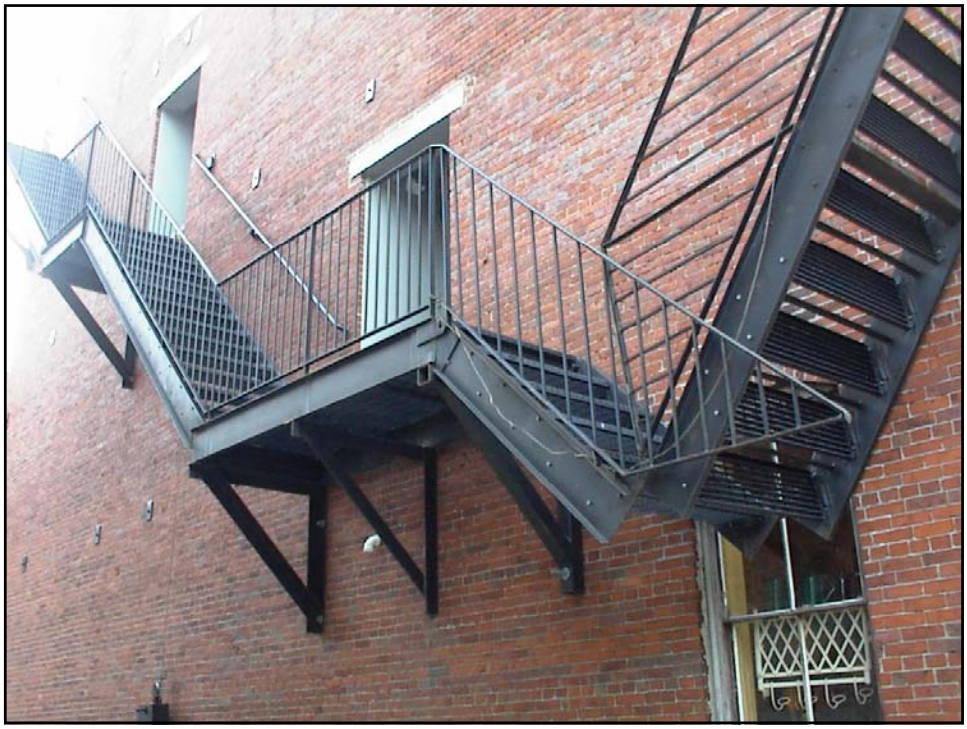
Reconciling Multiple Objectives in Design Review

Presented by Deborah Andrews, City of Portland
September 17, 2010

Competing Concerns

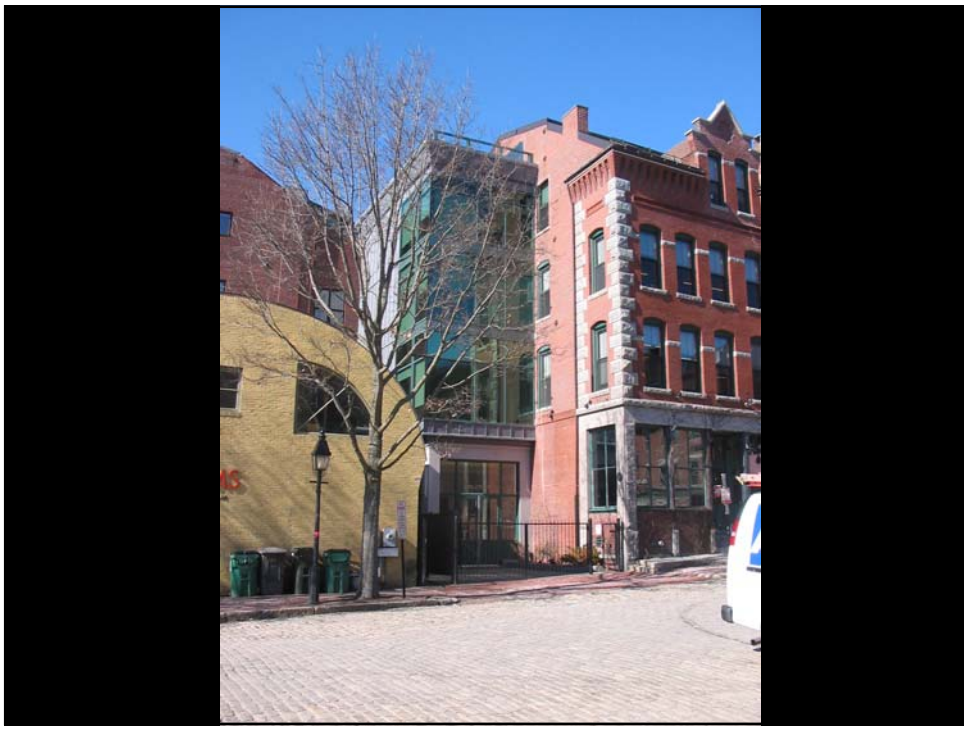
- Code requirements
- Accessibility requirements/goals
- Parking
- Mechanicals, utilities
- Desire to maximize space, capture views
- Energy efficiency interests
- Property owner's vision
- Desire for quick fixes

Code Requirements



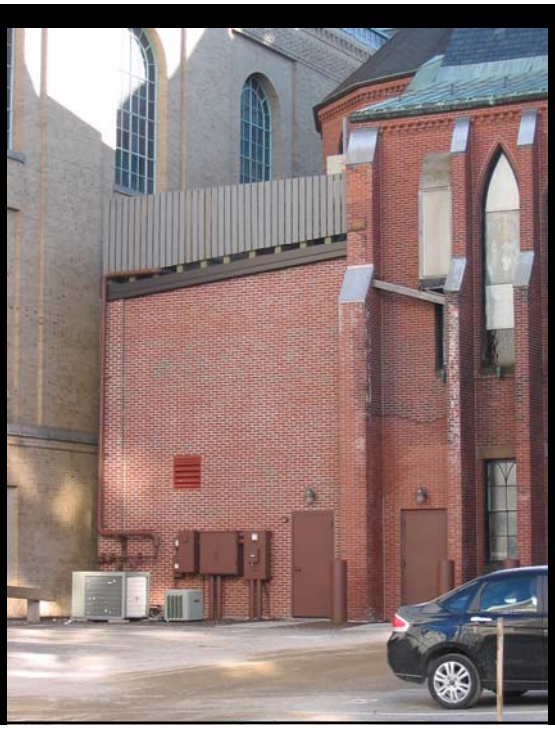
Accessibility Requirements

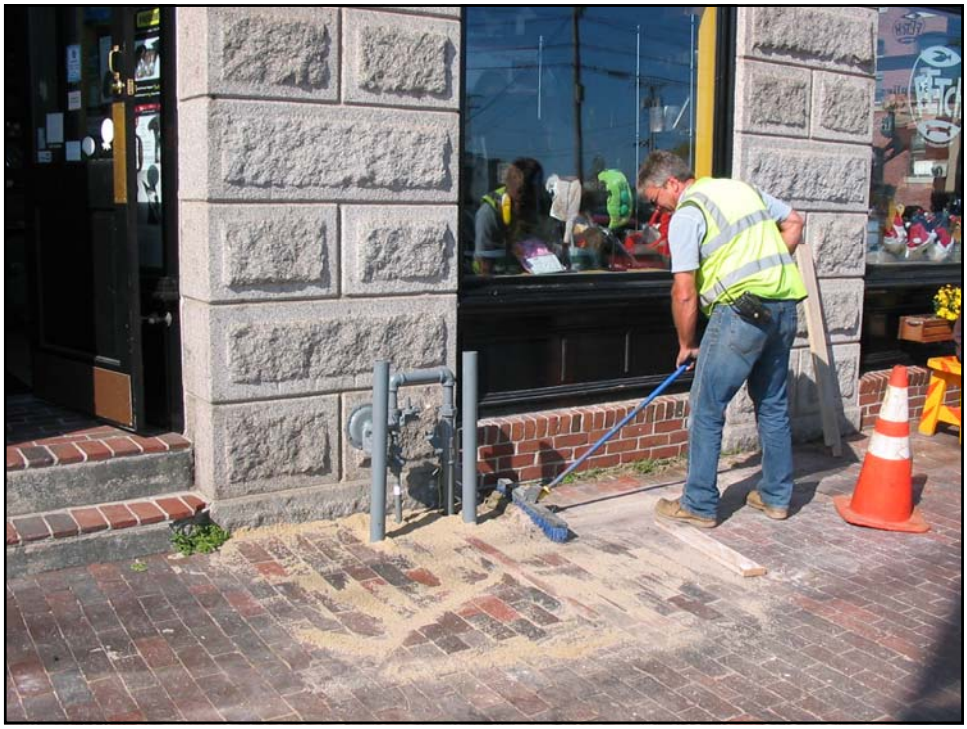
129
127



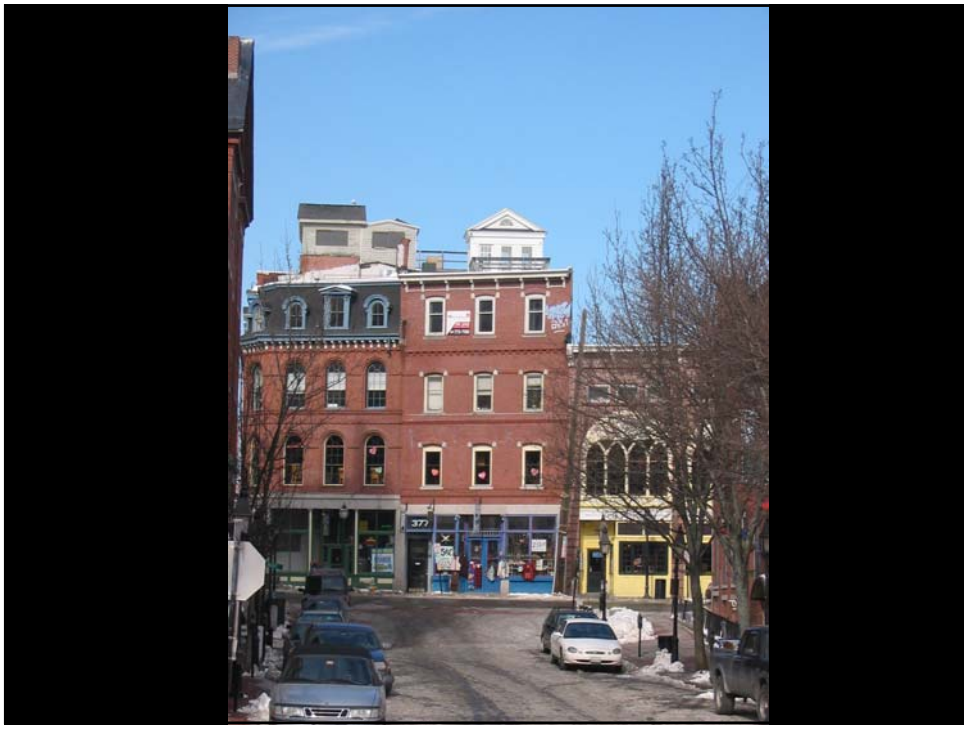
Parking!

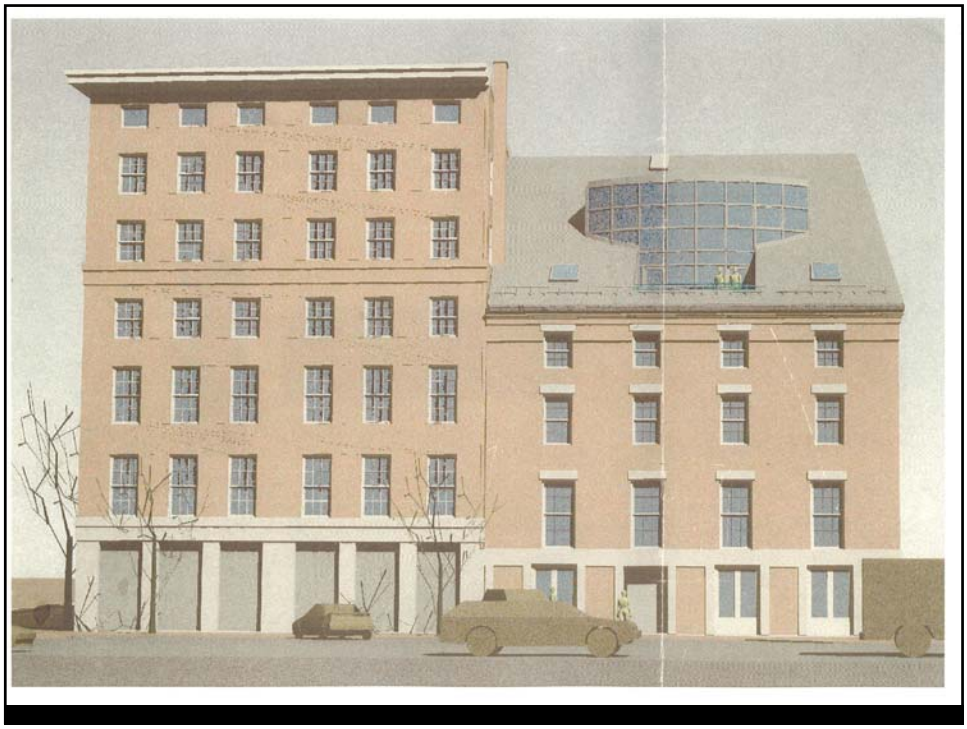
Mechanicals, Utilities





Maximizing Space and Capturing Views



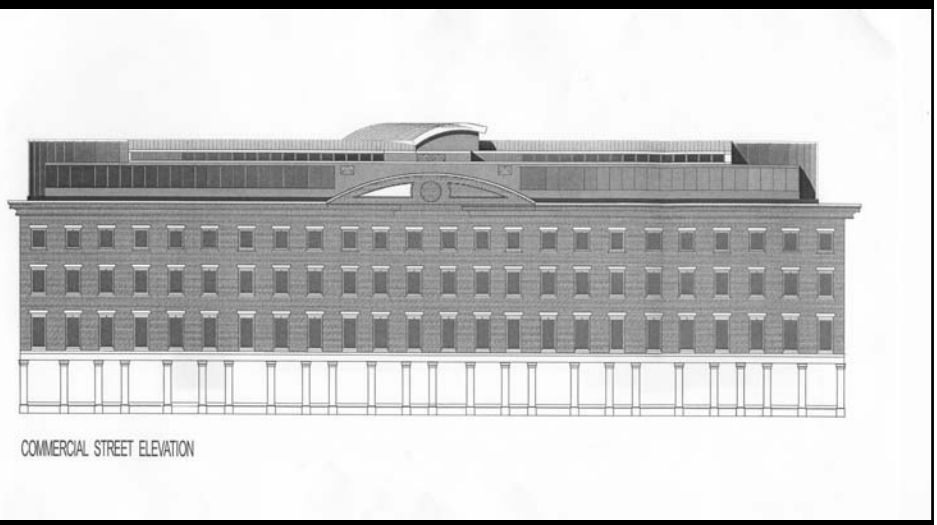


J's Oyster

Energy Efficiency

Property Owner’s Vision

PEARL



Desire for Quick Fixes

Other Issues

How should renovations to “non-contributing” buildings or storefronts be handled?

Forget-Me-Not
Gifts
FOR LEASE
MALONE
COMMERCIAL
BROKERS
772-2422

92
PETER
THOMPSON
& ASSOCIATES

PIZZA
LEASE
MALONE
772-2422

company
company

How do you achieve compatibility in new construction while encouraging “products of our own time”?

Merrill Lynch

[redacted]

[redacted]

Designating Local Historic Properties

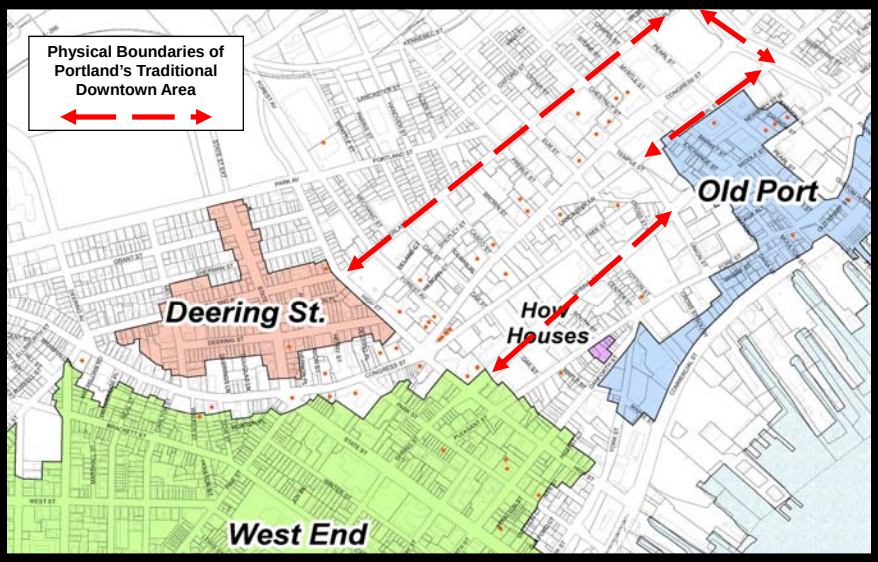
Case Study: Congress Street Historic District

The Academic Phase

Research, Documentation, Defining Boundaries, etc.

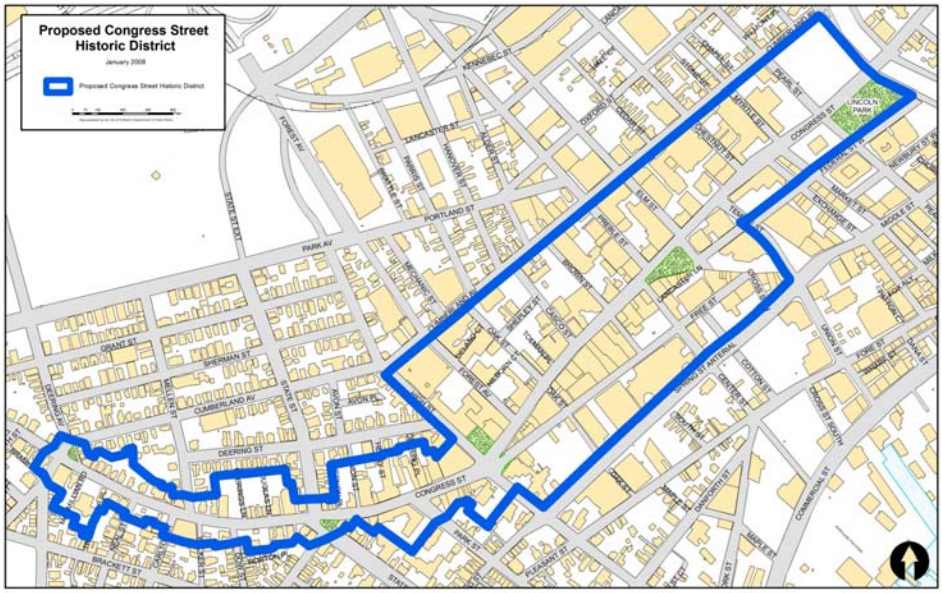
Factors Considered in Defining District Boundaries

- Identification of obvious visual boundaries
- Identification of previously-designated landmarks
- Consideration of historical development patterns
- Analysis of building stock—significance, condition
- Consideration of important view corridors
- Identification of non-contributing structures or parking lots, particularly at edges of study area
- Consultation with Maine Historic Preservation Commission and affected property owners



STOP

PARK
PUBLIC PARKING



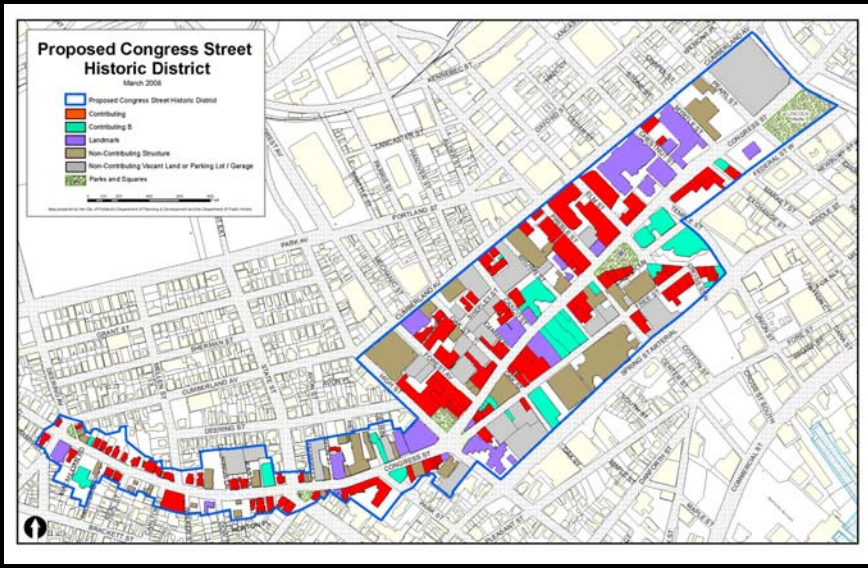
Assigning Designation Categories

* Landmark
* Contributing
* Non-Contributing

Landmark

Contributing

Non-Contributing



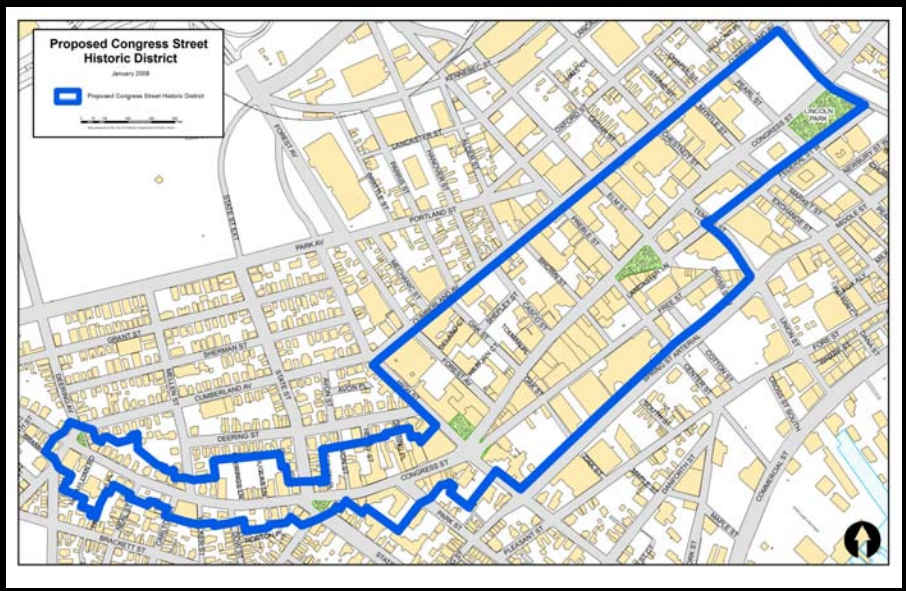
The Educational Phase

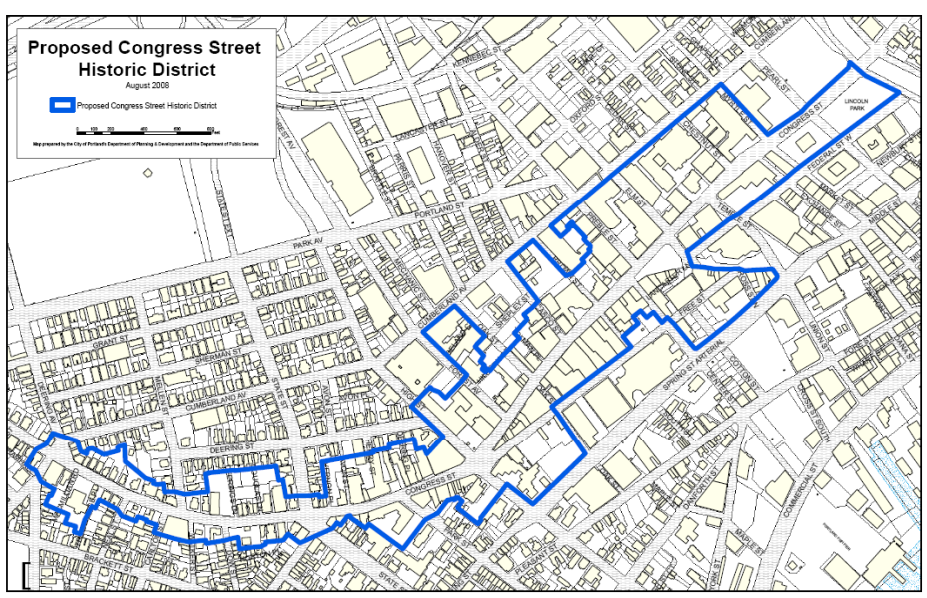
Taking the Proposal on the Road

- Public Presentations
- Presentations to Special Interest Groups
- Formation of Focus Group
- Consultation with MHPC
- Regrouping/Revisions to Initial Proposal
- Historic Preservation Board Review
- Planning Board Review
- City Council Review

Areas Removed from District
as a Result of Public Input

PARK
PUBLIC PARKING


Proposed Congress Street Historic District
January 2009
Proposed Congress Street Historic District
CONGRESS ST
PARK AV
PORTLAND ST
LANCASTER ST
FOREST AV
STATE ST
GRANT ST
SHERMAN ST
CUMBERLAND AV
DEERING ST
BRACKETT ST
LINCOLN PARK



- The Congress Street Historic District encompasses the core of Portland's historic commercial downtown and extends from Lincoln Park to Bramhall Square.
- The district includes:

25	Landmark buildings
115	Contributing buildings
51	Vacant Parcels or Non-contributing structures available for future redevelopment.

* Approximately 130 buildings are eligible for preservation tax credits.