

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 January 2, 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. COMMUNICATION AND REPORTS

- i. Public Comment regarding 33-37 Montreal Street

3. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 19, 2018

- i. Determination of Conformance with Historic Preservation Ordinance New Construction Standards, as required under demolition review provisions applicable in the Munjoy Hill Neighborhood Conservation District; 33-37 Montreal Street; 33 Montreal, LLC., Applicant. By a vote of 4-2 (O'Brien, Sheridan, Tate and Turk in favor; Pollard and Wood opposed; Jacob absent) the Board found that the preliminary design proposal for new construction at 33-37 Montreal Street is consistent with the historic preservation ordinance's Standards for Review of Construction. This finding was made with the knowledge that a positive finding would allow the Planning Authority to lift the stay on demolition of 37 Montreal Street (a "preferably preserved" structure) if a project substantially consistent with these approved plans, seeks a building permit.

Additionally, the 4 members of the Board who voted in the affirmative on the finding above, also indicated that, provided the applicant made some additional refinements and modifications to the design as described by Board members during the hearing, the project design would be found consistent with the Alternative Design Review standards when it returns to the HP Board for consideration as part of the site plan review process. While not a formal decision of the Board, this "straw vote" was intended to provide direction for the applicant as they prepared final plans for a site plan application.

4. WORKSHOP - 5:00 PM

- i. Alternative Design Review Under R-6 Design Standards, as required under the Munjoy Hill Neighborhood Conservation District; 110 Sheridan Street; Mark Burns and Alison Leavitt, Applicants.

5. PUBLIC HEARING

- i. Review of Revisions to the City of Portland Technical Manual; Revised Standard for Lighting Fixtures in Historic Landscape Districts; Caitlin Cameron, Urban Designer, City of Portland, Presenter.

6. CONSENT AGENDA