

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 19<sup>th</sup> and early 20<sup>th</sup> century European immigrants, and the later developed Eastern Promenade residences bordering the already-designated Eastern Promenade historic landscape district.

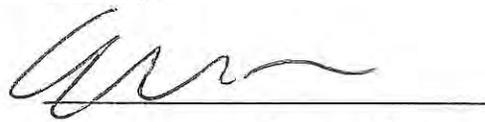
Many of the houses on Munjoy Hill are admittedly smaller and less grand than those built on the Western Prom and West End of the City. However, the large concentrations of intact buildings on Munjoy Hill, meant for middle-class and working-class occupants, reflect patterns of development that are equally 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 Marter

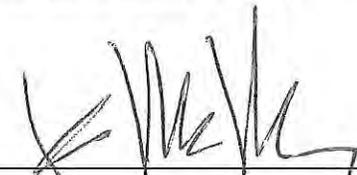
Property Address: 46 E Promenade



Printed name: Erna Koch

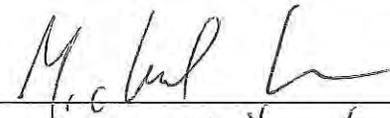
Property Address: 81 Vesper St.

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

  
Printed name: JEAN MCMANAMY  
Property Address: 10 WILLIS

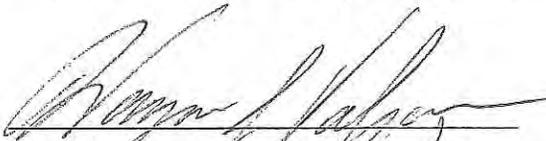
  
Printed name: Peter L. Murray  
Property Address: 104 North St.

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

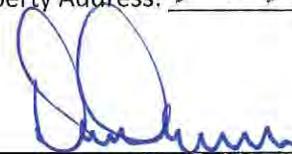
  
Printed name: Michael Fovea  
Property Address: 46 Melbourne

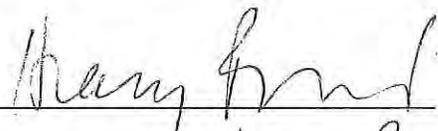
  
Printed name: Vana Carmone  
Property Address: 105 North

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

  
Printed name: WAYDE VALZANIA  
Property Address: 27 MORRIS ST.

  
Printed name: Betty Westhoff  
Property Address: 11 Morning St

  
Printed name: Dine Davison  
Property Address: 2 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: 88 BECKETT ST

ERCH  
Printed name: Edward 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. ROBINSON 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 19<sup>th</sup> and early 20<sup>th</sup> century European immigrants, and the later developed Eastern Promenade residences bordering the already-designated Easter 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: 12<sup>th</sup> 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 buildings 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.

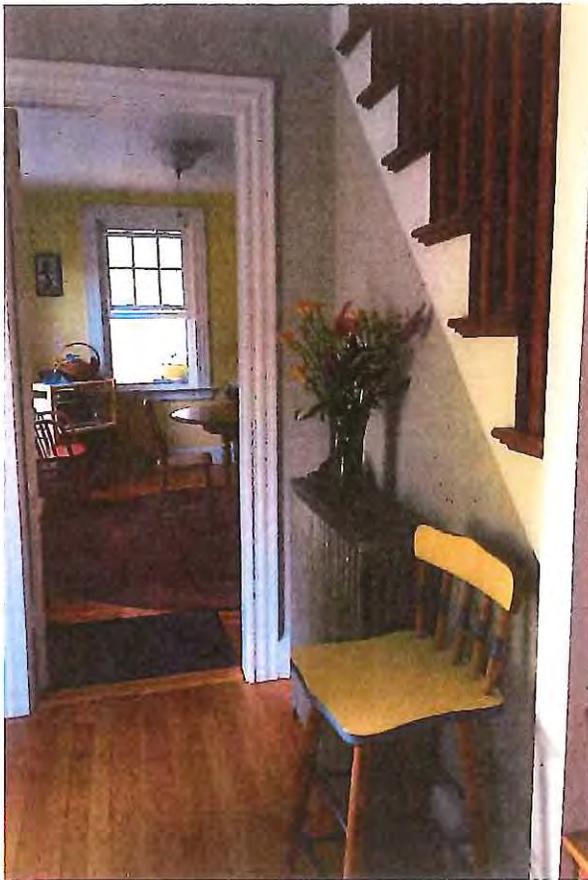
If the Historic Preservation Board decided it is not an appropriate action to include the entire street, I would like my house at 12 Montreal to be designated as a stand-alone property that should be declared Historic and Preserved.

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 accommodate the narrow passageway and door to the bedroom. One gets the feeling of being on a boat. It makes me wonder about the original resident and builder of the house, Mr. James B. Newell. was a joiner which means he could have the skills to build houses or boats.



**MAIN ENTRANCE AND STAIRCASE**



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



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



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

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

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

### Chronology

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

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

Google Groups

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

Karen Snyder <karsny@yahoo.com>

Jul 10, 2019 8:05 AM

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

Dear Historic Preservation Board Members,

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

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

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

### Comment #1:

\*\*\*\*\*

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

\*\*\*\*\*

### Comment #2:

\*\*\*\*\*

City Representatives:

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

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

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

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

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

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

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

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

Thank you for your time and attention to this matter.

\*\*\*\*\*

**Comment #3:**

LETTERS - posted July 3

INCREASE FONT 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.

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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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LETTERS

MAINE VOICES  
BILL NEMITZ  
GREG KESICH



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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 &lt;dga@portlandmaine.gov&gt;

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**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 &lt;dga@portlandmaine.gov&gt;, rwiener@portlandmaine.gov, Christine Grimando &lt;cdg@portlandmaine.gov&gt;, Jeff Levine &lt;jlevine@portlandmaine.gov&gt;

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>

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**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 &lt;dga@portlandmaine.gov&gt;

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**FW: Please nominate Munjoy Hill as a historic district**

1 message

e w &lt;eenebw@hotmail.com&gt;

Wed, Jul 10, 2019 at 9:51 AM

To: "dga@portlandmaine.gov" &lt;dga@portlandmaine.gov&gt;

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 &lt;dga@portlandmaine.gov&gt;

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**Proposed Munjoy Hill Historic District**

1 message

**Berry Manter** <berrymanter@yahoo.com>

Wed, Jul 10, 2019 at 12:34 PM

To: Deb Andrews &lt;DGA@portlandmaine.gov&gt;

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

Dear Deb Andrews,

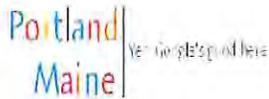
I regretfully cannot attend tonight's workshop, but want to ensure that you and city staff know I fully support the proposed historic designation of Munjoy Hill as a vital addition to preserving the character of the city.

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



Deb Andrews &lt;dga@portlandmaine.gov&gt;

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## Munjoy Hill Historic District Questions

1 message

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**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>

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## MunjoyHill Historic District

1 message

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**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>

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## Good morning

1 message

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**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 &lt;dga@portlandmaine.gov&gt;

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**Inclusion in historic district**

1 message

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**JoAnn Dowe** <joythroughhealing@gmail.com>

Sun, Jul 28, 2019 at 1:26 PM

To: dga@portlandmaine.gov

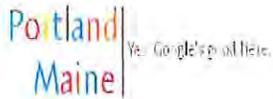
Hello Deb,

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 &lt;dga@portlandmaine.gov&gt;

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**Fwd: Munjoy Hill Historic District**

1 message

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

Thu, Aug 8, 2019 at 8:12 AM

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

Dear Planning Board --

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

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

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

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

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

8/8/2019

City of Portland Mail - Fwd: 122 North Street



Deb Andrews &lt;dga@portlandmaine.gov&gt;

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**Fwd: 122 North Street**

1 message

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**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 &lt;dga@portlandmaine.gov&gt;

---

**Fwd: Historic District = White District**

1 message

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**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 8<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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.

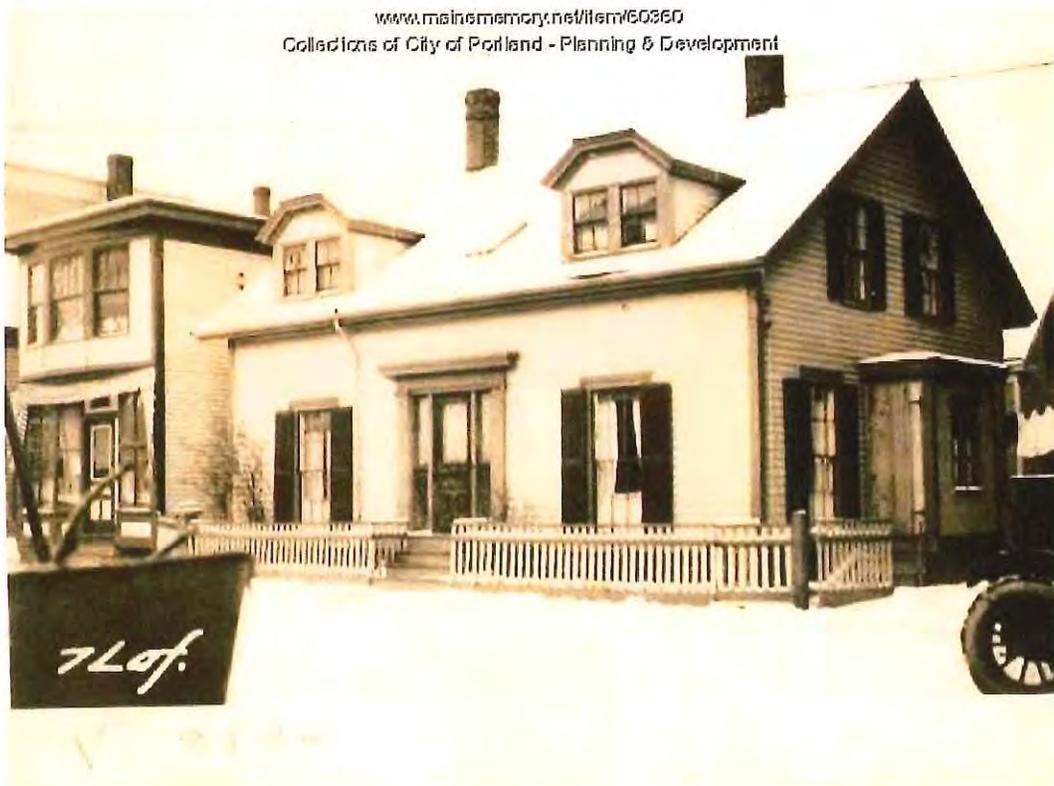
Best Regards

George and Uschi Carhart



The house at 7 Lafayette Street in 2019

[www.maine-memory.net/item/60360](http://www.maine-memory.net/item/60360)  
Collections of City of Portland - Planning & Development



The house at 7 Lafayette Street in 1924

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

Assessment 1924

Name Owner O'Brien John

Street Lafayette No. 5-7

Block 74 Lot 14

Use of Bldg. \_\_\_\_\_ Name \_\_\_\_\_

Tenants and Rooms \_\_\_\_\_

Rentals \_\_\_\_\_

Age \_\_\_\_\_

Condition of Repair \_\_\_\_\_

Class	Exterior	Plumbing
Single House	Cyboards	Common
Two family	Siding	Individual
Three family	Shingles	Open
Apartment	Stucco	Set tubs
Store Building	Paper	Finish
Office	Tapestry Brick	Plain
Factory	Comm. Brk	Hardwood
Storage	Galy Iron	_____
Stables	Stone	_____
Garage, private	Terra Cotta	_____
Garage, public	Concrete	_____
Theatre	_____	_____
Club House	Heating	Roof - Roofing
Cottage	Stove	Shingle
Foundation	Purcase	Slate
Brick	Hot Water	Gravel
Stone	Steam	Prepared
Concrete	Light	Admix
Pile	Oil	Flag
Basement	Gas	Hy
Full	Electric	Cable
Cement Floor	_____	Downs
Waterproof	Floor	Windows
Construction	Common	Paint Glass
Frame	Hardwood	Wire Glass
Brick	Re-Concrete	Shutters
Tile	Concrete Slab	Miscellaneous
Block	Concrete Slab	Elevator
Stucco	Waterproof	Sprinkler
Re-Concrete	_____	Fire Escape
Mill	Ceiling	Refrigerator
Steel Frame	Plaster	Vacuum Cleaner
_____	Metal	Safe and Vault
_____	Painted	Telephone Equip.
_____	Rough	_____

Ground Area \_\_\_\_\_ Height \_\_\_\_\_

Cubic Feet \_\_\_\_\_ Unit \_\_\_\_\_ etc.

Utility Dep. \_\_\_\_\_

Def. \_\_\_\_\_ Per cent. \_\_\_\_\_

Sound Value, \$ \_\_\_\_\_

Land \_\_\_\_\_ 2519. Corner \_\_\_\_\_ Interior \_\_\_\_\_ Alley \_\_\_\_\_

Front \_\_\_\_\_ Depth \_\_\_\_\_ ft

COMPLETION

Area	Multiplier	Coefficient
2519	1.2	3123
Year	Unit	Coefficient
19	74	3123



Surveyed by \_\_\_\_\_

(Remarks on other Side)

Remarks about Buildings

Remarks about Land



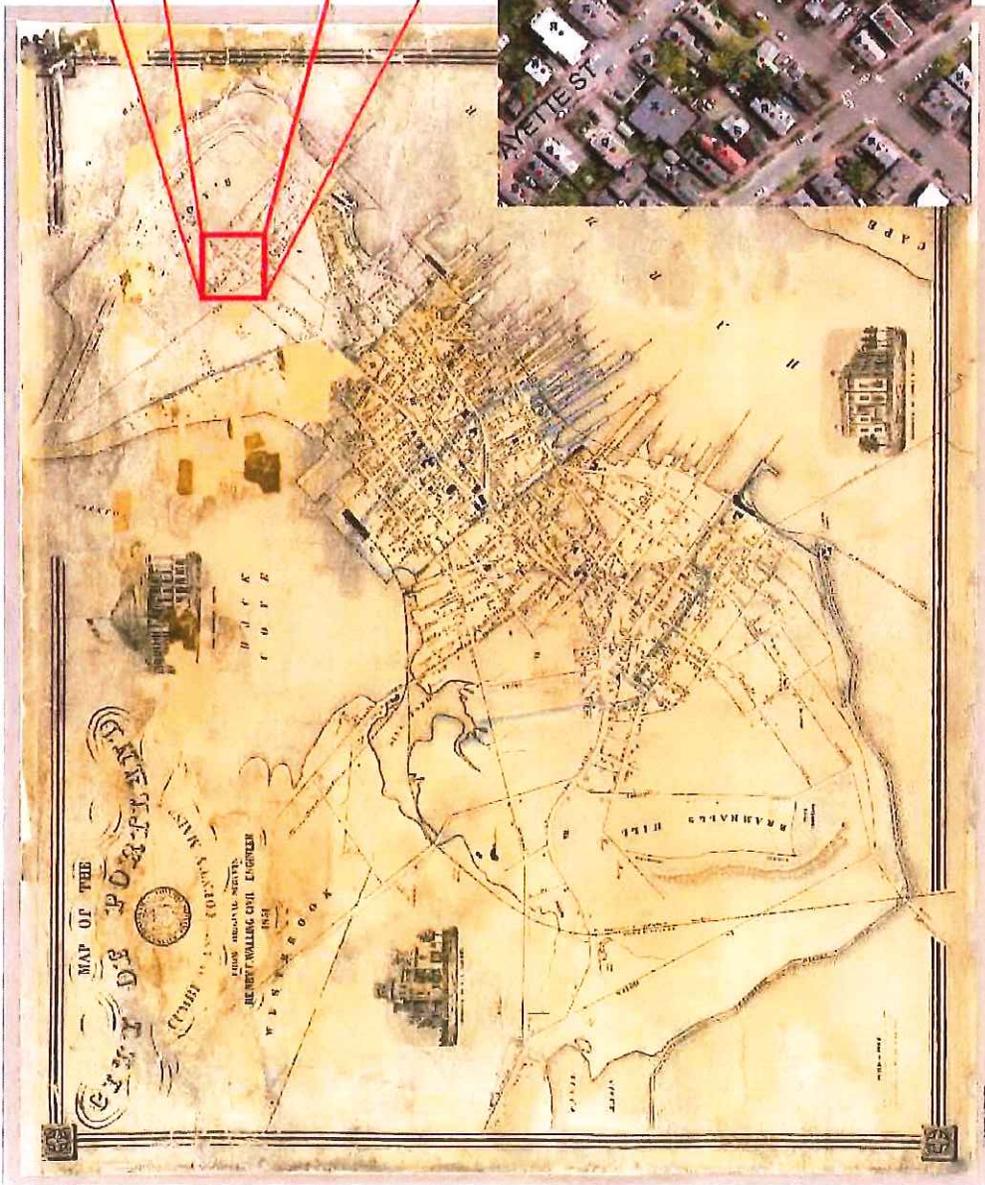
243 x 100 x 100 = 141250

74 x 100 = 7400

Remarks about Personal Property

CITY OF PORTLAND, MAINE		
ASSESSORS DEPARTMENT		
CHART	BLOCK	
3	Building Volumes Checked	100%
4	Building Values Placed	100%
5	Building Values Extended	100%
6	Uses Only Questionable Made	
7	Land Values Placed	
8	Land Values Extended	
9	Comparisons with 1923	
10	Personal Property Added	

H. F. Walling, 1851



2018 imagery





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>, "jbj@portlandmaine.gov" <jbj@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

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**3 attachments**



**Page 2 of Signatures.jpg**  
378K



**Signatures page 1.jpg**  
709K



**Neighbor Signed Letter to DA.docx**  
137K

Thank you very much,

[Signature]  
Printed Name: AMY SMITH  
Property Address: 14 KENNEDY ST #3

[Signature]  
Printed Name: Tim Wells  
Property Address: 33 MONTREAL

[Signature]  
Printed Name: Carle Henry  
Property Address: 50 Saint Lawrence St.

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

[Signature]  
Printed Name: Timothy Mayo  
Property Address: 47 Monument St.

[Signature]  
Printed Name: Johanna Henry  
Property Address: 50 St. Lawrence St.

[Signature]  
Printed Name: AN STEVENS  
Property Address: 604 E. PEARSON

[Signature]  
Printed Name: Andrew Jones - Proj. Mgr.  
Property Address: 13-21<sup>st</sup> St. N. (Waterloo College) 102-104 Waterloo St

[Signature]  
Printed Name: DANIEL I. HAZEL, JR  
Property Address: 140 EASTERN AVE  
YOUNG ST. 60 ENGINEERING FIRM  
Rm P 1749

[Signature]  
Printed Name: Markus Miller  
Property Address: 17 ATLANTIC ST

[Signature]  
Printed Name: SARAH CUSHMAN  
91 BECKETT ST., 2<sup>ND</sup> FL.

[Signature]  
Printed Name: Jaime Parker  
Property Address: 73 ATLANTIC ST.

[Signature]  
Printed Name: John McInerney  
Property Address: 73 Atlantic Street

[Signature]  
Printed Name: Alison Kamm / Kline Kamm  
Property Address: 73 ATLANTIC ST.

[Signature]  
Printed Name: Sanjay Patel  
Property Address: 32 Montreal

[Signature]  
Printed Name: Laura Patel  
Property Address: 32 Montreal

[Signature]  
Printed Name: CHRISTOPH GERARD  
Property Address: 33 ATLANTIC ST

[Signature]  
Printed Name: Michael Valentine  
Property Address: 81 QUEBEC #4

[Signature]  
Printed Name: Justin Walsh  
Property Address: 81 Quebec St #1

[Signature]  
Printed Name: Anne E. Manganello  
Property Address: 84 Quebec Street

[Signature]  
Printed Name: Norma Kraus/Euler  
Property Address: 59 LA FAYETTE ST.  
PORTLAND, ME 04104

Property Address:

Andrew Kay

Printed Name: Andrew Kay  
Property Address: 76 Quebec St.

Edward Gillis

Printed Name: Ed Gillis  
Property Address: 24 Montreal St

Ed Markov Rankin

Printed Name: Markov Rankin  
Property Address: 24 Montreal St

Kevin Carter

Printed Name: Kevin Carter  
Property Address: 37 Montreal

\_\_\_\_\_  
Printed Name:  
Property Address:

\_\_\_\_\_  
Printed Name:

Property Address:

Samurai Senghoo

Printed Name: 33 Montreal St  
Property Address:

MEN-HAN LEE

Printed Name: 33 Montreal St  
Property Address:

\_\_\_\_\_  
Printed Name:  
Property Address:

\_\_\_\_\_  
Printed Name:

August 31, 2019

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

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

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

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

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

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

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

Thank you for your service,

Markos Miller  
17 Atlantic St  
Portland, ME  
04101

Google Groups

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## Historic District on Munjoy Hill

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**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

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## Make Munjoy Hill an Historic District

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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

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Munjoy Hill Historic District

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Markos Miller &lt;markossmiller@hotmail.com&gt;

Sep 3, 2019 11:14 AM

Posted in group: **Historic Preservation**

Hi Deb,

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

All the bests,

Markos

August 31, 2019

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

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

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

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

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

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## Yes, please, on Munjoy Hill Historic District

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**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 &lt;jmy@portlandmaine.gov&gt;

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**Fwd: Letter for the HP board**

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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>

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## Fwd: Munjoy Hill Historic District Comments

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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>

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## Fwd: 65 Saint Lawrence Street -contributing designation

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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

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

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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	<del>11</del>					
2	11 Munjoy St.	Martica Douglas	<i>Martica Douglas</i>		com 09-29-19	✓
3	81 North St.	Ben Snyder	<i>Ben Snyder</i>		com	
4	28 St. Lawrence	Maggie Wolff	<i>Maggie Wolff</i>		09-28-19	
5	11 Morrill St.	R. John Westhoff	<i>R. John Westhoff</i>		9/28/19	X
6	28 St. Lawrence	Martica Savin	<i>Martica Savin</i>		g mail.com	X
7	91 BECKETT ST.					
8		Catherine Waycote	<i>Catherine Waycote</i>		9/28/19	X
9	76 Watson St.	Nina Miller	<i>Nina Miller</i>		9/28/19	X
10	340 Eastern Promenade Unit 145	Janet Springborn	<i>Janet Springborn</i>		m.com 9/28/19	X
11	20 Essex St	Jaye Cortin	<i>Jaye Cortin</i>		9/28/19	X
12	118 Congress St	Sally Dolcan	<i>Sally Dolcan</i>		com 9/28/19	
13	105 North St. #1	Ralph Carmona	<i>Ralph Carmona</i>		9-28-19	X
14	71 St. Lawrence	James Isaacson	<i>James Isaacson</i>		9-28-19	X
15	29 Manning	Debra Davis	<i>Debra Davis</i>		9/28/19	X
16	32 North St.	Ashley Coore	<i>Ashley Coore</i>		3 G mail	
17					9/28/19	X
18	432 North St	James Cowie	<i>James Cowie</i>		9/28	✓
19	41 Monument Ave S 1	April Cho	<i>April Cho</i>		9/28/19	
20	46 Cumberland Ave	Richard Reed	<i>Richard Reed</i>		7/28/19	
21	36 North St	LINDA DILLINGHAM	<i>Linda Dillingham</i>		9-28-19	
22	46 Cambridge Ave	Summer Wares-Dotter	<i>Summer Wares-Dotter</i>		9-28-19	
23	89 Morning St	Steven Goodman	<i>Steven Goodman</i>		9/28/19	
24	89 MORNING ST. Saco, ME	JANE BAKER Nadine Nygindemah	<i>Jane Baker</i> <i>Nadine Nygindemah</i>		9-28-19	

## 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	3 1/2 SHERBROOK	TERRY KRISTIN	<i>Terry Kristin</i>		9-28-19	former
26	72 St. Lawrence St	David Di Matteo	<i>David Di Matteo</i>		9-28-19	former
27	25 High St #301	Susan W Lynn's	<i>Susan W Lynn's</i>		9-28-19	X
28	76 Watson St.	Steven Teel	<i>Steven Teel</i>		9-28-19	X
29	51 Congress St	M. Jacks	<i>M. Jacks</i>		9-28-19	X
30	51 Congress St	G. Jacks	<i>G. Jacks</i>		9-28-19	X
31	69 Congress St	MIKE FERRANTE	<i>Mike Ferrante</i>		9-28-19	✓
32	56 North St Apt 203	Justine Denny	<i>Justine Denny</i>		9-28-19	
33	751 North # 209	Laralee Prochaska	<i>Laralee Prochaska</i>		9-28-19	
34	56 North St	Susan Emerson	<i>Susan Emerson</i>		9/28/19	ret
35					9/28/19	NO
36						
37	24 Mellen St.	DAVID PRICE	<i>David &amp; Pri</i>		9-28-19	YES
38	196 Mungy South	Diana Burton York	<i>Diana Burton York</i>		9/28/19	YES
39	593 Beachway for 70A	Debbie Spitzer	<i>Debbie Spitzer</i>		9/28/19	YES
40					9/28/19	YES
41	76 Cambridge Ave	Peter Blackston	<i>Peter Blackston</i>		9/28/19	NO
42	292 Eastern Prom	Alison Weiss	<i>Alison Weiss</i>		9/28/19	YES
43	27 MERRILL ST	WAYNE VALERIA	<i>Wayne Valeria</i>		9/28/19	YES
44	71 Mellowine St	Kelly Masio	<i>Kelly Masio</i>		9/20/19	NO
45	71 Melburn St	Richard Saboi	<i>Richard Saboi</i>		9/20/19	NO
46	51 MONUMENT ST	SUE YANDELL	<i>Sue Yandell</i>		9/28/19	YES
47	32 North St	J.D. Cozic	<i>J.D. Cozic</i>		9/28/19	YES
48		more Cozic	<i>more Cozic</i>			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 Oudea 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 DERRY	<i>[Signature]</i>		9/28	X
52	124 North Street	Peter Murray	<i>[Signature]</i>		9/30	✓
53	104 North St.	DEBORAH MURPHY	<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>		9/3/19	✓
57	46 E. Penneade	Berry Minter	<i>[Signature]</i>		9/30/19	X
58	88 Beckett St	ENDELL WENSTRAN	<i>[Signature]</i>		9/30/19	X
59	105 North St #1	Vana Carmona	<i>[Signature]</i>		9/30/19	X
60	23 ST-LAWRENCE ST.	G.R. WHITTEN	<i>[Signature]</i>		9/30/19	X
61	40 Melbourne	Michael Hoover	<i>[Signature]</i>		10/1/19	X
62	10 Willis St	JEAN McMANNAMY	<i>[Signature]</i>		10/1/19	X
63	H-16 North, 101-107 Congress	Barbara Vestal	<i>[Signature]</i>		10/1/19	X
64	39 Waterville St	Wary Westcott	<i>[Signature]</i>		10/1/19	X
65	11 St. Lawrence St	Jayne G. Hurley	<i>[Signature]</i>		10/1/19	X
66						
67						
68						
69						
70						
71						
72						

# 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	Ernae Koch	<i>[Signature]</i>		9-28-19	X
122	72 Waterlillest, #3	Karen Snyder	<i>[Signature]</i>		9/28/19	X
123	147 Congress St	MARJANNE HUBERT	<i>[Signature]</i>		9/28/19	X
124	147 Congress St	ROBERT HUBERT	<i>[Signature]</i>		9/28/19	X
125	54 Walnut St.	Sarah Goan	<i>[Signature]</i>		9/28/19	X
126	108 Dorset St	George Weatherbee	<i>[Signature]</i>		9/28/19	X
127	74 Grant St #1	Anne Wadleigh	<i>[Signature]</i>		9/28/19	X
128	104 Congress St	John Whiteaker	<i>[Signature]</i>		9/28/19	X
129	104 Congress St	Kerry Whiteaker	<i>[Signature]</i>		9/28/19	X
130	33 Howard	Greg Brown	<i>[Signature]</i>		9/28/19	X
131	29 North	Stephen Booth	<i>[Signature]</i>		9/28/19	X
132	9 Howard St	Allison Rogers	<i>[Signature]</i>		9/28/19	X
133	9 Howard St	Midway Marsoco	<i>[Signature]</i>		9/28/19	X
134	89 Waterlillest.	Katy Bruner	<i>[Signature]</i>		9/28/19	X
135	80 Vesper St. #3	CATHARINE MOSER	<i>[Signature]</i>		9/28/19	X
136	80 Vesper St. #3	Gregory Moser	<i>[Signature]</i>		9/28-19	X
137	340 Eastern Prom #142	Jeff von Nunkwitz	<i>[Signature]</i>		9-28-19	X
138	23 GREENWAY DR.	JIM SMITH	<i>[Signature]</i>		9-28-19	X
139	55 KELLOGG ST.	JIM BARTER	<i>[Signature]</i>		9-28-19	X
140	55 Montreal St.	JOIS BARTER	<i>[Signature]</i>		"	X
141	55 Montreal St.	Alison Grey	<i>[Signature]</i>		9/28/19	X
142	55 Montreal St	Oliver Murray	<i>[Signature]</i>		9/28/19	X
143						
144						

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

October 12, 2018

Dear Chair Sheridan and members of the Board:

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

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

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

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

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

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

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

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

Thank you.

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



Enclosures:

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

## Petition: Historic Preservation District for Munjoy Hill

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

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

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

Street Address	Name (PRINT ONLY)	Primary Signature	Email Address
✓ 1 12 Montreal St C	Carol Connor	<i>Carol Connor</i>	<i>balsamigue@live.com</i>
✓ 2 16 Montreal St C	George Libby		
3 18 Montreal St C	Linda Douglass		
✓ 4 22 Montreal St C	Vanessa McGrath	<i>Vanessa McGrath</i>	
5 24 Montreal St C	Edward Gillis & Marta Rankin		
✓ 6 32 Montreal St C	Sanjay & Laura Patel		
7 33 Montreal St C	St. John's Valley LLC		
8 37 Montreal St C	Kevin Carter		
✓ 9 41 Montreal St C	Kevin Johannen & Meghan Connolly	<i>K.M. for</i>	<i>Kevin@iknow.net</i>
10 42 Montreal St C	Licene C. Billings	<i>Licene C. Billings</i>	<i>LICENEC@ILLNESSPERMAN.COM</i>
✓ 11 45 Montreal St C	James Cole	<i>James Cole</i>	<i>jim.k.de.gmail.com</i>
✓ 12 48 Montreal St C	Cama Clarkson Woodward	<i>Cama Clarkson</i>	<del><i>ka.to.d@e@gmail.com</i></del>
13 49 Montreal St C	Colleen Jackson-Commiss		
14 52 Montreal St C	Ryland & Brook Rankin		
15 54 Montreal St NC	Montreal St. Realty LLC		
✓ 16 55 Montreal St C	Alison Grey & Oiver Murray	<i>see below</i>	<i>Bryan2@Maine.VM.com</i>
✓ 17 60 Montreal st	Patricia Ryan	<i>Patricia Ryan</i>	
✓ 18 46 Montreal St	Marguerite Cartonio	<i>Marguerite Cartonio</i>	
✓ 19 55 Montreal St	Alison Grey	<i>Alison Grey</i>	
20			
21			
22			
23			
24			

## Google Groups

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### Munjoy Hill

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**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 it's 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.

Google Groups

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## Historic District changes in East End

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**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

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## Support for Munjoy Hill - expansion of proposed Historic District

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**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](mailto: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](mailto: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.***”<sup>1</sup> We don’t have more time. Given our experience

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<sup>1</sup> 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.

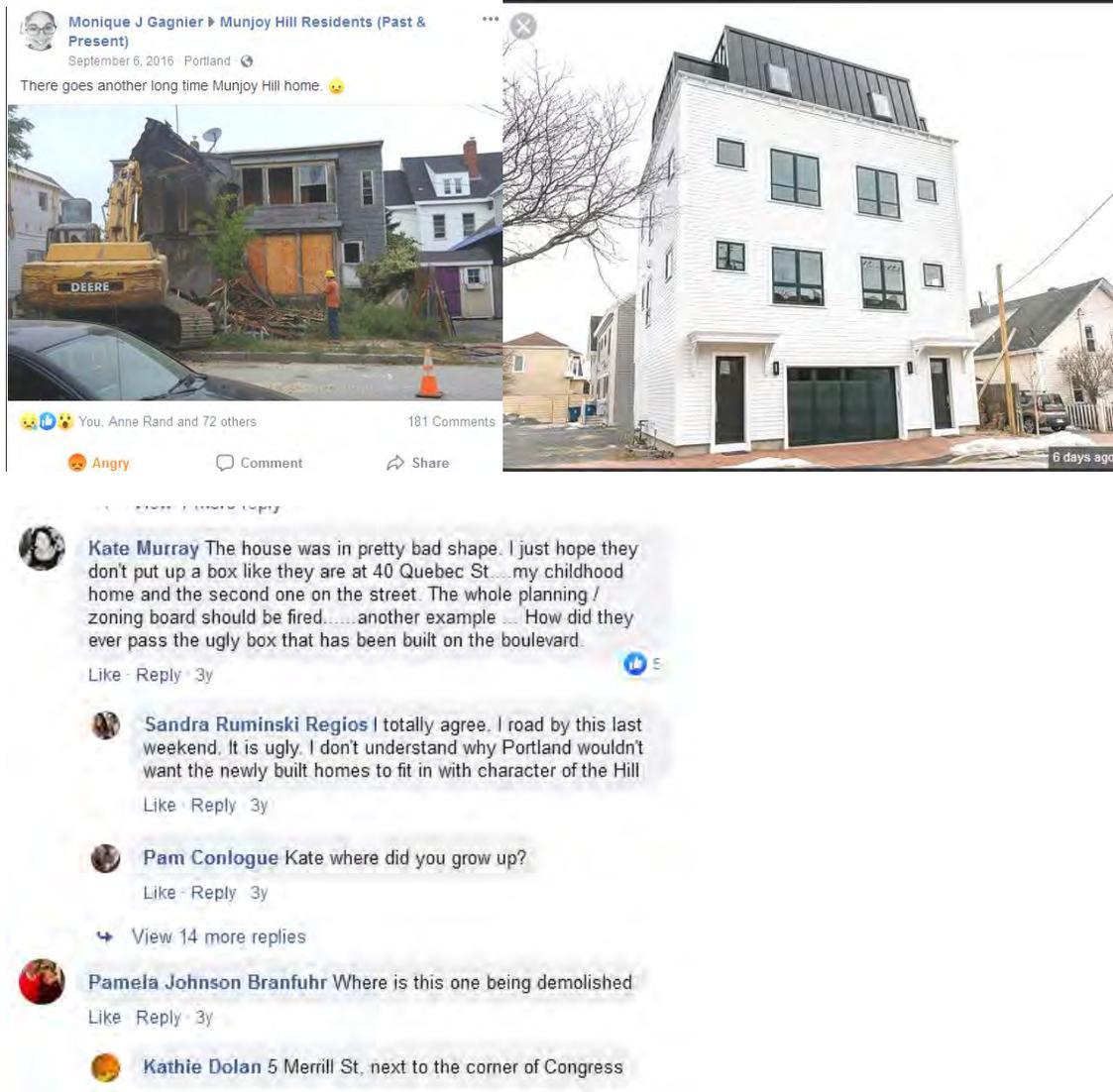
**What are the opinions of those who live on the Hill who have not signed any petitions?**

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]*

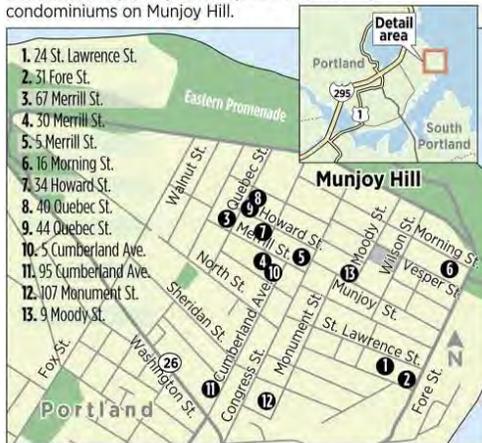
“Those Soviet structures are popping up like Japanese knotweed,” Morning Street resident John Wuesthoff said.”

**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



PRESSHERALD.COM

Portland council puts freeze on Munjoy Hill demolitions

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.

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♦ 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

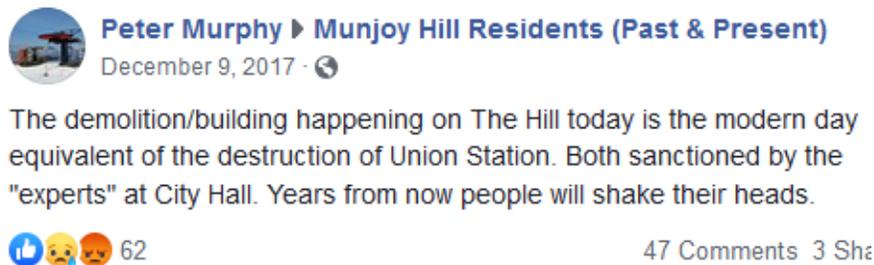
**APPENDIX A:**  
**Public Comment from Social Media**  
*[this is a sample only]*

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



**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



**Carol Lambert** Sad

Like Reply 3y



**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 | 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



**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



**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 charector, good bones, HISTORY.....and you assshats 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



**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



**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



**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.



**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



**Joanne Devine** Why doesn't landmarks protect this place?

Like · Reply · 3y



**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



-  **Sandra Ruminski Regios** I agree with this post. The city obviously doesn't care about preservation and protection. Just the almighty\$\$\$  
Like · Reply · 3y  2
-  **Sharon Ruminski-Ankiewicz** That is so sad.... I loved the old hill...  
Like · Reply · 3y
-  View 1 more reply
-  **Marilyn Blinkhorn** This is really awful.  
Like · Reply · 3y
-  **Thomas Walker** They are all shit now ..no one cared to keep them up  
Like · Reply · 3y
-  **Thomas Walker** Its sad that munjoy hill wont be trashy any more  
Like · Reply · 3y
-  **Mary Anderson Emmons** Trashy wtf have you been up there. The only thing people are mad about is tearing down old houses and putting up ugly condos  
Like · Reply · 3y
-  **Erica Smith** Thomas you obviously only hung out with those types of people.. Munjoy Hill is beautiful!  
Like · Reply · 3y  3
-  **Lucille Reed** So sad, sorry !  
 View 1 more reply
-  **Joyce Slater** Sad !  
Like · Reply · 3y
-  **Nancy Ciampi Wyman** This is so very sad! Munjoy Hill will always be Munjoy Hill but it looks like Condo Hill. Makes me so sad.  
Like · Reply · 3y  2
-  **Carol Lambert** Sorry this is happening  
Like · Reply · 3y
-  **Sue Jahns** awful  
Like · Reply · 3y
-  **Peter Adams** Today is last day for written comment to the Planning Board: hcd@portlandmaine.gov The hearing is next Wednesday the 12th at 8 pm at city hall. Will post the developer's proposed design shortly.  
Like · Reply · 3y  2
-  **Irene Kathleen Morgan** so sad  
Like · Reply · 3y



**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

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

Like · Reply · 3y  1

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

Like · Reply · 3y  1

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

Like · Reply · 3y  1

December 2017:

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

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

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



PRESSHERALD.COM

 **Portland council puts freeze on Munjoy Hill demolitions**  
 After hearing conflicting viewpoints for more than 2 hours Monday...

   You and 138 others 96 Comments 13 Shares

-  **Melissa Darling Good**  
Like · Reply · 1y
-  **Annie Foley** I'm sad my house came down but if this is the last straw that preserves the buildings then the house was sacrificed for a good reason and that makes my heartache a little less  
Like · Reply · 1y   10
-  **Lau Cormier** Annie - were you 9 Moody?  
Like · Reply · 1y  1
-  **Annie Foley** Lau Cormier yes  
Like · Reply · 1y
- [↪ View 5 more replies](#)
-  **Meredith E Miller** Priscilla Totten  
Like · Reply · 1y
-  **Theresa McGeehan** I HOPE IT SAVES THE HILL.  
Like · Reply · 1y  3
-  **Maureen Joyce Martelle** Thank you God  
Like · Reply · 1y  2
-  **Joe Bean** It's about time. Now let's work to create reasonable standards and preserve the character of the city.  
Like · Reply · 1y  4
-  **Jim DiBiase** What a shame to tear down such a beautiful building just to replace it with a box-like structure.  
Like · Reply · 1y  2

- 

**Ruth Tuttle-Jones** I am glad 😊 that passed. It is very sad that the person who bought the house that was demolished the other day 😞 couldn't have found a way to fix it up to fit into their plans. They do not make houses like they did back in the day. Merry Christmas to all the Munjoy Hill family past and present.

[Like](#) · [Reply](#) 1y Edited  4
- 

**Robert Freeman** They make them better, not necessarily better looking.

[Like](#) · [Reply](#) 1y  1
- 

**Korel Davis-Williams** I wish this had taken place a long time ago. I took a walk on munjoy about a month ago. My heart sunk.

[Like](#) · [Reply](#) 1y  3
- 

**Jean Dunphy** Awesome! Save the Hill. Save Portland!

[Like](#) · [Reply](#) 1y
- 

**Chris Coose** I am very grateful to you, Nini. I can probably speak for all the residents of 87 St. Lawrence St. too.

[Like](#) · [Reply](#) 1y Edited  1
- 

**Bill Soper** Good

[Like](#) · [Reply](#) 1y
- 

**Francene Downs** Wonderful we can't let them destroy the hill. Look what happened to Lincoln park, half gone, Union Station destroyed. No more

[Like](#) · [Reply](#) 1y  1
- 

**John Bennett** Thankful but also wary!

Can't demolish to make room for the ugly condos?

Will this lead to creative removal? Do we need more firefighters!

Think we need ordinances requiring new housing to actually blend into current styles in neighborhoods

[Like](#) · [Reply](#) 1y  1



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

Like Reply · 1y · Edited



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

Like Reply · 1y



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

Like Reply · 1y



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

Like Reply · 1y



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

Like Reply · 1y



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



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

Like Reply 1y



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

Like Reply 1y



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

Like Reply 1y



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

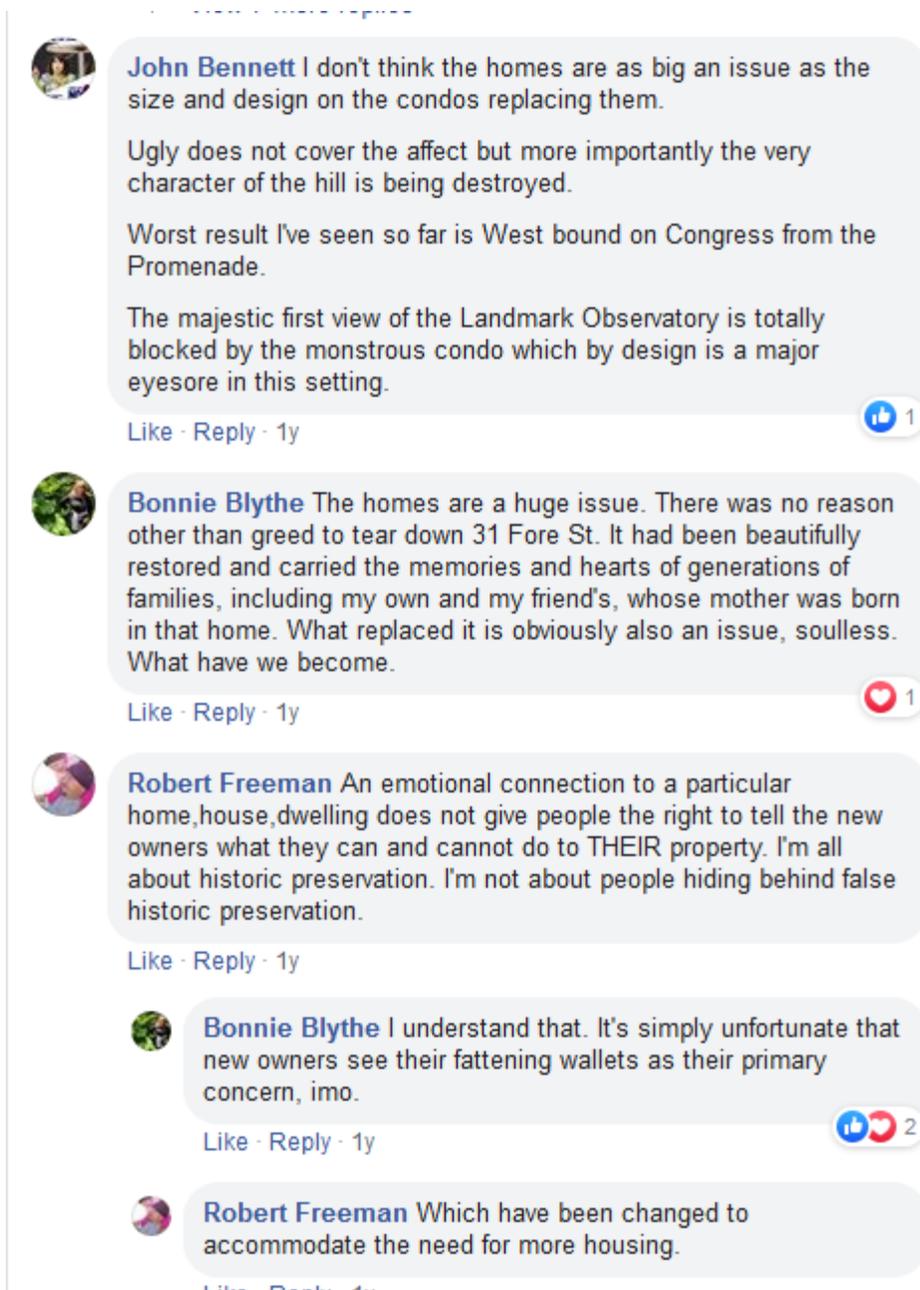
Like Reply 1y



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

Like Reply 1y





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

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

And, finally,



PRESSHERALD.COM

✓ **Proposed demolitions on Munjoy Hill revive concerns about development**

👍👎👤 Berry Manter and 53 others 34 Comments 9 Shares

👍 Like    💬 Comment    ➦ Share

 **Krissy Harmon** We need places for middle class  
Like · Reply · 1w    👍 1

 **Sandra Ruminski** Regios Ugly  
Like · Reply · 1w

 **Sue Jahns** do not like it its not the prom  
Like · Reply · 1w

 **Frank Fowler** once again money takes prioity so sad  
Like · Reply · 1w    👍 3

-  **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 those 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  7  
Like · Reply · 11w Edited

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

 **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.  8  
Like · Reply · 11w Edited

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

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

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

- 

**Terri Pierce-Moriarty** Disgusting

Like · Reply · 11w
- 

**Anthony Taylor** Generic facades. While this sort of thing is busting out up and down the coast, New England's hour from the coast decaying industrial burgs are losing their architecturally significant old buildings and filling up with low lifes and vacant lots. The water view-front is turning out like the Bronx or the Fenway.

Like · Reply · 11w
- 

**GabrielJohn Chassé** So many good sized cities throughout the country seem to be going for this modern generic look.

Like · Reply · 2w
- 

**Jennifer Lunden** This horrifies me.

Like · Reply · 11w  2
- 

**Jennifer Lunden** And it reminds me of the time a couple years ago when I was driving through that part of town, an area I was familiar with, having worked there for 3 years, and at the end of the street I took a right and for a minute I wondered where I was. Nothing was recognizable, and nothing felt like Portland.

Like · Reply · 11w  1
- 

**Sarah Lundin-Erickson** This is real? Wow! This is not Portland.

Like · Reply · 11w  1
- 

**Thomas Ross** sad to see great neighborhoods bulldosed for a few bucks....

Like · Reply · 11w  2
- 

**James Cagney IV** The alien ships have landed.

Like · Reply · 11w

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

-  **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 30<sup>th</sup>, 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 cursive script, appearing to read "Lauren", written in dark ink.

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

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## Vote to Make Munjoy Hill an Historic District

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**Liz Hays** <lizchays@gmail.com>

Nov 8, 2019 11:19 AM

Posted in group: **Historic 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

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## Historic Housing

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**Mart99** <mart99fish@gmail.com>

Nov 8, 2019 6:41 PM

Posted in group: **Hlсторic Preservation**

Please preserve historic Munjoy Hill.

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

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## Support for Munjoy Hill Historic District

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**Barbara Vestal** <vestal@chesterandvestal.com>

Nov 13, 2019 5:45 PM

Posted in group: **Hl**istoric Preservation

Hello Deb,

I want to add my voice to those who support the designation of a local historic district on Munjoy Hill. My husband and I own the building at 101-107 Congress Street which is proposed to be designated as a landmark building. We also own buildings at 22 O'Brion 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

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**Francesca** <cesca.gs@gmail.com>

Nov 14, 2019 3:09 PM

Posted in group: **Historic 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**

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**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

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**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

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## Support for Munjoy Hill Historic District and Landmarks

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**Sally Oldham** <oldhamseg@gmail.com>

Nov 14, 2019 1:27 PM

Posted in group: **HHistoric 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

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## Munjoy Hill Designation

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**Edmund Gardner** <ed@gardnerregroup.com>

Nov 18, 2019 12:31 PM

Posted in group: **Historic 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](http://www.GardnerREGroup.com)

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## Munjoy Hill Historic Preservation District

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**Maggy W** <mawnola@gmail.com>

Nov 20, 2019 12:12 AM

Posted in group: **Historic 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.

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**Fwd: Munjoy Hill Historic District Designation**

1 message

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**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

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

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**Munjoy Hill Historic District**

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Julius Ciembroniewicz <jciem@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



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**Historic District for Munjoy hill**

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e w &lt;eenebw@hotmail.com&gt;

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??

“.

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## Munjoy Hill Historic District

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**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

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## Munjoy Hill Historic District

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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

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## Munjoy Hill Historical District

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**mreppenhagen@yahoo.com** <mreppenhagen@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 Reppenhagen

55 Morning St. 2-2  
Portland, ME 04101  
207-939-4944  
mreppenhagen@yahoo.com

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## Historic Preservation FOR Munjoy Hill

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**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 7k 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

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## Munjoy Hill historic district

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**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**

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## Munjoy Hill Proposed Historic District

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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

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## 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

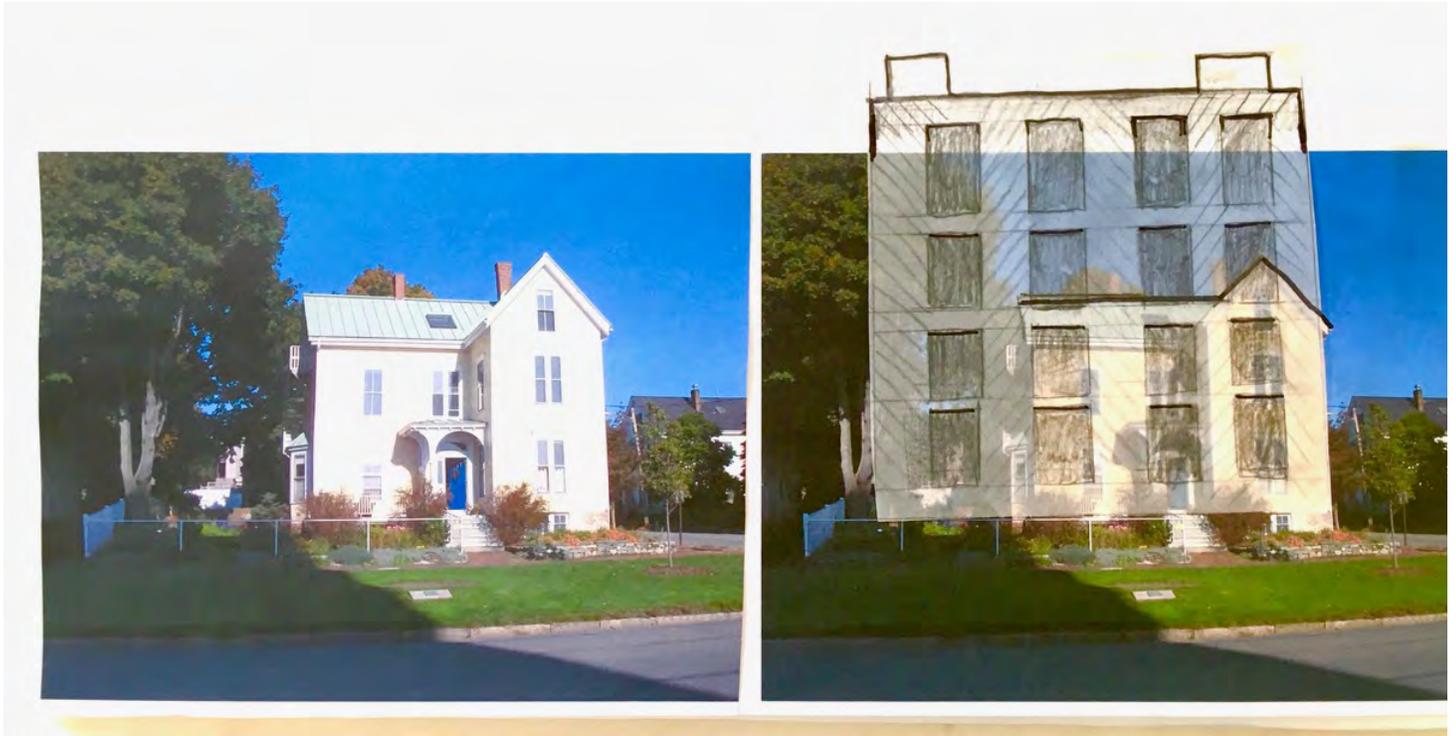
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Kate Howe  
40 Quebec Street  
Portland, ME 04101  
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## MUNJOY HILL HISTORIC DISTRICT

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 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 bring joy to 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 supports 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,

Berry Manter. - 46 Eastern Promenade - Portland - Maine

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## Dec 10th Workshop Re Munjoy Hill

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**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 10<sup>th</sup>, I have a number of questions.

1. How does a possible 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> Historic District will create another affluent neighborhood that will further increase this gap.

8. If the 12<sup>th</sup> 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 10<sup>th</sup> to hear answers to these key questions. In the end, I hope the Planning Board will not recommend adding a 12<sup>th</sup> Historic District on Munjoy Hill to the City Council.

Thank you,

Carle Henry

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## Munjoy Hill Historic District

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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

Google Groups

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## Munjoy Hill Historical Designation

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**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

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## Hearing on Munjoy Hill Historic District

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[njordan@long-island.lib.me.us](mailto: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

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### in strong favor of the proposed Munjoy Hill Historic District

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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 rife 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](#)

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## YIMBY Letter to Planning Board RE: Munjoy Hill Historic District

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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 12<sup>th</sup> 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**

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**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](mailto: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](mailto: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.***”<sup>1</sup> 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.

---

<sup>1</sup> 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)”



- 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

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]*

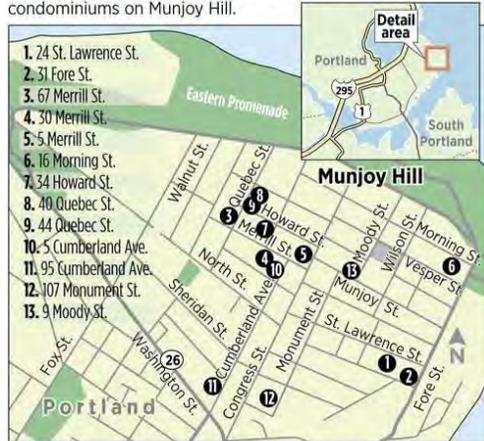
“Those Soviet structures are popping up like Japanese knotweed,” Morning Street resident John Wuesthoff said.”

**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.



STAFF GRAPHIC | MICHAEL FISHER



PRESSHERALD.COM

Portland council puts freeze on Munjoy Hill demolitions

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

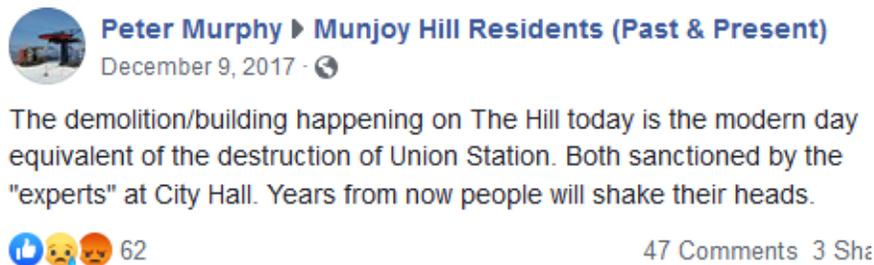
**APPENDIX A:**  
**Public Comment from Social Media**  
*[this is a sample only]*

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.  
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



**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



**Carol Lambert** Sad

Like Reply 3y



**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 | 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



**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



**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



**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



^ 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..





**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



**Joanne Devine** Why doesn't landmarks protect this place?

Like · Reply · 3y



**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



-  **Sandra Ruminski Regios** I agree with this post. The city obviously doesn't care about preservation and protection. Just the almighty\$\$\$  
Like · Reply · 3y  2
-  **Sharon Ruminski-Ankiewicz** That is so sad.... I loved the old hill...  
Like · Reply · 3y
-  View 1 more reply
-  **Marilyn Blinkhorn** This is really awful.  
Like · Reply · 3y
-  **Thomas Walker** They are all shit now ..no one cared to keep them up  
Like · Reply · 3y
-  **Thomas Walker** Its sad that munjoy hill wont be trashy any more  
Like · Reply · 3y
-  **Mary Anderson Emmons** Trashy wtf have you been up there. The only thing people are mad about is tearing down old houses and putting up ugly condos  
Like · Reply · 3y
-  **Erica Smith** Thomas you obviously only hung out with those types of people.. Munjoy Hill is beautiful!  
Like · Reply · 3y  3
-  **Lucille Reed** So sad, sorry !  
 View 1 more reply
-  **Joyce Slater** Sad !  
Like · Reply · 3y
-  **Nancy Ciampi Wyman** This is so very sad! Munjoy Hill will always be Munjoy Hill but it looks like Condo Hill. Makes me so sad.  
Like · Reply · 3y  2
-  **Carol Lambert** Sorry this is happening  
Like · Reply · 3y
-  **Sue Jahns** awful  
Like · Reply · 3y
-  **Peter Adams** Today is last day for written comment to the Planning Board: hcd@portlandmaine.gov The hearing is next Wednesday the 12th at 8 pm at city hall. Will post the developer's proposed design shortly.  
Like · Reply · 3y  2
-  **Irene Kathleen Morgan** so sad  
Like · Reply · 3y



**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 reently sold this house and the buyer told her they would not demolish the hosue. 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



**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



↩ 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



**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



**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



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

Like · Reply · 3y  1

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

Like · Reply · 3y  1

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

Like · Reply · 3y  1

December 2017:

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

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

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



PRESSHERALD.COM  
 **Portland council puts freeze on Munjoy Hill demolitions**  
 After hearing conflicting viewpoints for more than 2 hours Monday...

   You and 138 others 96 Comments 13 Shares

-  **Melissa Darling Good**  
Like · Reply · 1y
-  **Annie Foley** I'm sad my house came down but if this is the last straw that preserves the buildings then the house was sacrificed for a good reason and that makes my heartache a little less  
Like · Reply · 1y   10
-  **Lau Cormier** Annie - were you 9 Moody?  
Like · Reply · 1y  1
-  **Annie Foley** Lau Cormier yes  
Like · Reply · 1y
- [↩ View 5 more replies](#)
-  **Meredith E Miller** Priscilla Totten  
Like · Reply · 1y
-  **Theresa McGeehan** I HOPE IT SAVES THE HILL.  
Like · Reply · 1y  3
-  **Maureen Joyce Martelle** Thank you God  
Like · Reply · 1y  2
-  **Joe Bean** It's about time. Now let's work to create reasonable standards and preserve the character of the city.  
Like · Reply · 1y  4
-  **Jim DiBiase** What a shame to tear down such a beautiful building just to replace it with a box-like structure.  
Like · Reply · 1y  2

- 

**Ruth Tuttle-Jones** I am glad 😊 that passed. It is very sad that the person who bought the house that was demolished the other day 😞 couldn't have found a way to fix it up to fit into their plans. They do not make houses like they did back in the day. Merry Christmas to all the Munjoy Hill family past and present.

[Like](#) · [Reply](#) 1y Edited  4
- 

**Robert Freeman** They make them better, not necessarily better looking.

[Like](#) · [Reply](#) 1y  1
- 

**Korel Davis-Williams** I wish this had taken place a long time ago. I took a walk on munjoy about a month ago. My heart sunk.

[Like](#) · [Reply](#) 1y  3
- 

**Jean Dunphy** Awesome! Save the Hill. Save Portland!

[Like](#) · [Reply](#) 1y
- 

**Chris Coose** I am very grateful to you, Nini. I can probably speak for all the residents of 87 St. Lawrence St. too.

[Like](#) · [Reply](#) 1y Edited  1
- 

**Bill Soper** Good

[Like](#) · [Reply](#) 1y
- 

**Francene Downs** Wonderful we can't let them destroy the hill. Look what happened to Lincoln park, half gone, Union Station destroyed. No more

[Like](#) · [Reply](#) 1y  1
- 

**John Bennett** Thankful but also wary!

Can't demolish to make room for the ugly condos?

Will this lead to creative removal? Do we need more firefighters!

Think we need ordinances requiring new housing to actually blend into current styles in neighborhoods

[Like](#) · [Reply](#) 1y  1



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

Like Reply · 1y · Edited



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

Like Reply · 1y



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

Like Reply · 1y



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

Like Reply · 1y



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

Like Reply · 1y



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



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

Like Reply 1y



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

Like Reply 1y



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

Like Reply 1y



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

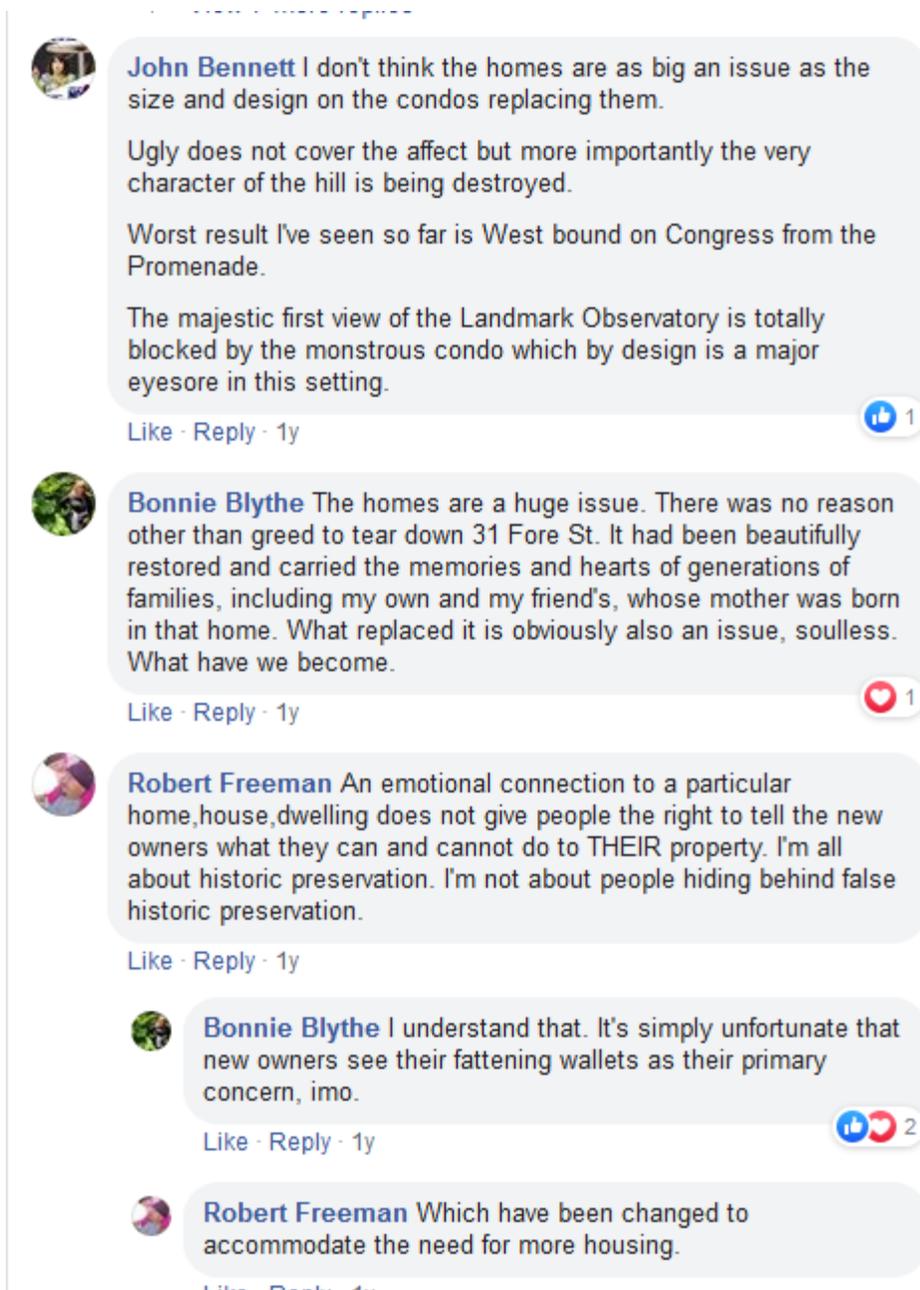
Like Reply 1y



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

Like Reply 1y





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

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

And, finally,



PRESSHERALD.COM

✓ **Proposed demolitions on Munjoy Hill revive concerns about development**

👍👎👤 Berry Manter and 53 others 34 Comments 9 Shares

👍 Like    💬 Comment    ➦ Share

 **Krissy Harmon** We need places for middle class  
Like · Reply · 1w    👍 1

 **Sandra Ruminski** Regios Ugly  
Like · Reply · 1w

 **Sue Jahns** do not like it its not the prom  
Like · Reply · 1w

 **Frank Fowler** once again money takes prioity so sad  
Like · Reply · 1w    👍 3

-  **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 those 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  7  
Like · Reply · 11w Edited

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

 **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.  8  
Like · Reply · 11w Edited

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

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

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

- 

**Terri Pierce-Moriarty** Disgusting

Like · Reply · 11w
- 

**Anthony Taylor** Generic facades. While this sort of thing is busting out up and down the coast, New England's hour from the coast decaying industrial burgs are losing their architecturally significant old buildings and filling up with low lifes and vacant lots. The water view-front is turning out like the Bronx or the Fenway.

Like · Reply · 11w
- 

**GabrielJohn Chassé** So many good sized cities throughout the country seem to be going for this modern generic look.

Like · Reply · 2w
- 

**Jennifer Lunden** This horrifies me.

Like · Reply · 11w  2
- 

**Jennifer Lunden** And it reminds me of the time a couple years ago when I was driving through that part of town, an area I was familiar with, having worked there for 3 years, and at the end of the street I took a right and for a minute I wondered where I was. Nothing was recognizable, and nothing felt like Portland.

Like · Reply · 11w  1
- 

**Sarah Lundin-Erickson** This is real? Wow! This is not Portland.

Like · Reply · 11w  1
- 

**Thomas Ross** sad to see great neighborhoods bulldosed for a few bucks....

Like · Reply · 11w  2
- 

**James Cagney IV** The alien ships have landed.

Like · Reply · 11w

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

-  **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.

Google Groups

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## 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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Yale  
PO Box 562  
Portland , Me. 04112

Rippleffect.net

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**Munjoy Hill Historic District comment for consideration**

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**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

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**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**

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**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

Google Groups

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## Munjoy Hill Historic District

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**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

Google Groups

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**munjoy hill**

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**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**

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**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

Google Groups

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## Munjoy Hill preservation

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**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

Google Groups

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## Proposed Historic District

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**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."

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## Munjoy Hill Historic District Designation

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**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**

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**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 |

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## no Historic District needed

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**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

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## In Favor of the Munjoy Hill Historic District

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**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

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## Planning Board Workshop on proposed Munjoy Hill Historic District and Individual Landmarks

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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

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## Munjoy Hill Historic District

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**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**

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**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**

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**Priscilla A. Harrison** <twapiscilla@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.

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## Munjoy Hill preservation

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**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

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## Munjoy Hill historic district

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**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

Google Groups

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## Historic District on Munjoy Hill

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**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

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**Munjoy Hill Conservation District**

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**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

Google Groups

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## Munjoy Hill district

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**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

Google Groups

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## Munjoy Hill

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**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

Google Groups

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## Historic District

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**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

Google Groups

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## Support the Munjoy Hill Historic District

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**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**

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**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**

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**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

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**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

Google Groups

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## Yes, MH historic district

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**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

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## Support for the Munjoy Hill Historic District

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**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 19<sup>th</sup> 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

Google Groups

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## Fwd: Comment on Munjoy Hill historic preservation

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DMK <dmk@portlandmaine.gov>

Dec 6, 2019 10:45 AM

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

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

From: **Abbie McMillen** <abbiecmillien@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**

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**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**

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**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.**

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**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

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## Support for the Proposed Munjoy Hill Historic District

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**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

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## Munjoy Hill Historic District Proposal

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**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

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## Munjoy Hill historic district

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**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

Google Groups

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## Munjoy Hill Historic District

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**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, cursive script.

Sarah Hansen  
Executive Director

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## Munjoy Hill

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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 19<sup>th</sup> 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

Google Groups

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## Comments on Proposed Munjoy Hill Historic District

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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 30<sup>th</sup> 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 repairing 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 4<sup>th</sup> 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

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## Munjoy Hill Historic District Designation

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**Mary Casale** <dirtygirl1@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

Google Groups

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## Munjoy Hill Historic District

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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**

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**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

Google Groups

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## Opposition to proposed Historic District

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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

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## Munjoy Hill Historic District

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**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

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## Munjoy Hill Historic District

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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

Google Groups

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## Resident in favor of Munjoy Hill Historic District

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**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

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## Munjoy Hill , Historic

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**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

Google Groups

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## Letter in support of Munjoy Hill Historic District

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**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

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## Context Re the question of HD on Munjoy Hill

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**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,

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As the question of a 12<sup>th</sup> 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 12<sup>th</sup> district residents to articulate why a 12<sup>th</sup> 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 1<sup>st</sup> 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 12<sup>th</sup> 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

Google Groups

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**126 North St, and PL-000791-2019 at 128R North St**

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Peter Pitegoff &lt;ppitegoff@gmail.com&gt;

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](mailto:ann@casadydesign.com)  
[ppitegoff@gmail.com](mailto:ppitegoff@gmail.com)

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## Munjoy Hill Historic District

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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**

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**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

Google Groups

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## Please support Munjoy Hill Historic District

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**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>  
Posted in group: **Planning Board**

Dec 6, 2019 3:47 PM

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.

Year	Population	% Change
2015	66,777	
2016	66,892	0.17%
2017	66,882	-0.01%
2018	66,417	-0.70%

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
<b>Total Units Approved</b>	<b>132</b>	<b>740</b>	<b>191</b>	<b>419</b>	<b>364</b>	<b>454</b>	<b>2,300</b>

Source: *United States Census Bureau*  
<https://www.census.gov/quickfacts/fact/table/portlandcitymaine/PST045218>

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.
<b>Affordable Unit Total</b>				<b>473</b>	<b>60.03%</b>
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.
<b>Affordable Unit Total</b>				<b>315</b>	<b>39.97%</b>
<b>Overall Affordable Unit Total</b>				<b>788</b>	
<b>Source:</b>	<a href="https://www.portlandmaine.gov/781/2000-2007-Projects">https://www.portlandmaine.gov/781/2000-2007-Projects</a> <a href="http://www.mainehousing.org/programs-services/housing-development/developmentdetails/LIHTC">http://www.mainehousing.org/programs-services/housing-development/developmentdetails/LIHTC</a>				

### 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
	<b>Total Tear Down</b>			<b>48 Apt</b>		<b>107 SF/Condo</b>		<b>8</b>	<b>Apt/Condo</b>
				<b>(Removed</b>				<b>( To Build Affordable)</b>	
		<b>25 Properties Torn Down</b>		<b>Affordable Units)</b>					

**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 6<sup>th</sup>, 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 10<sup>th</sup>, 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.

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**MUNJOY HILL HISTORIC DISTRICT**

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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 retirement 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 of 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

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**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**

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**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

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**Please support Munjoy Hill Historic District**

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**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

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## Munjoy Hill Historic District

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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](http://www.MunjoyHill.org)



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## Munjoy Hill

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**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

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## Letter speaking against Historic Preservation restrictions on Munjoy Hill

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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.