

final
City of South Portland
Arts & Historic Preservation Committee
February 1, 2018
Planning and Development Department

Members in attendance:

Kathy DiPhilippo, So Po Historical Society	Doreen Gay, Vice Chairperson
Hannah Holmes, Chairperson	Alessa Wylie, Greater Portland Landmarks
Ashley Krulik, Secretary	Mary DeRose, Committee Member

Staff in attendance: Charles “Tex” Haeuser, Planning & Development Director

Members absent: Susan Hasson, Jessica Kessler

Guests: n/a

Chairperson Hannah Holmes called the meeting to order at 7:30 a.m.

Minutes: A motion to accept the January 4th meeting was made by Hannah, seconded by Kathy and were accepted.

Google Drive

Ashley presented the new Google Drive account. All members can log into the account using either their personal gmail address or the AHPC login. The Google Drive will be used to house committee documents including meeting minutes, agendas, committee member information, and ongoing projects.

Ashley will send login details and instructions to the entire committee.

Red Bank Anniversary

Mary submitted nomination form for Red Bank to be a Historic District.

Knightville Neighborhood

- History
 - Kathy presented. Knightville starts at Legion Square and E St. and provided main corridor to Portland. Shaw’s opened in 1955 and started Mill Creek Shopping Center and Mill Creek neighborhood. Mill Creek Park was created in 1945, originally city dump. Park was originally named Knightville Park. Waterman

Drive was later built on fill. Current Shaw's location was a large flat field.

Knightville was a key business district before bridge was moved. Some of the housing dates back to the shipyards, at that time many people lived and worked in Knightville. Historic buildings include the Masonic Hall, some older residential homes, and Casco Bank building (on outer edge of neighborhood).

- Design Standards
 - Discussion around focusing on Knightville side streets
 - Current Knightville Design District/Village Downtown Design Standards apply to Ocean Street and only go one building deep
 - The Design Standards for Commercial and Neighborhood Activity Centers applies to these types of districts throughout the rest of the city
 - There are no design standards for area between C Street and Waterman Drive
 - There are no set residential design standards - but buildings on smaller/infill lots must undergo review by the planning board
 - Cavendish Design Study - completed in the 1980s, guided the redevelopment of the area - Tex to look it up to share with AHPC
 - Discussion around how to improve the walkability of the Knightville neighborhood
 - Current city priorities are improving sidewalks that are currently falling apart/dangerous
- Review Babe's Design Proposal
 - Current proposal's building height is too tall
 - Existing building is significant to Seventh Day Adventist - it is the site of Ellen G. White's first "vision"
 - Historic significance of building was not addressed in proposal - could be addressed using a plaque, kiosk, etc.
 - Currently no adaptive reuse requirement
- Potential Preservation Priorities in Knightville
 - Residential buildings on side streets
 - To determine Historic District we can select contributing and non-contributing houses, include:
 - Masonic Hall
 - Casco Bay Bank

- Older residential homes on side streets
 - Brick buildings at 13 Ocean Street
- National Historic Districts:
 - 20% tax credit - applies to commercial buildings
 - Would need to create a historic review process - include Maine Historic Preservation
- Local Historic District
 - Adds a layer of review
- Conservation District
 - Can develop design standards
 - Less review required
- Potential next steps:
 - Develop survey/educational materials to share with neighborhood
 - Alessa to look into finding literature on differences between National, Local, and Conservation District ordinances
 - Determine recommendation
 - Combine efforts with Comprehensive Planning Committee - meeting February 15th, Hannah attending
 - CPIC to determine if existing zoning rules are working
 - AHPC to attend March CPIC meeting and present educational materials, present options as opportunities if residents are interested
 - Present preservation options to neighborhood - perhaps by using a walking tour
- BBC Northern Ireland coming to film the city in March

Homework: Review National, Historic, and Local District materials.

Kathy made a motion to adjourn, seconded by Hannah and meeting concluded at 9:09 a.m.

Next Meeting: March 1, 2018 at 7:30 a.m.