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**Fwd: Munjoy Hill (37-33 Montreal Street)**

1 message

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

Wed, Oct 17, 2018 at 10:03 AM

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

From: **Carol Connor** <balsamique@live.com>  
Date: Tue, Oct 16, 2018 at 3:23 PM  
Subject: **Munjoy Hill (37-33 Montreal Street)**  
To: [dga@portlandmaine.gov](mailto:dga@portlandmaine.gov) <dga@portlandmaine.gov>

Sent from my iPad October 16, 2018

To Deb Andrews and Members of the Historic Preservation Board and Staff,

Once again I am writing and speaking to voice my deep concerns about the development on Munjoy Hill that is whittling away the traditional buildings that characterize this very special area of Portland. In particular I am writing about the proposed demolition and construction that has been proposed for 37-33 Montreal Street.

It is incomprehensible to me that plans have progressed to the point that 3 buildings, including one that is deemed "Preferably Preserved," will very likely be torn down to clear the way for an oversized institutional style structure that overtakes and offends the streetscape.

The most recent revision of the plan includes attempts to mitigate the appearance of its massive scale and unwelcoming entry way by making small adjustments. The multi-unit structure has not changed its style or bulk in any significant way. It is still grossly out of proportion and style to all of the surrounding buildings. It is an affront to an otherwise quaint, welcoming neighborhood that is characterized by 2-3 story homes, apartments and condos.

The "Preferably Preserved" home at 37 Montreal is a sound, handsome building that is worthy of preserving. It anchors the corner, compliments neighboring homes, and presents a beautiful example of early 1900's architecture. This beautiful family home could be remodeled to incorporate 4 or more condos or apartments in a style that would preserve history and honor the existing character of the block. In your important position with The Historic Planning Board, please hold the builder to the highest standard of scrutiny and adhere to the requirements outlined in the design standards. to reject construction of this project. Please insist that the developer adhere to the mass, scale and height that is typical of the Montreal and Willis Street homes.

My initial reaction to early plans has not been altered by the contractor's superficial adjustments in design. I view this current version of the project proposal as being grossly out of scale, and excessively inconsistent with the R6 Design Principles and Standards.

**Design Principles and Standards**

**Principal A Overall Context**

**A-1 Scale and Form**

The attempt to mitigate scale with rowhouse modules on Willis Street fails to successfully relate and correspond to the single family homes directly across the street.

At 4 stories, the overall building scale is unharmonious with neighboring homes, and the effort to mitigate the height through massing and articulation strategies is unsuccessful. There are no 4 story structures on Montreal Street, and to maintain harmony of the streetscape, this building should be limited to 3 stories.

**Principal B Massing**

**B-1 Massing**

The overall massing, scale, form and design presents as institutional in appearance, and bears no resemblance to a welcoming residence.

The oversized institutional design introduces discord to the existing streetscape and is in no way complimentary or harmonious with immediately adjacent buildings.

Please consider refusal of this 3rd revisit of the project as it stands, in order to encourage a more compatible redesign that would preserve an existing home, enhance the neighborhood, and set an example for right-sized development that enriches rather than overtakes and offends. New construction should not take away from the character and appeal of a neighborhood, but should be a compatible compliment that enriches community life.

Respectfully,  
Carol M. Connor  
[12 Montreal St](#)  
Portland, Maine 04101

207 232 2265

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