
Fwd: Suggestions for the demolition piece R6 Overlay

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

Tue, Apr 3, 2018 at 3:27 PM

For the Munjoy Hill file.

Jeff Levine, AICP
Director
Planning & Urban Development Department
389 Congress Street 4th Floor
Portland, Maine 04101
Phone (207)874-8720
Fax (207)756-8258
<http://www.portlandmaine.gov/planning>
@portlandplan

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

From: **nini mc manamy** <ninimaine@aol.com>
Date: Tue, Apr 3, 2018 at 2:33 PM
Subject: Suggestions for the demolition piece R6 Overlay
To: JLEVINE@portlandmaine.gov
Cc: Karine Snyder <karsny@yahoo.com>, tica1529@gmail.com, maggywolf440@bellsouth.net, "vestal@chesterandvestal.com" <vestal@chesterandvestal.com>, Peter Murray <pmurray@gwi.net>, Wayne@redhookdesignalliance.com, berrymanter@yahoo.com, mpetit417@gmail.com, pday2304@gmail.com, "rob@whittenarchitects.com" <rob@whittenarchitects.com>, "dirtgirl1@aol.com" <dirtgirl1@aol.com>, pagopian1@yahoo.com, Jean McManamy <ninimaine@aol.com>

Hi Jeff. Here is what the Munjoy Hill Conservation Collaborative would like to see included. We think the Somerville, MA, ordinance is close to what would work on the Hill. We think it is architecturally and demographically more similar to the Hill than, say, Cambridge or Newton. We don't envision Historic District protection for the whole Hill.

Here is the outline:

Who is covered: named contributing buildings 75 years of age or older

When protection kicks in: when property owner applies for a demolition permit, whether for renovation or replacement of a residential building, if 25% of the facade or square footage of a building is scheduled for demolition

How it works: property owner applies for the permit and staff determines (Time limit, say 14 days) whether it is a covered building. Staff has discretion to initiate delay of one year and works with owner to explore renovation or sale to a preserving buyer; this triggers public notice. Staff can recommend demolition in the case of uninhabitability or economic hardship. Demolish or delay recommendations go to Planning Board and require a public hearing.

Resolution: occurs when demolition permit is issued or building permit is issued, or owner withdraws application. Needs to be accompanied by vigorous application of design standards in renovation or new construction; a design manual would be helpful.

We suspect that most demolition requests will eventually successful, but hope that this will slow the process and combined with more vigorous application of design standards plus some Historic District designation may encourage more preservation.

Nini McManamy
For the Munjoy Hill Conservation Collaborative

Sent from my iPad

