

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Julia Sheridan, Chair
Bruce Wood, Vice Chair
Ian Jacob
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

AGENDA

HISTORIC PRESERVATION BOARD MEETING

On Wednesday, December 4, 2019, the Portland Historic Preservation Board will meet at 5:00 in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORTS OF DECISIONS AT THE MEETING HELD ON 11-20-19

- i. Recommendation to Portland Planning Board and City Council regarding the Designation of Munjoy Hill Historic District and Individual Landmark Designation of 103 Congress Street, 7 Lafayette Street, 12 Montreal Street, 21 Sheridan Street and 28 Waterville Street.

Based on the findings that the proposed Munjoy Hill Historic District, as delineated on the map included in the 11/20/19 staff report, meets the minimum criteria for designation, specifically Criteria #1 under Sec. 14-610(a) and Sec. 14-611's integrity criteria. The Board voted 6-0 (Jacob absent) to recommend to the Planning Board and City Council that the proposed Munjoy Hill Historic District be designated a local historic district subject to the provisions of Article IX of the Land Use Code.

Based on the findings that:

- the Munjoy Block at 103 Congress Street meets Criteria #1 and #6 under Sec. 14-610(a) and the integrity standard under Sec. 14-611;
- the Henry Rowe House at 7 Lafayette Street meets Criteria #6 under Sec. 14-610(a) and the integrity standard under Sec. 14-611;
- the James B. Newell House at 12 Montreal Street meets Criteria #6 under Sec. 14-610(a) and the integrity standard under Sec. 14-611;
- the historic residential structure at 51 Monument Street meets Criteria #6 under Sec. 14-610(a) and the integrity standard under Sec. 14-611;
- the boyhood home of John Ford at 21 Sheridan Street meets Criteria #3 and #6 under Sec. 14-610(a) and the integrity standard under Sec. 14-611;
- the historic residential structure at 28 Waterville Street meets Criteria #6 under Sec. 14-610(a) and the integrity standard under Sec. 14-611;

the Board voted 6-0 (Jacob absent) to recommend to the Planning Board and City Council that the historic structures at 103 Congress Street, 7 Lafayette Street, 12 Montreal Street, 51 Monument Street, 21 Sheridan Street and 28 Waterville Street be designated as individual landmark structures subject to the provisions of Article IX of the Land Use Code.

3. COMMUNICATION AND REPORTS

4. WORKSHOP - 5:00 PM

- i. Preliminary Review of Proposed Hotel Construction; 754 Congress Street; CenterWest, LLC., Applicant.
- ii. Preliminary Review of Proposed Exterior Alterations; 482 Congress Street; Center Congress, LLC., Applicant.

BREAK FOR DINNER - MEETING RESUMES AT TIME 7:00 P.M.

5. WORKSHOP, CONTINUED

- i. Preliminary Review of Proposed Site Alterations, Building Rehabilitation and New Construction within the Portland Company Historic District; 58 Fore Street; Portland Foreside Development Company, Applicant.

6. PUBLIC HEARING

- i. Certificate of Appropriateness for Rooftop Additions; 215 Commercial Street; Granite Face, LLC., Applicant.