
Fwd: Greater Portland Landmarks Comments on Munjoy Hill Discussions and Confirming Rescheduled Meeting March 22

1 message

Jeff Levine <jlevine@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Mon, Mar 19, 2018 at 8:29 AM

For the Munjoy Hill file

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From: **Hilary Bassett** <hbassett@portlandlandmarks.org>
Date: Fri, Mar 16, 2018 at 6:22 PM
Subject: Greater Portland Landmarks Comments on Munjoy Hill Discussions and Confirming Rescheduled Meeting March 22
To: Jeff Levine <jlevine@portlandmaine.gov>
Cc: Deb Andrews <DGA@portlandmaine.gov>

Hi Jeff – We've attached comments for your consideration regarding the potential for historic districts and other elements related to the discussions of planning tools for Munjoy Hill. With the postponement of this week's meeting, we thought it would be best to get this information to you well in advance of the community listening session on Saturday, March 24th.

We also have confirmed with the Munjoy Hill Neighborhood Organization the new date of Thursday, March 22 from 6:30 – 8:30 pm at the East End School for the rescheduled program about the neighborhood history and the potential for historic districts on the Hill. Thanks so much for planning to attend this meeting, and have a good weekend!

Hilary

Hilary Bassett

Executive Director

Greater Portland Landmarks

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 Letter to Jeff Levine 03162018 FINAL.pdf
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Dear Jeff,

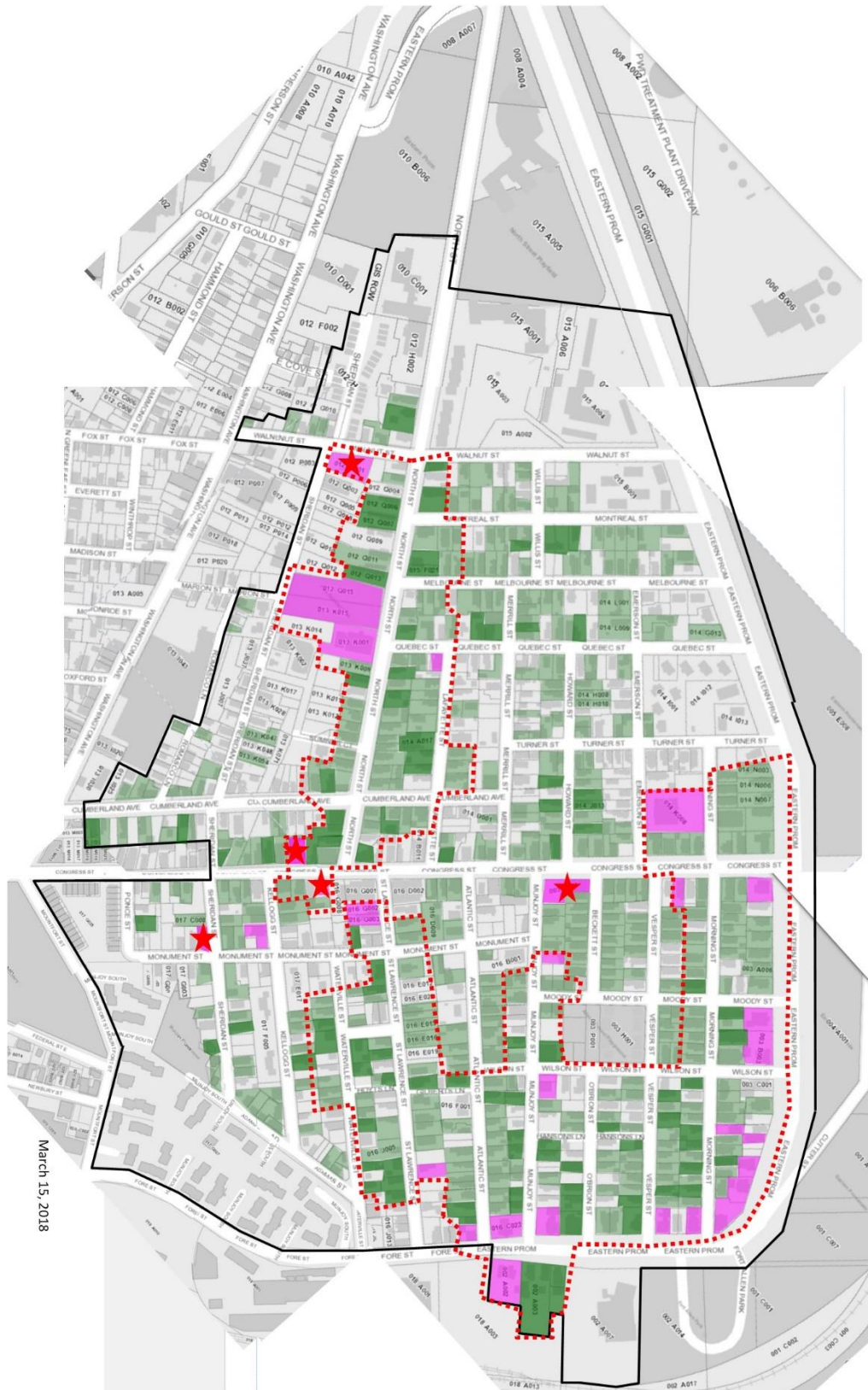
Greater Portland Landmarks appreciates the time and effort you and the Planning Department staff are spending in addressing the R6 zoning challenges within the Munjoy Hill neighborhood. In anticipation that your recommendations to the Planning Board will address dimensional standards, design standards, and substantive review of demolition requests we offer the following comments:

- Landmarks supports Dimensional Standards that respond to the existing context, scale and character of residential properties. Dimensional Standards should reflect the patterns generally found on the Hill that have created the existing diversity of housing types that offer housing opportunities for diverse households.
- Landmarks believes that Portland's Historic Preservation ordinance is a proven tool that addresses contextually-appropriate new construction and the conservation of historic neighborhood character through demolition review and the review of alterations to existing buildings. Some scope of individual and/or historic district designation is a reasonable response to achieving the goals of conserving this diverse, pedestrian-friendly, historic neighborhood and managing necessary change.

Landmarks supports designation of two historic districts with boundaries focused on the Eastern Promenade and North Street as shown on the attached map. Each potential district contains resources that tell the story of the Munjoy Hill neighborhood's development over a broad period of time and retain significant levels of architectural integrity. In addition, we support a single multiple resource nomination for individual non-contiguous resources located outside the boundaries of these potential historic districts that would facilitate applications for individual designations by property owners.

- Landmarks believes that in the Munjoy Hill R6 zone, the existing design standards should be revised to be less prescriptive, with broadly overarching principles and no alternative design review. The revised design standards should be drafted and enforced in a manner to ensure that new construction on the Hill is compatible with the character and features that define the neighborhood and make the Hill a desirable place to live.
- Landmarks believes that in the Munjoy Hill R6 zone, a demolition review process with public notice, public comment and/or demolition delay would help to ensure that the demolition of a reusable building or resource with historic, architectural or community value does not occur.

We think these actions support the goals of Portland's Comprehensive Plan to identify, document, designate, and preserve Portland's historic resources and to stabilize and enhance historic areas by ensuring quality investment in existing structures and compatible infill development. Thank you for considering our views.



March 15, 2018