought a home in the proposed district during a certain period of time would have been excluded from proper notification. We only caught this issue two weeks ago. We believe it is the responsibility of the Preservation

Board to audit their processes to determine how homeowners were affected and conduct additional workshops and allow for changes to the current proposal. An audit would include reviewing all property transactions in the affected area over an extended period of time then comparing the new homeowner list to the distribution list used by the Historic Preservation Board. According to Ms. Andrews' statement, the erroneous list was pulled in the "summer" of 2019 but that list would preclude anyone who's paperwork was being processed in the Assessor's office. We bought our home in June, but there's no telling how outdated the list was without an internal investigation. I conducted a rudimentary Zillow search of the Munjoy Hill area that showed 56 homes sold in the last 12 months.

District Line Inconsistencies.

- Half of our property is in the proposed district and half is outside of the proposed district. Ms. Andrews said that was because our property is on two parcels of land and referred to the land excluded from the proposed district as a "separate parcel" and "an empty, undeveloped parcel" based on their examination of the map.
- **A single parcel according to City and State documentation.** To the best of our knowledge as homeowners, our property at 59 Moody and the combined Homeowners Association with 57 Moody is one parcel that is not subdivided on the line that appears in the current version of the proposed historic district as two parcels – one of which is in and one of which is out of the proposed historic (*see Exhibit 1*). The documentation we have – including past Zoning Board approvals (*see Exhibit 2*) and the Plan of Boundary Survey submitted and approved by the State of Maine Registry of Deeds (*see Exhibit 3*) – indicates we have a single lot with one property line around both encapsulating the building unit and parking area.
- **Not an "empty, undeveloped parcel".** Ms. Andrews' statement that the excluded area of 59 Moody Street is a "undeveloped lot" is false. It is an active paved parking area that houses up to two cars and used for our household activities. We step foot in that area everyday. Every evening it has houses our two cars. It is actively maintained with fencing and seasonally curated by us as homeowners. It is by no means empty and undeveloped.
- **Identical neighboring area included.** Would also like to reiterate that behind all four rowhomes is one combined parking area. The area behind 59&57 Moody – is paved while the area behind 55&53 Moody is a mix of pavement and gravel (*see Exhibit 4*). For some reason, which still hasn't been clearly articulated by Ms. Andrews or Ms. Grimando, the parking area behind 59&57 Moody is excluded from the Historic District recommendation, while the parking area behind 55&53 Moody is included in the Historic District (*see Exhibit 5*). Had we been part of the conversation before the recommendation was finalized, we could've had this discussion. Our recommendation would be to exclude the parking area from both HOAs for consistency as neither should be deemed contributing factors to the historic district.
- This oversight exemplifies the haphazard approach to district lines and the lack of knowledge of all affected properties. Given the impact of this proposed district, we would expect clear understanding of lot lines and properties from those managing the process. Ms. Andrews could not give facts about the property when asked by Mr. Mazer about the merged nature of the lots, which our documentation as homeowners would say it is not. The Preservation Board has spread itself too broad – without the depth and knowledge needed - as it tries to do too much with its current proposal.

We would also continue to emphasize the point from our March 5 letter that our home should be excluded from the proposed district as "non-contributing" due to extensive renovations including an addition and installation of a large modern roof deck. No other property within the proposed district has

such a structure because they have all already been deemed “non-contributing”. We believe our property should also fall in this category.

This city is in the process of building the Portland of the future and the City Council has a plan for 2030 and vision of the city we evolve into. It is unclear how the designation of Munjoy Hill as a historic district will allow us to do that. The vibrancy of a community that is equitable, sustainable, and dynamic does not stem from the burden of historic district designation and rules. We understand significant effort has been put into the process to-date, but the result is an inconsistent proposal.

Again, from our vantage point, we were unable to inform the process because of a lack of due process and would like our property at 59 Moody Street removed from any list of “contributing” properties.

We thank you for your time in reading this and hope that the Planning Committee will consider our on-going experience and vote to reject the proposed Historic District on March 17th.

With kind regards,
Laura Shen & Will Siltan

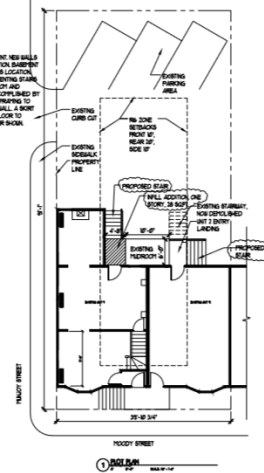
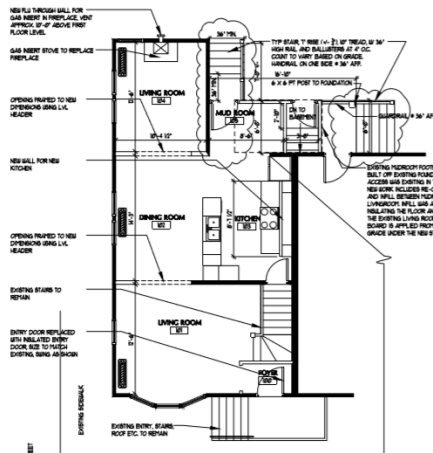
EXHIBIT 1: Current Historic Preservation Board Recommendation (pulled from website on 3/11/20)

59 Moody Street property lines highlighted in red



-  Proposed Historic District Boundary
-  Proposed Individual Landmark
-  Existing Individual Landmark
-  Contributing Property
-  Noncontributing Property

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



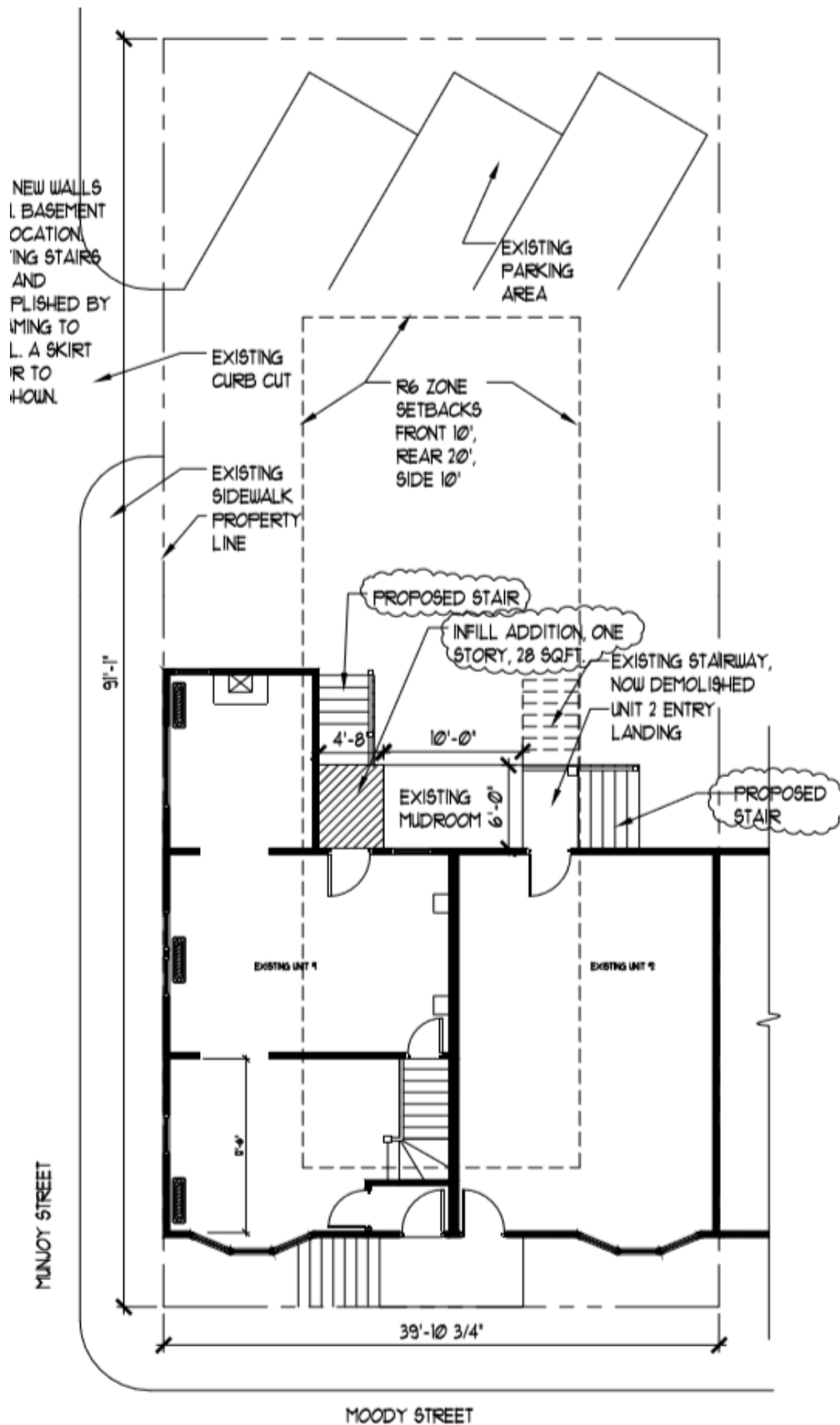
CHARETTE DESIGN
ARCHITECTS

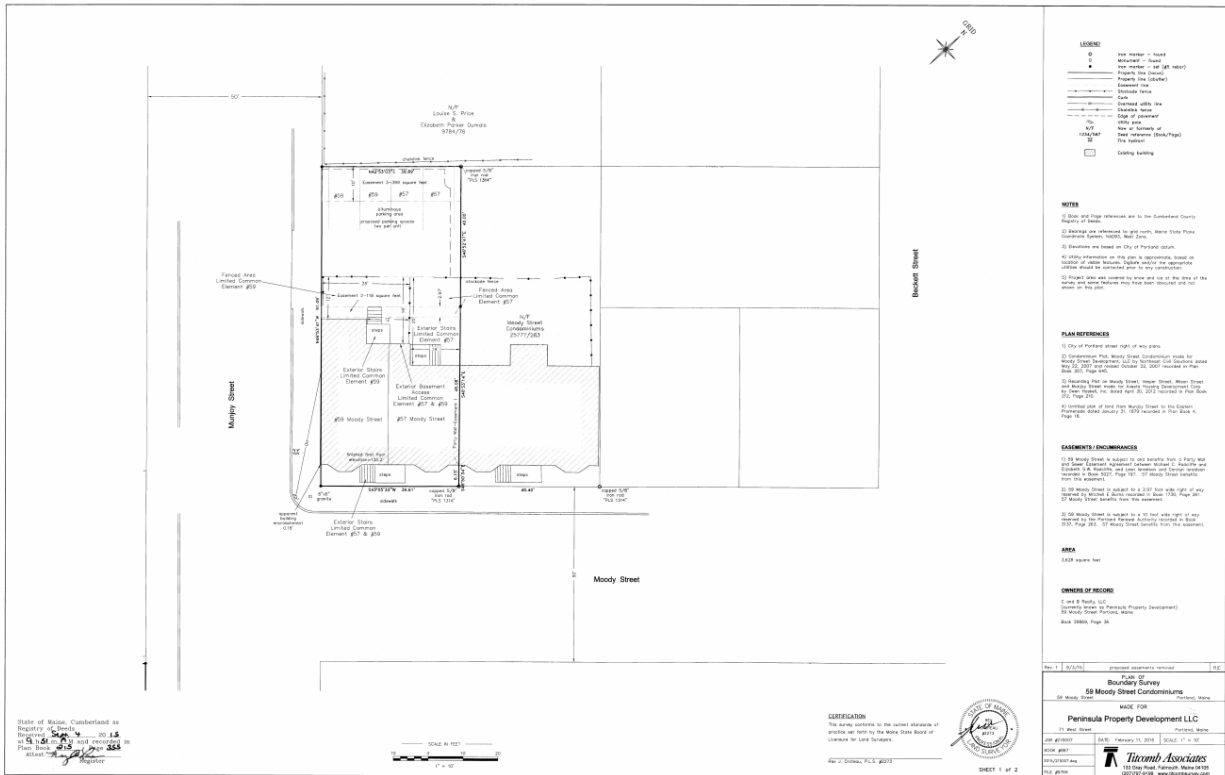
40 YORK STREET
PORTLAND, MAINE 04101
307.551.7575
CHARETT-DESIGN.COM

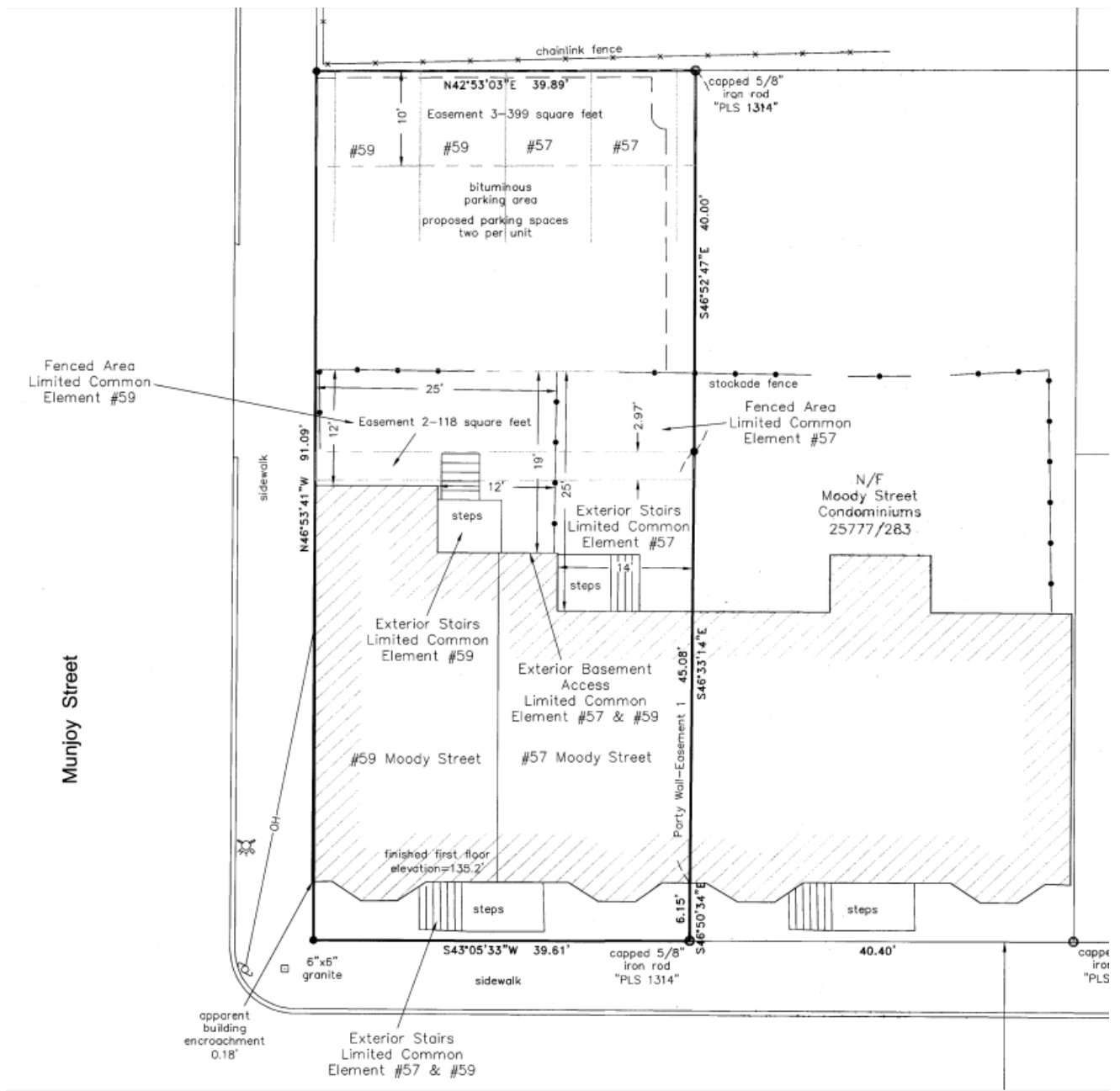
LEARNED ARCHITECT
JOHN C. CHARETTE
N.Y. 2008
STATE OF MAINE

**LEBLANC
RESIDENCE**
59 MOODY STREET
PORTLAND, MAINE

1	10/15/15	REVISIONS
2	DATE	DESCRIPTION
REVISIONS		
Date Issued		10/15/15
Project Number		33072
Drawing Scale		AS NOTED
64871248 FLOOR PLAN, PLOT PLAN AND DETAIL 6		
Drawn By	KLS	A1.2
Checked By	JCC	







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 black berries behind the tennis courts. In winter I sledded down the hill and trudged up the hill again with my flying saucer, ice skated on North street, learned to baton twirl at Adams school on Saturdays with Portland High school majorettes, and later cross country skied across the prom and beach. My brother played basket ball in the school yard and visited the "Bakery" on the Hill for cupcakes and "elephant ears" pastry. As a teen I started to learn to sail off the east end beach in a community program, worked in the kitchen of the old Jewish Home for the Aged and as a Peace corps/Vista Volunteer for the Munjoy Hill Neighborhood association. We worked on tree planting of 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 Sedar, the Intersex person that drove the Big Delivery truck, the gay couples and inter racial couples that found refuge on the Hill when the rest of the city did not offer them a safe home. Our corner stores, the veterans at the Post on the lane near Atlantic st helping each other cope with war stress.. Everyone gathering at the Myhavers house on the prom on bread making day. The families gathering on their stoops on hot summer nights watching over their children and their neighbors children. playing hearts and gin rummy. We are so proud of my mother working the voting polls with the Connellys and everyone voting at Adams School. Everyone from all faiths attending their neighbors Christenings, weddings, bar mitzvahs and funerals in the neighborhood churches and temples. Marching from Munjoy hill to City Hall for civil Rights and poor peoples rights. Listening as a white little girl outside the door of the AME church while my friends sang inside. This is the fabric of the Hill. My mother distributing big blocks of government cheese and helping families with neglectful landlords.

As you are aware and I have been reading there is research and evidence to support Historic Districts because they keep the community buildings for the community, ensure we don't demolish historic houses but at the same time allow

for density, keep the historic record of all the diversity and rich history. Can be better for the environment than new construction, and can allow for renewable energy technologies.

Munjoy Hill when I was growing up was always a bit neglected by the city, last to be plowed in the winter storms, last to have the pot holes fixed, last for new sidewalks, and last to get grants etc. We were the poorer working class part of the city. The Dodgy side of the city.

I urge you please don't repeat the mistake of the past don't neglect Munjoy Hill don't leave Munjoy Hill to rampant development without protecting her history, her soul, her character with this important Historic Preservation decision.

Sincerely Lynne Mason, Ph.D
Sailing Vessel Ocean Stars
PO box 26
Newburyport, Ma. 01950

Google Groups

Munjoy Hill Historic District

Maggy W <mswnola@gmail.com>

Aug 4, 2020 11:50 AM

Posted in group: **Planning Board**

On March 10th, the Planning Board adjourned prior to voting on the Historic District, intending to take it up the following week - nobody in that crowded room guessed that it would be five months later and via internet that we would be reconvening to proceed with that vote. At the time, the majority of the public who live or work or own property on Munjoy Hill who voiced an opinion - about 80% of the public comment and emails - supported this designation. The Planning staff had made a very compelling case as to how these historic preservation designations are compatible with the Comprehensive Plan and enhance Portland's brand and vision for the future. The Historic Preservation Board spent months studying and reviewing the case for the Historic District and also resoundingly endorsed it. Please do not ignore all of the expert work that has gone into this proposal.

Despite the dramatic changes in the world in those intervening months due to the global pandemic, nothing has changed the case for the Historic District for Munjoy Hill. Its diverse history is represented in its mix of architecture, from the grand houses on the Prom to the working class triple deckers; from the pre-fire New England farmhouses to the early 1900s immigrant workforce housing, this neighborhood's architecture tells the story of Portland. In recent years, we have lost some important buildings - important because they were typical of the neighborhood, and important because they housed multiple working families. Houses like these have been replaced by characterless boxes containing luxury condos which are occupied part of the year only. These often-empty condos contribute little, if anything, to the city of Portland, and only further the loss of diversity in our neighborhoods.

Short of government subsidized housing, the most affordable housing is the housing which already exists. Building costs are so high that developers are building for the wealthiest segment of society. None of the affordable housing that has been torn down in the past 5 years has been replaced with affordable housing, or even family-friendly housing. There are groups which are advocating for urban density, but that is not the housing that is being built either.

Please vote to approve the Munjoy Hill Historic District.

Thank you,
Maggy Wolf
28 Saint Lawrence

Google Groups

Marianne Chapman <mjchapman@maine.rr.com>

Aug 5, 2020 10:53 AM

Posted in group: **Planning Board**

I am a resident of Munjoy Hill. I support the proposed Munjoy Hill Historic District and six landmarks with NO changes to what the Historic Preservation Board nominated back in 11/20/2019.

Marianne J. Chapman



Jennifer Munson <jmy@portlandmaine.gov>

Re: Letter to Planning Board RE: Munjoy Hill HD

jmy <jmy@portlandmaine.gov>

Mon, Jul 27, 2020 at 11:42 AM

To: Planning Board <planningboard@portlandmaine.gov>

Cc: cdg@portlandmaine.gov, markosmiller@hotmail.com

Hello,

Thanks for your email. We appreciate the time you have taken to offer your thoughts, and will include your comments in the materials and as part of the public record.

If you have any questions, please contact our office.

Jennifer Munson, Office Manager

jmy@portlandmaine.gov | (207) 874-8719 | Fax (207) 756-8258

City of Portland, Department of Planning and Urban Development

[389 Congress St., 4th Floor, Portland, ME 04101](#)

On Saturday, July 25, 2020 at 10:19:54 AM UTC-4, Markos Miller wrote:

Please include my attached letter re: the Munjoy Hill Historic District in the appropriate packet for Planning Board review.

Many thanks,

Markos

Markos Miller

[17 Atlantic St](#)

Portland, ME

04101

(207) 807-2681

Planning Board Chair Mazier and Esteemed Planning Board Members,

I am writing again to express my grave concerns about the proposed Munjoy Hill Historic District (HD). I have lived and owned rental property on Munjoy Hill for over two decades. I have strived to provide high quality affordable housing to local artists, musicians, and families, including people of color and recipients of housing assistance. The socio-economic diversity of my community is important to me. It's what makes Portland special, and is at the foundation of our city's recent success. This asset is under threat on Munjoy Hill and throughout the city. I love the social and architectural character of the Hill. I also see a valuable role for HD in cities. However, the proposed historic district does nothing to address the current threat; to the contrary, it will make housing on the Hill more expensive for owners and renters, with ripple effects that will push more middle and low-income residents further and further away. I've written about these concerns in my previous letters the 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 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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	-If A Munjoy Hill Resident (Unique Person)	67	87.0%	10	13.0%	77						
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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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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	
	-If A Munjoy Hill Resident (Unique Person)	30	75.0%	10	25.0%	40						
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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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	OVERALL TOTALS: Total All Emails Sent	221	76.5%	68	23.5%	289	97	78.2%	27	21.8%	124	
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Meeting Date on Proposed Munjoy Hill Historic District	#	Email Sent By	HD Yes	HD No	Address	Munjoy Hill Resident	In Proposed HD?	Comment	#	Public Comment At Meeting	HD Yes	HD No	Address	Munjoy Hill Resident?	In Proposed HD?
PB Workshop-12/10/2019	PC 122	Peggy Hefferen	X		8 Sherbrook St.	X	X								
PB Workshop-12/10/2019	PC 123	Mike Hammen	X		127 Pleasant St.	X									
PB Workshop-12/10/2019	PC 124	Nancy Machesney	X		213 Sheridan St.	X									
PB Workshop-12/10/2019	PC 125	Stephen Shiffman	X		9 Waterville St.	X	X								
PB Workshop-12/10/2019	PC 126	Wayne Valzania - MHNO	X		MHNO										
PB Workshop-12/10/2019	PC 127	Chuck Kamr	X		55 Morning St.	X									
PB Workshop-12/10/2019	PC 128	Lauren Ashwell		X	8 Emerson St.	X		Downloaded packet on noon 12/10/2019							
PB Workshop-02/11/2020	PC 1	Ann Manganello		X	84 Quebec St.	X	X		PC1	Zack Barowitz		X	Libbytown		
PB Workshop-02/11/2020	PC2	John Whitehouse		X	18 North St.	X	X		PC2	Nathan Z.	X		22 Eastern Promenad	X	X
PB Workshop-02/11/2020	PC 3	Markos Miller		X	17 Atlantic St.	X	X		PC3	David Lloyd	X		29 Waterville St.	X	X
PB Workshop-02/11/2020	PC 4	Sally Oldham	X		118 Congress St.	X			PC4	John Wuestoff	X		11 Morning St.	X	X
PB Workshop-02/11/2020	PC 5	Zack Barowitz		X	Libby Town				PC5	John White		X	18 North St.	X	X
PB Workshop-02/11/2020	PC 6	George Rheault		X	West Bayside				PC6	Vanna Carmona	X		105 North St.	X	X
PB Workshop-02/11/2020	PC 7	David Kelly		X	Portland				PC7	Rob Whitten	X		29 St. Lawrence St.	X	X
PB Workshop-02/11/2020	PC 8	Emily Liebling		X	54 Tyng St.				PC8	Mike Hoover	X		40 Melburne St.	X	X
PB Workshop-02/11/2020	PC 9	Francesa Galluccio-Steele	X		22 Clifford St.				PC9	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-02/11/2020	PC 10	Zack Barowitz		X	Libby Town				PC10	Anne Manganello		X	84 Quebec st.	X	X
PB Workshop-02/11/2020	PC 11	Lauren Ashwell		X	8 Emerson St.	X			PC11	Tica Douglas	X		11 Munjoy St.	X	X
PB Workshop-02/11/2020	PC 12	Lori Rounds		X	47 Monument St.	X			PC12	Sally Oldham	X		118 Congress St.	X	
PB Workshop-02/11/2020	PC 13	Lynn Kuzma		X	10 Emerson St.	X			PC13	Juli Larry	X		GPL		
PB Workshop-02/11/2020	PC 14	Wayne Valzania (MHNO)	X		MHNO				PC14	Nini McManamey	X		10 Willis St.	X	X
PB Workshop-02/11/2020	PC 15	George Carhart	X		7 Lafayette St.	X	X		PC15	Lori Round		X	47 Monument St.	X	
PB Workshop-02/11/2020	PC 16	Wayne Valzania	X		27 Merrill St.	X			PC16	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-02/11/2020	PC 17	Carolyn Swartz	X		27 Merrill St.	X			PC17	Wayne Valzania	X		23 Merrill St.	X	
PB Workshop-02/11/2020	PC 18	Erna Koch	X		81 Vesper St.	X	X		PC18	Enoch Wenstrom	X		88 Beckett St.	X	X
PB Workshop-02/11/2020	PC 19	Linda Tyler	X		52 St. Lawrence St.	X	X		PC19	karen Snyder	X		72 Waterville St.	X	X
PB Workshop-02/11/2020	PC 20	Mark Holden	X		37 St. Lawrence St.	X	X		PC20	Smith - female developer		X	?		
PB Workshop-02/11/2020	PC 21	Michael Englerbert	X		193 Sheridan St.	X			PC21	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-02/11/2020	PC 22	Richard Rollins	X		Hill Boy				PC22	Tim Wells		X	33 Montreal St.	X	
PB Workshop-02/11/2020	PC 23	Mary Morse	X		208 Sheridan St.	X			PC23	George Rheault		X	Bayside		
PB Workshop-02/11/2020	PC 24	Robin Whitten	X		23 St. Lawrence St.	X	X		PC24	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-02/11/2020	PC 25	Heather Sullivan		X	32 Merrill St.	X			PC25	Peter Murray	X		104 North St.	X	X
PB Workshop-02/11/2020	PC 26	Julie Larry			GPL				PC26	Barry Manter	X		46 Eastern Promenad	X	X
PB Workshop-02/11/2020	PC 27	Kevin Schochat	X		215 Sheridan St.	X			PC27	Sive Nelson	X		29 Emerson St.	X	
PB Workshop-02/11/2020	PC 28	Mary Barrett	X		27 Parson St.										
PB Workshop-02/11/2020	PC 29	Nancy Machesney	X		213 Sheridan St.	X									
PB Workshop-02/11/2020	PC 30	Steven Inman	X		81A Vesper St.	X	X								
PB Workshop-02/11/2020	PC 31	Edward Fiske Mooney	X		77 Vesper St.	X	X								
PB Workshop-02/11/2020	PC 32	Susan Yandell	X		51 Monument St.	X	X								
PB Workshop-02/11/2020	PC 33	Sara Auld	X		43 Munjoy St.	X	X								
PB Workshop-02/11/2020	PC 34	Carol Connor	X		12 Montreal St.	X	X								
PB Workshop-02/11/2020	PC 35	Ann Casady	X		213 Sheridan St.	X									
PB Workshop-02/11/2020	PC 36	George Carhart	X		7 Lafayette St.	X	X								
PB Workshop-02/11/2020	PC 37	Lincoln Payne	X		150 Eastern Promenade	X	X								

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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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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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PB Workshop-03/10/2020	PC78	Debra Pressier	X		25 Fore St.	X	X		PC21	Ann Mangello		X	84 Quebec St.	X	X
PB Workshop-03/10/2020	PC79	Liz Hays	X		107 North St.	X	X		PC22	Lindsey Mann	X		122 North St.	X	X
PB Workshop-03/10/2020	PC80	Gary Stern	X		65 Revere St.				PC23	Richard Heffern	X		8 Sherbrooke St.	X	X
PB Workshop-03/10/2020	PC81a	George Rheult		X	Bayside				PC24	Hilary Bassett	X		55 Morning St.	X	X
PB Workshop-03/10/2020	PC82	Joe Walsh		X	Portland, Munjoy ?Green Clean Maine?				PC25	Thomas Brokish	X		43 Munjoy St.	X	X
PB Workshop-03/10/2020	PC83	John Whitehouse		X	1 Cumberside Falmouth				PC26	Sally Oldham	X		118 Congress St.	X	X
PB Workshop-03/10/2020	PC84	Kathryn Yates	X						PC27	Rob Whitten	X		23 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC85	Kenneth and Joyce Bailly	X		59 Mountfort St.	X			PC28	Berry Manter	X		46 Eastern Promenad	X	X
PB Workshop-03/10/2020	PC86	Kevin Schochat	X		215 Sheridan St.	X			PC29	Carol Swartz	X		27 Merrill St.	X	X
PB Workshop-03/10/2020	PC87	Leslie Hart	X		215 Sheridan St.	X			PC30	Wayne Valzania	X		27 Merrill St.	X	X
PB Workshop-03/10/2020	PC88	Maggy Wolf	X		28 St. Lawrence	X	X		PC31	Steve Cannon	X		204 Congress St.		
PB Workshop-03/10/2020	PC89	Martica Swain	X		28 St. Lawrence	X	X		PC32	Mike Hoover	X		40 Melbourne St.	X	X
PB Workshop-03/10/2020	PC90	Nan Cumming	X		87 Vesper St.	X	X		PC33	Carol Conner	X		12 Montreal St.	X	X
PB Workshop-03/10/2020	PC91	Nancy Machesney	X		215 Sheridan St.	X			PC34	Oliver Murray	X		40 Montreal St.	X	X
PB Workshop-03/10/2020	PC92	Nancy Thayer	X		7 Gilbert Lane	X	X		PC35	Sive Whelan	X		29 Emerson St.	X	X
PB Workshop-03/10/2020	PC93	Ned Chester	X		11 Fore St.	X	X		PC36	John Wuestoff	X		17 Morning St.	X	X
PB Workshop-03/10/2020	PC94	Paul Flaxman	X		7 Atlantic St.	X	X		PC37	John Mahoney		X	73 Atlantic St.	X	X
PB Workshop-03/10/2020	PC95	Bob and Jeanne Bull	X		68 Atlantic St.	X	X		PC38	Ned Chester	X		7 Fore St.	X	X
PB Workshop-03/10/2020	PC96	Ryan Fitzgerlad		X	51 Morning St.	X	X		PC39	Herb Adams	X		Parkside		
PB Workshop-03/10/2020	PC97	Sally Oldham	X		118 Congress	X			PC40	Pam Day	X		25 Waterville St.	X	X
PB Workshop-03/10/2020	PC98	Ted Oldham	X		118 Congress	X			PC41	George Carhart	X		7 Lafayette St.	X	X
PB Workshop-03/10/2020	PC99	Tica Douglas	X		11 Munjoy St.	X	X		PC42	Barbara Vestal	X		7 Fore St.	X	X
PB Workshop-03/10/2020	PC100	Tom Kennedy	X		340 Eastern Promenade, Unit 213	X			PC43	Lori Round		X	47 Monument St.	X	
PB Workshop-03/10/2020	PC101	Travis Agaman		X	8 Emerson St.	X			PC44	Peter Blackstone	X		76 Cumberland Ave	X	X
PB Workshop-03/10/2020	PC102	Wendy Cherubini		X	33 May St.				PC45	Lorrayne Carroll	X		31 North St.	X	X
PB Workshop-03/10/2020	PC103	William Cleaves	X		27 North St, Apt 4	X	X		PC46	Mary Casale	X		39 Waterville St.	X	X
PB Workshop-03/10/2020	PC104	Megan Roberts		X	Portland, Woodsford				PC47	Tim Wells		X	33 Montreal	X	
PB Workshop-03/10/2020	PC105	Vana Carmona	X		105 North St., Apt 1	X	X		PC48	Peter Murray	X		104 North St.	X	X
PB Workshop-03/10/2020	PC106	Martha Emerson	X		340 Eastern Promenade, Unit 247	X			PC49	Carl Henry		X	50 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC107	Betts Mayer	X		211 Sheridan St.	X			PC50	Maggy Wolf	X		28 St. Lawrence St.	X	X
PB Workshop-03/10/2020	PC108	Gemma Cannon	X		WHSa Secretary?	X			PC51	Karen Snyder	X		72 Waterville St.	X	X
PB Workshop-03/10/2020	PC109	Matt Thayer	X		62 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC110	Uschi Carhart	X		7 Lafayette St.	X	X								
PB Workshop-03/10/2020	PC111	Mildred Bachrach		X	211 Brackett St.										
PB Workshop-03/10/2020	PC112	Nini McManamy	X		11 Willist St.	X	X								
PB Workshop-03/10/2020	PC113	Nathan Szanton	X		22 Eastern Promenade, Unit #3	X	X								
PB Workshop-03/10/2020	PC114	Mary Casale	X		39 Waterville St.	X	X								
PB Workshop-03/10/2020	PC115	Joel Harris	X		38 Blanchard St, Cumberland										
PB Workshop-03/10/2020	PC116	Peter Murray	X		104 North St.	X	X								
PB Workshop-03/10/2020	PC117	Lindsay Swann	X		122 North St.	X	X								
PB Workshop-03/10/2020	PC118	Enoch Wenstrom	X		88 Beckett St.	X	X								
PB Workshop-03/10/2020	PC119	Barbara Vestal	X		11 Fore St.	X	X								
PB Workshop-03/10/2020	PC120	Gail Wenstrom	X		83 Beckett St.	X	X								
PB Workshop-03/10/2020	PC121	Karen Snyder	X		72 Waterville St.	X	X								
PB Workshop-03/10/2020	PC122	Gail Wenstrom	X		83 Beckett St.	X	X								

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PB Workshop-03/10/2020	PC123	Pam Day	X		25 Waterville St.	X	X								
PB Workshop-03/10/2020	PC124	Betty Wuestoff	X		11 Morning St.	X	X								
PB Workshop-03/10/2020	PC125	Hillary Bassett	X		55 Morning St.	X	X								
PB Workshop-03/10/2020	PC126	Cara DeTign	X		144 Vaughn St.										
PB Workshop-03/10/2020	PC127	Ed Gardner	X		511 Congress St.										
PB Workshop-03/10/2020	PC128	Francesca Galluccio-Steele	X		22 Clifford St.										
PB Workshop-03/10/2020	PC129	Robert Derry	X		63 Melbourne St.	X	X								
PB Workshop-03/10/2020	PC130	Carl Henry		X	50 St. Lawrence	X	X								
PB Workshop-03/10/2020	PC131	George Carhart	X		7 Lafayette St.	X	X								
PB Workshop-03/10/2020	PC132	Greater Portland Landmark	X		GPL										
PB Workshop-03/10/2020	PC133	Debby Murray	X		104 North St.	X	X								
PB Workshop-03/10/2020	PC134	Janie Lynch		X	???										
PB Workshop-03/10/2020	PC135	Jo-Ann Kayatta	X		????										
PB Workshop-03/10/2020	PC136	Kristina Minister	X		101 North St, Apt 4	X	X								
PB Workshop-03/10/2020	PC137	Laura Shen & Will Stilton		X	59 Moody St.	X	X								
PB Workshop-03/10/2020	PC138	Lynne Panico	X		49 Moody St.	X	X								
PB Workshop-03/10/2020	PC139	Robin Ferrar		X	46 Walnut St.	X	X								
PB Workshop-03/10/2020	PC140	Sarah Goan	X		54 Walnut St.	X	X								
PB Workshop-03/10/2020	PC141	Kathleen Bender	X		11 North St.	X	X								
PB Workshop-03/10/2020	PC142	Karen Harrison		X	34 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC143	Brent Adler		X	92 Walnut St.	X									
PB Workshop-03/10/2020	PC144	Eleanore Houghton	X		Portland										
PB Workshop-03/10/2020	PC145	Erna Koch	X		81 Vesper St.	X	X								
PB Workshop-03/10/2020	PC146	George Rheault		X	Bayside										
PB Workshop-03/10/2020	PC147	George Rheault		X	Bayside										
PB Workshop-03/10/2020	PC148	Jen Micolet	X		61 Mountfour St.	X									
PB Workshop-03/10/2020	PC149	John Carolan		X	28 North St.	X	X								
PB Workshop-03/10/2020	PC150	Julian Ciembroniewicz	X		55 Morning St.	X	X								
PB Workshop-03/10/2020	PC151	Kate Howe		X	40 Quebec St.	X									
PB Workshop-03/10/2020	PC152	Kelly Worster	X		52 Monument St.	X									
PB Workshop-03/10/2020	PC153	Mary Barret	X		Portland										
PB Workshop-03/10/2020	PC154	Mike Cavanaugh	X		39 Munjoy St.	X	X								
PB Workshop-03/10/2020	PC155	MJ Hill?	X		Fake?										
PB Workshop-03/10/2020	PC156	Paula Agopian	X		90 Monument St.	X									
PB Workshop-03/10/2020	PC157	Robert Morse	X		Portland										
PB Workshop-03/10/2020	PC158	Sophie Samuels	X		46 Howard St.	X									
PB Workshop-03/10/2020	PC159	William Alcorn	X		125 Morning St.	X	X								
PB Workshop-03/10/2020	PC160	Barbara Keppel	X		141 North St.	X	X								

Sources:

HPB Nomination- 11/20/2019	https://portlandme.civicclerk.com/Web/Player.aspx?id=533&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-12/10/2019	https://portlandme.civicclerk.com/Web/Player.aspx?id=571&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-02/11/2020	https://portlandme.civicclerk.com/Web/Player.aspx?id=1207&key=-1&mod=-1&mk=-1&nov=0
PB Workshop-03/10/2020	https://portlandme.civicclerk.com/Web/Player.aspx?id=1219&key=-1&mod=-1&mk=-1&nov=0

Google Groups

MUNJOY HILL

Robert Morse <rmorse52@yahoo.com>

Aug 6, 2020 2:17 PM

Posted in group: **Planning Board**

I FULLY SUPPORT THE HISTORIC DISTRICT PROPOSED FOR MUNJOY HILL.

ROBERT MORSE 208 SHERIDAN STREET

Google Groups

Munjoy Hill Local Historic District

Ronald Savitt <rsavitt43@gmail.com>

Aug 5, 2020 10:50 AM

Posted in group: **Planning Board**

Portland Planning Board

I fully support the proposal to enact a Munjoy All Historic District. I lived in the area for two years and believe it will be an important addition for Portland.

I spent nearly ten years in Portland, Oregon as a volunteer for the Architectural Heritage Center. During that time I had several opportunities to appreciate the development of Historic Districts, some that had existed for over a decades, some less so and applications for new districts.

I was privy to submissions by land owners, residents and interested parties and while I had only informal input to the AHC's portion, I took no part in the decision itself. What I learned is that historic districts are an important addition to the preservation of a community. The ideal historic districts respects the rights of property owners but in doing that it also protects the integrity of a community. Some restrictions on what can be done should be considered; in Oregon local governments provided advice and in some case architectural and financial support. One of the roles the AHC played was the library which had extensive resources to help describe the buildings, what they were constructed of and what type of repairs would fit. I am not familiar enough with Portland or Maine to contemplate what policies are available. In any case, support for property owners within reason is necessary as long as it provides rewards for them.

You might want to look at the AHC web page to learn about how they are now handling historic districts. In the current economic times where there is a greater probability that areas and building will fall into decay, historic districts make great sense.

Please feel to contact me if you have further questions.

Best,

Ron Savitt

Dear Chair Mazer and Members of the Planning Board,

The process of considering the designation of a portion of Munjoy Hill as an Historic District has been a long one. There has been extensive public input and public education. The support from both Munjoy Hill residents and from Portland citizens has been very strong. **75% to 80% of the comments** at each step of the way before the Historic Preservation Board and Planning Board **have been in favor of designation.**

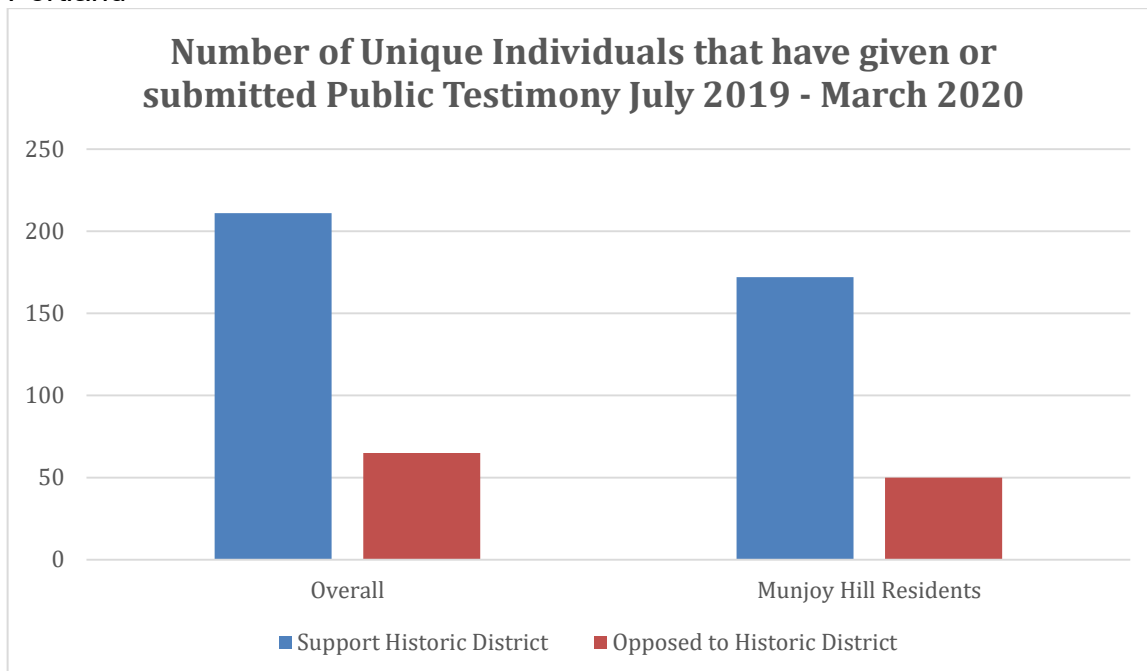
The statements below draw from testimony offered at the Planning Board's Pubic Hearing on March 10. They are representative of the comments offered and illustrate:

- **The workability of the Historic Preservation Board's review process from both architects' and owners' viewpoints**
- **The benefits of designation in retaining affordable and workforce housing on the Hill and the ability to build affordable housing in historic districts.**
- **The unique identity of Munjoy Hill that merits historic designation including its ability to tell the stories of Portland's multi-ethnic and multi-racial residents.**

I urge you to support the designation of the Munjoy Hill Historic District as proposed and to recommend its designation by Portland's City Council.

Thank you for you dedicated efforts as members of this Planning Board,

Sally Oldham
118 Congress Street
Portland



David Lloyd, 29 Waterville Street, local architect and resident of Munjoy Hill

"[As an] architect that has presented to the board over many years... I have been able to successfully design low income housing under the guidelines of an historic district. The HP review process moves quickly, and I have found that by weaving the HP reviews into the planning board schedule no time is lost in the approval process. Successful design is not burdened or made less-creative by design critiques. Good design is promoted through successful critiques. My experience with the board has resulted in successful traditional architecture and modern architecture."

Nathan Szanton, 22 Eastern Prom, affordable housing developer and resident of Munjoy Hill

"I am very much in support of the proposed district.... I've thought a lot about how affordable housing is impacted by historic districts. If this [district] is implemented, there's still many, many opportunities to build new housing...I myself have done Casco Terrace, which is affordable housing at 41 State Street. That [is] in an historic district and went through the historic district review process. I felt as though the process actually made the building better. There are many, many examples of not only housing but affordable housing that has been built in districts: Elm Terrace, Oak Street Lofts, Carlton Street Apartments..."

Michelle Policheck, 167 Newbury Street, Portland resident and new owner of 24 St. Lawrence Street

"I am speaking in support of the historic district and from personal experience having just undergone review by the Portland Historic Preservation Board. My husband and I recently purchased a two-unit home on the hill. The goal of our project includes an extensive remodel of the back of the house, which is designed to be modern, bring in light, and maximize views. We presented our project... then we submitted additional information to answer the board's questions and the board approved our project at their next meeting. This process was not onerous."

Nini McNanamy, 10 Willis Street

"Munjoy Hill has had such a strong enduring identity over the last couple of hundred years. It has its own historic literature! Numerous local magazines have profiled the hill. What other neighborhood in Portland has bumper stickers - *This car climbed Munjoy Hill!* Or announces it milestones like this obituary last week for our wonderful neighbor Tommy Joyce, whose house is in the district, "*he grew up in the melting pot of Irish, Italian, and Jewish immigrants on Munjoy Hill*" There is no mention of Portland, Munjoy Hill alone does it.

Gemma Cannon, 204 Congress Street, Portland Resident

"I am someone that loves walking up there, you talk about a sense of place... I think for all of us in Portland there are places that make us say, oh this is why I love living here. And when you talk about bringing new people into Portland...they want to live here because of that sense of place that we have. This is rare, please don't give it away."

Beth Snyder, 81 North Street, Munjoy Hill resident

"I own the Moses Gould House built in 1854. I want to be a good steward of my house. I had many, many questions about the historic preservation district. I went to so many of the workshops at the East End School and I've attended your meetings. My questions were

answered.... I have a lot of renovations I need to do. I am convinced that if we are a historic preservation neighborhood, designated, the city will work with me, it will be affordable, that I can meet with Deb Andrews and others to help me replace in kind. I urge you to support this."

Angela Adams Hammill, 2 Atlantic Street, business owner and Munjoy Hill resident

"I think it's a really important time right now, with all the development that's been going on over the years to continue to develop Portland as we will, but to do it as thoughtfully as possible. I think it is time especially to protect Munjoy Hill, to keep that quality, integrity, and character that we have here in Portland."

Stacy Mitchell, 74 Atlantic, Munjoy Hill resident and landlord

"My husband and I have lived there since 2003. We have a four unit building, so...we rent the other three units. The number one reason to vote in favor of this district tonight is because of housing affordability. Preserving our existing affordable housing is the most important thing we need to do in addition to building new housing that is affordable. My building with our three other units, we currently have a cook that works at a local restaurant, a librarian, and a letter carrier for the postal service. If we were to sell our building, what would happen to it...even though it's in great condition, it would be torn down. In its place would be luxury condominiums. We know this because we see it happening all around us. So that's the threat. The underlying financial reality is that my building is worth more dead than alive. If we don't take a stand now... to preserve a mix in our neighborhood...I strongly encourage you to vote in favor of this."

Keri Lord, 58 Deering Street, Deering Street Historic District resident and landlord

"I live on Deering Street and have for over 40 years. I own my building. I have... two apartments. I've done a lot of restoration on my building. When I was still working I was a Special Ed teacher...And I have managed to do a lot of restoration work on my building... I have not found that costs were onerous. Historic preservation is not a problem, it's the reason we are Portland."

Pam Plumb, 104 Park Street, former Mayor of Portland

"I don't live on the hill, but I live in one of the city's first historic districts...As a person who has lived in a historic district I want to say, it's great. New modern buildings have been built...change has happened. We put a modern ell on the back of our 1833 Greek Revival townhouse, that was permitted."

Google Groups

Munjoy Hill Historic District

Sarah Auld <sauld@gmail.com>

Aug 7, 2020 7:32 AM

Posted in group: **Planning Board**

Dear Chairman Mazer, Planning Board Members and City Officials,

We are residents and homeowners of Munjoy Hill. We support the proposed Munjoy Hill Historic District and six landmarks—

please approve the Preservation Board's recommendation with no changes or modifications.

We are grateful for your time and consideration.

Sincerely,

Sarah Auld and Tom Brokish

43 Munjoy Street

Portland, ME 04101

207 899 0284

sauld@maine.rr.com



August 7, 2020

Chair Mazer and Members of the Planning Board:

In their November decision the Historic Preservation Board found that **the proposed Munjoy Hill Historic District meets the applicable designation criteria under Section 14-610 a and b as well as Section 14-611**. Specifically they cited Section 14-610 a.1., finding that the documentation presented to them demonstrated that the proposed Munjoy Hill Historic District has, *“value as a significant example of the cultural, historic, architectural, archeological or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States”*.

Designation of the proposed Munjoy Hill Historic District clearly supports the goals of Portland’s Plan 2030, as stated in the February 7, 2020 Memorandum to the Planning Board from Christine Grimando, Director, Department of Planning and Urban Development, *“From the first pages of Portland’s Plan 2030, and consistently throughout the document, historic preservation is acknowledged as central to the City’s vision, including not only existing local designations but potential future designations. It is also acknowledged as integral to Portland’s economic development strategy, its sustainability goals, and to a multidimensional housing strategy.”*

As with the 11 other historic districts in Portland, buildings within the proposed district have been altered over time, but the board found enough buildings within the proposed boundaries had sufficient integrity of location, design, materials, condition and workmanship to be worthy of preservation. Greater Portland Landmarks supported this decision and found that in addition to the inclusive public input process, the detailed discussions and deliberations of the board over four workshops, two site walks and a public hearing were thorough and well-reasoned.

We support the historic district for myriad reasons:

- it will conserve mid-19th century residential buildings developed to house the families of workers associated with the Portland Company (1846) and the Atlantic & St. Lawrence Railroad (1845).

- it will be the first district in Portland that will protect homes of the city's early Black and immigrant residents, a powerful step that will ensure we can tell the complete story of the history of our waterfront community.
- it will ensure that the dwellings that serve as a backdrop to the historic Eastern Promenade and Fort Allen will be protected from demolition.
- it will ensure that new construction, as well as building alterations, within the proposed district will be undertaken in a manner that is complementary to the scale, massing, and character of the existing housing stock, while meeting the modern needs of its residents.
- Portland faces many challenges, including preparing for the impacts of climate change. Historic Preservation is recycling on a large scale. **Re-use matters.**

In the last five years nearly 400 units of new housing were created in Portland's landmark buildings and historic districts, including 324 units of affordable housing. **While only 8% of Portland's land area is protected under the historic district ordinance, those 324 affordable units represent nearly 30% of the affordable new units created or approved in the city during the same period.**

The historic district has been **overwhelmingly supported** in public comment throughout the designation process. More than 70% of the written and in-person public comment has been *in favor* of the proposed district. This designation is an important final step in a comprehensive planning initiative begun in late 2017. We urge you to now recommend the historic district to the City Council.

Thank you for considering our views.

Cordially,



Sarah Hansen, Executive Director
Greater Portland Landmarks

Google Groups

Munjoy Hill Historic District

S Hamill <SHamill@angelaadams.com>

Aug 6, 2020 8:19 AM

Posted in group: **Planning Board**

Dear Planning Board Members,

I am writing to you today to support the Munjoy Hill Historic District as proposed on 11-20-19. I have lived in the proposed district since 1982 in a building built in 1850 and believe it's important to protect the history of the hill and our city for future generations.

Please vote FOR this Historic District and the six Landmarks.

Thank you,

Sherwood Hamill

2 Atlantic Street

Google Groups

Munjoy Hill Historic District

Stephen Gaal <steve@gaal.com>

Aug 6, 2020 7:55 AM

Posted in group: **Planning Board**

Dear Planning Board,

I STRONGLY SUPPORT the creation of the proposed Historic District on Munjoy Hill and the 6 landmark designations **without modification**. Let's just get on with this initiative that has been delayed for far too long.

Respectfully

Stephen Gaal
Munjoy Hill,
Portland ME
steve@gaal.com
(603) 651-9183 mobile

The Russian dissident and chess grandmaster Garry Kasparov drew upon long familiarity with that process when he tweeted: "The point of modern propaganda isn't only to misinform or push an agenda. It is to exhaust your critical thinking, to annihilate truth."

Google Groups

Munjoy Hill Historic District Analysis

Susan Bristol <spbarch@gmail.com>

Aug 4, 2020 9:37 AM

Posted in group: **Planning Board**

Dear Planning Board of Portland Maine:

As a new resident of Portland (but life long visitor), I am writing to thank you for the notice of your upcoming meeting. WE ARE IN FAVOR OF THE MUNJOY HILL HISTORIC DISTRICT PROPOSAL.

Before we bought our new home here, I visited the City Hall (pre-Covid) and was very impressed with the staff and the help I was given when I investigated the zoning surrounding our building. I am an Architect and Planner who has been Chair of a municipal planning board that was charged with implementing an Historic Preservation Ordinance, therefore have professional and personal experience with these matters.

Managing change in architecturally diverse, vibrant cities makes sense and is a fulfillment of your duties as Planning Board members. Preservation is good for the community and provides visible evidence of the heritage of the city. Preservation makes economic sense and enriches our sense of place. A healthy city is able to enjoy its past while imagining its future.

Thank you for accepting our comments.

Susan Pikaart Bristol

Henry Platt Bristol

31 Fore Street, Portland, Maine

--

[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



ATTENTION:

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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

Order 153-20/21

Motion to postpone to February 1, 2021: 9-0 on 1/20/2021

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
TAE Y. CHONG (3)
ANDREW ZARRO (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

MARK DION (5)
APRIL D. FOURNIER(A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**ORDER APPROVING MODIFICATION TWO OF THE AGREEMENT BETWEEN
THE MAINE DEPARTMENT OF TRANSPORTATION AND
THE CITY OF PORTLAND
RE: CONGRESS STREET TRAFFIC SIGNALS**

ORDERED, that the second modification of the Agreement between the Maine Department of Transportation and the City of Portland with WIN 018664 for additional federal funding for traffic signal upgrades on Congress Street from Fore River Parkway to Stevens Avenue is hereby approved in substantially the form attached hereto; and

BE IT FURTHER ORDERED, that the City Council hereby authorizes the City Manager or his or her designee to execute said documents and any other related documents necessary or convenient to carry out the intent of said documents and this Order.



CITY OF PORTLAND

Jon P. Jennings, City Manager

To: Mayor and City Council
From: Public Works and Finance Staff
Date: January 28, 2021
RE: PACTS Congress Street Signals Financial Impact

Please find responses to Councilors' questions, posed at the January 20, 2021 Council meeting, below.

1. Councilor Ray noted that the language of the original fiscal impact note included an error (“\$75,000 per year of \$10,000 per year”). This typo has been corrected, and the note has been updated. The final language, included in the updated fiscal impact note, now reads “For a project financed with general obligation bonds, the typical annual debt service cost included in the operating budget is approximately \$70,000 per \$1M of borrowing / project cost. This fiscal note reflects the operating budget expense at this ratio.”
2. Councilor Ray requested the total increase in project cost. The total increase in cost is 485,500. This increase is primarily due to an increase in construction costs since the original agreement was made, as well as the need to update the project to more recent specifications.
3. Councilor Ray expressed concern about the City paying 67% of the total project cost. While municipalities are required to pay a minimum of 25% of PACTS costs, the City of Portland typically pays between 35% and 70% of project costs due to DOT funding constraints imposed on many PACTS projects.
4. To answer Councilor Zarro’s inquiry, this project will **not** have any property tax implication, or impact on the mill rate. In general a project must have an annual cost to the City budget of \$80,700 (the current City local valuation divided by 100,000) to trigger a \$0.01 increase to the mil rate. In this instance the impact to the City operating budget is less than \$50,000 annually.

FISCAL IMPACT NOTE: CONGRESS SIGNALS New Program Cost Data:	Year 1		Year 2		Year 3	
	City Rate	City / Sch Combined Rate	City Rate	City / Sch Combined Rate	City Rate	City / Sch Combined Rate
Example:						
ADD: NEW ITEM ANNUAL EXPENDITURES		\$42,560		\$42,560		\$42,560
LESS: TOTAL NEW ITEM ANNUAL REVENUES		\$0		\$0		\$0
=NEW ITEM NET TAX RATE IMPACT PROJECTION	\$42,560	\$42,560	\$42,560	\$42,560	\$42,560	\$42,560
New Program Impact to the Mil Rate	\$0.0053	\$0.0053	\$0.0053	\$0.0053	\$0.0053	\$0.0053
New Program % Impact on Mil Rate	0.0454%	0.0226%	0.0454%	0.0226%	0.0454%	0.0226%
Mil Rate Including New Program	\$11.6253	\$23.3153	\$11.6253	\$23.3153	\$11.6253	\$23.3153

Notes: This project will be funded via a general obligation bond as approved in the FY21 CIP. The total City cost is \$608,000, resulting in an annual debt service impact of \$42,560 annually. An annual expense of this amount will not impact the mil rate and falls beneath the typical threshold for a fiscal impact note (normal threshold is \$50k per year).

For a project financed with general obligation bonds, the typical annual debt service cost included in the operating budget is approximately \$70,000 per \$1M of borrowing / project cost. This fiscal note reflects the operating budget expense at this ratio.



MaineDOT use only

AMS ID: 20161011000000000190

CSN: 36622

TEDOCS #:

PROGRAM: Multimodal

MAINE DEPARTMENT OF TRANSPORTATION
Modification 2 to a Locally Administered Project Agreement
With the
City of Portland
Regarding
Advanced Traffic Management System on Congress Street

MaineDOT Use Only

Modified Agreement Amount: \$1,048,000.00

Federal Funds: \$412,950.00

State Funds: \$15,000.00

Local Funds: \$620,050.00

Agreement Begin Date: 10/06/2016

Modified End Date: 12/31/2022

Federal Authorization Date: 01/04/2016

Federal Project #: STP-1866(400)

MaineDOT WIN: 018664.00

Portland Vendor ID: VC1000073476

Portland DUNS Number: 07-174-780

CFDA #: 20.205

Modification 2 hereby amends an Agreement for a federal-aid project consisting of traffic signal upgrades on Congress Street in Portland that took effect October 6, 2016, as shown below.

ARTICLE 2. PROJECT FINANCES

- ☐ Section 2A UPSET LIMIT shall be modified to read as follows: The current estimated cost of the Project is **\$1,048,000.00** (Project Cost), to be shared as set out below.

Preliminary Engineering and Right of Way

Local		Federal		Total
25%	\$27,750.00	75%	\$83,250.00	\$111,000.00

Construction

Local		Federal		State	Total
67.00%	\$571,050.00	31.24%	\$265,950.00	1.76%	\$15,000.00
					\$852,000.00

Construction Engineering

Local		Federal		Total
25%	\$21,250.00	75%	\$63,750.00	\$85,000.00

- ☐ Section 2B MAINEDOT SHARE shall be modified to read as follows: In the preliminary engineering, right of way and construction engineering stages, MaineDOT will contribute federal money at the rate of **75 percent**, up to a maximum of **\$147,000**. In the construction stage, MaineDOT will contribute federal funding at the approximate rate of **31.24 percent**, up to a maximum of **\$265,950.00**. Additionally, MaineDOT will contribute state funds to the construction stage of the Project at the approximate rate of 1.76 percent, up to **\$15,000.00**.

☐ Section 2C LOCAL SHARE shall be modified to read as follows: In the preliminary engineering, right of way and construction engineering stages, the City shall share in federally participating costs at the rate of **25 percent**, or an estimated **\$49,000.00**. In the construction stage, the City shall share in federally participating costs at the approximate rate of **67 percent**, or an estimated **\$571,050.00**. Additionally, the City shall be fully responsible for the following:

1. Costs exceeding the total of this Agreement, as shown in Section 2A above; and
2. Costs incurred before the original execution date of this Agreement.

ARTICLE 9. EXPIRATION

This section shall be modified to read as follows: This Agreement shall expire upon MaineDOT's payment of the final invoice from the City for the Project or **December 31, 2022**, whichever occurs first, except as follows:

1. Section 3Q, Maintenance, shall be enforced in accordance with Attachment 3 to the original Agreement.
2. Article 4, Records & Audit, shall remain in place until all activity pursuant to this provision is completed.
3. Section 5B, Confidentiality, shall remain in effect until negated by law.
4. Section 5C, Indemnification, shall remain in place until specifically terminated by the **Parties** or negated by law.

All other terms and conditions of the original Agreement shall remain in effect. **MaineDOT** and the **City of Portland**, by their duly authorized representatives, have executed this modification to the original Agreement on the date last signed below.

City of Portland

Maine Department of Transportation

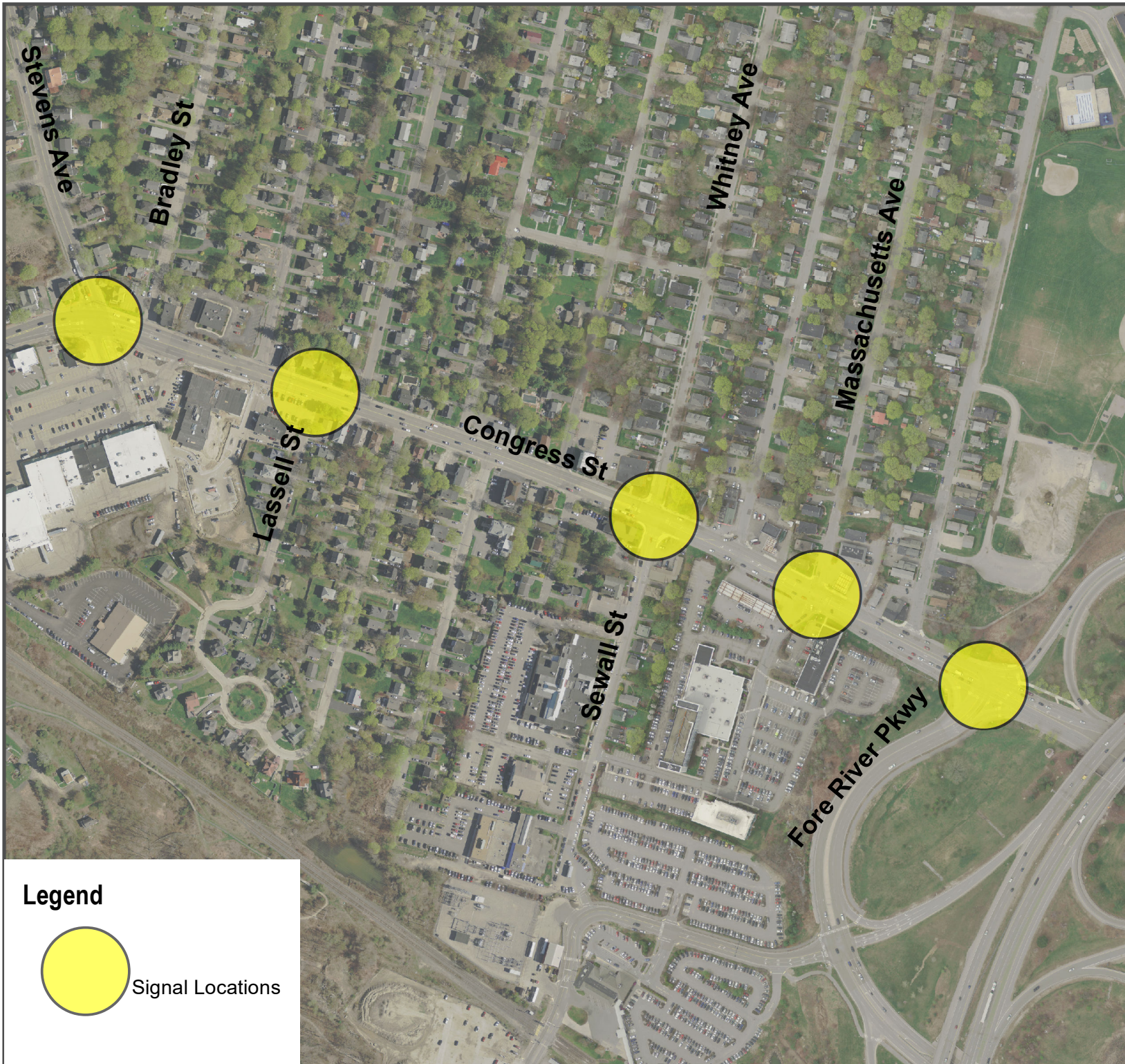
By: _____
Jon P. Jennings, City Manager *

By: _____
Jeff Tweedie, Program Manager *
Multimodal Program

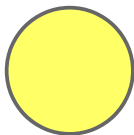
Date: _____

Date: _____

** I certify that the foregoing signature is true and accurate. I further certify – pursuant to 10 M.R.S.A. §9502, et seq. – that the signature, if electronic: (a) is intended to have the same force as a manual signature, (b) is unique to me, (c) is capable of verification, (d) is under my sole control, and (e) is linked to data in such a manner that it is invalidated if the data are changed.*



Legend



Signal Locations



CITY OF PORTLAND, MAINE
DEPT. OF PUBLIC WORKS

212 CANCO RD, SUITE B,
PORTLAND, MAINE 04103
PHONE (207) 874-8846 FAX (207) 874-8852

CONGRESS STREET SIGNAL UPGRADES

STEVENS AVENUE TO
FORE RIVER PARKWAY

December 2018



1 inch = 375 feet

0 125 250 500
Feet

MEMORANDUM
City Council Agenda Item

FROM:

DATE: January 12, 2021

SUBJECT: Order 159-20/21 Traffic Schedule Amendment Re: No Parking West Side of Linden Street - Sponsored by Jon P. Jennings, City Manager

SPONSOR:

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

Final Action

Can action be taken at a later date: No (If no why not?)

PRESENTATION: (List the presenter(s), type and length of presentation)

I. SUMMARY

II. AGENDA DESCRIPTION

In August 2020, residents of Linden Street petitioned the City to prohibit parking on the west side of the street.

The petition, which is signed by one member from at least 60% of households that front on Linden Street, was verified by the City Manager's Office on August 18, 2020.

On October 21, 2020, the Sustainability & Transportation Committee unanimously voted to recommend the request be considered by the full Council body (3-0).

The reason provided by petitioners for their request is that the narrow street is unable to safely allow for parking on both sides of the street.

Staff supports petitioners' request. Linden Street is at most 25 feet wide, and traffic travels along it in both directions. Emergency vehicle access and snow removal operations will be greatly improved if parking is permitted on just one side of the street.

This item must be read on two separate days. It received its first reading on January 20, 2021. Staff is requesting emergency passage to assist with winter plowing operations. Seven affirmative votes are required for passage as an emergency after public comment.

III. BACKGROUND

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

V. FINANCIAL IMPACT

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis and Background that will not appear in the Agenda Description.

VII. RECOMMENDATION

VIII. LIST ATTACHMENTS

1. Linden Street Parking Change - Traffic Schedule Amendment 1.20.2021
2. Linden Street Petition
3. Linden_Street_Parking_Memo_10-8-20 (1)

Prepared by:

Date: 1/12/2021

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
TAE Y. CHONG (3)
ANDREW ZARRO (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

MARK DION (5)
APRIL D. FOURNIER(A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

TRAFFIC SCHEDULE AMENDMENT
RE: NO PARKING WEST SIDE OF LINDEN STREET

ORDERED, that the City of Portland's Traffic Schedule be and hereby is amended as follows:

By Adding under Linden Street:

West Side

☐ **Schedule I** – No Parking Anytime



PETITION FOR CHANGE TO PARKING STATUS ON CITY STREETS

Applicant/Contact: JUSTIN VAN SOEST 207-233-9881 Date: 8/12/20
Address: 45 LONGFELLOW ST (CORNER OF LINDEN)
Phone: 207-233-9881 Email: JUSTINVANSOEST@GMAIL.COM

Location of Parking Change Request:

Street: LINDEN ST from LONGFELLOW to ASHMONT (side streets)

Side of Street: E W N S (circle all that apply)

Current Parking Status: 1-2 HR (No limits; 1- or 2-hr parking, 9-5; No Parking; other)

Side of Street: (E) W N S (circle all that apply)

Requested Change: LIMIT PARKING TO EAST SIDE ONLY
CHANGE TO NO PARKING ON WEST SIDE

Reason for Change: SMALL STREET UNABLE TO MANAGE TWO SIDE PARKING, LIMITS ACCESS TO EMERGENCY VEHICLES

Directions for Petition:

- Please use one packet for each street under consideration.
- Make additional copies of the blank petition page as necessary.
- All properties (including each apartment unit) on both sides of the affected street must be represented on this petition.
- List all house numbers in order as they are located on the street. In the case of structures containing multiple dwelling units with one street address number, use a separate line for each unit/apartment located at that address.
- If the property is a rental, a signature is required of tenant and owner.
- Each signer should indicate support for (Y) or opposition to (N) the requested change.
- The petitioner shall make a good faith effort to have the petition signed by both the residents and owners of apartments and households for all residences on both sides of the block. Only one signature is required per household.

Petition for change to parking status on LINDEN ST.
(street name)

House/ Unit #	Own or Rent?	Printed Name	Signature	Phone #	Date	Y / N	
37 Longfellow/ Linden	OWN	Condo Friend	[Signature]	712-0753	8/12/20	Y	?
✓ #17	OWN	Elisabeth Stuckney	[Signature]	207-347- 1207	8/12/2020	Y	
24 #24	OWN	PAUL SARVIS	[Signature]	207- 939-6206	8/12/20	Y	A or B
✓ #16	OWN	Benjamin Bator	[Signature]	207-650- 4238	8/12/20	Y	?
✓ 40 Ashmont/ Linden	OWN	Jeff Gregory	[Signature]	207- 450-7252	8/16/20	Y	Ashmont
40 Ashmont/ Linden	OWN	Dan Bergeron	[Signature]	207-232- 4800	8/16/20	Y	Same ↑ Household + Ashmont
✓ #24A	OWN	Gwyneth Jones	[Signature]	207-712- 7748	8/17/20	Y	
② #14	OWN	JUSTIN VAN SOEST	[Signature]	207-233- 9881	8/17/20	Y	16?
45 Longfellow/ Linden	OWN	KIERSTON VAN SOEST	[Signature]	207-650- 1499	8/17/20	Y	Yes
✓ #19	OWN	RICHARD RIOUX	[Signature]	772-2171	8/17	Y	

Applicant's Attestation of Good Faith

I have made a good faith effort to contact 100% of the residents and property owners on the street identified above:

[Signature] (Justin Van Soest 45 Longfellow/st.) 8/18/20
Applicant/Contact Signature Date

7 valid signatures
- Deena Fibus

Page 3 of 3



CITY OF PORTLAND
Department of Public Works
Christopher C. Branch, P.E., Director

To: Sustainability and Transportation Committee

From: Jeremiah Bartlett, PE, PTOE, Transportation Systems Engineer

Copy: Troy Moon, Dena Libner

Date: October 8, 2020

Subject: Proposed Linden Street Parking Change

The Department of Public Works has reviewed the proposed change to Linden Street as desired by the neighborhood. The removal of parking on the west side of Linden appears unlikely to impact on-street parking on other nearby streets. In addition, removal of one side of parking on such a narrow street should have a positive impact on winter maintenance activities by the Department.

As such, the Department is in support of the requested change.

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
TAE Y. CHONG (3)
ANDREW ZARRO (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

MARK DION (5)
APRIL D. FOURNIER(A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**TRAFFIC SCHEDULE AMENDMENT
RE: NO PARKING ON WEST SIDE OF COTTAGE STREET**

ORDERED, that the City of Portland's Traffic Schedule be and hereby is amended as follows:

By Adding under Cottage Street:

West Side

☐ **Schedule I** – No Parking Anytime

Petition for Parking/Traffic Mitigation Changes



Petitioner information

Name: Lisa Hicks

Address: 22 Cottage Street

Email: lhicksdance@gmail.com

Phone #: 207-712-1714

I am a: ☒ resident

Location of parking change request

Street: ~~22~~ Cottage Street

Cross street 1: Ashmont Street

Cross street 2: Longfellow Street

Time-limited parking requested (circle one):

Odd side

Even side

Both

Time limit (circle one):

1 hour

2 hours

Note: we would like to have parking restricted to one side of the street only and prefer the even side.

The petition must contain signatures of at least 60% of households and/or businesses (a unit of housing, e.g., single family home, a unit in a multi-family building, commercial businesses) on the requested block. No more than one signature per household or business may be represented on the petition.

Submit petition by mail or email to:

Assistant to the City Manager for Constituent Services

Re: Parking/Traffic Petition

Room 208

Portland, ME 04101

389 Congress Street • Portland, Maine 04101 • 207-874-8300

info@portlandmaine.gov • www.portlandmaine.gov

Petition for Parking/Traffic Mitigation Changes

Street: Cottage Street



Address	Unit #	Printed Name	Signature	# of vehicles in household	Email *if you wish to be contacted by email in the event of a public meeting
22 Cottage Street		Lisa Hicks	<i>Lisa Hicks</i>	1	lhicksdance@gmail.com
16 Cottage Street		Susan Hicks	<i>Susan Hicks</i>	1	susanhicks555@gmail.com
15 Cottage St.		Dawn Tackels	<i>Dawn Tackels</i>	2	dtackels@gmail.com
14 Cottage St.		LARS BOTE ZELITCH	<i>Lars Bote Zelitch</i>	2	larszielack@gmail.com
18 Cottage St		Catherine Vasconia	<i>Catherine Vasconia</i>	2	Cvasconia@hotmail.com
25 Cottage St.		Tom McAdams	<i>Tom McAdams</i>	3	Barbel2@aol.com
14 Cottage St		Bo Yoon	<i>Bo Yoon</i>	2	BoYoon@Comcast.net
12 Cottage St		Judith Carlstrom	<i>Judith Carlstrom</i>	1	Jmcmanagers@aol.com

Received: Dea Liber
Name

8/12/20
Date

For Office Use Only

389 Congress Street • Portland, Maine 04101 • 207-874-8300

info@portlandmaine.gov • www.portlandmaine.gov

MEMORANDUM
City Council Agenda Item

FROM:

DATE: January 13, 2021

SUBJECT: Order 161-20/21 Approving a Net Energy Billing Agreement between the Central Maine Power Company and the City of Portland - Sponsored by Jon P. Jennings, City Manager

SPONSOR: Jon Jennings, City Manager

(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading 2/1/2021

Final Action 2/1/2021

Can action be taken at a later date: Yes (If no why not?)

PRESENTATION: Sustainability Director Troy Moon will be present to answer questions from the Council.

I. SUMMARY

The order authorizes the City Manager to enter into a net energy billing agreement with Central Maine Power that amends the list accounts that receive bill credits for electricity produced at the Ocean Avenue and Riverside Golf Course solar arrays.

II. AGENDA DESCRIPTION

The order approves a net energy billing agreement with Central Maine Power that amends the list of electricity accounts that receive bill credits for energy produced at the Ocean Avenue Solar array and the Riverside Golf Course array. It also authorizes the City Manager to sign the agreement.

Five affirmative votes are required for passage after public comment.

III. BACKGROUND

When the Ocean Avenue and Riverside Golf Course solar arrays were constructed Maine's net energy billing law allowed customers to assign up to ten accounts per facility to receive bill credits for the electricity they produced. During the last legislative session, the state updated the law to allow an unlimited number of accounts to receive bill credits from a solar array. City staff have reviewed the accounts and have determined that it is beneficial to the City that we amend the list of accounts associated with these accounts as allowed by law. The majority of the accounts had been included in electrical supply contracts that expired in December, 2020. The City may now assign them to receive credits from the arrays.

Corporation Counsel advises that this action requires Council approval because the Net Energy Billing Agreement with Central Maine Power does not have a termination for convenience clause.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

Entering into this agreement will create financial savings for the City by assigning additional accounts that are in a more favorable rate class to receive bill credits from the solar arrays.

V. FINANCIAL IMPACT

Under the current account assignments, the net energy bill credits produced by the solar arrays do not offset the

cost the City pays for energy produced. This is because the largest off taking account is in a rate class (Medium General Service) where the electricity costs come primarily from demand charges, not consumption. When the accounts are assigned entirely to a large group of Small General Service accounts the City will maximize the financial benefit of its arrays. Once amended, the credits received will exceed the cost we pay for electricity per the terms of the power purchase agreement for the Ocean Avenue array. This will result in approximately \$40,000 - \$50,000 of annual savings to the City.

VI. STAFF ANALYSIS AND BACKGROUND

Staff Analysis and Background that will not appear in the Agenda Description.

VII. RECOMMENDATION

Staff recommends passage of the order.

VIII. LIST ATTACHMENTS

1. Order Approving Net Energy Billing Agreement betw CMP and Portland 2.1.2021
2. City of Portland_2 facilities Multiple Accounts_CNEBA (1)

Prepared by:

Date: 1/13/2021

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
TAE Y. CHONG (3)
ANDREW ZARRO (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

MARK DION (5)
APRIL D. FOURNIER(A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**ORDER APPROVING A NET ENERGY BILLING AGREEMENT BETWEEN
CENTRAL MAINE POWER COMPANY AND THE CITY OF PORTLAND**

ORDERED, that the Net Energy Billing Agreement with Central Maine Power Company is hereby approved in substantially the form attached hereto; and

BE IT FURTHER ORDERED, that the City Manager is hereby authorized to execute the Net Energy Billing Agreement and whatever other documents are necessary to effect the intent and purpose of this order.

SINGLE OWNER-MULTIPLE ACCOUNTS CUSTOMER NET ENERGY BILLING
AGREEMENT
(Facilities of Less Than 5 MW)

BETWEEN

CENTRAL MAINE POWER COMPANY

AND

CITY OF PORTLAND

DATED

December 4, 2020

CENTRAL MAINE POWER COPANY
CUSTOMER NET ENERGY BILLING AGREEMENT
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CENTRAL MAINE POWER COMPANY
CUSTOMER NET ENERGY BILLING AGREEMENT

Facility of Less Than 5 MW

Project Name: City of Portland

This AGREEMENT is dated December 4, 2020, and is between Central Maine Power Company (the "Company"), a Maine corporation having its office and principal place of business in Augusta, Maine, and City of Portland (the "Customer") located at 1026 Ocean Avenue, Portland, Maine and 1158 Riverside Street, Portland, Maine.

Chapter 313 of the Rules and Regulations of the Maine Public Utilities Commission requires that transmission and distribution utilities engage in annualized net energy billing arrangement with customers who meet the qualification and use standards of Chapter 313.

The Customer has represented to the Company that it meets the qualification and use standards of Chapter 313 and has requested that the Company engage in annualized net energy billing with the Customer as described in Chapter 313.

The Parties therefore agree as follows:

ARTICLE I: DEFINITIONS

As used herein, the terms below are defined as follows:

"Bi-directional Meter" means a single meter that is capable of measuring both (i) the kilowatt-hours delivered to the Company's system from the Facility and (ii) the kilowatt-hours that flow from the Company's system to the Facility.

"Billing Period" is the period of time (approximately thirty (30) days) between the recordings of metered energy delivered to the Customer and received from the Facility.

"Certificate of Completion" is the form adopted by the Company, in accordance with Chapter 324 of the Commission Rules, for electrician certification that the facility is fully operable and meets the requirements of State and Local electrical codes for interconnection to the Transmission & Distribution electric system.

"Commercial Operation Date" means the date on which the Project is commercially operational, placed into service, and interconnection operations have commenced. The Commercial Operation Date cannot be before the date as stated on the Certificate of Completion or other written permission to operate or authority to interconnect the Facility provided by the T&D Utility.

"Commission" is the Maine Public Utilities Commission established under Title 35-A of the Maine Revised Statutes or any succeeding state regulatory agency having jurisdiction over public utilities.

"Competitive Electricity Provider" is a marketer, broker, aggregator, or any other entity selling electricity to the public at retail in Maine.

"Construction period" has the meaning set forth in Section III of this agreement.

"Credits" are the number of kilowatt-hours by which Out Energy has exceeded In Energy during any Billing Period.

"Delivery Period" is the period of time beginning on the Commercial Operation Date and ending on a date up to 20 years after the Commercial Operation Date, during which the Company applies Bill Credits in accordance with this Agreement.

"Effective Date" has the meaning set forth in Article III of this Agreement

"Excess Usage" is the quantity expressed in kilowatt-hours determined by subtracting Unused Credits from In Energy. If Unused Credits exceed In Energy, Excess Usage is equal to zero (0).

"Facility" is all of the Customer's generating plant and equipment, including the Customer's 600 kW photovoltaic generator located at 1026 Ocean Avenue, Portland, Maine and 18 kW photovoltaic generator located at 1158 Riverside Street, Portland, Maine, as more fully identified in the Interconnection Agreement between the Company and the Customer.

"In Energy" is the kilowatt-hours delivered to each of the Customer's accounts listed in Exhibit 1 or Exhibit 2 from the Company's system as measured by the In Meter(s) or a Bi-directional Meter during the Billing Period.

"In Meter(s)" are the metering equipment used to measure the kilowatt-hours that flow from the Company's system to the each of the Customer's accounts listed in Exhibit 1 or Exhibit 2.

"Net Energy" is the difference between the kilowatt-hours delivered by the Company to the Customer and the kilowatt-hours delivered from the Facility to the Company over the same time period and determined as if measured by a single meter capable of registering the flow of electricity in two directions.

"Net Energy Billing" is a billing and metering practice under which the Customer is billed on the basis of Net Energy over a Billing Period taking into account accumulated Credits from previous Billing Periods.

"Out Energy" is the kilowatt-hours delivered to the Company's system from the Facility as measured by the Out Meter(s) or bi-directional meter during the Billing Period.

"Out Meter" are the metering equipment used to measure the kWh delivered from the facility to the Company's system.

“Party” means either the Company or Customer and “Parties” means both the Company and Customer.

“Rules” are such Rules and Regulations promulgated by the Commission as shall be in effect from time to time. References in this Agreement to particular provisions of the Rules shall be construed to refer to analogous provisions of any succeeding set of Rules promulgated by the Commission, notwithstanding that such provisions may be designated differently.

“Standard Offer Provider” is a provider(s) of standard offer service chosen pursuant to Chapter 301 of the Rules.

“Unused Credits” are Credits that, in accordance with this Agreement, remained when Excess Usage was determined for any Billing Period. Unused Credits do not include any Credits that have been eliminated in accordance with the provisions of paragraph (C) of Article IV.

ARTICLE II: QUALIFICATIONS

It is the essence of this Agreement that the Facility: (i) use a renewable fuel or technology as specified in 35-A M.R.S.A. § 3210(2) (B-3), (ii) have an installed capacity of less than 5.0 MW, (iii) be located in the service territory of the Company and (iv) be used primarily to offset part or all of the Customer's own electricity bills.

Customer agrees that it shall at all times during the term of this Agreement meet the qualifications set forth in the preceding paragraph.

ARTICLE III: TERM AND EFFECTIVE DATE

This Agreement has two periods that together comprise the Term of the Agreement. The Company shall issue this Agreement within 10 Business Days of either (i) the execution of the Interconnection Agreement for the Facility, or (ii) for a Facility that does not have an interconnection agreement but has an interconnection queue position, and the Customer has provided to the Company documentation that it has attained Financial Interest for at least ninety percent (90%) of the Facility capacity, output, or other form of participation or subscription. The Company shall execute this Agreement within fifteen (15) Business Days of receiving this Agreement signed by the Customer. This Agreement is effective when fully executed by the Parties (the “Effective Date”).

(a) The Construction Period commences on the Effective Date and ends on the Commercial Operation Date. Customer shall provide notice to the Company a minimum of ten (10) Business Days in advance of the Commercial Operation Date. The Construction Period must be completed within 24 months of the Effective Date. Customer may seek an extension of the Construction Period for an interconnection-related delay or circumstances beyond Customer’s control, or as consented to by the Company, with consent not being unreasonably withheld.

(b) The Delivery Period of the Agreement, with respect to applying Bill Credits, begins on the Commercial Operation Date of the Facility and continues through the twentieth (20th) anniversary of the Commercial Operation Date.

ARTICLE IV: NET ENERGY BILLING

The following methodology will be utilized by the Company in determining Customer's payment obligations for (i) transmission and distribution service provided by the Company and (ii) electric generation service provided by either the Standard Offer Provider or the Customer's Competitive Electricity Provider. If the Customer's Competitive Electricity Provider provides the Customer with a separate bill for generation service, the Company shall not in any way be responsible for computing the charges or performing any netting for this separate generation service bill. The initial application of Credits for customers under this Agreement may require two Billing Periods to implement. In order to facilitate billing under this Agreement, the utility reserves the right to place all customers listed in Exhibit 1 or Exhibit 2 in the same billing cycle.

A. Excess Generation

If during a Billing Period, Out Energy is greater than zero (0), then the Facility and any secondary usage accounts will be credited appropriately, based upon an allocation as determined by the Customer. Excess generation from the Facility will be percent allocated to all of the Customer's secondary accounts set forth in Exhibit 1 or on a cascading basis according to the priority order in the Facility as selected by the Customers as identified in Exhibit 2.

Unused Credits will be calculated for each designated account listed in Exhibit 1 using the percentage allocation. If the cascading credit allocation is elected, any Unused credits will be stored with the Facility account. Credits, once accrued on an account, cannot be moved to another account. Unused credits are increased by the value of Credits, determined for that Billing Period, and that increased value, in accordance with paragraph (C) Unused Credits of this Article IV, will remain for possible future application. It is the Customer's sole responsibility to review and request modification to the information in either Exhibit 1 or Exhibit 2. The customer has the right to request a change in the excess energy percentage allocation or cascading order to the facility and secondary account(s) by submitting a request to the Company in accordance with the notice provisions set forth in Article XIV below. Any such changes in fixed or cascading allocations to existing customers listed on Exhibit 1 or 2 shall be made prospectively beginning with the next Billing Period following an accepted request. The Company will provide notice to Customer whether any such request has been accepted by the Company or the basis for any denial of such request.

B. Excess Usage

If during a Billing Period, In Energy is greater than zero (0), then Excess Usage for that Billing Period will be calculated. If Excess Usage is greater than zero (0), then for the Facility and any secondary account at the conclusion of that Billing Period: (i) kilowatt-hour usage will equal the value of Excess Usage and (ii) Unused Credits are equal to zero (0). If Excess Usage is equal to zero (0), then for the Facility and secondary accounts at the conclusion of that Billing Period: (i) kilowatt-hour usage is equal to zero (0) and (ii) Unused Credits are reduced by the value of In Energy, determined for that Billing Period, and that

reduced value, in accordance with paragraph (C) Unused Credits of this Article IV, will remain for possible future application.

C. Unused Credits

As customers are invoiced each month, current month Credits are first applied and then, if applicable, Unused Credits are drawn from the customer's bank. In applying banked Unused Credits to a Customer account, the oldest Unused Credits will always be drawn from the account bank first. Unused Credits expire on a rolling 12-month basis. Accordingly, any Unused Credits that remain in the Customer account bank will be eliminated after the twelfth month and will not be applied against customer invoices. The Customer will receive no compensation for these eliminated Unused Credits.

D. Charges

Net Energy Billing only applies to kilowatt-hour usage charges. Any other charges that are applicable to the Customer and that are recovered by the Company other than through kilowatt-hour usage charges will be collected by the Company and are the responsibility of the Customer. For example, the Customer is responsible for all other charges, which are applicable and recovered by the Company either through fixed amounts or units other than kilowatt-hours.

E. Modifications to Credit Allocations

Only the Customer's contact person or designee identified in Article XVI has the authority to request modification to this agreement and all such requests must be transmitted by the acceptable means identified in Article XVI. The contact person is required to inform the Company of any requested modifications to the agreement, including any changes to the allocation designations contained in Exhibit 1 or Exhibit 2, soon as possible. Requested changes that affect the application of Credits for newly added customers under this agreement will be made on a prospective basis only and may require two Billing Periods to implement.

F. Application of kWh and Financial Credits

If an individual customer participates in one or more Net Energy Billing arrangements and/or also receives financial credits in any Distributed Generation arrangement, the customer's consumption will first be reduced by any applicable kWh credits before financial credits are applied. Separate banks will be created for kWh and financial credits and each will expire based upon the terms applicable to each type of contract under which the credits are acquired.

ARTICLE V: INTERCONNECTED OPERATION

This Agreement governs solely the terms and conditions under which the Company will engage in net energy billing with the Customer. It **does not** authorize the Customer to interconnect the Facility with the Company's electric system. The terms and conditions of interconnected operation shall be set forth in a separate Interconnection Agreement between the Customer and the Company. The Customer **may not operate** the Facility in parallel with the Company's system until the Company provides you with written notification specifically stating that all of the requirements for interconnection have been satisfied.

ARTICLE VI: METERING

The Company will install metering equipment as necessary 1) to accomplish the billing as described in Article IV: Net Energy Billing of this Agreement and 2) to collect the applicable State of Maine sales tax on the In Energy. In the event that the Company determines that it is necessary to separately record In Energy and Out Energy, the Company will bear the additional cost of metering equipment to separately record In Energy and Out Energy.

In the event that the Customer requests that the Company install nonstandard metering equipment or metering equipment which is in addition to the metering that the Company determines is necessary to accomplish Net Energy Billing, the Company will install such nonstandard or additional metering as quickly as practicable in the normal course of the Company's business as provided in the Terms and Conditions § 12.9 of the Company's Electric Rate Schedule. The Company will charge its incremental costs of owning, maintaining, and installing such nonstandard or additional metering to the Customer. The Company will charge its incremental billing costs resulting from such nonstandard metering equipment installed at the Customer's request. The Company, at its sole discretion, may require advance payment from the Customer for such nonstandard or additional metering.

The Company will own, maintain, and read all metering equipment necessary for Net Energy Billing. If the Out Meters are not at the same voltage as the Point of Delivery, the metered energy quantities shall be adjusted to the delivery voltage as provided in the Terms and Conditions § 12.8 of the Company's Electric Rate Schedule, as may be amended from time to time, filed with and accepted by the Commission.

ARTICLE VII: ACCESS

The Company shall have the right of access to Customer's premises, as well as Facility, and to all property furnished by the Company installed therein, at all reasonable times during which service is provided to the Customer, and on its termination, for the purpose of reading meters, or installation, inspection and repair of equipment used in connection with its energy, or removing its property, or for any other proper purposes.

The Customer, at their expense, shall maintain suitable and safe access to all equipment owned by the Company on the Customer's property. If the Customer's property is secured by a gate, chain or similar device, the Customer shall install the device to allow installation of a Company owned lock for access to this property.

ARTICLE VIII: BILLING ADJUSTMENTS

In the event that billing adjustments are required as the result of meter inaccuracies or any other error, the Company and the Customer will work together to correct the billing. Company and Customer shall work together in good faith to make the billing adjustment as soon as practicable and shall make every attempt to correct the billing within one (1) Billing Period from identification of the need for the billing adjustment.

If Credits allocated were found to be lower than they should have been, the Company will perform a true-up and allocate the previously un-allocated Credits during the next Billing Period. The Credits will expire 12 months from the date they were allocated to the Customer(s).

If Credits allocated were found to be higher than they should have been, the Company will perform a true-up and reduce the Credits during the next Billing Period by the previously over-allocated Credit amount.

If the Company and Customer cannot resolve the billing adjustment to their mutual satisfaction, they may commence the dispute resolution process in Article XII below.

ARTICLE IX: GOVERNMENTAL AUTHORIZATIONS

The Customer shall obtain all governmental authorizations and permits required for operation of the Facility and shall maintain all required governmental authorizations and permits required for the Facility during the term hereof. The Customer shall provide copies of any such authorizations, permits and licenses to the Company upon request.

ARTICLE X: ASSIGNMENT

This Agreement shall not be assigned, pledged or transferred by either party without the written consent of the non-assigning Party, which consent shall not be unreasonably withheld: provided that either Party may assign this Agreement to an affiliate of said Party without prior written consent of the non-assigning Party. All assignees, pledgees or transferees shall assume all obligations of the Party assigning the Agreement. If this Agreement is assigned without the written consent of the non-assigning Party (except as otherwise provided above), the non-assigning Party may terminate the Agreement.

If the Customer is a closely-held corporation, then for the purposes of this Article a sale of all or substantially all of the voting securities of the Customer to a third party shall be deemed an assignment of this Agreement.

If this Agreement is assigned from the Customer to another party, by virtue of any insolvency proceeding, then the assignee, within 90 days of assumption of this Agreement, shall reimburse the Company for all reasonable expenses incurred by the Company in conjunction with such insolvency proceeding.

The Company and the Customer agree that in determining whether any withholding of consent to an assignment shall be reasonable, it shall be understood that it is of the essence of this Agreement that (i) the Customer deliver its energy from the Facility as defined herein, (ii) the assignee be a transmission and distribution customer of the Company, and (iii) the assignee shall have entered into a valid Interconnection Agreement with the Company. For that reason, the Company may reasonably refuse to consent to any assignment of this Agreement that would result in a change either in the type or the location of the Facility contemplated in this Agreement.

ARTICLE XI: BREACH; TERMINATION

In the event of breach of any terms or conditions of this Agreement, if the breach has not been remedied within 30 days following receipt of written notice thereof from the other Party (provided that, if the breaching Party has commenced and is diligently pursuing efforts to cure such breach, then such 30-day period shall be extended until the earlier of (i) 30 additional days or (ii) end of diligent efforts to cure the breach). In the event of any proceedings by or against either Party in bankruptcy, insolvency or for appointment of any receiver or trustee or any general assignment for the benefit of creditors, the other Party may terminate this Agreement.

If the Customer increases the capability or the capacity of the Facility to exceed 4.999 MW, this Agreement shall immediately terminate. The Company shall not be liable to the Customer for damages resulting from a termination pursuant to this paragraph.

If the Customer's generating equipment produces zero (0) kilowatt-hours during any period of twelve (12) consecutive Billing Periods after the Commercial Operation Date, the Company may terminate this Agreement.

ARTICLE XII: DISPUTE RESOLUTION

In the event of any dispute between the Parties hereto as to a matter referred to within this Agreement or as to the interpretation of any part of this Agreement, the Parties shall refer the matter to their duly authorized representatives for resolution. Should such representatives of the respective Parties fail to resolve the dispute within ten (10) days from such referral, the Parties agree that any such dispute shall be referred to the Commission for resolution. To the extent that the Commission declines to resolve the dispute or lacks the jurisdiction to do so, the Parties may pursue any rights or remedies available at law or in equity and consistent with this Agreement in connection with the dispute.

ARTICLE XIII: LIMITATION OF LIABILITY

Each Party's liability to the other Party for any loss, claim, injury liability, or expense, including reasonable attorneys' fees, relating to or arising from any act or omission in its performance of this Agreement, shall be limited to the amount of direct damage actually incurred.

ARTICLE XIV: WAIVER

Any waiver at any time by either Party of its rights with respect to a default under this Agreement, or with respect to any other matters arising in connection with this Agreement, shall not be deemed a waiver with respect to any subsequent default or other matter.

ARTICLE XV: MODIFICATION

Except as explicitly authorized herein, no modification to this Agreement shall be valid unless it is in writing and signed by both Parties hereto.

ARTICLE XVI: NOTICES

All notices, requests and other communications hereunder (herein collectively a "notice" or "notices") shall be transmitted by the Party transmitting the communication, via first class mail, courier, overnight delivery service, or by electronic mail addressed to the other Party as follows:

To the Company:

Central Maine Power Company
83 Edison Drive
Augusta, ME 04330
Attn: Michael Erskine and Diana Morgan
Email: ppaadmin@cmpco.com

To Customer:

City of Portland
Attn: Troy Moon
389 Congress Street
Portland, ME 04101
Phone: 207-756-8362
Email: thm@portlandmaine.gov

The Company and Customer, upon thirty (30) days written notice to the other in accordance with this Article, may change a name or address to which notices under this Agreement must be sent.

ARTICLE XVII: APPLICABLE LAWS

This Agreement is made in accordance with the laws of the State of Maine and shall be construed and interpreted in accordance with the laws of Maine, notwithstanding any choice of law or rules that may direct the application of the laws of another jurisdiction.

If, after the execution of this Agreement, any right or obligation of either Party under this Agreement is materially altered as the result of any change in applicable laws or regulations, the Parties agree to negotiate in good faith to amend this Agreement to conform to the revised law or regulation. If the Parties are unable to come to an agreement as to the appropriate amendment of this Agreement in the event of a change in applicable laws or regulations then the Party whose right or obligation is materially altered as a result of such change in law or regulations may terminate this Agreement by providing the other Party with sixty (60) days prior written notice, in which case the Parties respective rights and obligations will be governed by the applicable revised law or regulation after such termination of this Agreement.

ARTICLE XVIII: INTEGRATION

The terms and provisions contained in this Agreement between the Customer and the Company constitute the entire Agreement between the Customer and the Company and shall supersede all previous communications, representations, or agreements, either verbal or written, between the Customer and the Company with respect to the Facility and this Agreement.

ARTICLE XIX: SEVERABILITY

The invalidity of any provision of this Agreement shall not affect the validity or enforceability of any other provision set forth herein.

ARTICLE XX: CAPTIONS

All indexes, titles, subject headings, section titles, and similar items are provided for the purpose of reference and convenience and are not intended to be inclusive or definitive or to affect the meaning of the contents or scope of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed,
all as of the day and year first above written.

WITNESS

CITY OF PORTLAND

By: _____
City of Portland

Its: _____

WITNESSES:

CENTRAL MAINE POWER COMPANY

By: _____
Eric N. Stinneford

Its: Vice President – Controller and Treasurer

By: _____
Susan E. Clary

Its: Director – Electric Supply

Exhibit 1 - Percentage Allocation

The sum of all percentages all must equal 100%

Account No.	% Allocation
NA	

Exhibit 2 – Cascading Allocation

	Account No.	Cascade Order
Facility 1	30010785159	No Credits
Facility 2	35011717004	1
Secondary 1	35011627862	2
Secondary 2	35012640013	3
Secondary 3	35012520447	4
Secondary 4	35012804676	5
Secondary 5	35011765365	6
Secondary 6	35011711047	7
Secondary 7	35013869348	8
Secondary 8	35014616185	9
Secondary 9	35013584392	10
Secondary 10	35011689920	11
Secondary 11	35016871994	12
Secondary 12	35013884974	13
Secondary 13	35011717291	14
Secondary 14	35016077394	15
Secondary 15	35011762792	16
Secondary 16	35012751901	17
Secondary 17	35014616508	18
Secondary 18	35011756802	19
Secondary 19	35010659395	20
Secondary 20	35016965036	21
Secondary 21	35011727738	22
Secondary 22	35015182781	23
Secondary 23	35015761816	24
Secondary 24	35016077121	25
Secondary 25	35013155540	26
Secondary 26	35014233031	27
Secondary 27	35012110496	28
Secondary 28	35015654706	29
Secondary 29	35014228841	30
Secondary 30	35010964373	31
Secondary 31	35014802702	32
Secondary 32	35017204807	33
Secondary 33	35014031849	34
Secondary 34	35011672702	35
Secondary 35	35011717044	36
Secondary 36	35016513877	37
Secondary 37	35011681497	38
Secondary 38	35013188053	39

Secondary 39	35016812980	40
Secondary 40	35011759129	41
Secondary 41	35011681265	42
Secondary 42	35015182476	43
Secondary 43	35012761991	44
Secondary 44	35014616763	45
Secondary 45	35016701316	46
Secondary 46	35015234186	47
Secondary 47	35017174141	48
Secondary 48	35014970608	49
Secondary 49	35016251106	50
Secondary 50	35011621741	51
Secondary 51	35011744600	52
Secondary 52	35011681091	53
Secondary 53	35011657422	54
Secondary 54	35011636962	55
Secondary 55	35016894681	56
Secondary 56	35011621923	57
Secondary 57	35011651813	58
Secondary 58	35013276346	59
Secondary 59	35013992058	60
Secondary 60	35011708126	61
Secondary 61	35010332233	62
Secondary 62	35011621352	63
Secondary 63	35014319061	64
Secondary 64	35016944692	65
Secondary 65	35013397076	66
Secondary 66	35015861061	67
Secondary 67	35011636160	68
Secondary 68	35011624752	69
Secondary 69	35011689110	70
Secondary 70	35011643471	71
Secondary 71	35011633837	72
Secondary 72	35013155821	73
Secondary 73	35011759905	74
Secondary 74	35015662188	75
Secondary 75	35012745770	76
Secondary 76	35016418010	77
Secondary 77	35015352616	78
Secondary 78	35016770741	79
Secondary 79	35011618549	80
Secondary 80	35011689276	81
Secondary 81	35011669203	82
Secondary 82	35011714421	83
Secondary 83	35014550400	84

Secondary 84	35011738172	85
Secondary 85	35011624505	86
Secondary 86	35011756760	87
Secondary 87	35011654445	88

MEMORANDUM
City Council Agenda Item

FROM: Allison Carroll

DATE: January 19, 2021

SUBJECT: Order 162-20/21 Approving a Live Streaming Agreement between Live Barn Inc. and the City of Portland for the Troubh Ice Arena - Sponsored by Jon P. Jennings, City Manager

SPONSOR: Jon P. Jennings, City Manager
(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading

Final Action 2/1/2021

Can action be taken at a later date: No This subscription is needed as soon as possible as audiences are not able to be within the arena during games, shows or practices during the COVID-19 Pandemic.

PRESENTATION: (List the presenter(s), type and length of presentation)

I. SUMMARY

The City of Portland's Troubh Ice Arena would like to contractually agree with Live Barn, Inc. to provide a subscription based streaming service for Troubh guests and clients to utilize.

II. AGENDA DESCRIPTION

This item approves an agreement with LiveBarn, Inc., for the City of Portland's Troubh Ice Arena, that provides a subscription based streaming service for Troubh guests and clients to utilize.

Five affirmative votes are required for passage after public comment.

III. BACKGROUND

Live Barn, Inc, is an industry wide Ice Rink streaming service providing subscription based streaming access to all Ice Rinks with Live Barn, Inc cameras for viewers to watch practices, games or tournaments for their children's teams.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

Permission to proceed with a contractual agreement between the City of Portland's Troubh Ice Arena and Live Barn, Inc to provide a Streaming service for Troubh Ice Arena guests and clients. City Council approval is requested for this contract as there is no termination for convenience clause. Termination for cause is still possible.

V. FINANCIAL IMPACT

Troubh Ice Arena would provide a television at their own expense. Live Barn, Inc would at its own expense, provide Internet service, installation, equipment and upkeep costs. Troubh Ice Arena would receive revenue on 30% of all Troubh Ice Arena Code specific subscriptions. If the Contract is terminated by The City of Portland's Troubh Ice Arena without cause prior to completion there are early termination fees as follows:

Year 1 - \$37,500, Year 2 - \$30,000,
Year 3 - \$22,500, Year 4 - \$15,000 and Year 5 - \$7,500.

VI. STAFF ANALYSIS AND BACKGROUND

We feel this would be a great resource for Troubh Ice Arena as both an additional revenue source and also from a spectator viewing option when spectator rink access might be limited or they are unable to attend. Many Ice Rinks utilize this service as a revenue source but also as an additional service they provide to their guests.

VII. RECOMMENDATION

We request that the City Council give permission for the City of Portland's Troubh Ice Arena to proceed with an agreement with Live Barn, Inc.

VIII. LIST ATTACHMENTS

1. Order Approving Live Streaming Agreement betw LiveBarn and Portland 2.1.2021
2. LB Standard Venue Agreement - US - Hockey - Updated 2019 portland clean for council 010621
3. Live Barn Streaming Service - Dec. 2020 - Council Memo

Prepared by:

Allison Carroll

Date: 1/19/2021

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
TAE Y. CHONG (3)
ANDREW ZARRO (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

MARK DION (5)
APRIL D. FOURNIER(A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**ORDER APPROVING A LIVE STREAMING AGREEMENT BETWEEN
LIVEBARN INC. AND THE CITY OF PORTLAND FOR THE TROUBH ICE ARENA**

ORDERED, that the Live Streaming Agreement with LiveBarn Inc. is hereby approved in substantially the form attached hereto; and

BE IT FURTHER ORDERED, that the City Manager is hereby authorized to execute the Live Streaming Agreement and whatever other documents are necessary to effect the intent and purpose of this order.

DATE: February ____, 2021

BETWEEN: LIVEBARN INC. ("LiveBarn"), a
____ corporation with a mailing address of _____

and

City of Portland, Maine, a body politic and corporate with a mailing address of 389 Congress Street, Portland, Maine 04101

("Venue Owner")

WHEREAS LiveBarn Inc. and Venue Owner wish to enter into this Agreement pursuant to which LiveBarn will install at Venue Owner's Ice Rink Sheet described in the attached Schedule "A" (each being an "Ice Rink Sheet") a fully automated sports broadcasting system for the delivery of live and/or on demand video and audio streaming to internet connected devices such as smartphones, computers or tablets (the "Automated Online Broadcast Service");

NOW, THEREFORE, in consideration for the mutual promises set out below, and for other good and valuable consideration acknowledged by the parties, LiveBarn and Venue Owner agree as follows:

1 AUTOMATED ONLINE BROADCAST SERVICE

1.1 LiveBarn shall, at its own expense, install and maintain all hardware, software and internet bandwidth required for the operation and maintenance of the Automated Online Broadcast Service in regards to each Ice Rink Sheet. The initial installation will occur within six months from the date of this Agreement (such date being herein referred to as the "Install Date"); it will be scheduled with the written approval (including email) of Venue Owner, and concurrently with the installation, LiveBarn will specifically explain to Venue Owner representative onsite exactly where any hardware or other components will be installed. Installation will then only proceed with the consent of Venue Owner which consent will be deemed upon LiveBarn undertaking its installation. The initial installation for each Ice Rink Sheet shall include one (1) computer, one (1) router, one (1) modem, between one (1) and three (3) power converters, and up to two (2) cameras to be placed on the side walls or on the beams or columns extending from the walls. The internet connection and computer shall be located adjacent to the respective Ice Rink Sheet in a secure location with electrical power outlets. The exact selection of camera locations will be made after consideration for optimal broadcast quality and avoidance of any obstruction. Any modification to the installation will only be undertaken with the permission and process with Venue Owner as outlined above. Venue Owner shall assume the cost of electricity for the components installed in connection with this Agreement.

1.2 In addition LiveBarn shall, at its expense and upon Venue Owner's request, install one advertising management box adjacent to a TV screen that is provided by the Venue. The LiveBarn advertising management

box will continuously display a combination of LiveBarn highlights and a Live feed, as well as additional information, including Venue Owner's own unique code described in Subsection 1.5.

1.3 Title to all hardware, software, and wiring shall remain in the name of LiveBarn.

1.4 All content broadcast using the Automated Online Broadcast Service, including the video and audio relating to all sports and recreational activities occurring on each Ice Rink Sheet (collectively, the "Content"), will be made available to LiveBarn's subscribers on a monthly subscription basis, subject to sections 1.7 and 1.8 below. LiveBarn will determine the pricing for its offerings of the Automated Online Broadcast Service. From time to time LiveBarn may provide a free trial at its discretion.

1.5 Revenue generated from the Automated Online Broadcast Service will be the property of LiveBarn; however, LiveBarn will supply Venue Owner with a unique code to enable it to market and solicit new memberships for LiveBarn, for which LiveBarn will pay Venue Owner thirty percent (30%) of the revenues generated from these memberships over the full lifetime of these memberships - until such membership is discontinued. The above code will enable Venue Owner to solicit LiveBarn memberships by providing potential members with the attraction of a 10% discount. This code will track the memberships generated by Venue Owner on a quarterly basis. The above payments to Venue Owner will only apply to LiveBarn memberships originated with the unique code allocated to Venue Owner. LiveBarn will pay Venue Owner its revenue share within 30 days of the end of each calendar quarter together with a corresponding revenue statement, and this revenue share distribution will commence upon Venue Owner achieving an average total of 20 code subscribers per month (from amongst all its codes - 60 total) per Ice Rink sheet, in a calendar quarter. Venue Owner will provide a staff person to communicate with and receive LiveBarn's various local marketing initiatives (including social media) as described below. Upon request from Venue Owner, LiveBarn shall provide Venue Owner with reasonable documentation evidencing all revenues earned under this Agreement.

1.6 LiveBarn shall be the exclusive owner of all rights in and to the Content, and shall have the exclusive right to broadcast the Content for all purposes and in any manner it determines in its sole discretion, including by providing its broadcast signal to national broadcasters and digital media distributors. Without limiting the foregoing, the Venue Owner acknowledges that online distributions of the Content from each Ice Rink Sheet will be made available to all subscribers of the Automated Online Broadcast Service, subject to sections 1.7 and 1.8 below.

1.7 LiveBarn will provide Venue Owner with an exclusive online administrative password to enable Venue Owner in its discretion to "blackout" any particular dates or

time periods from being broadcast on any selected Ice Rink Sheet (the "Blackout Restrictions").

1.8 LiveBarn will also provide Venue Owner with the ability in its discretion to restrict viewer access to any broadcasts from its Venue to a pre-selected potential audience for privacy purposes.

1.9 During the Term (as defined below), LiveBarn will provide Venue Owner with three (3) complimentary LiveBarn accounts for each Ice Rink Sheet.

1.10 LiveBarn will hold Venue Owner harmless for any injuries to LiveBarn employees and agents in connection with their work.

2 TERM AND TERMINATION

2.1 The term of this Agreement commences on the date hereof and continues until the six year anniversary of the Install Date (the "Term"). The first, and each successive 12-month period after the Install Date shall be referred to as a "Contract Year."

2.2 Notwithstanding the foregoing, but subject to Subsection 3.1 below, either party shall have the right to terminate this Agreement for any reason upon giving (90) days written notice to the other party. In the event that Venue Owner terminates this Agreement without cause during one of the first 5 Contract Years, it shall pay LiveBarn an early termination fee according to the following payment schedule:

Contract Year	Early Termination Fee
1	\$37,500.00
2	\$30,000.00
3	\$22,500.00
4	\$15,000.00
5	\$7,500.00

There shall be no early termination fee if Venue Owner terminated this Agreement without cause during the sixth Contract Year.

2.3 Upon termination of this Agreement by expiration of the term or for any other cause, LiveBarn shall, at its own cost and expense, remove all hardware, software and wiring from Venue Owner's location.

2.4 Venue Owner shall have the right to terminate this Agreement if LiveBarn materially breaches this Agreement and the material breach is not cured to within thirty (30) days after Venue Owner provides written notice which outlines such breach to LiveBarn.

3 EXCLUSIVITY

3.1 In consideration for the investment of time and expense incurred by LiveBarn to fulfill its obligations under this Agreement, the receipt and sufficiency of which

is hereby acknowledged, the Venue Owner hereby declares and agrees that LiveBarn shall have the absolute exclusivity to broadcast Content from each of the Ice Rink Sheets using an automated (without individuals operating cameras) online broadcasting system until the expiration or earlier termination of this Agreement.

3.2 The Venue Owner hereby declares and acknowledges that the foregoing exclusivity, including the term thereof, is reasonable in the circumstances, and that LiveBarn is relying upon such exclusivity in connection with the provision of the Automated Online Broadcast Service and that LiveBarn would not have entered into this Agreement without such exclusivity. However, the foregoing exclusivity shall not apply should LiveBarn cease operations or to the extent Venue Owner terminates this agreement in accordance with section 2.4.

3.3 Venue Owner acknowledges and agrees that, in the event of a breach or threatened breach by it of the provisions of Subsection 3.1 above, LiveBarn will have no adequate remedy in money or damages and, accordingly, shall be entitled to seek an injunction in a court of competent jurisdiction against such breach. However, no specification in this Agreement of any specific legal or equitable remedy shall be construed as a waiver or prohibition against any other legal or equitable remedies in the event of a breach of any of the provisions of this Agreement.

4 SUPPLY OF AUTOMATED ONLINE BROADCAST SERVICE

4.1 LiveBarn will use reasonable skill and care, in accordance with applicable industry standards, to make the Automated Online Broadcast Service available throughout the Term. Notwithstanding the foregoing, LiveBarn shall have no responsibility, liability, or obligation whatsoever to Venue Owner, or any other third party, for any interruptions of the Automated Online Broadcast Service. Notwithstanding the foregoing, if the Automated Online Broadcast Service remains interrupted for more than 5 days, it shall be considered a material breach for which Venue Owner shall have the right to terminate this Agreement, subject to the notice and cure provisions in section 2.4.

4.2 LiveBarn may, without any liability to Venue Owner, suspend the supply of all or part of the Automated Online Broadcast Service upon giving Venue Owner notice. This would only occur if the LiveBarn equipment is repeatedly damaged or LiveBarn is unable to obtain a sufficient internet signal to the venue. If such suspension lasts for more than 5 days, it shall be considered a material breach for which Venue Owner shall have the right to terminate this Agreement, subject to the notice and cure provisions in section 2.4.

4.3 The Venue Owner agrees to notify LiveBarn by email to venuesupport@livebarn.com as soon as practicable after it becomes aware of any interruption or malfunction with the Automated Online Broadcast Service. Venue Owner will not be responsible for damage or malfunction

of any equipment and LiveBarn will repair or replace at its cost any malfunctioning components which is required. Any required service visit by LiveBarn will be scheduled as soon as practicable with the written approval (including email) of Venue Owner. LiveBarn will specifically explain the repair, replacement or service work to Venue Owner representative onsite and this work will only proceed with the consent of Venue Owner.

4.4 From time to time there will be on site adjustments requiring assistance from a reasonably technically proficient person at the Venue. Venue Owner will use reasonable efforts to supply such person when necessary.

5 NOTICE TO PUBLIC

5.1 The Venue Owner agrees to post a notice at the entrance to its venue and inside each Ice Rink Sheet, advising the public that the venue is monitored by video cameras for security, safety and commercial purposes, and participants waive any claim relating to the capture or public transmission of his/her participation while at the venue. LiveBarn will supply and post these notices during its initial installation and from time to time during the Term, which notices will be subject to Venue Owner's approval.

5.2 In all agreements with parties for usage of the Venue, Venue Owner will include provisions both disclosing the existence of LiveBarn broadcasting at the Venue and requiring such parties to notify all their users of the Venue of this.

6 MARKETING

6.1 Venue Owner agrees to take reasonable steps to promote LiveBarn through all available avenues discussed in this section, understanding that it is in Venue's best interest financially to market LiveBarn to their customers and patrons. LiveBarn will also provide, at its expense, a minimum of one (1) 2.5 x 6' color printed standing banner, branded with Venue Owner's unique code described in Subsection 1.5, to be displayed within Venue Owner's lobby in a prominent location. Venue Owner understands that failure to comply and make reasonable promotion and marketing efforts may result in lower revenue share payments to Venue Owner.

6.2 Venue Owner will provide a marketing contact person (s) who will be responsible for interacting with LiveBarn and becoming knowledgeable about the various LiveBarn marketing and promotion initiatives. Upon installation of LiveBarn, Venue Owner will make said contact available for a 30 minute video web session, serving as an orientation into all of the best practices for introducing and promoting LiveBarn. This person will subsequently be responsible for implementing promotion and marketing initiatives to Venue's customers and patrons.

6.3 Venue Owner will place a LiveBarn banner or link on their website with a backlink and embedded demo video where possible.

6.4 Venue Owner will announce the LiveBarn installation as well as embed any demo video on all of their social media networks. Venue Owner will also like and follow LiveBarn on said social media networks as well as share content when tagged, acknowledging that this will only be used when venue is directly involved with any video shared.

6.5 Notwithstanding anything to the contrary in this Agreement, Venue Owner shall not be liable to Live Barn for any claims or damages whatsoever arising out of Venue Owner's failure to comply with the provisions set forth in sections 5 and 6 of this Agreement.

7 GENERAL

7.1 Any amendment to this Agreement must be in writing and signed by both parties.

7.2 Although LiveBarn will remain liable for its obligations hereunder, LiveBarn shall be permitted to use agents and subcontracts to perform its installation, maintenance and repair obligations hereunder.

7.3 The waiver of a breach of any provision of this Agreement will not operate or be interpreted as a waiver of any other or subsequent breach.

7.4 If any part of this Agreement is held to be invalid or unenforceable, that part will be severed and the rest of the Agreement will remain in force. Headings herein are for reference only.

7.5 Prior to the execution of this Agreement, LiveBarn will procure and maintain occurrence-based Commercial General Liability Insurance coverage in amounts of not less than Two Million Dollars (\$2,000,000.00) per occurrence for bodily injury, death and property damage, \$2,000,000 in Media Coverage Insurance and \$1,000,000 in Cyber Insurance naming the Venue Owner as an additional insured thereon, and also Workers' Compensation Insurance coverage to the extent required by law. With respect to the Commercial General, Media Coverage, and Cyber Liability Insurance, LiveBarn shall name the Venue Owner as an additional insured for coverage only in those areas where government immunity has been expressly waived by 14 M.R.S. A. § 8104-A, as limited by § 8104-B, and § 8111. This provision shall not be deemed a waiver of any defenses, immunities or limitations of liability or damages available to the Venue Owner under the Maine Tort Claims Act, other Maine statutory law, judicial precedent, common law, or any other defenses, immunities or limitations of liability available to the Venue Owner. Prior to execution of this Agreement, LiveBarn shall furnish the Venue Owner and thereafter maintain certificates evidencing all such coverages, which certificates shall guarantee thirty (30) days' notice to the

Venue Owner of termination of insurance from the insurance provider or agent. LiveBarn shall also provide a copy of any endorsement naming the Venue Owner as additional insured. A certificate that merely has a box checked under "Addl Insr," or the like, or that merely states the City of Portland is named as an Additional Insured, will not be acceptable. The Workers' Compensation insurance shall include an endorsement waiving all rights of subrogation against the City of Portland, its officers or employees. Upon Venue Owner's request, LiveBarn shall provide Venue Owner with a complete copy of any of the above-referenced policies. LiveBarn shall be responsible for any and all deductibles and/or self-insured retentions.

To the fullest extent permitted by law, the LiveBarn shall defend, indemnify and hold harmless the Venue Owner, its officers and employees, from and against all claims, damages, losses, and expenses, just or unjust, including, but not limited to, the costs of defense and attorney's fees arising out of or resulting from the performance of this Agreement, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use therefrom, and (2) is caused in whole or in part by any act or omission of the LiveBarn, anyone directly or indirectly employed by it, or anyone for whose act it may be liable. Such obligation of indemnification shall not be construed to negate or abridge any other obligation of indemnification running to the Venue Owner which otherwise exists. LiveBarn's obligations under this paragraph shall survive termination of this Agreement.

7.6 All notices required under this Agreement must be given in writing and by email to Livebarn at venuesupport@livebarn.com, fmiller@livebarn.com, ray@livebarn.com, martin@livebarn.com and to Venue Owner at its address listed herein. Either party may change its address from time to time by providing notice of such change to the other party.

7.7 This Agreement describes the entire understanding and agreement of the parties, and supersedes all oral and written agreements or understandings between them related to its subject matter.

7.8 This Agreement may be executed in one or more counterparts, each of which will be deemed an original, and all of which taken together will be deemed to be one instrument.

7.9 This Agreement is governed by and will be interpreted under the laws of the State of Maine. The parties agree that any disputes shall be heard exclusively in the Superior Court located in Cumberland County, Maine.

7.10 Intentionally omitted.

7.11 Venue Owner will not be liable to LiveBarn for any damages or lost revenue due to

power loss or shortage, mechanical breakdown, structural damage, roof collapse, fire, flood, renovations, improvements, alterations, closure of the facility by Venue Owner or any regulatory agency, or any other reason that may interfere with the Automated Online Broadcast Service or the use of the Venue.

7.12 LiveBarn consents to Venue Owner promoting in its marketing materials that LiveBarn supplies it with the LiveBarn installed product.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date and at the place first above mentioned.

LIVEBARN INC.

Per: _____

VENUE OWNER

Per: _____

Print Name: _____

PLEASE FILL OUT SCHEDULE

Venue Name and Address:

Name of Each Rink:

(i.e. Rink #1 or Main Rink)

Name:

Work Number:

Cell Phone:

Email Address:

Venue Technical Contact:

Name:

Work Number:

Cell Phone:

Email Address:

**Primary Contact - Venue General
Manager or Decision Maker:**

Name:

Work Number:

Cell Phone:

Email Address:

Secondary Contact or On-Site Manager:

Name:

Work Number:

Cell Phone:

Email Address:

Venue Marketing Contact:



CITY OF PORTLAND
Parks, Recreation & Facilities Department
Ethan Hipple, Director

TO: Jon Jennings, City Manager
FROM: Ethan Hipple, Director of Parks, Recreation & Facilities Management
DATE: Thursday December 17th, 2020
RE: Live Barn, Inc streaming service at Troubh Ice Arena

I am requesting that the following order be placed on the February 1st, 2021 City Council agenda: order authorizing The City of Portland to contractually agree with Live Barn, Inc to provide a streaming service at Troubh Ice Arena.

This would provide an opportunity for the Portland area and surrounding hockey/figure skating communities to subscribe to Live Barn, Inc's streaming service to enjoy access to their children's games and events when they are unable to attend in person. Many area rinks provide this service and each guest's subscription would allow them access to all rinks. Live Barn, Inc would provide Troubh Ice Arena with a unique code to offer guests to sign up with. This code would give guests a 10% sign up discount and Live Barn, Inc would pay Troubh 30% of all revenue generated quarterly from this code over the lifetime of each membership until discontinued.

Troubh Ice arena would be provided an administrative password in order to blackout or restrict viewer access to any particular dates or time periods.

The order should include the following two major items:

- (1) Live Barn, Inc will be authorized to install a fully automated sports broadcasting system for the delivery of live and/or on demand video and audio streaming to internet connected devices.
- (2) Live Barn, Inc shall, at its own expense, install and maintain all hardware, software and internet bandwidth required for operation and maintenance of the automated online broadcast service.

This agreement would benefit Troubh Ice Arena as an additional source of revenue but also as a selling point to future advertisers whose Troubh Ice Arena advertisements would now be able to reach a greater audience. We feel proceeding with this agreement would have a positive impact on Troubh Ice Arena and the services it provides to its guests.

City Council approval is required for this contract as there is no termination for convenience clause. Termination for cause is still possible.

MEMORANDUM
City Council Agenda Item

FROM: Christine Grimando

DATE: January 19, 2021

SUBJECT: Order 163-20/21 Amendment to Portland City Code, Chapter 14 Re: Self-Storage Conditional Use in B-3 Downtown Business Zone - Sponsored by the Portland Planning Board, Brandon Mazer, Chair

SPONSOR: Brandon Mazer, Chair, Portland Planning Board
(If sponsored by a Council committee, include the date the committee met and the results of the vote.)

COUNCIL MEETING DATE ACTION IS REQUESTED:

1st Reading 2/1/2021

Final Action 2/17/2021

Can action be taken at a later date: Yes (If no why not?)

PRESENTATION: Brandon Mazer, Planning Board Chair, 5 Minutes

I. SUMMARY

The Planning Board recommends a zoning map amendment from R-6 to B-3 for the parcel at 148 State Street and eleven adjacent parcels.

II. AGENDA DESCRIPTION

At a public hearing on December 15 2020, the Planning Board unanimously found (5-0; 2 recused) that the proposed zoning text amendment (self-storage as a conditional use) is consistent with the Comprehensive Plan for the City of Portland.

NewHeight Redfern LLC seeks a text amendment to the B-3 Downtown Business Zone. The proposed text amendment would add self-storage as a conditional use to the B-3 zone.

The applicant seeks to pursue a large, mixed use development on the Mercy Hospital campus, including congregate care and intermediate care facilities. The adaptive reuse of the existing buildings includes the proposal to incorporate a self-storage use. While the B-3 downtown business zone allows high density multifamily housing, it does not permit intermediate care facilities or self-storage.

This item must be read on two separate days. This is its first reading.

III. BACKGROUND

The heights in the B-3 zone are dictated by the Downtown Height Overlay map therefore necessitating the addition of these parcels to the map with height designations.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

The intent of the proposed zoning actions is to facilitate reuse / redevelopment of properties at 102, 120, 144 State Street which will add over 200 residential units of varying types and levels of affordability to a downtown, central location. The redevelopment will also further the goal of Portland's Plan 2030 for complete neighborhoods by allowing mixed-uses. Additional parcels are included in the proposed map amendment in order to create a contiguous B-3 zone and to bring parcels on State Street more into conformance in use and

dimensional standards. The proposed text amendments will amend permitted uses within the B-3 zone to facilitate several elements of the future development's program.

V. FINANCIAL IMPACT

The land in question is privately owned. No negative financial impact is anticipated.

VI. STAFF ANALYSIS AND BACKGROUND

The advertised boundary for the R-6 to B-3 map amendment is the result of the two Planning Board workshops, meetings with the applicant, neighborhood representatives, and Planning staff analysis.

The objective for these amendments is to allow for the adaptive reuse of the existing Mercy hospital building and redevelopment of the site in order to allow a broader range of uses including commercial, higher density residential, and to accommodate the existing non-conforming height and dimensional standards for the hospital building as well as to allow for future new construction on the sites. Unlike the existing R-6 zone, which is intended for high density residential uses and does not permit commercial uses, the B-3 Neighborhood Business Zone would allow a mix of permitted uses such as residential, office, grocery, medical clinic, restaurant, and retail.

Planning staff believe that B-3 is an appropriate district here due to the areas walkability and access to public transit, existing non-residential character and scale of the proposed rezoning area, the adjacency to State Street a major thoroughfare identified as a priority corridor in the City's Comprehensive Plan, and the flexibility in terms of curating and controlling the maximum heights that the Downtown Height Overlay Map allows. The zoning dimensional requirements are permissive in the B-3 zone – in most cases the requirements are intended to create dense, taller buildings that fill the site and maintain a street wall line.

Portland's Plan 2030 identifies vision statements, policy goals for the City, and principles of future land use, several of which support the proposed text amendment. The map and text amendments align with the Comprehensive Plan vision statements and goals through the ability for adaptive reuse of existing and historic structures in an urban infill neighborhood, provide the opportunity for a complete neighborhood by allowing a mixture of uses within a dense, residential neighborhood and increasing the services provided within a walking and transit radius. In addition, the map amendments would allow for an increase in residential density with the potential of providing more housing.

The text and map amendments also better facilitate the ability to provide a diversity of housing types and at varying affordability. The historic, walkable character of the neighborhood is maintained with the existing historic protections and the reuse of existing historic structures.

VII. RECOMMENDATION

The Planning Board recommended these actions to the City Council.

VIII. LIST ATTACHMENTS

1. Ch. 14 Amend re Self-storage 2.1.2021
2. Council Report 148 State Street
3. Attachment - Proposed Text Amendments

Prepared by:

Christine Grimando

Date: 1/19/2021

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
TAE Y. CHONG (3)
ANDREW ZARRO (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

MARK DION (5)
APRIL D. FOURNIER(A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**AMENDMENT TO PORTLAND CITY CODE CHAPTER 14
RE: SELF STORAGE IN B-3 ZONE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND,
MAINE IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

*That Chapter 14, Article 6 - Uses, Table 6-C, is hereby
amended to read as follows, on the following page:*

TABLE 6-C (CONT.): PERMITTED AND CONDITIONAL USES IN MIXED USE ZONES

	B-1/B-1b	B-2/B-2b/B-2c	B-3/B-3b/B-3c ¹¹	B-4	B-5/B-5b	B-6	B-7	Use Standards
Small-scale marijuana caregiver		●	●	●			●	6.4.10
Theaters and performance halls		●	●	●	●	●	●	
Veterinary services		●		●			●	
Communication studios		●	●	●	●	●	●	
Dairies		● ⁷		●				
High-tech manufacturing							○	6.5.6(D)
Intermodal transportation facilities					●	●	●	
Laboratory and research facilities		○		●		○	●	6.5.6(E)
Low-impact industrial (<10,000 SF)		● ⁸	○	●	●	●	● ⁸	6.5.6(E)
Low-impact industrial (>10,000 SF)		● ⁸		●	○			
Marijuana testing facilities				●				
Marijuana manufacturing facilities				●				6.4.10
Marijuana cultivation facilities (<7,000 SF plant canopy)				●				
Printing and publishing		○ ⁹	●	●	●	●	○	
Repair services		●	●	●	●	●	●	
Studios for artists and craftspeople	● ²	●	●	●	●	●	●	
Tow lots				●				6.4.17
Warehousing, storage, and distribution		○ ¹⁰	○ ¹⁰	●	● ¹⁰	○ ^{10, 14}	○ ^{10, 14}	6.5.6(E)
Marine uses					●	●		6.4.11
Correctional pre-release facilities				●				6.4.7
Off-street parking			●/○ ¹²		●	○	○	6.5.6(H)
Parks and open spaces	●	●	●	●	●	●	●	
Solar energy system (minor)	●	●	●	●	●	●	●	
Solar energy system (major)				○				6.4.16
Utility substations	●	●	○	●	●	●	○	6.5.6(L)
Wind energy system (minor)		○	○	○	○	○	○	6.4.18

¹ Permitted if permitted in the adjacent or nearest residential zone. In other cases, permitted if located above first floor commercial, or on first floor where a minimum depth of 25 ft. along the principal frontage is maintained for commercial use.

² Permitted on the ground floor only in the B-1b zone.

³ Permitted in the B-2 and B-3 zones only.

⁴ Permitted as a conditional use in the B-2 only. Expansion of auto service stations in existence as of 11/15/99 permitted as a conditional use in the B-2b and B-2c zones.

⁵ Not permitted in the B-2c and B-3c zones.

⁶ Permitted in the B-2 zone. Conditional in the B-2b and B-2c.

⁷ Permitted only if an expansion of an existing dairy.

⁸ Permitted with a retail component only. Low-impact industrial uses greater than 10,000 SF are permitted in the B-2 only.

⁹ Printing and publishing of 10,000 SF or less, or expansion of printing and publishing establishments greater than 10,000 SF in existence as of 4/4/88, shall be treated as a conditional use.

¹⁰ Permitted in the B-2/B-2b/B-2c as a conditional use if 10,000 SF or less. Self-storage permitted in the B-4 zone. Self-storage permitted as a conditional use in the B-5 zone (on-peninsula locations only) in buildings existing as of 12/16/15. Self-storage permitted as a conditional use in the B-3 zone in buildings existing as of 1/1/1995, the area of the building dedicated to self-storage shall not exceed 30% of the total building area and may not be located directly adjacent to or facing a public right-of-way. Self-storage not permitted in the B-2/B-2b/B-2c, B-6, and B-7 zones.

¹¹ See PAD Overlay for additional use regulations.

¹² Structured parking shall be permitted. Surface parking shall be treated as a conditional use.

¹³ Hotels shall be limited to no more than 150 rooms.

¹⁴ Wholesale is allowed as conditional use, providing the wholesale operation is associated with an onsite retail establishment and occupies less than 15,000 SF.



PLANNING BOARD REPORT TO CITY COUNCIL PORTLAND, MAINE

144-148 State Street
Zoning Map and Text Amendments
ZN-001163-2020
NewHeight Redfern, LLC, Applicant

Submitted to: Mayor Snyder & the City Council
From: Chair Mazer & the Portland Planning Board
Council Reading Dates: Feb. 1 and Feb. 17, 2020

Prepared by: Caitlin Cameron
Date: January 15, 2021



Figure 1: Proposed Map Amendment Area

I. INTRODUCTION AND PROJECT SUMMARY

On December 15, 2020 the Planning Board voted 5-0 (Silk and Stanley recused) to recommend to the City Council adoption of zoning map (**attachment 1 and 2**) and text amendments (**attachment 3**) to facilitate the development of properties at 148, 120, and 102 State Street, currently occupied by the Mercy Hospital campus and the Morrison House in the West End neighborhood. The proposed zoning map amendment would change the existing R-6 zone to a B-3 zone. In addition, proposed amendments include:

- Amendment to the Downtown Height Overlay Map to create an 85' height allowance on the State Street frontage in the B-3 zone on this site and a 35' and 45' height limit on the Winter Street frontage in the B-3 zone on this site
- Text amendment to add self-storage as a conditional use to the B-3 zone

The objective for these amendments is to allow for the adaptive reuse of the existing Mercy hospital building and redevelopment of the site in order to allow a broader range of uses including commercial, higher density residential, and to accommodate the existing non-conforming height and dimensional standards for the hospital building as well as to allow for future new construction on the sites. Unlike the existing R-6 zone, which is intended for high density residential uses and does not permit commercial uses, the B-3 Neighborhood Business Zone would allow a mix of permitted uses such as residential, office, grocery, medical clinic, restaurant, and retail.

Initially, this application requested adding Congregate Care and Intermediate Care as permitted uses to the B-3 zone. These requests were rescinded due to recent action by Council to adopt these text amendments as part of a separate application.

The proposed text amendments to the B-3 would impact the zone in its entirety and not only a future project on the applicant's site. Accordingly, the Planning Board considered the changes from the perspective of whether the Self-Storage use is appropriate for the B-3 zone overall.

a. Current Land Uses and Zoning

The proposed project is comprised of two parcels, Chart 45, Block C, Lot 7 (120 State Street) and Chart 45, Block C, Lot 6 (148 State Street), encompassed by State, Spring, and Winter streets. The site is currently occupied by the existing 1943 Mercy Hospital complex which includes, multiple building additions added throughout the years, an emergency room, surface parking, and a loading dock area. Mercy has operated a hospital and emergency room on the subject site for approximately seven decades and is proposed to continue operations on site through 2022. The Morrison House, which fronts onto State Street, hosts hospital administrative offices. A large area of surface parking to accommodate the existing uses occupies these blocks, interrupting the historic fabric.

In addition to the applicant's property, the immediate vicinity includes State Street a wide, historic street with wide sidewalks and established street trees lined with a variety of building types. Building types range from historic mansions converted to uses including a funeral home, Portland Club, offices, and retail. Two historic landmark church complexes with garden spaces are across the street and include community centers, day care, and places of assembly. The context becomes residential with a variety of scales and eras of buildings after the church properties. Spring Street has an intact historic fabric as does the southwest side of Winter Street. The character of Spring and Winter streets is predominantly small-scale residential, with some exceptions. Most of these properties are protected by historic districts (see section below).

Nearby Pine and Congress streets are zoned with mixed-use B-1 and B-3 zones, respectively. Congress Street, Portland's main thoroughfare, extends through a mixed-use area, and is lined with

a blend of medium- and high-density residential and commercial buildings with active ground floors. Building heights range between two to eight stories. The majority of the West End neighborhood is zoned R-6. Some of these existing structures, especially the hospital and churches, are legally non-conforming when it comes to the uses, height, and dimensional standards of the R-6 zone.

b. Historic Resources

The area under review is within the West End Historic District and is adjacent to the Congress Street Historic District. In addition, many of the properties within the area are designated historic landmarks or contributing structures (see figure below). This means the majority of the parcels being rezoned would unlikely be dramatically redeveloped or demolished because of historic protections, though certain additions and repurposing of existing structures could still occur. If alterations, additions, or new construction were contemplated, the Historic Preservation Board would have review authority. State Street includes several landmarked buildings that will likely remain largely unchanged in outward appearance.

The extent of the proposed B-3 rezoning stops short of Spring Street where all properties are historic structures and residential in use (except for the Portland Fire Museum). It was determined based on the existing, historic fabric and uses that B-3 was not appropriate for those parcels.

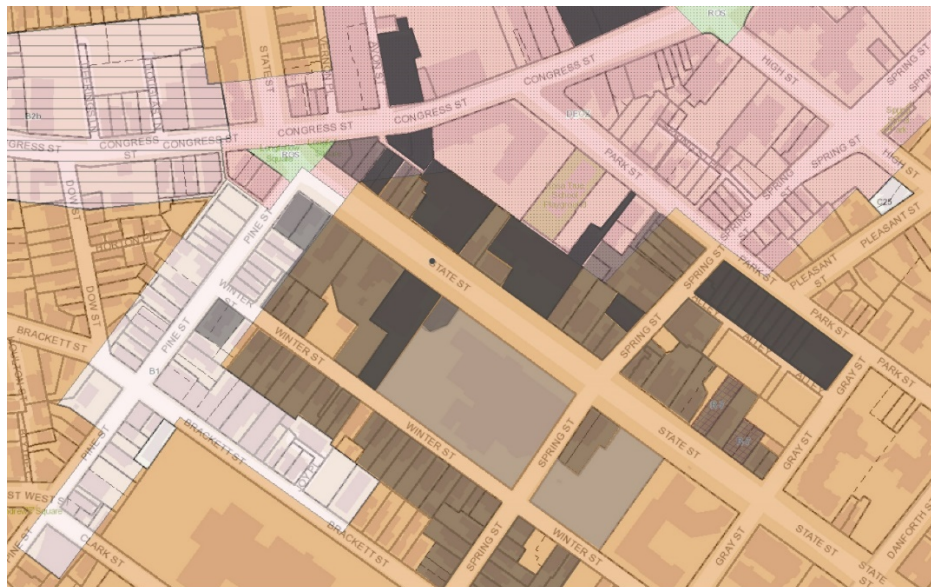


Figure 2: Historic Resources (Landmarks - dark grey, Contributing - light grey)

II. ZONING MAP AMENDMENT PROPOSAL

NewHeight Redfern, LLC proposes a zoning map amendment to rezone the applicant's properties located at 148, 120, and 102 State Street, from a R-6 zone to a B-3 zone. This would result in an increase in density and would permit a broader range of uses within the proposed rezoning area, which would better reflect the existing character and scale of the block and allowing for additional development of commercial and residential uses than could be provided under existing conditions. Additionally, the B-3 dimensional standards would bring the existing Mercy Hospital building into conformance. The applicant's submittal describes the zoning alternatives contemplated and the rationale for requesting the B-3 zone in this location. In addition, the Downtown Height Overlay Map would be modified to regulate the height of these parcels via an 85 foot maximum facing State Street and a 35 and 45 foot maximum along the smaller-scale, historic residential fabric of Winter Street.

In addition to the applicant's parcels, staff recommended that the Planning Board consider extending the B-3 zone across State Street to include properties on the north side of the street currently in the R-6 zone, to connect to the existing B-3 zone mapped on a portion of the block along Congress and Park streets. The B-3 zone would then encompass existing properties that are also legally non-conforming to R-6 in scale, dimensional standards and/or use, meaning the B-3 zoning would better reflect the on-the-ground conditions of these few parcels and create a contiguous B-3 zone. B-3 is also a zone that exists across a contiguous area of Portland's downtown, rather than in isolated pockets or nodes, and this extension would be consistent with the current application and purpose of the zone. The proposal would limit the extent of the B-3 on Winter Street to only the applicant's proposal to keep to a minimum the use and scale impacts on the residential street.

Though staff finds that the mapping of the B-3 zone for the applicant's property would support redevelopment of this important area, and also allow for the redevelopment of existing, nonconforming aspects of the property, staff recognizes that the B-3 introduces a new range of scale and uses on the Winter Street side of the proposal. Though the current pattern of the Mercy property on the Winter Street side has long not been of the same pattern as the residential facing side. The Historic Preservation Board review that will be required, as well as the 35 and 45 foot height limits that staff is recommending, will help guide contextually sensitive redevelopment on Winter Street.

B-3 is more intensive than the existing zoning both dimensionally and in terms of permitted uses. Although the applicant's indication of what uses are planned there in a future development includes only residential uses on Winter Street, there exists the possibility of some non-residential uses being introduced. Consideration of Winter Street impacts was thus a central consideration in the staff's review of this proposal.

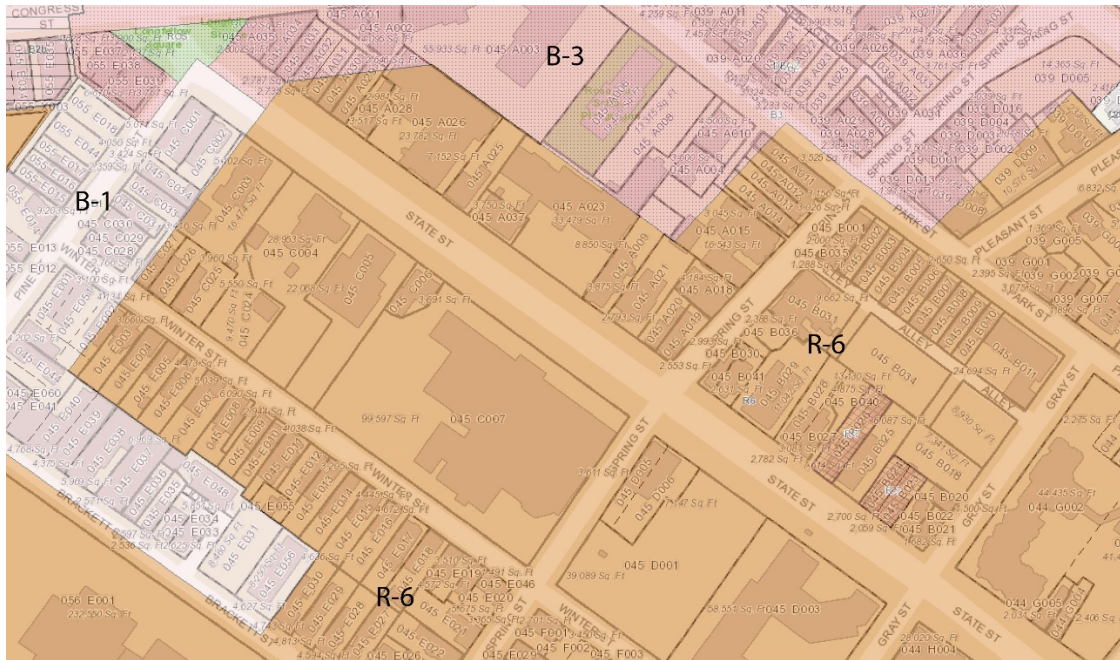


Figure 3 Existing Zoning

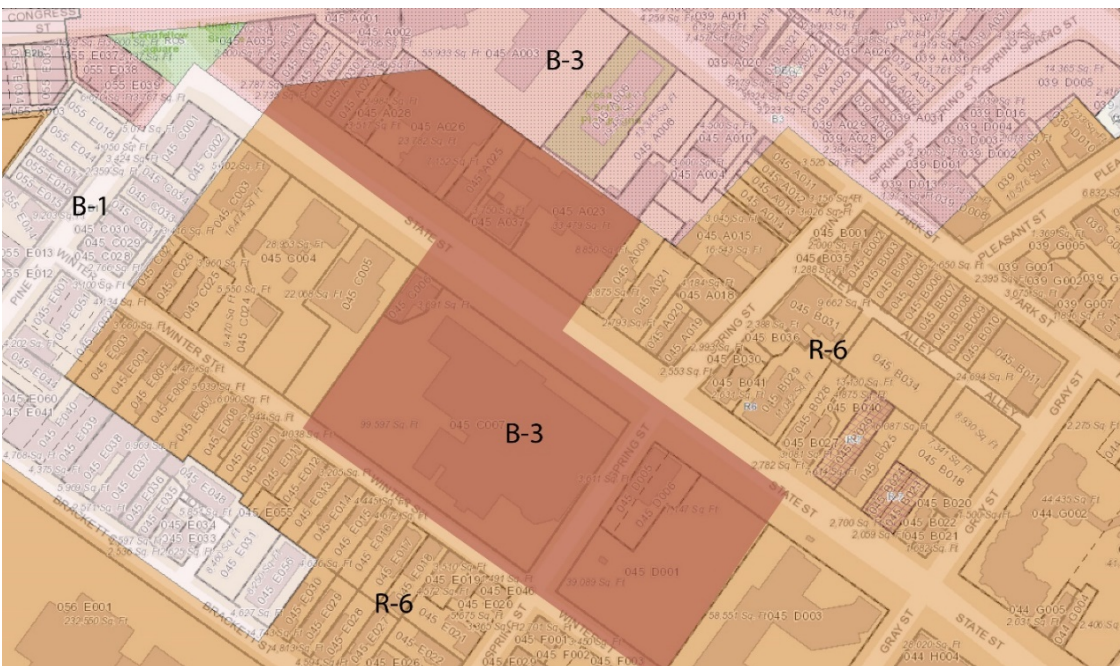


Figure 4: Map Amendment (R-6 to B-3 on State and Winter streets)

Maximum building heights in the B-3 zone are regulated by the Downtown Height Overlay Map and vary between 45 feet up to 210 feet. In addition, eligible projects located in the B-3 zone may receive a height bonus up to an additional 25 feet with the provision of affordable housing. To maintain an appropriate height along Winter Street staff proposed a 35 foot height maximum for a portion of Winter Street from the northwest property boundary line to Spring Street to extend to a depth of 65 feet into the parcel from the property line and a 45 foot height maximum for the portion of Winter

Street east of Spring Street to extend to a depth of 30 feet into the parcel from the property line so as to maintain the same dimensional standards consistently throughout the new proposed buildings. The Downtown Height Overlay Map does not currently have a 35 foot height category and would be newly added as part of this proposal.



Figure 5: Downtown Height Overlay Proposed Heights

III. ZONING TEXT AMENDMENT PROPOSAL

The applicant proposes to amend Land Use Code Section 14-6. Use Standards. The proposed text amendment to the B-3 includes the following:

Conditional uses

Sec. 14-6 Table 6-C PERMITTED AND CONDITIONAL USES IN MIXED-USE ZONES

Modify use *Warehousing, storage, and distribution* – add conditional use in the B-3 zone with footnote 10

¹⁰ Self-storage permitted as a conditional use in the B-3 zone in buildings existing as of 1/1/1995; the area of the building dedicated to self-storage shall not exceed 30% of the total building area and may not be located directly adjacent to or facing a public right-of-way.

Below is how the new conditional use and footnote #10 will appear in the Land Use Code (also included as Attachment 3).

TABLE 6-C (CONT.): PERMITTED AND CONDITIONAL USES IN MIXED USE ZONES

	B-1/B-1b	B-2/B-2b/B-2c	B-3/B-3b/B-3c ¹	B-4	B-5/B-5b	B-6	B-7	Use Standards
Small-scale marijuana caregiver		●	●	●			●	6.4.10
Theaters and performance halls		●	●	●	●	●	●	
Veterinary services		●		●			●	
Communication studios		●	●	●	●	●	●	
Dairies		● ⁷		●				
High-tech manufacturing							●	6.5.6(D)
Intermodal transportation facilities					●	●	●	
Laboratory and research facilities		●		●		●	●	6.5.6(E)
Low-impact industrial (<10,000 SF)		● ⁸	●	●	●	●	● ⁹	6.5.6(E)
Low-impact industrial (>10,000 SF)		● ⁸		●	●			
Marijuana testing facilities				●				
Marijuana manufacturing facilities				●				6.4.10
Marijuana cultivation facilities (<7,000 SF plant canopy)				●				
Printing and publishing		● ⁹	●	●	●	●	●	
Repair services		●	●	●	●	●	●	
Studios for artists and craftspeople	● ²	●	●	●	●	●	●	
Tow lots				●				6.4.17
Warehousing, storage, and distribution		● ¹⁰	● ¹⁰	●	● ¹⁰	● ^{10, 14}	● ^{10, 14}	6.5.6(E)
Marine uses					●	●		6.4.11
Correctional pre-release facilities				●				6.4.7
Off-street parking			●/● ¹²		●	●	●	6.5.6(H)
Parks and open spaces	●	●	●	●	●	●	●	
Solar energy system (minor)	●	●	●	●	●	●	●	
Solar energy system (major)				●				6.4.16
Utility substations	●	●	●	●	●	●	●	6.5.6(L)
Wind energy system (minor)		●	●	●	●	●	●	6.4.18

¹ Permitted if permitted in the adjacent or nearest residential zone. In other cases, permitted if located above first floor commercial, or on first floor where a minimum depth of 25 ft. along the principal frontage is maintained for commercial use.

² Permitted on the ground floor only in the B-1b zone.

³ Permitted in the B-2 and B-3 zones only.

⁴ Permitted as a conditional use in the B-2 only. Expansion of auto service stations in existence as of 11/15/99 permitted as a conditional use in the B-2b and B-2c zones.

⁵ Not permitted in the B-2c and B-3c zones.

⁶ Permitted in the B-2 zone. Conditional in the B-2b and B-2c.

⁷ Permitted only if an expansion of an existing dairy.

⁸ Permitted with a retail component only. Low-impact industrial uses greater than 10,000 SF are permitted in the B-2 only.

⁹ Printing and publishing of 10,000 SF or less, or expansion of printing and publishing establishments greater than 10,000 SF in existence as of 4/4/88, shall be treated as a conditional use.

¹⁰ Permitted in the B-2/B-2b/B-2c as a conditional use if 10,000 SF or less. Self-storage permitted in the B-4 zone. Self-storage permitted as a conditional use in the B-5 zone (on-peninsula locations only) in buildings existing as of 12/16/15. Self-storage permitted as a conditional use in the B-3 zone in buildings existing as of 1/1/1995; the area of the building dedicated to self-storage shall not exceed 30% of the total building area and may not be located directly adjacent to or facing a public right-of-way. Self-storage not permitted in the B-2/B-2b/B-2c, B-6, and B-7 zones.

¹¹ See PAD Overlay for additional use regulations.

¹² Structured parking shall be permitted. Surface parking shall be treated as a conditional use.

¹³ Hotels shall be limited to no more than 150 rooms.

¹⁴ Wholesale is allowed as conditional use, providing the wholesale operation is associated with an on-site retail establishment and occupies less than 15,000 SF.

CITY OF PORTLAND LAND USE CODE L 6.5

At the second Planning Board Workshop (held on November 17, 2020), several of the Planning Board members provided comments concerning the proposed self-storage facility and questioned whether this use could happen on a broad scale and inappropriate locations. In response to this concern, staff recommended three conditions associated with self-storage as a conditional use in the B-3 zone, including incorporating a square footage cap on self-storage limiting the area of the proposed use to no more than 30 percent of the total building area. The intent of these conditions is to regulate the potential negative traffic and building design impacts of a self-storage use in a downtown, active zone. Staff believe it would be appropriate to allow self-storage in the case of existing buildings where the new use is secondary and set away from the public right-of-way so that more active uses may be placed at the street interface, and the Planning Board ultimately agreed, recommending incorporation of the 30% cap into footnote 10.

IV. ZONING POLICY ANALYSIS

City staff conducted a comprehensive analysis of potential zoning designations, including a comparison of purposes, permitted uses, and dimensional requirements under the existing R-6 zoning and proposed B-3 zone. Staff also analyzed the appropriateness of mapping an R-7 zone along Winter Street. The analysis found that the R-7 dimensional standards allow maximum building heights of 50 feet with no stepback requirements and is the only residential zone eligible to receive a height bonus up to an additional 25 feet under the affordable housing provisions. Therefore, a building providing 75 percent of its total units as low-income units may theoretically construct a building with a maximum height of up to 75 feet without a stepback. At the board's second workshop, the R-7 was effectively eliminated as an option due to scale concerns and the more intensive dimensional standards associated with the affordable housing bonus. However, there was considerable support for the B-3 zoning designation on the site and surrounding area, as such, the B-3 zone was advertised.

B-3 Downtown Business Zone

The purpose statement for the B-3 zone includes the following language relevant to the proposal:

- (2) Enhance and promote the orderly expansion of retail and service businesses downtown, satisfying the related needs of the city's resident, working and visitor populations;*
- (3) Encourage increased housing opportunity downtown for a diverse residential population;*
- (4) Enhance the pedestrian environment through the encouragement of intensive mixed-use activities, through the enhancement and maintenance of public and private open space, and through the enlivenment and increased attractiveness of the street environment;*

Planning staff assert that B-3 is an appropriate district here due to the areas walkability and access to public transit, existing non-residential character and scale of the proposed rezoning area, the adjacency to State Street a major thoroughfare identified as a priority corridor in the City's Comprehensive Plan, and the flexibility in terms of curating and controlling the maximum heights that the Downtown Height Overlay Map allows. The zoning dimensional requirements are permissive in the B-3 zone – in most cases the requirements are intended to create dense, taller buildings that fill the site and maintain a street wall line.

Text Amendments

Self-Storage – Storage uses have the potential of being incompatible with the dense, historic downtown areas of the peninsula when developed as new construction. The mass, form, and footprint of self-storage can be expansive, low-density, and lacking active, engaged building exteriors. In addition, self-storage can have extensive parking and loading needs that may conflict with the built pattern of dense downtown areas. However, this proposal is to allow self-storage as a conditional use and only in the circumstances of adaptive reuse of buildings existing as of 1/1/1995, limiting the extent of this change, and potentially offering a valuable service for those in

need of in-town storage. The proposed text language further limits the self-storage use from occupying street frontage thus addressing concerns about a use that might create inactive frontage.

Staff support the inclusion of self-storage as a conditional use in existing buildings. Staff added an additional condition that limits the floor area to 30% of the total building area. Each conditional use must be approved in a public hearing either by the Zoning Board of Appeals or Planning Board and includes review of criteria to limit negative impacts on the surrounding neighborhood.

V. COMPREHENSIVE PLAN ANALYSIS

Portland's Plan 2030

The map and text amendments align with the Comprehensive Plan vision statements and goals through the ability for adaptive reuse of existing and historic structures in an urban infill neighborhood, provide the opportunity for a complete neighborhood by allowing a mixture of uses within a dense, residential neighborhood and increasing the services provided within a walking and transit radius. In addition, the map amendments would allow for an increase in residential density with the potential of providing more housing.

The text and map amendments also better facilitate the ability to provide a diversity of housing types and at varying affordability. The historic, walkable character of the neighborhood is maintained with the existing historic protections and the reuse of existing historic structures.

Vision Statements

- **Equity:** We will be a state and national leader in achieving a more equitable city.
- **Equity:** We will incorporate the needs of all our residents in planning for our future.
- **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.
- **Sustainable:** Portland will grow in order to sustain our community, infrastructure, and economy.
- **Sustainable:** Growth should respect and seek to preserve our spectacular natural resources.
- **Secure:** We will be committed to accessible housing and healthy food for all our residents.
- **Authentic:** The uniqueness and integrity of our neighborhoods will be maintained and enhanced.

Environment

- Adopt sustainable land use and transportation policies that support connectivity, walkable neighborhoods, and multi-modal transportation.
 - Continue to develop land use policies which support complete neighborhoods.
 - Encourage landowners and developers to incorporate sustainable design, materials, and practices in rehabilitation of historic resources and in new construction.

An Enduring City – Historic Preservation

- 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.
 - Encourage investments in historic structures
 - Foster partnerships
 - Balance multiple objectives

A Livable City: 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.
- Pursue policies to enable people who work in Portland to have the option to live in Portland.
- Encourage quality, sustainable design in new housing development.
 - Remove housing barriers
 - Leverage underused properties
 - Support age-friendly housing options
 - Adapt affordable housing

An Accessible City – Transportation

- Promote multi-modal accessibility, enabling residents and visitors of all ages and abilities to participate fully in the social and economic life of the community.

Future Land Use

- Complete Neighborhoods
- Reinforce the Center

VI. PLANNING BOARD RECOMMENDATION

The Planning Board considered the proposed zoning map and text amendments at a hearing on December 15, 2020. After deliberation, and on the basis of staff reports, public testimony, and review of applicable policies, the Planning Board voted unanimously (5-0) (Silk and Stanley recused) to find that the following zoning map and text amendments are consistent with the Comprehensive Plan and recommended adoption to the City Council:

1. Zoning map amendment for the area of land that includes 173, 171, 169, 165, 159, 153, 148, 143, 134, 120, 116/118, and 102 State Street from an R-6 Residential zone to a B-3 Downtown Business zone.
2. Amendment to the Downtown Height Overlay Map for the area of land that includes 144-148 State Street and surrounding lots.
3. Text amendment to Chapter 14 Sec. 14-6 Table 6-C to include to add self-storage as a conditional use to the B-3 zone with the following criteria and as presented in Attachment 3:

¹⁰ Self-storage permitted as a conditional use in the B-3 zone in buildings existing as of 1/1/1995; the area of the building dedicated to self-storage shall not exceed 30% of the total building area and may not be located directly adjacent to or facing a public right-of-way.

ATTACHMENTS

A. CITY COUNCIL REPORT ATTACHMENTS

1. Zone Map amendment – R-6 to B-3
2. Downtown Height Overlay Map amendment
3. Proposed Text Amendments: Chapter 14 Sec. 14-6 Table 6-C PERMITTED AND CONDITIONAL USES IN MIXED-USE ZONES

TABLE 6-C (CONT.): PERMITTED AND CONDITIONAL USES IN MIXED USE ZONES

	B-1/B-1b	B-2/B-2b/B-2c	B-3/B-3b/B-3c ¹¹	B-4	B-5/B-5b	B-6	B-7	Use Standards
Small-scale marijuana caregiver		●	●	●			●	6.4.10
Theaters and performance halls		●	●	●	●	●	●	
Veterinary services		●		●			●	
Communication studios		●	●	●	●	●	●	
Dairies		● ⁷		●				
High-tech manufacturing							○	6.5.6(D)
Intermodal transportation facilities					●	●	●	
Laboratory and research facilities		○		●		○	●	6.5.6(E)
Low-impact industrial (<10,000 SF)		● ⁸	○	●	●	●	● ⁸	6.5.6(E)
Low-impact industrial (>10,000 SF)		● ⁸		●	○			
Marijuana testing facilities				●				
Marijuana manufacturing facilities				●				6.4.10
Marijuana cultivation facilities (<7,000 SF plant canopy)				●				
Printing and publishing		○ ⁹	●	●	●	●	○	
Repair services		●	●	●	●	●	●	
Studios for artists and craftspeople	● ²	●	●	●	●	●	●	
Tow lots				●				6.4.17
Warehousing, storage, and distribution		○ ¹⁰	○ ¹³	●	● ¹⁰	○ ^{10, 14}	○ ^{10, 14}	6.5.6(E)
Marine uses					●	●		6.4.11
Correctional pre-release facilities				●				6.4.7
Off-street parking			●/○ ¹²		●	○	○	6.5.6(H)
Parks and open spaces	●	●	●	●	●	●	●	
Solar energy system (minor)	●	●	●	●	●	●	●	
Solar energy system (major)				○				6.4.16
Utility substations	●	●	○	●	●	●	○	6.5.6(L)
Wind energy system (minor)		○	○	○	○	○	○	6.4.18

¹ Permitted if permitted in the adjacent or nearest residential zone. In other cases, permitted if located above first floor commercial, or on first floor where a minimum depth of 25 ft. along the principal frontage is maintained for commercial use.

² Permitted on the ground floor only in the B-1b zone.

³ Permitted in the B-2 and B-3 zones only.

⁴ Permitted as a conditional use in the B-2 only. Expansion of auto service stations in existence as of 11/15/99 permitted as a conditional use in the B-2b and B-2c zones.

⁵ Not permitted in the B-2c and B-3c zones.

⁶ Permitted in the B-2 zone. Conditional in the B-2b and B-2c.

⁷ Permitted only if an expansion of an existing dairy.

⁸ Permitted with a retail component only. Low-impact industrial uses greater than 10,000 SF are permitted in the B-2 only.

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¹² Structured parking shall be permitted. Surface parking shall be treated as a conditional use.

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¹⁴ Wholesale is allowed as conditional use, providing the wholesale operation is associated with an onsite retail establishment and occupies less than 15,000 SF.

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
TAE Y. CHONG (3)
ANDREW ZARRO (4)

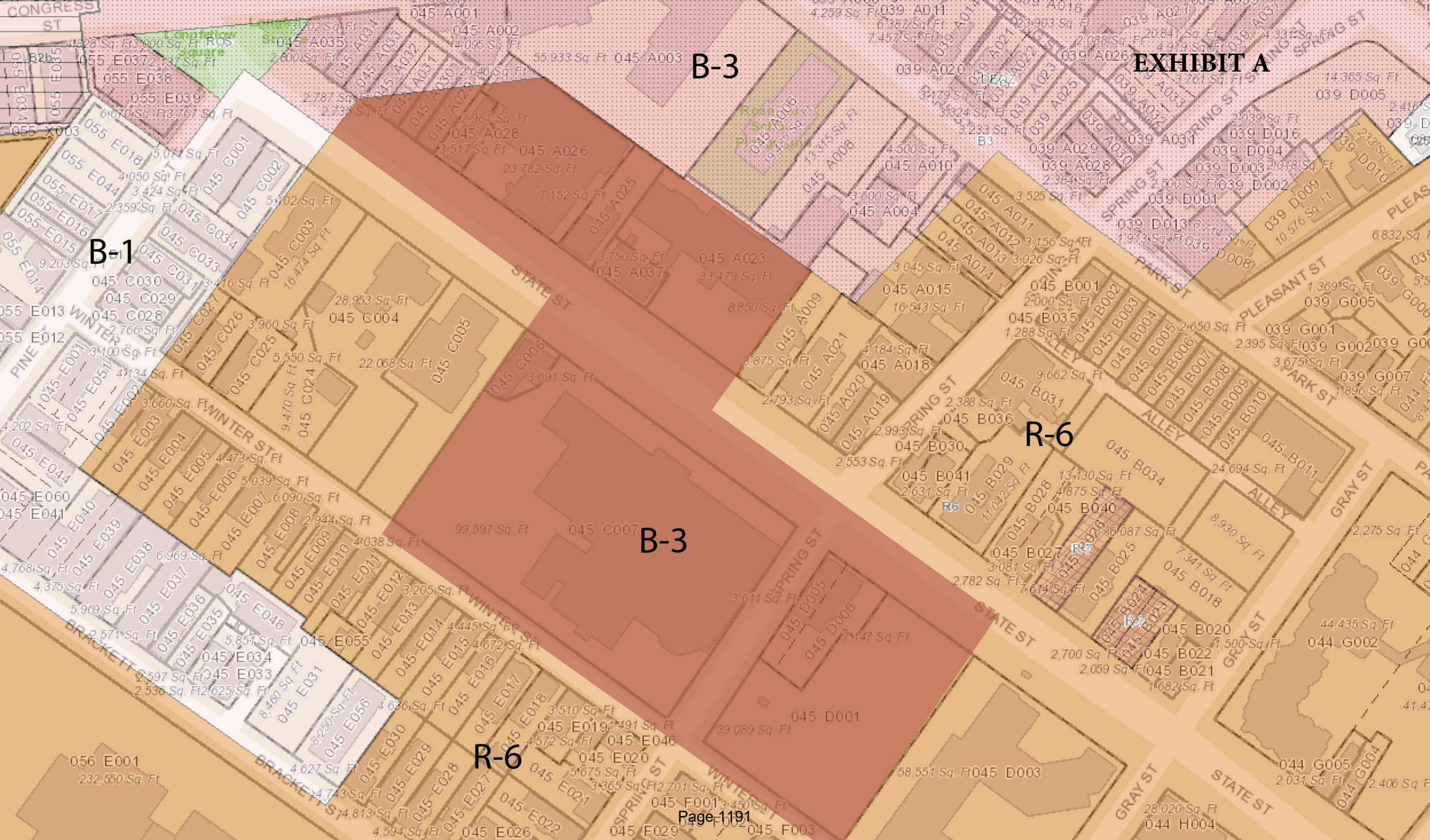
**CITY OF PORTLAND
IN THE CITY COUNCIL**

MARK DION (5)
APRIL D. FOURNIER(A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**AMENDMENT TO ZONING MAP
RE: R-6 TO B-3 IN THE VICINITY OF 148 STATE STREET**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

That the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49, be and hereby is amended by adopting the following map change amendment and specifically rezoning property in an R-6 Zone to a B-3 Zone in the vicinity of 148 State Street, as shown in the dark area in the map attached hereto as Exhibit A.



B-3

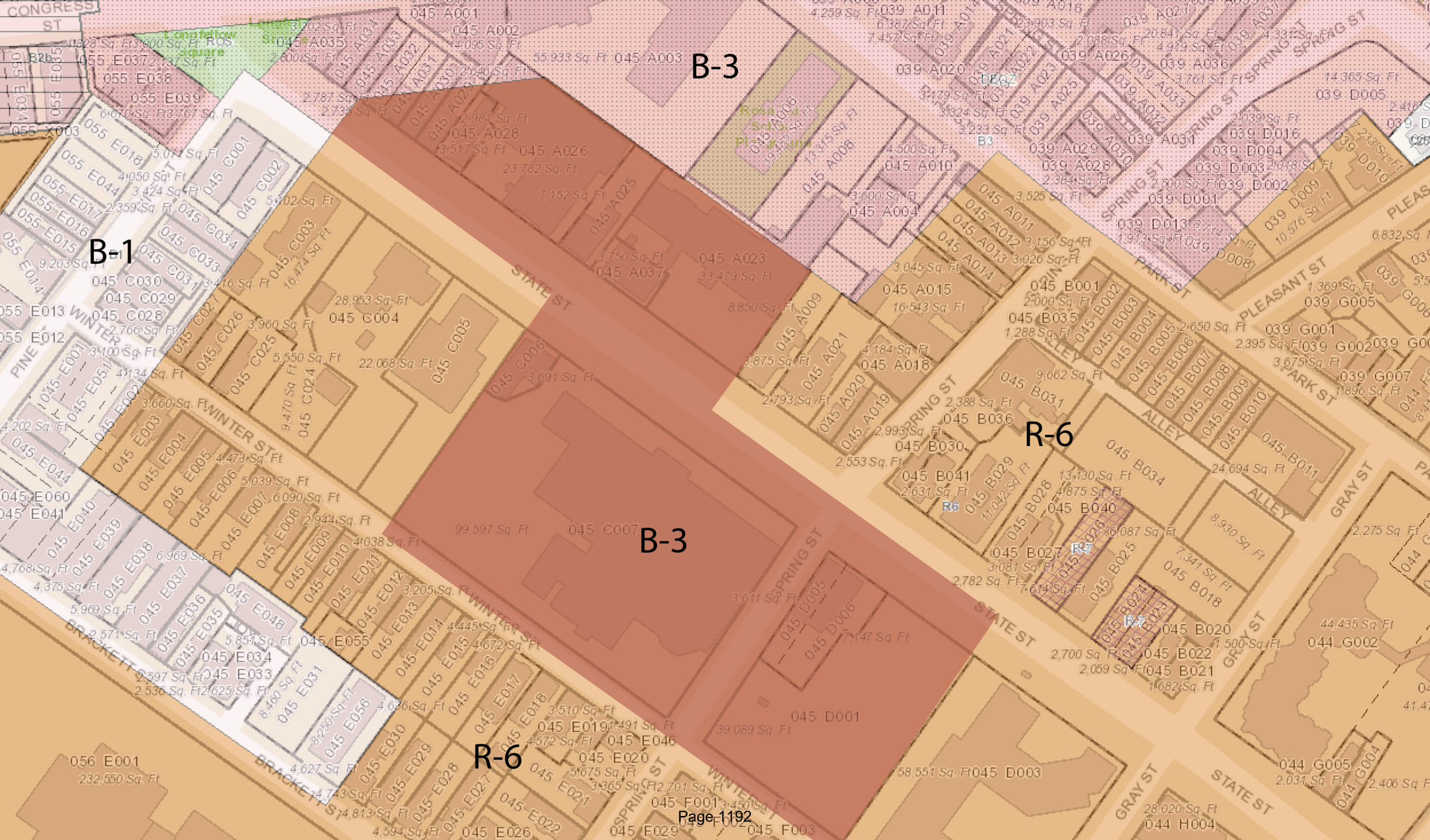
EXHIBIT A

B-1

B-3

R-6

R-6



B-3

B-1

B-3

R-6

R-6

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
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**CITY OF PORTLAND
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MARK DION (5)
APRIL D. FOURNIER(A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

AMENDMENT TO DOWNTOWN HEIGHT OVERLAY MAP RE: 148 STATE STREET

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

That the Downtown Height Overlay Map of the City of Portland as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into Chapter 14, Land Use, of the Portland City Code, be and hereby is amended by adopting the following Height Overlay Map amendment, to assign height dimensional standards to parcels added to the B-3 zone.





KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
TAE Y. CHONG (3)
ANDREW ZARRO (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

MARK DION (5)
APRIL D. FOURNIER(A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**ORDER ADOPTING THE COUNCIL RULES OF PROCEDURE
FOR 2021**

ORDERED, that the City Council of the City of Portland, Maine, in the City Council assembled, does hereby adopt the Rules and Orders of the City Council, as amended and attached hereto, as the Rules of Procedure of the City Council.

RULES OF PROCEDURE OF THE CITY COUNCIL

As Amended ~~December 7, 2020~~ February __, 2021

Rule 1. Regular Meetings and Council Workshop Sessions

- A. The regular meetings of the Council shall be held in the room known as the City Council Chamber or such other room as deemed appropriate in City Hall in one session at 5:~~03~~⁰⁰ p.m. on the first and third Mondays of each calendar month. When said Monday is a holiday or an election day, the regular meeting shall be held on the following Wednesday, at the same time and place. The date or the time of any regular meeting may be changed by an order passed at a previous meeting of the Council or by warrant for a special meeting called in lieu of a regular meeting; provided however, that said change in date will still provide for two regular meetings in one month. Unless otherwise changed by an order passed at a preceding meeting or by the calling of a special meeting at a different time or place, for like purposes, the Council shall also regularly meet at ~~12:00 noon~~ 5:30 PM on the first Monday of December of each year for the purpose of the inauguration of Portland City Council, the swearing in of Councilors-elect, filling Council committees, adopting rules and orders, and transacting such other business as it may deem appropriate. The public hearing of any item shall not commence after 10:00 p.m. of the day of said regular meeting unless five (5) members consent to such consideration. The Council deliberation and action on any item shall not commence after 10:00 p.m. of the day of said regular meeting unless five (5) members consent to such consideration.
- B. With proper notice, workshop sessions of the City Council may be called by five (5) members of the City Council, the Mayor or the City Manager, as the case may be, for obtaining legal, administrative or policy guidance or for

the presentation of information by the City Manager, the City Clerk or Corporation Counsel or their staff. The City Council shall not take votes in workshop sessions; however, the Council may be polled at the workshop to obtain an unofficial sense of the position of the Council on an issue being discussed at the workshop. To the maximum extent possible, materials for such sessions shall be provided to the City Council at least two (2) business days prior to the scheduled workshop. All such workshop sessions shall be open to the public, in accordance with 1 M.R.S. §400 et seq. ("FOAA").

Rule 2. Quorum; Adjourned Meetings

A majority of the members shall constitute a quorum for the transaction of business, but a smaller number may adjourn from time to time. At least twenty-four (24) hours' notice of the time and place of holding such adjourned meeting shall be given to all members who are not present at the meeting from which adjournment is taken.

Rule 3. Enactments

The Council shall act only by ordinance, order, or resolve. Final passage of or amendments to any item shall require five (5) affirmative votes except where a greater number is required by Charter or Ordinance. All ordinances, orders, and resolves, except orders and resolves making an appropriation of money, shall be confined to one subject, which shall be clearly expressed in the title. The appropriation order or resolve shall be confined to the subject of appropriations only.

Rule 4. Ordinance; Style

All ordinances passed by the Council shall be termed "amendments to the Portland City Code" and the enacting style shall be: "Be it ordained by the City Council of the City of Portland, Maine, in City Council assembled."

Rule 5. Order and Resolve; Style

In all votes of command, the form of expression shall be "ordered"; and of opinions, principles, facts or purposes, the form shall be "resolved".

Rule 6. Readings

The reading of any ordinance, order, or resolve shall be by title of the ordinance, order or resolve only, if no member objects.

Rule 7. Reading on Two Separate Days; Waiver

No ordinance, no appropriation resolve, and no order authorizing the expenditure of \$50,000.00 or more shall be passed until it has been read on two separate days, except when the requirement of reading on two separate days has been dispensed with by a vote of seven (7) of the members.

Rule 8. Yeas and Nays Taken; When

The yeas and nays shall be taken upon the passage of all ordinances and orders authorizing the expenditure of money in the amount of \$50,000.00 or more and entered upon the record of the proceedings of the Council by the Clerk. The yeas and nays shall be taken on the passage of an order or resolve when called for by any member.

Rule 9. Ordinances; Effective When

No ordinance shall take effect until thirty (30) days after its passage by the Council, except in the case of emergency ordinances.

Rule 10. Order, Resolve; Effective When

No order or resolve shall take effect until ten (10) days after its passage, except in the case of emergency orders and resolves.

Rule 11. Emergency Ordinances, Orders and Resolves

The Council may, by vote of seven (7) of its members, pass emergency ordinances, orders, or resolves to take effect at the time indicated therein, but such emergency ordinances, orders or resolves shall contain a section in which the emergency is set forth and defined, provided, however, that the declaration of such emergency by the Council shall be conclusive.

Rule 12. Item for Meetings; Filed When

No ordinance, order, resolve, or other document shall be in order for action at any regular meeting of the Council unless such ordinance, order, resolve, or other document shall appear on the Council Agenda.

Items for the Agenda should to the maximum extent possible be received in the office of the City Manager on or before close of the work day ten (10) days prior to the scheduled Council meeting.

Each item for the Agenda shall be submitted with an electronic agenda request form. The form shall have a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy.

Rule 13. Sponsorship.

Items listed on the Council agenda shall be sponsored as follows:

A. The Mayor shall sponsor any proclamations or resolutions; provided, however, that any Councilor may request

the opportunity to sponsor a proclamation that is not deemed "standing" hereunder; and

B. The City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items.

C. For purposes of this Section, "standing" proclamations shall include, but not be limited to mean annual holidays, existing anniversaries of prominent events, or proclamations or resolutions that have come before the Council at least two (2) times in the last five (5) years.

Rule 14. Presiding Officer to Chair Meetings

The Presiding Officer shall take the chair at the time appointed for the meeting, call the members to order, cause the roll to be called, and, a quorum being present, cause the minutes of the preceding meeting to be read and proceed to business.

Rule 15. Preserve Order Decide All Questions of Order

The Presiding Officer shall preserve decorum and order, may speak to points of order in preference to other members, and shall decide all questions of order subject to an appeal to the Council by motion regularly seconded, and no other business shall be in order until the question on appeal is decided.

Rule 16. Declare Votes; Cause Return of Votes

The Presiding Officer shall declare all votes, but if any member doubts a vote, the Presiding Officer shall cause a return of the members voting in the affirmative and in the negative; without debate.

Rule 17. Debate; Rules of

When a question is under debate, the Presiding Officer shall receive no motion but to adjourn, or for the previous question, or to lay on the table, or to postpone to a date certain, or to refer to a committee or some administrative official, or to amend, or to postpone indefinitely, or to call the question; which several motions shall have precedence in the order in which they stand arranged.

Rule 18. Motion to Adjourn; Lay on Table

The Presiding Officer shall consider a motion to adjourn as always in order except on immediate repetition; and that motion and the motion to lay on the table, or to take from the table, shall be decided without debate.

Rule 19. Reconsideration

When a vote is passed, it shall be in order for any member who voted in the majority, or in the negative on a tie vote to move a reconsideration thereof, at the time, or the next stated meeting, but not afterwards, and when a motion of reconsideration is decided, that vote shall not be reconsidered. No motion to reconsider a vote passed at a previous meeting shall be in order for consideration at the next stated meeting unless an item to that effect is contained in the agenda for such next stated meeting or unless seven (7) of the members consent to such reconsideration.

A citizen petition, or zone change petition, once presented to and finally acted upon by the Council shall not again be received by the Council in the same or substantially the same form for a period of one (1) year next succeeding the Council's final action on the original petition. A member voting with the majority on the original petition, however, shall be privileged to reintroduce such a petition in accordance with the requirements of this rule.

A liquor license or special entertainment permit, or an amendment proposed by the licensee to an existing license or permit that has been denied by the Council shall not be received

by the Council in the same or substantially the same form for one (1) year from the date of such action unless a shorter period is required by state law.

All other items, once presented to and finally acted upon by the Council, shall not again be offered or received by the Council in the same or substantially the same form within a given Council year (i.e. December - December).

Rule 20. Failure to Pass for Lack of Required Votes

When an item fails to finally pass for lack of the required five (5), or seven (7) affirmative votes, as applicable, and is not otherwise disposed of, the item shall appear on the Agenda as unfinished business at the next succeeding meeting.

Rule 21. Motion for Previous Question

Upon the motion for the previous question being made and seconded, the Presiding Officer shall put the question in the following form: "Shall the main question be now put?". And all debate upon the main question shall be suspended until the motion for the previous question shall be decided. After the adoption of said motion for the previous question by a majority vote, the sense of the Council shall be forthwith taken upon all pending amendments and then upon the main question. Neither is it susceptible of amendment. All questions of order arising incidentally thereon must be decided without discussion whether appeal be had from the Presiding Officer or not.

Rule 22. Manner of Speaking

When a member is about to speak at a Council meeting, he or she shall rise in his or her place, if physically able to do so, and respectfully address the Presiding Officer, confine himself or herself to the question under debate, and avoid personalities.

Rule 23. Length of Statements by Members

During the deliberation on any item and associated amendments, each member shall limit his or her remarks and/or questions, but not including responses to his or her questions, to a total of ~~ten-five~~ (510) minutes. In the event that an item is divided or amended, each member shall be entitled to an additional five (5) minutes of remarks and/or questions. For purposes of clarity, this shall not apply to Councilor questions posed to staff or others prior to the "public comment" portion of any item.

Rule 24. Not to Interrupt

No member speaking shall be interrupted by another, but by a call to order by the Presiding Officer, a point of order by any member or to correct a mistake.

Rule 25. Breach of Rules and Orders

When any member shall be guilty of a breach of any of the rules or orders of the Council, that member may, on motion, be required to make satisfaction therefor, and shall not be allowed to vote, or speak, except by way of excuse, until he or she has done so.

Rule 26. Member Excused From Voting; When

Every member present when a question is put shall vote unless the member is precluded from participation therein because of interest or the appearance of interest or unless she or he is otherwise prohibited by law from participation.

(a) Any member abstaining on grounds of interest or the appearance of interest must do so at the commencement of deliberations on the item under discussion and shall not participate in said deliberations or vote on such item.

(b) Any member abstaining as permitted hereunder shall clearly state such intent, the reason for such abstention and

the legal or factual basis therefor prior to the commencement of deliberation on such item.

Rule 27. Motion to be Reduced to Writing; When

Any motion shall be reduced to writing if the Presiding Officer shall so direct.

Rule 28. Division of a Question

Any member may move that a question be divided.

Rule 29. Motion for Referral

Any member can make a motion for referral of any item to a Committee or administrative official. A motion for referral to a Committee or administrative official, until it is decided, shall preclude all amendments of the main question.

Rule 30. Priority of Business

All questions relating to priority of business to be acted upon shall be decided without debate.

Rule 31. Suspension of Rules; Amendment or Repeal

The rules shall not be dispensed with or suspended unless two-thirds as of those present and voting consent thereto; provided, however, that when these rules expressly require a vote larger than said two-thirds such rules shall not be suspended except by an equal or greater vote. No rule of procedure shall be amended or repealed without notice, in writing, being given at the preceding meeting.

Rule 32. Procedure for Addressing Council

Any person wishing to address the Council will be given an opportunity to do so in accordance with the following procedure:

1. No public comment shall be permitted on the following agenda items: informational reports or communications from boards and commissions, staff or other organizations or

entities; and administrative action implementing prior action of the Council where that prior action had permitted public comment.

2. On items other than those set forth in 1. above, public comment shall be permitted only once prior to final Council action. Except as specifically decided by the Council, such public comment shall occur at the advertised public hearing or at the second reading of such item by the Council, where the item requires a second reading on a separate date.

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5. Any person wishing to address the Council shall signify such desire and, when recognized by the Presiding Officer, such person shall give his or her name and address, and/or organization or individual represented, if any, designate the subject matter on which he or she desires to address the Council, respectfully address only the Presiding Officer, and avoid personalities.

6. When any person or entity is being honored or recognized by the Council, applause shall be permitted. In all

other matters, persons present at Council meetings shall not interrupt, nor applaud or otherwise express approval or disapproval of any statements made or actions taken at such meeting.

7. Any and all signs shall not be permitted in the Council Chambers.

8. Persons addressing the Council on an item prior to start of deliberation on such item by the Council shall be permitted to speak only once on an item, and shall limit their remarks on each item to three (3) minutes. From time to time, the Presiding Officer may grant an extension of this three (3) minute requirement. Such persons shall also confine their remarks to the merits of the pending item. No members of the public shall comment on more than three (3) items, excluding any comment provided pursuant to number 4 above, at any Council meeting unless the Rules of the Council are suspended to allow for comment on each such additional item.

9. The Presiding Officer ~~may~~shall limit or cut off any commentary that is not germane or that is scurrilous, abusive, or not in accord with good order and decorum.

10. Any person who shall continue to violate these rules, after warning by the Presiding Officer, may be ejected for the remainder of the meeting then in progress.

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In all cases where the parliamentary proceedings are not determined by the foregoing rules, "Robert's Rules of Order" (Newly Revised, 11th Edition) shall be taken as authority to decide the course of the proceedings.

A list of debatable and non-debatable motions is hereby incorporated for reference in Appendix A, attached hereto.

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At the commencement of the municipal year members shall be appointed to the following standing Committees, each Committee, except the Economic Development & Housing Committee and the Legislative & Nominating Committee, which shall have four (4) members, to consist of three (3) members of the Council:

1. Housing & Economic Development ~~& Housing~~ Committee;
2. Finance Committee;
3. Health and Human Services and Public Safety Committee;
4. Legislative & Nominating Committee; and
5. Sustainability & Transportation Committee.

A majority of the members of the above standing Committees shall constitute a quorum for the transaction of business.

Rule 356. Council Committees; How Chosen

The members of the Council to serve on the above Committees shall be appointed by the Mayor. The Council may override one or more of such appointments by a vote of at least six (6) members.

Rule 36. Council Committees; Public Comment

The public will be given an opportunity to comment on any item under consideration by the below-named standing Council Committees prior to a final Committee action on that item. Any person addressing the Committee on an item shall be permitted to speak only once on an item, shall give his or her name and address, and/or organization or individual represented, if any, and shall limit their remarks on each item to three (3) minutes. From time to time, the Presiding Officer of a Committee may extend this period of time pursuant to Rule 31(8). These

requirements for public comment shall apply to the following Committees:

1. Housing & Economic Development ~~& Housing~~ Committee;
2. Finance Committee;
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Nothing herein shall prevent or prohibit any other Committee from accepting public comment if said Committee determines that it wishes to do so.

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No person shall smoke in the Council Chamber or at any public meeting in the Portland City Hall. Any person continuing to smoke after warning by the Presiding Officer shall be ejected for the remainder of the meeting then in progress.

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No Councilor shall intentionally disclose or discuss information known to be confidential to or with any person not otherwise authorized or privileged to receive that information, including representatives of the media. For the purpose of this rule, "information known to be confidential" includes information in any form that has been designated, to the knowledge of the Councilor, as confidential by an employee or

agent of the City of Portland, and that is within one or more of the exceptions to the definition of "public record" in the State's Freedom of Access law.

Confidential information includes statements made by individuals participating in executive sessions and includes any documents prepared specifically for an executive session, unless otherwise designated by the City Council in cases where the Council has the exclusive right to waive confidentiality.

Any Councilor who, following a due process hearing, is found to have violated this rule may be disciplined by reprimand.

RULES OF PROCEDURE OF THE CITY COUNCIL

As Amended ~~December 7, 2020~~February __, 2021

Rule 1. Regular Meetings and Council Workshop Sessions

- A. The regular meetings of the Council shall be held in the room known as the City Council Chamber or such other room as deemed appropriate in City Hall in one session at 5:~~03~~30 p.m. on the first and third Mondays of each calendar month. When said Monday is a holiday or an election day, the regular meeting shall be held on the following Wednesday, at the same time and place. The date or the time of any regular meeting may be changed by an order passed at a previous meeting of the Council or by warrant for a special meeting called in lieu of a regular meeting; provided however, that said change in date will still provide for two regular meetings in one month. Unless otherwise changed by an order passed at a preceding meeting or by the calling of a special meeting at a different time or place, for like purposes, the Council shall also regularly meet at ~~12:00 noon~~5:30 PM (Staff to confirm with School Committee on possible combination and return with information for the Rules Committee 2/4/2021 meeting) on the first Monday of December of each year for the purpose of the inauguration of Portland City Council, the swearing in of Councilors-elect, filling Council committees, adopting rules and orders, and transacting such other business as it may deem appropriate. The public hearing of any item shall not commence after 10:00 p.m. of the day of said regular meeting unless five (5) members consent to such consideration. The Council deliberation and action on any item shall not commence after 10:00 p.m. of the day of said regular meeting unless five (5) members consent to such consideration.

- B. With proper notice, workshop sessions of the City Council may be called by five (5) members of the City Council, the Mayor or the City Manager, as the case may be, for obtaining legal, administrative or policy guidance or for the presentation of information by the City Manager, the City Clerk or Corporation Counsel or their staff. The City Council shall not take votes in workshop sessions; however, the Council may be polled at the workshop to obtain an unofficial sense of the position of the Council on an issue being discussed at the workshop. To the maximum extent possible, materials for such sessions shall be provided to the City Council at least two (2) business days prior to the scheduled workshop. All such workshop sessions shall be open to the public, in accordance with 1 M.R.S. §400 et seq. ("FOAA").

Rule 2. Quorum; Adjourned Meetings

A majority of the members shall constitute a quorum for the transaction of business, but a smaller number may adjourn from time to time. At least twenty-four (24) hours' notice of the time and place of holding such adjourned meeting shall be given to all members who are not present at the meeting from which adjournment is taken.

Rule 3. Enactments

The Council shall act only by ordinance, order, or resolve. Final passage of or amendments to any item shall require five (5) affirmative votes except where a greater number is required by Charter or Ordinance. All ordinances, orders, and resolves, except orders and resolves making an appropriation of money, shall be confined to one subject, which shall be clearly expressed in the title. The appropriation order or resolve shall be confined to the subject of appropriations only.

Rule 4. Ordinance; Style

All ordinances passed by the Council shall be termed "amendments to the Portland City Code" and the enacting style

shall be: "Be it ordained by the City Council of the City of Portland, Maine, in City Council assembled."

Rule 5. Order and Resolve; Style

In all votes of command, the form of expression shall be "ordered"; and of opinions, principles, facts or purposes, the form shall be "resolved".

Rule 6. Readings

The reading of any ordinance, order, or resolve shall be by title of the ordinance, order or resolve only, if no member objects.

Rule 7. Reading on Two Separate Days; Waiver

No ordinance, no appropriation resolve, and no order authorizing the expenditure of \$50,000.00 or more shall be passed until it has been read on two separate days, except when the requirement of reading on two separate days has been dispensed with by a vote of seven (7) of the members.

Rule 8. Yeas and Nays Taken; When

The yeas and nays shall be taken upon the passage of all ordinances and orders authorizing the expenditure of money in the amount of \$50,000.00 or more and entered upon the record of the proceedings of the Council by the Clerk. The yeas and nays shall be taken on the passage of an order or resolve when called for by any member.

Rule 9. Ordinances; Effective When

No ordinance shall take effect until thirty (30) days after its passage by the Council, except in the case of emergency ordinances.

Rule 10. Order, Resolve; Effective When

No order or resolve shall take effect until ten (10) days after its passage, except in the case of emergency orders and resolves.

Rule 11. Emergency Ordinances, Orders and Resolves

The Council may, by vote of seven (7) of its members, pass emergency ordinances, orders, or resolves to take effect at the time indicated therein, but such emergency ordinances, orders or resolves shall contain a section in which the emergency is set forth and defined, provided, however, that the declaration of such emergency by the Council shall be conclusive.

Rule 12. Item for Meetings; Filed When

No ordinance, order, resolve, or other document shall be in order for action at any regular meeting of the Council unless such ordinance, order, resolve, or other document shall appear on the Council Agenda.

Items for the Agenda should to the maximum extent possible be received in the office of the City Manager on or before close of the work day ten (10) days prior to the scheduled Council meeting.

Each item for the Agenda shall be submitted with an electronic agenda request form. The form shall have a separate fiscal impact statement memo attached if the impact of the item is \$50,000 or more in a given fiscal year. This memo shall include details and information describing the fiscal impact including, but not limited to, projected costs, revenues or savings over a three (3) year period and/or any potential impacts on the City tax levy.

Rule 13. Sponsorship.

Items listed on the Council agenda shall be sponsored as follows:

A. The Mayor shall sponsor any proclamations or resolutions; provided, however, that any Councilor may request the opportunity to sponsor a proclamation that is not deemed "standing" hereunder; and

B. The City Manager, City Clerk, Corporation Counsel, the Planning Board, or up to three (3) members of the Council shall sponsor any orders or other items.

C. For purposes of this Section, "standing" proclamations shall include, but not be limited to mean annual holidays, existing anniversaries of prominent events, or proclamations or resolutions that have come before the Council at least two (2) times in the last five (5) years.

Rule 14. Presiding Officer to Chair Meetings

The Presiding Officer shall take the chair at the time appointed for the meeting, call the members to order, cause the roll to be called, and, a quorum being present, cause the minutes of the preceding meeting to be read and proceed to business.

Rule 15. Preserve Order Decide All Questions of Order

The Presiding Officer shall preserve decorum and order, may speak to points of order in preference to other members, and shall decide all questions of order subject to an appeal to the Council by motion regularly seconded, and no other business shall be in order until the question on appeal is decided.

Rule 16. Declare Votes; Cause Return of Votes

The Presiding Officer shall declare all votes, but if any member doubts a vote, the Presiding Officer shall cause a return of the members voting in the affirmative and in the negative; without debate.

Rule 17. Debate; Rules of

When a question is under debate, the Presiding Officer shall receive no motion but to adjourn, or for the previous question, or to lay on the table, or to postpone to a date certain, or to refer to a committee or some administrative official, or to amend, or to postpone indefinitely, or to call the question; which several motions shall have precedence in the order in which they stand arranged.

Rule 18. Motion to Adjourn; Lay on Table

The Presiding Officer shall consider a motion to adjourn as always in order except on immediate repetition; and that motion and the motion to lay on the table, or to take from the table, shall be decided without debate.

Rule 19. Reconsideration

When a vote is passed, it shall be in order for any member who voted in the majority, or in the negative on a tie vote to move a reconsideration thereof, at the time, or the next stated meeting, but not afterwards, and when a motion of reconsideration is decided, that vote shall not be reconsidered. No motion to reconsider a vote passed at a previous meeting shall be in order for consideration at the next stated meeting unless an item to that effect is contained in the agenda for such next stated meeting or unless seven (7) of the members consent to such reconsideration.

A citizen petition, or zone change petition, once presented to and finally acted upon by the Council shall not again be received by the Council in the same or substantially the same form for a period of one (1) year next succeeding the Council's final action on the original petition. A member voting with the majority on the original petition, however, shall be privileged

to reintroduce such a petition in accordance with the requirements of this rule.

A liquor license or special entertainment permit, or an amendment proposed by the licensee to an existing license or permit that has been denied by the Council shall not be received by the Council in the same or substantially the same form for one (1) year from the date of such action unless a shorter period is required by state law.

All other items, once presented to and finally acted upon by the Council, shall not again be offered or received by the Council in the same or substantially the same form within a given Council year (i.e. December - December).

Rule 20. Failure to Pass for Lack of Required Votes

When an item fails to finally pass for lack of the required five (5), or seven (7) affirmative votes, as applicable, and is not otherwise disposed of, the item shall appear on the Agenda as unfinished business at the next succeeding meeting.

Rule 21. Motion for Previous Question

Upon the motion for the previous question being made and seconded, the Presiding Officer shall put the question in the following form: "Shall the main question be now put?". And all debate upon the main question shall be suspended until the motion for the previous question shall be decided. After the adoption of said motion for the previous question by a majority vote, the sense of the Council shall be forthwith taken upon all pending amendments and then upon the main question. Neither is it susceptible of amendment. All questions of order arising incidentally thereon must be decided without discussion whether appeal be had from the Presiding Officer or not.

Rule 22. Manner of Speaking

When a member is about to speak at a Council meeting, he or she shall rise in his or her place, if physically able to do so, and respectfully address the Presiding Officer, confine himself or herself to the question under debate, and avoid personalities.

Rule 23. Length of Statements by Members

During the deliberation on any item and associated amendments, each member shall limit his or her remarks and/or questions, but not including responses to his or her questions, to a total of ~~ten-five~~ (510) minutes. In the event that an item is divided or amended, each member shall be entitled to an additional five (5) minutes of remarks and/or questions. For purposes of clarity, this shall not apply to Councilor questions posed to staff or others prior to the "public comment" portion of any item.

Rule 24. Not to Interrupt

No member speaking shall be interrupted by another, but by a call to order by the Presiding Officer, a point of order by any member or to correct a mistake.

Rule 25. Breach of Rules and Orders

When any member shall be guilty of a breach of any of the rules or orders of the Council, that member may, on motion, be required to make satisfaction therefor, and shall not be allowed to vote, or speak, except by way of excuse, until he or she has done so.

Rule 26. Member Excused From Voting; When

Every member present when a question is put shall vote unless the member is precluded from participation therein because of interest or the appearance of interest or unless she or he is otherwise prohibited by law from participation.

(a) Any member abstaining on grounds of interest or the appearance of interest must do so at the commencement of

deliberations on the item under discussion and shall not participate in said deliberations or vote on such item.

(b) Any member abstaining as permitted hereunder shall clearly state such intent, the reason for such abstention and the legal or factual basis therefor prior to the commencement of deliberation on such item.

Rule 27. Motion to be Reduced to Writing; When

Any motion shall be reduced to writing if the Presiding Officer shall so direct.

Rule 28. Division of a Question

Any member may move that a question be divided.

Rule 29. Motion for Referral

Any member can make a motion for referral of any item to a Committee or administrative official. A motion for referral to a Committee or administrative official, until it is decided, shall preclude all amendments of the main question.

Rule 30. Priority of Business

All questions relating to priority of business to be acted upon shall be decided without debate.

Rule 31. Suspension of Rules; Amendment or Repeal

The rules shall not be dispensed with or suspended unless two-thirds as of those present and voting consent thereto; provided, however, that when these rules expressly require a vote larger than said two-thirds such rules shall not be suspended except by an equal or greater vote. No rule of procedure shall be amended or repealed without notice, in writing, being given at the preceding meeting.

Rule 32. Procedure for Addressing Council

Any person wishing to address the Council will be given an opportunity to do so in accordance with the following procedure:

1. No public comment shall be permitted on the following agenda items: informational reports or communications from boards and commissions, staff or other organizations or entities; and administrative action implementing prior action of the Council where that prior action had permitted public comment.

2. On items other than those set forth in 1. above, public comment shall be permitted only once prior to final Council action. Except as specifically decided by the Council, such public comment shall occur at the advertised public hearing or at the second reading of such item by the Council, where the item requires a second reading on a separate date.

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