

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Penny Pollard, Chair
Robert O'Brien, Vice Chair
Hilary Bassett
Joy Naifeh
Julia Tate
John Turk
Rob Whitten

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, October 5, 2022 at 5:00 PM. Due to the ongoing procedure of holding meetings remotely, the Historic Preservation Board will conduct this meeting by remote methods/technology at the Zoom link provided on the agenda and in accordance with the requirements of 1 M.R.S. 403-B and the City Council's Remote Participation Policy. Allow your computer to install the free Zoom app to get the best meeting experience.

If you are not able to attend live, a recording will be available following the meeting. For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment. For more information on submitting written public comments and participating in the remote meeting, please refer to the document, A Guide to Public Comment, Remote Mtg. and Public Participation, which can be found at <https://www.portlandmaine.gov/485/Development-Review>. Public comments will be taken for each item on the agenda during the estimated allotted time.

Written Public Comment

Written comments received by email before 12:00PM **the day before** the scheduled meeting date will be included in the agenda backup materials ("agenda packet"). Written comments received **by the aforementioned deadline** will be published in the agenda packet no later than 12:00PM the day of the meeting. Written comments must be submitted to hp@portlandmaine.gov. If you have any questions or feedback regarding this process, please email citymanager@portlandmaine.gov

Please note that the placement of each item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item start time: <https://www.portlandmaine.gov/602/Agendas-Minutes>.

You are invited to a Zoom webinar.

When: Oct 5, 2022 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing and Workshop 10/5/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/85443298306>

Or One tap mobile :

US: +19292056099,,85443298306# or +13017158592,,85443298306#

Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171

Webinar ID: 854 4329 8306

International numbers available: <https://portlandmaine-gov.zoom.us/j/85443298306>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 21, 2022**
 - i. Communication
Impact Study: *Bassett, Naifeh, O'Brien, Pollard, Turk present; Tate, Whitten absent*

- ii. Public Hearing
59 Atlantic Street: *Bassett, Naifeh, O'Brien, Pollard, Turk present; Tate, Whitten absent*
- iii. Work Shop
465 Congress Street: *Bassett, Naifeh, O'Brien, Pollard, Turk present; Tate Whitten absent*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 21, 2022

- i. Certificate of Appropriateness for Proposed Alterations; 59 ATLANTIC STREET; Joshua Longo & Jill Carboneau, Applicants. The Board voted 5-0 (Tate and Whitten absent) to approve the application, subject to conditions.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Proposed Alterations and Dormer Additions, 176 EASTERN PROMENADE; Sherry Dickstein and Kurt Lauenstein, Applicants. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-001849-2021.
- ii. Certificate of Appropriateness for Proposed Alterations, Additions, Site Alterations, and New Construction, 9 BOWDOIN STREET; Barbara and Robert Burgess, Applicants. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002160-2022.
- iii. Review & Recommendation to Maine Historic Preservation Commission regarding National Register Boundary Increase/Additional Documentation for 605 STEVENS AVENUE (St. Joseph's Academy & Convent/Catherine McAuley School).

6. WORKSHOP

- i. Preliminary Review of Proposed Construction of New Gazebo; WESTERN PROMENADE (51 VALLEY STREET); City of Portland, Applicant. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002214-2022.

7. CONSENT AGENDA

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: September 30, 2022
RE: 51 Valley Street (Western Promenade) – First Workshop– New Construction, Gazebo
PROJECT ID: HPBR-002214-2022
MEETING: October 5, 2022

Owner: City of Portland
Architect: Nancy Barba, Barba & Wheelock

A sign announcing the Historic Preservation Board's meeting on October 5, 2022 was posted at the property on September 23, 2022. A legal ad was published in the Portland Press Herald on September 23, 2022 and September 24, 2022, and 39 notices were sent to neighboring property owners within 100 feet of the subject property.

INTRODUCTION

In 2021, the Portland City Council formally adopted the Western Promenade Historic Landscape Master Plan, which was developed to guide future improvements within the park. The master plan, prepared for the City by KZLA Landscape Architects, documents the history of the Promenade, identifies its original design intent, documents its key character-defining features, assesses current conditions and makes recommendations for future improvements to the park. The overarching intent of any historic landscape master plan is to ensure that any work be informed and guided by the park's original design intent which is the basis for its historic designation.

The replacement of the historic gazebo, which was lost in the 1990s, was identified as a high priority in the Plan as it was an early feature and focal point within the Western Promenade. The City and the Friends of the Western Promenade have committed to seeing this important element returned to the park. To that end, the City committed to funding design services for a new gazebo, and the Friends will raise the funds for construction. Earlier this year, an RFP was release for design services and the firm of Barba & Wheelock was selected. Since then, the design team has been meeting with a Project Oversight Committee composed of:

- Matt Hyde, Friends of Western Promenade Board President
- Meg Adams, Friends of Western Promenade Board Member
- Bob Massengale, Portland Parks, Recreation, and Facilities Project Manager
- Evan Schueckler, Portland Historic Preservation Program Manager

This Oversight Committee has been providing preliminary feedback to the design team over a

series of meetings, including one onsite. At this stage, the design has developed sufficiently and there are still enough options that the design is being presented to the Historic Preservation Board for additional feedback and to address threshold questions.

After this workshop, the design will be developed further, and a cost estimate with several alternatives will be prepared to inform decisions regarding specific design elements and material choices. The final design will then return to the Board for a Public Hearing and final approval.

PROJECT SCOPE

Construct a new gazebo on the sight of the original 1891 gazebo designed by Stevens & Cobb, which was demolished in the late 20th century. The new gazebo is to reflect the design of the original, but be adapted to meet current code requirements, current use patterns, and safety concerns.

SUMMARY OF HISTORIC CONTEXT



Figure 1: Partial map of the Western Prom Historic Landscape, highlighting the Upper Park and showing the historic and proposed location for the gazebo with A. For further reference, the Thomas Brackett Reed Memorial is labeled with D (Western Promenade Historic Landscape Master Plan, Page 138)

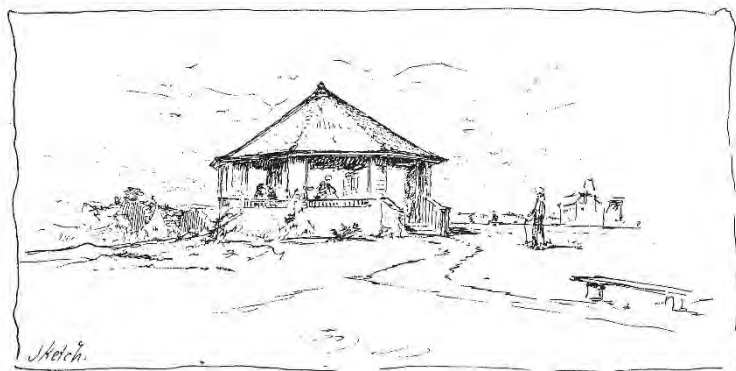


Figure 2: 1890 sketch of the Western Promenade Gazebo by John Calvin Stevens (Maine Historical Society Collection)

The original Western Promenade Gazebo was constructed in 1891 based on plans by the firm of Stevens & Cobb. Since the Western Promenade was originally established in 1836, the historic gazebo represents one of many changes and evolutions to the park that have taken place over its long history. The gazebo was located at the peak of an arched drive off of the primary path of the Western Promenade, curving around the Thomas Brackett Reed Memorial. The gazebo was a unique structure within the park, with no similar shade structures or occupiable buildings located elsewhere.



Figure 3: 2019 Google Street View image of the Eastern Promenade Gazebo.

While similar in function to the Eastern Promenade gazebo, which was constructed in the same year and also designed by Stevens & Cobb, the Western Promenade gazebo has a distinct design. There are historic Stevens & Cobb drawings and details for the Eastern Promenade gazebo; however, given the differences in design, they cannot be used as a basis for the Western Promenade.



Figure 4: Postcard of the Western Promenade Gazebo, Circa 1930. (Western Promenade Historic Landscape Master Plan, Page 34 & 142)



Figure 5: Postcard of the Western Promenade Gazebo, Circa 1936. (Western Promenade Historic Landscape Master Plan, Page 32 & 142)

The Western Promenade gazebo had a round footprint and an octagonal roof with an elevated floor accessed from two sets of stairs to the north- and south-east. The structure was frame, with shingle cladding evident in the limited historic images. The color of the gazebo is not known, as post cards from different eras show different color schemes and cannot be relied on for accurate colors, as the postcards were hand-painted after black-and-white photographs.

STAFF COMMENTS

While review of the proposed Gazebo should be based on the Standards for New Construction, consideration should also be given for the uniqueness of the structure within one of Portland's Designated Historic Landscapes, and towards the guidance offered in the Western Promenade Historic Landscape Master Plan.



Figure 6: Rendering looking east at preferred option for replacement Gazebo as developed through the master planning process. (Western Promenade Historic Landscape Master Plan, Page 144)

During the master planning process, a number of options were considered for a replacement structure ranging from a faithful reconstruction of the Stevens & Cobb Design to a new plaza on the site of the historic gazebo. After review of these options, and in light of modern safety concerns and accessibility standards, it was decided that a faithful reconstruction would not be feasible and that a plaza would also not meet the goals of reintroducing the gazebo element into the landscape. The preferred option borrows details and materials from the historic gazebo, but incorporates additional openness and accessibility. The preferred option also included new steps/seating on the western side of the gazebo cascading down from the at-grade floor level, opening up views and providing additional seating overlooking the Fore River and towards the White Mountains. This preferred option served as the starting point for the design team and the Project Oversight Committee.

The design as presented follows the same idea of matching the geometry of the original gazebo with a round base and octagonal roof. The base is framed by eight curved column supports over a round stone foundation, with each column aligning with a hip in the roof. The proposed floor of the gazebo would be entered through two at-grade entrances to the north- and south-east to align with the historic sidewalks that led to the gazebo. The design still includes a series of deep steps cascading three or four tiers down from the west side of the gazebo. However, the design team has been exploring several departures and refinements from the master plans schematic design.

One of these has been to incorporate an additional detail from the Stevens & Cobb design in the form of the “wing walls” that originally framed the entry stairs. In the proposed design, a single wing wall to the west side of the two at-grade entrances would be included to provide a welcoming feature to the gazebo, inviting people in from the path.

Additionally, the schematic design had shown seating being incorporated only on the east side of the pavilion, and using what appear to be pre-fabricated benches. The design team and oversight committee have been discussing using integral benches and incorporating them in the eastern and western halves of the gazebo. Currently, the proposal would be for the benches seats to tie into the column supports and have simple backrest elements that span between the columns allowing occupants to face into or out of the pavilion. While the oversight committee feels there's great potential in an integral bench design, cost estimation will include an alternate for an "off-the-shelf bench" as a potential cost savings for the project.

Another significant change has been to include an oculus in the roof of the gazebo to bring more daylight into the structure and add opportunities for night-time lighting. There is no evidence that the historic structure had such a feature, though it may have had a metal pinnacle as seen on the Eastern Promenade gazebo. While the proposed oculus would help to differentiate the historic gazebo from the new and make the structure brighter and more dynamic, the Board should weigh in on its appropriateness. Additionally, the Oversight Committee has some concerns about the cost implications of the feature and will have it included as an alternate in the cost estimate. The oculus may not be included in the final design even if the Board views the feature favorably.

The final major area of departure or further refinement is with regards to the materials of the gazebo. The historic structure was constructed of wood with wood shingles and the Master Plan offers guidance that these same materials should be maintained in the new design. However, early in the Oversight Committee's discussions, it was considered that perhaps more durable materials could be used given the original gazebo had been lost due to a lack of maintenance and the poor condition of its wood.

A number of materials were considered, including things like board-form concrete and ground-face CMU, but the Oversight Committee came to a consensus that the materials should still capture the texture and feeling of the original gazebo's shingle style exterior. To that end, the Oversight Committee has been leaning towards terracotta blocks to form the columns and wing walls. Terracotta has an inherent warmth in its more natural colors, and can be given almost any form or surface treatment, such as a raked surface with striations to emulate historic wooden shingles. Cast stone may also be an option with similar flexibility in its treatment. Again, the Board should discuss whether such an approach would be appropriate. While a terracotta or other masonry material would have the benefit of additional durability, the Oversight Committee did again discuss that there may be significant cost implications, so the cost estimate will also consider a frame structure with wood shingle siding as an alternative.

Regarding the material of other elements, the design is proposing a masonry floor of granite trim and granite or brick pavers over a concrete foundation. The granite trim would extend to the seats/steps on the west elevation, though at the at-grade entrances the existing sidewalk finish, as specified in the Master Plan, would extend to the edge of the gazebo. The underside of the roof would be exposed wood or engineered wood covered in slate roofing. Again, other roofing materials such as wood shingles or asphalt may be considered for cost reasons. The oculus, if

included would be glass with copper frame and flashing. For the bench seats, backrests, and railings wood, wood composites, and metal are all being considered.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
<u>1. Height</u>	
The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	The proposed gazebo height will be similar to, if not slightly shorter than, the historic gazebo, fitting comfortably within the historic landscape of the Western Promenade.
<u>2. Width</u>	
The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	The proposed gazebo width will be similar to the historic gazebo, fitting comfortably within the historic landscape of the Western Promenade, and fitting within the space between the historic walkways that led to the original gazebo.
<u>3. Proportion of principal facades</u>	
The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
Yes	The overall massing of the structure will be wide and horizontal, again fitting into the historic landscape, reinforcing its horizontality, and being reminiscent of the historic gazebo.
<u>4. Roof shapes</u>	
The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
For Board Deliberation	The proposed roof shape will match that of the historic gazebo with the exception of the added oculus, a contemporary feature meant to increase the openness of the structure and create opportunities for additional lighting.

<u>5. Scale of a structure</u> The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	The scale of the proposed gazebo will be very close to that of the historic gazebo, fitting comfortably within the long expanse of the Promenade, and nestling in among the plantings, pathways, and lawns of the park.

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u> The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
For Board Deliberation	The proposed widths of the openings will be comparable to those on the historic structure. However, the openings will be larger than originally on the structure. Integral benches and backrests will help to shorten the feelings of several openings, but the overall structure will be more open.
<u>2. Rhythm of solids to voids in facades</u> The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
For Board Deliberation	Proposed openings will be larger than on the original structure, and the structure will generally feel more open given the lack of a mostly continuous half wall.
<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
For Board Deliberations	Several options are being considered for the building materials, most of which do have a relationship to the context of the West End and the Western Promenade. Some options, in particular the more durable masonry and slate options, would depart from the cladding materials of the historic gazebo, but would capture some of the same feeling and texture.

Standard C. Relationship to Street	
<u>2. Rhythm of spacing and structures on streets</u> The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
Yes	The relatively small scale of the gazebo will not detract from the openness of the historic landscape. Additionally, its insertion in the location of the historic gazebo will reintroduce an important feature of the landscape and reconnect with historic sidewalks and paths.
<u>3. Directional expression of principal elevation</u> A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
Yes	The wide and horizontal massing of the gazebo will fit into the historic landscape, reinforcing its horizontality, and being reminiscent of the historic gazebo.
<u>4. Streetscape, pedestrian improvements</u> Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to or on a landmark, within a historic district, or within a historic landscape district which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.	
Standard Met?	Staff Comments
Yes	Construction of a new gazebo in the location of the historic one will reintroduce an important feature of the landscape and reconnect with historic sidewalks and paths. The overall scale and horizontal massing of the gazebo will also be compatible with the surrounding historic landscape.

Standard D. Other Standards	
<u>1. Compatible use</u> Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The proposed public use of the gazebo will be compatible with the passive recreational character of the Western Promenade Historic Landscape.

4. Contemporary design

Contemporary design for additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, material, and character of the property, neighborhood and environment.

Standard Met?	Staff Comments
For Board Deliberation	The proposed gazebo design, while drawing inspiration in its massing, scale, and placement from the historic gazebo, will have a clearly contemporary character in its detailing and use reflecting it as a product of its own time. Additionally, some of the proposed changes, such as a more durable masonry construction and the inclusion of an oculus could help to differentiate the structure from its historic counterpart.

ATTACHMENTS

1. Workshop Presentation
2. Workshop Outline Specifications
3. Excerpts from Western Promenade Master Plan
4. Portland Parks, Recreation, and Facilities Letter of Support

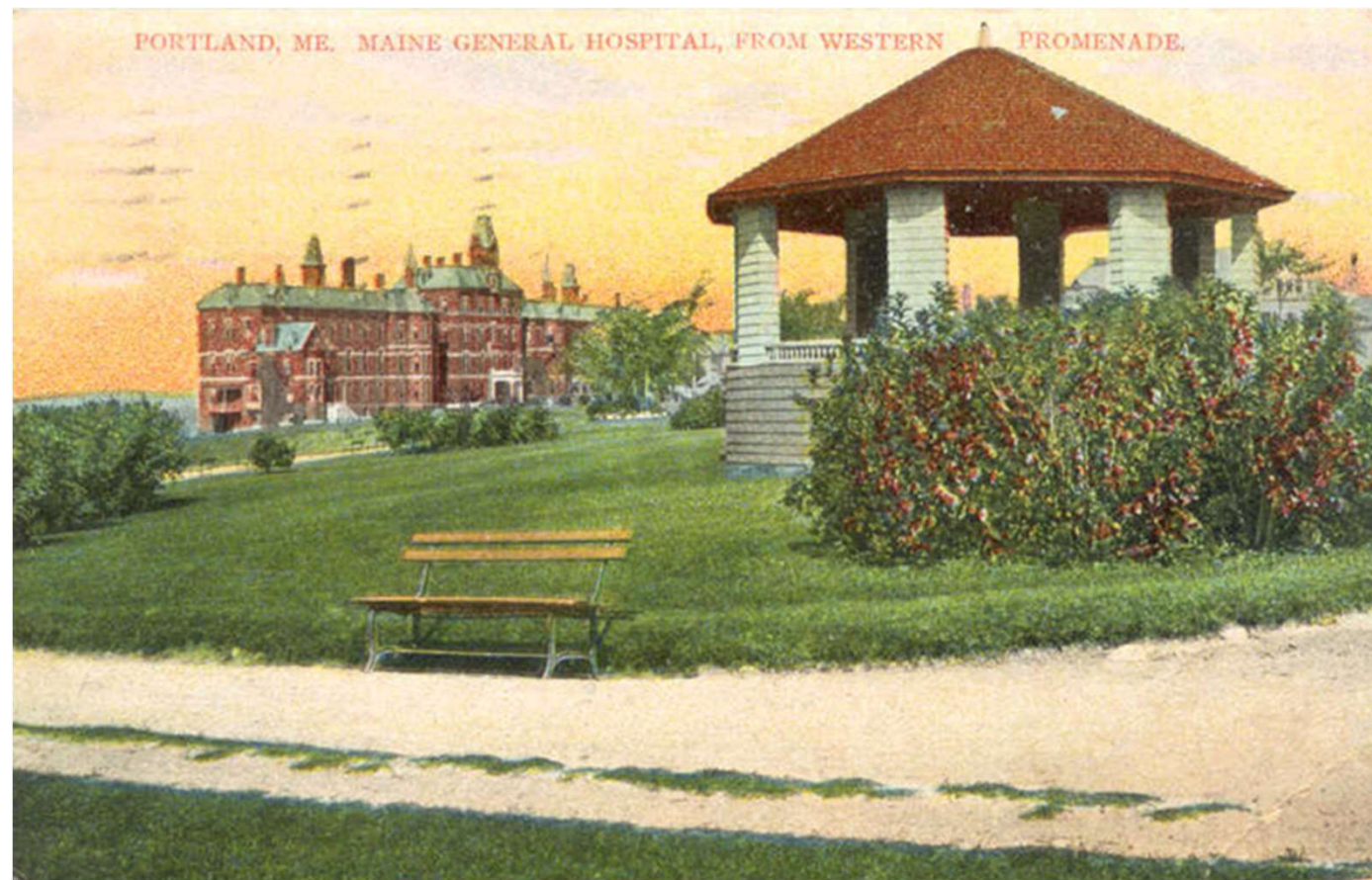
Western Promenade Gazebo Portland

Historic Preservation Commission Workshop Submission

October 5, 2022

Barba + Wheelock Architecture

Historic Photos – Original Gazebo



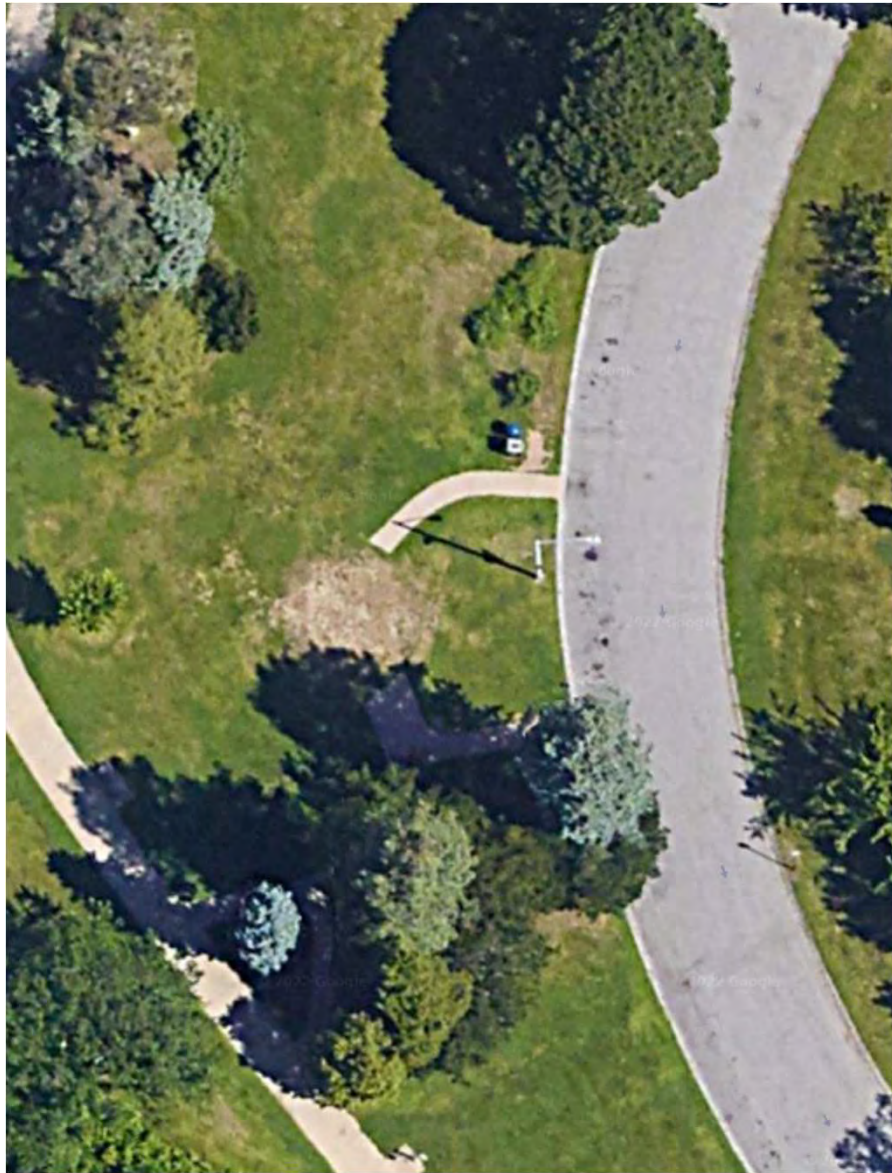
Historic Photos – Original Gazebo



Historic Photos – Original Gazebo



Existing Condition Photos



HP SUBMISSION 9/7/2022

5

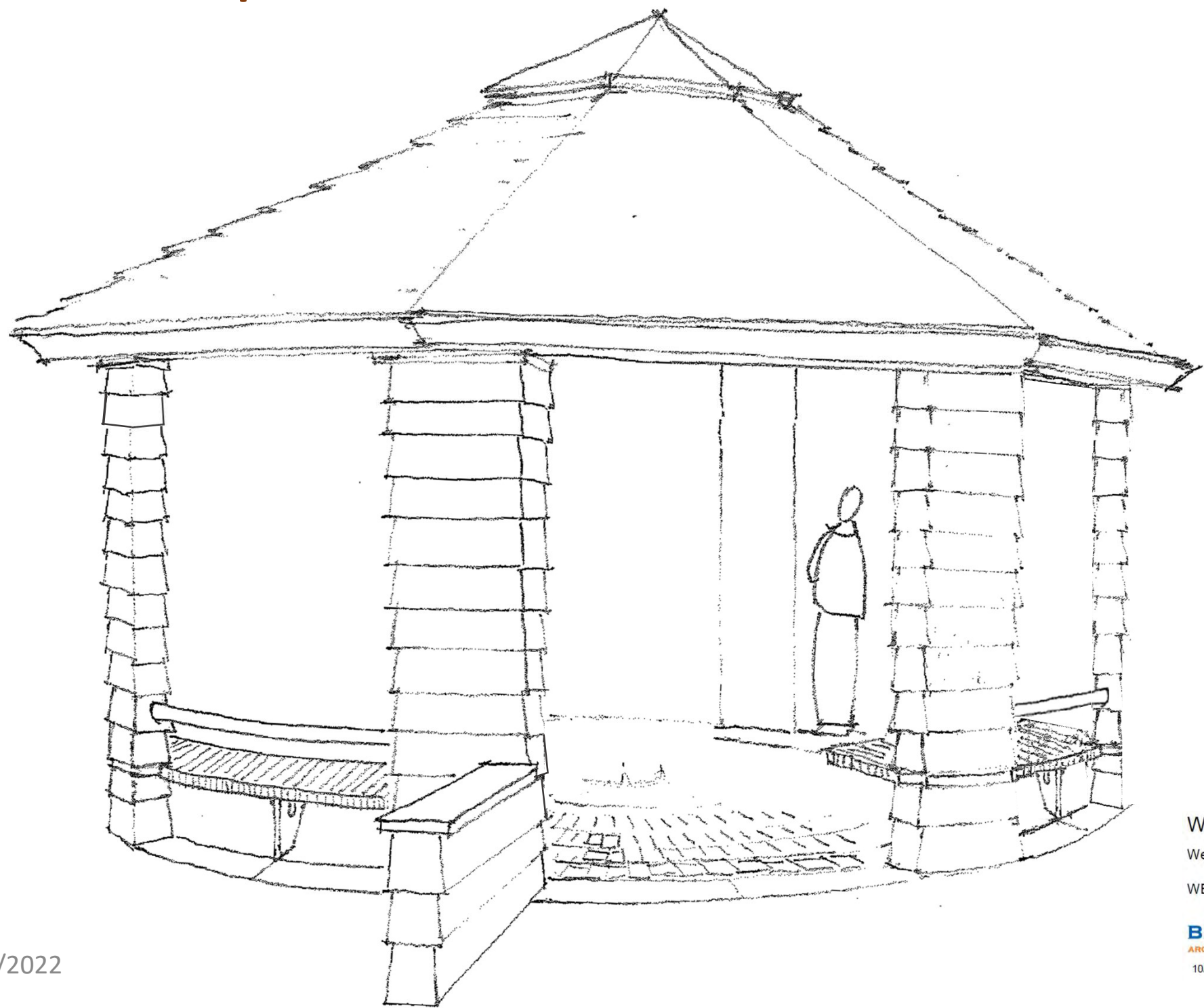
Western Promenade – Master Plan - 2020



Guiding principles

- A. Restore the design intent of William Goodwin's and the Olmsted Brothers' plans for the park—that is, a public open space to enjoy scenic views and recreate in a passive manner—while ensuring a safe and inviting park for all residents of Portland and visitors of all ages.
- B. Enhance opportunities for enjoying viewsheds through selective clearing/pruning of existing vegetation and invasive species removal.
- C. Emphasize that the Western Promenade is a 'signature park' of Portland, not only a neighborhood park. It should welcome all visitors, and it should be multi-generational.
- D. Maintain and restore character-defining features. Maintain historic materials (including plant materials) to the extent feasible. **Reintroduce missing historical features: the 1891 pavilion** and stairs on the northern slope.
- E. Implement site amenity and signage standards throughout the park. Consider established city of Portland standards as appropriate to the historic park setting. For site amenities which do not currently have standards, work with the City to establish them for historic landscapes.
- F. Ensure that proposed rehabilitation measures utilize durable high quality materials, standard amenities, and park components that ease maintenance and do not substantially increase reliance on City resources.
- G. Establish planting zones which are sensitive to the historical context but allow for the community's desire for sustainable plantings (i.e. turf alternatives, pollinator plantings) where appropriate.
- H. Consider connections into the park and how visitors access the site other than by car, i.e. bicycle and pedestrian routes.
- I. Create better connections within the park which allow for improved visitor experiences, i.e. loop trails.
- J. Establish walkway and trail standards that consider materials, widths, and other details. Define a hierarchy of walkway types and incorporate existing City standards for sidewalks.

Proposed Perspective Sketch



WESTERN PROMENADE GAZEBO

Western Promenade, Portland

WESTERN PROM GAZEBO

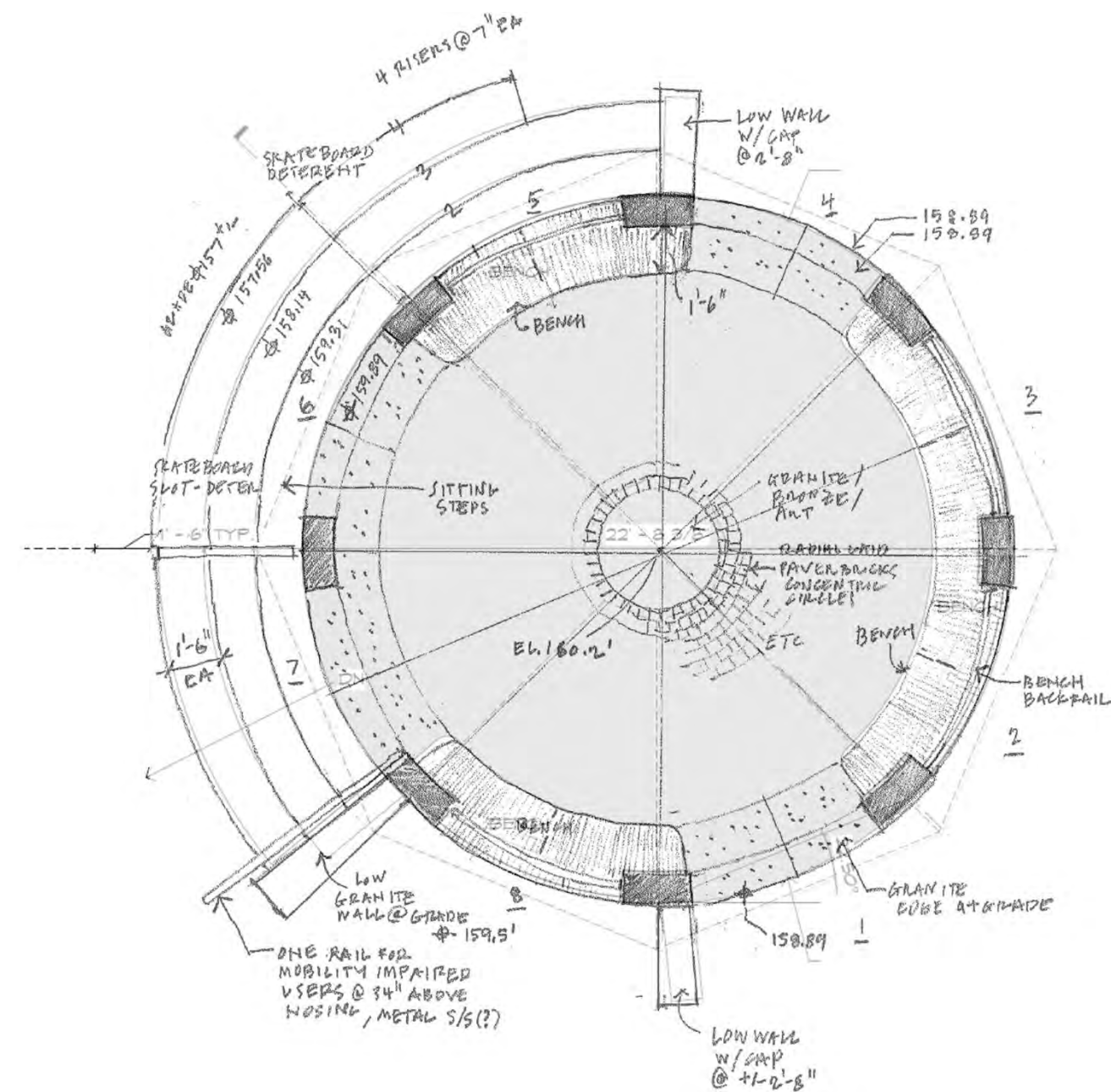
BARBA+WHELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION

10/05/2022

A000

7

Proposed Plan Sketch



HP SUBMISSION 10/5/2022

1	PROPOSED FIRST FLOOR PLAN
A100	1/4" = 1'-0"



BARBA + WHEELLOCK
ARCHITECTURE, SUSTAINABILITY, PRESERVATION
456 CAPRIC STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELLOCK.COM

NOT FOR
CONSTRUCTION

WESTERN PROM GAZEBO

City of Portland
Western Promenade, Portland

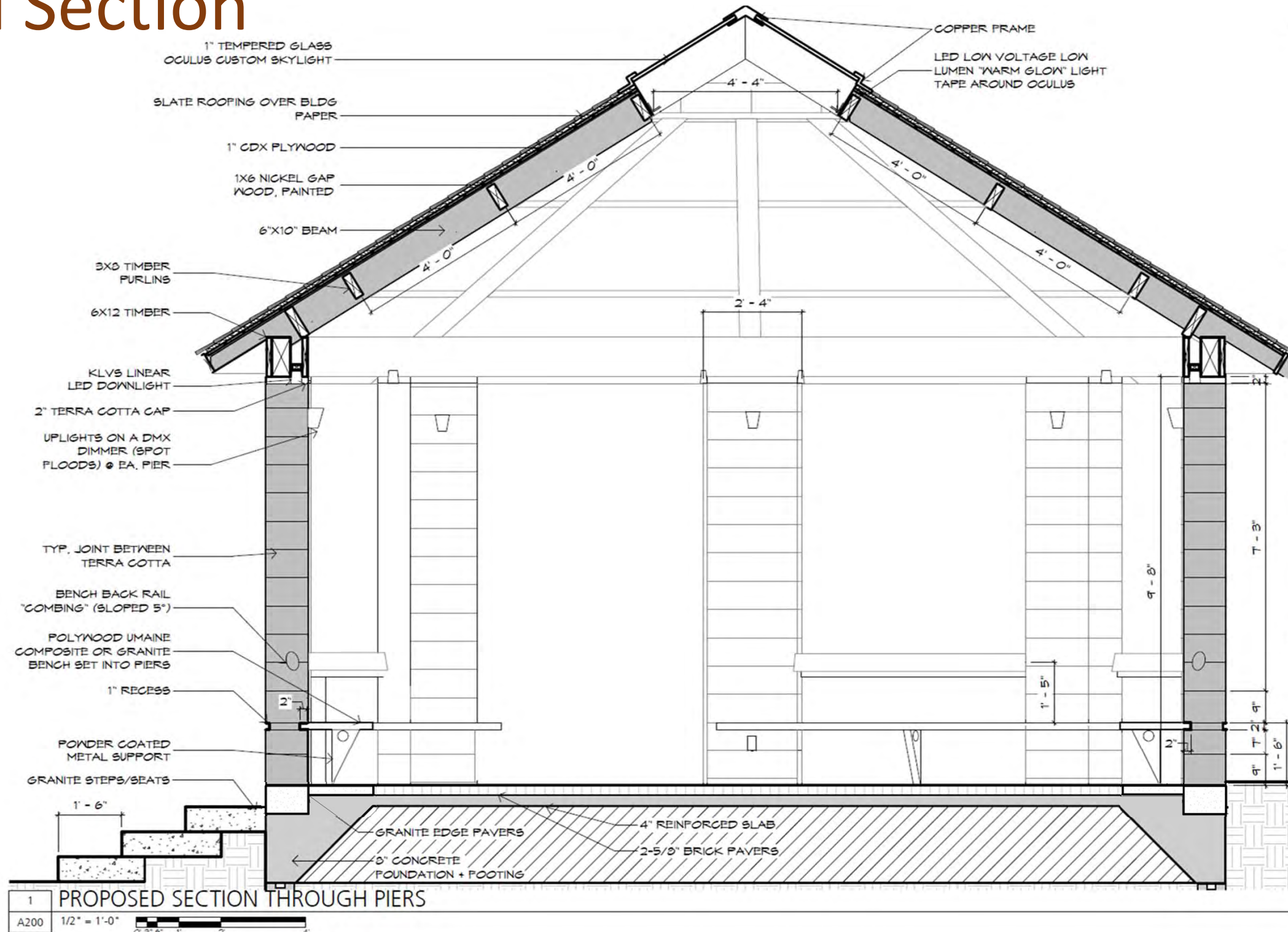
PROPOSED FIRST FLOOR PLAN

ISSUED FOR REVIEW
Schematic Design
DRAWN BY: OCK
DATE: 06/09/2022
Copyright 2022
Property of Barba + Wheellock

WESTERN
PROMENADE
GAZEBO
A100

1/4" = 1'-0"

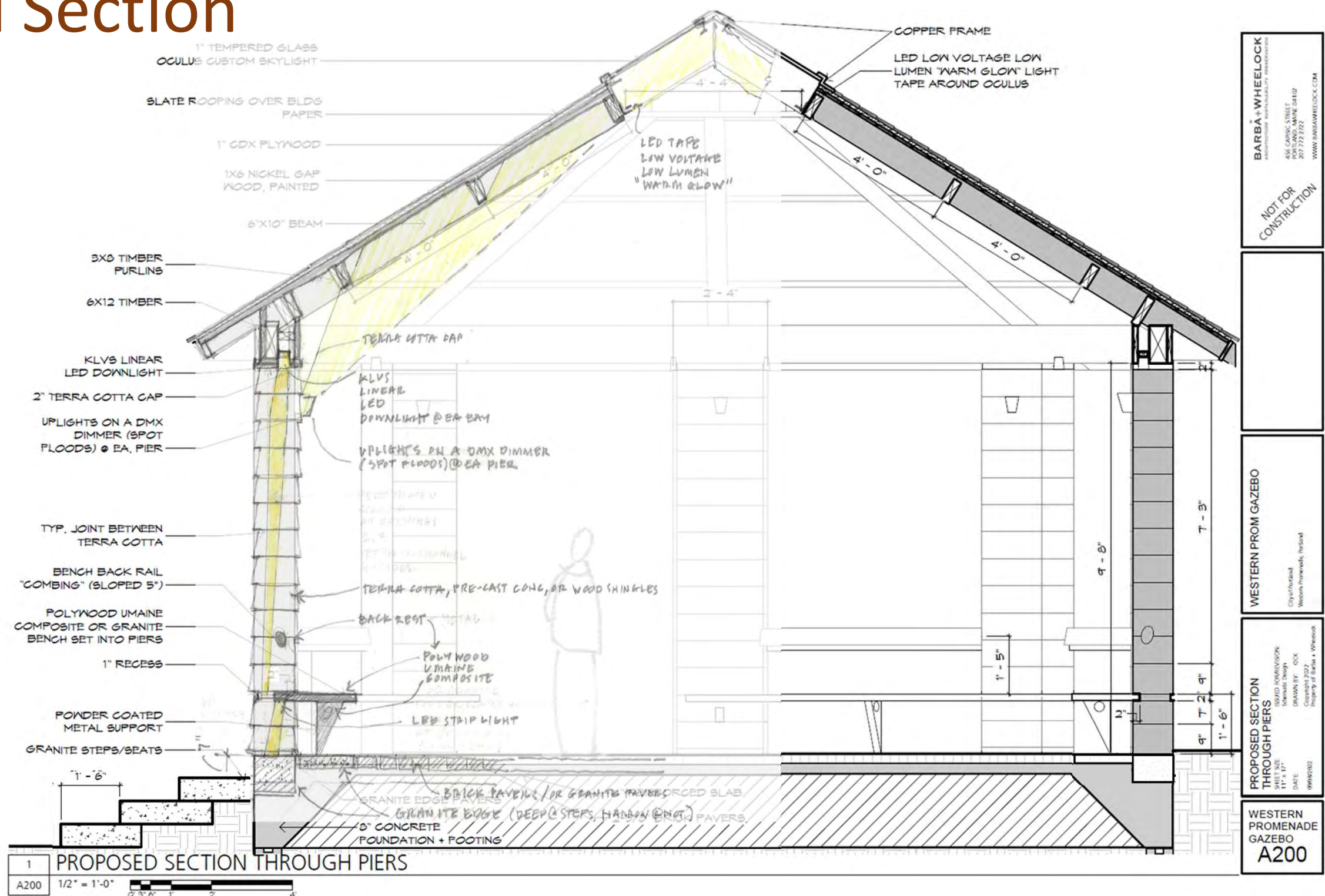
Proposed Section



BARBA + WHELOCK ARCHITECTURE 486 CANASC STREET WESTERN PROMENADE 202 772 7772 WWW.BARBAWHELOCK.COM
NOT FOR CONSTRUCTION
WESTERN PROM GAZEBO City of Portland Western Promenade, Portland
PROPOSED SECTION THROUGH PIERS SHEET SIZE: 11" x 17" DATE: 06/08/2022 ISSUED FOR REVIEW/CON: Schematic Design DRAWN BY: DCK CHECKED BY: DCK Copyright 2022 Property of Barba + Wheelock
WESTERN PROMENADE GAZEBO A200

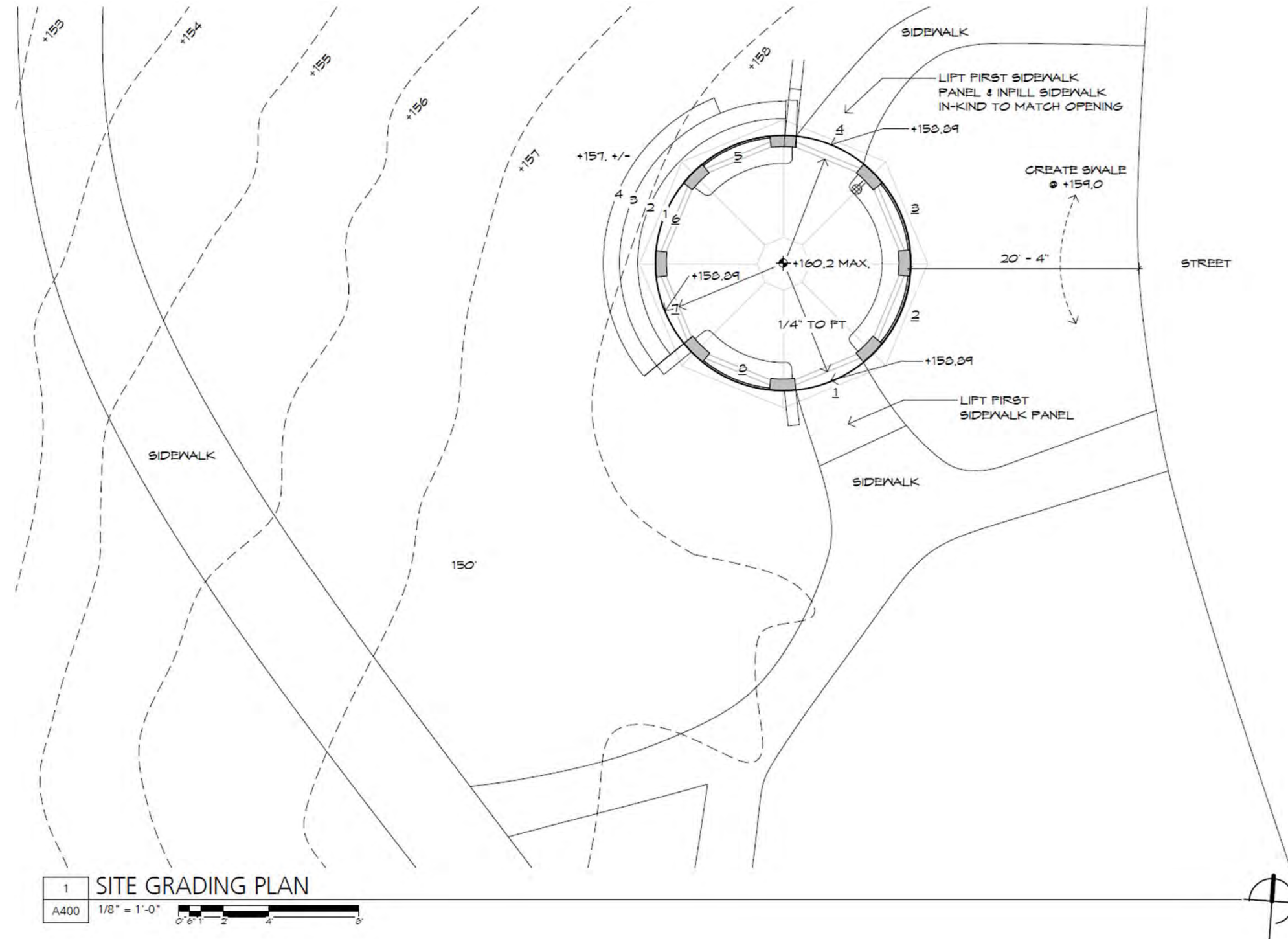
HP SUBMISSION 10/5/2022

Proposed Section



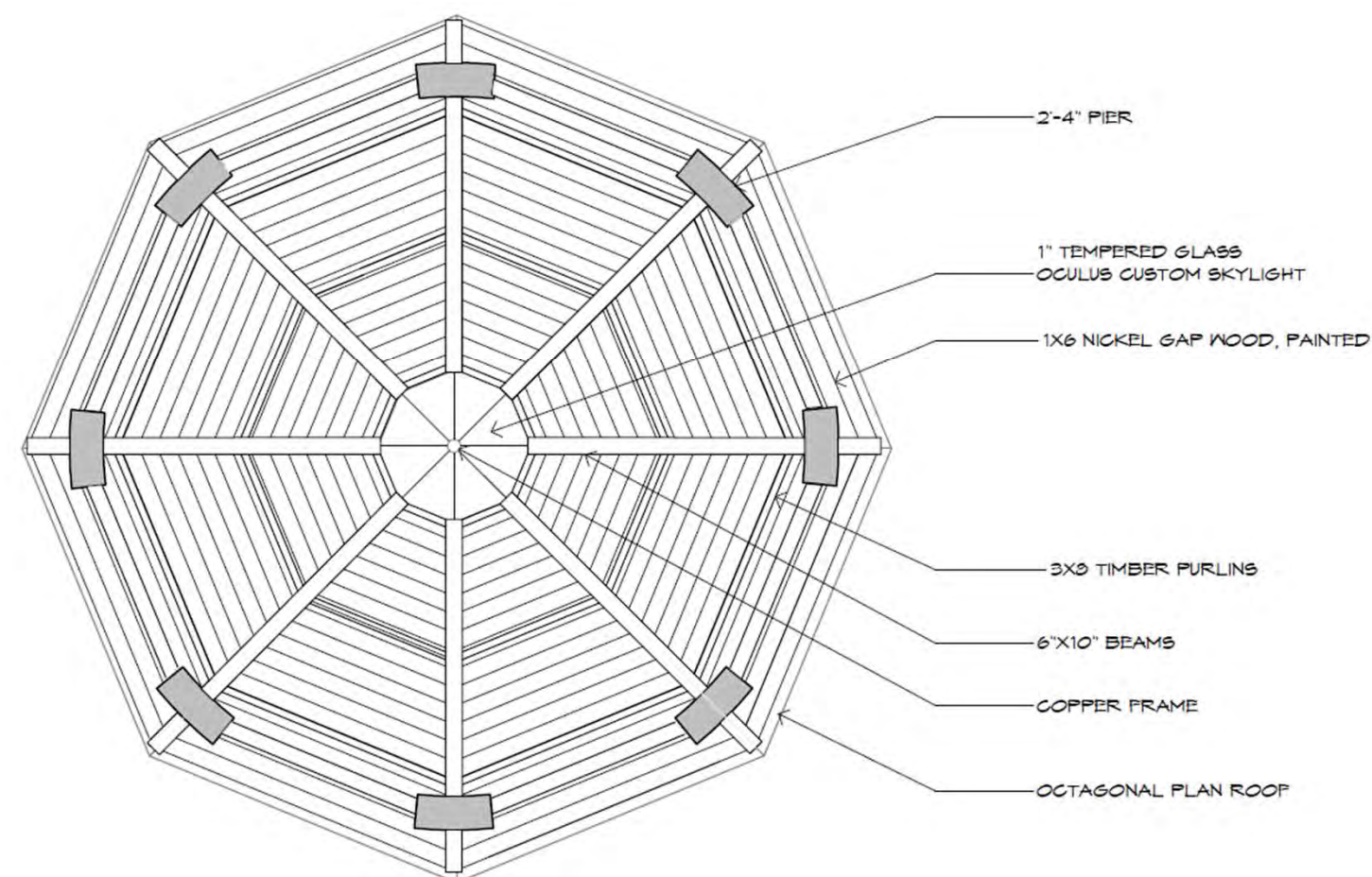
HP SUBMISSION 10/5/2022

Proposed Site Plan



HP SUBMISSION 10/5/2022

Proposed Reflected Ceiling Plan



1 PROPOSED REFLECTED CEILING PLAN
A300 1/4" = 1'-0"



BARBA+WHEELOCK
ARCHITECTS
455 GARDEN STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELOCK.COM

NOT FOR
CONSTRUCTION

WESTERN PROM GAZEBO

City of Portland
Western Promenade, Portland

PROPOSED REFLECTED
CEILING PLAN

ISSUED FOR REVIEW
Schematic Design
DATE: 09/08/2022
DRAWN BY: OCK
CHECKED BY: OCK
Property of Barba + Wheelock

WESTERN
PROMENADE
GAZEBO
A300

Copper Oculus Skylight Example



Terra Cotta Cladding

- Clear glazed
- Baked structural
- 12,000 psi
- Graffiti deterrent
- Line rake texture
- Extruded, full size 12" x 24" x TBD height with 8" pattern



Slate Roof



Brick + Granite Pavers

- Brick Pavers
 - Endicott Flashed or Morin Brick Waterstruck red brick
 - Radial or herringbone design with central circular granite paver
- Option: Granite cobblestone paver



Western Promenade Gazebo

Outline Specification for Cost Estimate

28 September 2022

1. **Roof Sheathing.** 1-1/8" APA RATED SHEATHING. The specification for that is APA RATED STURD-I-FLOOR, with span rating 48OC. The allowable load on that product for 4' span is 79 psf. So that will support the 42 psf snow load plus slate roof, etc.
2. **Purlins.** Assume select structural #1 white oak (option for hemlock). This will allow 4' on center spacing starting at the overhang, which makes good sense for the plywood dimensions. The purlins will be 4x8's.
3. **Rafters.** Assume 6x10 rafters structural #2 white oak (option for hemlock).
4. **Ceiling and wood trim.** 1x6 Radiata Pine, primed, square end, with nickel-gap, painted two coats, light color.
5. **Piers and cap.** Options for pricing:
 - a. Terra cotta, clear glaze, baked structural, 1200 psi, extruded, full size, 12 x 24 x tbd height, lightly line raked texture, pattern with a ¼ to ½ inch shadow line reminiscent of a clapboard angle, color tbd.
 - b. Northern Stone precast concrete (or similar with fine aggregate), add steel column structure to carry.
 - c. Wood shingle, 5 inches ttw, stained, Maybeck cedar shingles, add steel (or pressure treated wood) column structure to carry.
6. **Roofing.** Options for pricing:
 - a. Slate, northern black or gray.
 - b. Asphalt.

All roofing to have bright copper flashing.
7. **Skylight (Option).** Custom copper skylight at the Oculus, with 1" solid tempered glass panels.
8. **Bench and bench backrest.** Polywood or UM composite custom shape. UM composite or metal mid-span support, custom design.
9. **Railings.** Schedule 40 pipe, welded, galvanized and powder-coated.
10. **Sitting steps.** Granite blocks, full size. Radiused as shown, radiating end cuts.

11. **Flooring.** Granite edging, 2'-6" x 4" and 2'-6" x 8" at the step areas, and 3'-0" x brick thickness, center round. Brick pavers, either Morin Brick waterstruck red pavers, Endicott flashed pavers, or granite cobblestone pavers, square surface dimension, radially or herringbone laid.

12. **Lighting and Electrical**

- a. LED low voltage, low lumen, low glow strips at the Oculus
- b. LED Klus linear down lights at the perimeter
- c. Spot flood uplights on a DMX dimmer for the ceiling.
- d. Quad outlets (at two wall locations)
- e. Other electrical needs for concerts tbd

13. **Sidewalks.** Raise existing sidewalk panels or fabricate new to match as closely as possible.

14. **Concrete foundation wall.** May not need a slab on grade with brick pavers. TBD

15. **Grading.** Select grading to achieve floor slope for drainage.

16. **Landscaping.** Plantings as determined by others.

Pavilion

The 1891 pavilion designed by Stevens & Cobb was removed from the site in the late 1990s. In recent history, when it still stood, the pavilion was where the summer music concert series was held. The location is somewhat visible still in the landscape with the pathways leading to it and it is evident in historical aerial photographs.

When discussed with the community at the public meetings, the community was divided about reintroducing the pavilion. Many wanted to see the pavilion restored, while others felt that it was a nuisance that shielded illegal and illicit behavior. The pavilion was a part of the formal landscape which has been designated as an area for restoration to the extent possible by this master plan. However, given the safety concerns and accessibility standards—the original pavilion was set above finished grade by 3 steps and therefore would not comply with the current ADA Accessibility Guidelines—some modifications will be required.

As part of this Historic Landscape Master Plan, a study prepared a range of options from a faithful reconstruction based on available historical records to a plaza space located in the pavilion's original location but with no vertical or overhead structure. These options were reviewed by the Portland Police Department who were asked to share any



(top, bottom) Historical postcards of the 1891 Stevens & Cobb pavilion for detailing reference

SECTION 5 — HISTORIC LANDSCAPE MASTER PLAN: UPPER PARK

concerns that they have or problems noted with the exiting Eastern Promenade pavilion. Their feedback was that they do not often have issues at Eastern Promenade considering the high levels of use in the space, but they also offered that keeping sight lines as open as possible in a new pavilion would be beneficial to safety and security and would facilitate patrolling the space.

It was determined through these studies that reconstructing the historic pavilion was deemed unsuitable as it would not accommodate the public's safety concerns or ADA Accessibility Guidelines, and the open plaza space was also rejected as it did not conform to the goal of rehabilitating the 1891 pavilion.

A preferred option is a pavilion with architectural details borrowed from the original Stevens & Cobb pavilion of 1891, but which also opens up the pavilion by reducing the solid walls of the original structure. Renderings of what this pavilion could look like are included on the following pages. The renderings depict the columns extending to the ground creating transparency and discouraging inappropriate activity on the roadside of the pavilion. It also includes a row of curved benches providing seating. On the park side, the pavilion steps down to grade (approximately three steps), creating additional seating that is oriented towards

the desirable viewsheds and sunsets. These steps can be used for concerts, plays, story time, etc. and allow both the interior of the pavilion and the grass area in front of it to be used as performance space. This creates ample opportunities for flexible programming and, by reducing the solid walls of the original structure, it also addresses the security and safety concerns of the public, and provides the City with a space that can be used for small and large programming events. At the locations where the remnant walkways meet the pavilion, the access points can be graded to meet the interior elevation of the pavilion to provide universal accessibility,

It is the intent that the pavilion be located at its original location when reintroduced to the park. It was also determined that the original materials (i.e. red shingled roof, cedar shakes on the walls and columns) should be maintained and that the Shingle Style architecture of the original structure should inform the design of the new pavilion. The size of the pavilion is based on the remnant imprint that can be seen when the turf has gone dormant and is reflected in historical aerial photography images. Because no historical plans have been located, this is the best method to determine size. The pavilion in the sketches has been shown at 25 feet in diameter. A final design by an architect should be undertaken prior to further planning.

PREFERRED REPLACEMENT PAVILION ALTERNATIVE



(top) Rendering of preferred option for pavilion replacement—looking down the escarpment towards the Fore River



(bottom) Rendering of preferred option for pavilion replacement—looking towards the Western Promenade roadway

SECTION 5 — HISTORIC LANDSCAPE MASTER PLAN: UPPER PARK

Based on the state of Maine's GIS resources which provides topography with 2-foot contours available, some earthwork and re-grading may be necessary with the reintroduction of the pavilion. While the majority of the main walkway in the upper park appears to be well within the range of accessible gradients for accessible routes (up to 4.9%; most appear to have less than 1.5% longitudinal gradient), there is one section that appears to be greater than 5.0%. This area extends from near where the pavilion walkway connects to the main walkway and extends approximately 75 feet to the north. Based on the data, the grades may be able to be adjusted with earthwork in the area, as they are less than 6.5%. Otherwise, restoring the walkway in this area would require the installation of a handrail and straightening of this portion of the walkway.

Benches & seating

During the on-line survey, additional seating was a frequent request. Comments included creating seating that is more conversation-friendly and creating spaces that encourages the community to gather and recreate together. Reintroducing a version of the pavilion will accomplish that within the formal portion of the park.

Benches in the park are often placed behind large shrub plantings, which as they are often lilacs, smell lovely in spring, but obscure the views.

Locations of benches should be adjusted after plantings have been altered to ensure positive and clear viewsheds. Locations should reflect the historical alignment of having several benches lined up along the walkway near the core of the park.

As the benches are placed, the old concrete and wood benches should be replaced with the 1939 Worlds Fair iron and ipe benches.

For the complete Western Promenade Historic Landscape Master Plan:

<https://content.civicplus.com/api/assets/38c2d01f-e976-47ab-b654-29cb3abd44a1>

Parks, Recreation and Facilities Management

Ethan Hipple

Director

Alex Marshall

Parks Director

9-30-2022



The division of Parks in Portland's Parks, Recreation and Facilities department is working with the Friends of Western Promenade, the City of Portland's Historic Preservation Office and Architectural Consultants Barba and Wheelock to create a sensitive Pavilion design in keeping with the 2021 Western Promenade Historic Landscape Master Plan. We are further focused on how the design will meet the needs of the Public and the staff that takes care of it, as well as ensuring it fits within surrounding contexts of the Park and West End neighborhood.

We are supportive of the consideration given to high material durability that is both aesthetically and historically sensitive, and are pleased the design thinking includes both options for a cast terracotta material for columns and structure, or a less durable, but more affordable wood construction. Either Terracotta or wood construction references contextual architectural materials in the surrounding neighborhoods, and can be done in a manner that is historically appropriate.

We also feel that the current design process is focused to ensure an inclusive and ADA accessible space will connect with existing pathways, and advocate for having electrical elements within the structure lighting for safety and security purposes. This space is one that will have an openness to encourage enjoyment of views and provide shelter for visitors from inclement weather or a nice place to sit.

We're excited for the direction this effort is taking and look forward to HPC support!
Sincerely,

Alex Marshall, Director
City of Portland Parks, Recreation, & Facilities

Robert Massengale, RLA, Project Manager
Portland Parks, Recreation, & Facilities

From: **Matthew Hyde** <hydemg@gmail.com>
Date: Thu, Sep 29, 2022 at 12:22 PM
Subject: FoWP Letter to HPB Gazebo Design
To: Evan Schueckler <evans@portlandmaine.gov>
Cc: succop <succop@twc.com>

Evan,

Let me know if you think this is constructive to HPB workshop setting. If so, please include with information they receive in advance.

Thank you,

-Matt Hyde



Friends of Western Promenade
P.O. Box 4302
Portland, ME 04101

September 29, 2022

Historic Preservation Board
C/O Evan Schueckler, Historic Preservation Program Manager
City Hall, City of Portland
389 Congress St.
Portland, ME 04101

Re: Western Promenade Gazebo Design

Dear Historic Preservation Board:

I am writing today to voice our organization's strong commitment to the Western Promenade Master Plan and more specifically, support for the Western Promenade gazebo design work in front of you.

As representatives of Portland's National Register of Historic Places park non-profit community, we recognize the importance of maintaining and improving our urban greenspaces; our collective experience with Covid over the last few years certainly put an exclamation point on the need to do this work.

The City of Portland formally adopted the Western Promenade Master Plan in 2021, its purpose to inform and guide rehabilitation efforts at the Western Promenade park. The restoration of the gazebo to the upper park was identified as a first tier priority item in the plan given its prominence, and utility, during the period of historic significance. The Master Plan designated preservation treatment of rehabilitation allows the new design to consider current day circumstances in the context of the historic landscape in which the gazebo will be located. We believe the gazebo design committee work to date captures this intent.

Thank you for your consideration of this project. We look forward to hearing your thoughts and/or suggestions on the gazebo design, the important first step in its reintroduction to the Western Promenade.

Sincerely,

Matthew G. Hyde
President, Friends of Western Promenade