

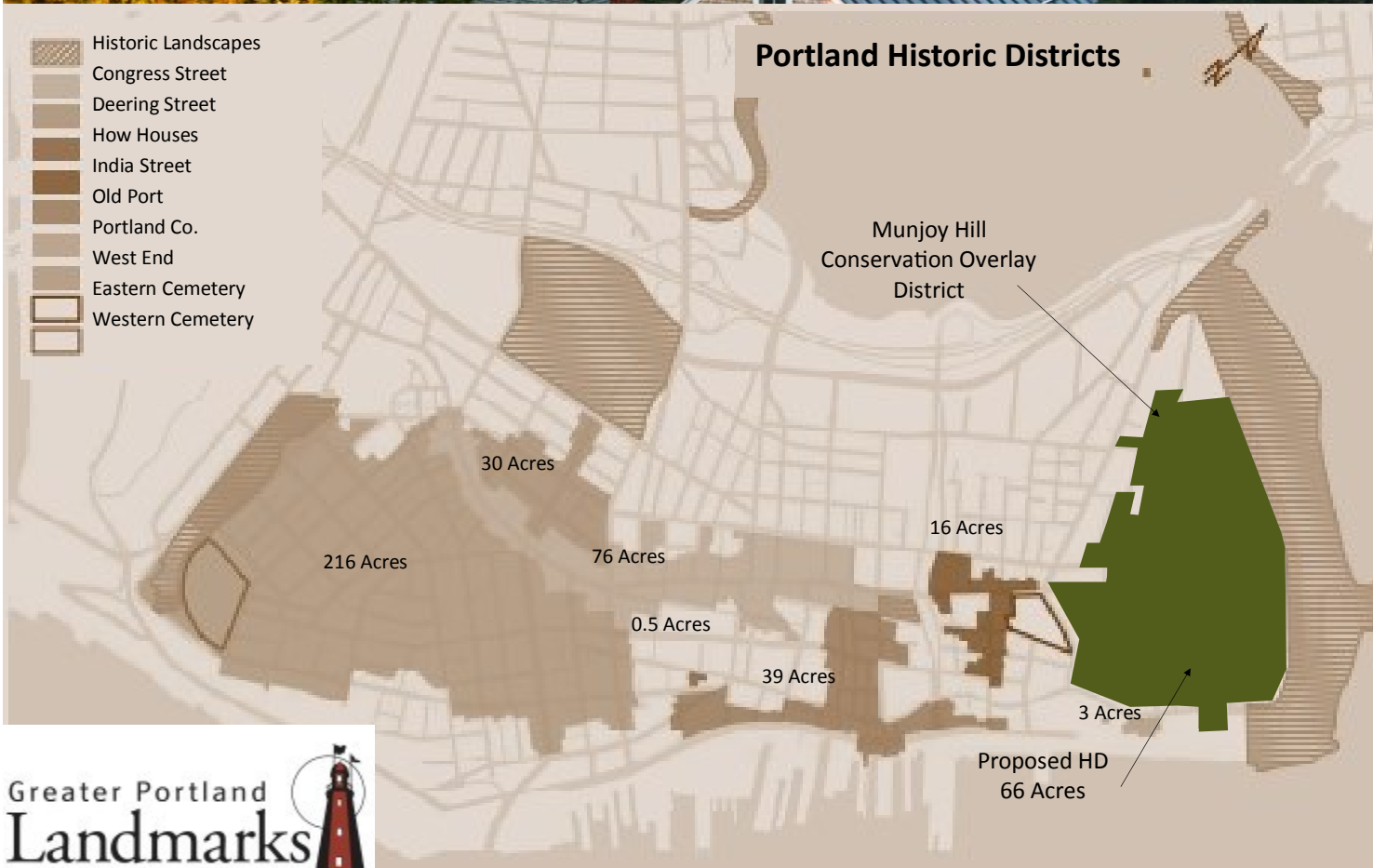
Historic district designation provides a mechanism to steward the existing historic buildings on Munjoy Hill.

Munjoy Hill Historic District



“The district and six proposed landmarks not only meet the criteria for significance within the context of Portland’s historic and cultural history and architectural development, they exhibit an identifiable visual character that contributes to a strong “sense of place”. In order to be considered a historic district, a majority of buildings within its defined boundary must also retain sufficient integrity to communicate the period in which they were constructed. The area proposed for historic designation within the larger Munjoy Hill neighborhood meets these tests.”

City of Portland, Staff Memo



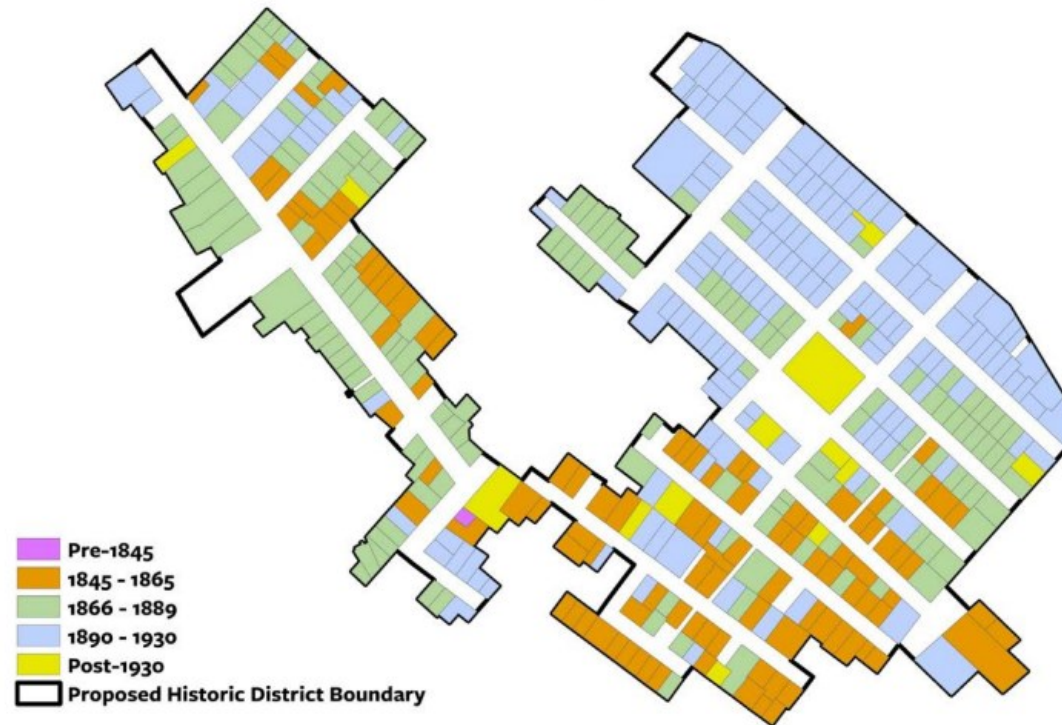
- **Historic preservation and affordable housing are key components of the City’s Comprehensive Plan.** Many historic buildings include existing housing units rented at reasonable rates. Retaining these units, rather than replacing them with high-priced new housing, is an important means to meeting housing needs on Munjoy Hill.
- **Historic preservation and affordable housing are compatible.** More than **400** new housing units were approved or built in Portland’s historic buildings and districts in the last 5 years, and nearly 75% of those units are affordable housing units for low-income residents and seniors.
- **Historic designation is *not* a factor included in property valuation.** City staff confirmed that a historic district has no impact on property taxes in Portland.
- The preservation or reuse of historic buildings **helps to fulfill state and local goals to adopt sustainable building and land use polices.**
- **Only exterior changes visible from the street or public way are regulated under the Historic Preservation ordinance.** The ordinance does not apply to interior changes or to the use of a particular building. **In kind replacements are allowed.** So if a building is already vinyl sided it can be replaced in kind or upgraded. Likewise, if there are already replacement windows they can be replaced in kind or upgraded. **Paint colors are not regulated.** Minor changes are reviewed by staff while larger alterations are reviewed by the board.
- In national studies historic district neighborhoods have a higher percentage of long-term owners and renters, than non-historic district neighborhoods. This leads to **greater neighborhood stability and community engagement** as long-term residents are more invested in their neighborhoods.

The buildings on Munjoy Hill represent several major periods of significance in Portland's development and history:

- Expansion of the Eastern Waterfront
- Rebuilding after the Great Fire of 1866
- Turn of the 20th century Immigration
- Portland's Black History

Period of Significance:
1850s-1930s

Construction Period* of Principal Buildings on Proposed Historic District Properties



* Exact construction date not available for all buildings. Some dates are estimated based on architectural style.

Period of Significance for Portland's Historic Districts

Congress St. HD	1800-1970
Deering St. HD	1850-1890
House Island	1600s-1930s
How Houses HD	1799-1818
Portland Co. HD	1847-1924
Waterfront HD	1750-1900
West End HD	1799-1920s
Westbrook College HD	1857-1952

LOCAL DISTRICTS ACCOMMODATE DENSITY WITHOUT DEMOLITION.

Accessory dwelling units, additions, and new housing units within existing buildings are all ways that a district can accommodate more housing options.

Portland's historic districts include outbuildings, former garages and carriage houses, that have been altered to accommodate additional housing. The Historic Preservation Board approved another carriage house conversion on Park Street this summer. Additional residential units have been provided in new infill construction, building additions, and through conversion from another use.



Image: City of Portland

ADU in the West End HD



Infill Housing - Bramhall Row



Image: City of Portland

A converted former carriage barn in the West End HD



Infill Housing - Joy Place



Image: City of Portland

ADU in the West End HD

OVERWHELMING DISTRICT SUPPORT

The city received comments from nearly 325 people since the district was nominated in July 2019. Over 80% of the comments have been in support of the district.

"I am speaking in support of the historic district and from personal experience having just undergone review by the Portland Historic Preservation Board. My husband and I recently purchased a two-unit home on the hill. The goal of our project includes an extensive remodel of the back of the house, which is designed to be modern, bring in light, and maximize views. We presented our project... then we submitted additional information to answer the board's questions and the board approved our project at their next meeting. **This process was not onerous.**"

Michelle Polichick, 167 Newbury Street, Portland resident and new owner of 24 St. Lawrence St.

"My husband and I have lived there since 2003. We have a four unit building, so...we rent the other three units. **The number one reason to vote in favor of this district tonight is because of housing affordability.** Preserving our existing affordable housing is the most important thing we need to do in addition to building new housing that is affordable. My building with our three other units, we currently have a cook that works at a local restaurant, a librarian, and a letter carrier for the postal service. If we were to sell our building, what would happen to it...even though it's in great condition, it would be torn down. In its place would be luxury condominiums. We know this because we see it happening all around us. So that's the threat. The underlying financial reality is that my building is worth more dead than alive. If we don't take a stand now... to preserve a mix in our neighborhood...I strongly encourage you to vote in favor of this."

Stacy Mitchell, 74 Atlantic, Munjoy Hill resident and landlord

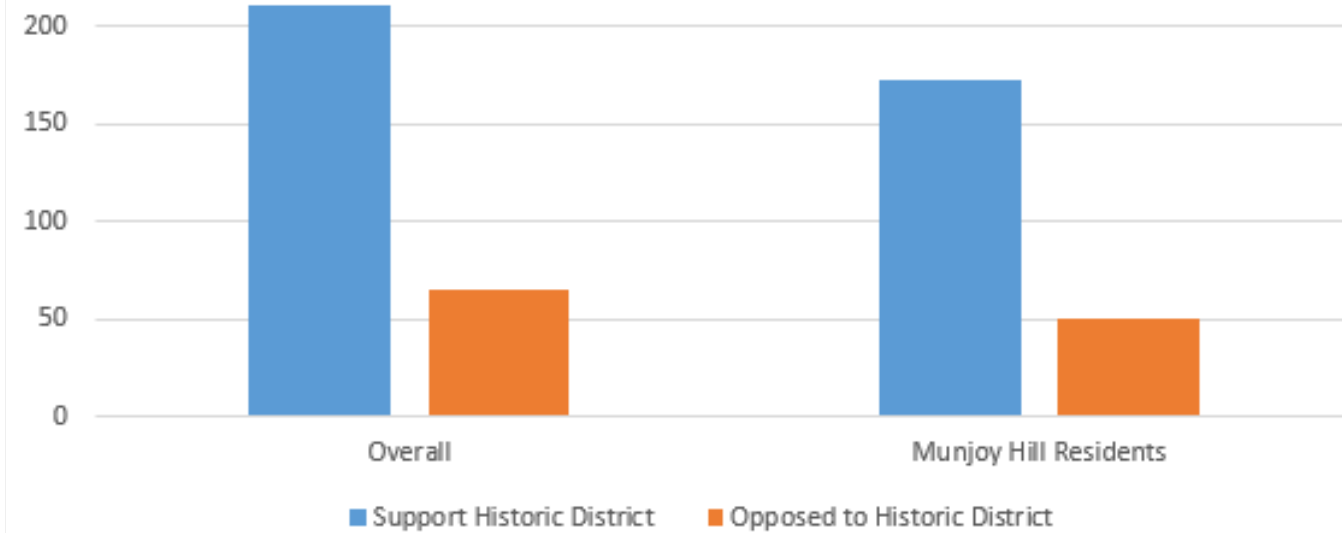
"I am very much in support of the proposed district.... I've thought a lot about how affordable housing is impacted by historic districts. If this [district] is implemented, there's still many, many opportunities to build new housing...I myself have done Casco Terrace, which is affordable housing at 41 State Street. That [is] in an historic district and went through the historic district review process. I felt as though the process actually made the building better. There are many, many examples of not only housing but affordable housing that has been built in districts: Elm Terrace, Oak Street Lofts, Carlton Street Apartments..."

Nathan Szanton, 22 Eastern Prom, affordable housing developer and resident of Munjoy Hill

"I live on Deering Street and have for over 40 years. I own my building. I have... two apartments. I've done a lot of restoration on my building. When I was still working I was a Special Ed teacher... And I have managed to do a lot of restoration work on my building... I have not found that costs were onerous.

Keri Lord, 58 Deering Street, Deering Street Historic District resident and landlord

Number of Unique Individuals that have given or submitted Public Testimony July 2019-March 2020



PORTLAND'S EXISTING HISTORIC DISTRICTS ARE DIVERSE, PROVIDE A RANGE OF HOUSING OPTIONS, AND ARE DESIRABLE, WALKABLE NEIGHBORHOODS.

SUSTAINABLE

Alterations and additions are allowed in a historic district. New additions, dormers, decks, solar panels, and garages have been approved in Portland's historic districts.



All Images: City of Portland

NEW HOUSING IN HISTORIC DISTRICTS



17 Carleton Street

37 Affordable Units



Mercy Redevelopment

500+ Units - proposed;

using Historic Tax Credits

Figure 8: Rendering of Building Addition from Cumberland Ave



Deering Place

75 Units, 45 Affordable,

30 Market Rate



Joy Place

12 Units



Existing



Proposed

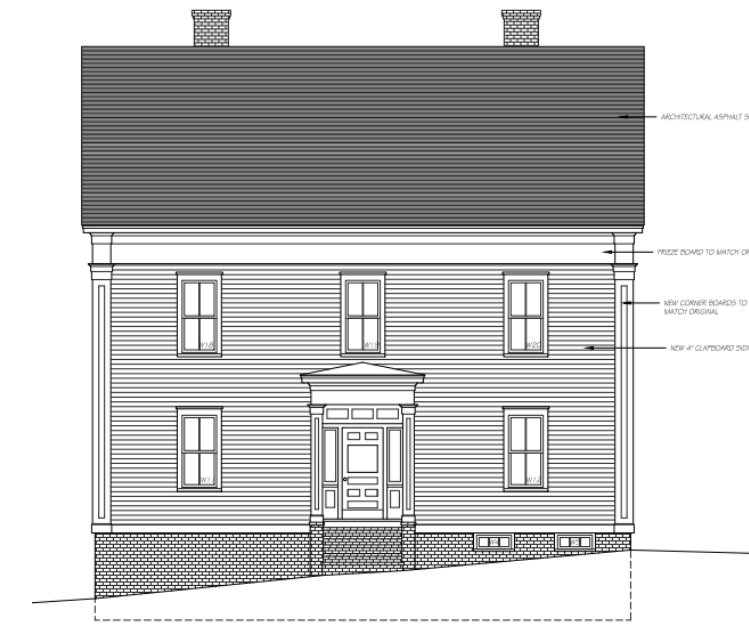
9 Howard Street
Approved by the Historic
Preservation Board



49 St. Lawrence Street
Approved by the Historic Preservation Board



Rear Elevation



Front Elevation

24 St. Lawrence Street
Approved by the Historic
Preservation Board

INTERIM PROTECTIONS: RECENTLY APPROVED PROJECTS ON MUNJOY HILL

LANDMARK BUILDINGS

The Historic Preservation Board recommends the designation of two landmark buildings within the district boundaries and six individual buildings that are outside the proposed historic district boundaries (see reverse page).



7 Lafayette Street
Individual Designation



101-107 Congress Street
Individual Designation



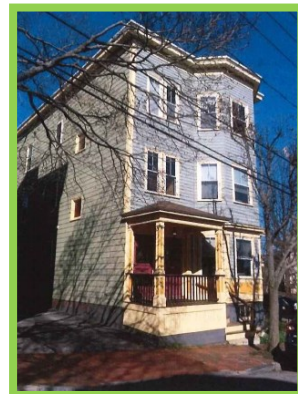
8-12 Montreal Street
Individual Designation



Shailer School
56-60 North Street (1882)
Proposed Landmark located within the boundary of the historic district.



Emerson School
13 Emerson Street (1898)
Proposed Landmark located within the boundary of the historic district.



21 Sheridan Street
Individual Designation



51 Monument Street
Individual Designation



28 Waterville Street
Individual Designation

SIX INDIVIDUAL DESIGNATIONS

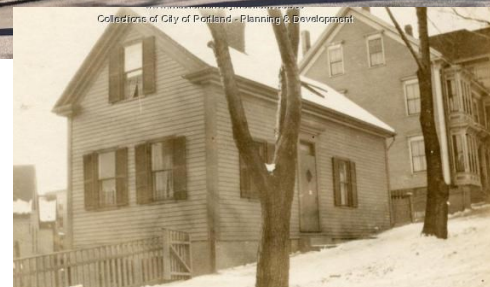
The Historic Preservation Board recommends the designation of six individual buildings that are outside the proposed historic district boundaries. In addition to the two individual structures identified for potential landmark designation by the city's consultant (101 Congress Street and 21 Sheridan Street), four additional structures were nominated for individual designation by their respective owners. The board found all six buildings meet the ordinance's criteria for individual designation (landmarks) as follows:



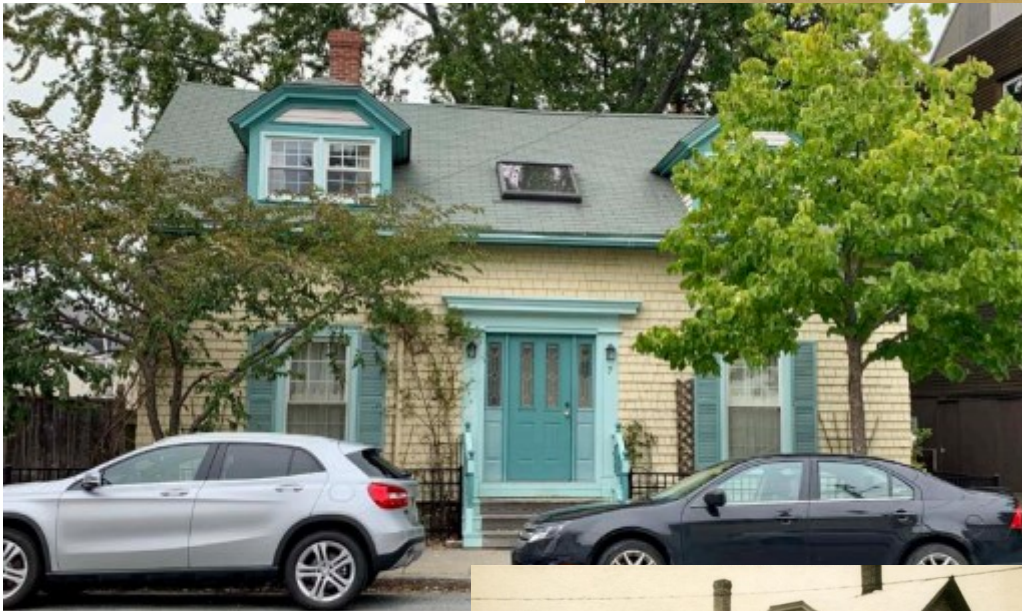
Munjoy Block
101-107 Congress Street (1887)
Meets Criteria #1 and #6 under Sec. 14-610 (a),
also Sec. 14-611.



William Parks House
28 Waterville (1863)
Meets Criterion #6 under Sec. 14-610 (a),
also Sec. 14-611.



51 Monument Street
(mid 19th century)
Meets Criteria #6 under Sec. 14-610 (a),
also Sec. 14-611.



Henry Rowe House
7 Lafayette Street (c1849)
Meets Criterion #6 under Sec. 14-610 (a),
also Sec. 14-611



Boyhood Home of John Ford
21 Sheridan Street (1903)
Meets Criterion #3 and #6 under Sec. 14-610
(a), also Sec. 14-611



James B. Newell House
8-12 Montreal (1855)
Meets Criterion #6 under Sec. 14-610
(a), also Sec. 14-611

