

Historic Preservation Board

Wednesday, April 3, 2024 at 5:00 PM City Hall, Room 24 (Basement Level); and Zoom.



MEMBERS

Robert O'Brien (Chair)
Brad Miller (Vice Chair)
Hilary Bassett
Ashley Keenan
Valerie Paquin-Gould
Brian Sosebee
Rob Whitten

HYBRID PARTICIPATION:

The Historic Preservation Board invites the public to attend the meeting in person or Zoom pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Please check the [Agenda Center](https://portlandme.portal.civicclerk.com) prior to the meeting (<https://portlandme.portal.civicclerk.com>) to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting as well as start times for each item as placement on the agenda can change.

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting. For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be asked to unmute by the host when it is time for public comment.

You are invited to a Zoom webinar.

When: Apr 3, 2024 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing 4/3/2024

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/87659899054>

Or One tap mobile :

+13092053325,,87659899054# US

+13126266799,,87659899054# US (Chicago)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 931 3860 US, +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC)

Webinar ID: 876 5989 9054

International numbers available: <https://portlandmaine-gov.zoom.us/j/87659899054>

PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

Please note that the placement of each item on the agenda is subject to change. Please check the [Agenda Center](#) prior to the meeting for the item start time.

AGENDA:

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON MARCH 6, 2024**

- i. **WORKSHOP**
1 Bean Pot Circle: *Bassett, Keenan, Miller, O'Brien, Sosebee present; Paquin-Gould recused; Whitten absent*
42 Atlantic Street: *Bassett, Keenan, O'Brien, Paquin-Gould, Sosebee present; Miller recused; Whitten absent*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON MARCH 6, 2024

- i. No Decisions to Report

4. COMMUNICATION AND REPORTS

- i. 2023 Historic Preservation Board Recap. Staff will provide a recap of Historic Preservation Board activity during the 2023 Calendar Year.

5. PUBLIC HEARING

- i. Certificate of Appropriateness for New Construction; 64 PINE STREET; 64 Pine Street LLC, Applicant. Plan Number: HPBR-002757-2023.
- ii. Certificate of Appropriateness for Shared Use Pathway; 61 PARK AVENUE (DEERING OAKS PARK); City of Portland, Applicant. Plan Number: HPBR-002687-2023

6. WORKSHOP

- i. No Workshop Items

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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: March 29, 2024
RE: 2023 Historic Preservation Program Recap
MEETING: April 3, 2024

The following is a summary of the reviews conducted by the Historic Preservation Program over the 2023 Calendar year:

	Received*	Approved*
Board Reviews	24	19
Administrative Reviews	80	91
Permit Reviews	428	430

*The number of received and approved applications differ as applications are not always approved in the year they were received. Many Board and Administrative reviews also result in multiple subsequent permit reviews. Not all received applications are pursued through to approval by the applicants.

TRANSITION TO HYBRID MEETINGS

Beginning on August 2, 2023, the Board transitioned from a fully remote meeting format to a hybrid meeting format, with the Board meeting in-person for the first time since early 2020, and offering opportunities for the public to engage both in person and via zoom.

HIGHLIGHTED BOARD APPROVALS

25 Forest Avenue - HPBR-002249-2022

On May 3, the Board voted to approve a new entrance canopy and signage for Portland Stage at the former Odd Fellows Hall at 25 Forest Avenue within the Congress Street Historic District



Figure 1: Nighttime rendering of the approval entrance canopy and signage.

672 Stevens (Evergreen Cemetery) - HPBR-002364-2023

On May 3, 2023, the Board voted to approve the expansion of Evergreen Cemetery along Stevens Avenue. The expanded area will include 615 additional full burial plots and 104 plots of cremated remains.



Figure 2: Approved plan of the Evergreen cemetery expansion.

511 Congress Street - HPBR-002418-2023

On May 3, the Board voted to approve construction of an egress stair tower addition to 511 Congress Street within the Congress Street Historic District. The existing structure is noncontributing to the district, but the approved addition will allow for the conversion of the building to a primarily residential use, including 107 new residential units.



Figure 3: Existing and proposed renderings of the rear stair tower addition.

Deering Oaks, State Street Gate Lights - HPBR-002379-2023

On July 19, the Board voted to approve the temporary installation of new, contemporary lights atop the State Street Gate piers within the Deering Oaks Historic Landscape District. The lights are intended by the Friends of Deering Oaks as a temporary installation while funds are raised to reconstruct the missing historic lights.

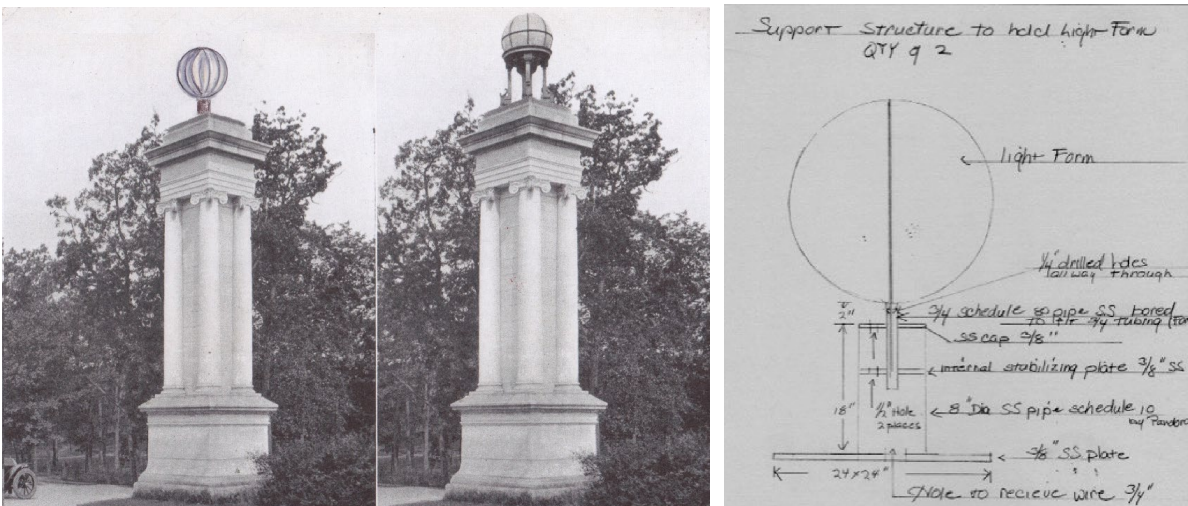


Figure 4: Artists sketch and section showing the design of the approved lights.

25 Casco Street (48 Brown Street) - HPBR-002541-2023

On August 2, the Board voted to approve construction of a new 54-unit affordable housing project on a surface parking lot along Casco Street within the Congress Street Historic District.



Figure 5: Rendering of the approved development along Casco Street.

58 Fore Street, Blocks 4 & 6 - HPBR-002380-2023 & HPBR-002391-2023

On August 2, the Board voted to approve the Block 4 & 6 developments at 58 Fore Street, partially within the Portland Company and Munjoy Hill Historic Districts. The development would include 396 new residential units, over 80,000 square feet of commercial space, and a 128-room hotel. The development includes Block 5 which, along with portions of Blocks 4 & 6 lies outside the Historic Districts.



Figure 6: Rendering showing Blocks 4, 5, & 6 as presented by the applicant.

73 Newbury Street, Abyssinian Meeting House - HPBR-002369-2923

On October 18, the Board voted to approve a rear addition and site improvements to the Abyssinian Meeting House, and individual Landmark located along Newbury Street.

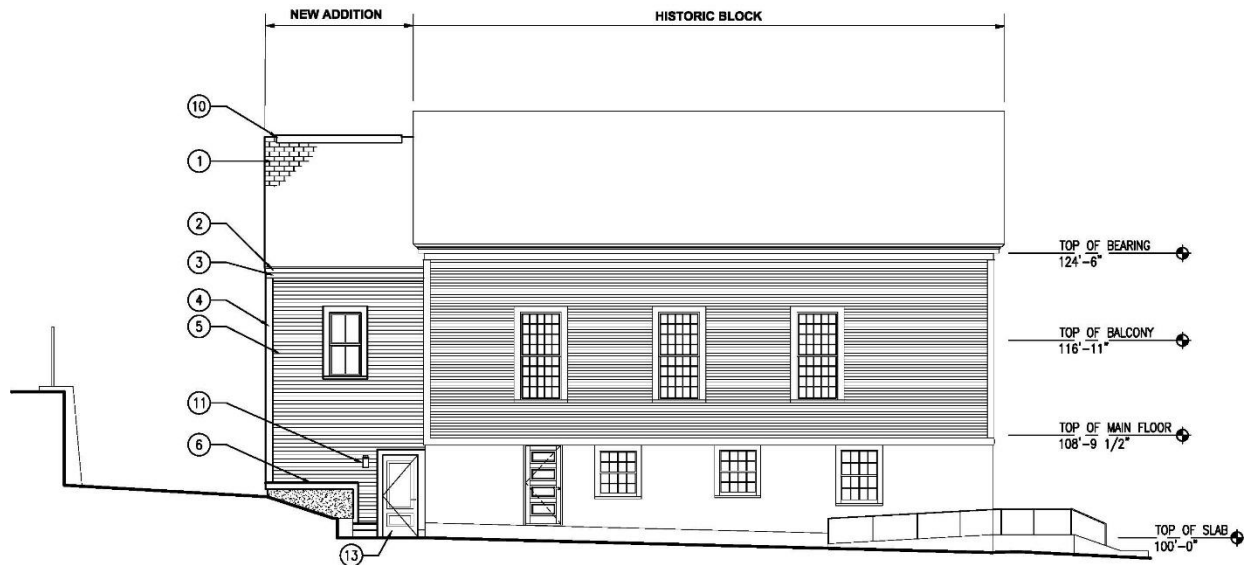


Figure 7: West elevation showing the rear addition.

COMPLETED CONSTRUCTION

During the April 3 meeting, staff will present a brief slideshow of highlighted projects that completed construction in late 2022 or during 2023. The presentation will include before images or approved plans/renderings.

ATTACHMENTS

1. 2023 Board Reviews
2. 2023 Administrative Reviews
3. 2023 Permit Reviews

<u>Plan Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Plan Description</u>	<u>Plan Type</u>	<u>Plan Work Class</u>	<u>Plan Apply Date</u>	<u>Plan Complete Date</u>	<u>Plan Status</u>
HPBR-002353-2023	115	THAMES ST	Add translucent polycarbonate roof panels about (475sf) and clear operable window screens to an existing exterior steel trellis structure at 115 Thames Street to help keep wind and rain off restaurant patrons.	HP Board Review	HP Minor Board Review	1/25/2023	2/24/2023	Approved by Board with Conditions
HPBR-002364-2023	672	STEVENS AVE	This project covers the last phase of Evergreen Cemetery's expansion just off of Stevens Ave. The project includes creation of 600 new lots as well as a new road to accomodate visitors and our workers as well.	HP Board Review	HP Major Board Review	2/2/2023	5/4/2023	Approved by Board with Conditions
HPBR-002369-2023	73	NEWBURY ST	The Committee to Restore the Abyssinian requests an initial workshop to review proposed work to complete rehabilitation work on the building and site. The full build-out includes a small addition to accommodate egress and toilet room requirements. Work also includes introduction of ADA access at the front of the building, comprehensive site work including site lighting.	HP Board Review	HP Minor Board Review	2/6/2023	10/24/2023	Approved by Board with Conditions
HPBR-002379-2023	27	PARK AVE	Temporary Lighting Fixtures on Granite Pillars	HP Board Review	HP Minor Board Review	2/17/2023	8/2/2023	Approved by Board with Conditions
HPBR-002380-2023	58	FORE ST	Block 4 - Proposed multi-use building on the Portland Foreside site. Portions of the building are in the Portland Company Historic District and within 100' of the Munjoy Hill Historic District.	HP Board Review	HP Major Board Review	2/21/2023	8/3/2023	Approved by Board
HPBR-002391-2023	58	FORE ST	This application is for the review of Block 6 of the Portland Foreside Development, a portion of which is located within the Munjoy Hill Historic District.	HP Board Review	HP Major Board Review	3/2/2023	8/3/2023	Approved by Board
HPBR-002418-2023	511	CONGRESS ST	Exterior Stair Tower Addition to an existing building	HP Board Review	HP Major Board Review	3/23/2023	5/4/2023	Approved by Board with Conditions
HPBR-002480-2023	19	WEST ST	The existing building will contain parking under with apartments on the first and second floor and a third floor added to the building, set back six feet from the edge of building. Windows will be replaced with new windows, two over one per original design. Four town houses are proposed as duplexes. The front will be a granite planter and porch. The facade design is based on traditional design integrating with the neighborhood with the top floor windows introducing a more contemporary element in its size. The exterior materials will be granite, brick and metal. The metal has not been selected at this time, but we are considering lead coated copper, Zink, or copper. The rear elevation, not seen from the street, is more contemporary in design and is predominantly glass.	HP Board Review	HP Major Board Review	4/24/2023	1/4/2024	Approved by Board with Conditions
HPBR-002501-2023	169	STATE ST	Replace existing granite steps with new granite steps	HP Board Review	HP Minor Board Review	5/4/2023		On Hold
HPBR-002541-2023	48	BROWN ST	New Construction 5 story, 54 unit Apartment building	HP Board Review	HP Major Board Review	5/26/2023	8/7/2023	Approved by Board
HPBR-002551-2023	215	COMMERCIAL ST	Upper Level inverted roof dormer addition.	HP Board Review	HP Minor Board Review	6/5/2023	7/20/2023	Approved by Board with Conditions

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HPBR-002580-2023	48	WESTERN PROMENADE	Remove existing concrete block cap and replace with granite same size, remove crushed stone driveway and replace with asphlat same size, add 2 granite posts at end of driveway	HP Board Review	HP Minor Board Review	7/5/2023	7/11/2023	Approved
HPBR-002605-2023	106	PINE ST	Exterior landscaped stair and new door for new basement access	HP Board Review	HP Minor Board Review	7/25/2023	2/12/2024	Approved by Board with Conditions
HPBR-002649-2023	1168	WESTBROOK ST	Westbrook St. - 1168 (New single family home on existing parcel.)	HP Board Review	HP Major Board Review	8/28/2023	12/7/2023	Approved by Board with Conditions
HPBR-002651-2023	25	MORNING ST	Build out of existing unfinished attic, altering existing roofline to add dormers on the north and south elevations	HP Board Review	HP Minor Board Review	9/4/2023	12/12/2023	Approved by Board
HPBR-002660-2023	84	COMMERCIAL ST	Commercial St. - 84 (Renovations to existing building, 851 SF 2-story addition and expand rear decks.)	HP Board Review	HP Minor Board Review	9/18/2023	10/27/2023	Approved by Board with Conditions
HPBR-002667-2023	489	CUMBERLAND AVE	Cumberland Ave. - 489 (Replace slate roof with landmark pro colonial slate max def asphalt shingles.)	HP Board Review	HP Minor Board Review	9/24/2023		In Review
HPBR-002668-2023	192	DANFORTH ST	Danforth St. - 192 (Replace Front Entry Double Door to the original Single door style. Replace entry stairs and railing.)	HP Board Review	HP Minor Board Review	9/25/2023	11/6/2023	Approved by Board
HPBR-002687-2023	61	PARK AVE	Park Ave. - 61 (Shared use pathway)	HP Board Review	HP Minor Board Review	10/12/2023		In Review
HPBR-002695-2023	184	STATE ST	State St. - 184 (Installation of simulated slate roofing on two sections of roof at the corner of Pine St. and State St.)	HP Board Review	HP Minor Board Review	10/23/2023		In Review
HPBR-002703-2023	86	MORNING ST	Morning St. - 86 (Rehabilitation of accessory carriage house and change of use from Storage to Accessory Dwelling Unit. No additions will be made to the structure. Work will consist of replacing foundation and rotted lower portion of balloon stick-frame structure, repairing/replacing exterior finishes, modifying exterior openings, and the entire interior residential fit-out.)	HP Board Review	HP Minor Board Review	10/27/2023	12/7/2023	Approved by Board
HPBR-002723-2023	1	BEAN POT CIR	Bean Pot Circle - 1 (Codfish pier and building replacement)	HP Board Review	HP Major Board Review	11/13/2023		In Review
HPBR-002732-2023	269	COMMERCIAL ST	Commercial St. - 267-271 (Remove chimney on corner Cross and Commercial St. is causing the roof to sag with crumbling bricks. There is also roof leakage around the chimney.)	HP Board Review	HP Minor Board Review	11/16/2023		In Review
HPBR-002757-2023	64	PINE ST	64 Pine Street - (New 4 story construction. 9 condos, with a commercial unit on the first floor and mechanical parking.)	HP Board Review	HP Major Board Review	12/11/2023		In Review

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HPAR-002331-2023	1247	WESTBROOK ST	The Applicant is installing a seasonal dock consisting of a pier, ramp, and float. The structures will be in place for less than 7 months.	HP Administrative Review	1/5/2023	1/31/2023	Approved
HPAR-002336-2023	129	PINE ST	Request for review to change parking lot size	HP Administrative Review	1/9/2023	2/3/2023	Approved with Conditions
HPAR-002344-2023	64	MELBOURNE ST	REMOVE AND REPLACE 9 WINDOWS, SAME SIZE LIKE W/LIKE, NO STRUCTURAL CHANGES - BASEMENT	HP Administrative Review	1/20/2023	5/30/2023	Approved with Conditions
HPAR-002348-2023	90	CAPISIC ST	Replace existing 2 over 2 windows with Marvin Infinity windows with tempered glass	HP Administrative Review	1/23/2023	3/15/2023	Approved with Conditions
HPAR-002349-2023	43	WEST ST	We would like to replace the fence between our property and our neighbors. We have drawings that are very similar to the existing fence, but new.	HP Administrative Review	1/23/2023	3/14/2023	Approved with Conditions
HPAR-002350-2023	176	VAUGHAN ST	REMOVE AND REPLACE 22 WINDOWS, SAME SIZE, LIKE W/LIKE, NO STRUCTURAL CHANGES	HP Administrative Review	1/23/2023	3/24/2023	Approved with Conditions
HPAR-002351-2023	148	STATE ST	REMOVE AND REPLACE 7 WINDOWS - SAME SIZE - NO STRUCTURAL CHANGES	HP Administrative Review	1/24/2023	3/10/2023	Approved with Conditions
HPAR-002356-2023	519	CONGRESS ST	Review of the placement of an exterior handrail and location or 2 overhead lights illuminating our front entry	HP Administrative Review	1/30/2023		In Review
HPAR-002370-2023	190	PINE ST	new garage door, second floor window replacement new second floor window	HP Administrative Review	2/6/2023	3/21/2023	Approved with Conditions
HPAR-002375-2023	18	NEAL ST	Temporary and then permanent fence	HP Administrative Review	2/10/2023	4/11/2023	Approved with Conditions
HPAR-002376-2023	67	HIGH ST	Replacement of 7 windows and replacement of railing cap on existing decks. Existing exterior railings to remain.	HP Administrative Review	2/13/2023	3/21/2023	Approved with Conditions
HPAR-002384-2023	28	HIGH ST	REMOVE AND REPLACE 28 WINDOWS, SAME SIZE, LIKE W/LIKE, NO STRUCTURAL CHANGES	HP Administrative Review	2/27/2023	4/25/2023	Approved with Conditions
HPAR-002389-2023	1	BEAN POT CIR	In response to request from Evan Schueckler (HP Program Manager), we are submitting an abbreviated HP Administrative Application to document existing conditions of the B&M Cannery Building, prior to demolition of the surrounding structures. Please note this application includes no new construction. Future restoration of the Cannery Building will be coordinated with PHPB and will require another application process.	HP Administrative Review	3/1/2023	3/14/2023	Approved with Conditions
HPAR-002390-2023	48	MONUMENT ST	We are seeking to repair our siding of our carriage house. The siding is in very bad condition and is in dire need of replacement. For longevity and durability as well as to also maintain the current aesthetic of the building, we would like to use a fiber cement composite siding from James Hardie Board. Our carriage house is set far back from Monument Street (it is at the end of our long driveway and to the right of our backyard).	HP Administrative Review	3/2/2023	3/24/2023	Approved with Conditions
HPAR-002399-2023	190	PINE ST	Replace garage door entry and garage doors windows	HP Administrative Review	3/9/2023	5/24/2023	Approved with Conditions
HPAR-002406-2023	10	DEERING ST	replace existing exterior stairs and deck	HP Administrative Review	3/14/2023	5/23/2023	Approved with Conditions
HPAR-002417-2023	22	MONUMENT SQ	New Storefronts and Sidelights	HP Administrative Review	3/23/2023	4/11/2023	Approved with Conditions
HPAR-002434-2023	87	CARROLL ST	Replace gutters on garage behind home.	HP Administrative Review	3/30/2023	5/16/2023	Approved with Conditions

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HPAR-002440-2023	6	Storer St.	We are replacing the current asphalt shingle roof with Aluminum metal roofing. The color of the new roof will match the existing adjacent Lower School building built in 2018.	HP Administrative Review	4/3/2023	5/17/2023	Approved
HPBR-002452-2023	61	MELBOURNE ST	The renovation will involve the re-siding of the existing home, replacing rotting wood finish materials at the front entry porch and canopy, new and replacement windows on the rear facade of the home, removal of interior secondary stairs, infilling the second floor framing at the stair removal, and alteration of the second-floor plan to add a bathroom. All work performed within the existing building area will not change use or alter any existing code-required egress components.	HP Administrative Review	4/6/2023	5/12/2023	Approved with Conditions
HPAR-002459-2023	30	CITY CTR	Replacement of 6 windows on front of building	HP Administrative Review	4/10/2023	5/15/2023	Approved
HPAR-002457-2023	161	PINE ST	Install Replacement windows at locations that have been reviewed with Rob.	HP Administrative Review	4/10/2023	4/11/2023	Approved with Conditions
HPAR-002461-2023	160	MCKINLEY CT	Like for Like Front Porch Restoration	HP Administrative Review	4/10/2023		In Review
HPAR-002464-2023	53	WEST ST	Renewal by Andersen double hung insert window replacements in LR (2), 1 in the bathroom (with obscure tempered glass) and 1 in the hallway (with tempered glass). There will also be a replacement picture window in the LR and a Provia Entry Door System to replace existing door in office. White exterior with white L trim on all units and no grille pattern. NO building or structural changes.	HP Administrative Review	4/11/2023	5/24/2023	Approved with Conditions
HPAR-002465-2023	29	MORNING ST	We are replacing the metal fence that was around the garden with a 36" white picket fence.	HP Administrative Review	4/12/2023	4/27/2023	Approved
HPAR-002475-2023	87	PINE ST	Removal of old fence and installation of new fence	HP Administrative Review	4/19/2023	5/19/2023	Approved with Conditions
HPBR-002489-2023	1707	CONGRESS ST	Remove and replace siding on the entire building. Replace wood siding with textured wood Smart Siding	HP Administrative Review	4/26/2023	6/1/2023	Approved with Conditions
HPAR-002496-2023	1339	WESTBROOK ST	Replace 1924 Original Windows. Several contractors said they are too expensive to renovate. Replace with same appearance in modern windows.	HP Administrative Review	5/1/2023	5/12/2023	Approved
HPAR-002503-2023	46	WATERVILLE ST	Replace concrete strip at front of building with new cobble pavers. Reside back of building with LP Smartside with smooth finish.	HP Administrative Review	5/5/2023	5/16/2023	Approved
HPAR-002507-2023	9	Brown Street	Coat entire chimney and cap with Universal 1023, and then after cured, paint a deep brownish-red color to simulate dirty old brick per Rob Wiener's instructions.	HP Administrative Review	5/8/2023	5/30/2023	Approved with Conditions
HPAR-002506-2023	17	WEST ST	We are planning to re-install shutters per the specifications of the original John Calvin Stevens' blueprints for our row house. They will be custom made of cedar and hang on existing pintles and close as per original specs. We are hiring New England Shutter Co. to do the work	HP Administrative Review	5/8/2023		In Review
HPAR-002514-2023	116	EMERY ST	Remove and replace existing old-deteriorating 10' x 16' metal shed; with new wood-frame 10' x 16' on existing concrete slab.	HP Administrative Review	5/11/2023		In Review

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HPAR-002515-2023	28	WILLIS ST	Renewal by Andersen replacement insert windows to be completed in Kitchen, dining room (2), Living room (5), 1 bathroom and 2 in the master bedroom. No grilles. There will be 1 casement insert with wide open hinge in master for egress purposes. Clear opening 9.41 Casement will have mimic checkrail with exterior fibrex, interior gbg grille, Wide Bar, 2 wide, 1 high to top and bottom sash. All window inserts will be white exterior and there will be no structural or building changes.	HP Administrative Review	5/12/2023	5/23/2023	Approved with Conditions
HPAR-002521-2023	48	MONUMENT ST	Replacement of 17 windows at 48 Monument Street, Portland ME	HP Administrative Review	5/17/2023	6/26/2023	Approved with Conditions
HPAR-002525-2023	11	Temple Street	Temple Street parking garage.	HP Administrative Review	5/18/2023	5/19/2023	Approved
HPAR-002527-2023	25	BRAMHALL ST	Replace fourteen windows at 25 Bramhall st. with Marvin Ultimate Clad insert windows with simulated divided lights and a 2 over 2 pattern	HP Administrative Review	5/18/2023	6/8/2023	Approved with Conditions
HPAR-002528-2023	47	SPRUCE ST	Window replacements	HP Administrative Review	5/19/2023		In Review
HPAR-002533-2023	162	CLARK ST	The project consists of the replacement of an existing chain link fence. The new fence will be six feet high and made of northern white cedar slats oriented horizontally. The layout of the fence will vary from the current layout of the existing chain link fence. A trash/recycling enclosure of similar design to the fence is also proposed.	HP Administrative Review	5/23/2023	6/9/2023	Approved with Conditions
HPAR-002547-2023	22	PINE ST	Replacing 5 windows - street facing. Current ones are white vinyl and replacing with black metal double hung to better match the rest of the building.	HP Administrative Review	5/31/2023	6/13/2023	Approved
HPAR-002554-2023	85	MARKET ST.	Window replacement 50 windows	HP Administrative Review	6/6/2023	7/31/2023	Approved with Conditions
HPAR-002563-2023	56	SAINT LAWRENCE ST	Remove rear chimney	HP Administrative Review	6/12/2023	7/11/2023	Approved
HPAR-002566-2023	552	CUMBERLAND AVE	Replacement Window Review	HP Administrative Review	6/13/2023	6/26/2023	Approved with Conditions
HPAR-002567-2023	46	MARKET ST	We plan to replace the two double hung windows on the Milk Street side of the building in the restaurant space Petite Jacqueline. The windows will be replaced from inside and the exterior wood trim will not be altered - windows will be fitted behind this with black framing to match wood trim color.	HP Administrative Review	6/14/2023	6/27/2023	Approved with Conditions
HPAR-002570-2023	137	SPRING ST	Window replacement at ParkSpring Condominiums (137 Spring Street)	HP Administrative Review	6/20/2023	7/18/2023	Approved
HPAR-002575-2023	61	THOMAS ST	Update and repair front hardscaping. Replace windows with the same size and grill pattern.	HP Administrative Review	6/24/2023	7/20/2023	Approved with Conditions
HPAR-002574-2023	49	SAINT LAWRENCE ST	Exterior repair of Building	HP Administrative Review	6/24/2023		In Review
HPAR-002578-2023	12	GRAYHURST PARK	Installation of 11 double-hung window inserts to replace current windows - while maintaining the historic appearance (wooden frames, fully divided lights, same gridlines) - no changes to trim or casing, maintain current color scheme	HP Administrative Review	6/29/2023	8/2/2023	Approved
HPAR-002583-2023	253	SPRING ST	REMOVE AND REPLACE 9 WINDOWS - SAME SIZE, LIKE W/LIKE - NO STRUCTURAL CHANGES	HP Administrative Review	7/7/2023	8/3/2023	Approved with Conditions

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HPAR-002585-2023	13	EMERSON ST	Waterproof with no sheen water-based siloxane a d minute amount of repointing approx. Less than 25 sq ft.	HP Administrative Review	7/9/2023	7/25/2023	Approved with Conditions
HPAR-002588-2023	32	WILSON ST	Removal of existing vinyl siding prior to installation of new Azek beveled siding to closer match the original historic siding. Replacement of all exterior windows for better performance, matching original historic trim and muntins.	HP Administrative Review	7/11/2023		In Review
HPAR-002591-2023	200	BRACKETT ST	Repointing brick fa?ade.	HP Administrative Review	7/14/2023	8/15/2023	Approved with Conditions
HPAR-002602-2023	270	BRACKETT ST	Replacement of the front porch hand railing - like for like.	HP Administrative Review	7/24/2023	8/17/2023	Approved
HPAR-002615-2023	14	ORCHARD ST	Construction of a new (approx..) 516 gross square foot primary dwelling unit with an NFPA 13-d sprinkler system. The proposed new primary dwelling unit requires the removal of the majority of an existing non-contributing, 1.5 story wood-framed (type v construction) garage structure, with its associated cast in place concrete foundation to remain. The new dwelling unit will be constructed on the existing cast-in-place concrete foundation, with a new interior slab, and located as shown on the site plans, as approved through the zoning board of appeals.	HP Administrative Review	8/4/2023	8/31/2023	Approved
HPAR-002616-2023	190	DANFORTH ST	Replace Two Windows to Address City Notice of Code Violation	HP Administrative Review	8/6/2023	8/10/2023	Approved with Conditions
HPAR-002618-2023	264	BRACKETT ST	Fence replacement for backyards	HP Administrative Review	8/7/2023	8/10/2023	Approved
HPAR-002617-2023	90	PINE ST	Pine St. - 90 (Replace Side Door)	HP Administrative Review	8/7/2023	9/14/2023	Approved with Conditions
HPAR-002620-2023	267	BRACKETT ST	This project will consist of replacing front double doors of home.	HP Administrative Review	8/8/2023	8/22/2023	Approved
HPAR-002625-2023	56	WEST ST	Rebuild 2 Chimneys and front steps. brick repointing, restore veneer on side steps	HP Administrative Review	8/9/2023	8/30/2023	Approved with Conditions
HPAR-002640-2023	48	MONUMENT ST	Exterior landscape work	HP Administrative Review	8/20/2023		In Review
HPAR-002650-2023	265	State	Single Family Residence - in need of radon (air) mitigation. It would be an Installation of an Energy Recovery Ventilator with controller and full ducting system to ventilate and positively pressurize the structure. Two vents required ten feet apart on the outside of the house (not visible from street view).	HP Administrative Review	8/31/2023	9/15/2023	Approved
HPAR-002653-2023	22	NEAL ST	We are proposing to replace the existing asphalt driveway surface with a brick driveway surface that has cobblestone edging along the sides. The brick type we are suggesting are ?Old Port Narrow Range? bricks made by Morin Brick in Auburn, Maine. The cobblestones would be Old World Regular with dimensions of 9? x 5? x 5?. The brick course pattern we are proposing is Running Bond, as exists throughout this neighborhood.	HP Administrative Review	9/5/2023	1/2/2024	Approved
HPAR-002659-2023	73	North Street	North St. - 73 - Replace house siding with lp smart siding as recommended by city.	HP Administrative Review	9/16/2023		In Review
HPAR-002665-2023	72	Federal	Federal St. - 72 (New entry gates to the St. Peter's Catholic Church Grotto project.)	HP Administrative Review	9/22/2023	10/5/2023	Approved with Conditions
HPAR-002670-2023	114	EASTERN PROMENADE	Eastern Prom - 114 (Window replacement)	HP Administrative Review	9/26/2023	10/20/2023	Approved with Conditions
HPAR-002679-2023	30	WEST ST	West St. - 30 (Fabricate and install an iron fence across building front).	HP Administrative Review	10/4/2023	11/2/2023	Approved with Conditions

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HPAR-002685-2023	48	AVON ST	Avon St. - 48 (Replace damaged t-lok siding to match existing siding.	HP Administrative Review	10/12/2023	10/31/2023	Approved with Conditions
HPAR-002691-2023	16	SAINT LAWRENCE ST	(Asbestos Abatement - Removal of siding) We are requesting a permit to remove asbestos siding from 3 sides of our home and restore or refurbish the capboards underneath asbestos, followed by painting. We received short notice that Lakeside Concrete Cutting and abatement can schedule beginning 10/23/2023 and are sorry for the short notice. We can reschedule them if needed, per Dana Codrey the project manager from Lakeside.	HP Administrative Review	10/17/2023	10/27/2023	Approved with Conditions
HPAR-002700-2023	272	SPRING ST	Removal and replacement of 3 windows in the 2nd floor, front (Spring Street) room. One window is on the front (west) side of the house, the other two are located on the south side dormer. We will be keeping the same dimensions as the existing windows and replacing interior and exterior trim in kind. Some exterior clapboard replacement may be necessary as well as interior wall repair.	HP Administrative Review	10/23/2023	12/8/2023	Approved with Conditions
HPAR-002701-2023	34	WEST ST	West St. - 34 (Replace stair treads, risers, porch decking, handrails and skirting on existing structure)- Met on site with Robert Wiener to discuss material types and changes.	HP Administrative Review	10/24/2023	11/6/2023	Approved with Conditions
HPAR-002711-2023	147	VAUGHAN ST	Vaughan St. - 147 (Replace existing concrete strip driveway with crushed stone driveway. 5' wide brick on edge apron at sidewalk and minor cobblestone edging around planting beds.) All as shown on 'Final Driveway Plan' attachment. Existing conditions shown in photo 'Existing Driveway', site plan in 'A001 Site Plan'. Replacing impermeable surfaces with permeable.	HP Administrative Review	10/30/2023	11/6/2023	Approved with Conditions
HPAR-002718-2023	55	MCKINLEY CT	McKinley Court - 78 (Diamond Cove Homeowners Assoc.) Install junction box and run fiberoptic cable along building)	HP Administrative Review	11/3/2023	12/14/2023	Approved with Conditions
HPAR-002725-2023	43	DEERING ST	Deering St. - 43 (Window Replacement - 6 window inserts; no structural or building changes being made.)	HP Administrative Review	11/13/2023	11/29/2023	Approved with Conditions
HPAR-002726-2023	72	PINE ST	Pine St. - 72 (Narrow entrance from sidewalk by 12' by extending fence, extend plant beds and replace walkways with new brick.)	HP Administrative Review	11/14/2023	11/30/2023	Approved with Conditions
HPAR-002734-2023	2	THOMAS ST	Thomas St. - 2 (Small Addition and deck off rear of home.)	HP Administrative Review	11/17/2023	12/1/2023	Approved with Conditions
HPAR-002737-2023	190	STATE ST	State St. - 190-192 (Modify driveway.)	HP Administrative Review	11/20/2023	12/21/2023	Approved with Conditions
HPAR-002749-2023	41	BOWDOIN ST	Bowdoin St. - 41 (Replace existing single pane windows with Marvin triple pane.) The rear of the house has a mudroom with old Andersen window which will be replaced with Marvin triple pane. Existing door is just a storm door. This will be replaced with a proper exterior door.	HP Administrative Review	11/28/2023	1/2/2024	Approved with Conditions
HPAR-002754-2023	56	SPRUCE ST	Spruce St. - 56 (Due to lead poisoning of a child, large front windows will be completely restored and replacing most of the remaining windows with Harvey Tribute Series Windows.)	HP Administrative Review	12/2/2023	1/16/2024	Approved with Conditions

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HPAR-002760-2023	23	SAINT LAWRENCE ST	Saint Lawrence St. - 23 (Replace single pane window with new Anderson replacement windows (sash kits). 5/8" muntins, 6/6 full divided lites, 6/6, White Clad Exterior, most visible units are the A units and B units as shown in the drawings	HP Administrative Review	12/13/2023	2/13/2024	Approved
HPAR-002761-2023	531	CONGRESS ST	Congress St. - 531 (Repoint front elevation. Mortar to match existing.)	HP Administrative Review	12/13/2023		Submitted
HPAR-002772-2023	50	GARRISON ST	Garrison St. - 50 (Replace two windows in foyer, replace front/side door and rear door.)	HP Administrative Review	12/29/2023	1/16/2024	Approved with Conditions

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BLDC2023-03028	20	PINE ST	Window replacement (Would like to meet historical preservation criteria if required for this address)	Commercial Construction	Alterations	1/3/2023	4/12/2023	Complete
SIGN2023-00751	177	COMMERCIAL ST	Adding the holy donut logo sign to the corner of the building. Mounted with 2'x2' aluminum frame / supports with 6"x6" mounting plates. Sign will extend 54" off the building. Removal of Blade sign currently on structure facing parking lot.	Sign	Signage or Awning	1/3/2023	3/31/2023	Complete
HVAC2023-02107	71	CARLETON ST	Mini-split & Ducted Heat Pump Systems. All piping and connections to be run on interior of building. Only elements of system that will be visible on the exterior will be the two outdoor units on the side of the garage.	HVAC	HVAC	1/3/2023	1/18/2023	Issued
HVAC2023-02106	28	HERITAGE CT	Install Mitsubishi 3 Zone Heat Pump System	HVAC	HVAC	1/3/2023	1/10/2023	Issued
BLDC2023-03030	675	CONGRESS ST	Combine 2 existing residential dwellings into one larger residential dwelling on the 2nd level of 675 Congress St. Apt. #0 (120 SF) will have a new joining opening into Apt #1 (240 SF). The proposed result will be a one-bedroom apartment with 360 SF. The existing kitchen of Apt #1, as well as the bathroom, will remain. Apt #0 will become a bedroom for Apt #1. Additional attention will be applied to quality of this unit which will include paint finishes, cabinetry, new appliances, energy retention, flooring, window treatments, and general cleanliness. Regarding historical aspects; there are no proposed changes to the exterior of this property.	Commercial Construction	Alterations	1/4/2023	2/10/2023	Complete
FIRE2023-01303	59	STATE ST	Install New NFPA 72 Fire Alarm system	Fire	Fire Alarm	1/5/2023	1/13/2023	Issued
HVAC2023-02115	176	VAUGHAN ST	Install Daikin 3 Zone Heat Pump System	HVAC	HVAC	1/5/2023	1/20/2023	Issued
BLDC2023-03032	200	BRACKETT ST	Renovate / fit-out interior of existing restaurant space at 46 Pine Street.	Commercial Construction	Alterations	1/5/2023	1/18/2023	Issued
SIGN2023-00752	341	FORE ST	Install 2' x 2' hanging sign for storefront (Mami) w/ 30" bracket.	Sign	Signage or Awning	1/6/2023	2/27/2023	Complete
HVAC2023-02119	28	NEAL ST	install 2 zone heat pump	HVAC	HVAC	1/6/2023	1/17/2023	Issued
SIGN2023-00753	145	COMMERCIAL ST	Install two(2) internally illuminated building signs to replace existing signs	Sign	Signage or Awning	1/9/2023	2/23/2023	Complete
BLDC2023-03035	126	DANFORTH ST	Construct alterations to existing (4) residential units at 126 Danforth Street. Work at 128 Danforth Street to be reviewed and approved under separate permits.	Commercial Construction	Alterations	1/9/2023	2/2/2024	Issued
BLDC2023-03042	51	VALLEY ST	The work consists of removing the existing community garden shed on site and installing a new garden shed in a different location.	Commercial Construction	Alterations	1/10/2023	1/20/2023	Issued
HVAC2023-02126	34	ATLANTIC ST	Installation of a three zone Mitsubishi heat pump system.	HVAC	HVAC	1/10/2023	1/24/2023	Issued
HVAC2023-02130	6	DEERING ST	Replacing mini ductless heat pump system(s)	HVAC	HVAC	1/11/2023	1/24/2023	Issued
HVAC2023-02131	380	DANFORTH ST	Installing heat pump system	HVAC	HVAC	1/11/2023	1/18/2023	Issued
SIGN2023-00754	614	CONGRESS ST	Non Illuminated sign attached to Front of building above the door/window area.	Sign	Signage or Awning	1/12/2023	3/8/2023	Complete
HVAC2023-02133	44	PARK ST	Install mini-split AC unit in dwelling unit number 48.	HVAC	HVAC	1/13/2023	2/21/2023	Issued

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BLDC2023-03052	119	PINE ST	build a 7 ft wide x 10 ft high 2 x 4 wall with fire rated sheet rock on both sides and a 90 minute fire rated door with spring hinges. all required by fire dept inspection	Commercial Construction	Alterations	1/17/2023	5/17/2023	Complete
BLDC2023-03054	10	EXCHANGE ST	Minor amendment to BLDC2021-02417, reconfiguring back of house. No changes to occupant load or egress.	Commercial Construction	Amendment	1/17/2023	2/3/2023	Complete
SIGN2023-00757	550	CONGRESS ST	We are looking to hang a sign in the existing bracket at 550 Congress St. A 3ft circle sign made of 1.5" thick painted mahogany.	Sign	Signage or Awning	1/18/2023	4/14/2023	Complete
BLDR2023-03269	58	WEST ST	Kitchen and dinning room renovation	Residential Construction	Alterations	1/18/2023	3/13/2023	Complete
BLDC2023-03060	119	EXCHANGE ST	Complete ADA and interior improvements to the restaurant, public restrooms, and other public spaces.	Commercial Construction	Alterations	1/23/2023	2/27/2023	Complete
BLDC2023-03059	93	HIGH ST	FAST TRACK Application for limited demolition of non-original, non-structural interior partitions and elements on the first and second floor of a three-story building. No change of use or exterior work proposed in this permit.	Commercial Construction	Alterations	1/23/2023	2/6/2023	Issued
BLDC2023-03062	25	FOREST AVE	Expand lobby with new 5 stop ADA compliant elevator and relocated and ADA accessible box office and secured / dedicated staff entry. Expand lobby on second floor.	Commercial Construction	Alterations	1/24/2023	5/19/2023	Issued
HVAC2023-02152	22	FREE ST	HVAC systems modifications including additional zones and distribution per plans and spec. work to include- Demo/disposal of existing ducting and controls as listed, relocation of controls as listed, (4) new zone dampers, 3- new Honeywell programable thermostats to match existing, preventative maintenance to existing system, and certified air balance.	HVAC	HVAC	1/26/2023	1/31/2023	Complete
BLDC2023-03069	582	CONGRESS ST	Change of use from 1 mercantile unit to 2 residential units. addition of bathroom and kitchen in the second unit.	Commercial Construction	Alterations	1/26/2023	3/29/2023	Complete
BLDC2023-03064	99	FEDERAL ST E	Adding two additional offices to the existing office	Commercial Construction	Alterations	1/26/2023	8/18/2023	Issued
SIGN2023-00760	1267	WESTBROOK ST	2 replacement signs for existing fee standing sign (213 D002, C14 zone), 1 replacement of existing free standing sign (213 C003, R2 zone), and 2 new free standing signs in parking lot (213 D001, R2 zone)	Sign	Signage or Awning	1/26/2023	4/13/2023	Issued
BLDC2023-03076	614	CONGRESS ST	Change of use of first floor left-most unit (#614) from retail to general services. Fit-up to include adding two "offset" walls and a storage room to the space.	Commercial Construction	Alterations	1/28/2023	3/7/2023	Complete
BLDC2023-03075	550	CONGRESS ST	Change of use from hair salon to retail shop. No construction happening.	Commercial Construction	Alterations	1/28/2023	3/24/2023	Complete
BLDC2023-03081	304	BRACKETT ST	Unit 1B & Store Ceiling and wall alterations	Commercial Construction	Alterations	1/30/2023	3/6/2023	Complete
FIRE2023-01316	110	THAMES ST	Add Fire Alarm Initiation and Notification devices as needed for suite fit up for 2nd floor.	Fire	Fire Alarm	1/30/2023	2/9/2023	Complete
FIRE2023-01317	94	PINE ST	Install NFPA 13D fire suppression system.	Fire	Fire Sprinkler System One and Two Family	1/30/2023	2/9/2023	Issued
BLDR2023-03301	15	MACKWORTH ST	Add Portico to front of house	Residential Construction	Alterations	2/1/2023	3/6/2023	Issued

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BLDR2023-03304	346	DANFORTH ST	Renovate existing kitchen, add 1/2 bath, new door and new windows.	Residential Construction	Alterations	2/2/2023	2/23/2023	Issued
BLDC2023-03088	20	PINE ST	Altering Unit 2 to make room for a half bath down stairs and second bedroom upstairs. Add egress window in new bedroom of Unit #2. Changes to internal stairs, all units have two compliant exits.	Commercial Construction	Alterations	2/3/2023	6/1/2023	Complete
HVAC2023-02161	125	YORK ST	4 zone heat pump only replacement	HVAC	HVAC	2/3/2023		In Review
HVAC2023-02163	28	NEAL ST	Install ERV system to existing exhaust and supply to Main Performance room.	HVAC	HVAC	2/6/2023	3/9/2023	Issued
SIGN2023-00764	424	FORE ST	Sign replacement for an existing blade sign bracket for 2nd story business. No dimensional changes.	Sign	Signage or Awning	2/6/2023	2/23/2023	Issued
FIRE2023-01321	15	CASCO ST	New wet Sprinkler system to be installed in existing building	Fire	Fire Suppression water based	2/7/2023	4/12/2023	Issued
HVAC2023-02164	231	WESTERN PROMENADE	Install VRV heat pump system with auxiliary hydronic heating. System to include- 2- VRV-S heat pump condensers, 10 air handlers with duct distribution, 6 with hydronic heat coils, 1- cab heater in foyer, radiant floor warming in the following rooms- entry, pantry, kitchen, bathroom #203, 209, and 305. 1- ultra high efficient natural gas boiler with 80-gallon indirect water heater. 4- exhaust fans ducted to outside.	HVAC	HVAC	2/7/2023	2/24/2023	Issued
BLDR2023-03310	63	CHADWICK ST	Amend BLDR2022-03126: Shift curb cut, driveway and building on the lot, increase size of front porch, revise basement stairway, revise basement bulkhead, revise glazing on north and east elevations.	Residential Construction	Amendment	2/8/2023	3/29/2023	Issued
BLDC2023-03106	123	MIDDLE ST	123 MIDDLE STREET IS MADE UP OF 119, 121, AND 123 MIDDLE STOREFRONTS. THIS WORK TAKES PLACE IN THE "121" SUITE AND THE DRAWINGS/DOCUMENTS ARE LABELED AS SUCH. SUBMITTED FOR INTERIOR DEMOLITION ONLY. SUBSEQUENT NEW INTERIOR FINISH, MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE SUBMITTED UNDER SEPARATE APPLICATION. NO CHANGE TO USE OR OCCUPANCY OF THE BUILDING IS PROPOSED AT THIS TIME. TEMPORARY CHANGE TO EGRESS ONLY AS NECESSARY FOR THE PERFORMANCE OF THE WORK SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AS PART OF THEIR NFPA 241 PLAN SUBMISSION.	Commercial Construction	Alterations	2/9/2023	4/6/2023	Issued
BLDR2023-03312	67	HIGH ST	Interior Renovations for bathrooms, basement stair, select window replacement in existing masonry openings, misc cabinet work, minor lighting changes.	Residential Construction	Alterations	2/13/2023	3/21/2023	Complete
HVAC2023-02178	116	WINTER ST	Install Mitsubishi 3 zone heat pump system	HVAC	HVAC	2/13/2023	3/7/2023	Issued
HVAC2023-02179	48	WESTERN PROMENADE	Install Mitsubishi 4 zone heat pump system	HVAC	HVAC	2/14/2023	3/14/2023	Issued
BLDR2023-03321	41	ATLANTIC ST	Installation of 14 roof-mounted solar panels	Residential Construction	Alterations	2/15/2023	5/24/2023	Complete
SIGN2023-00769	52	EXCHANGE ST	Blade sign 2 sided back light	Sign	Signage or Awning	2/15/2023		In Review
BLDC2023-03116	37	DEERING ST	Replace an old roof top deck with a new larger deck.	Commercial Construction	Additions	2/15/2023	5/24/2023	Issued

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HVAC2023-02180	41	ATLANTIC ST	Installation of 1 heat pump system	HVAC	HVAC	2/15/2023	5/24/2023	Issued
HVAC2023-02182	148	STATE ST	INSTALLATION OF TWO SAMSUNG VRF SYSTEMS WITH HEAT RECOVERY	HVAC	HVAC	2/16/2023	7/18/2023	Complete
BLDR2023-03324	12	BAKERY LN	Install roof top solar array: 33 panels, 400 watts, and one SE10000 inverter.	Residential Construction	Alterations	2/16/2023	3/9/2023	Complete
HVAC2023-02186	85	INDIA ST	Boiler replacement	HVAC	HVAC	2/17/2023	2/23/2023	Complete
HVAC2023-02189	104	EXCHANGE ST	Heat pump installation	HVAC	HVAC	2/20/2023	5/3/2023	Complete
BLDC2023-03120	79	BRAMHALL ST	Holt Hall- Demolition of cabinets, drywall, fixtures and flooring due to water damage sustained as a result of a frozen pipe on the 6th floor. Units 2A, 2B, 3A, 4A, 4B, 5A, 5B, 6A, 6B.	Commercial Construction	Alterations	2/20/2023	3/10/2023	Complete
HVAC2023-02192	232	BRACKETT ST	Install 5 head heat pump system: MXZ-8C48NAHZ exterior unit w/ GL12, GL18, GL06, FS09 and KJ09 interior wall units.	HVAC	HVAC	2/20/2023	3/20/2023	Issued
SIGN2023-00771	4	CITY CTR	This is a re-brand of an existing storefront formerly known as "Portland Greenhouse"	Sign	Signage or Awning	2/22/2023	3/8/2023	Complete
HVAC2023-02197	27	PINE ST	Replace existing 1 zone heat pump	HVAC	HVAC	2/22/2023	5/24/2023	Issued
BLDR2023-03339	132	PLEASANT ST	Change of use only. No alterations/renovations taking place.	Residential Construction	Alterations	2/24/2023	3/6/2023	Complete
BLDR2023-03342	28	ATLANTIC ST	Interior renovations to existing Unit #3 include the reconfiguration of spaces by removing and adding walls as indicated.	Residential Construction	Alterations	2/26/2023	3/20/2023	Issued
BLDC2023-03136	28	HIGH ST	REMOVE AND REPLACE 28 WINDOWS, SAME SIZE, LIKE W/LIKE, NO STRUCTURAL CHANGES	Commercial Construction	Alterations	2/27/2023	10/6/2023	Complete
SIGN2023-00772	22 REAR	FREE ST	An 8'x3" SCORE sign will be attached to the brick over the office door as detailed in the Drawings. The sign material is 1/4" Dibond with a vinyl overlay and UV laminate. The sign will be anchored with steel-covered black bolts at each corner. SCORE mentors meet with clients in person in this office. Proper signage is critical to clients finding our location. The address of 22 Rear Free St. is confusing to clients who have not yet been to our new office. The SCORE mission is to foster vibrant small business communities via mentoring and education. SCORE offers its services free of charge. A sign must be visible from Spring St.	Sign	Signage or Awning	2/28/2023	3/9/2023	Complete
BLDC2023-03141	269	COMMERCIAL ST	(Unit 3C) Full interior remodel, kitchen, baths, windows, and bedroom	Commercial Construction	Alterations	3/1/2023	5/24/2023	Issued
BLDC2023-03142	305	COMMERCIAL ST	Change of Use for Suite 105 from General Service to Retail. No changes to the space will be made.	Commercial Construction	Alterations	3/2/2023	5/31/2023	Complete
SIGN2023-00773	251	CONGRESS ST	2 projecting signs on Congress Street and removing previous business sign. One wall sign and 1 blade signs to hang on side of exterior on Smith Street, side of building. All dimensions and photos of proposed signage and hangings are in attached files.	Sign	Signage or Awning	3/2/2023	3/27/2023	Complete
BLDC2023-03143	7	MONTGOMERY ST	**Interior demo only due to water damage** Removal of drywall and plaster ceilings/walls and insulation as described on the sketch	Commercial Construction	Alterations	3/2/2023	3/6/2023	Complete

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BLDC2023-03148	446	FORE ST	Amendment to permit #BLDC2021-02169. Scope of work changes removing 1st floor and basement level interior. Scope of work now only encompasses residential units on floors 2-5. New permits will be applied for with regard to Basement and first floor.	Commercial Construction	Amendment	3/3/2023	3/30/2023	Issued
FIRE2023-01366	54	YORK ST	Install NFPA 72 Fire Alarm System	Fire	Fire Alarm	3/3/2023	3/15/2023	Issued
BLDC2023-03146	93	HIGH ST	Proposed Project scope is an office fit-out for a single-tenant use, interior updates and exterior restoration of an existing historic masonry building. Construction will happen in two phases. Phase 1 will include cosmetic updates and limited layout changes on the first three floors above grade and a new sprinkler system for the entire building. No exterior work is proposed in phase 1.	Commercial Construction	Alterations	3/3/2023	4/3/2023	Issued
BLDR2023-03349	38	MUNJOY ST	Installation of (7) roof mounted solar panels.	Residential Construction	Alterations	3/4/2023	3/15/2023	Complete
BLDC2023-03151	100	FEDERAL ST E	Creating 3 storage rooms and a laundry room	Commercial Construction	Alterations	3/5/2023	4/7/2023	Complete
HVAC2023-02212	101	NORTH ST	Install a heat pump system in unit 1(basement level). (1) ceiling unit installed below the horizontal 1-hour fire resistive assembly, and (1) outdoor condenser (9,000Btu) located on north side corner of the building on a pad and stand.	HVAC	HVAC	3/5/2023	5/24/2023	Issued
BLDR2023-03351	94	PINE ST	permit amendment application at 94 Pine Street (permit # BLDR2022-02617). Below is an outline of the proposed updates. Please reference the submitted drawing for the updates (indicated by clouds). 1.Attic Bath (3307) i.Added knee walls to allow room to have minimum 5'-0" ceiling height per IRC 305.1 (exception #1) rooms w/ sloped ceilings. ii.Providing A.103 (Attic Bath #07 Enlarged Plans & Elevations) Drawing shows detailed dimensions and code information related to this room. 2. Audrey's Room (204) Bump Out Support Modifications to Existing (revision #1) i. Miscellaneous structural support to existing floor and roof assemblies as outlined in Sheet A.301 to the existing cantilevered bump out in room 204.	Residential Construction	Amendment	3/6/2023	3/14/2023	Complete
SIGN2023-00776	142	HIGH ST	Replace wall sign with new sign for Sweetspot.	Sign	Signage or Awning	3/6/2023	5/23/2023	Complete
BLDC2023-03156	785	CONGRESS ST	1st Floor COMMERCIAL SPACE: Insulation, drywall ceiling and walls, electrical, flooring, and Paint. Upper Floor RESIDENTIAL UNITS 1,2,3,4: Insulation, drywall ceiling and walls, electrical, flooring, and paint. RESIDENTIAL UNIT 5: insulation, drywall ceiling and walls, electrical, flooring, and paint. No alterations or structural work under this permit.	Commercial Construction	Alterations	3/7/2023	3/29/2023	Issued
HVAC2023-02228	87	CARROLL ST	2 multi zone heat pump systems	HVAC	HVAC	3/8/2023	5/24/2023	Issued
BLDC2023-03157	159	STATE ST	Interior renovations to church basement including addition of toilet rooms and laundry room.	Commercial Construction	Alterations	3/8/2023	9/13/2023	Issued

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BLDR2023-03359	99	CAPISIC ST	separate garage/ADU and addition to back of home	Residential Construction	Additions	3/9/2023	5/23/2023	Issued
BLDC2023-03161	39	WINTER ST	Construction of (9) Residential Townhomes.	Commercial Construction	New Commercial	3/9/2023	5/5/2023	Issued
BLDC2023-03162	132	BRACKETT ST	Replace storefront around the one-story existing entry roof, eliminating doors, and replace roof down to deck over the one-story existing entry roof.	Commercial Construction	Alterations	3/10/2023	4/11/2023	Issued
BLDR2023-03361	32	INGALLS RD	Rebuild services of a single family residential home after a water loss that occurred on 11/28/22 . Work will consist of the following: drywall ceiling and walls , paint, carpet and pad in basement level. Drywall ceilings and walls, electrical, cabinets, painting, flooring on the 1st floor level. Painting, drywall patches, carpet and pad on the 2nd floor level. Painting and carpet and pad for the 3rd floor level.	Residential Construction	Alterations	3/10/2023	4/3/2023	Issued
BLDC2023-03164	25	FOREST AVE	Demolish flooring, acoustical ceiling tiles, and non-load bearing wall. Work limited area to the basement and first floor.	Commercial Construction	Alterations	3/13/2023	3/24/2023	Complete
BLDC2023-03165	180	MIDDLE ST	Commercial Renovation for Bangor Savings Bank	Commercial Construction	Alterations	3/14/2023	5/5/2023	Issued
BLDC2023-03167	8	NORTH ST	Convert 2 closet spaces into bathrooms; 1 each to the 1st floor and 2nd floor, stacked on top of each other.	Commercial Construction	Alterations	3/16/2023	4/4/2023	Issued
SIGN2023-00780	107	CONGRESS ST	MDO Blade Sign w/ new logo & business name - hung by a bracket on right hand side of front corner (over front entryway)	Sign	Signage or Awning	3/20/2023		In Review
BLDC2023-03177	446	FORE ST	Interior alternations to the 1st floor level of 446 Fore Street. This permit is solely for the 1st floor level. The basement is on a separate permit application, and the 2nd through 5th floor on an existing separate permit (undergoing review of an amendment). This permit application separates the 1st floor from the other floors and changes use from a restaurant (assembly) to retail space (mercantile).	Commercial Construction	Alterations	3/21/2023	4/20/2023	Complete
BLDC2023-03176	161	PINE ST	Add a bedroom and a bathroom with in the basement of condo # 1 at 161 Pine st. All the work will be completed with in the existing shell of the building and unit.	Commercial Construction	Alterations	3/21/2023	5/24/2023	Issued
BLDC2023-03187	12	NYE ST	3 story deck/fire escape system- Remove deck boards and railings, replace with new pressure treated, replace joist hangers with new, shore up framing	Commercial Construction	Alterations	3/24/2023	7/10/2023	Complete
BLDR2023-03391	332	SPRING ST	Replacement of wall sheathing separating the bathroom from the dining room. Possible demolition of 7'x10' false wall in 1st floor bathroom that faces the brick party wall.	Residential Construction	Alterations	3/24/2023	5/1/2023	Complete
FIRE2023-01382	446	Fore	new wet fire sprinkler system and an standpipe system for the existing building	Fire	Fire Suppression water based	3/24/2023	4/5/2023	Issued
HVAC2023-02254	17	ATLANTIC ST	Install 1 heat pump system	HVAC	HVAC	3/25/2023	5/10/2023	Issued
FIRE2023-01384	62	WATERVILLE ST	New NFPA 13R System to be Installed Throughout Entire Structure.	Fire	Fire Suppression water based	3/27/2023	4/10/2023	Complete
BLDC2023-03191	34	WEST ST	Renovate kitchen, master bedroom, and bathroom.	Commercial Construction	Alterations	3/27/2023	4/10/2023	Complete
HVAC2023-02268	62	WATERVILLE ST	Reroute baseboard piping and install new baseboard for 3rd floor and possibly second floor if needed.	HVAC	HVAC	3/28/2023	4/3/2023	Complete

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HVAC2023-02264	71	SAINT LAWRENCE ST	Install heat pump system.	HVAC	HVAC	3/28/2023	4/20/2023	Complete
FIRE2023-01385	110	THAMES ST	PANEL AND PREACTION	Fire	Fire Alarm	3/28/2023	4/12/2023	Issued
HVAC2023-02270	48	MONUMENT ST	heat pump 2 zone install	HVAC	HVAC	3/28/2023	4/5/2023	Issued
HVAC2023-02260	89	MORNING ST	Installation of a three zone Mitsubishi Heat Pump.	HVAC	HVAC	3/28/2023	5/2/2023	Issued
BLDC2023-03199	115	THAMES ST	Office fit-out of the second floor within an existing building. No exterior alterations or additions proposed	Commercial Construction	Alterations	3/31/2023	5/10/2023	Complete
BLDC2023-03204	135	CONGRESS ST	New Fit Out for Ice Cream shop in small portion of building previously used as Ice Cream Shop	Commercial Construction	Alterations	4/3/2023	5/23/2023	Issued
BLDC2023-03209	522	CONGRESS ST	Replacement of kitchen equipment and associated MEP infrastructure upgrades.	Commercial Construction	Additions	4/4/2023	4/21/2023	Complete
BLDR2023-03421	58	SPRUCE ST	Unused chimney removal; Remove chimney from exterior, attic and second floor.	Residential Construction	Alterations	4/4/2023	4/24/2023	Issued
FIRE2023-01394	446	FORE ST	Installation of a new NFPA 72 Fire Alarm System	Fire	Fire Alarm	4/5/2023	4/28/2023	Issued
BLDC2023-03212	121	MIDDLE ST	Renovation of basement, 1st, and 4th floors. Basement work includes new storage and housekeeping spaces. 1st floor includes lobby renovation. The 4th floor is to be renovated into 7 new hospitality suites to match existing suites on the 2nd and 3rd floors.	Commercial Construction	Alterations	4/5/2023	8/30/2023	Issued
HVAC2023-02286	784	CONGRESS ST	Boiler replacement project	HVAC	HVAC	4/6/2023	4/7/2023	Issued
BLDR2023-03426	70	NEAL ST	Add a full bathroom on 2nd floor	Residential Construction	Alterations	4/6/2023	5/2/2023	Issued
HVAC2023-02283	362	DANFORTH ST	Install a Mitsubishi single zone heat pump system	HVAC	HVAC	4/6/2023	4/19/2023	Issued
BLDC2023-03217	16	CASCO ST	Select interior demolition of 1st floor walls and ceilings.	Commercial Construction	Alterations	4/7/2023	4/27/2023	Issued
BLDC2023-03216	112	WEST ST	Select interior demolition in preparation for future renovation. Remove all commercial related devices and surface mounted electrical. Remove and cap plumbing fixtures. This project will convert back to a single family residence.	Commercial Construction	Alterations	4/7/2023	4/24/2023	Issued
SIGN2023-00787	446	FORE ST	Installation of a blade sign on the Fore Street facade for the 1st floor tenant. Sign will be made of PVC and then wrapped in vinyl. It will mount to the existing signage bracket on the building. Also installation of new blade sign on Wharf Street above the Wharf Street entrance to this same 1st floor commercial space.	Sign	Signage or Awning	4/9/2023	5/18/2023	Complete
BLDC2023-03219	446	FORE ST	Renovation of basement space in 446 Fore Street. Work was previously permitted in permit BLDC2021-02169. This permit is one of (3) permits to split the original permit into separate areas of work.	Commercial Construction	Alterations	4/9/2023		In Review
FIRE2023-01397	148	STATE ST	Installing a wet fire sprinkler systems in an existing building	Fire	Fire Suppression water based	4/10/2023	4/20/2023	Complete
BLDC2023-03223	142	HIGH ST	Add new door and service window opening within existing wall and service counter. Marijuana retail store, see previous permit BLDC2021-01892 for additional information.	Commercial Construction	Alterations	4/11/2023	5/23/2023	Complete
BLDR2023-03447	6	HOULTON ST	Installation of (21) roof mounted solar panels.	Residential Construction	Alterations	4/11/2023	4/24/2023	Issued
BLDC2023-03229	100	COMMERCIAL ST	Interior renovation of an existing office space (210 & 310), expansion into adjacent suite of their existing office (214).	Commercial Construction	Alterations	4/13/2023	5/1/2023	Complete
HVAC2023-02296	200	BRACKETT ST	Install multiple heat pumps	HVAC	HVAC	4/13/2023	4/25/2023	Issued

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FIRE2023-01401	754	CONGRESS ST	Installation Of A Fire Alarm System	Fire	Fire Alarm	4/13/2023	4/21/2023	Issued
BLDC2023-03230	104	EXCHANGE ST	Documenting basement of Highroller Restaurant - the uses were existing when this tenant moved in, they have added two sinks and a fan so we are documenting that	Commercial Construction	Alterations	4/13/2023	5/3/2023	Issued
HVAC2023-02299	74	EMERY ST	Installation of a three zone heat pump; one 2.5 Ton outdoor compressor, and three 9,000 Btu indoor heads.	HVAC	HVAC	4/14/2023	5/30/2023	Complete
BLDC2023-03239	40	FREE ST	Interior fit-up of Unit E, for mercantile gift shop.	Commercial Construction	Alterations	4/14/2023	8/21/2023	Complete
BLDC2023-03238	40	FREE ST	Fit up tenant space for first time occupancy, carpet/rug retail., unit d	Commercial Construction	Alterations	4/14/2023	8/21/2023	Issued
BLDC2023-03234	492	CONGRESS ST	Reconfigure game room #4 by removing a wall and a infilling a door. No other work permitted.	Commercial Construction	Alterations	4/14/2023	5/9/2023	Issued
HVAC2023-02297	754	CONGRESS ST	Mitsubishi VRF & Dedicated Outside Air Rooftop Unit	HVAC	HVAC	4/14/2023	5/11/2023	Issued
BLDR2023-03464	27	HIGH ST	Converting existing space into a full bathroom on third floor. Converting additional space on the first floor into a half bath. Adding a stackable laundry unit on second floor.	Residential Construction	Alterations	4/17/2023	6/6/2023	Complete
BLDC2023-03243	84	EASTERN PROMENADE	Repair damage to condo unit from broken sprinkler pipe that occurred during the February freeze. No structural changes.	Commercial Construction	Alterations	4/18/2023	5/4/2023	Complete
BLDC2023-03242	84	EASTERN PROMENADE	Repair damage to condo common area from broken sprinkler pipe that occurred during the February freeze. No structural changes.	Commercial Construction	Alterations	4/18/2023	5/4/2023	Complete
BLDC2023-03241	84	EASTERN PROMENADE	Repair damage to condo unit from broken sprinkler pipe that occurred during the February freeze.	Commercial Construction	Alterations	4/18/2023	5/4/2023	Complete
BLDC2023-03247	25	FOREST AVE	Demolish flooring, acoustical ceiling tiles, gypsum walls, gypsum ceilings, and non-load bearing walls. Work area is limited to the first floor mezzanine, second floor, third floor, and third floor mezzanine.	Commercial Construction	Alterations	4/19/2023	5/19/2023	Issued
BLDC2023-03252	62	WATERVILLE ST	Removing rated fire separation at basement ceiling.	Commercial Construction	Amendment	4/21/2023	5/2/2023	Complete
FIRE2023-01411	3	CANAL PLZ	4TH FLOOR RENOVATION	Fire	Fire Alarm	4/26/2023	6/26/2023	Complete
HVAC2023-02323	9	BOWDOIN ST	2 GAS FURNACES WITH HEAT PUMPS AND BOILER FOR GARAGE HEAT AND SNOWMELT	HVAC	HVAC	4/26/2023	10/27/2023	Issued
BLDC2023-03259	59	PINE ST	Conditional change of use from boarding house to sheltered care group home permit	Commercial Construction	Alterations	4/27/2023	8/15/2023	Complete
BLDR2023-03505	61	MELBOURNE ST	THE RENOVATION WILL INCLUDE THE RE-SIDING OF THE EXISTING HOME, REPLACING ROTTING WOOD FINISH MATERIALS AT THE FRONT ENTRY PORCH AND CANOPY, NEW AND REPLACEMENT WINDOWS ON THE REAR FACADE OF THE HOME, REMOVAL OF INTERIOR SECONDARY STAIRS, INFILLING THE SECOND FLOOR FRAMING AT THE STAIR REMOVAL AND ALTERATION OF THE SECOND FLOOR PLAN TO ADD A BATHROOM.	Residential Construction	Alterations	4/27/2023	5/17/2023	Complete
HVAC2023-02324	67	THOMAS ST	Heat Pump Installation 874 sq/ft	HVAC	HVAC	4/27/2023	5/10/2023	Issued
BLDR2023-03503	60	GARRISON ST	Change of Use Single family dwelling with an attached Accessory Dwelling Unit.	Residential Construction	Additions	4/27/2023	7/7/2023	Issued

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BLDR2023-03506	73	FEDERAL ST E	Install a replacement fence in our backyard (to be installed by Ron Forest and Sons Fence).	Residential Construction	Alterations	4/28/2023		In Review - Pending Payment
BLDC2023-03263	331	VERANDA ST	Removing basement window to install new vent for new boiler (boiler to be applied for separately). The window frame will remain in place to preserve the historic look of the opening.	Commercial Construction	Alterations	4/28/2023	7/25/2023	Issued
HVAC2023-02326	35	SILVER ST	Heat pump replacement. One indoor head and one outdoor unit.	HVAC	HVAC	4/28/2023	5/10/2023	Issued
BLDC2023-03268	649	CONGRESS ST	Renovate space for new bar Rebel Munchies and Libations.	Commercial Construction	Alterations	5/2/2023	8/16/2023	Complete
BLDC2023-03272	10	MORNING ST	There are 2 existing sunrooms on the rear of the building that need to be re-framed to code and finished.	Commercial Construction	Alterations	5/2/2023	6/21/2023	Complete
BLDC2023-03273	10	COTTON ST	Interior renovation of an existing restaurant. New owner, no change of use. New Restaurant to be 'Thistle and Grouse'. 10 Cotton Street 038/C012	Commercial Construction	Alterations	5/3/2023	5/17/2023	Complete
SIGN2023-00794	132	SPRING ST	Front door hanging sign made of a PVC material to be hung on existing bracket	Sign	Signage or Awning	5/3/2023		In Review
HVAC2023-02341	5	EASTERN PROMENADE	Install 4 Heat pump systems.	HVAC	HVAC	5/3/2023	6/22/2023	Issued
BLDC2023-03276	14	ORCHARD ST	Remove and replace select windows, and scrape and paint siding. Removal and replacement of siding is limited only to damaged boards.	Commercial Construction	Alterations	5/4/2023	6/2/2023	Issued
HVAC2023-02345	2	STRATTON PL	Installation of two exterior Condenser Units (both Daikin 2MXL18QMVJU) on separate roof sections - one on kitchen roof, on on main roof. Installation of four Wall mounted evaporator units (Daikin FTXS09LVJU). No line hide to be installed on exterior	HVAC	HVAC	5/4/2023	5/16/2023	Issued
BLDC2023-03274	5	DANA ST	Change of use from a food service business to a marijuana retail store. No construction just removals of seating and kitchen equipment	Commercial Construction	Alterations	5/4/2023	12/18/2023	Issued
HVAC2023-02348	655	CONGRESS ST	Installation of a 20K BTU 2ZONE Standard Mitsubishi Heat Pump System that Includes: 1 MXZ2C20NA3U1 1 MSZGL12NAU2 1 MLZKP12NAU1	HVAC	HVAC	5/8/2023	8/23/2023	Issued
FIRE2023-01424	46	CARLETON ST	Replace existing fire alarm system and phase 2 add additional devices	Fire	Fire Alarm	5/9/2023	5/15/2023	Issued
HVAC2023-02350	675	CONGRESS ST	SINGLE ZONE HEAT PUMP for Apt #3 (not part of BLDC2023-03030)	HVAC	HVAC	5/9/2023	5/16/2023	Issued
FIRE2023-01427	120	EXCHANGE ST	MODIFY THE EXISTING WET FIRE SPRINKLER SYSTEM TO ACCOMMODATE NEW FLOOR AND CEILING LAYOUTS IN THE EXISTING BUILDING.	Fire	Fire Suppression water based	5/10/2023	6/1/2023	Complete
BLDC2023-03283	6	HORTON PL	Demo interior finishes Only due to damage from frozen water pipes.	Commercial Construction	Alterations	5/10/2023	5/24/2023	Issued
BLDC2023-03284	80	EXCHANGE ST	Renovation of an existing retail space into a special events space (exhibition, meeting and convention halls, commercial use - Table 6-C) for the Grill Room restaurant (combines 2 existing tenant spaces).	Commercial Construction	Alterations	5/10/2023	6/30/2023	Issued
SIGN2023-00797	2	CITY CTR	Replace existing 48"x22" bronze directory plaques with a new 12"x19" header and 5 5"x19" tenant plaques	Sign	Signage or Awning	5/11/2023	5/30/2023	Complete

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FIRE2023-01431	100	COMMERCIAL ST	Adding sprinkler coverage to suites 300, 304, 307, 314, and 320.	Fire	Fire Suppression water based	5/12/2023	5/15/2023	Issued
HVAC2023-02362	12	GRAYHURST PARK	Install Mini Split HVAC System	HVAC	HVAC	5/12/2023	6/13/2023	Issued
HVAC2023-02364	61	THOMAS ST	Install heat pump systems.	HVAC	HVAC	5/13/2023	5/25/2023	Complete
BLDR2023-03547	165	STATE ST	Change of Use from Multi-Use Commercial to Two-Family. Construction to include new door, opening of sealed door, and smoke detector installation.	Residential Construction	Alterations	5/15/2023		In Review
BLDC2023-03290	152	STATE ST	Add dance studio use to an existing ballroom/event space and change the use of another room in the private club to an office for the dance studio. No building, wall, electrical or plumbing alterations are proposed. Cosmetic changes to include a new oak hardwood floor in the ballroom, painting, new floor finishes in other areas, and installing new sink countertops in the common bathroom.	Commercial Construction	Alterations	5/15/2023	8/29/2023	Issued
BLDC2023-03291	17	CHESTNUT ST	No work to be done, changing the use of building from commercial to multi-family residential (3 unit)	Commercial Construction	Alterations	5/16/2023	7/26/2023	Complete
HVAC2023-02367	34	WEST ST	Install 5 mini split indoor units on one outdoor condenser.	HVAC	HVAC	5/16/2023	6/1/2023	Issued
FIRE2023-01440	144	STATE ST	Install NFPA 13 Sprinkler System to 144 State Street Apartment Building.	Fire	Fire Suppression water based	5/19/2023	9/5/2023	Complete
BLDC2023-03299	188	EASTERN PROMENADE	Replace 4 existing windows with E-Series Dark Bronze Anodized to match existing.	Commercial Construction	Alterations	5/19/2023		In Review
SIGN2023-00800	249	CONGRESS ST	Hanging Blade Sign on front facade of building as well as gooseneck lights above top of building to illuminate hand painted logo on facade.	Sign	Signage or Awning	5/19/2023	6/6/2023	Issued
HVAC2023-02374	115	THAMES ST	Install 2 ton unit and ducts for 3 zones. Our work to include one new air handler and relocating two existing air handlers with duct distribution. Ducting of existing ERV Per Plan M1-2. See Drawings H-102 and H-201 for existing systems. Complete start up and test of system.	HVAC	HVAC	5/22/2023	6/5/2023	Complete
HVAC2023-02378	58	SPRUCE ST	Install (1) Mitsubishi MXZ-3c30NAHZ outdoor unit (hidden from street), and (1) MXZ-SM42NAHZ outdoor unit (hidden from street). Both units mounted on ground stands	HVAC	HVAC	5/23/2023	6/15/2023	Issued
BLDC2023-03301	40	FREE ST	Fit-up unit A to be a exercise facility.	Commercial Construction	Alterations	5/23/2023	8/10/2023	Issued
HVAC2023-02381	29	ORCHARD ST	Installation of one outdoor condenser (12k BTU) connected to one indoor heat pump.	HVAC	HVAC	5/24/2023	6/1/2023	Complete
HVAC2023-02382	131	NEAL ST	Install 3 zone heat pump system	HVAC	HVAC	5/24/2023	7/13/2023	Issued
BLDC2023-03307	28	NEAL ST	Level and modify riser for new flooring.	Commercial Construction	Alterations	5/25/2023	6/8/2023	Complete
HVAC2023-02383	39	WINTER ST	Install Heat pumps & water heater in 9 unit Townhouse	HVAC	HVAC	5/25/2023	6/28/2023	Issued
BLDR2023-03582	148	STATE ST	Amendment to existing permit (BLDR2022-02684), issued on 1/3/2023, to include the addition of non-bearing partition walls on the proposed fourth floor and the relocation of plumbing fixtures on the proposed first floor plan. The existing building footprint and building facade will remain as is.	Residential Construction	Amendment	5/29/2023	6/23/2023	Complete

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SIGN2023-00805	522	CONGRESS ST	12"H internally illuminated letters mounted to the front and rear entrances of Maine College of Art & Design's main location on Congress Street	Sign	Signage or Awning	5/31/2023	6/7/2023	Issued
BLDC2023-03318	53	WEST ST	Renewal by Andersen window and door replacement. 3 double hung insert windows, 2 in living room, 1 in bathroom. 1 picture window in living room. 1 double hung window in the stairwell. 1 Provia entry door in office. No structural changes.	Commercial Construction	Alterations	6/2/2023	7/19/2023	Complete
FIRE2023-01442	93	HIGH ST	New water based suppression system for existing building. 100 new heads	Fire	Fire Suppression water based	6/5/2023	6/14/2023	Issued
BLDC2023-03323	419	CONGRESS ST	Interior Alterations to convert the existing space into the concept Botanically Curious: An herbal apothecary style quick service tea shop with workshops and private herbalist consultations. ADDING MOP SINK IN UTILITY CLOSET, ADDING HAND SINK IN HERBAL, POTHECARY, ADD COUNTER WITH BUILT IN 3 COMPARTMENT SINK AND PREP SINK, WORKSHOP TABLES, ROOM SEPARATION CURTAIN	Commercial Construction	Alterations	6/6/2023	11/13/2023	Complete
FIRE2023-01446	120	EXCHANGE ST	Add, Remove and relocate fire alarm devices as needed for suite fit up	Fire	Fire Alarm	6/7/2023	6/12/2023	Complete
BLDC2023-03325	10	DEERING ST	Replace existing exterior decks and stairways in same location/configuration.	Commercial Construction	Additions	6/8/2023	8/15/2023	Complete
SIGN2023-00809	754	CONGRESS ST	We are building the Longfellow Hotel. This sign permit application is for all exterior signage: one large blade sign on the corner of Neal and Congress, one small storefront sign for the spa on Congress, and one painted mural sign on the side of the building that abuts the Tandem Bakery property.	Sign	Signage or Awning	6/8/2023	7/25/2023	Issued
HVAC2023-02398	25	FOREST AVE	Renovate HVAC systems. New AHU with 5 ton Heat pump and associated Piping & Ductwork, New 2 ton Heat pump with 2 wall mounted indoor heads, New roof mounted ERV with associated ductwork. Small electric heater for vestibule.	HVAC	HVAC	6/9/2023	6/22/2023	Complete
SIGN2023-00811	685	CONGRESS ST	After the fact 72" x 36" building-mounted sign facing parking lot at rear of building.	Sign	Signage or Awning	6/9/2023		In Review
HVAC2023-02401	265	WESTERN PROMENADE	Installing a 3-zone Mitsubishi heat pump system	HVAC	HVAC	6/12/2023	6/29/2023	Issued
BLDC2023-03332	360	CUMBERLAND AVE	No construction will be happening. I'm using this document for change of use from art studio to "personal services" (tattoo parlor)	Commercial Construction	Alterations	6/13/2023	8/28/2023	Complete
FIRE2023-01452	59	MIDDLE ST	Addition of Fire Alarm Devices to existing Fire Alarm System	Fire	Fire Alarm	6/13/2023	6/15/2023	Issued
BLDC2023-03331	25	DOW ST	Roof top solar array with 13 panels, 500 watts and 1x SE5000 inverter	Commercial Construction	Alterations	6/13/2023	7/14/2023	Issued
BLDC2023-03335	610	CONGRESS ST	11 apartments/ replacement of interior finishes, replacement and complete reframing of existing kitchens and baths but keeping existing layouts, new sprinkler, new fire alarm system	Commercial Construction	Alterations	6/14/2023	8/8/2023	Issued
BLDC2023-03337	331	VERANDA ST	Interior fit up on 3rd floor of building #4	Commercial Construction	Alterations	6/15/2023	8/21/2023	Issued
FIRE2023-01457	178	MIDDLE ST	Installation of NFPA 72 Fire Alarm System	Fire	Fire Alarm	6/16/2023	6/26/2023	Issued

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BLDC2023-03340	132	SPRING ST	Change of use from general service (personal service - tattoo parlor) to general office (real estate office). Artwork will be displayed and for sale on the office walls.	Commercial Construction	Alterations	6/16/2023	7/20/2023	Issued
FIRE2023-01456	178	MIDDLE ST	Installation of a City of Portland AES Master Box	Fire	Fire Alarm	6/16/2023	6/26/2023	Issued
SIGN2023-00817	201	FEDERAL ST W	Superseded by SIGN2024-0900	Sign	Signage or Awning	6/19/2023	8/17/2023	Complete
BLDR2023-03617	90	NEAL ST	Create a new master bathroom in an existing closet, renovate the existing half bathroom, plaster and paint old ceilings , paint throughout, install new heat pumps and upgrade the existing electrical panel.	Residential Construction	Alterations	6/19/2023	8/3/2023	Issued
BLDC2023-03341	59	BRAMHALL ST	Non load bearing demo of fire and water damaged plaster, drywall, insulation and finish items. This is not a permit for the repair work, only the demo. A separate building permit would be pulled for any reconstruction.	Commercial Construction	Alterations	6/19/2023	6/22/2023	Issued
HVAC2023-02418	81	QUEBEC ST	Install Heat Pump System	HVAC	HVAC	6/20/2023	6/27/2023	Complete
BLDR2023-03621	29	PINE ST	No structural changes are planned at this point. New insulation on all floors and new drywall on all main floor walls. New wiring from the main panel to the 1st and 2nd floors for all outlets, switches and lights. Electrical will be completed under a separate permit. New recessed LED lights in the ceilings of all rooms. Kitchen will receive new cabinets, plumbing and appliances. On the main floor, the existing 1/2 bath will be updated and plumbed. Second floor walls and ceilings will remain in place and will be rewired. Trim will be removed, sanded and painted. Second floor bath will have a new shower, new vanity and where the shower is currently will become a stall for the toilet. All of the plumbing will be handled under a separate plumbing permit. Our plumber will also be updating the current boiler to accommodate gas vs. oil	Residential Construction	Alterations	6/20/2023	1/18/2024	Issued
HVAC2023-02421	643	CONGRESS ST	Exhaust system for kitchen and bathroom.	HVAC	HVAC	6/21/2023	7/5/2023	Complete
SIGN2023-00820	57	OAK ST	Flat cut aluminum letters to be stud mounted to the fascia at 57 Oak Street	Sign	Signage or Awning	6/21/2023	6/27/2023	Complete
HVAC2023-02424	231	WESTERN PROMENADE	Install wood pellet boiler in Carriage house piped to Main House..	HVAC	HVAC	6/21/2023	9/21/2023	Issued
FIRE2023-01460	156	HIGH ST	They have a Gas Range in need of Fire Protection. Installing an Ansul R-102 Fire Suppression system in their existing Kitchen Hood.	Fire	Fire Suppression non-water based	6/21/2023	7/5/2023	Issued
HVAC2023-02422	501	CUMBERLAND AVE	Install Natural Gas Boiler	HVAC	HVAC	6/21/2023	7/11/2023	Issued
BLDR2023-03623	171	STATE ST	Replacing existing external steps with replacement granite steps. No change in size or style.	Residential Construction	Alterations	6/21/2023	10/11/2023	Issued
SIGN2023-00819	522	CONGRESS ST	Change in design of signage at front and rear entrances of Maine College of Art - previous permit approved - SIGN2023-00805. Please expedite if possible	Sign	Signage or Awning	6/21/2023	6/27/2023	Issued
BLDC2023-03346	1	CONGRESS SQ	Construct a new WCSH Staff Entrance Addition.	Commercial Construction	Additions	6/21/2023	7/13/2023	Issued
FIRE2023-01461	200	BRACKETT ST	4 gallon Range Guard wet chemical fire suppression system	Fire	Fire Suppression non-water based	6/22/2023	6/27/2023	Issued

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BLDC2023-03350	6	HOULTON ST	The plan is to add a full-bath to Unit #1 (1st floor). This includes a toilet, shower, pedestal sink, and a few electrical changes.	Commercial Construction	Alterations	6/27/2023	8/18/2023	Issued
BLDC2023-03353	562	CONGRESS ST	Work includes removal of portions of the non-load bearing Gypsum Wallboard (GWB) demising partition between the spaces at 566 and 568 Congress St and installation of a soffit. No Structural modifications or exterior work.	Commercial Construction	Alterations	6/27/2023	7/20/2023	Issued
FIRE2023-01463	1355	CONGRESS ST	rework the existing system	Fire	Fire Suppression water based	6/27/2023	7/20/2023	Issued
FIRE2023-01465	9	BOWDOIN ST	Installation 13d water based fire sprinkler system	Fire	Fire Sprinkler System One and Two Family	6/27/2023	7/11/2023	Issued
BLDC2023-03354	511	CONGRESS ST	Addition of new stair tower and interior alterations. Conversion of existing office space to 107 Residential Units and Storage	Commercial Construction	Additions	6/29/2023		In Review
HVAC2023-02446	178	MIDDLE ST	New HVAC system from basement to roof.	HVAC	HVAC	6/29/2023	7/19/2023	Issued
HVAC2023-02445	73	WINTER ST	Install VRF System.	HVAC	HVAC	6/29/2023	7/11/2023	Issued
BLDC2023-03356	11	MOULTON ST	Interior Demolition Only: Remove existing sheetrock and flooring. No alterations, no new work.	Commercial Construction	Alterations	6/30/2023	7/14/2023	Complete
BLDC2023-03355	2	MONUMENT SQ	Demo only of existing 2nd floor office space, some partitions, wall base and carpet. Proposed new layout plans to follow under separate permit application.	Commercial Construction	Alterations	6/30/2023	7/17/2023	Issued
BLDR2023-03642	164	LONGFELLOW ST W	Construct a 216sqft sunroom and 368 sqft deck in place of existing 613sqft deck.	Residential Construction	Additions	7/2/2023	9/4/2023	Issued
HVAC2023-02451	100	COMMERCIAL ST	Install new spiral ducts, branch lines and round diffusers for two existing water source heat pumps. Work to be done for 1 existing heat pump on 2nd floor and 1 on 3rd floor.	HVAC	HVAC	7/5/2023	7/18/2023	Complete
BLDC2023-03357	46	MARKET ST	We are applying to replace two double-hung windows in the restaurant space "Petite Jacqueline". We have gotten the required approval from historic preservation - reference: Plan Number: HPAR-002567-2023.	Commercial Construction	Alterations	7/5/2023	7/17/2023	Issued
BLDR2023-03646	8	GARRISON ST EXT	Roof top solar array 11x Silfab 500 6x REC 405 Silfab silver panels go on south roof plan and southeast facing roof plane (facing the water)	Residential Construction	Alterations	7/5/2023	7/13/2023	Issued
HVAC2023-02460	50	CARLETON ST	Replace Gas Boiler	HVAC	HVAC	7/7/2023	7/11/2023	Issued
SIGN2023-00826	45	EXCHANGE ST	Black, smooth finish wood sign with white letters Height: 20" Width: 36" Thickness: .5"	Sign	Signage or Awning	7/10/2023	7/19/2023	Complete
BLDC2023-03364	2	MONUMENT SQ	Existing 7,423sf office suite, dividing into 2 suites, permit for suite A- 4,000 sf office, adding partitions for conference room, small hotel stations and lounge.	Commercial Construction	Alterations	7/11/2023	8/10/2023	Complete
BLDC2023-03384	49	SAINT LAWRENCE ST	Remove and Replace Existing second story deck and stairs.	Commercial Construction	Alterations	7/17/2023		In Review - Pending Payment

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HVAC2023-02478	443	CUMBERLAND AVE	Install a Heat pump heating and cooling system to supplement existing oil steam.	HVAC	HVAC	7/17/2023	8/8/2023	Issued
HVAC2023-02476	416	FORE ST	Replacement of outdoor unit only for existing heat pump system. Swap out, no electrical needed. Use existing set up.	HVAC	HVAC	7/17/2023	7/19/2023	Issued
HVAC2023-02485	119	BRACKETT ST	Single zone Heat pump	HVAC	HVAC	7/18/2023	7/24/2023	Complete
HVAC2023-02482	188	STATE ST	install heat pump/AC in kitchen to mitigate the heat load.	HVAC	HVAC	7/18/2023	7/26/2023	Issued
BLDC2023-03388	10	DANA ST	Convert upper two floors and mezzanine of existing building from business use to residential use.	Commercial Construction	Alterations	7/19/2023	9/11/2023	Issued
BLDR2023-03684	30	CUSHMAN ST	Remodel existing apartment.	Residential Construction	Additions	7/19/2023	9/19/2023	Issued
HVAC2023-02486	68	NEAL ST	Replace existing boiler with LP Bradford White Brute 199	HVAC	HVAC	7/19/2023	7/31/2023	Issued
SIGN2023-00831	432	FORE ST	Application for sign permit in Historic District - 2 signs totaling 8.4 sq.ft.	Sign	Signage or Awning	7/20/2023	8/30/2023	Complete
BLDR2023-03691	38	DEERING ST	Renovate Master bath	Residential Construction	Alterations	7/20/2023	8/8/2023	Complete
BLDR2023-03686	176	EASTERN PROMENADE	Adding a small dormer and extending 1st floor roof to cover over side steps	Residential Construction	Additions	7/20/2023	8/9/2023	Issued
HVAC2023-02490	36	TAYLOR ST	Installation of two condenser unit on back left corner of building (G.E. AUH4860ZGDA and Samsung CXH12ADB), and two interior units - one ducted unit in the basement (G.E. UUY4860ZG DAB) and floor console unit on 3rd floor (Samsung CNH12JDB)	HVAC	HVAC	7/20/2023	8/14/2023	Issued
SIGN2023-00832	305	COMMERCIAL ST	Unit 104 - Proposed sign will be attached to the pre-existing blade. Sign Dimensions: 4' Length x 3' Height Sign will be 2D, black and white vinyl print, double sided, 1/2" PVC	Sign	Signage or Awning	7/21/2023	8/15/2023	Complete
BLDC2023-03392	137	SPRING ST	Replace Windows in Unit 7	Commercial Construction	Alterations	7/24/2023	8/15/2023	Issued
BLDC2023-03394	47	INDIA ST	Interior alteration of tenant suite. No exterior alterations proposed. Change of use from retail to restaurant.	Commercial Construction	Alterations	7/25/2023	8/2/2023	Complete
SIGN2023-00834	311	COMMERCIAL ST	Removal of current exterior signage (a channel letter set, a blade sign, and an awning sign), and installation of replacement signs (see proof set for more information)	Sign	Signage or Awning	7/25/2023	7/28/2023	Issued
BLDR2023-03699	175	VAUGHAN ST	Interior/Exterior Remodel	Residential Construction	Alterations	7/25/2023	10/30/2023	Issued
FIRE2023-01488	91	WINTER ST	New NFPA 13 Sprinkler System with NFPA 14 Class 1 Manual Wet Standpipe	Fire	Fire Suppression water based	7/26/2023	7/31/2023	Issued
HVAC2023-02505	741	CONGRESS ST	Install a single zone Mitsubishi heat pump system.	HVAC	HVAC	7/26/2023	8/4/2023	Issued
BLDC2023-03396	5	MILK ST	Interior tenant fit out 4th floor	Commercial Construction	Alterations	7/27/2023	8/14/2023	Issued
BLDC2023-03395	1	COMMERCIAL ST	Alteration of an existing historic building to include change of use on the second, third and fourth levels to residential. The work will affect some aspects of the building including, but not limited to, the internal structure and walls, existing historic elements for repair and replacement, interior doors, windows, roofing & flashing repair. Exterior improvements have been approved by the historic preservation board. Two egress stairs and one elevator will be provided. The building will be sprinkled with an NFPA 13 system. Construction type 5A	Commercial Construction	Alterations	7/27/2023	10/27/2023	Issued

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SIGN2023-00836	8	COTTON ST	Replacing "Rivalries" signage with new restaurant's panel sign over entrance (externally lit) and blade sign (externally lit).	Sign	Signage or Awning	7/31/2023	8/17/2023	Complete
BLDR2023-03707	33	VESPER ST	8'x10' PT deck to allow utilization of back corner of property abutting house for clothesline usage.	Residential Construction	Additions	7/31/2023		In Review
SIGN2023-00838	638	CONGRESS ST	Install round metal hanging Matcha Mood sign on existing bracket	Sign	Signage or Awning	8/1/2023	8/22/2023	Complete
FIRE2023-01494	8	COTTON ST	Install a new addressable NFPA 72 fire alarm system.	Fire	Fire Alarm	8/2/2023	8/8/2023	Complete
BLDC2023-03406	161	PINE ST	Interior non structural renovation at floor 3 bedrooms	Commercial Construction	Alterations	8/2/2023	9/5/2023	Issued
BLDC2023-03411	137	SPRING ST	Window replacement for Unit 1	Commercial Construction	Alterations	8/2/2023	8/21/2023	Issued
BLDR2023-03714	11	OBRION ST	Add new dormer to north half of third floor, add a new external stair tower, move a 2nd floor 3/4 bathroom w/ laundry and add a 3rd floor bathroom.	Residential Construction	Alterations	8/2/2023	9/14/2023	Issued
HVAC2023-02521	105	BRACKETT ST	Installing 2 - multi zone heat pump systems	HVAC	HVAC	8/3/2023	8/18/2023	Complete
HVAC2023-02520	10 Cotton Street		New heat pump and ductwork revisions	HVAC	HVAC	8/3/2023	8/31/2023	Complete
FIRE2023-01497	5	EASTERN PROMENADE	Install NFPA 72 Fire Alarm System.	Fire	Fire Alarm	8/3/2023	8/10/2023	Issued
BLDC2023-03415	184	MIDDLE ST	Interior fit out for retail space, new finishes. No change to use or occupancy. Core and shell of the building previously permitted under BLDC2022-02890.	Commercial Construction	Alterations	8/3/2023	8/31/2023	Issued
HVAC2023-02523	75	STATE ST	Install HVAC Equipment	HVAC	HVAC	8/3/2023	8/10/2023	Issued
BLDC2023-03413	486	CONGRESS ST	Add three free standing walls in the entry way to create a vestibule with a security window.	Commercial Construction	Alterations	8/3/2023	10/13/2023	Issued
BLDC2023-03414	176	MIDDLE ST	Interior fit out for retail space, new finishes. No change to use or occupancy. Core and shell of the building previously permitted under BLDC2022-02890.	Commercial Construction	Alterations	8/3/2023	8/31/2023	Issued
BLDC2023-03419	73	NEWBURY ST	demo of cement wall free standing one end attached to retaining wall at the other to be cut where attached complete demo, cleanup and removal hazard as is	Commercial Construction	Alterations	8/7/2023	9/13/2023	Issued
BLDC2023-03418	1001	WESTBROOK ST	Remove existing skylight and infill with new cold-formed metal roof framing, TPO roofing and GWB. Add new lighting fixtures.	Commercial Construction	Alterations	8/7/2023	8/14/2023	Issued
HVAC2023-02533	17	PINE ST	Installation of 1 heat pump system (Apt/Unit 2)	HVAC	HVAC	8/8/2023	9/5/2023	Issued
HVAC2023-02532	17	PINE ST	Installation of 2 heat pump systems. Unit 1	HVAC	HVAC	8/8/2023	8/29/2023	Issued
HVAC2023-02534	17	PINE ST	Installation of 1 heat pump system (Apt/Unit 3)	HVAC	HVAC	8/8/2023	9/5/2023	Issued
BLDC2023-03423	673	CONGRESS ST	Replace roof and east dormer on the front section of the building, and add a matching dormer to the west side of said roof.	Commercial Construction	Additions	8/8/2023	3/18/2024	Issued
BLDR2023-03728	196	PINE ST	Contractor found rot in a trim board, explored and found more rot and insect damage under the clapboards on a small section of wall of the house. He removed rot and replaced insulation, sheeting, and sistered where needed. Removed window and reframed window, to be replaced with new window. Now ready to replace siding. No alteration to building structure or footprint. Also repaired some rot on adjacent wall of garage, which is uninsulated.	Residential Construction	Alterations	8/9/2023	9/7/2023	Issued
BLDC2023-03426	137	SPRING ST	Replace Windows in Unit 2	Commercial Construction	Additions	8/9/2023	8/22/2023	Issued

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BLDC2023-03428	111	COMMERCIAL ST	Change of use for 2 residential units to 2 hotel rooms	Commercial Construction	Alterations	8/10/2023	3/6/2024	Issued
BLDC2023-03429	136	COMMERCIAL ST	Change of use from residential dwellings to 2 hotel units on 5th floor. Existing office and retail uses on lower floors will remain unchanged.	Commercial Construction	Alterations	8/10/2023	1/26/2024	Issued
BLDR2023-03736	95	WEST ST	Change of use from B/R-3 to R-3 (two-family dwelling). No construction permitted.	Residential Construction	Alterations	8/13/2023	10/19/2023	Complete
FIRE2023-01502	30	LAFAYETTE ST	Stand alone 13D system	Fire	Fire Sprinkler System One and Two Family	8/14/2023	8/28/2023	Complete
BLDC2023-03430	137	SPRING ST	Replace windows in Unit 3.	Commercial Construction	Alterations	8/14/2023	8/22/2023	Issued
BLDC2023-03434	137	SPRING ST	Window replacement for common area	Commercial Construction	Alterations	8/14/2023	8/22/2023	Issued
BLDC2023-03431	137	SPRING ST	Window replacement for Unit 4	Commercial Construction	Alterations	8/14/2023	8/22/2023	Issued
BLDC2023-03433	137	SPRING ST	Window replacement for Unit 6	Commercial Construction	Alterations	8/14/2023	8/22/2023	Issued
BLDC2023-03432	137	SPRING ST	Window replacement for Unit 5	Commercial Construction	Alterations	8/14/2023	8/22/2023	Issued
SIGN2023-00846	375	FORE ST	Hanging blade sign, wood and metal, 2x3 feet. Using existing hardware on building just using new sign	Sign	Signage or Awning	8/15/2023	9/11/2023	Issued
FIRE2023-01503	25	FOREST AVE	Replacement of existing fire alarm system	Fire	Fire Alarm	8/15/2023	8/23/2023	Issued
BLDC2023-03447	443	CUMBERLAND AVE	Remove and construct exterior stair and landings. Contractor STOP WORK ORDER. Need permit to disassemble previous non-permitted work, re-assemble to IRC approved deck and stair entry to rear with frost depth footers.	Commercial Construction	Alterations	8/18/2023	9/22/2023	Complete
BLDC2023-03445	202	FEDERAL ST W	Repair concrete and apply waterproofing in the Temple Street Parking Garage	Commercial Construction	Alterations	8/18/2023	8/25/2023	Issued
HVAC2023-02549	320	SPRING ST	Installation of (1) heat pump system.	HVAC	HVAC	8/18/2023	9/27/2023	Issued
BLDR2023-03754	12	Bakery Lane	Construct a new rear dormer.	Residential Construction	Additions	8/21/2023	9/12/2023	Issued
HVAC2023-02555	16	SAINT LAWRENCE ST	Installing a single zone Mitsubishi heat pump system (In the basement - Unit #1)	HVAC	HVAC	8/22/2023	9/13/2023	Complete
BLDR2023-03758	194	VIRGINIA ST	The existing garage (approx. 432 sq ft) has a studio space on the second floor (approx. 336 sq ft). We seek to convert both floors of the garage into a single accessory dwelling unit.	Residential Construction	Alterations	8/22/2023	9/25/2023	Issued
BLDC2023-03453	442	CUMBERLAND AVE	Repair existing back decks/stairs per engineer's plans. Decks/stairways to maintain existing footprint, dimensions and configuration.	Commercial Construction	Alterations	8/23/2023	10/23/2023	Issued
BLDC2023-03458	80	EXCHANGE ST	Repairs to the existing Grill Room kitchen due to a fire	Commercial Construction	Alterations	8/25/2023	9/5/2023	Complete
FIRE2023-01509	64	BLUEBERRY RD	Industrial Blasting all done inside the boiler unit, no air over pressure or vibration leaves unit.	Fire	Blasting	8/25/2023	8/31/2023	Complete
SIGN2023-00851	594	CONGRESS ST	Out door sign attached to building via brackets	Sign	Signage or Awning	8/27/2023	11/13/2023	Issued
FIRE2023-01510	2211	CONGRESS ST	Sprinkler system renovation of shell space on 3rd floor of the Berry-Dunn building to a Tennant Fitout for SAPPI-Unum	Fire	Fire Suppression water based	8/28/2023	8/31/2023	Complete
SIGN2023-00852	443	CONGRESS ST	13" high stud mounted dimensional letters mounted on fascia to read "MAINE COLLEGE OF ART & DESIGN"	Sign	Signage or Awning	8/28/2023		In Review - Pending Payment

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HVAC2023-02569	44	OAK ST	Remove and replace existing air handlers with new heat pump air handlers. Reuse existing supply and return ducting. Add zone dampers and registers to existing ducting to break space into 5 zones. Add a residential ERV to supply fresh air to the space and outdoor units. The air handlers will simply replace the existing units, occupying the same location/space. Similarly, the outdoor units will be placed on the room in the locations currently occupied by existing A/C units. On the Oak St side, we would break out two zones, one for the living/dining room and the other for bedroom 3. On the other side, three zones, one for the living room/kitchen, one for bedroom 3 and one for the master bedroom and office.	HVAC	HVAC	8/28/2023	10/16/2023	Issued
HVAC2023-02570	331	VERANDA ST	Provide and install new hot water reheat VAV's, ducting and control per plan and spec.	HVAC	HVAC	8/28/2023	9/6/2023	Issued
BLDC2023-03465	11	MOULTON ST	Remove interior wall and replace with carrying beam and column, and foundation repair. No other work permitted, no Certificate of Occupancy will be issued.	Commercial Construction	Alterations	8/29/2023	9/13/2023	Complete
HVAC2023-02578	12	HERITAGE CT	Install Mini Split HVAC System	HVAC	HVAC	8/29/2023	9/26/2023	Issued
FIRE2023-01511	40	FREE ST	SUITE D - Adjustment of existing fire suppression system to amend coverage after building renovations.	Fire	Fire Suppression water based	8/29/2023	9/6/2023	Issued
FIRE2023-01512	40	FREE ST	Suite E - Revision and adjustment of an existing NFPA 13 Sprinkler System to amend coverage after building renovations.	Fire	Fire Suppression water based	8/29/2023	9/6/2023	Issued
FIRE2023-01513	1208	FOREST AVE	Installation of new fire suppression system	Fire	Fire Suppression water based	8/30/2023	10/3/2023	Complete
BLDR2023-03782	5	CARROLL ST	Renovate kitchen and 3 bathrooms in Unit 1, and replace all exterior windows.	Residential Construction	Alterations	8/31/2023	10/3/2023	Issued

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HVAC2023-02581	121	MIDDLE ST	Provision and installation of HVAC systems for The Docent Collection Hotel located on the 4th floor of 121 Middle St, as well as the 1st floor hotel lobby and basement employee work-space. Systems for the 4th floor include: (8) Daikin water source heat pumps (WSHP) with thermostat controller, spiral duct and RGD's, and (11) Panasonic bathroom exhaust fans. WSHP's are to be connected to EXISTING boiler/cooling tower water loop. Fresh air and exhaust air for each space provided by EXISTING roof mounted ERV-1 and ducted from mechanical chase to each space. Where penetrations are made to the chase, a fire damper will be added. Room 403 will be zoned using (3) Honeywell zone dampers to create 3 separate zones of control. Systems for the 1st floor include: (1) Daikin WSHP with thermostat controller, spiral duct and RGD's, (2) bathroom exhaust fans, (1) exhaust fan for trash room, (1) Renewaire ERV, and (2) electric wall heaters. Our work to include: Duct fabrication, equipment setting, water loop piping from existing to new WSHP's, duct and RGD installation, duct insulation where required, ERV and EF installation, ERV fresh air and exhaust air ducting, electric wall heater setting, low voltage control wiring, air balance, and equipment startups.	HVAC	HVAC	9/1/2023	9/15/2023	Issued
BLDC2023-03478	15	BROWN ST	Remodel of second floor master bath by relocating fixtures inside the existing space	Commercial Construction	Alterations	9/2/2023	11/29/2023	Issued
BLDC2023-03480	183	MIDDLE ST	INTERIOR TENANT FIT-UP, BUSINESS USE TO BUSINESS USE, NO EXTERIOR WORK, NO EXPANSION OF FOOTPRINT	Commercial Construction	Alterations	9/5/2023	11/1/2023	Issued
BLDC2023-03485	106	EXCHANGE ST	Application for building permit and minor site plan review. Change of use from business into two (2) residences on the third floor of 106 Exchange St, proposed upgrade to water service and related cosmetic and non-structural interior upgrades. No changes to exterior proposed.	Commercial Construction	Alterations	9/6/2023	9/29/2023	Issued
FIRE2023-01522	60	HAMBLET AVE	Install NFPA 13D Residential Sprinkler System	Fire	Fire Sprinkler System One and Two Family	9/7/2023	9/21/2023	Issued
HVAC2023-02590	331	VERANDA ST	Demo and disposal of existing boiler. Install two new NTI - TFTN 399 boilers.	HVAC	HVAC	9/8/2023	9/25/2023	Issued

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			These are the Remaining renovation that were not covered by previous permits . This permit is for replacing, adding, or removing interior walls in the main portion of the house as well as improving structural support in the basement. The interior walls will be convert the 2x3 studs now to 2x6 studs. Basement structural support are to be convert from the one foot square, brick supporting columns to 16x16 inch cinder block columns . As well as filling arch supporting fireplaces foundation for added strength. These drawings submitted with the permit are comprised of four sketches for each floor (1st, 2nd, Attic) 1st drawing is of the original floor plan. 2nd drawing is an overlay of the original floor plan showing alterations made in compliance with prior permits issued in addition to request for changes asked for by this permit. This drawing displays different colored lines too indicate original, previously permitted, and requested permit. 3rd drawing is of new floor plan with labeled areas for intended use. 4th drawing is of new floor plan with dimensions of each area. Please note that the basement is two drawings, original floor plan and changed floor plan IE: improved columns , added fireplace support.					
BLDR2023-03806	153	STATE ST		Residential Construction	Alterations	9/11/2023		In Review
HVAC2023-02591	60	HAMBLET AVE	Heating and Cooling Systems	HVAC	HVAC	9/11/2023	9/21/2023	Issued
SIGN2023-00857	49	PINE ST	Install a Smartpay Alternator within the LED price panel to allow prices to change from member to non-member.	Sign	Signage or Awning	9/11/2023	9/28/2023	Issued
SIGN2023-00859	58	MARKET ST	Install one(1) non-illuminated sign onto existing bracket	Sign	Signage or Awning	9/12/2023	9/28/2023	Complete
BLDC2023-03493	78	DANFORTH ST	Replace (in kind) wooden 3 story rear deck.	Commercial Construction	Alterations	9/12/2023	9/28/2023	Complete
SIGN2023-00860	614	CONGRESS ST	Install one(1) blade sign on existing bracket and one(1) wall sign	Sign	Signage or Awning	9/13/2023	10/10/2023	Complete
BLDR2023-03816	2	THOMAS ST	Repairing interior of carriage house to allow for car use. Currently, concrete slab is raised on rusted steel joists. Plan to infill basement for a new concrete slab to support vehicles	Residential Construction	Alterations	9/13/2023	10/2/2023	Issued
BLDR2023-03822	16	BUTTONWOOD LN	Add dormers above existing attached garage with new bathroom and closets.	Residential Construction	Additions	9/15/2023	10/24/2023	Issued
BLDR2023-03825	71	STATE ST	Removal and replacement of exterior window with an exterior door. This also necessitates removing built-in cabinets inside the mudroom. Door will provide access to side yard.	Residential Construction	Alterations	9/17/2023		In Review
SIGN2023-00862	75	STATE ST	Replacement Roadside Signage	Sign	Signage or Awning	9/18/2023	10/23/2023	Complete

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BLDC2023-03499	84	COMMERCIAL ST	Renovate existing restaurant including a 2-story 851 SF addition for a new 1st floor kitchen, basement prep and storage and 2nd floor bathrooms and storage room. Rebuild and raise 1st floor rear deck for accessibility and expand rear decks, relocate the transformer and add pad for screened dumpster	Commercial Construction	Additions	9/18/2023		In Review
HVAC2023-02599	7	GILBERTS LN	Installing a single-zone heat pump system	HVAC	HVAC	9/18/2023	9/27/2023	Issued
HVAC2023-02598	10	DANA ST	complete renovation of 3rd & 4th floors to new apartments.	HVAC	HVAC	9/18/2023	10/25/2023	Issued
BLDC2023-03504	175	SPRING ST	120 Spring St Unit B tenant fit up, including painting, tile floors, frp on some walls, and install retail counters	Commercial Construction	Alterations	9/19/2023	10/30/2023	Complete
BLDC2023-03502	360	SPRING ST	Install a rooftop solar array and a new electrical service for the solar.	Commercial Construction	Alterations	9/19/2023	3/12/2024	Issued
HVAC2023-02612	41	CARLETON ST	Install a single zone heat pump (9k btu)	HVAC	HVAC	9/20/2023	9/28/2023	Complete
HVAC2023-02608	315	SPRING ST	Installing Heat Pumps	HVAC	HVAC	9/20/2023	12/1/2023	Issued
BLDR2023-03839	331	SPRING ST	Add a bathroom in an existing 2nd floor space.	Residential Construction	Alterations	9/20/2023	10/20/2023	Issued
HVAC2023-02616	326	SPRING ST	Install Boiler & Heat Pump Systems	HVAC	HVAC	9/21/2023	12/1/2023	Issued
HVAC2023-02623	468	CUMBERLAND AVE	Installation of 3 heat pump systems	HVAC	HVAC	9/25/2023	10/4/2023	Issued
BLDR2023-03847	61	MELBOURNE ST	Would like to attach a deck to the back of this renovation. Existing deck was in terrible shape.	Residential Construction	Additions	9/26/2023		In Review
HVAC2023-02625	130	NEAL ST	Installation of 1 heat pump system.	HVAC	HVAC	9/26/2023	10/4/2023	Issued
BLDC2023-03514	372	YELLOWBIRD RD	Remove the existing tile fa?ade, stair, and landing and install new metal siding, windows, and trim and all other work to complete the office residing project.	Commercial Construction	Alterations	9/26/2023	11/21/2023	Issued
HVAC2023-02633	19	PINE ST	Installation of a single zone Mitsubishi heat pump (6k BTU)	HVAC	HVAC	9/27/2023	10/4/2023	Complete
BLDC2023-03515	191	PINE ST	Attempted to make minor repairs to first floor exterior stairs, and found underlying structure compromised. For safety reasons the stairs were rebuilt in kind. Applying retroactively for permit. Historical is aware of the rebuild, and details are being rebuilt to match the existing structure.	Commercial Construction	Additions	9/27/2023		In Review
FIRE2023-01528	655	CONGRESS ST	Install New NFPA 72 Fire Alarm System Installation	Fire	Fire Alarm	9/27/2023	10/2/2023	Issued
HVAC2023-02632	90	NEAL ST	Installing HVAC Units	HVAC	HVAC	9/27/2023	11/29/2023	Issued
HVAC2023-02628	49	INGALLS RD	Install One Viessmann LP fired boiler	HVAC	HVAC	9/27/2023	10/5/2023	Issued
BLDC2023-03516	144	STATE ST	Ground Floor: Add 2 walls to make a maintenance shop for storage use. 1st Floor: Reconfigure 3 retail space interior layouts, including toilet rooms (within the building footprint). A separate tenant fit up permit is required for each tenant space.	Commercial Construction	Amendment	9/28/2023	10/24/2023	Complete
HVAC2023-02638	19	SEELEY AVE	MINI SPLIT HEAT PUMP	HVAC	HVAC	9/28/2023	10/12/2023	Issued
BLDR2023-03855	11	VESPER ST	Amend Permit BLDR2022-03190 to: 1st Floor - Replace kitchen deck door. Replace exterior rear door. 2nd Floor - Remove rear wall between den and bedroom. Combine two previously proposed bathrooms into one including laundry. Exterior - Replace all windows (except front bay window). replace vinyl siding with cedar clapboards. Upsize deck post to 8x8 PT.	Residential Construction	Amendment	9/29/2023	11/14/2023	Issued
HVAC2023-02648	464	CUMBERLAND AVE	Install heat pump kitchen.	HVAC	HVAC	10/2/2023	10/20/2023	Issued

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SIGN2023-00868	316	CONGRESS ST	Blade sign attached to building	Sign	Signage or Awning	10/4/2023		In Review
SIGN2023-00872	25	FOREST AVE	Application for new digital and glazing applied signage at marquee and storefront.	Sign	Signage or Awning	10/6/2023		In Review
BLDC2023-03526	59	BRAMHALL ST	Interior replacement of finishes, fixtures, doors, and millwork due to fire / water damage.	Commercial Construction	Alterations	10/6/2023	11/2/2023	Issued
BLDC2023-03527	93	HIGH ST	Office Fit-out for a single-tenant use, interior updates and limited exterior updates to an existing historic masonry building. The proposed scope of work is phase 2 of the interior fit-out and consists of a full build-out of the basement floor including new meeting and work spaces as well as two new restrooms, limited exterior work including three replacement doors in existing masonry openings and accommodations for future ADA improvements at the rear of the building. Existing fire alarm system is to remain in place and modified as necessary for proposed work. Interior upgrades on the first, second and third floors are under a separate permit #BLDC2023-03146, approved 04/03/2023. A related, approved sub-permit also included a new mechanical system for the entire building, including the basement. Additionally, the full scope of work for the building has a conditional approval for Part 2 from the NPS (approved 08/07/2023).	Commercial Construction	Alterations	10/9/2023	11/22/2023	Issued
BLDR2023-03877	34	NORTH ST	3RD FLOOR BEDROOM SUITE - new operable skylight, - new awning window in shower - replacing existing exterior door (onto flat roof above 2nd floor) with larger glass door -new entry/doorway between 2nd floor landing and 3rd floor suite -new knee-walls -new insulation -new bathroom fixtures, -new wiring, lighting, co/smoke -new tile -new sheetrock	Residential Construction	Alterations	10/9/2023	10/31/2023	Issued
FIRE2023-01534	55	WINTER ST	New NFPA #13R wet pipe sprinkler system	Fire	Fire Suppression water based	10/9/2023	10/23/2023	Issued
HVAC2023-02664	23	MCKINLEY CT	Install two Samsung condensers with 7 evaporators	HVAC	HVAC	10/10/2023	10/25/2023	Complete
BLDC2023-03530	594	CONGRESS ST	Request "Change of Use" from a Tattoo Parlor to "Gallery, Artist Studio, and Office Space.". No interior construction nor alteration has been performed.	Commercial Construction	Alterations	10/11/2023	10/30/2023	Complete

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BLDC2023-03529	360	CUMBERLAND AVE	Interior renovation of existing vacant space to a 21 seat bar room Re-use existing lighting and HVAC Relocate bathroom for ADA compliance Additional plumbing fixture to be added Additional electrical outlets to be added	Commercial Construction	Alterations	10/11/2023	12/26/2023	Issued
BLDC2023-03531	51	OCEAN AVE	roof top solar array with 17 panels 500 watts and 1x 7600 inverter	Commercial Construction	Alterations	10/12/2023	10/31/2023	Complete
BLDR2023-03887	42	LAFAYETTE ST	Interior wall cut-through, add wall	Residential Construction	Alterations	10/12/2023	11/1/2023	Complete
BLDR2023-03885	48	AVON ST	Remove external fire escape	Residential Construction	Alterations	10/12/2023	10/31/2023	Issued
HVAC2023-02671	108	EASTERN PROMENADE	Install Mini Split HVAC System	HVAC	HVAC	10/12/2023	10/18/2023	Issued
BLDR2023-03888	90	NEAL ST	Renovate the third floor, reconfigure the floor plan , turn the existing bedroom into two offices and renovate the existing bonus room and existing bathroom.	Residential Construction	Alterations	10/12/2023	12/1/2023	Issued
FIRE2023-01539	73	WINTER ST	New Apartment building with an NFPA 13 Sprinkler system and Standpipe system	Fire	Fire Suppression water based	10/13/2023	10/18/2023	Issued
FIRE2023-01543	17	BISHOP ST	Provide NFPA 13 sprinkler coverage to the attic of 17 Bishop Street.	Fire	Fire Suppression water based	10/16/2023	11/7/2023	Complete
FIRE2023-01542	10	COTTON ST	Extend existing sprinkler system to rest of the Assembly Occupancy for Thistle & Grouse.	Fire	Fire Suppression water based	10/16/2023	11/6/2023	Complete
BLDC2023-03535	5	COMMERCIAL ST	Add new lease space to expand existing Brickyard Hollow Brewing Company restaurant. Construct toilet rooms, dining area and bar in new lease space.	Commercial Construction	Alterations	10/16/2023	11/6/2023	Complete
HVAC2023-02676	34	NORTH ST	Install 3-zone heat pump system	HVAC	HVAC	10/16/2023	10/25/2023	Issued
BLDC2023-03537	100	COMMERCIAL ST	Conference room reconfiguration within existing office space. Demo of a few non-loadbearing walls and installation of new wall, new lighting, & additional sprinkler lines.	Commercial Construction	Alterations	10/16/2023	1/8/2024	Issued
BLDC2023-03539	2	MONUMENT SQ	Alter existing layout, add new finishes, patch and repair ceiling as required, and alter MEP distribution.	Commercial Construction	Alterations	10/17/2023	11/27/2023	Issued
HVAC2023-02679	350	DANFORTH ST	Replacing NG Boiler	HVAC	HVAC	10/17/2023	10/23/2023	Issued
BLDC2023-03546	617	Forest Ave	One story addition for Wheelchair Lift for Barrier access to 619 Forest Ave and deck/stairs for entry to 617 Forest Ave.	Commercial Construction	Additions	10/23/2023	12/7/2023	Issued
FIRE2023-01556	331	VERANDA ST	Renovation of existing system	Fire	Fire Suppression water based	10/24/2023	10/27/2023	Issued
BLDR2023-03916	99	CONCORD ST	ADA Ramp	Residential Construction	Additions	10/25/2023	11/13/2023	Complete
HVAC2023-02703	643	CONGRESS ST	Install (2) 18K BTU Heat Pump condensers (exterior) and heads (interior)in the basement, and toilet room exhaust fan and ductwork, and air filtration equipment in the roasting room. Electrical subpermit required for all new work.	HVAC	HVAC	10/25/2023	10/30/2023	Complete
HVAC2023-02705	63	CHADWICK ST	Install Heat Pump and Ventilation Systems	HVAC	HVAC	10/25/2023	11/1/2023	Issued
FIRE2023-01558	63	CHADWICK ST	NFPA 13D sprinkler system for a Single Family Home.	Fire	Fire Sprinkler System One and Two Family	10/25/2023	11/7/2023	Issued

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BLDC2023-03553	205	THOMPSONS POINT RD	Construct a shipping container concessions building (with a kitchen) and a shipping container bathroom building (both built off site and inspected by third party inspectors). Install shipping containers on foundations and connect to utilities with local inspections.	Commercial Construction	New Commercial	10/25/2023	12/27/2023	Issued
BLDC2023-03555	11	MOULTON ST	Interior alteration to select areas of existing basement restaurant. Alteration is in conjunction with demolition permit # BLDC2023-03356 and structural modification per permit # BLDC2023-03465. No change in use.	Commercial Construction	Alterations	10/26/2023	1/9/2024	Issued
HVAC2023-02709	37	ATLANTIC ST	Installation of 1 heat pump system	HVAC	HVAC	10/26/2023	11/28/2023	Issued
BLDC2023-03557	1001	WESTBROOK ST	Light interior work in Checked Baggage Inspection Room at PWM ; Remove and replace anti-fatigue floor mats. Sound remediation: Install acoustical wall panels, acoustical ceiling tiles (replacing typical drop ceiling tiles)	Commercial Construction	Alterations	10/27/2023	11/16/2023	Complete
BLDR2023-03928	2	THOMAS ST	One story addition and deck on rear of house with interior improvements	Residential Construction	Additions	10/27/2023	12/1/2023	Issued
BLDC2023-03558	63	MORNING ST	Existing deck/stair replacement @ multi-family located in rear of property.	Commercial Construction	Alterations	10/27/2023	12/1/2023	Issued
BLDC2023-03561	145	COMMERCIAL ST	Renovate interior of existing bank.	Commercial Construction	Alterations	10/30/2023	11/16/2023	Issued
HVAC2023-02721	95	BECKETT ST	Installing a 3 zone Daikin heat pump system For Historic District: The units are going on the right side. Please see attached for pictures. The ODU will be hidden from the street behind the bump out. The top of the ODU will be 48" above the ground.	HVAC	HVAC	10/31/2023	11/14/2023	Issued
HVAC2023-02724	196	PINE ST	Install a single zone heat pump	HVAC	HVAC	11/2/2023	11/6/2023	Issued
HOOD2023-00112	284	DANFORTH ST	Replacement and installation of NFPA 96 compliant commercial exhaust hood for the community kitchen located on the 3rd floor of building.	Hood	Hood	11/3/2023	1/17/2024	Issued
BLDR2023-03941	83	BRACKETT ST	Old second floor platform and stairs need to be replaced	Residential Construction	Alterations	11/4/2023	12/11/2023	Complete
BLDC2023-03573	2	MONUMENT SQ	Renovation of existing office space 4th floor, Suites B, C & D	Commercial Construction	Alterations	11/7/2023	11/30/2023	Issued
HVAC2023-02729	131	SPRING ST	Install a three zone Mitsubishi heat pump system. (30k btu)	HVAC	HVAC	11/8/2023	11/22/2023	Complete
FIRE2023-01575	255	SAINT JOHN ST	AES Communication device installation	Fire	Fire Alarm	11/9/2023	11/28/2023	Complete
HVAC2023-02734	87	GRAY ST	Replace existing oil steam boiler with new natural gas steam boilers for 1st and 2nd floors	HVAC	HVAC	11/9/2023	11/30/2023	Issued
FIRE2023-01574	25	FOREST AVE	Rework of the existing sprinkler system for the renovation of the rooms and ceilings.	Fire	Fire Suppression water based	11/9/2023	11/20/2023	Issued
HVAC2023-02736	147	VAUGHAN ST	Install 2 heat pump systems.	HVAC	HVAC	11/10/2023	11/27/2023	Issued
FIRE2023-01576	610	CONGRESS ST	Installation of a NFPA 13 Sprinkler System.	Fire	Fire Suppression water based	11/12/2023	12/18/2023	Issued

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BLDR2023-03956	358	DANFORTH ST	The project consists of a full interior renovation of the basement level including the relocation of an existing bathroom and bathroom; and the enlargement of the existing pantry and mudroom on the first level. The existing interior stairs accessing the basement shall be relocated and brought to code compliance. A double patio door serving as a means of egress from the basement shall replace the existing single patio door. This means of egress shall access an extension of the existing exterior deck which has already been approved by the Historic Preservation Program Manager. No other revisions are included at the exterior of the building.	Residential Construction	Alterations	11/13/2023	1/12/2024	Issued
BLDR2023-03959	52	ATLANTIC ST	This is an interior renovation project to make the building a functional single family use. Since this is in the historic district, we will need to work with the City and Historic to come up with an acceptable solution for the egress windows on the third story.	Residential Construction	Alterations	11/13/2023	12/18/2023	Issued
SIGN2023-00879	161	COMMERCIAL ST	We are putting up a blade sign in the same location as a previous hanging sign for bean group hangs.	Sign	Signage or Awning	11/14/2023	12/12/2023	Issued
HVAC2023-02743	58	NEAL ST	Install condenser and three indoor units. MSZ-GS06NA wall mount indoor unit in the primary bedroom. MSZ-FS12NA wall mount indoor unit in the dining room. MSZ-FS12NA wall mount indoor unit in the piano room.	HVAC	HVAC	11/15/2023	11/27/2023	Complete
HVAC2023-02746	145	COMMERCIAL ST	Reconfigure existing ductwork and change out one existing Heat Pump for new one.	HVAC	HVAC	11/16/2023	12/12/2023	Complete
BLDC2023-03586	7	MONTGOMERY ST	4 Floors of repairs due to sprinkler damage in 9 Montgomery St.	Commercial Construction	Alterations	11/16/2023	2/1/2024	Issued
HVAC2023-02747	91	WINTER ST	Install a VRF heat pump system for 52 apartments and a roof top ERV whole building ventilation system.	HVAC	HVAC	11/16/2023	12/8/2023	Issued
BLDR2023-03961	88	MCKINLEY CT	This project consists of renovating two existing bathrooms on the second floor of the home, a renovation of the kitchen on the first floor of the home, and moving the existing first floor bathroom and making a small powder room.	Residential Construction	Alterations	11/16/2023	12/18/2023	Issued
BLDC2023-03589	49	SAINT LAWRENCE ST	Demolition first floor unit. Remove existing drywall, lathe and plaster, old batt insulation, and drop ceilings throughout entire 1st floor apartment. Drywall on walls adjacent to stairwell shall be replaced to create a -hour fire resistive assembly. Remove vinyl flooring from Kitchen and bathroom. Remove old plumbing fixtures in first floor bathroom. Remove old kitchen appliances and cabinetry. No Certificate of Occupancy on this permit.	Commercial Construction	Alterations	11/17/2023	12/6/2023	Complete
BLDC2023-03587	547	CONGRESS ST	Commercial interior demolition - no load bearing demolition, tenant fit-up to follow on separate permit.	Commercial Construction	Alterations	11/17/2023	12/4/2023	Issued
FIRE2023-01580	25	FOREST AVE	renovation of existing pipe schedule sprinkler system for the art gallery / restaurant space	Fire	Fire Suppression water based	11/20/2023	12/4/2023	Issued
FIRE2023-01578	331	VERANDA ST	Install NFPA 72 Alarm system to accommodate third floor renovation of Building Four.	Fire	Fire Alarm	11/20/2023	11/21/2023	Issued

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BLDC2023-03592	22	DEERING ST	Renovate kitchen and two bathrooms. No new walls will be added.	Commercial Construction	Alterations	11/22/2023	12/17/2023	Issued
HVAC2023-02753	9	HOWARD ST	Direct Vent Gas Fireplace in first floor living room, vented from the top of the unit, out the exterior wall.	HVAC	HVAC	11/22/2023	12/27/2023	Issued
HVAC2023-02754	93	HIGH ST	Install a ducted Samsung VRF heat recovery system: Install all ductwork and the outdoor units, demo all the interior LG equipment and units. Install four (4) Renewaire ERV Premium L ERVs, one per floor to exhaust the bathrooms/Kitchen/Storage rooms and provide fresh air to the office spaces.	HVAC	HVAC	11/27/2023	12/29/2023	Issued
FIRE2023-01582	5	MILK ST	Renovation of existing sprinkler system to cover renovated office space. Where existing uprights become obstructed by new ducts, replace with new pendent heads, following rules for obstructions and obstructed construction. This design serves as a 1:1 relocate/replacement of existing heads within the tenant space.	Fire	Fire Suppression water based	11/28/2023	12/8/2023	Issued
HVAC2023-02758	21	HOWARD ST	Install a mini-split system: (1) 18,000 Btu condenser to be mounted under the porch, and (1) 15,000 Btu interior wall head, with an exterior slim-duct.	HVAC	HVAC	11/28/2023	12/1/2023	Issued
BLDC2023-03593	416	FORE ST	Interior Demolition	Commercial Construction	Alterations	11/28/2023	12/5/2023	Issued
HOOD2023-00114	93	HIGH ST	Denlar DS-30-D fire suppression hood	Hood	Hood	11/29/2023	12/27/2023	Issued
HVAC2023-02762	93	High Street	Install a ducted Samsung VRF heat recovery system: Install all ductwork and the outdoor units, demo all the interior LG equipment and units. Install four (4) Renewaire ERV Premium L ERVs, one per floor to exhaust the bathrooms/Kitchen/Storage rooms and provide fresh air to the office spaces.	HVAC	HVAC	11/29/2023	1/2/2024	Issued
HVAC2023-02767	60	GARRISON ST	Installation of 1 heat pump system.	HVAC	HVAC	11/30/2023	12/8/2023	Issued
SIGN2023-00883	585	CONGRESS ST	One mounted wall sign and one blade sign	Sign	Signage or Awning	12/4/2023	12/19/2023	Complete
BLDR2023-03989	1187	WESTBROOK ST	Install roof top solar array with 14 panels 420 watts and 1x 5000 inverter.	Residential Construction	Alterations	12/4/2023	12/18/2023	Complete
FIRE2023-01588	144	STATE ST	Install UL300A Self-Contained Residential Hood Fire Suppression System on the Sixth Floor Community Kitchen..	Fire	Fire Suppression non-water based	12/5/2023	12/22/2023	Complete
BLDC2023-03602	49	SAINT LAWRENCE ST	Renovation of interior living space, floors, walls, ceilings, addition of second bathroom.	Commercial Construction	Alterations	12/5/2023	2/9/2024	Issued
BLDC2023-03604	14	DEERING ST	Install Residential Rooftop Solar PV System: DC Size: 8.08KW AC Size: 5.51KW, Solar Panels: (19) Hanwha Q Cell Q.TRON BLK M G2+ 425 Modules, Inverters: (19) IQ7PLUS 72 2 US Micro Inverters.	Commercial Construction	Alterations	12/5/2023	12/20/2023	Issued
FIRE2023-01587	5	EASTERN PROMENADE	Installation of NFPA 13R water based fire sprinkler system.	Fire	Fire Suppression water based	12/5/2023	12/13/2023	Issued
SIGN2023-00884	103	INDIA ST	Dibond sign attached to existing street sign. replacing old panels with new ones.	Sign	Signage or Awning	12/6/2023	12/26/2023	Complete
BLDR2023-03995	243	BRACKETT ST	Flat Roof Repair with structural enhancement to allow addition of egress + roof deck.	Residential Construction	Alterations	12/6/2023		In Review
BLDC2023-03605	59	STATE ST	Replace brick arch	Commercial Construction	Alterations	12/6/2023	12/21/2023	Issued
HVAC2023-02772	2	MONUMENT SQ	Cooling only ductless split for IT room	HVAC	HVAC	12/7/2023	12/20/2023	Issued

<u>Permit Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Permit Description</u>	<u>Permit Type</u>	<u>Permit Work Class</u>	<u>Permit Application Date</u>	<u>Permit Issue Date</u>	<u>Permit Status</u>
SIGN2023-00885	100	COMMERCIAL ST	Replace two existing acrylic inserts with two new acrylic inserts in an existing double sided non-illuminated blade sign frame at 100 Commercial Street. There will be no change to existing sign frame or location. Please note, the photos submitted in "Drawings" pdf are in lieu of a drawn plan and depict existing sign, existing sign location on 100 Commercial Street, and the existing sign inserts we wish to replace. Thank you for your time and review.	Sign	Signage or Awning	12/8/2023	12/21/2023	Complete
BLDC2023-03612	120	BRACKETT ST	Upper and Lower Deck	Commercial Construction	Alterations	12/12/2023		In Review - Pending Payment
HVAC2023-02779	125	CHADWICK ST	Installing new direct vent boiler, existing chimney yo be plugged.	HVAC	HVAC	12/12/2023	12/29/2023	Issued
HVAC2023-02784	58	NEAL ST	Installation of one MXZ-3C30NAHZ outdoor unit connected to three indoor units: MSZ-FS12NA, MSZ-FS12NA, MSZ-GS09NA	HVAC	HVAC	12/13/2023	12/17/2023	Complete
BLDR2023-04014	192	DANFORTH ST	Replace front entry stairway, guards and handrails. Replace existing double front doors with single door and sidelights (stairway to have maximum riser height of 8 inches as per 2018-NFPA 101 Table 7.2.2.2.1.1(b)).	Residential Construction	Alterations	12/13/2023		In Review
BLDC2023-03615	565	CONGRESS ST	Removal of 140SF of drywall due to cat 3 water damage.	Commercial Construction	Alterations	12/13/2023	12/18/2023	Issued
HVAC2023-02790	50	TURNER ST	Installing Heat	HVAC	HVAC	12/14/2023	1/3/2024	Issued
BLDC2023-03619	284	CUMBERLAND AVE	Interior renovations to Locker Rooms for ADA Compliance, Creation of single user ADA toilet / shower and modifications to stair handrails and guards.	Commercial Construction	Alterations	12/15/2023	1/29/2024	Issued
BLDC2023-03622	655	CONGRESS ST	Installation of one small non-bearing partition under the front main staircase of the lobby. See attached sketch and photos.	Commercial Construction	Alterations	12/18/2023		In Review
FIRE2023-01596	236	PRESUMPCOT ST	Installation of new addressable fire alarm system compliant with NFPA 72.	Fire	Fire Alarm	12/19/2023	3/13/2024	Issued
BLDC2023-03624	661	CONGRESS ST	Install a screen enclosure for the new HVAC unit that has been placed on the flat roof over the entrance.	Commercial Construction	Alterations	12/20/2023		In Review
SIGN2023-00892	182	MIDDLE ST	Install one(1) wall mounted and one(1) blade sign	Sign	Signage or Awning	12/20/2023	12/28/2023	Issued
HOOD2023-00115	1729	CONGRESS ST	Type 1 hood installation	Hood	Hood	12/21/2023	1/25/2024	Issued
BLDR2023-04023	272	SPRING ST	Replacement of 3 windows and installation of 1 skylight in the 2nd floor front room We have stripped the plaster off of the exterior walls and ceiling.	Residential Construction	Alterations	12/26/2023	1/23/2024	Issued
BLDC2023-03628	178	MIDDLE ST	This amendment is requested to modify the stair C indicated in the BLDC2022-02890 permit for 178-184 middle street. The change will lessen the impacted square footage and will result in a net reduction to project cost	Commercial Construction	Amendment	12/27/2023	1/9/2024	Issued
HVAC2023-02806	55	INGALLS RD	Install heat pump system with four indoor head units and one compressor mounted to the second floor rear exterior wall. No exterior conduit will be used.	HVAC	HVAC	12/27/2023	1/18/2024	Issued
FIRE2023-01598	11	OBRION ST	Installation of a NFPA 13D water-based fire sprinkler system.	Fire	Fire Sprinkler System One and Two Family	12/28/2023	1/4/2024	Issued

<u>Permit Number</u>	<u>Street Number</u>	<u>Street Name</u>	<u>Permit Description</u>	<u>Permit Type</u>	<u>Permit Work Class</u>	<u>Permit Application Date</u>	<u>Permit Issue Date</u>	<u>Permit Status</u>
BLDC2023-03629	73	WINTER ST	Amend BLDC2022 02933: Increase the size of Mechanical/Electrical room for meter bank (and change the door from (2) separate doors to (1) double door), and Change the Community Room door from a single door to a double door.	Commercial Construction	Amendment	12/28/2023	1/11/2024	Issued
SIGN2023-00895	223	CONGRESS ST	Remove existing Snug sign and install new sign in it's place.	Sign	Signage or Awning	12/29/2023	1/10/2024	Issued

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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: March 29, 2024
RE: 64 Pine Street – Public Hearing – New Construction
PROJECT ID: HPBR-002757-2023
MEETING: April 3, 2024

Owner: 64 Pine Street LLC
Architect: Virginie Stanley, INVIVID Architecture

A sign announcing the Historic Preservation Board's meeting on April 3, 2024 was posted at the property on March 21, 2024. A legal ad was published in the Portland Press Herald on March 22, 2024 and March 23, 2024, and 269 notices were sent to neighboring property owners within 500 feet of the subject property.

PROJECT SCOPE

Demolish existing noncontributing single-story commercial building. Construct new four-story mixed-use structure with nine residential units and one commercial unit. Structure to have a first-floor central entrance with garage access at the left and glazed commercial storefront at the right. Upper three stories to have bays of randomly arranged windows at the outer edges of the building, and paired recessed balconies at the center.

Dimensions:

Overall Height: ~44'-10" (plus roof deck)

Footprint: ~ 74' x 103'

Material Specifications:

Foundation	Ceramic tile-clad base
Siding	Cedar vertical siding with a semi-transparent stain, fiber-cement, and thin brick
Trim	Cedar with a semi-transparent stain and metal
Roofing	Not visible
Windows	Aluminum
Doors	Aluminum

SUMMARY OF HISTORIC CONTEXT

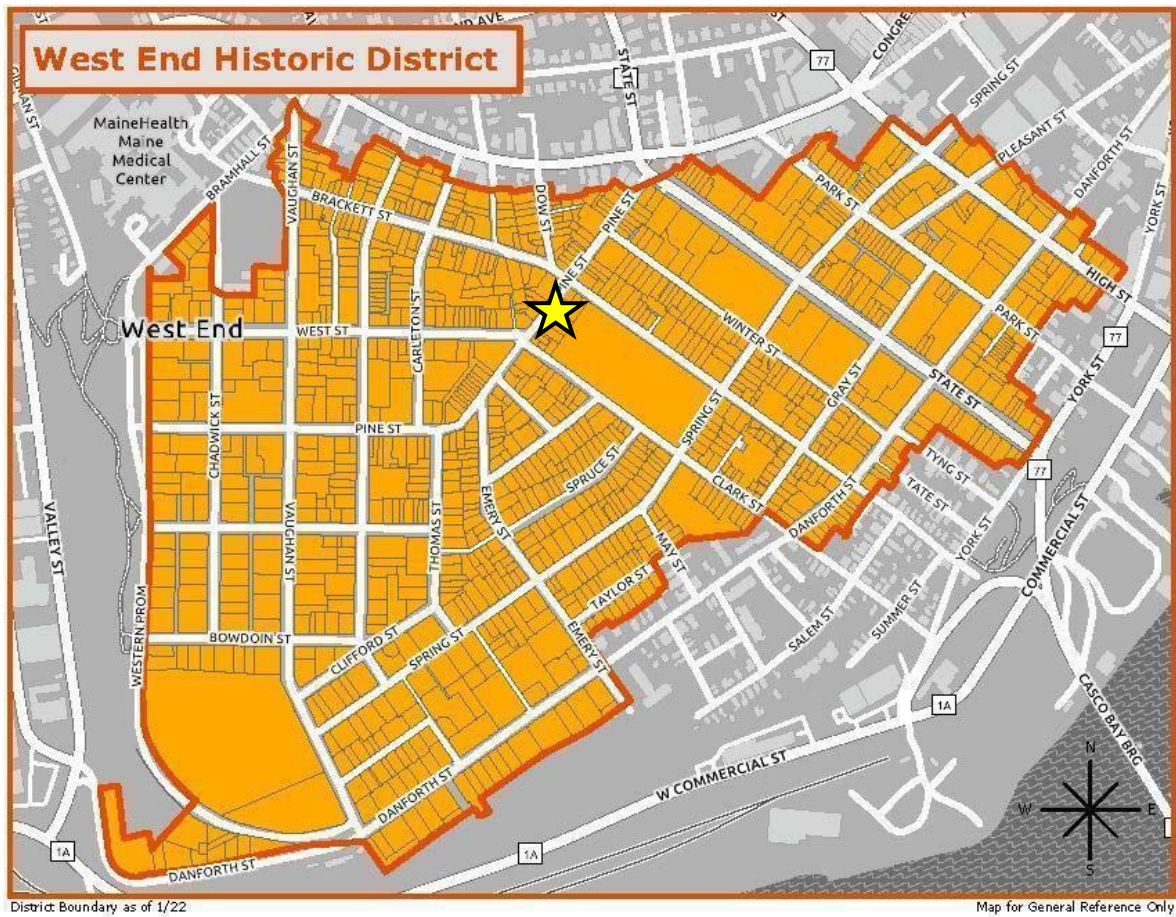


Figure 1: Map of West End Historic District showing location of 64 Pine Street with star.

64 Pine Street is situated midblock on the southern side of Pine Street between Brackett and Clark Streets. The parcel features an 85-foot frontage along Pine Street, and is about 115 feet deep, backing onto the Reiche Community School Park. The parcel currently contains a noncontributing single-story commercial building and a parking lot.

The eastern and northern blocks of the West End are typically lined with densely packed single-family, duplex, and row-house structures situated close to the street on narrow lots. There are also examples of larger mixed-use and apartment buildings on some of the bigger lots, in particular in the area around Andrews Square at the intersection of Clark and Pine Streets.

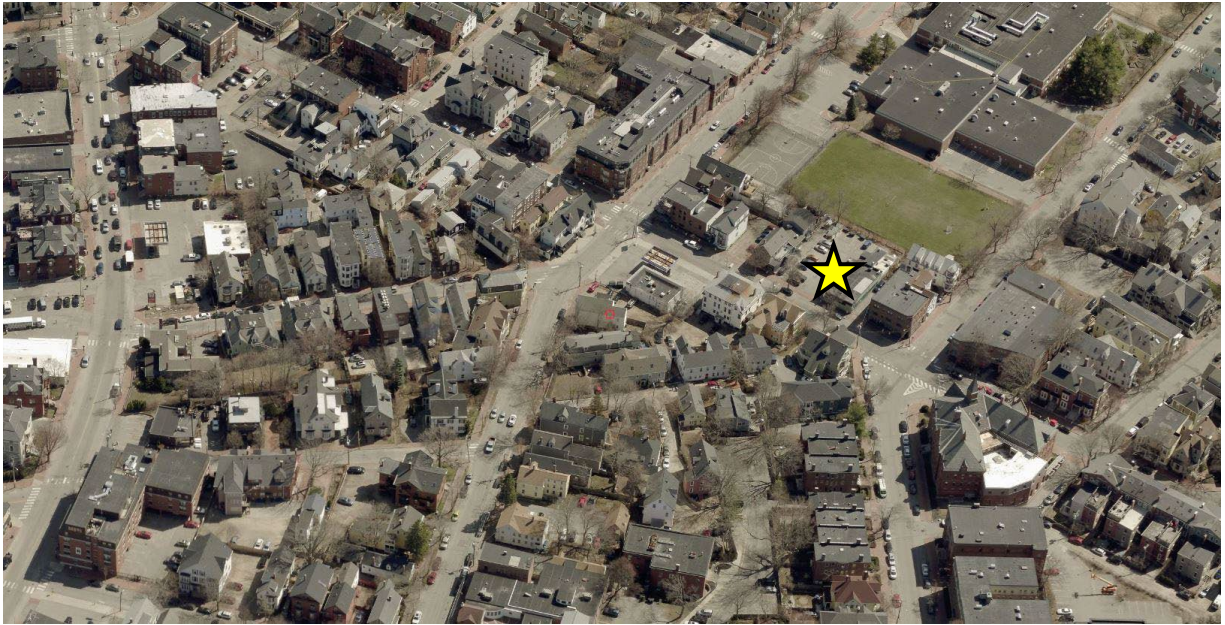


Figure 2: 2022 Aerial Image of area around 64 Pine Street (indicated with yellow star).

Buildings in the vicinity of 64 Pine Street exhibit a rich range of architectural styles and forms. Residential buildings include modest early-nineteenth-century Capes and Greek revivals, large mid-nineteenth-century Second Empires and Italianates, and late-nineteenth- and early-twentieth-century Queen Annes, as well as several groups of colonial revival rowhouses. Additionally, the area features a concentration of larger, flat-roofed commercial or mixed-use buildings, and the prominent Butler School with its flat-iron footprint and complex roof. Structures show a great variety of building massings and roof forms. Many feature a substantial primary mass, with shorter or narrower secondary masses to the rear or sides, though the commercial, mixed-use and institution structure are typically more monolithic in their massing. Sloped roofs with dormers and flat roofs are common. Windows are primarily punched openings with a vertical orientation. They are typically arranged very regularly, or around the interior program with a sense of balance at the exterior. Wall-to-window ratios favor solid to void. Paired or grouped windows are common, but used sparingly on individual buildings. Many buildings feature projecting bays along the street. Most residential structure feature raised foundations, with entry stoops, while commercial and mixed-use buildings have entries at grade. There's also generally an even distribution of frame and masonry construction.

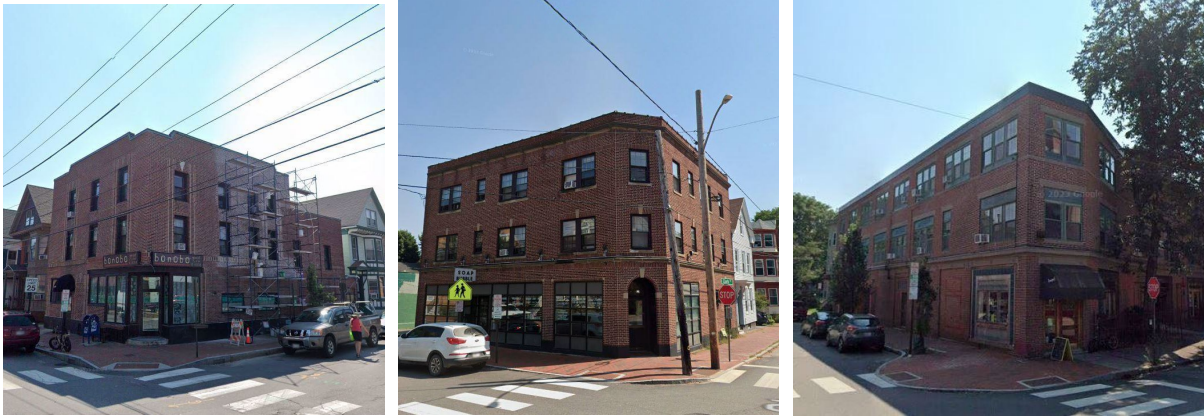


Figure 3: 46 (left), 68 (center), and 72 (right) Pine Street as shown in 2023 Google Street View.

In the immediate area along Pine Street there are several large three-story mixed-use masonry structures, as well as a number of frame residential buildings. The mixed-use buildings typically feature taller first floors with large storefronts, regularly arranged punched windows on the upper residential floors, and flat roofs with or without a cornice.



Figure 4: 5 West Street (left), 65 (center, left), 59 (center, right), and 53-55 (right) Pine Street as shown in 2023 Google Street View.

Residential buildings exhibit greater variety in form, most at two-and-a-half stories with sloped and dormered roofs. They often feature projecting bays that are differentiated through extra details or changes in siding material. Some buildings also feature varied application of siding and details that add visual interest. The majority of residential buildings are of frame construction with the exception of the rowhouse type structures which are of masonry with flat roofs. These range from three to three-and-a-half stories, with flat or sloped roofs and often feature projecting bays or stoops.



Figure 5: A section of 87-101 Pine Street (left), The Butler School at 77 Pine Street (center), and a view looking west on West Street (right) as shown in 2023 Google Street View.

Additional information on the West End Historic District can be found on the city website:
<https://www.portlandmaine.gov/665/Historic-Districts>

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

January 3, 2024, Workshop:

At the January 3 workshop, the applicant introduced the project, offering up for discussion three options. All three were the same four-story mass, and featured identical patterns of openings and entrances. The options mainly differed in the color and patterning of siding. Option 1 utilized an irregular pattern of two siding types. Option 2 used a darker siding at the upper portion of the top floor. And option 3 featured a consistent siding across the upper three floors. All three options applied a dark grey brick at the base, but differed in whether they utilized a string course at the second story window sills to demarcate the base, or carried the upper story siding to the heads of the first-floor openings.

Generally, the Board expressed favorable views of the mixed-use concept given the character of the surrounding portion of Pine Street, and Board members did not express outright concern with the proposed four-story height. However, the Board was divided on whether the fourth floor of the proposed structure should step back somewhat to be respect the adjacent historic buildings which are more typically two-and-a-half to three stories in height. Several Board members found that the building felt very out of scale with the adjacent buildings, and requested that the applicant explore options to incorporate a set back at the fourth floor. Others, found that Option 3 was a clean and contemporary approach that was sufficiently compatible with the surrounding context. Acknowledging the concerns over the relationship of the height to the adjacent buildings, some of the same Board members thought that Option 2 offered an appropriate approach to scaling the building to the context. The Board was generally aligned in finding that Option 1 was not sufficiently compatible.

In addition to the renderings and plans, the applicant presented several inspiration images that utilized a similar wood siding as proposed. Several Board members noted that many of those images presented incorporated horizontal string courses within the wood siding that helped to scale and break up the building. Board members were encouraging that the applicant explore incorporating some similar lines in the proposed building to help break up the mass.



Figure 6: Renderings of Options 2 (left) and 3 (right) as presented at the January 3 workshop.

In addition to the broad discussion of treatment of the primary façade, Board members also requested that the applicant explore incorporating glazing at the garage entrance to a softer appearance in that area and to better relate to the storefront at the other end of the building. Additionally, Board members asked to see renderings of the rear of the building as it would be seen from Brackett or Clark Streets.

February 21, 2024, Workshop:

At the February 21 workshop, the applicant presented several additional options for treatment of the exterior of the proposed structure, with its massing and form remaining as presented during the first workshop. The majority of options continued in the vein of the a strong, masonry-clad base with wood siding for the floors above. However, several options also explored other cladding materials for the fourth floor of the structure including metal and glass. The applicant did express some concern over whether these other materials would really be financially viable for the project. The final option presented broke more starkly from the others, proposing to eliminate the masonry-clad base except around the residential entrance, in favor of extending wood siding to the grade. This approach also showed a differentiated third floor with a glass curtain wall system.



Figure 6: Renderings of Options 1 (left) and 6 (right) as presented at the February 21 workshop.

Generally, the Board was interested in the variety of cladding options presented and was appreciative of the applicant's willingness to explore so many options. While several Board members reiterated that they would have really wanted to see exploration of a scenario that included a step-back at the fourth floor, Board members generally seemed open to considering the one of the proposed upper floor differentiations could be sufficient to make the building compatible with the context.

Several Board members noted that they favored the option that brought the wood cladding to grade as it was more in keeping with neighboring buildings which tended to have a consistent cladding material at the first and upper floors. Concerns were raised as to whether the wood would be able to extend all the way to grade from a durability perspective, and suggested the applicant confirm whether a low masonry water table might be needed. The applicant suggested that they could potentially apply 18 inches or so of tile or thin brick. Some Board members suggested that whatever that material is should be consistent in color with the wood siding above to maintain not emphasize this low base.

In considering other siding materials for the fourth floor, Board members were interested in the notion of a metal or glass cladding, though they also expressed concern over the finish of such materials, suggesting that a low-sheen cladding might be most compatible. Several members also suggested that whatever the cladding of the upper floor, it should ideally wrap all four elevations.

Some Board members also commented on the rear elevation, noting that it was quite horizontal as proposed, and might benefit from some vertical supports to break up the long lines of the rear balconies.

Board members requested that they be provided with revised renderings for the Public hearing showing all four facades in a consistent manner and that the applicant ensure that the relationship between the height of the proposed structure and adjacent structures accurately be shown on the elevations and in the renderings. Additionally, Board members requested that material samples be brought to the next meeting for the Boards review.

STAFF COMMENTS

For the public hearing, the applicant has chosen to present a revised version of the proposed structure that is most similar to the final version presented at the last workshop. The proposal features vertical wood siding across all four floors, with horizontal bands at each sill level. The proposal still features a dark brick masonry around the central residential entrance, while the garage door and storefront are recessed in openings to either side. The space around the recessed garage door is proposed to be filled with a grey fiber cement siding, while the storefront will fill the entirety of its recess. The applicant is also proposing to introduce 18 inches of a buff colored tile around the base of the building to elevate the wood away from grade.

The applicant is proposing to still differentiate the fourth floor from the lower three levels; however, now this is proposed only through a change in the stain color of the wood siding. In the prior workshop several alternate sidings were presented; however, the applicant felt that they proved too expensive. Instead, the applicant is proposing to use a lighter color at this level. While the Board members may find that this change does effectively differentiate the fourth floor, staff would note that an exterior wood stain is akin to a paint color and would not be subject to future regulation under the Historic Preservation Ordinance.

As this is a public hearing, the applicant has included in their package more detailed building details and some additional information about the proposed exterior materials. The applicant is expected to bring physical samples of the materials to the meeting for the Board's review.

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
For Board Discussion	The building is proposed to be four-stories in height. Historic buildings in the surrounding context typically range from two-and-a-half stories to three-and-a-half stories. A nearby noncontributing building is a full four-stories in height. The applicant is proposing to finish the fourth floor slightly lighter in an effort to subtly differentiate it and create a relationship with neighboring buildings.
<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
For Board Discussion	The proposed width is somewhat wider than typical of residential buildings in the context; however, it is within the range of building widths seen on some of the larger commercial or mixed-use buildings nearby. The width is also broken up in the middle by a change in material and wall plane with recessed balconies, breaking down the width to be more typical of nearby residential buildings.
<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
For Board Discussion	The proposed structure will have a somewhat horizontal façade; however, this is proposed to be broken up by the recessed balconies. Buildings in the surrounding context exhibit a range of vertical or more horizontal expressions.
<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
Yes	The proposed structure will have a flat roof. Flat roofs are typical throughout the district, in particular for the larger commercial or mixed-use buildings.

<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
For Board Discussion	Generally, the scale of the building is larger than structures on this block of Pine Street; however, there are similarly scaled buildings in the surrounding area, and the façade is proposed to be broken down through the central recessed balconies and the change in color at the fourth floor.

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
Yes	The applicant is proposing horizontally oriented openings at the first floor and vertically oriented openings at the upper floors, as is typical of mixed-use structures in the area. The upper story windows are proposed to have a variety of windows of the same height, but varied widths.
<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
Yes	The proposed structure will have a very transparent primary façade with extensive fenestration, while the side elevations will be more solid. Structures in the surrounding context tend to favor solid over void; however, they do tend to have increased transparency at front elevations such as around bay windows. The structure is also proposed to have a large recessed area at the center of the upper floors for covered balconies.
<u>3. Rhythm of entrance porch and other projections</u> The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	The applicant is proposing a single, slightly recessed central entrance for the upper stories off of Pine Street. This Residential entrance will be flanked by a slightly recessed storefront to the right and a slightly recessed garage entrance to the left.

<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 Discussion	The applicant is proposing to use a stained vertical wood siding at all floors, accented by buff-colored tile, gray fiber cement panels, and grey thin-brick. The applicant is proposing to differentiate the fourth floor through a lighter shade of wood stain.

Standard C. Relationship to Street	
<u>1. Walls of continuity</u> Facades and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.	
Standard Met?	Staff Comments
Yes	Buildings in this section of the West End are typically set close to the street with narrow side yards between buildings. The proposed structure will reinforce this pattern.
<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 proposed structure will retain small side yards while being situated close to the street as is typical of the surrounding context.
<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	Many buildings in the West End provide a mixed expression with contrasting vertical and horizontal elements. The proposed structure will have an overall horizontal façade, though it is broken up into vertically-oriented bays. The upper floors feature vertically oriented windows and siding which are contrasted by horizontal string courses that interrupt the vertical siding.

Standard D. Other Standards	
1. Compatible use 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 mixed-use is compatible with the surrounding context and does not require any elements that would require alterations to the character-defining features of the surrounding areas.
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 Discussion	The structure is proposed to have a clearly contemporary character that will differentiate it from the surrounding historic structure. However, the Board should confirm whether the proposed design is sufficiently compatible with the surrounding context.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002757-2023 for new construction at 64 Pine Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of New Construction 17.8.3, A.1-5, B.1-4, C.1-3, & D.1 & 4.

ATTACHMENTS

1. Architectural Design Narrative from January 3, 2024 workshop
2. Drawings and Renderings
3. Materials

Project Overview:

Name: 64 Pine

Location: 64 Pine Street, Portland Maine

Number of Units: 9 Luxury Condominiums, 1 Commercial Unit

Use: Residential, Commercial Unit, Mechanical Parking System

Design Concept:

Our design concept is rooted in the vision of seamlessly integrating modern living into the fabric of the historic West End. Recognizing the unique character of the neighborhood, our aim is to create a development that pays homage to the past while embracing the convenience and sustainability demands of contemporary life.

Key Design Features:

Ecological Responsibility: The project places a strong emphasis on ecological responsibility, utilizing sustainable practices and materials throughout the development process.

Luxurious Condominiums: Comprising nine luxurious condominiums, the project caters to the discerning residents who seek both opulence and sustainability in their living spaces.

Strategic Location: Situated in the heart of the West End, the development is strategically located adjacent to various amenities such as restaurants, retailers, bakers, and boutiques, fostering a vibrant and connected community.

Innovative Parking System: The first floor features a state-of-the-art mechanical parking system, optimizing space efficiency and addressing urban parking challenges.

Distinctive Exterior: The exterior design is characterized by clean, modern lines with warm natural wood materials, offering a nod to the historical context of the West End. A distinct base further grounds the project in its surroundings.

Abundant Natural Light: The incorporation of extensive glass elements ensures that each unit is bathed in natural light, creating a bright and inviting living environment for residents.

Shared Roof Deck: A shared roof deck serves as a communal space for entertainment and relaxation. The deck features native, organic edible planting, contributing to a sustainable and aesthetically pleasing green space.

We believe that 64 Pine will not only enhance the architectural landscape of the West End but will also contribute positively to the neighborhood's vitality. We are committed to working collaboratively with the Planning Board to address any concerns and ensure that our project aligns seamlessly with the city's vision for urban development.

Thank you for considering our proposal. We look forward to the opportunity to bring this vision to life and contribute to the enduring charm of Portland's historic West End.

Sincerely,

Virginie Stanley
INVIVID ARCHITECTURE
631 Stevens Avenue, Suite 200
Portland, Maine 04103

CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i>. Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☒	N/A ☐	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements
PLANS, etc.		
Yes ☒	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☒	N/A ☐	Sketches or elevation drawings at a minimum ¼" scale.
Yes ☒	N/A ☐	Details or wall sections, where applicable.
Yes ☒	N/A ☐	Floor plans, where applicable.
Yes ☒	N/A ☐	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☒	N/A ☐	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
Yes ☒	N/A ☐	Materials – list all visible exterior materials.



Attorneys at Law

DAVID J. JONES
RICHARD H. SPENCER, JR.
F. BRUCE SLEEPER
LESLIE E. LOWRY III
PATRICIA M. DUNN
MICHAEL J. QUINLAN
NATALIE L. BURNS
SALLY J. DAGGETT
ROY T. PIERCE
BRENDAN P. RIELLY

NICHOLAS J. MORRILL
MARK A. BOWER
CHARLES M. KATZ-LEAVY
ALYSSA C. TIBBETTS
JEFFREY B. HERBERT
ERICA M. JOHANSON
J. CASEY MCCORMACK
TUDOR N. GOLDSMITH
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SHARRA L. INGLIS

TEN FREE STREET
P.O. BOX 4510
PORTLAND, MAINE 04112-4510
(207) 775-7271 (Phone)
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JOSEPH G. CARLETON, JR.
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DEBORAH M. MANN
NICHOLAS S. NADZO
MICHAEL A. NELSON

RAYMOND E. JENSEN
(1908-2002)
KENNETH BAIRD
(1914-1987)
M. DONALD GARDNER
(1918-2003)
MERTON G. HENRY
(1926-2018)

YORK COUNTY
OFFICE

11 MAIN STREET, SUITE 4
KENNEBUNK, MAINE 04043
(207) 985-4676 (Phone)
(207) 985-4932 (Fax)

June 7, 2019

Thomas Landry
c/o 64 Pine Street LLC
100 Congress Street
Portland, ME 04101

RE: 64 Pine Street, Portland, Maine

Dear Tom,

Enclosed please find the original Quitclaim from Norway Savings Bank, as foreclosing mortgagee pursuant to Mortgages and Assignments of Rents from Madeline, LLC to 64 Pine Street LLC regarding the above-referenced property which has now been recorded on March 8, 2019 in the Cumberland County Registry of Deeds in Book 35505, Page 186. This deed should be retained along with other important papers for safekeeping.

Also, enclosed please find your original Chicago Title Insurance Company Owner Policy No. 7230619-216836136 for the above captioned real estate issued in the amount of \$1,075,000.00. Please be sure to keep this policy in a safe place as well.

If you have any questions or need further information, please give me a call.

Sincerely,

Leslie E. Lowry, Esq.

~ Over 60 Years of Service ~

DLN: 1001940051790

SHORT FORM QUITCLAIM (RELEASE) DEED WITHOUT COVENANT

NORWAY SAVINGS BANK, as foreclosing mortgagee (the "Grantor"), pursuant to Mortgages and Assignments of Rents from **MADELINE, LLC** (the "Borrower") to Norway Savings Bank (the "Bank"), said Mortgages dated May 2, 2017 and recorded in the Cumberland County Registry of Deeds in Book 33985, Page 58, and March 22, 2018 and recorded in said Registry in Book 34732, Page 97; and, in said Assignments of Rents recorded in Book 33985, Page 71 and Book 34732, Page 105 (the "Property"), FOR CONSIDERATION PAID, releases to **64 PINE STREET LLC**, a Maine limited liability company, with a mailing address of 10 Free Street, P.O. Box 4510, Portland, ME 04112, as buyer at the foreclosure auction on January 10, 2019 (the "Grantee"), certain real property, together with any improvements thereon, located at 64 Pine Street, Portland, Cumberland County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

This deed is a conveyance of all right, title and interest of the grantor/mortgagee and all parties to said action, solely as to the property described herein pursuant to 14 M.R.S.A. § 6203-A. For compliance with 14 M.R.S.A. § 6203-A, reference is made to the Notice of Mortgagee's Sale of Real Estate, Fixtures, and Tangible and Intangible Personal Property of Miss M, Inc. and Madeline, LLC and recorded in the Cumberland County Registry of Deeds at Book 35311, Page 47, and the Affidavit of Sale recorded in the Cumberland County Registry of Deeds in Book 35448, Page 176.

IN WITNESS WHEREOF, NORWAY SAVINGS BANK has caused this instrument to be executed by SHAWN BALDWIN, its VICE PRESIDENT, thereunto duly authorized, this 7th day of MARCH, 2019.

WITNESS:

Andy [Signature]
Name:

NORWAY SAVINGS BANK

By: *Shawn Baldwin*
Print Name: SHAWN BALDWIN
Title: VICE PRESIDENT

State of Maine
County of Cumberland, SS

Date: March 7, 2019

PERSONALLY APPEARED the above-named Shawn Baldwin of NORWAY SAVINGS BANK as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said NORWAY SAVINGS BANK.

Before me,

Janice S. Brown
Notary Public/~~Attorney at Law~~
Commission Expires

JANICE S. BROWN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 11, 2021

MAINE REAL ESTATE TAX PAID

SEAL

Exhibit A

A certain lot or parcel of land, with the buildings and improvements thereon, situated on the southeasterly side of Pine Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING on the southeasterly side of said Pine Street at a point distant one hundred sixty (160) feet southwesterly from the intersection of said side of Pine Street with the southwesterly side of Brackett Street; thence southwesterly along said southeasterly side of Pine Street forty (40) feet to a point; thence southeasterly by a line parallel with the southwesterly side of Brackett Street one hundred sixteen and 61 hundredths (116.61) feet to a fence; thence by said fence northeasterly forty (40) feet to a point; thence northwesterly by a line parallel with said southwesterly side of Brackett Street one hundred fifteen and seventy-two hundredths (115.72) feet to the point of beginning.

ALSO, a certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Pine Street, in the City of Portland, County of Cumberland and State of Main, bounded and described as follows:

Beginning at a point in the southeasterly side of Pine Street distant two hundred (200) feet southwesterly from an angle formed by Brackett and Pine Streets; thence running southeasterly at right angles with said Pine Street one hundred thirteen (113) feet, more or less, to land formerly of Arthur G. Huff; thence southwesterly on the line between this lot and said Huff land and land formerly of Daniel Knight, forty-five (45) feet, more or less, to land formerly owned by Benjamin F. Nelson; thence northwesterly by said Nelson land, land formerly owned by Joseph C. Perry and land now or formerly owned by Richard D. Berry, one hundred thirteen (113) feet, more or less, to said Pine Street; thence northeasterly on said Pine Street, forty-five (45) feet, more or less, to the point of beginning.

MEANING AND INTENDING to describe and to convey herein the same premises conveyed to Madeline, LLC by deed from Princess K, LLC dated May 2, 2017, recorded in the Cumberland County Registry of Deeds in Book 33985, Page 56.

Received
Recorded Register of Deeds
Mar 08, 2019 02:24:19P
Cumberland County
Nancy A. Lane



Policy No.: 1027-1-22521.12-2019.7230619-216836136

OWNER'S POLICY OF TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9

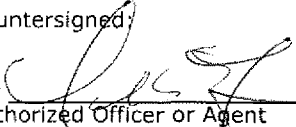
that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the

deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

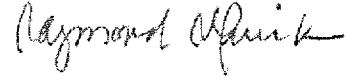
Countersigned:

By: 
Authorized Officer or Agent
Leslie E. Lowry
Jensen Baird Gardner & Henry
10 Free St
PO Box 4510
Portland, ME 04112
Tel: 207-775-7271
Fax: 207-775-7935



By:

CHICAGO TITLE INSURANCE COMPANY



President

Attest:



Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;

- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes



**CHICAGO TITLE INSURANCE COMPANY
ALTA OWNER POLICY**

SCHEDULE A

Agent's File No. 22521.12

POLICY NUMBER	DATE & TIME OF POLICY	AMOUNT OF INSURANCE
Owner: 7230619-216836136	March 8, 2019 @ 2:26 P.M.	\$ 1,075,000.00

ISSUED WITH LOAN POLICY NUMBERS:

1. Name of Insured: **64 Pine Street LLC**
2. The estate or interest in the Land that is encumbered by the Insured Mortgage is: **Fee Simple.**
3. Title to the estate or interest in the Land is at Date of Policy vested in:

64 Pine Street LLC by virtue of a Quitclaim Deed without Covenant from Norway Savings Bank, as foreclosing mortgagee pursuant to Mortgages and Assignments of Rents from Madeline, LLC, dated March 7, 2019 and recorded at the Cumberland County Registry of Deeds in Book 35505, Page 186.
4. The Insured Mortgage and its assignments, if any, are described as follows:

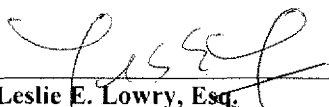
Mortgage from 64 Pine Street, LLC to Camden National Bank, in the original principal amount of \$860,000.00, dated March 7, 2019 and recorded at the Cumberland County Registry of Deeds in Book 35505, Page 188.

Assignment of Rents by and between 64 Pine Street, LLC and Camden National Bank, dated March 7, 2019 and recorded at the Cumberland County Registry of Deeds in Book 35505, Page 196.
5. The Land referred to in this policy is described as follows:

Street Address: **64 Pine Street**
City/Town: **Portland**
County: **Cumberland**
State/Zip: **Maine 04102**

and is more specifically described on Exhibit A attached hereto and made a part hereof.

CHICAGO TITLE INSURANCE COMPANY

BY: 
Leslie E. Lowry, Esq.
Jensen Baird Gardner & Henry

This policy is valid only if Schedule B is attached.

**CHICAGO TITLE INSURANCE COMPANY
ALTA OWNER POLICY**

Owner's Policy Number: 7230619-216836136

**SCHEDULE B – PART I
EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Rights, facts, interests or claims of present tenants, lessees or parties in possession which are not shown by the Public Records, but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
2. Any liability for mechanics' or materialmen's liens.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
4. The Mortgage and its assignments, if any, referred to in Item 4 of Schedule A.
5. Real estate taxes, assessments and water and sewer charges which become due and payable subsequent to the date of policy.
6. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT:

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on Title, created by the laws of the state of the insured Land or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Trust, or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended, and in any instruments creating the estate or interest insured by this policy.
7. There is added after any Special Exception appearing in this Schedule B relative to covenants, conditions and restrictions, the following: '...but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable, state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.'
8. The exact acreage or square footage of the Land will not be insured.

☒ For additional exceptions, if any, see attached Schedule B – Part I Continuation Sheet.

Exceptions deleted from a Loan Policy, if any, are not deleted from the Owner's Policy unless there is an endorsement attached authorizing specific deletions. Affirmative insurance language under any Schedule B exception does NOT apply to the Owner's Policy unless otherwise specified. Deletion of a specific survey exception from a Loan Policy, if any, does not delete Exception 3 above from the Owner's Policy.

CHICAGO TITLE INSURANCE COMPANY

BY: _____



**CHICAGO TITLE INSURANCE COMPANY
ALTA OWNER POLICY**

Owner's Policy Number: 7230619-216836136

SCHEDULE B – PART I CONTINUATION SHEET

9. Any exception, reservation, restriction, easement or condition set out in the attached Exhibit A.
10. Rights, facts, interests or claims of present tenants, lessees or parties in possession which are not shown by the Public Records, but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
11. Rights of others in and to the use of appurtenant easements insured herein and terms and conditions relative to the use thereof.

CHICAGO TITLE INSURANCE COMPANY

BY: _____

(Signature)
CBE

**CHICAGO TITLE INSURANCE COMPANY
ALTA OWNER POLICY**

Owner's Policy Number: 7230619-216836136

LEGAL DESCRIPTION - EXHIBIT A

64 Pine Street, Portland, Maine

A certain lot or parcel of land with the buildings thereon, situated on the Southeasterly side of Pine Street, in Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning on the Southeasterly side of said Pine Street at a point distant one hundred and sixty (160) feet Southwesterly from the intersection of said Pine Street with the Southwesterly side of Brackett Street; thence Southwesterly along said Southeasterly side of Pine Street forty (40) feet to a point; thence Southeasterly by a line parallel with the Southwesterly side of Brackett Street one hundred and sixteen and sixty-one hundredths (116.61) feet to a fence; thence by said fence Northeasterly forty (40) feet to a point; thence Northwesterly by a line parallel with said Southwesterly side of Brackett Street one hundred fifteen and seventy-two Hundredths (115.72) feet to the point of beginning.

Also, a certain lot or parcel of land, with the buildings thereon, situated on the Southeasterly side of Pine Street, in Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at a point in the Southeasterly side of Pine Street distant two hundred (200) feet Southwesterly from an angle formed by Brackett Street and Pine Streets; thence running Southeasterly at right angles with said Pine Street one hundred thirteen (113) feet, more or less, to land formerly of Arthur G. Huff; thence Southwesterly on the line between this lot and said Huff land and land formerly of Daniel Knight, forty-five (45) feet, more or less, to land formerly owned by Benjamin F. Nelson; thence Northwesterly by said-Nelson land, land formerly owned by Joseph C. Perry and land now or formerly of Richard D. Berry, one hundred thirteen (113) feet, more or less, to said Pine Street; thence Northeasterly on said Pine Street, forty-five (45) feet, more or less, to the point of beginning.

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an

estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense,

shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to

the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been



definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. THIS SECTION IS INTENTIONALLY DELETED

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at CHICAGO TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.



GENERAL NOTES:

1. ALL BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
8. CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG BUILDING FRONTAGES PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.
9. PLAN REFERENCES
- 9.1. PLAN TITLED "BOUNDARY SURVEY & TOPOGRAPHICAL SITE PLAN WITH EXISTING CONDITIONS" PREPARED BY R.W. EATON ASSOCIATES DATED JUNE 1ST, 2023
10. FINAL EV LOCATIONS SUBJECT TO CHANGE BASED ON FINAL MEP DESIGN. MEP TO PROVIDE EV CHARGING STATION DESIGN AND CONDUIT ROUTING.

SPACE AND BULK STANDARDS		
ZONING DISTRICT: B1	REQUIRED	PROPOSED
MINIMUM LOT AREA PER DWELLING UNIT (ON PENINSULA) [9,920 SF / 0.23 ACRES]	435 SF	1,102 SF
MINIMUM STREET FRONTAGE	20 FT	85 FT
MAXIMUM FRONT SETBACK	10 FT	0.74 FT
MINIMUM REAR SETBACK (PRINCIPAL)	10 FT	10.56 FT
MINIMUM SIDE SETBACK	NONE	5.30 FT
MINIMUM REAR STEPBACK (ABOVE 35 FT WHEN PROPERTY LINE ABUTS A RESIDENTIAL ZONE)	15 FT	15.20 FT
MAXIMUM FLOOR AREA (NON-RESIDENTIAL USES ON FIRST FLOOR)	10,000 SF	1,282 SF
MAXIMUM STRUCTURE HEIGHT (ON-PENINSULA)	45 FT	44.92 FT
MAXIMUM LOT COVERAGE	NONE	76.2%
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	84.6%

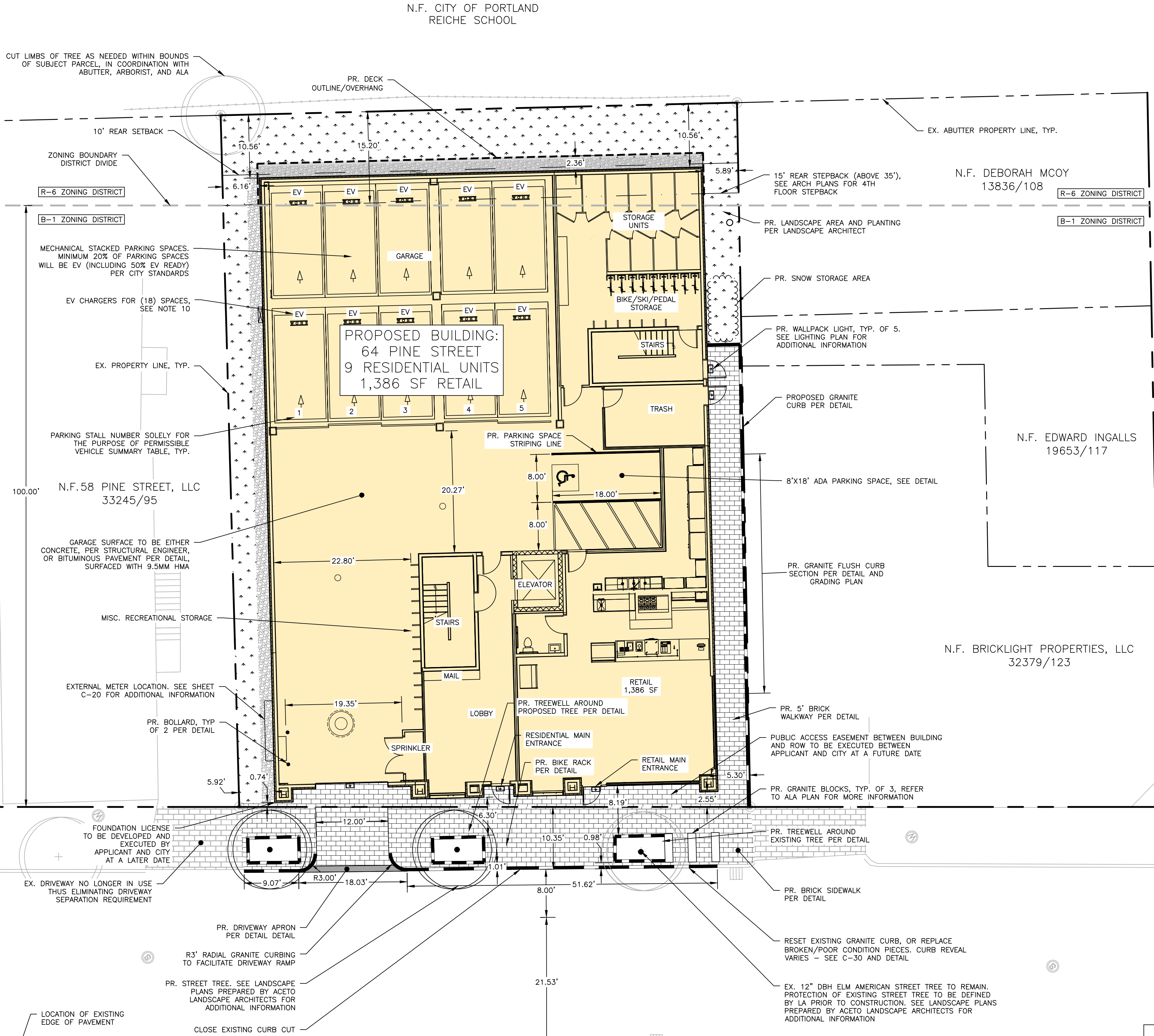
VEHICLE PARKING SUMMARY			
	SPACES REQUIRED	EXISTING	PROPOSED
RESIDENTIAL USES	1 PARKING SPACE PER UNIT REQUIRED AFTER THE FIRST FOUR UNITS = 5 SPACES		
STANDARD (9'x18')		11	18
ADA SPACE (8'x18')	1 SPACE PER 1 TO 25 PARKING SPACES	-	1
TOTAL VEHICLE SPACES	6	-	19

BICYCLE SUMMARY			
	SPACES REQUIRED	EXISTING	PROPOSED
MULTIFAMILY	2 BICYCLE SPACES/ 5 UNITS		
BICYCLE SPACES		2	9
TOTAL BICYCLE SPACES	4	-	9

PERMISSIBLE VEHICLE SUMMARY			
SPACES	MAX WHEEL BASE	MAX LENGTH	MAX WIDTH
1,2	9.4'	16.8'	6.3'
3	9.0'	15.3'	6.0'
4,5	8.7'	14.4'	6.0'

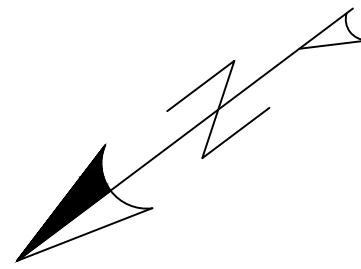


PINE STREET



CLARK STREET

PERMITTING
NOT ISSUED FOR
CONSTRUCTION



ISSUED FOR	BY
50% DRAWINGS	SJL
DD SET	SJL
MAJOR SITE PLAN	SJL
COMMENT RESPONSE	SJL
	2/23/24

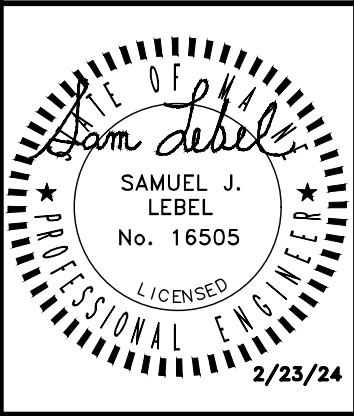
SITE PLAN	
PROJECT NAME:	64 PINE STREET REDEVELOPMENT
CLIENT:	64 PINE STREET, PORTLAND, MAINE 04012
CLIENT:	64 PINE STREET LLC
CLIENT:	104 WASHINGTON AVENUE PORTLAND, MAINE 04101

ACORN ENGINEERING, INC. ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC. 1109.4 CIVIL
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

FILE:	1109.4_CIVIL
JN:	1109.4
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	BJK
CHECKED BY:	SJL



DRAWING NO.
C-10

Project:

64 PINE STREET

64 Pine Street
Portland, Maine

Owner/Client:

TOM LANDRY

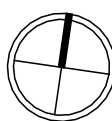
Consultant:

Revisions:

Key Plan:

FIRST FLOOR PLAN

Scale:
3/16" = 1'-0"



12 MARCH, 2024

A1.01

Project:
64 PINE STREET

64 Pine Street
Portland, Maine
Owner/Client:

TOM LANDRY

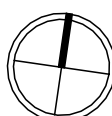
Consultant:

Revisions:

Key Plan:

SECOND FLOOR PLAN

Scale:
3/16" = 1'-0"



12 MARCH, 2024

A1.02

Project:

64 PINE STREET

64 Pine Street
Portland, Maine

Owner/Client:

TOM LANDRY

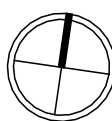
Consultant:

Revisions:

Key Plan:

THIRD FLOOR PLAN

Scale:
3/16" = 1'-0"



12 MARCH, 2024

A1.03



Project:

64 PINE STREET

64 Pine Street
Portland, Maine

Owner/Client:

TOM LANDRY

Consultant:

Revisions:

Key Plan:

FOURTH FLOOR PLAN

Scale:
3/16" = 1'-0"

12 MARCH, 2024

A1.04



Project:

64 PINE STREET

64 Pine Street
Portland, Maine

Owner/Client:

TOM LANDRY

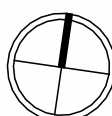
Consultant:

Revisions:

Key Plan:

EXTERIOR ELEVATIONS

Scale:
1/8" = 1'-0"

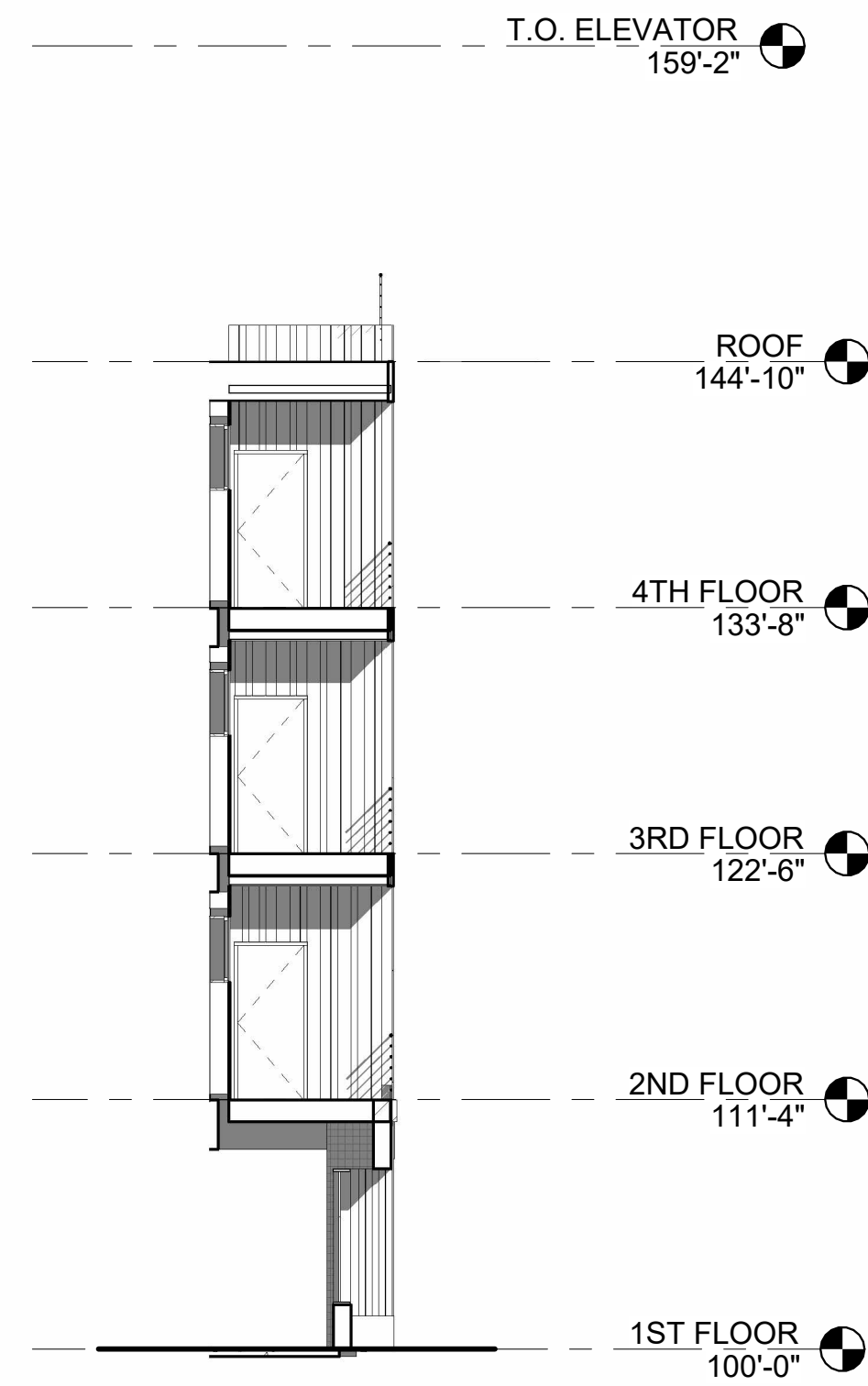


12 MARCH, 2024

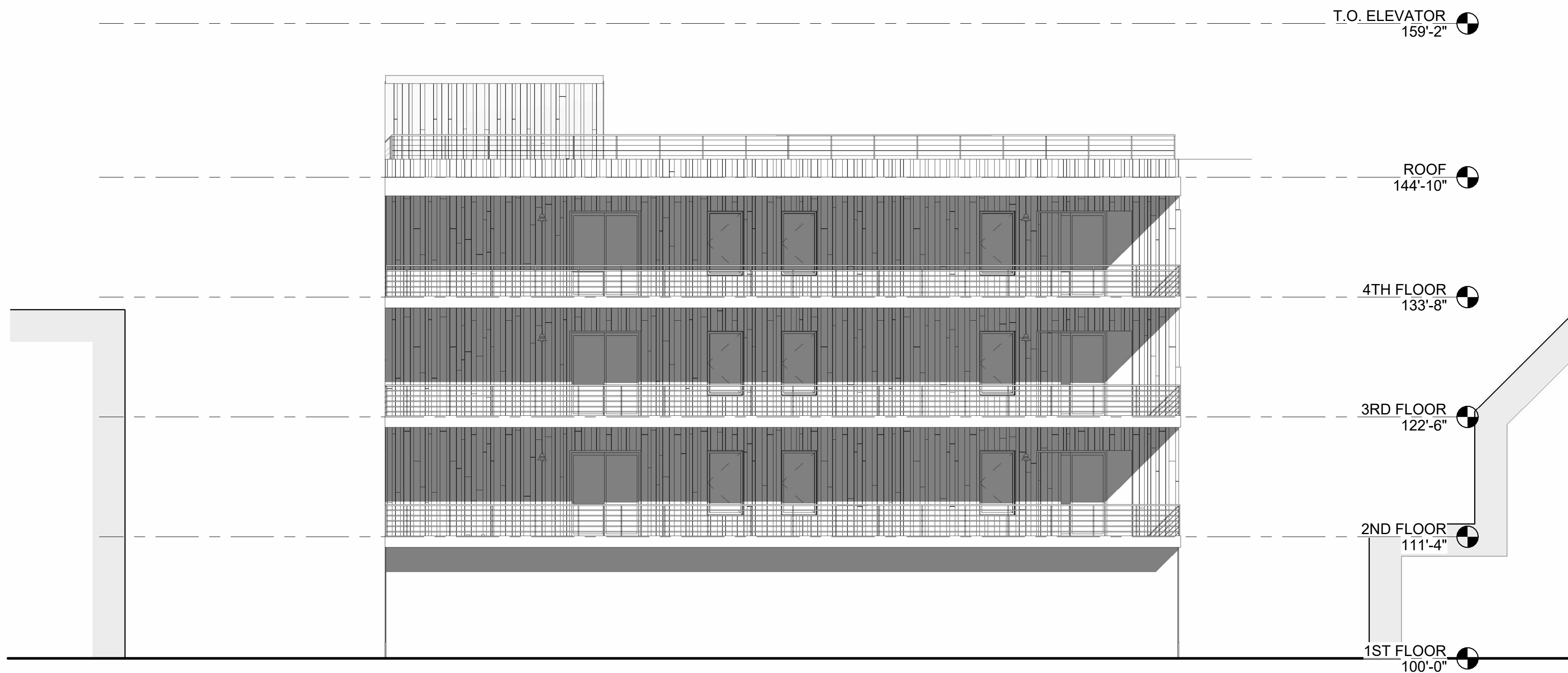
A4.01



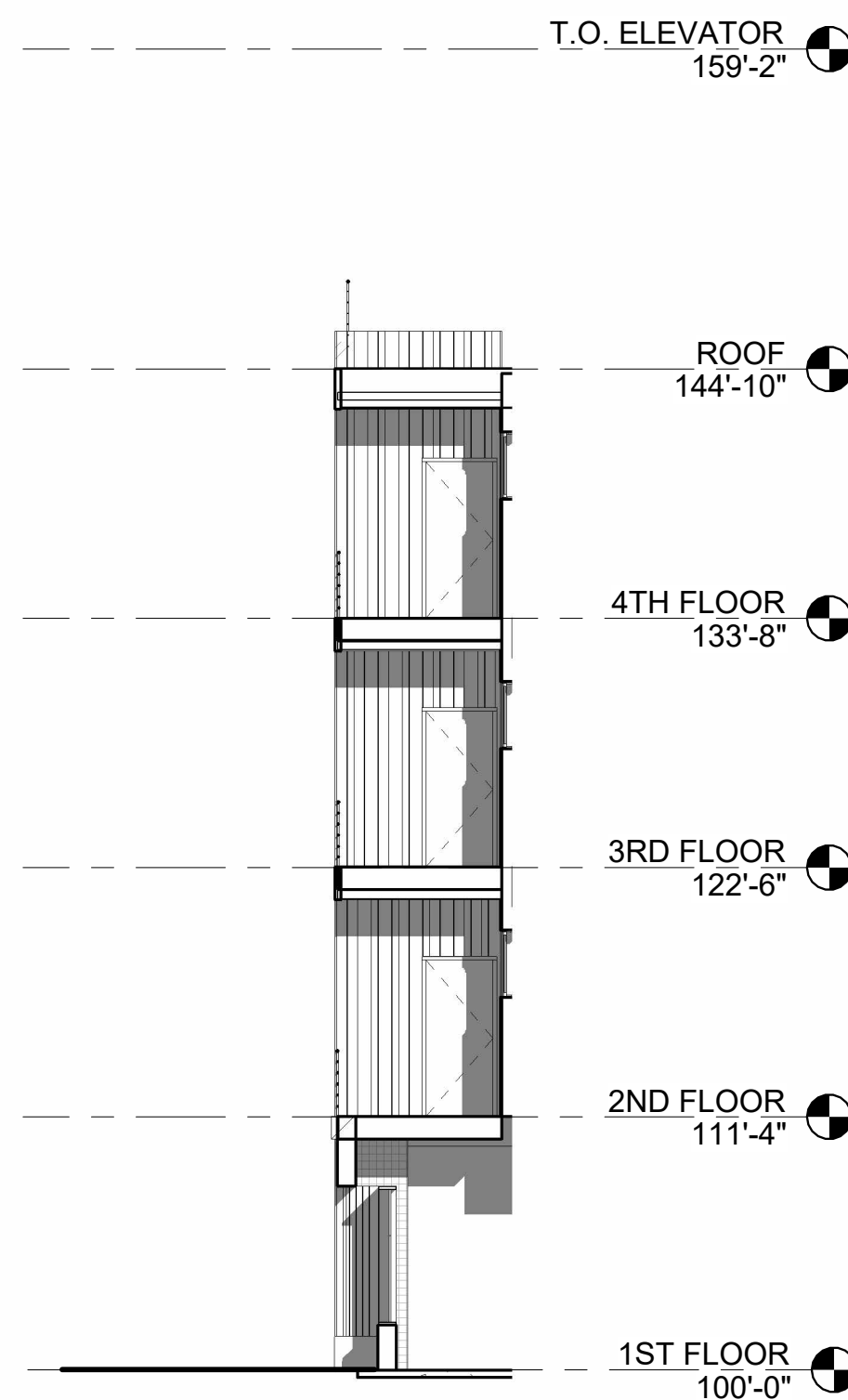
1 | FRONT ELEVATION
1/8" = 1'-0"



3 | TERRACE ELEVATION 2
1/8" = 1'-0"



2 | REAR ELEVATION
1/8" = 1'-0"



4 | TERRACE ELEVATION 1
1/8" = 1'-0"

Project:

64 PINE STREET

64 Pine Street
Portland, Maine

Owner/Client:

TOM LANDRY

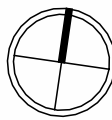
Consultant:

Revisions:

Key Plan:

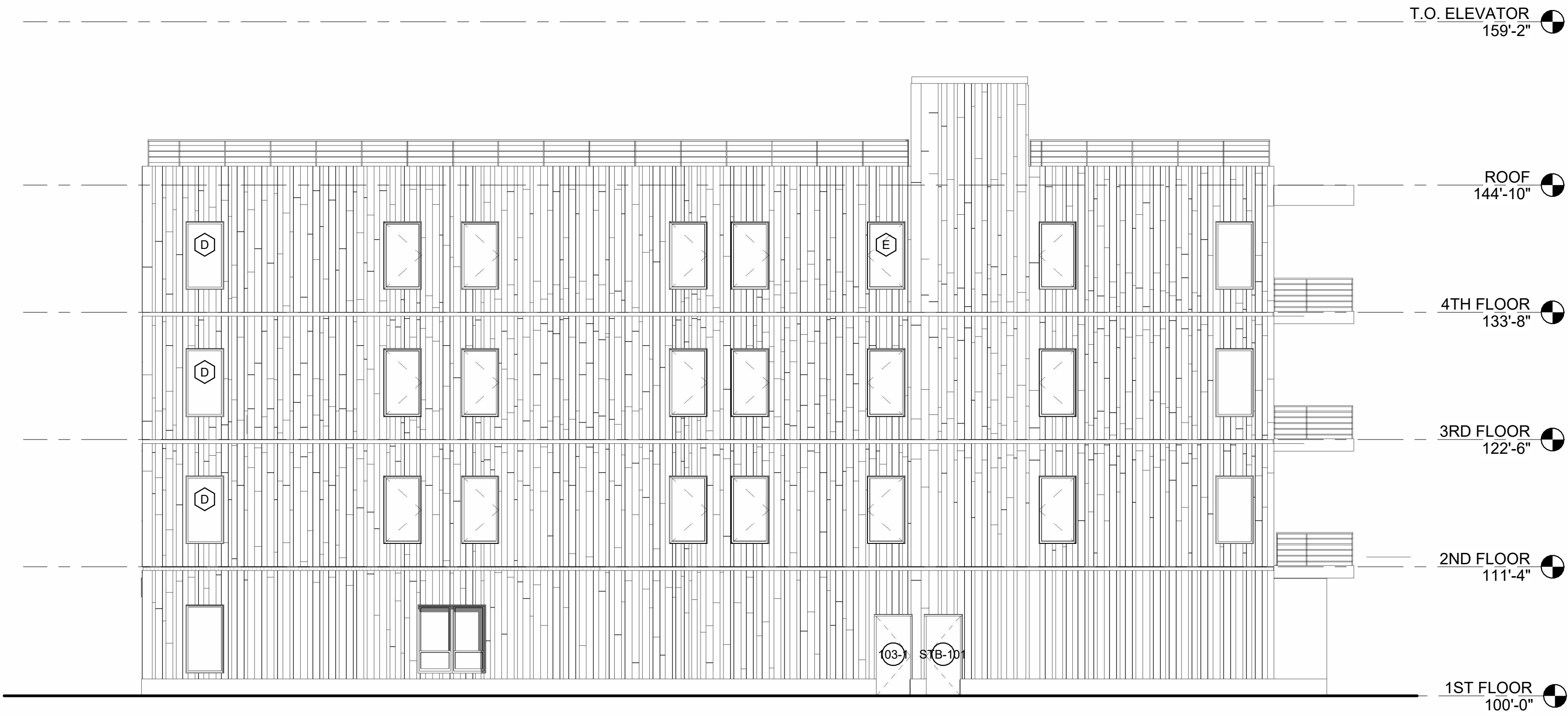
EXTERIOR ELEVATIONS

Scale:
1/8" = 1'-0"

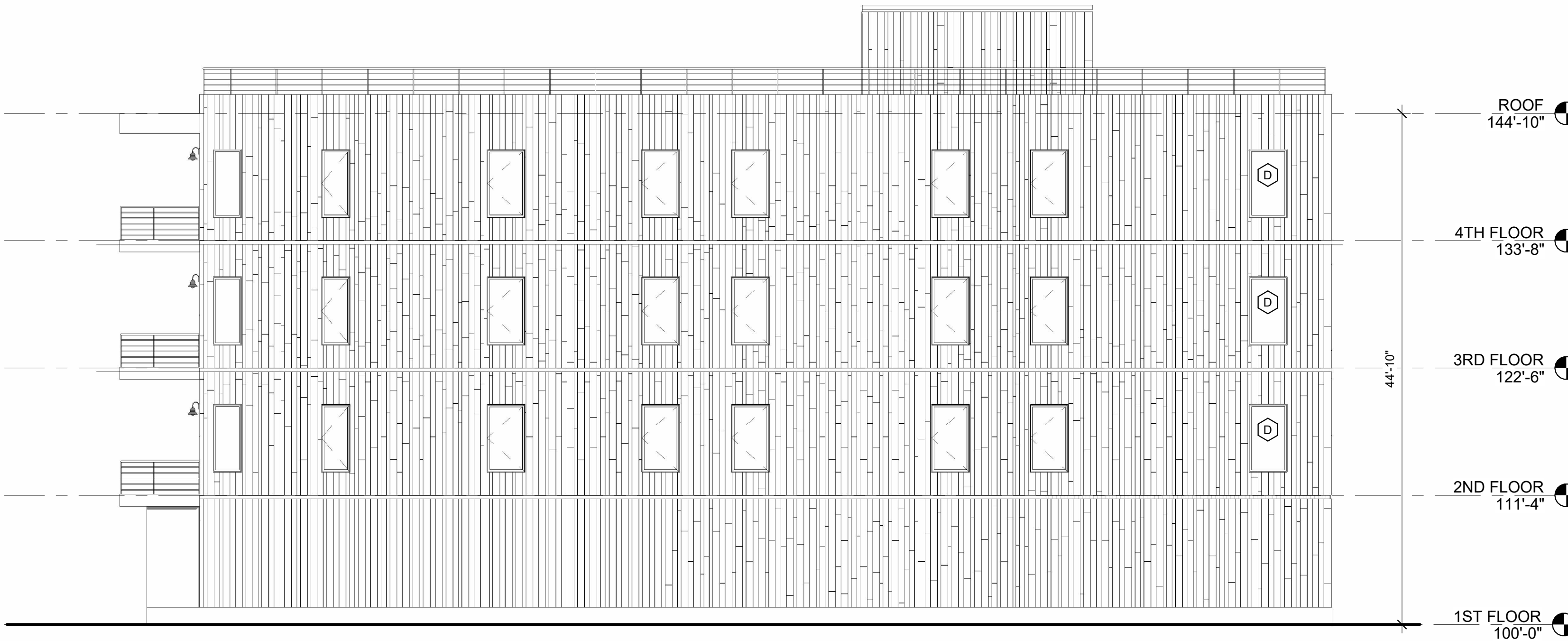


12 MARCH, 2024

A4.02



1 | RIGHT SIDE ELEVATION
1/8" = 1'-0"



2 | LEFT SIDE ELEVATION
1/8" = 1'-0"

64 PINE STREET

64 Pine Street
Portland, Maine

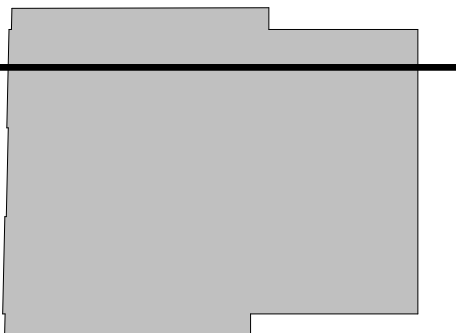
Owner/Client:

TOM LANDRY

Consultant:

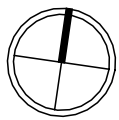
Revisions:

Key Plan:



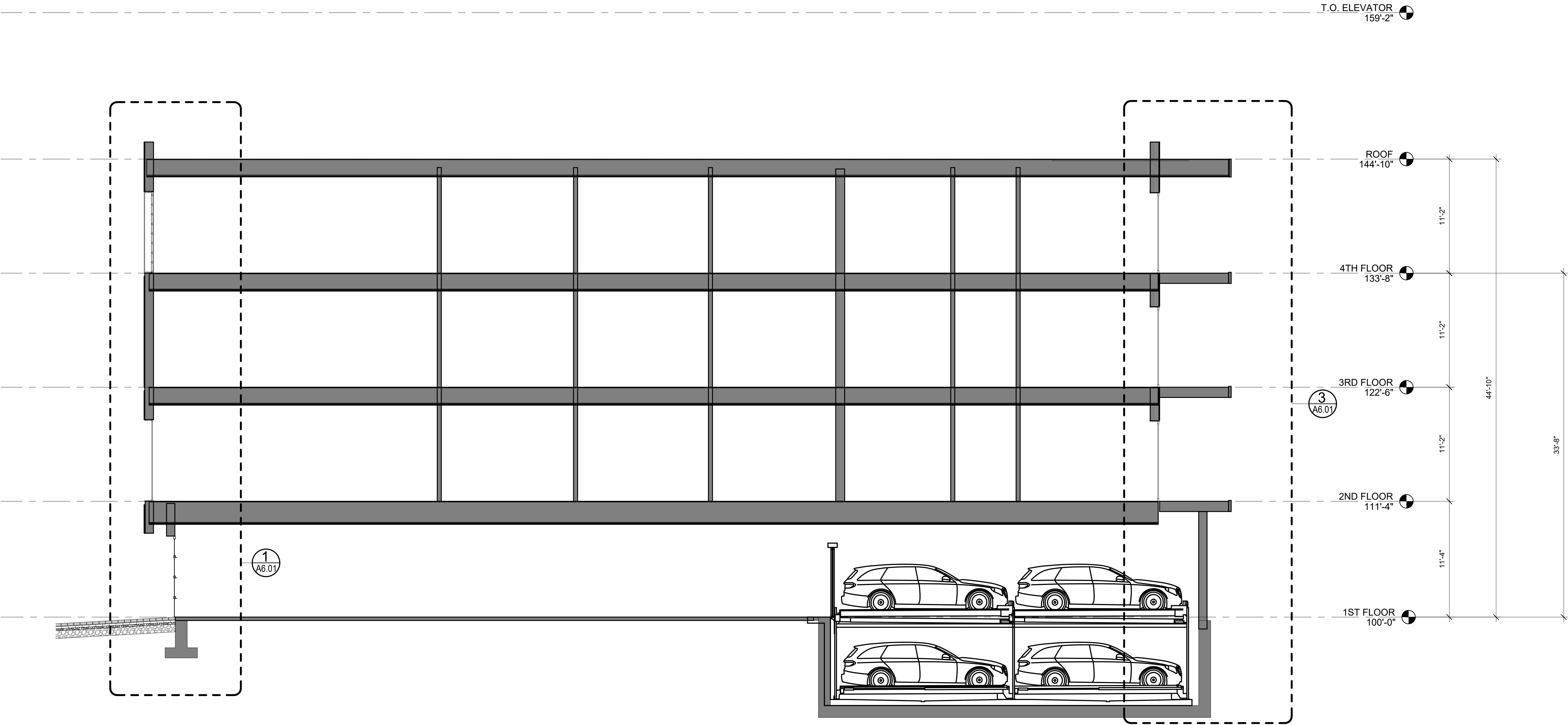
BUILDING SECTION

Scale:
As indicated



12 MARCH, 2024

A5.01



Project:

64 PINE STREET

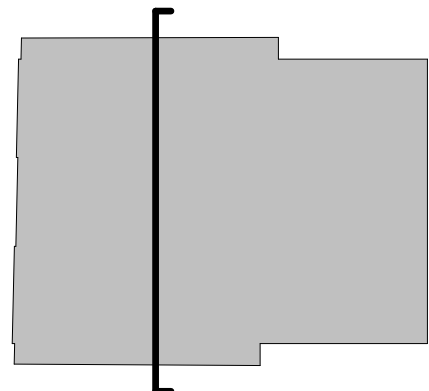
64 Pine Street
Portland, Maine
Owner/Client:

TOM LANDRY

Consultant:

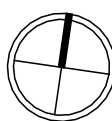
Revisions:

Key Plan:



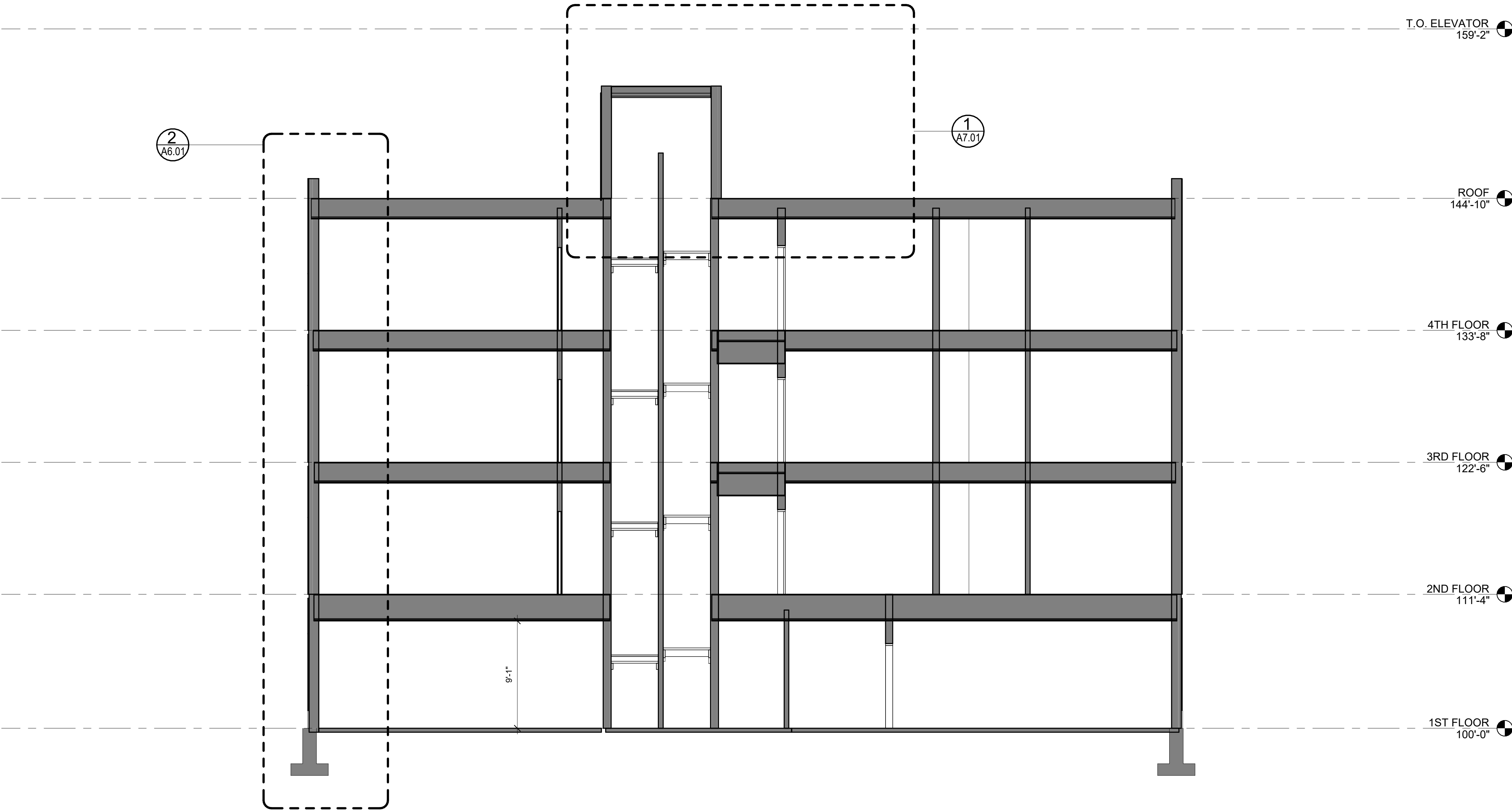
BUILDING SECTION

Scale:
As indicated



12 MARCH, 2024

A5.02



Project:

64 PINE STREET

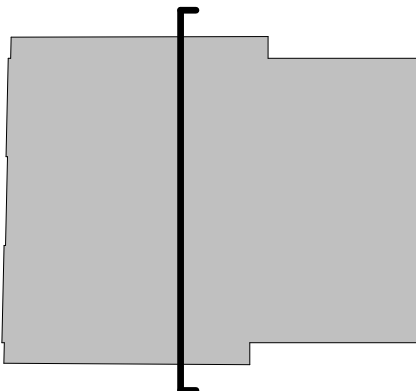
64 Pine Street
Portland, Maine
Owner/Client:

TOM LANDRY

Consultant:

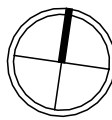
Revisions:

Key Plan:



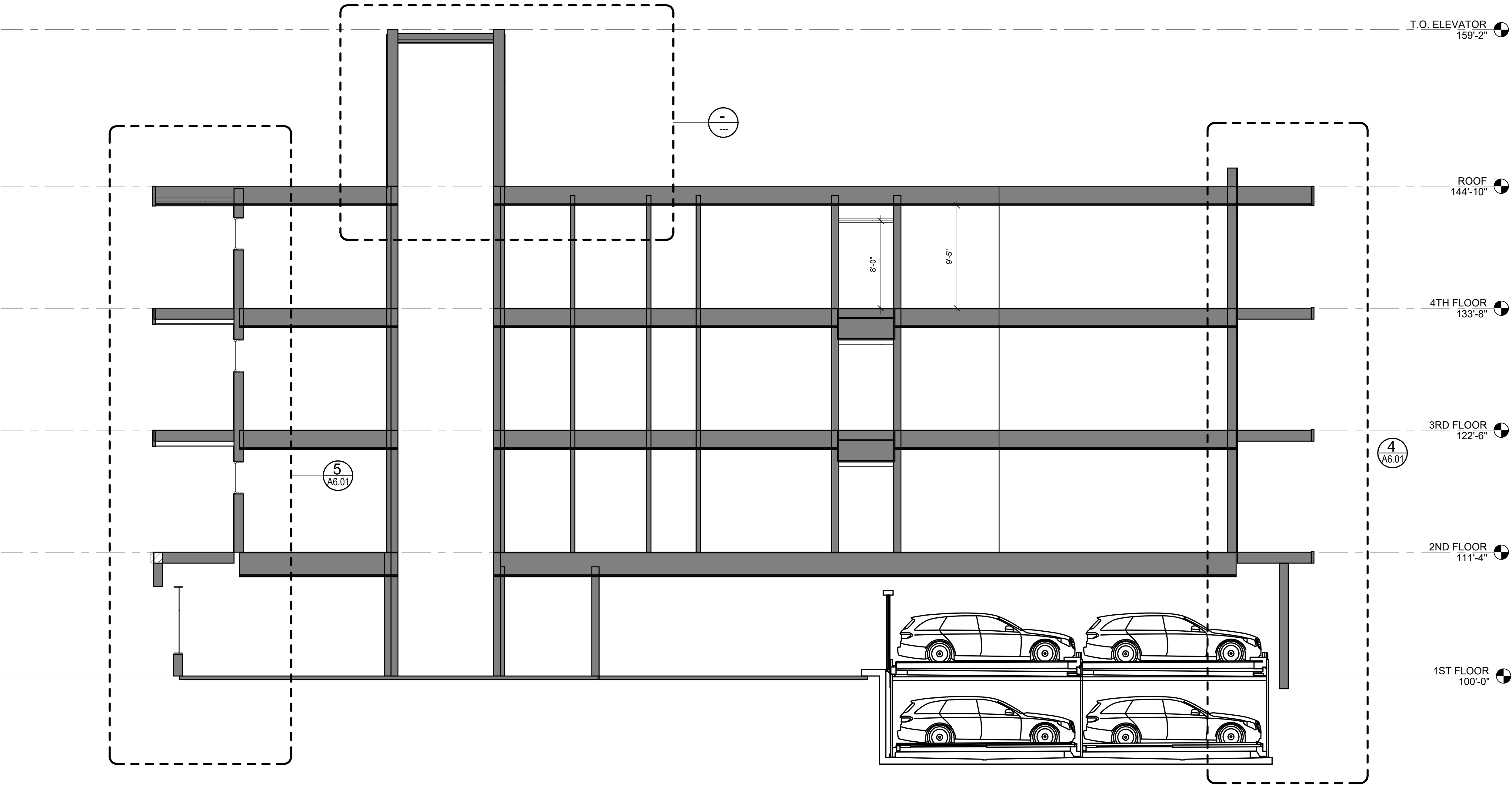
BUILDING SECTION

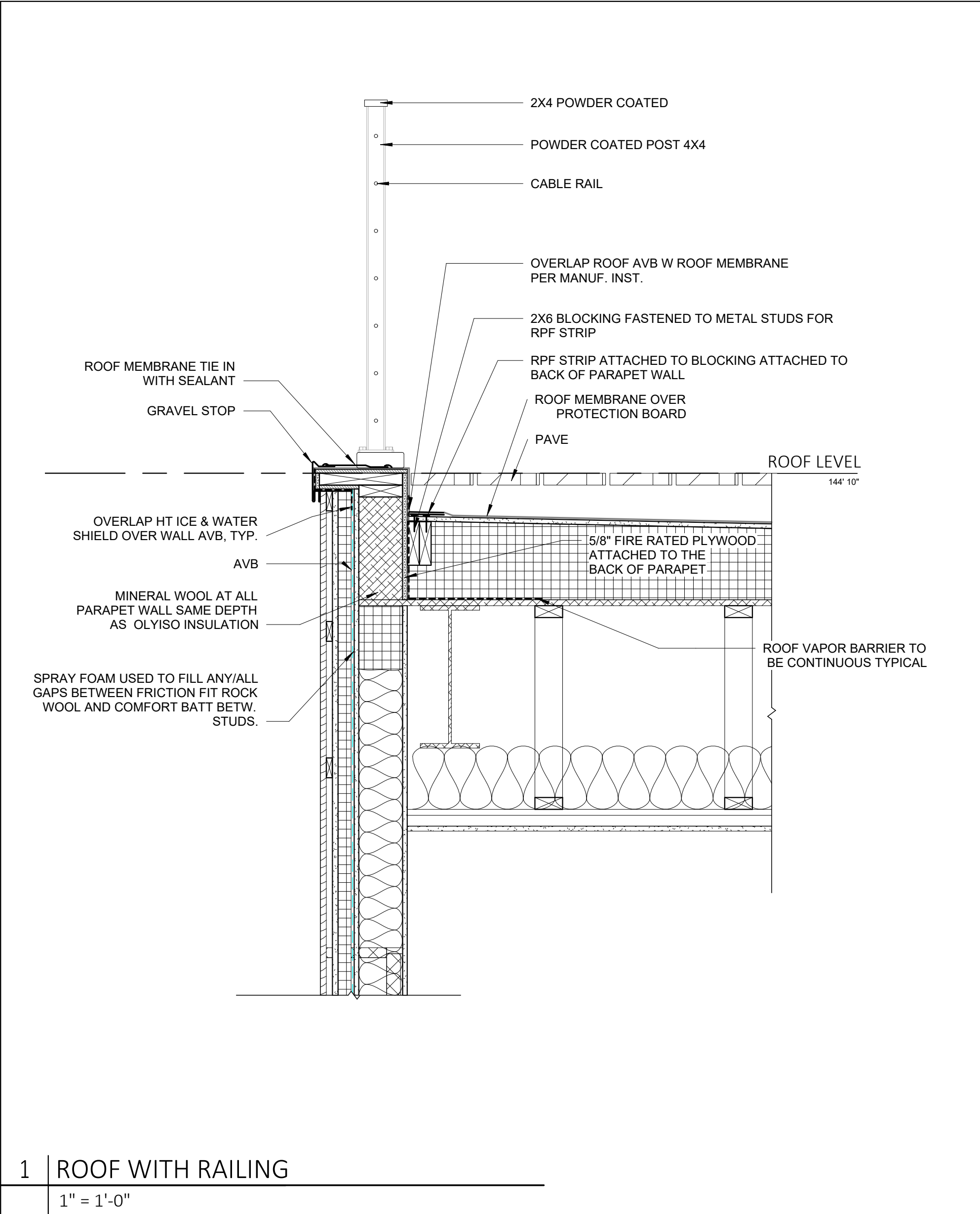
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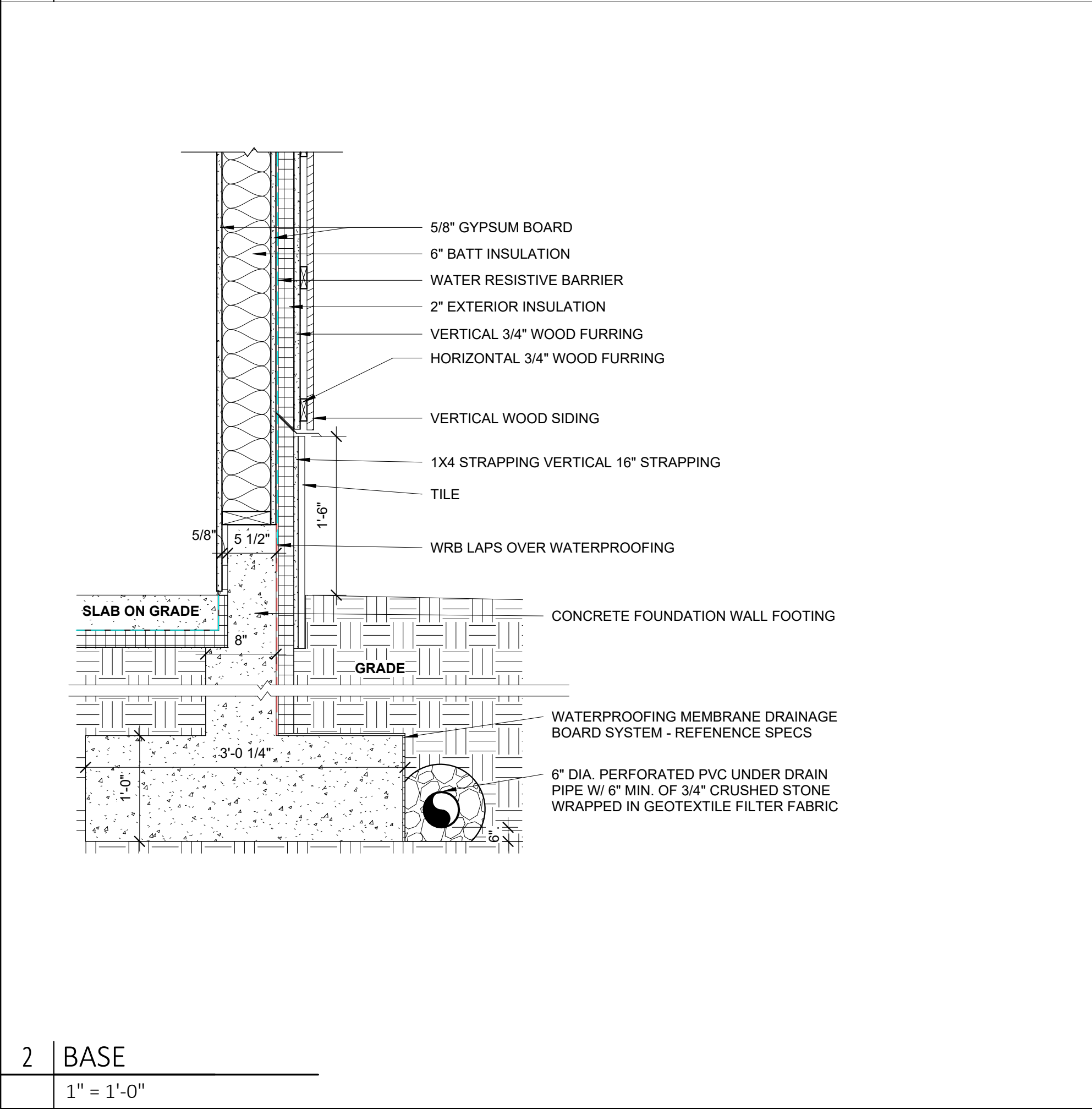
12 MARCH, 2024

A5.03

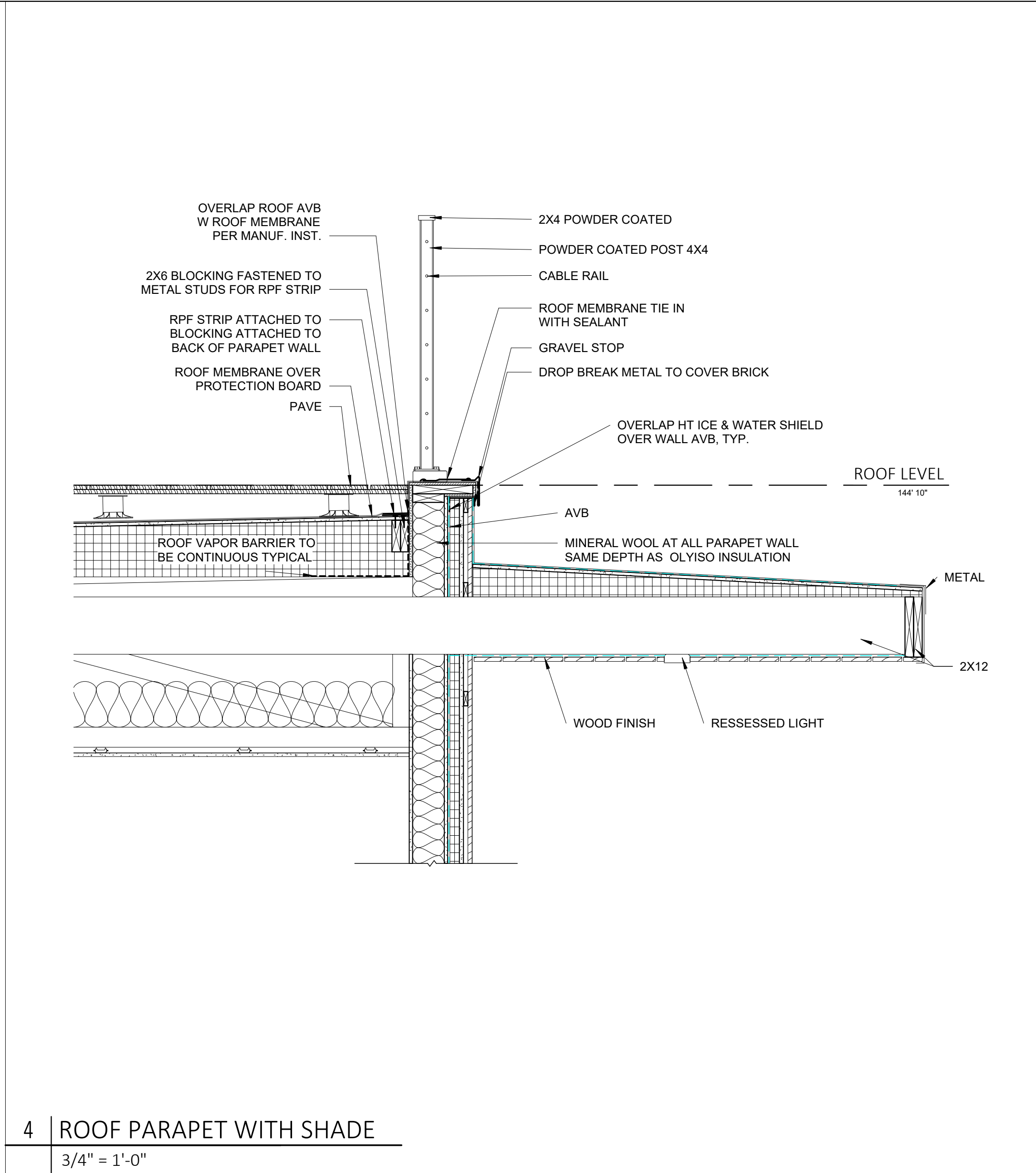




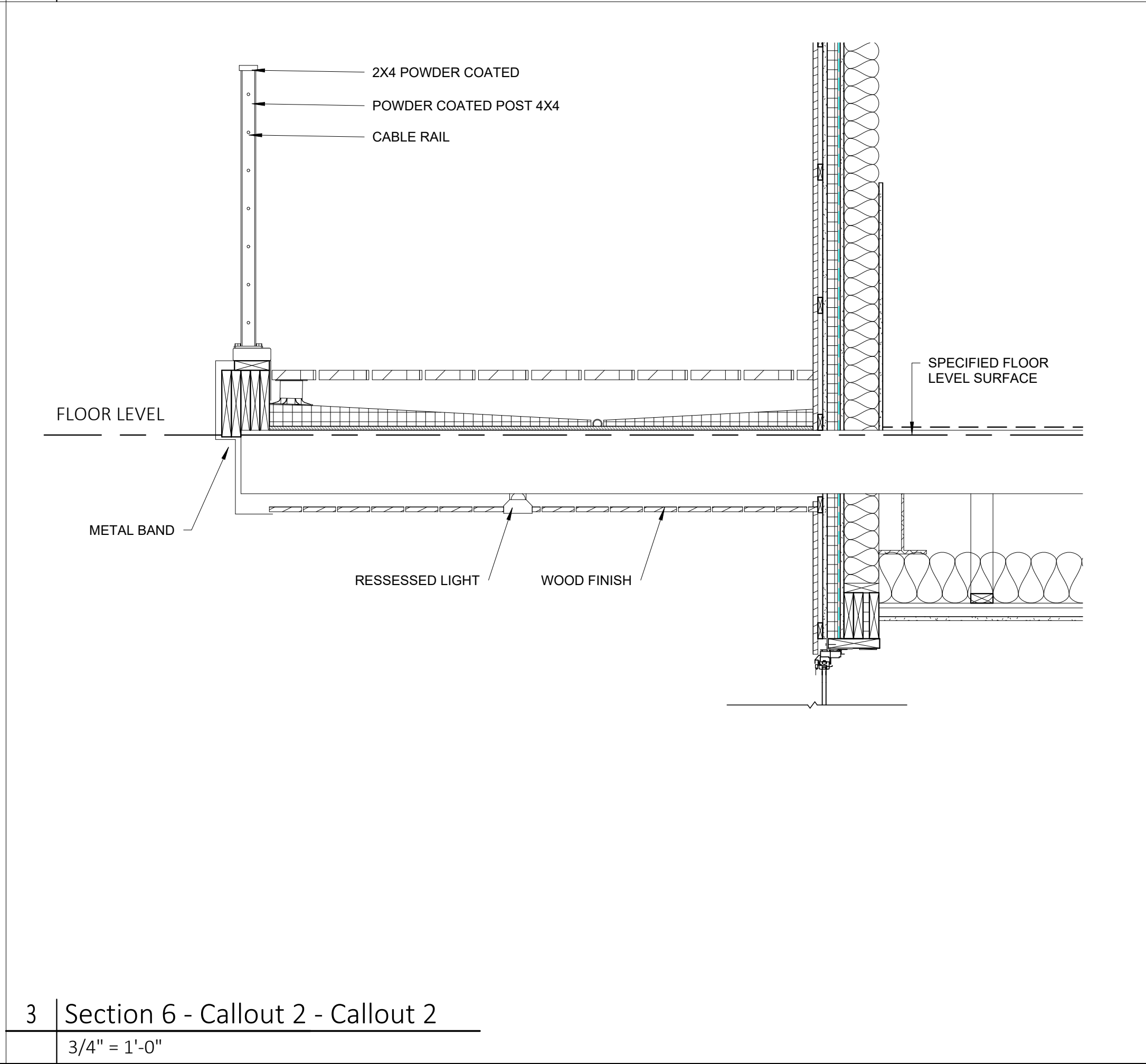
1 | ROOF WITH RAILING
1" = 1'-0"



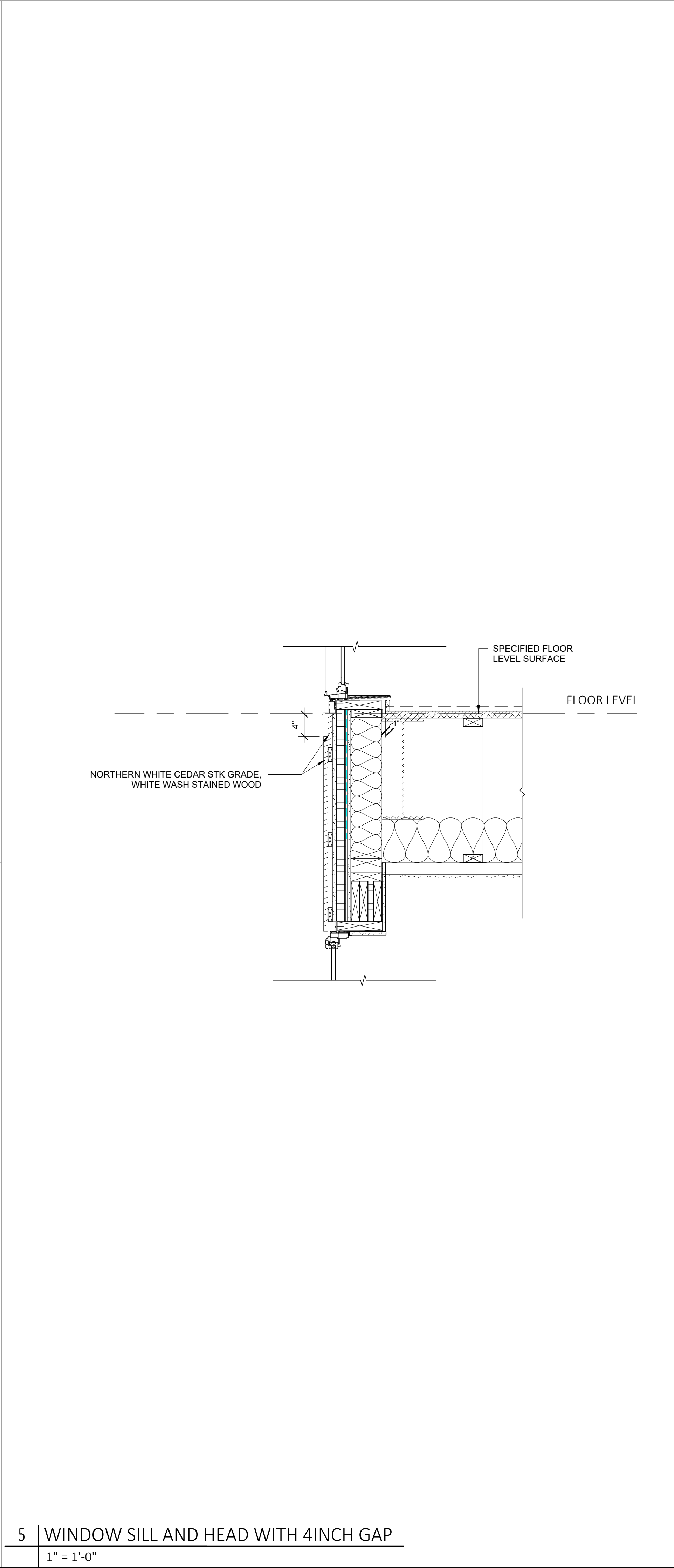
2 | BASE
1" = 1'-0"



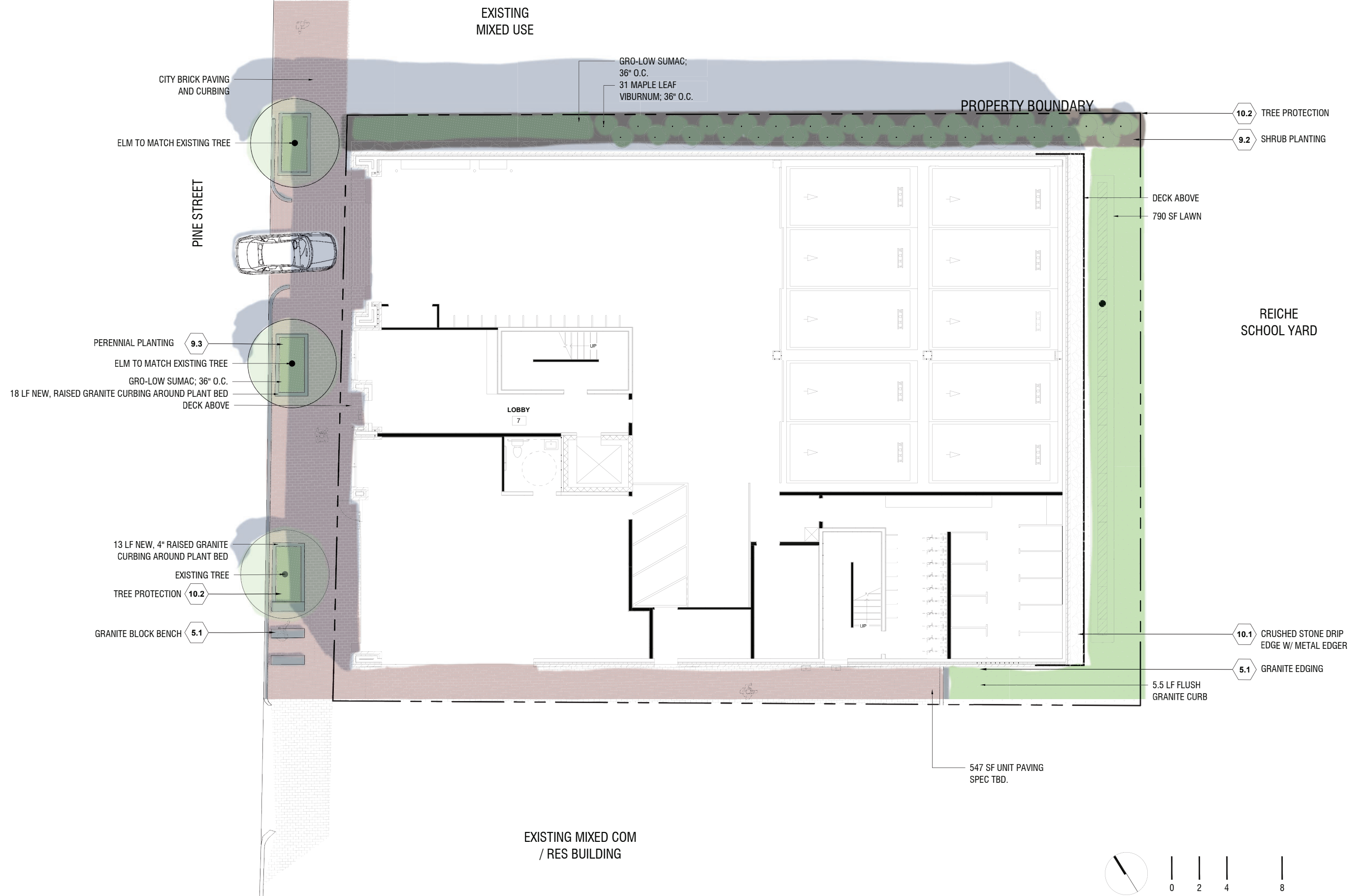
4 | ROOF PARAPET WITH SHADE
3/4" = 1'-0"

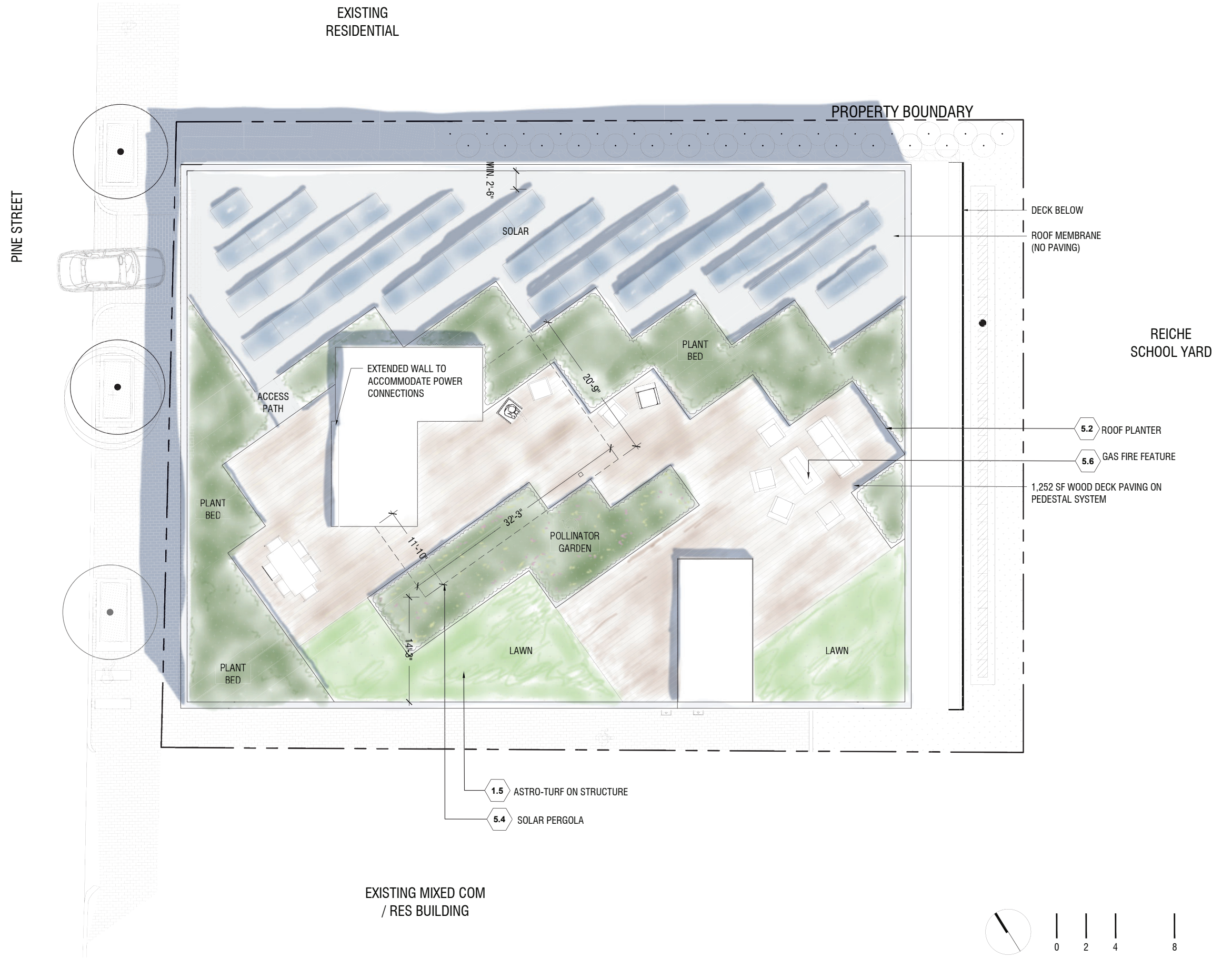


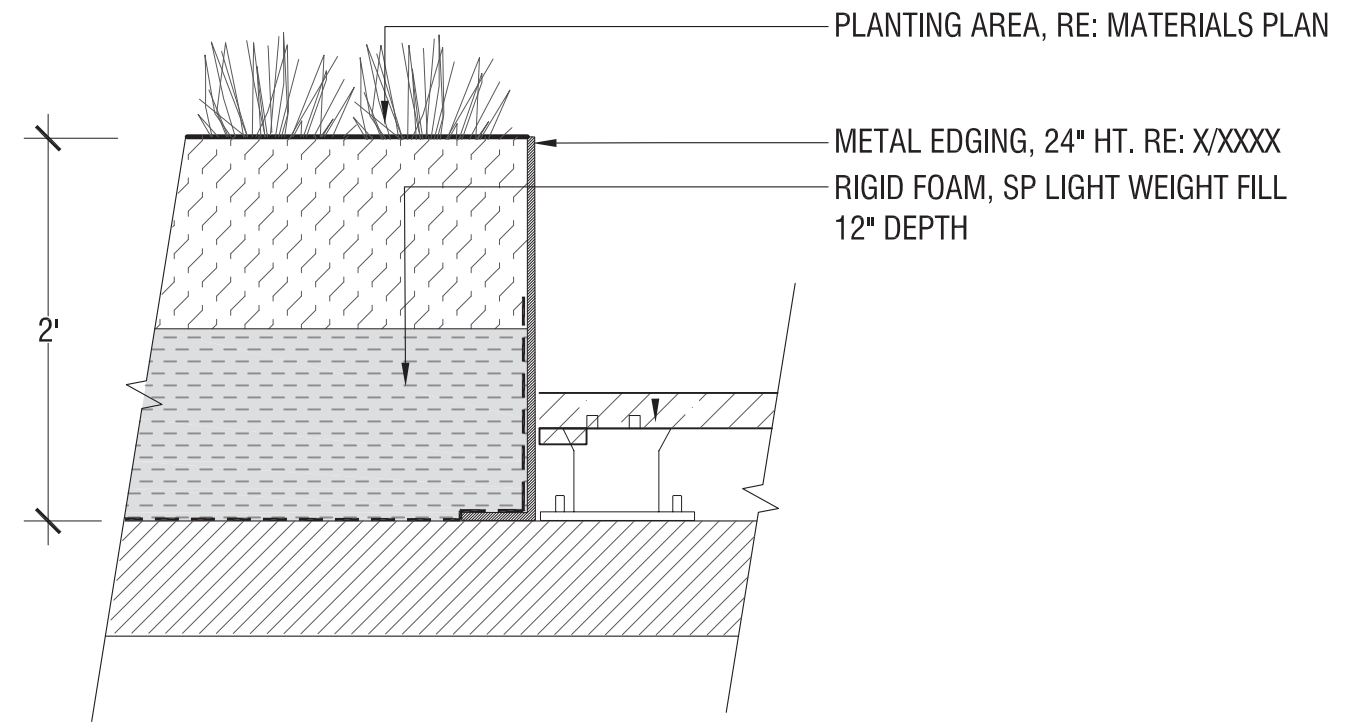
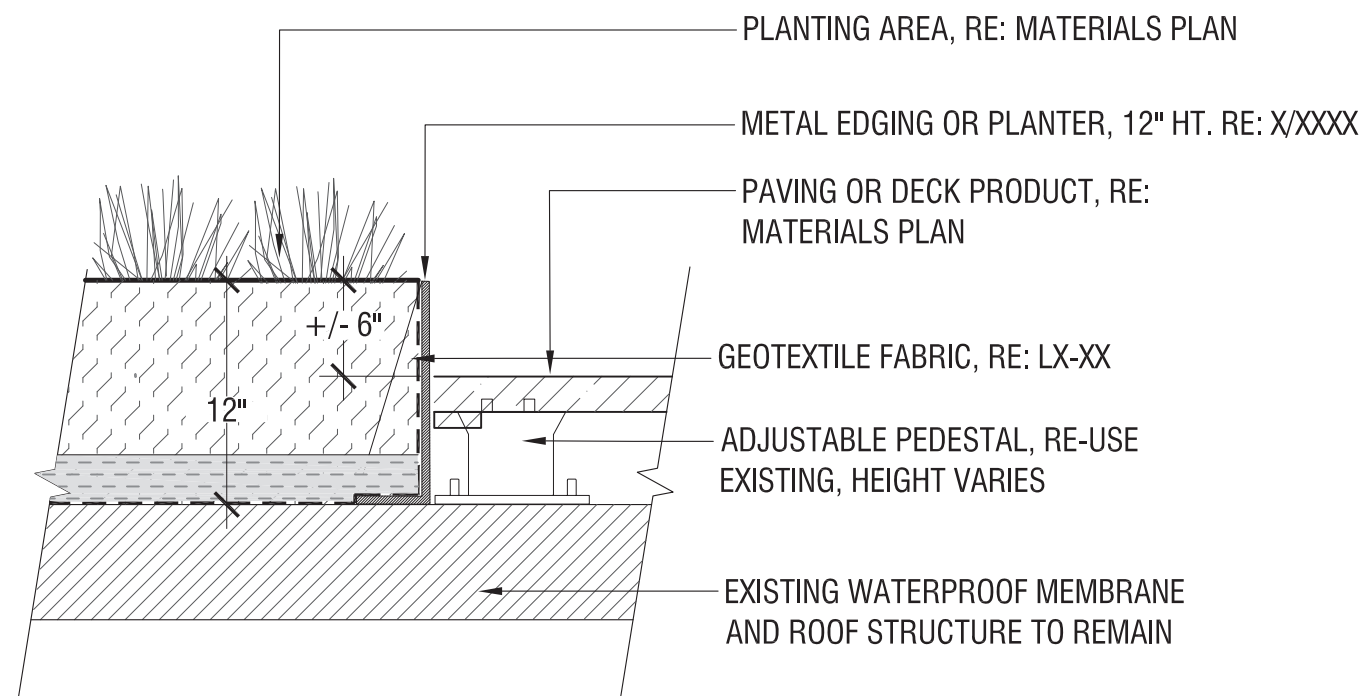
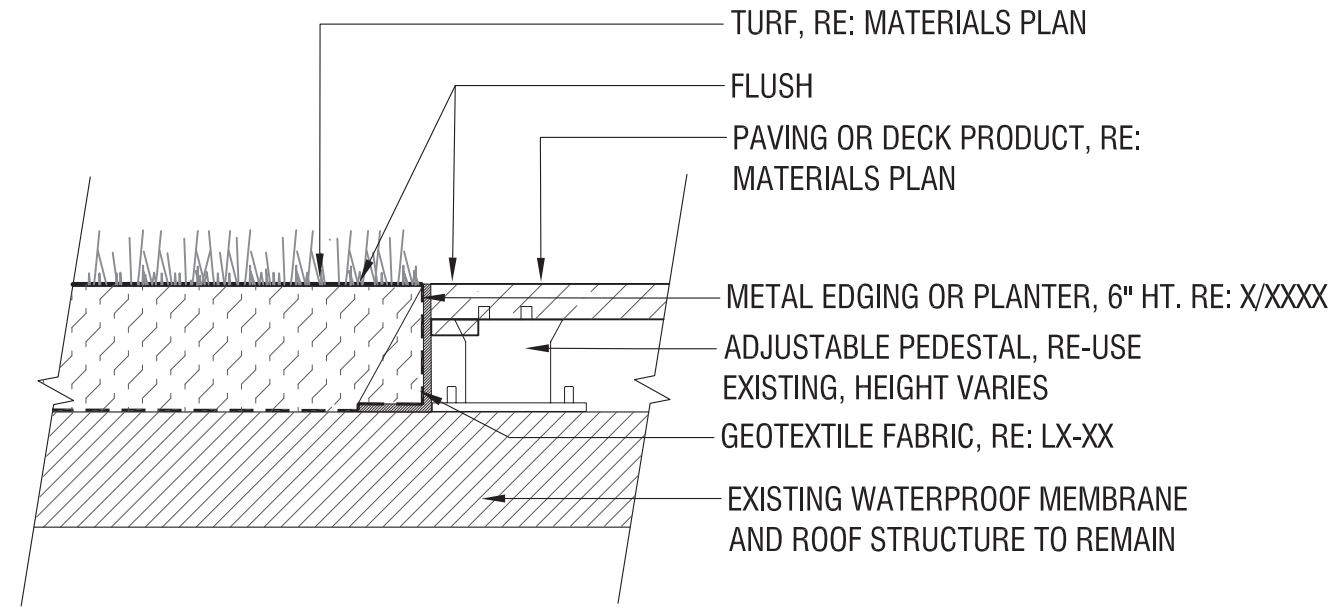
3 | Section 6 - Callout 2 - Callout 2
3/4" = 1'-0"



5 | WINDOW SILL AND HEAD WITH 4INCH GAP
1" = 1'-0"





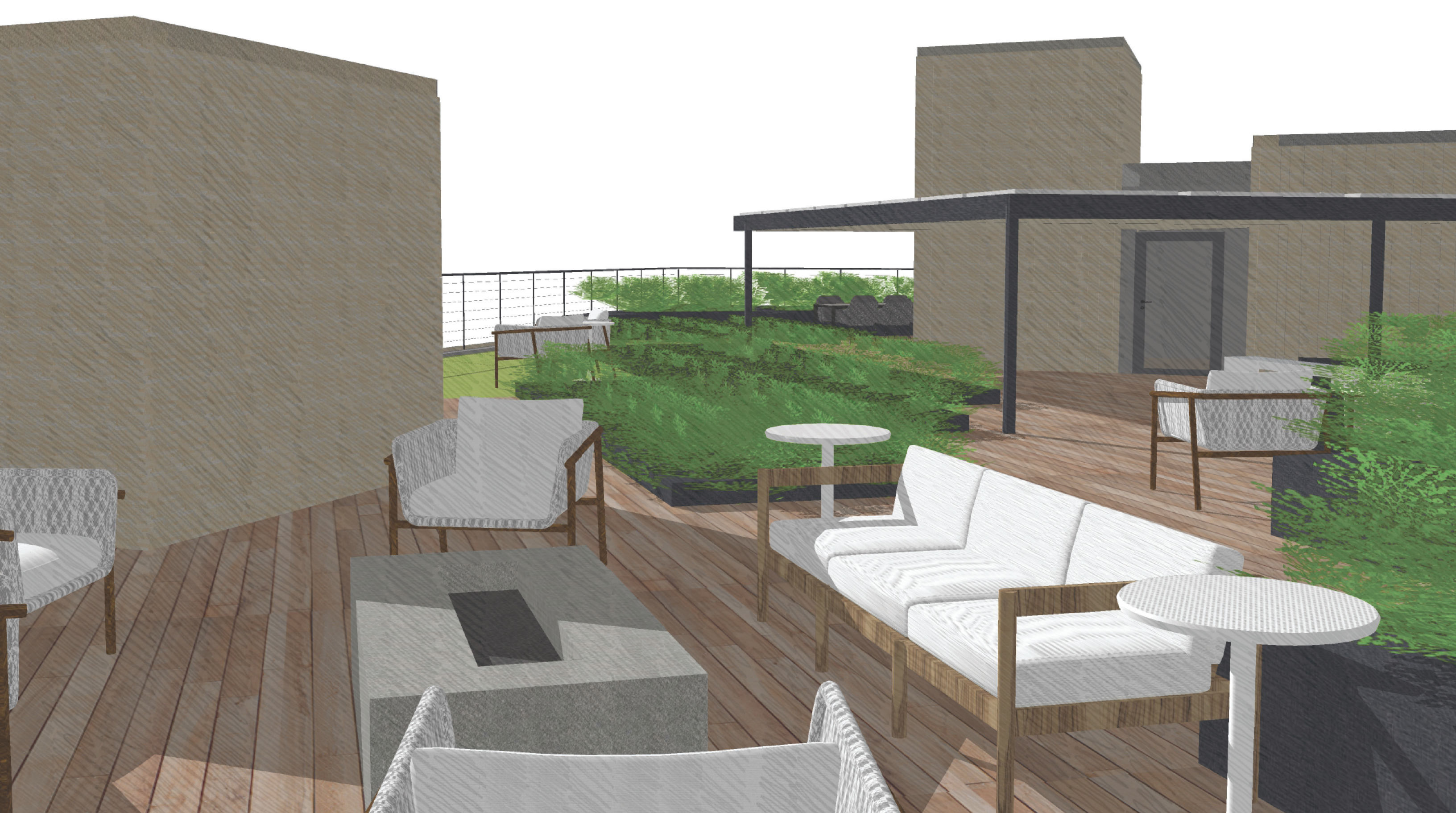


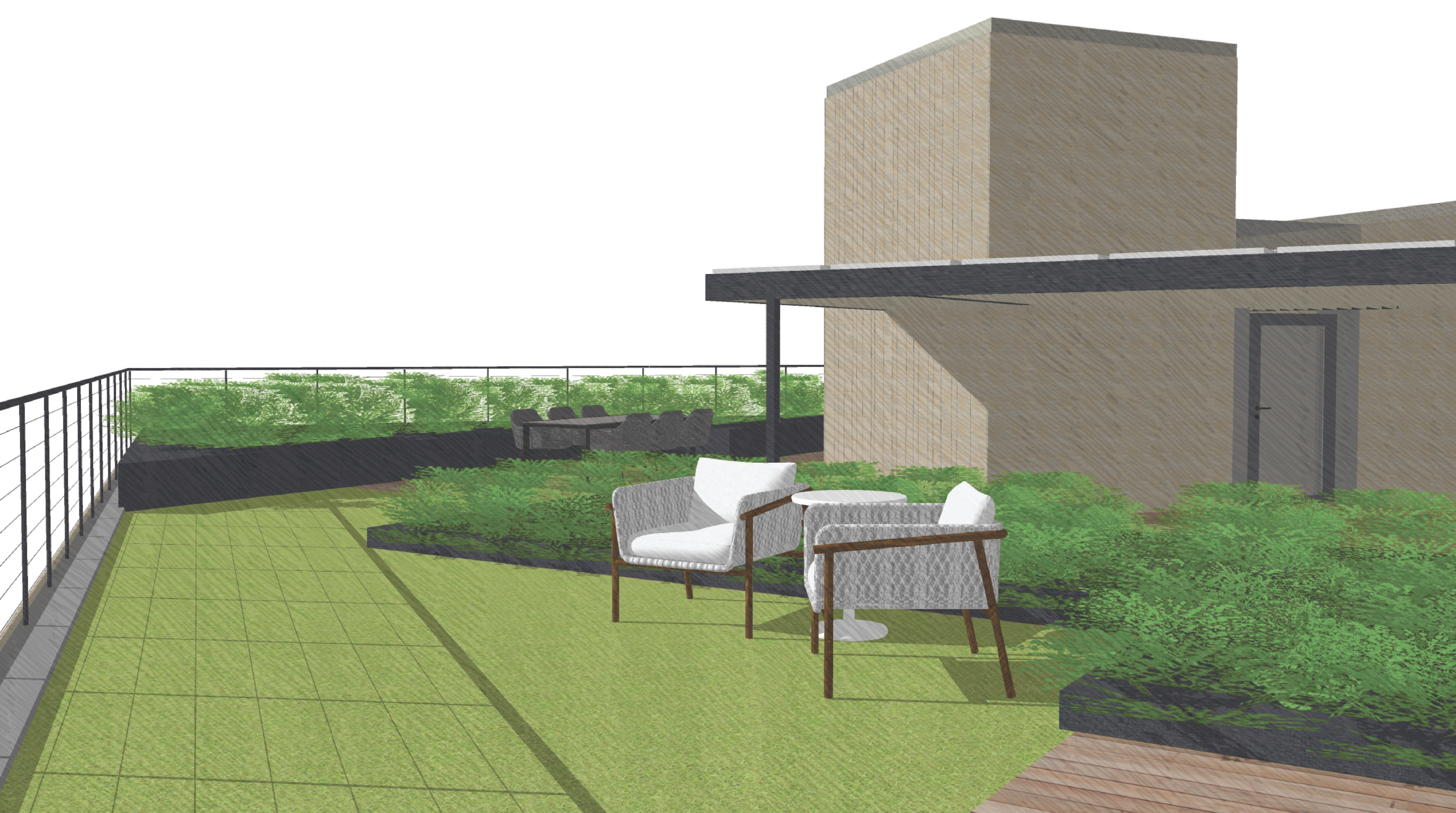
1 ROOF AND PLANTER CONDITION

1":1'-0"

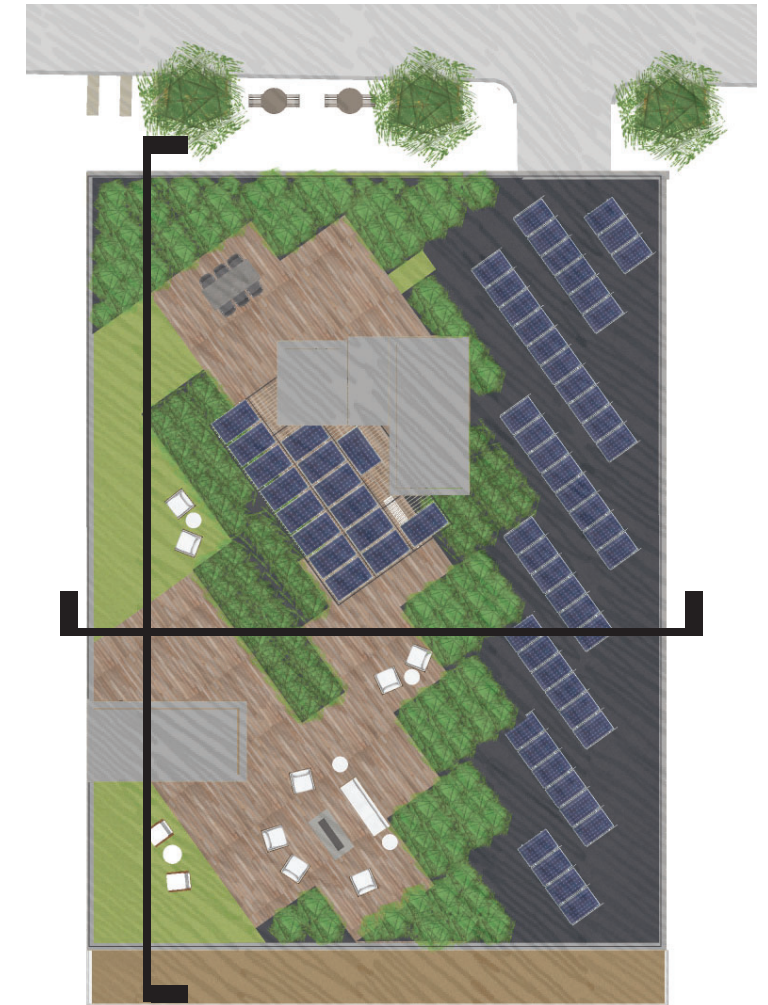
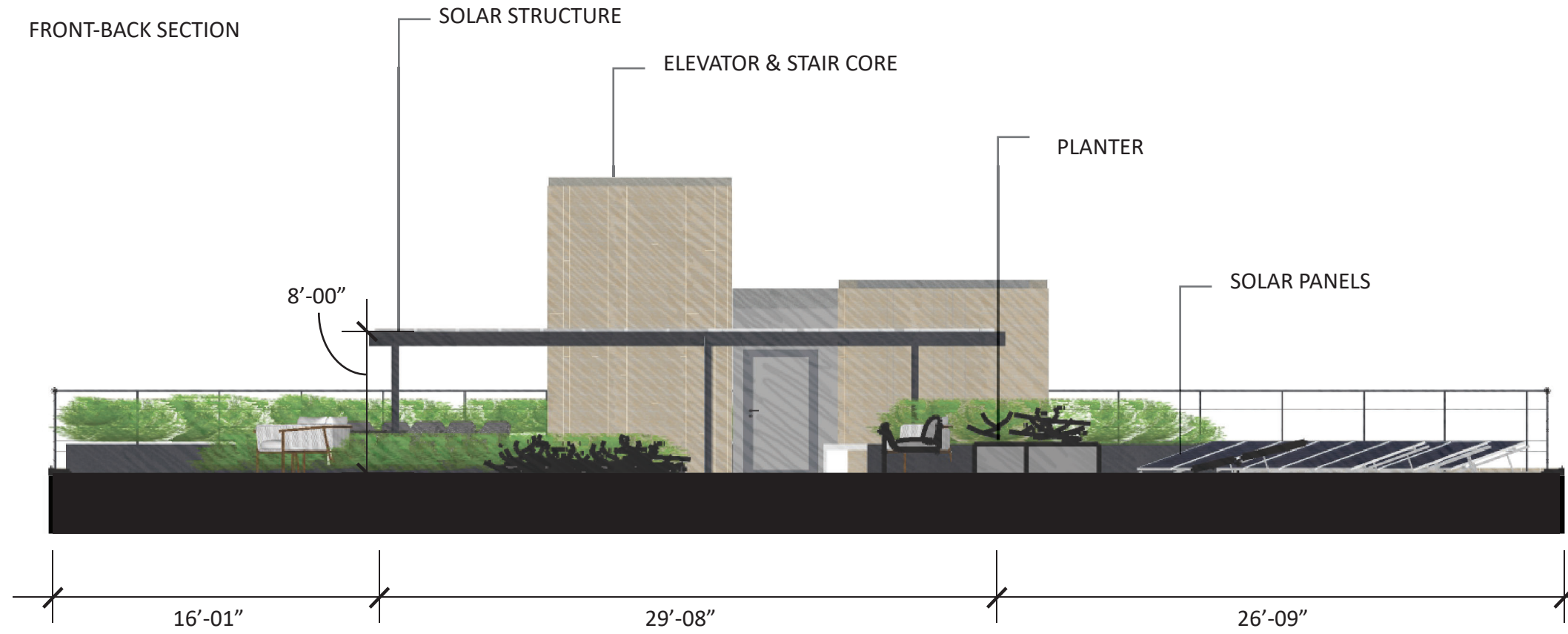




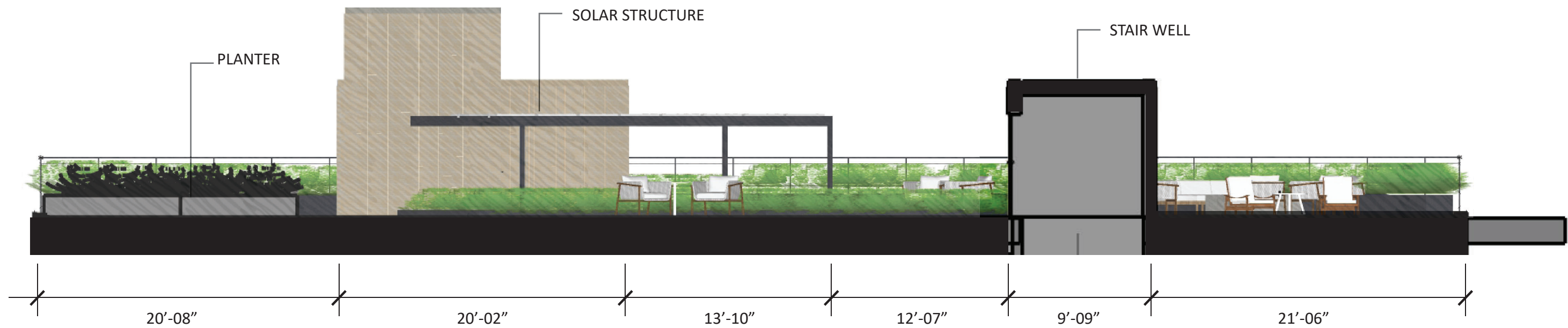




FRONT-BACK SECTION



CROSS SECTION







64

MARKET









Roll over image to zoom

View in a Room

360 View

Gallery

WALL

Matte Urban Putty

Part of: [Color Wheel](#)

[COLOR WHEEL LINEAR](#)

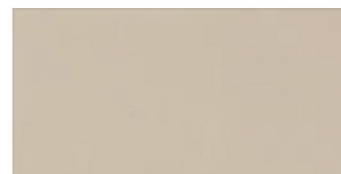
The element of color is visually represented in Color Wheel. This vibrant collection offers a wide spectrum of colorful selections from bright hues to neutral, earthy tones. A favorite of artists and designers.

[GO TO APPLICATION INFO >](#)

[GO TO TECHNICAL SPECIFICATIONS >](#)

Want to see this product in person?

Where to buy



Matte Urban Putty Rectangle

Color Code: 0761

Thickness: 3/8, 5/16

Size: 2X8, 4X12, 4X16, 4X8, 6X18, 8X24

Finish: Matte

Shade Variation: V1: Low

Country of Origin: Mexico

APPLICATION

	TARGET DCOF WET	SUITABLE
Dry & Level - Interior Floor	N/A	
Wet & Level - Interior Floor	≥0.42	
Shower Floors (Residential or Light Commercial)	≥0.42	
Exterior Floor Applications (including pool decking & other wet areas with minimal footwear)	≥0.60	
Ramps & Inclines	≥0.65	
Walls/Backsplashes	N/A	✓
Countertops	N/A	
Pool Linings	N/A	

Grout Joint Recommendation: 1/16"

• **Manufacturer Advisory:** All tile is measured by the DCOF AcuTest™ method. Tiles with DCOF values less than 0.42 are not recommended for use in areas with wet or slippery conditions. For more information, see ANSI standard A137.1 section 6.2.2.1.10, available at www.tileusa.com.

Application Notes:

- Darker Colors May Show Scratching

TECHNICAL SPECIFICATIONS

	TEST METHOD	RESULT
Water Absorption	ASTM C373	< 20.0
Breaking Strength	ASTM C648	120-230 lbs
Scratch Hardness	ASTM MOHS	4.0-6.0
Chemical Resistance	ASTM C650	Resistant



HARDIE™ ARCHITECTURAL COLLECTION

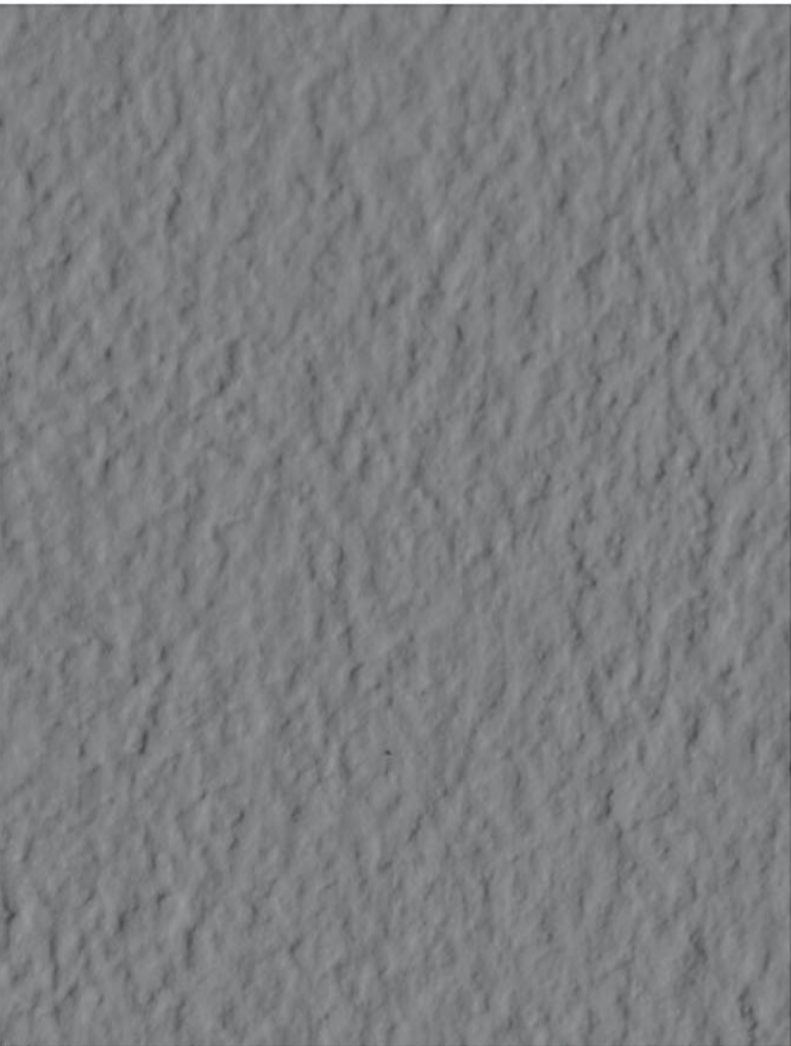
FINE SAND

Fine Sand has an even-textured, smooth, and consistent finish for a sleek look. Shiplap joints create V-grooved, architectural lines to add visual interest. Panels can be oriented horizontally or vertically to achieve a variety of designs.

PRIMED FOR PAINT



James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

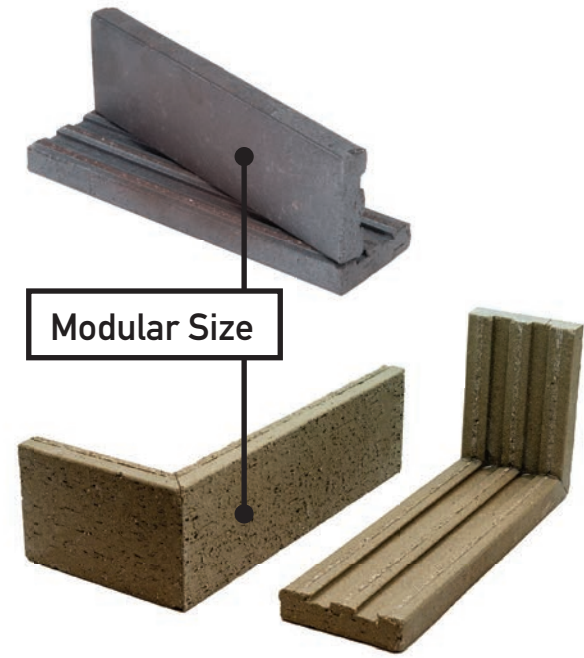
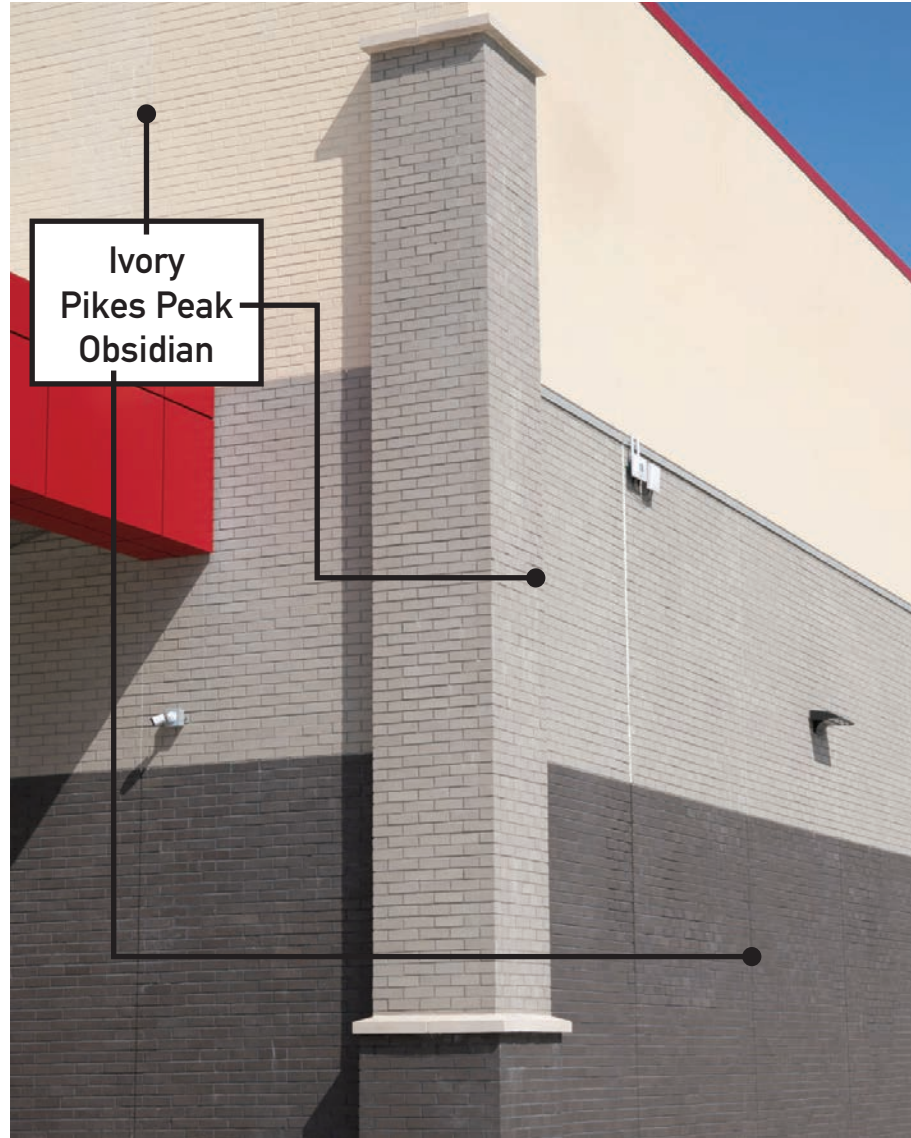
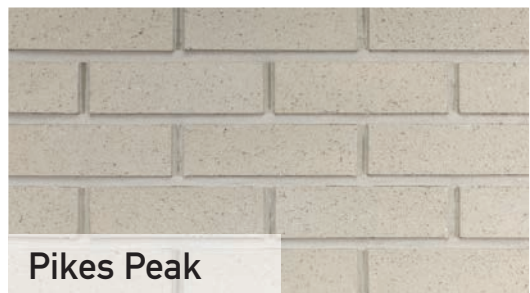
THICKNESS:				0.312"
LENGTH:				120" 144"
WIDTHS:				48.197" 48.197"
				96"
				48.197"

Request a Sample >



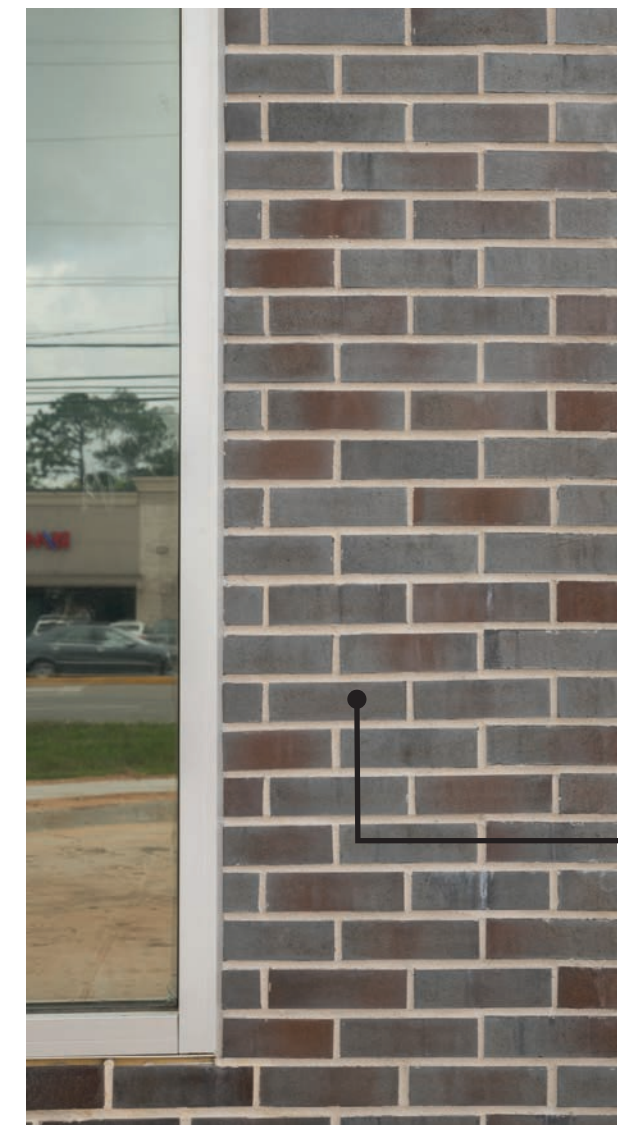
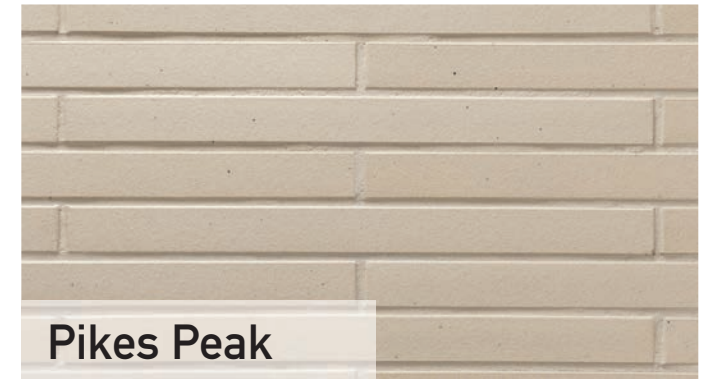
STANDARD COLORS

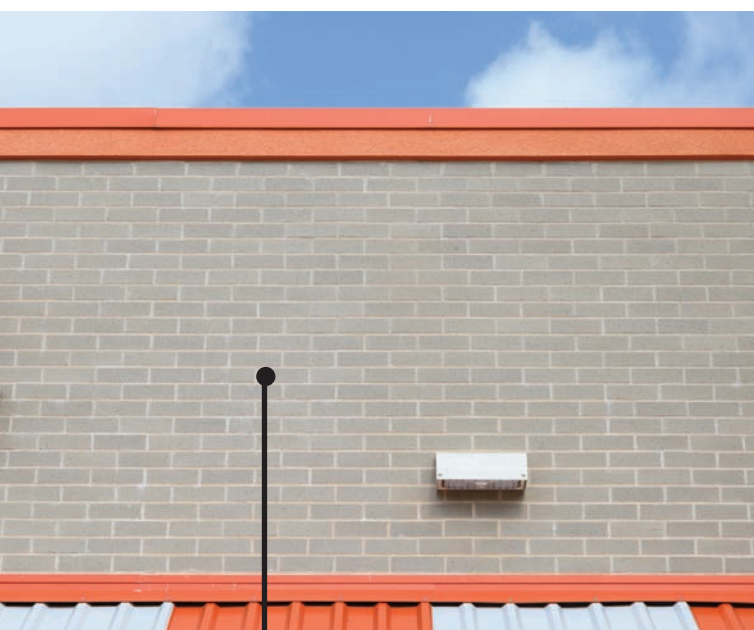
These modular 7 5/8" x 2 1/4" thinBRICK™ are extruded units, with the added benefit of dovetail slots on the back. They are compatible with formliner systems, or with lightweight metal panel systems where brick are secured with a thinset system and then finished with traditional mortar. Corners are available in this size.



ROMAN PLUS COLORS

Our flat thinBRICK™ also come in an extra large size, 19 5/8" x 1 5/8", for a modern clean look with fewer mortar joints.





Pikes Peak

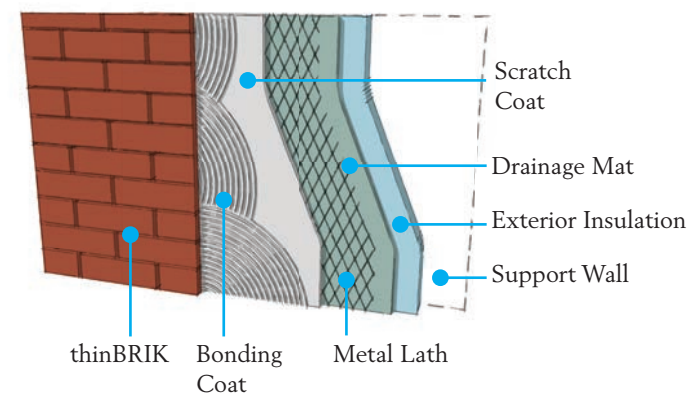


thinBRIK™ APPLICATIONS

These are recommendations only for typical applications. Always follow the requirements of your local codes and manufacturers recommendations. For more information visit brick.com/tn28c

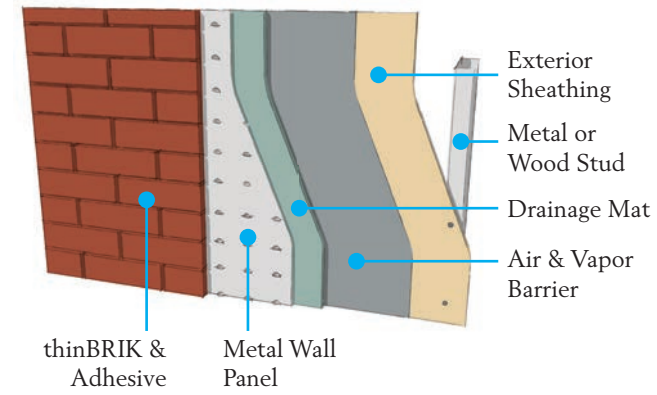
Thick Set Mortar System

Over Exterior Insulation



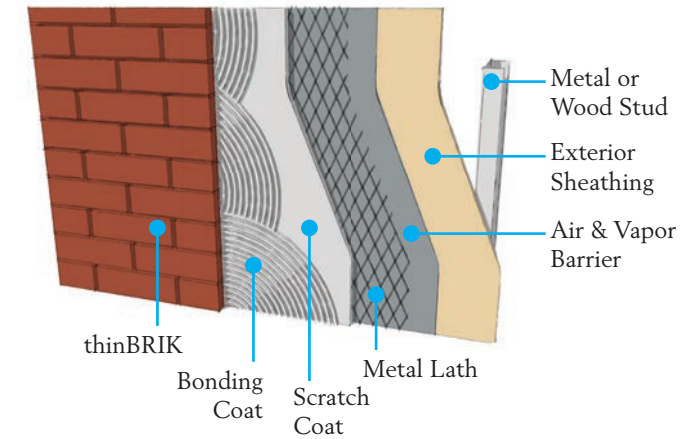
Modular Panel System

Over Stud Wall



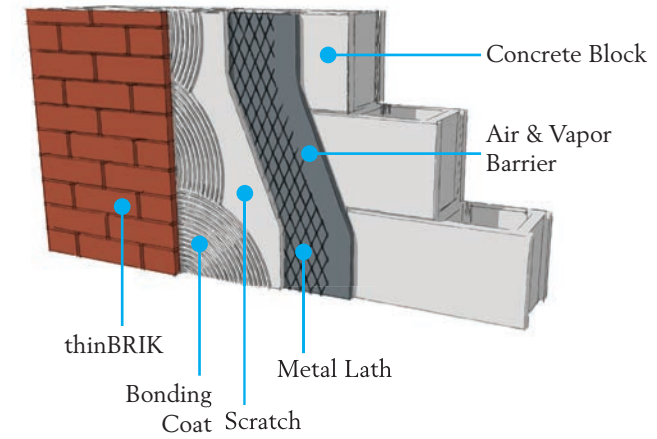
Thick Set Mortar System

Over Stud Wall



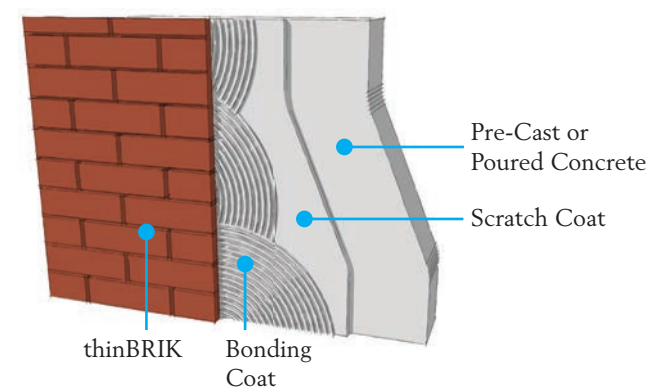
Thick Set Mortar Bed System

Over CMU Wall

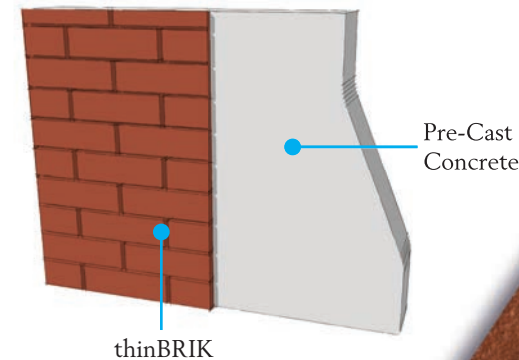


Thin Set Mortar System

Over Concrete Wall



Pre-Cast Wall System



brick.com/cityscape

Cover Image: Four colors mingled on the jobsite.

rev 01192021

CityScape

thinBRIK

Pikes Peak

Rushmore

Obsidian

La Sal Dark

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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: March 29, 2024
RE: 61 Park Avenue (Deering Oaks Park) – Public Hearing – Shared Use Pathway
PROJECT ID: HPBR-002687-2023
MEETING: April 3, 2024

Owner: City of Portland
Presenter: Bruce Hyman, Transportation Program Manager, City of Portland

A sign announcing the Historic Preservation Board's meeting on April 3, 2024 was posted at the property on March 22, 2024. A legal ad was published in the Portland Press Herald on March 22, 2024 and March 23, 2024, and 72 notices were sent to neighboring property owners within 500 feet of the subject property.

PROJECT SCOPE

Construct new shared use pathway along former railroad right-of-way along northern edge of Deering Oaks Park, including new connections to existing pathways within the park. The project will include new plantings, lighting, and fencing separating the park from the adjacent Interstate.

SUMMARY OF HISTORIC CONTEXT

Deering Oaks Park was established in 1879 after the fifty-acre parcel was deeded to the City of Portland by the Deering Family in exchange for a freezing of their property taxes for ten years. City Civil Engineer, William Goodwin prepared the original design for the park which largely guided its development into the early twentieth century, though the park did continue to evolve with later design input from the Olmstead Brothers and several structures designed by local architect, Frederick A. Thompson, including the Deering Oaks waiting room known as "The Castle" and the piers known as "The State Street Gate."

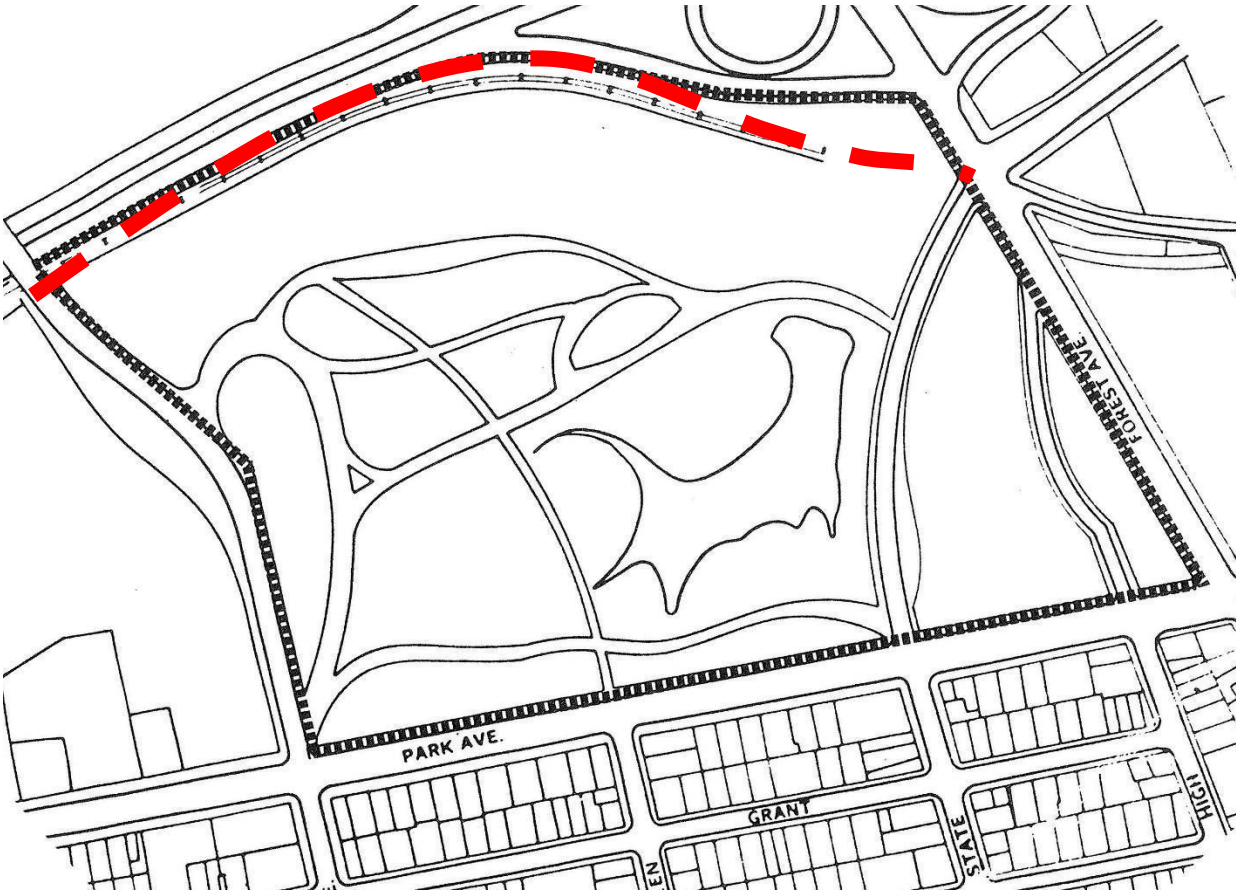


Figure 1: Map of Deering Oaks Historic Landscape District showing the route of the proposed shared use pathway with a red dashed line.

While the entire park has evolved over its long history, the northern edge has experienced some of the most significant change. The pond we know today had long been part of a small salt marsh which let out into the Back Cove. This estuary became known as the Mill Pond after the Deering family built a bridge and grist and plaster mill over the mouth of it, roughly along the line of what is today Forest Avenue.

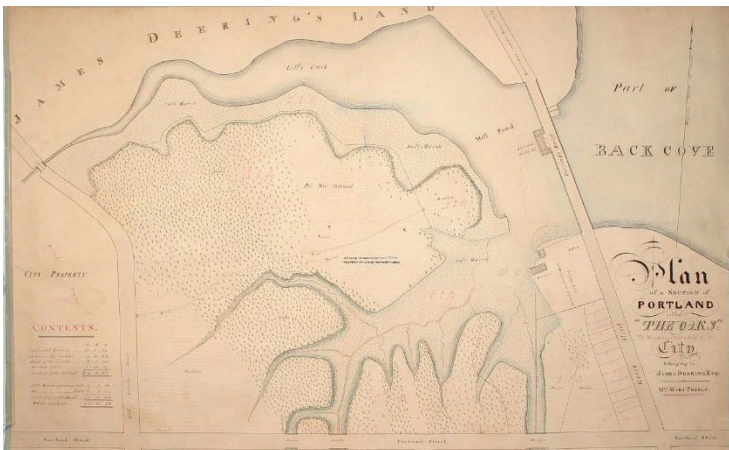


Figure 2: 1845 Plan of area of Portland known as "The Oaks." (Maine Historical Society, Item 11779)

After the park was formally established in 1879, the portion of the estuary we now know as the Pond was formalized and disconnected from Back Cove, in order to clean and control the waters and eliminate the effects of the tide on it. Into the early twentieth century, the northernmost stretches of the park remained a tidal pool, though in the 1890s, the area was seen as a cesspool given the Industrial activities taking place along Forest Avenue and Back Cove. Over the course of the 1890s and first decade of the 1900s, this large pool was filled in. While in the early 1900s there were plans to extend Marginal way through the Park, forming a northern boundary, the newly created land was instead improved for recreational uses such as a playground, soccer & baseball fields, and tennis courts. Many of these active recreation amenities remain today.

The railroads have essentially been present at the periphery of Deering Oaks from the arrival of locomotives in Portland, though the tracks changed ownership over the decades as rail companies evolved through sale and consolidation. An 1851 map shows a line running south, roughly parallel to Forest Avenue, and then turning east towards Bayside. This map also shows a line branching off near Forest Avenue and running west over the southern edge of the Mill Pond before turning south towards the area below the Western Promenade (then Bramhall Hill). This east-west branch apparently went defunct before 1871, while the one along Forest persisted. Around 1889, a new east-west branch was constructed along the northern edge of the former Mill Pond, and separated from the park by the body of water. By 1914, the mill pond had been fully filled in and the tracks were running along the northern edge of the park. The tracks remained in that location until the construction of Interstate 295 in the 1970s. At that time, the tracks were shifted slightly to the south, resulting in the loss of a small portion of the park.



Figure 3: Detail from 1851 Map of the City of Portland by H. F. Walling. (David Rumsey Map Collection, List No. 1145.000)

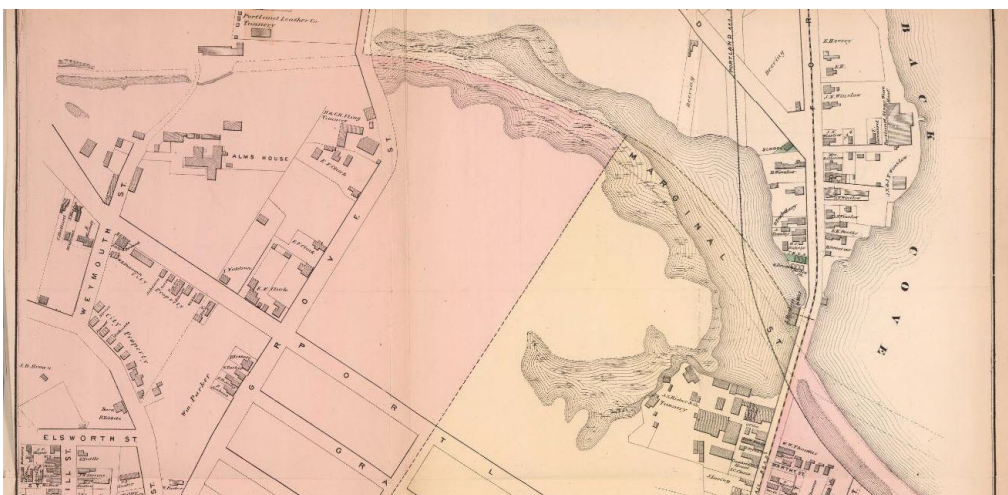


Figure 4: Detail from 1871 Map of City of Portland, Parts of 6th & 7th Wards by Frederick W. Beers. (David Rumsey Map Collection, List No. 12116.040)

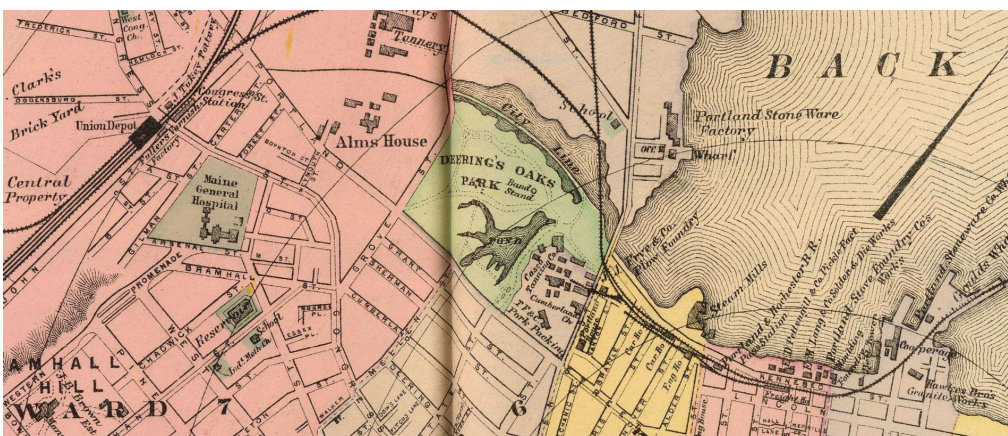


Figure 5: Detail from 1894 Map of Portland & Vicinity, ME by J. H. Stuart & Co. (David Rumsey Map Collection, List No. 0966.020)



Figure 6: Circa 1910 image of the railroad trestle crossing over the Mill Pond, looking south. (Maine Historical Society, Image 5786). Note that the Oaks are visible to the right and the steeple left of center is believed to be First Parish (425 Congress Street).

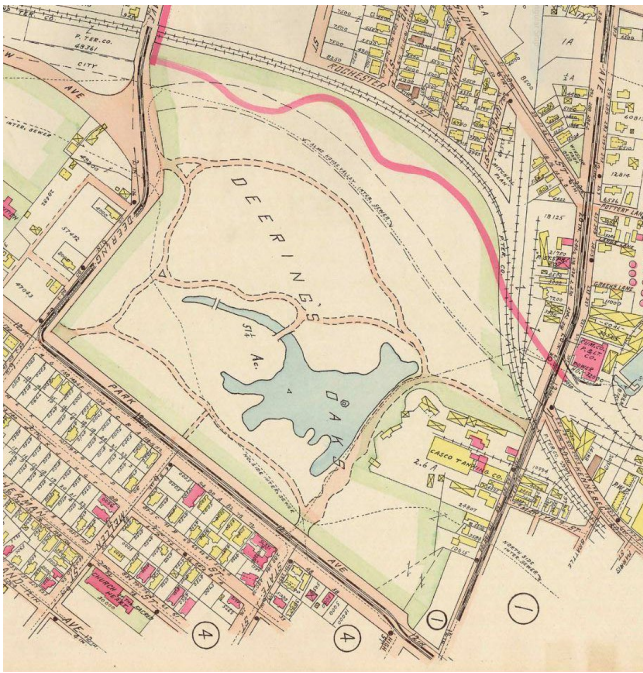


Figure 7: Detail from 1914 Richards Standard Atlas of the City of Portland, Plate 6. (Portland Public Library)

While the train tracks are not called out as a contributing resource within the local Historic Designation for Deering Oaks Park, the State Historic Preservation Office has found that they are eligible for listing on the National Register of Historic Places.

Additional information on the Deering Oaks Park Historic Landscape District can be found in the Master Plan (Attachment 7).

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

February 15, 2017, Workshop:

On February 15, 2017, the Historic Preservation Board held a workshop to review preliminary plans for the extension of the City's trail network from a termination in the Bayside neighborhood to the Portland Transportation Center at Thompson's Point. During the workshop, the Board was asked for feedback on the proposed alignment of the trail with the abandoned rail corridor, and for feedback on the proposed materials for the trail. Generally, the Board was supportive of the use of the existing rail corridor as it required minimal disturbance within the existing park landscape. Board members expressed favorability towards the use of bituminous or asphalt paving for the trail as it was in keeping with the existing pedestrian paths within the park.

November 1, 2023, Workshop:

On November 1, 2023, the Historic Preservation Board held a workshop to review the proposed shared-use pathway in more detail. The applicant presented a set of 50% construction documents looking for confirmation from the Board that the proposed pathway was in keeping with what received a favorable response in 2017 and then to progress the conversation around design details such as material choices, connection points, and plantings. The applicant also provided some updated information on the existing train tracks which are considered eligible for the National Register by the State Historic Preservation Office and are proposed to be retained as a component of the shared-use pathway.

Generally, the Board provided very favorable feedback on the proposed pathway, echoing the Board's previous feedback that the proposed alignment was appropriate for the Historic Landscape. Major areas of comment were around the fixtures and furniture that would be installed along the path, materials, plantings, fencing, and the design of the path termination near Forest Avenue. Board members were generally supportive of the project using city standard bike racks, and with light poles matching those installed along other portions of the city's trail network. Members were supportive of a simple palette of materials, and called for as robust a program of tree plantings along the corridor as would be allowed by the DOT. The Board requested additional detail be provided with regards to the proposed fencing along the interstate, and suggested exploring alternatives to standard chain-link fencing. Members also recommended simplifying the path juncture at Forest Avenue.

STAFF COMMENTS

The Board should note that while the project is proposed to extend from State Street to Park Avenue at the Hadlock Field Parking lot, the Board's purview is limited to the portions of the trail within the Park, extending from Deering Avenue to State Street.

At the prior workshop, the Board expressed favorable views of the proposed train alignment and planned connection points along the north edge of the park. Responding to that, the applicant is now presenting a more detailed package of plans which include information on the proposed details for curbs, hardscaping, and fencing. The path will largely be without curbing, but at the points of connection into the park, low chamfered concrete curbs and planting beds are proposed to discourage desire lines and degradation of the landscaping. The paths themselves will be primarily asphalt with stone dust between the existing rails. Granite with black metal railings will be used at stairs. At the round plaza near Forest Avenue, concrete pavers will be used to differentiate the area in a manner similar to other junctures along the existing path network.

The applicant is currently proposing a black vinyl-coated chain link fence to separate the pathway from the interstate. The Board had previously suggested a fence with a little bit more design

quality; however, the applicant is uncertain whether any other options would be within the project budget. There is some precedent for chain link fencing within the park as the nearby tennis courts are enclosed by a similar high fence.

In addition to the information on constructed features of the path, the applicant has also provided information on proposed plantings along the corridor. This includes a summary explaining the intention of the project, a concept plan showing how some of these intentions might be actualized and a palette of plant species. The applicant has also provided a partial draft set of formal planting plans. These are still be reviewed and worked-through with the Maine DOT, and the focus has been on developing these for the corridor along the interstate. Plantings for the section closer to Forest Avenue may need to be developed more incrementally by Parks and Recreation following a similar palette of plant species.

Given that some construction details and the final planting plan still need to be finalized, staff have suggested a condition that final construction documents be reviewed by staff as being consistent with the plans presented at this hearing.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
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 project will continue the recreational use of Deering Oaks Park.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	The project is not proposing to destroy or significantly alter any of the distinguishing qualities of Deering Oaks Park.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Yes	The project is proposing a modern shared-use pathway which is not endeavoring to appear as an original or historic feature of the park.

Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
Yes	The project is proposing to retain existing railroad tracks and ties which, while not recognized as significant within the local designation, have been deemed as eligible for the National Register of Historic Places. Additionally, use of the existing railroad alignment for the proposed path will reinforce this former element of Portland's industrial history and speak to the evolution of the landscape of Deering Oaks Park.

Standard 9	
Contemporary design for alterations and 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, color, material, and character of the property, neighborhood or environment.	
Standard Met?	Staff Comments
Yes	The pathway is proposed to utilize simple contemporary details. Additionally, the proposed lighting has been selected to align with the lighting of the larger trail network, helping to connect the trail to the larger network and differentiate it from more historic elements of the park.

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
Yes	The proposed work will not require damage to any historic elements of the park. Additionally, the path will incorporate the existing railroad tracks and ties as the base for a separated stone dust path. This will not require the removal of or damage to the existing rails.

Excerpts from Deering Oaks Master Plan:

Guiding Principles (Page 20)
A Regional Park: The significance of Deering Oaks extends beyond its immediate neighborhood. It is a resource for all of Portland and visitors to the city, and improvements to the park must respond to the needs of the larger public as well as those of the neighborhood.
Staff Comments
The proposed trail will help to connect Deering Oaks Park to the city more broadly, including towards Hadlock Field, the Portland Transportation Center, and the Bayside Trail.

Goals and Objectives: 2. Facilitate the Use and Enjoyment of Deering Oaks (Page 22)
A. Maintain, through design and management, the separation of active and passive recreational uses.
Staff Comments
The proposed shared-use pathway, which will have an active use, is proposed to be in the northern section of the park where other active uses exist, involving minimal encroachment into the passive areas of the park.
G. Make improvements to the path system, including upgrading of path conditions, addition of paved pathways where needed, and provisions for safer passage between park areas separated by roadways.
Staff Comments
The proposed path will create a new pedestrian and cycling route separated from vehicular traffic.
M. Create links that strengthen the connection of Deering Oaks with the larger open space network.
Staff Comments
The proposed trail will help to connect the park to the city through a wider network of trails, and provide new routes for connecting to the active use areas of the park.

Use Recommendations and Guidelines: D. Access, Circulation, and Parking Changes to Support Use (Page 41)

10. Improve the open space connections within this larger neighborhood.

Deering Oaks sits in a neighborhood with an enormous amount of recreational resources. To the west lie Fitzpatrick Stadium, the Portland Ice Arena, the Expo Building, and Hadlock Field. The park also forms the potential link between these complexes and Baxter Boulevard to the northeast.

There have been attempts historically to strengthen the open-space linkages throughout the city. Now, as more facilities are developed, the Portland Trails plan is being put forward, and an environment exists that is favorable to alternative modes of transportation, every effort should be made to maximize the open spaces of the city as a system and to create circulation links between them.

Staff Comments

The proposed trail will help to connect the park to the city through a wider network of trails, and will specifically provide a connection from Hadlock field to the park and beyond to the Bayside neighborhood. This trail will specifically allow a pedestrian and cycling connected separated from Deering Avenue.

Landscape Character and Historic Design Intent (Page 45)

Park Edges and Entrances:

The companion northeast entrance into the park from Forest Avenue was eliminated when Forest Avenue was re-aligned from its original right-angle turn into Deering Oaks to the current intersection with Marginal Way and State Street. At Present, the entrance into Deering oaks from the northeast is experienced as a maze of busy roads, traffic signals, and signs.

Staff Comments

The proposed scope of work no longer includes a new entrance into the park off of Forest Avenue. However, work at the Corner of State Street and Forest Avenue will create a more inviting and formalized area, guiding visitors to the new shared-use path, the parking areas, or along State Street toward the Castle and pond.

Visual Zones:

Active Recreation Area: The northern segment of the park is a large, flat, exposed area devoted to active recreation – ballfields, courts and playgrounds – and separated from the rest of the park by a grade change. The northern edge is exposed to the railroad tracks and Interstate 295. A major asset of the park, visually, and functionally, is the separation of active and passive use areas.

Staff Comments

The proposed shared-used pathway, which will have an active use, is proposed to be in the northern section of the park where other active uses exist, involving minimal encroachment into the passive areas of the park.

MOTION FOR CONSIDERATION

I move to CONDITIONALLY APPROVE application HPBR-002687-2023 for a shared-use pathway at 61 Park Avenue (Deering Oaks Park) on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2, 1-4 & 9-10 and is consistent with the Deering Oaks Master Plan, with the following conditions:

- 1) That final construction drawings be submitted to Historic Preservation Staff for review as being consistent with the materials presented at the Public Hearing.

ATTACHMENTS

1. Project Summary
2. Drawings
3. Applicant Presentation
4. Planting Summary
5. Planting Concept Plan and Palette
6. Draft Planting Plans
7. Deering Oaks Master Plan

Planning & Urban Development
Bruce Hyman
Transportation Program Manager



March 18, 2024

Evan Schueckler
Historic Preservation Program Manager
Planning and Urban Development Department 389 Congress Street
Portland, ME 04101

Subject: HPBR-002687-2023 Union Branch Pathway, Public Hearing

Dear Evan,

Thank you very much for the opportunity to return for the public hearing to the Historic Preservation Board to seek the Certificate of Appropriateness for the Union Branch Pathway. The Union Branch Pathway project will fill a critical gap in the city's goal of creating a circumferential pathway network around the Portland peninsula. It will repurpose this unused rail corridor into an active transportation corridor, contributing to achieving the city's sustainability and climate change goals.

The Union Branch Pathway project involves the design and construction of a shared use pathway within the 40' wide Union Branch Rail corridor between I-295 and Deering Oaks Park from State Street to Park Avenue. The portion of the project within specific HP Board purview extends from State Street to Deering Avenue, the extent of the Deering Oaks Historic Landscape designation.

The proposed project includes a 12' paved pathway, pathway lighting, infilling of the retained railroad tracks with stone dust to create a jogging path, a fence between the pathway and I-295 for a portion of the project extent, and several connections from the pathway-rail corridor into Deering Oaks Park to increase access and permeability to and from the pathway. At the public hearing, we'll present our updated overall design for the project and proposed materials for pathway design features discussed at the November 1, 2023 workshop.

Sincerely,

A handwritten signature in black ink that reads "B. Hyman". The signature is stylized, with the first letter of the last name being a large, bold "H".

Bruce Hyman, Transportation Program Manager

CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i>. Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☒	N/A ☐	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements
PLANS, etc.		
Yes ☒	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☒	N/A ☐	Sketches or elevation drawings at a minimum ¼" scale.
Yes ☐	N/A ☒	Details or wall sections, where applicable.
Yes ☐	N/A ☒	Floor plans, where applicable.
Yes ☒	N/A ☐	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☒	N/A ☐	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
Yes ☐	N/A ☒	Materials – list all visible exterior materials.

Notice of Public Meeting Certification

I, Bruce Hynan, hereby certify that a notice of neighborhood meeting sign was posted from March 22, 2024 to April 5, 2024 prior to the Public Hearing held on April 3, 2024 for the proposed project HPBR-002687-2023 located at 61 Park Avenue.

Photo documentation of sign in situ:



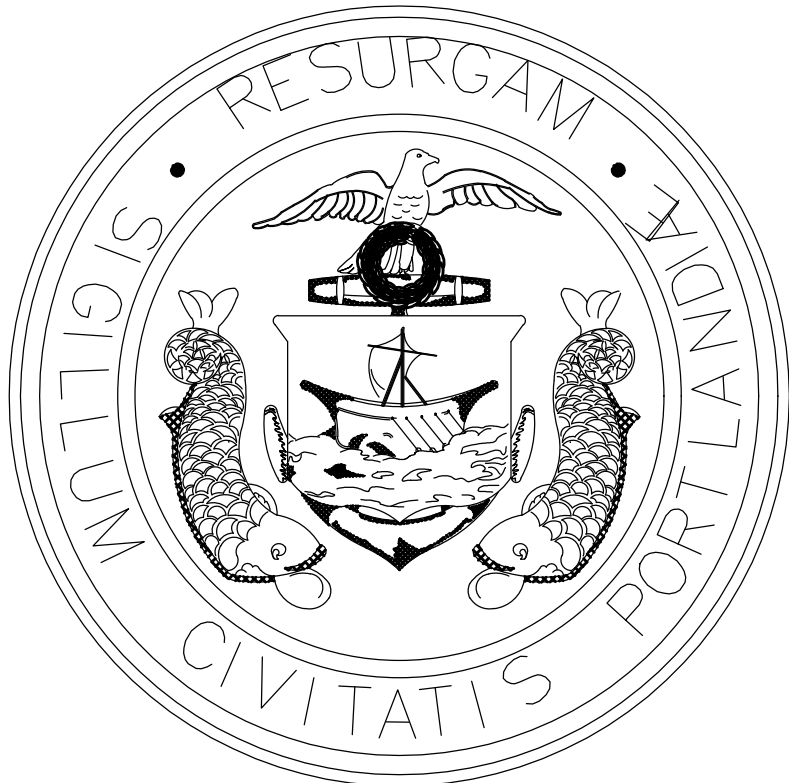
Note that it is the applicant's responsibility to remove the notice of public meeting sign within three days following the date of the meeting.

Signed,

Handwritten signature of Bruce Hynan in black ink.

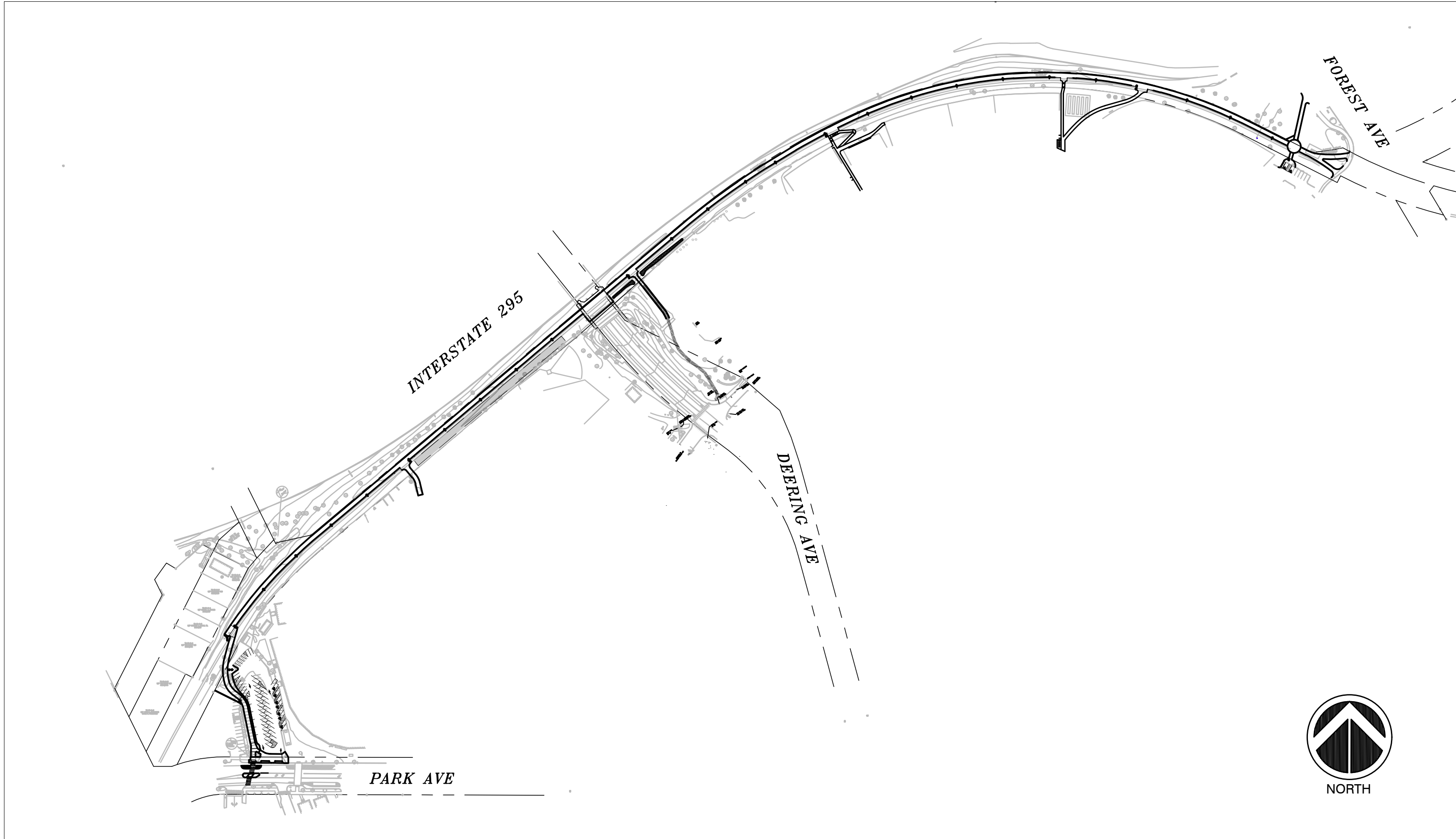
March 22, 2024

CITY OF PORTLAND PUBLIC WORKS DEPARTMENT



PROGRESS PRINT UNION BRANCH MULTI-USE PATHWAY MaineDOT WIN: 18469.00

PROGRESS PRINT
FEBRUARY 16, 2024

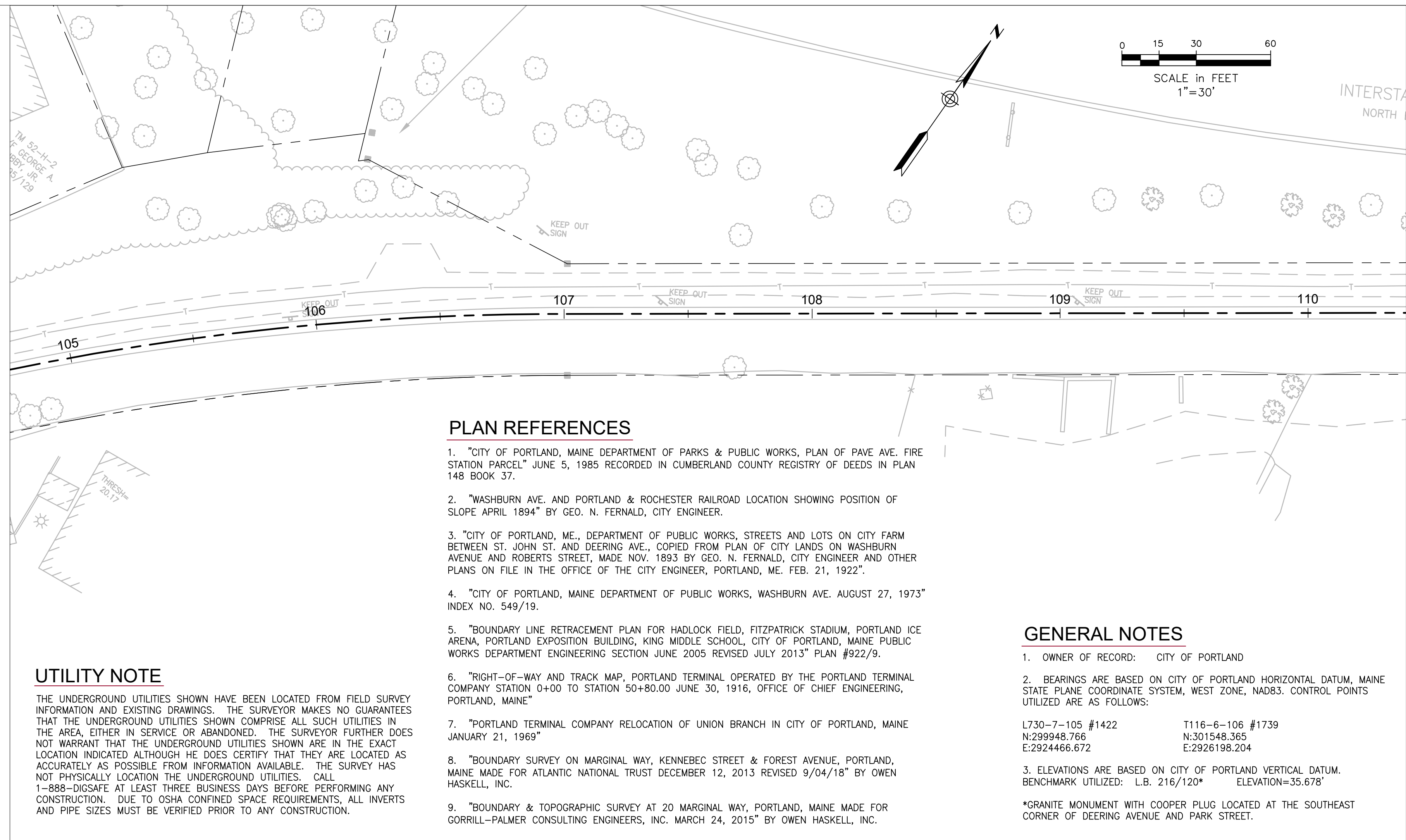
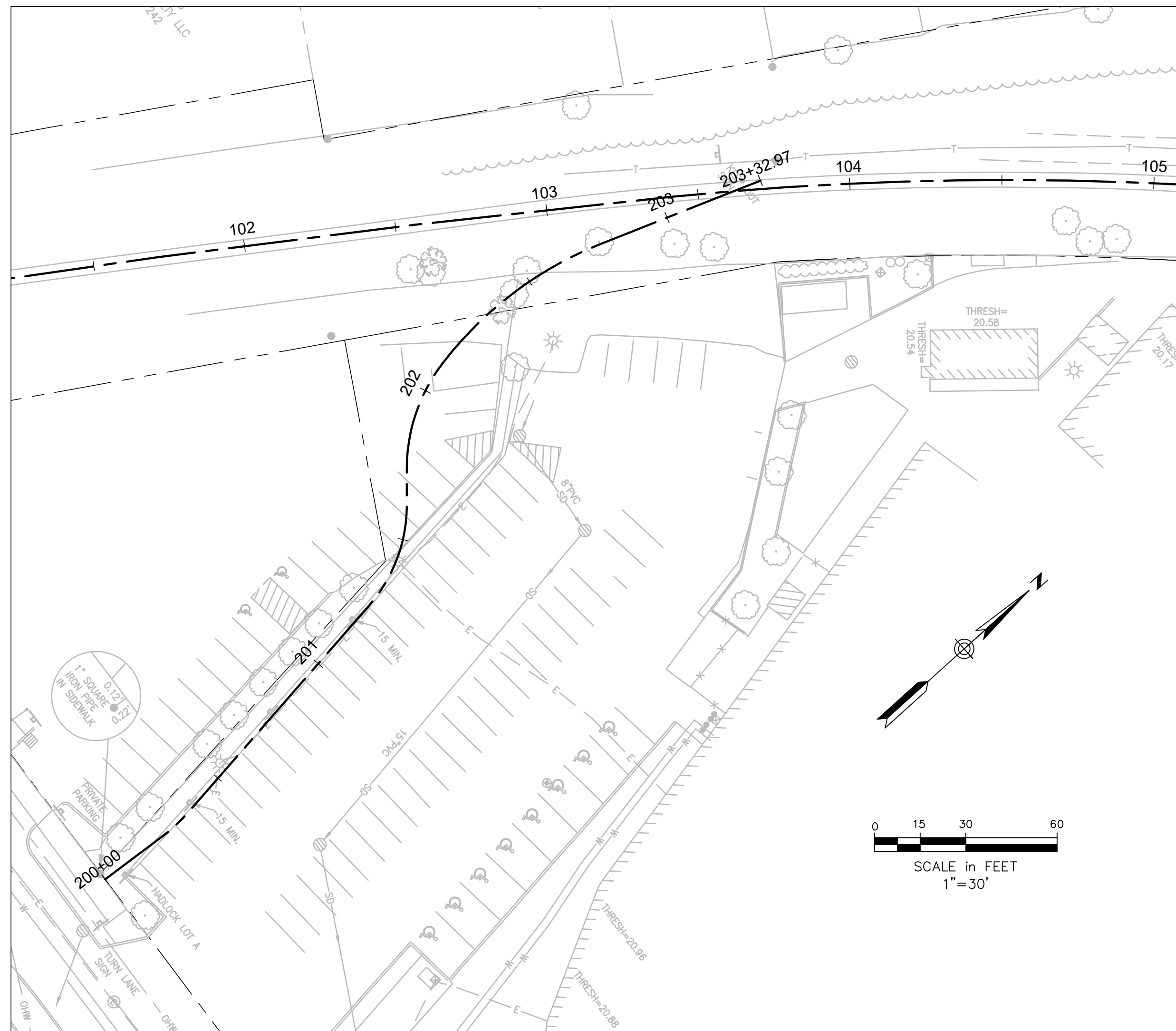


SHEET INDEX:

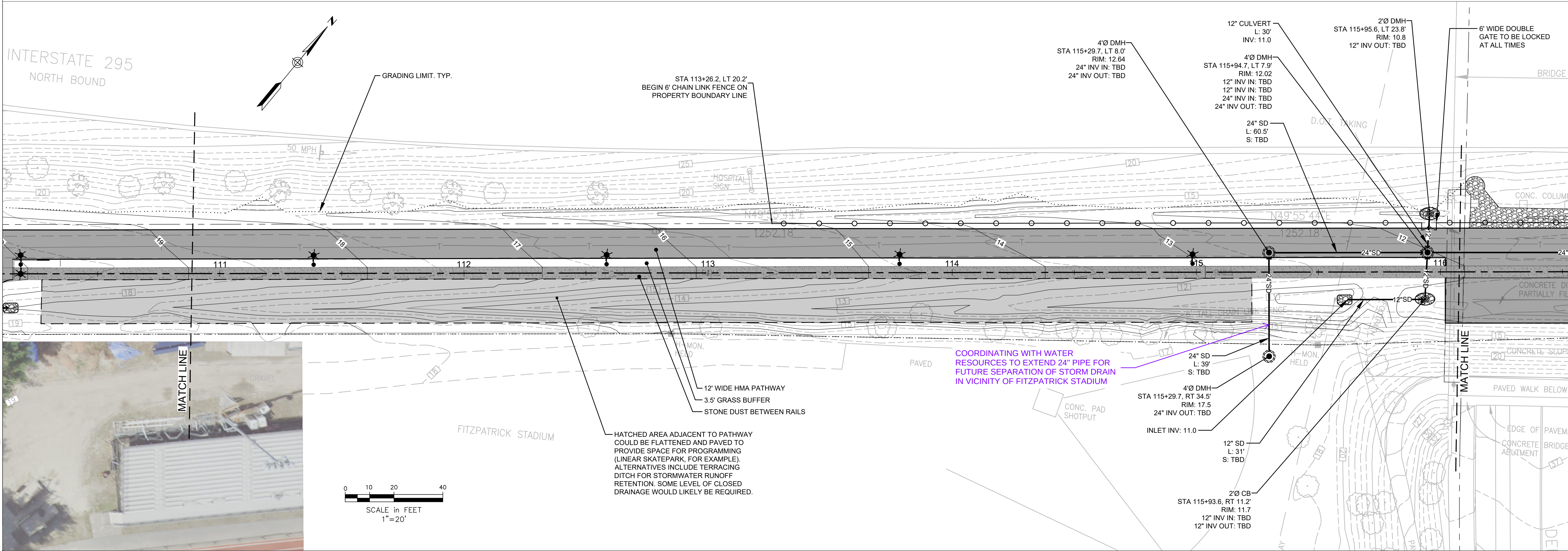
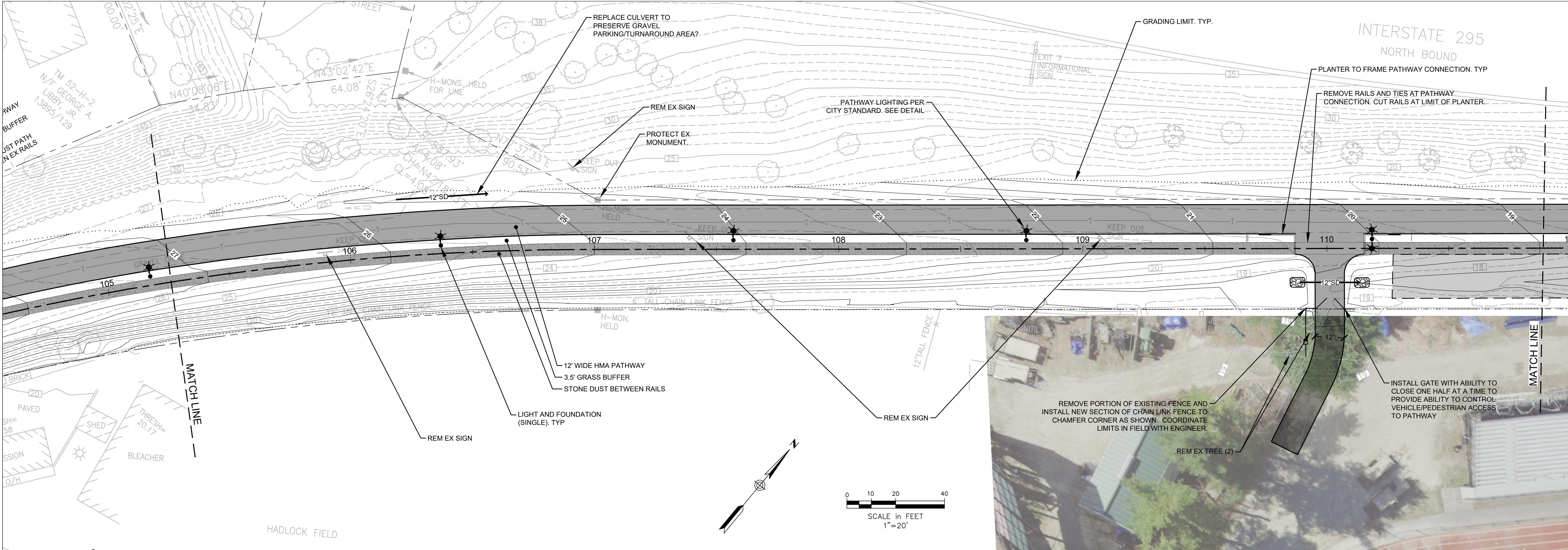
SHEET NO.	DESCRIPTION
1	COVER
2 - 3	EXISTING CONDITIONS
4	NOTES AND LEGEND
5 - 10	CONSTRUCTION PLANS
11 - 17	CROSS SECTIONS
18 - 20	CONSTRUCTION DETAILS

TOOLE
DESIGN

2 Oliver Street, Suit 305
Boston, MA 02109
(617) 619-9910
www.tooledesign.com



		PROJECT NAME: UNION BRANCH MULTI-USE PATHWAY WIN18493.00 CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION 217 CANO RD., SUITE 800, PORTLAND, ME 04101 PHONE (207) 874-6862 / 874-4862		SURVEY CREW: 777777 DRAWN BY: L.K. SCELZA CHECKED BY: N.E. ENGINEER SCALE: AS NOTED DATE: FEB. 28, 2019		Civil 3D 2019 Drawing: Drawing NAME Civil 3D 2019 Survey Database: Database NAME	
DESIGN BY: TGN DRAWN BY: TGN CHECKED BY: JIM SHEET NAME: EXISTING CONDITIONS STA 103 TO STA 119 DATE: 9/12/2023		PROJECT FIELD BOOK: L777 PP 77-77 OTHER FIELD BOOKS: L 777 PP 77-77 T 777 PP 77-77		BLUE SHEETS TAX MAPS: CATCH BASIN CARDS CITY GIS SEWERS		REFERENCES: PROJECT FIELD BOOK: L777 PP 77-77 OTHER FIELD BOOKS: L 777 PP 77-77 T 777 PP 77-77	
SHEET NO.: PAGE # OF # DATE:		REV: 2		SUBMISSION DATE		REV	



Civil 3D 2019 Drawing:
Drawing NAME
Civil 3D 2019 Survey Database:
Database NAME

REFERENCES:
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7777777
DRAWN BY:
L.K. SCELZA
CHECKED BY:
N.E. ENGINEER
SCALE:
AS NOTED
DATE:
FEB. 28, 2019

PROJECT FIELD BOOK:
7777 PP 77-77
OTHER FIELD BOOKS:
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T 7777 PP 77-77

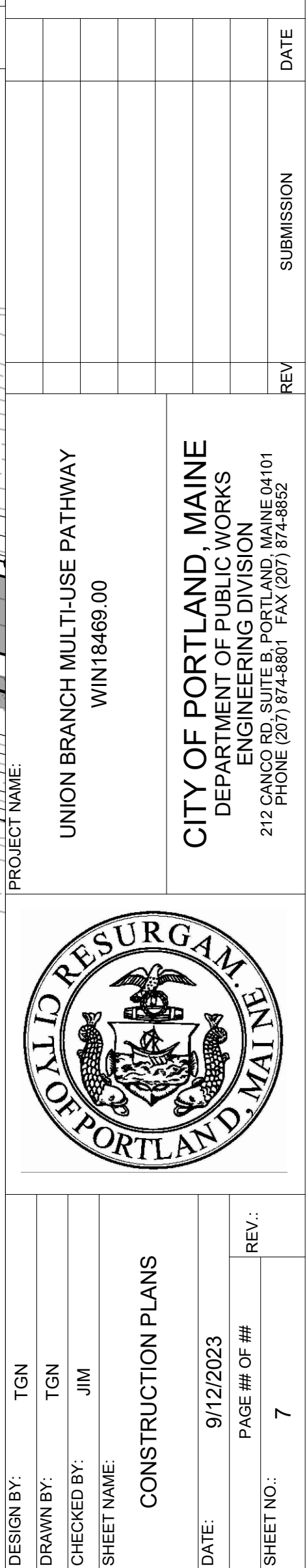
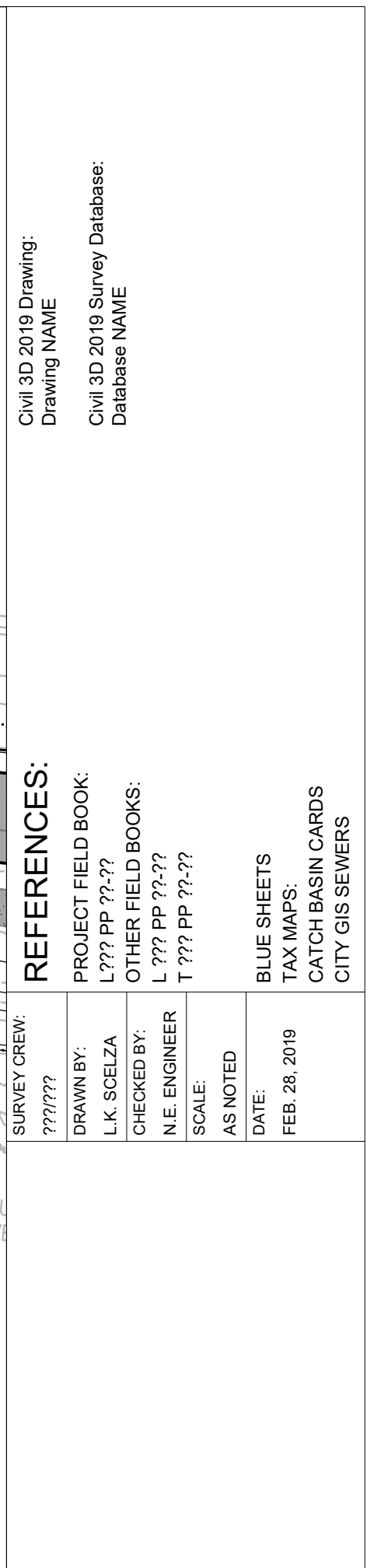
BLUE SHEETS
TAX MAPS
CATCH BASIN CARDS
CITY GIS SEWERS

REV	DATE	SUBMISSION

UNION BRANCH MULTI-USE PATHWAY
WIN18469.00

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
212 CANCO RD., SUITE B, PORTLAND, MAINE 04101
PHONE (207) 874-8801 FAX (207) 874-8852

CONSTRUCTION PLANS
DESIGN BY: TGN
DRAWN BY: TGN
CHECKED BY: JIM
SHEET NAME:
DATE: 9/12/2023
PAGE # OF #
SHEET NO.: 6





DESIGN BY:	TGN
DRAWN BY:	TGN
CHECKED BY:	JIM
SHEET NAME:	CONSTRUCTION PLANS
DATE:	2024-01-19
SHEET NO.:	PAGE # OF # 8
REV.:	



PROJECT NAME:
UNION BRANCH MULTI-USE PATHWAY
WIN18469.00

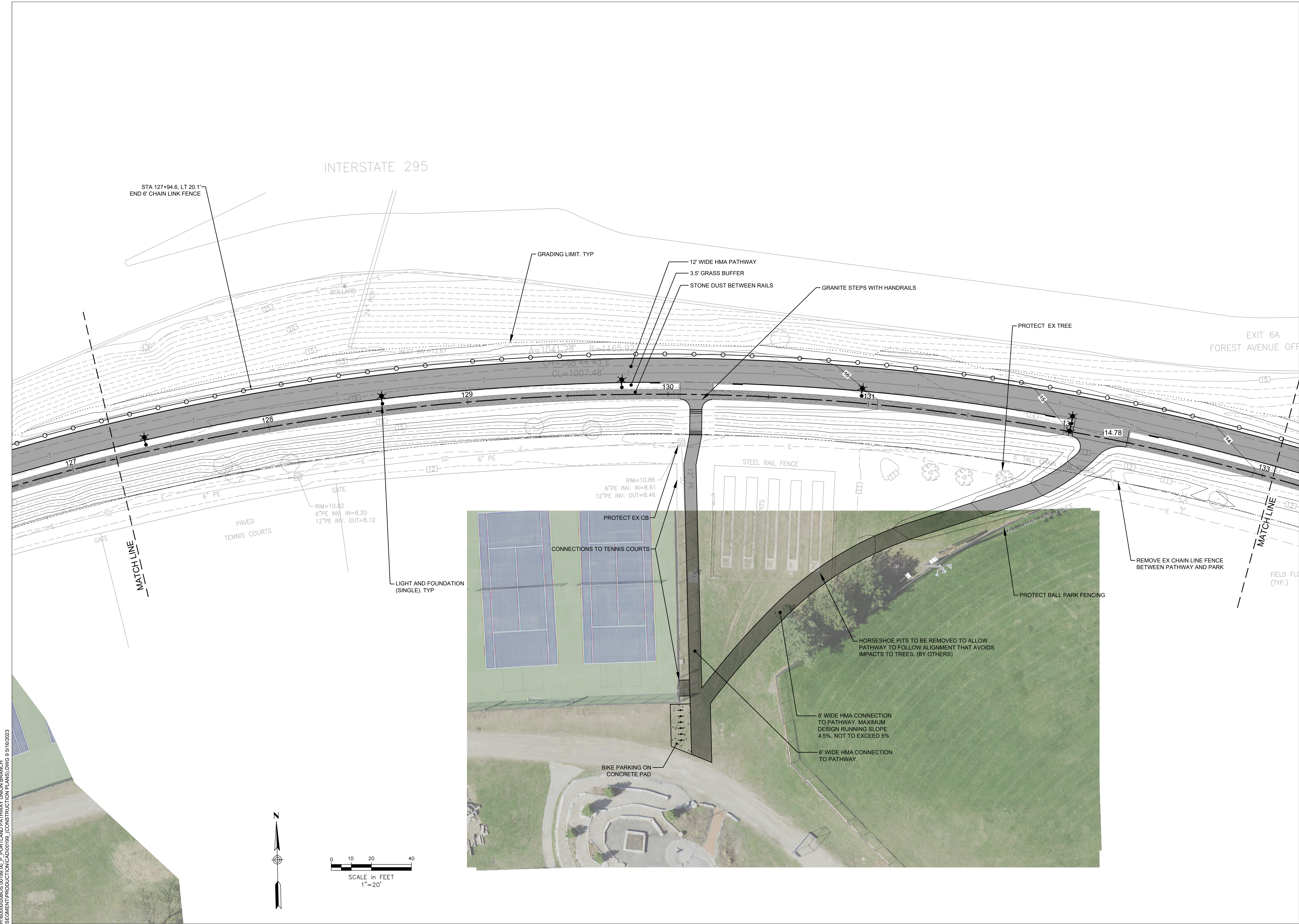
CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
212 CANCO RD., SUITE B, PORTLAND, MAINE 04101
PHONE (207) 874-8801 FAX (207) 874-8852

REV	SUBMISSION	DATE

REFERENCES:
PROJECT FIELD BOOK:
L777 PP 77-77
OTHER FIELD BOOKS:
L777 PP 77-77
T777 PP 77-77
SCALE:
AS NOTED
DATE:
FEB. 28, 2019
BLUE SHEETS
TAX MAPS:
CATCH BASIN CARDS
CITY GIS SEWERS

Civil 3D 2019 Drawing:
Drawing NAME
Civil 3D 2019 Survey Database:
Database NAME

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SEGMENT\PRODUCTION\001189_ (CONSTRUCTION PLANS) DWG 9 5/16/2023



DESIGN BY:	TGN
DRAWN BY:	TGN
CHECKED BY:	JIM
SHEET NAME:	CONSTRUCTION PLANS
DATE:	9/12/2023
SHEET NO.:	PAGE # OF # 9
REV.:	



PROJECT NAME:
UNION BRANCH MULTI-USE PATHWAY
WIN18469.00

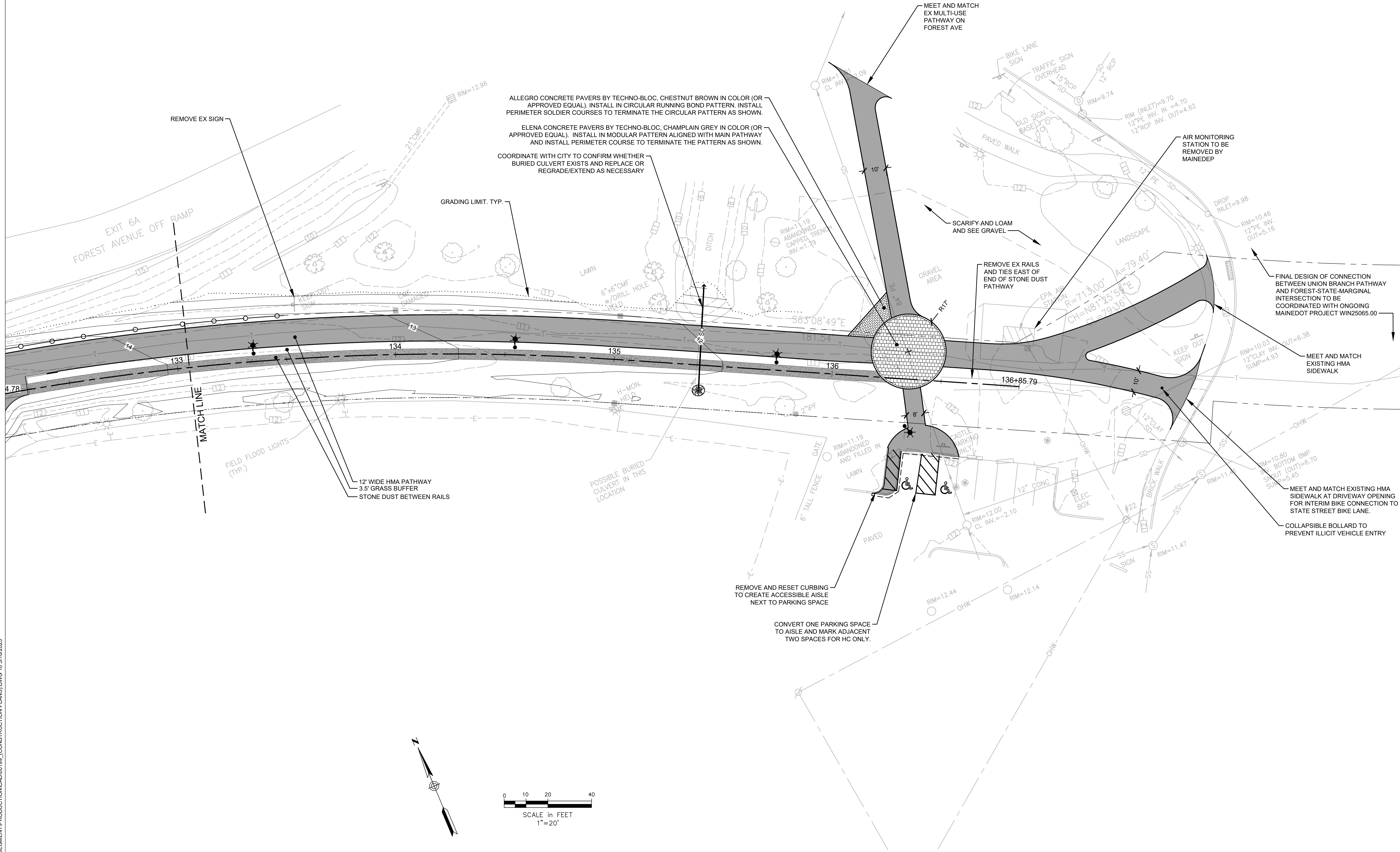
CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
212 CANCO RD., SUITE B, PORTLAND, MAINE 04101
PHONE (207) 874-8801 FAX (207) 874-8852

REV	SUBMISSION	DATE

REFERENCES:
PROJECT FIELD BOOK:
L777 PP 77-77
OTHER FIELD BOOKS:
L777 PP 77-77
T777 PP 77-77
SCALE:
AS NOTED
DATE:
FEB. 28, 2019
BLUE SHEETS
TAX MAPS:
CATCH BASIN CARDS
CITY GIS SEWERS

Civil 3D 2019 Drawing:
Drawing NAME
Civil 3D 2019 Survey Database:
Database NAME

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SEGMENT\PRODUCTION\001189_ (CONSTRUCTION PLANS) DWG 10 5/16/2023



DESIGN BY:	TGN
DRAWN BY:	TGN
CHECKED BY:	JIM
SHEET NAME:	CONSTRUCTION PLANS
DATE:	9/12/2023
SHEET NO.:	PAGE # OF # 10



PROJECT NAME:
UNION BRANCH MULTI-USE PATHWAY
WIN18469.00

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
212 CANCO RD., SUITE B, PORTLAND, MAINE 04101
PHONE (207) 874-8801 FAX (207) 874-8852

REV	SUBMISSION	DATE

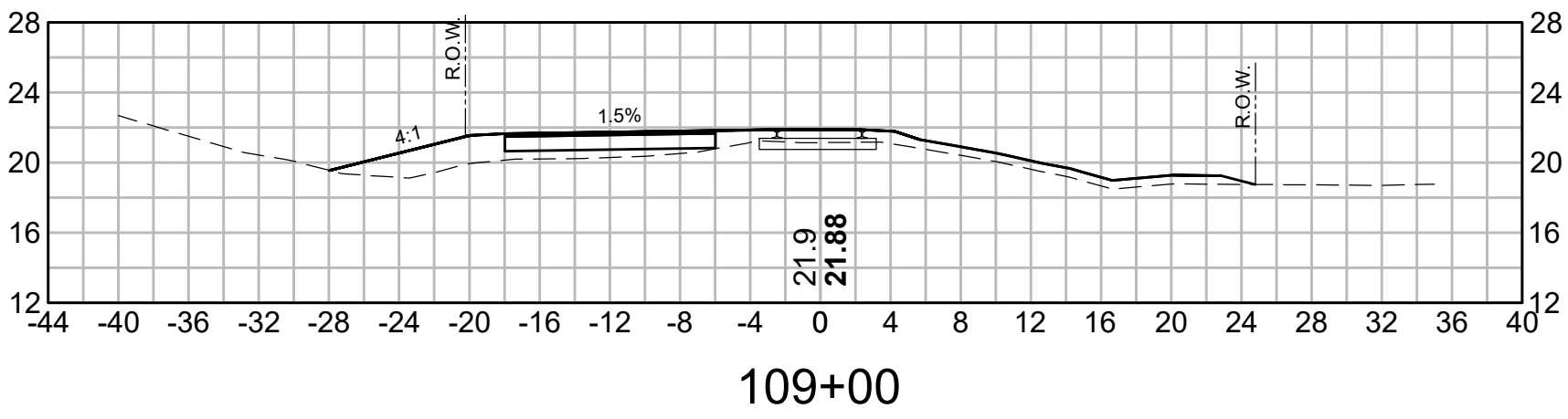
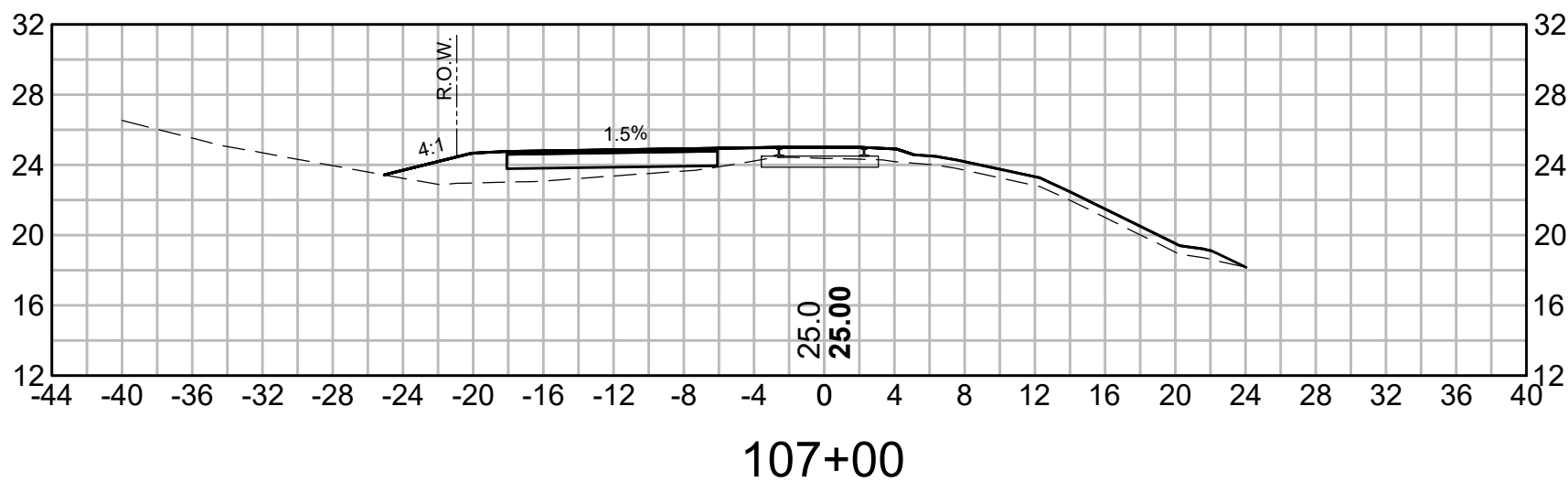
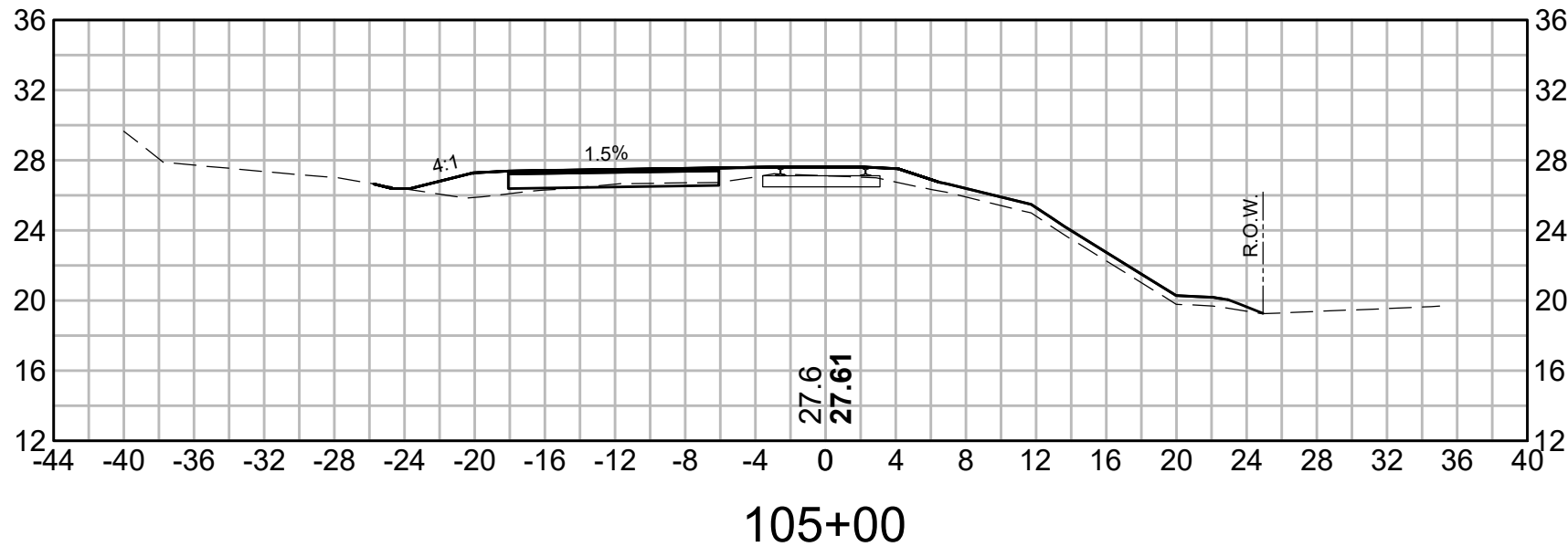
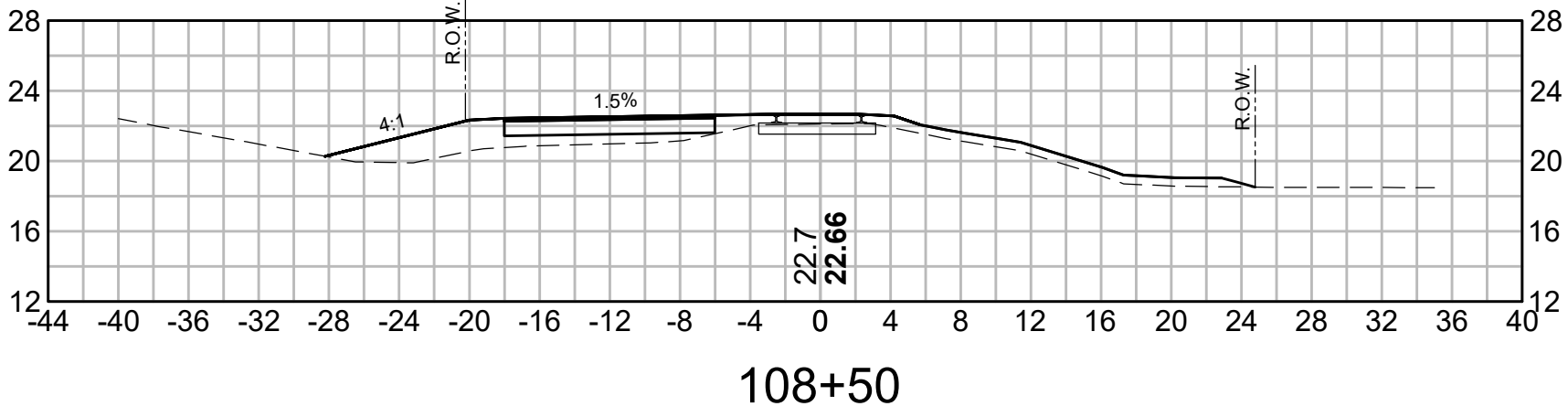
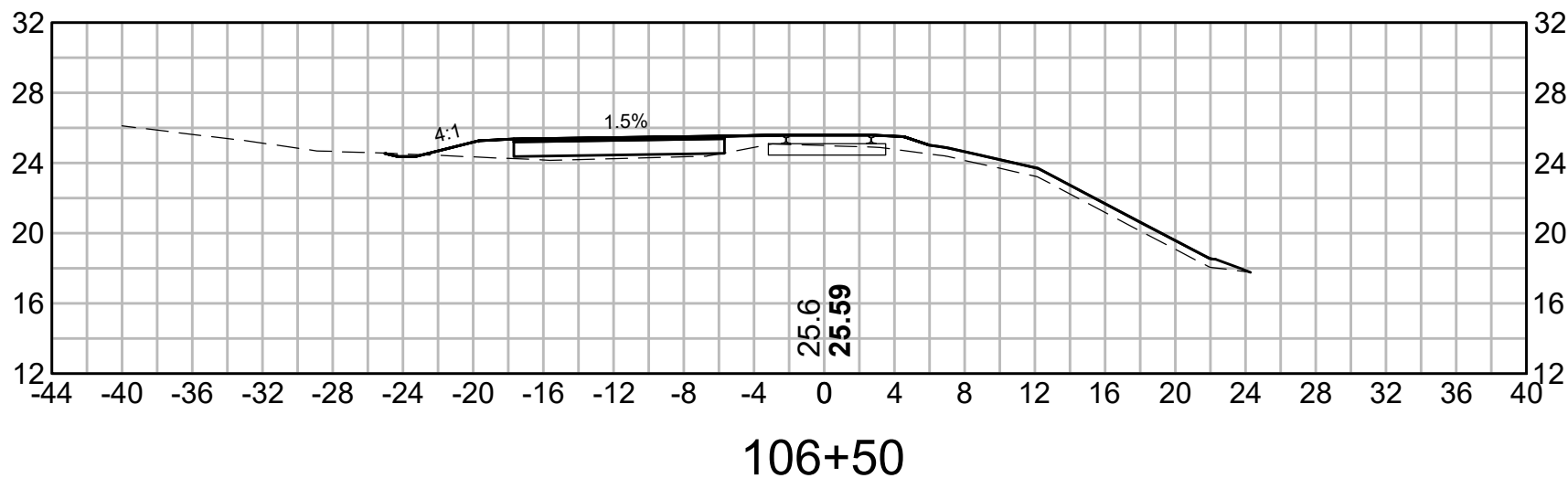
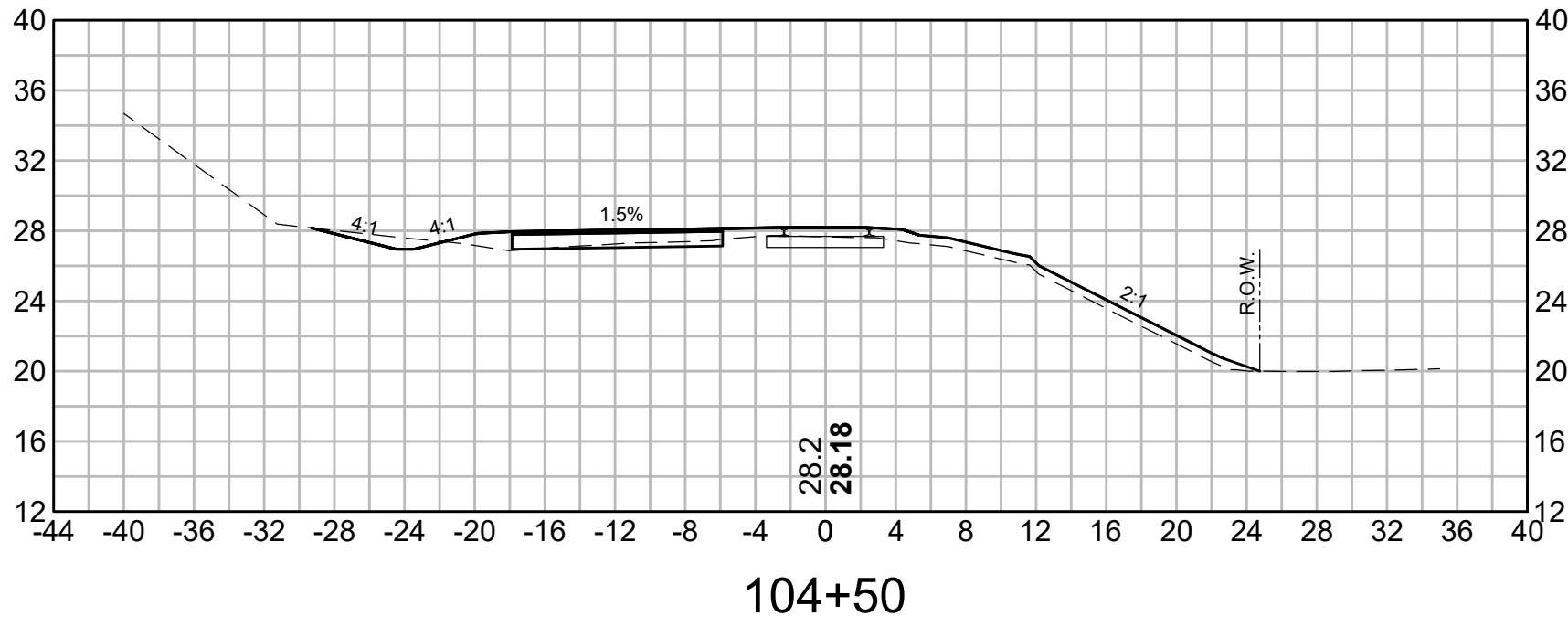
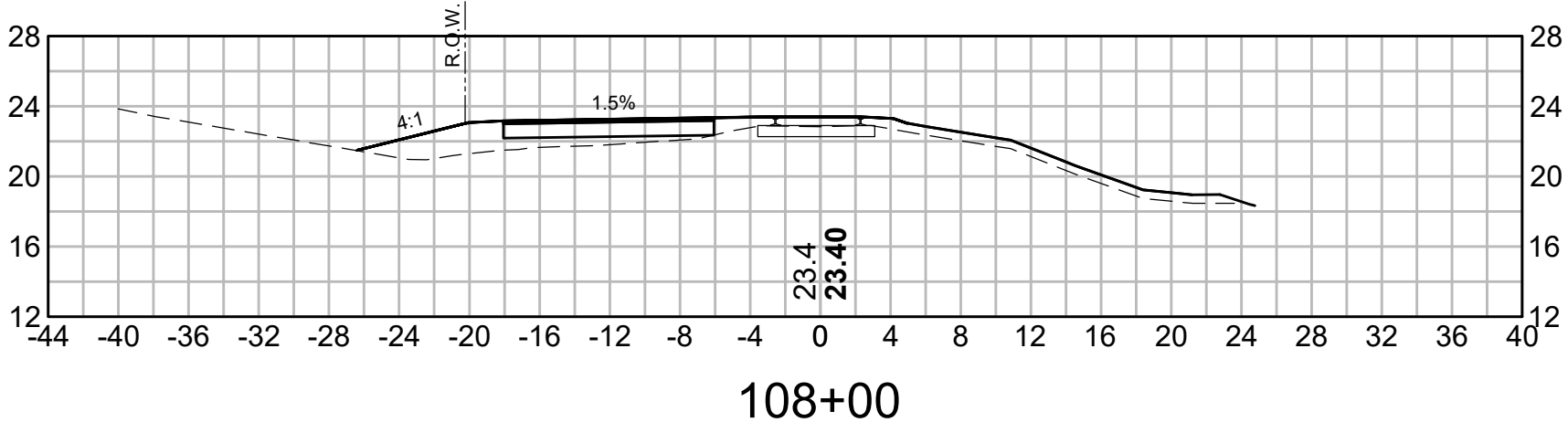
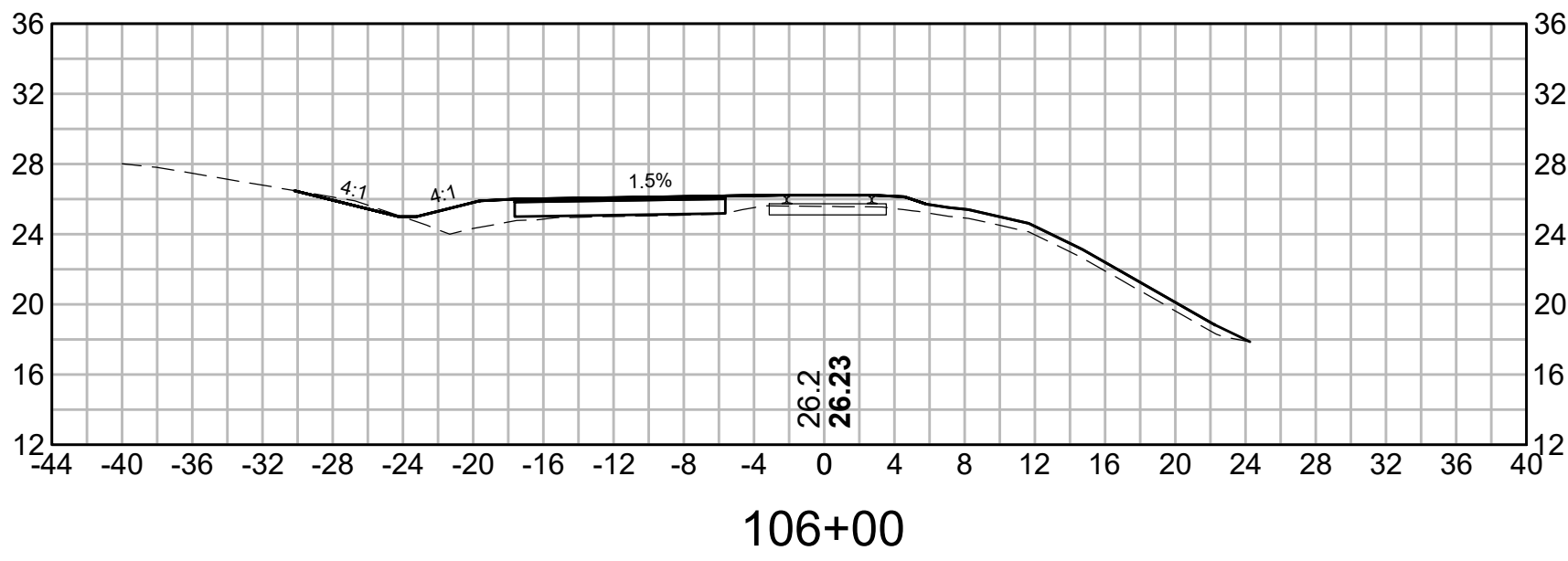
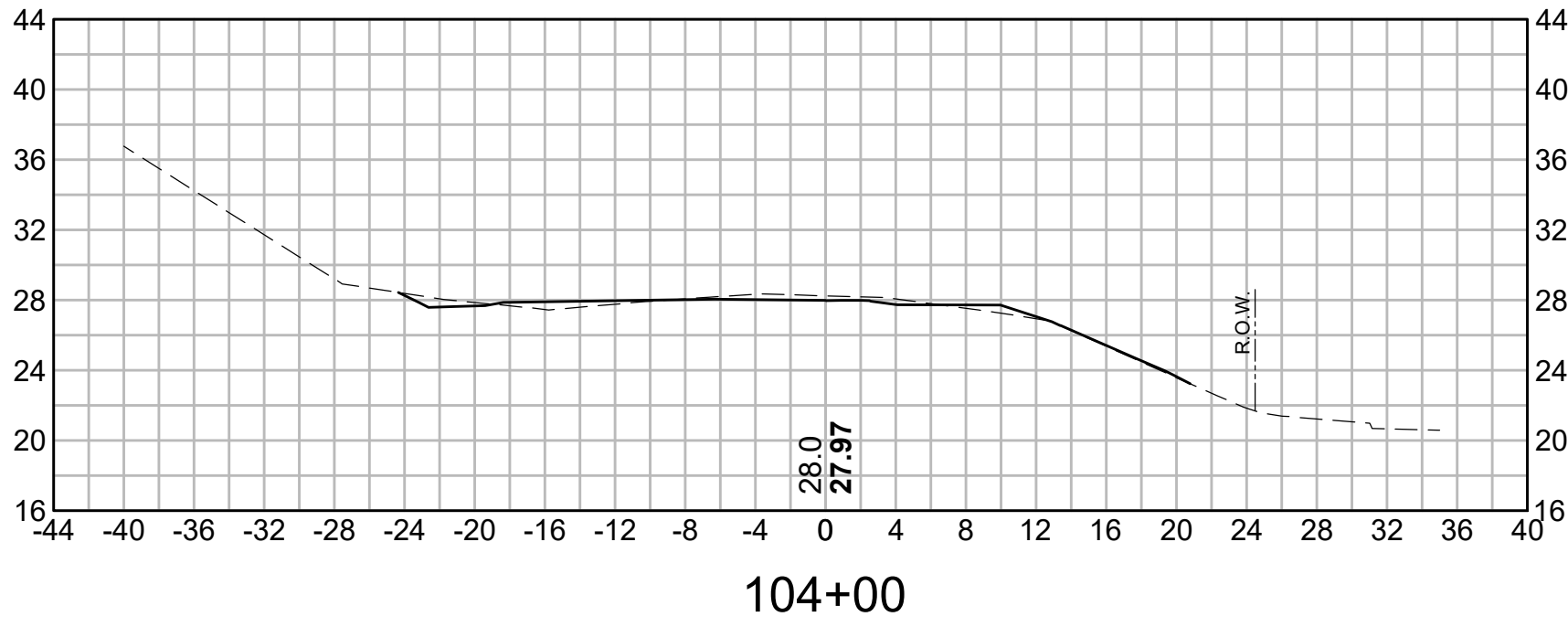
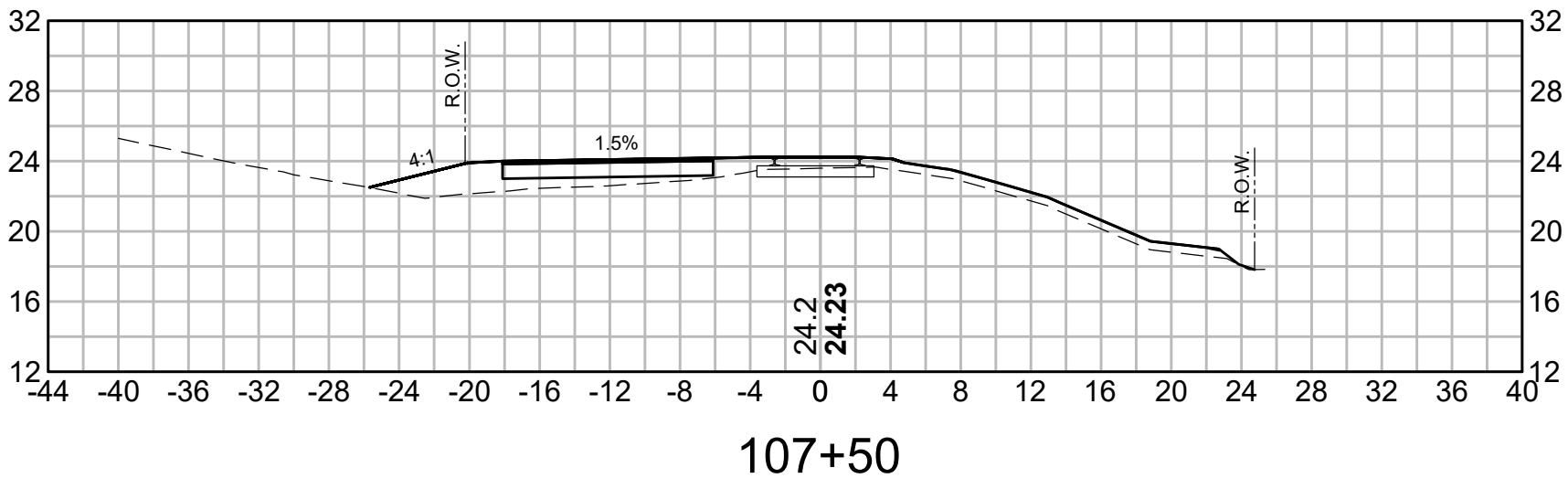
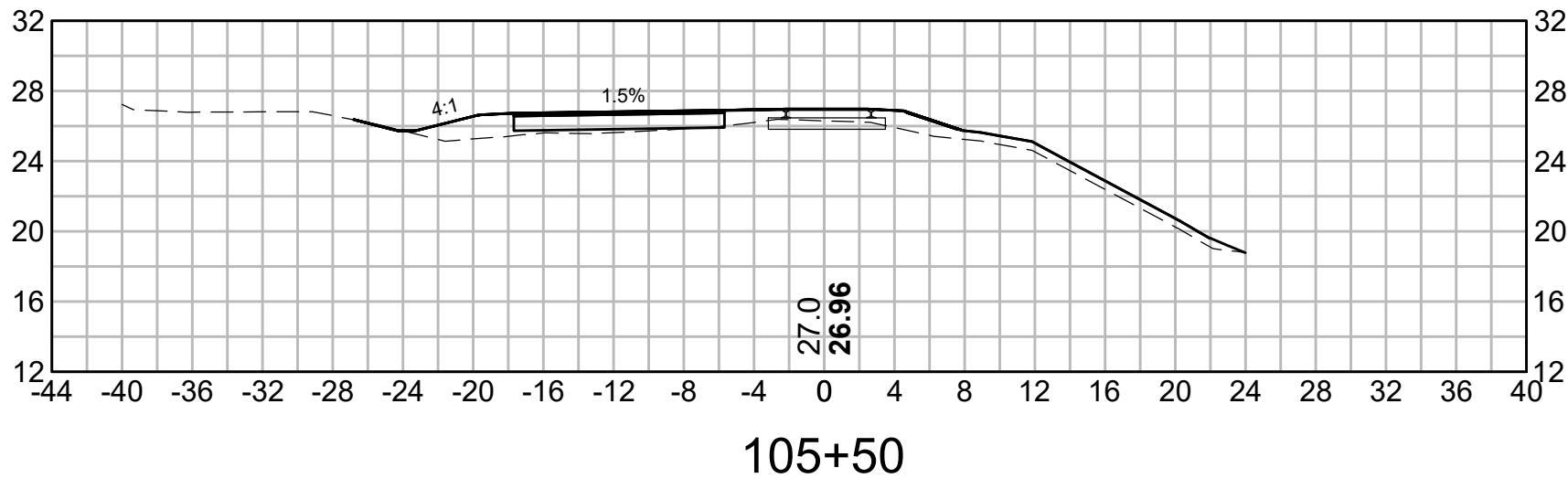
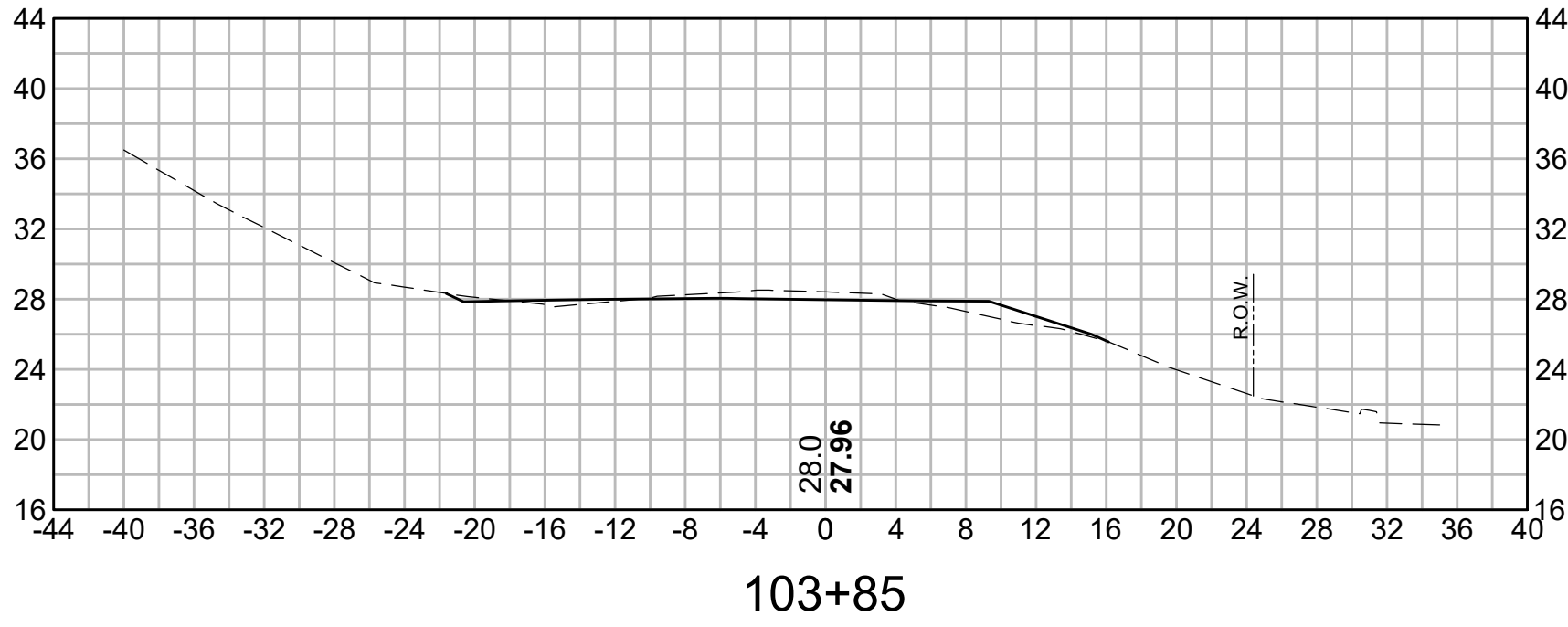
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DRAWN BY:	L.K. SCELZA
CHECKED BY:	N.E. ENGINEER
SCALE:	AS NOTED
DATE:	FEB. 28, 2019
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TAX MAPS:	CITY GIS SEWERS

Civil 3D 2019 Drawing:
Drawing NAME
Civil 3D 2019 Survey Database:
Database NAME

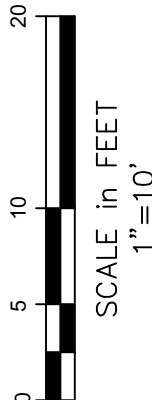
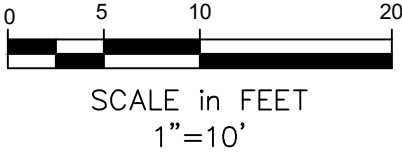
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OTHER FIELD BOOKS:
T 7777 PP 77-77
T 7777 PP 77-77

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SEGMENT\PRODUCTION\001189_1 SECTIONS.DWG 12.5.16.2023



UNION BRANCH PATHWAY



DESIGN BY:	TGN	SECTIONS	STA XXX+XX.X - STA XXX+XX.X
DRAWN BY:	TGN	PAGE # OF #	9/12/2023
CHECKED BY:	JIM	REVISION	12
SHEET NAME:	UNION BRANCH PATHWAY		

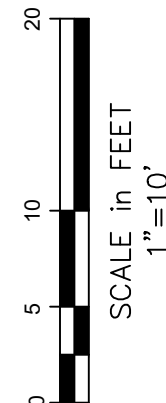
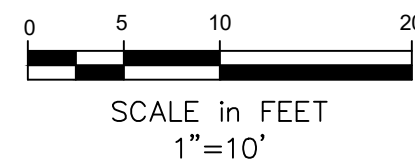
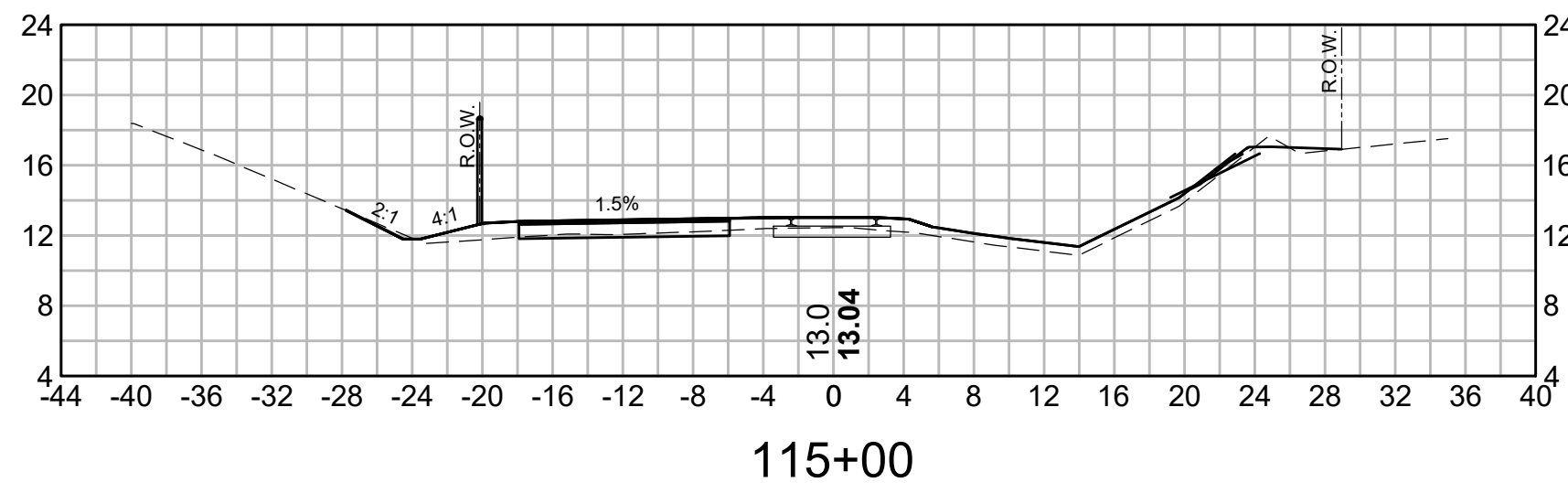
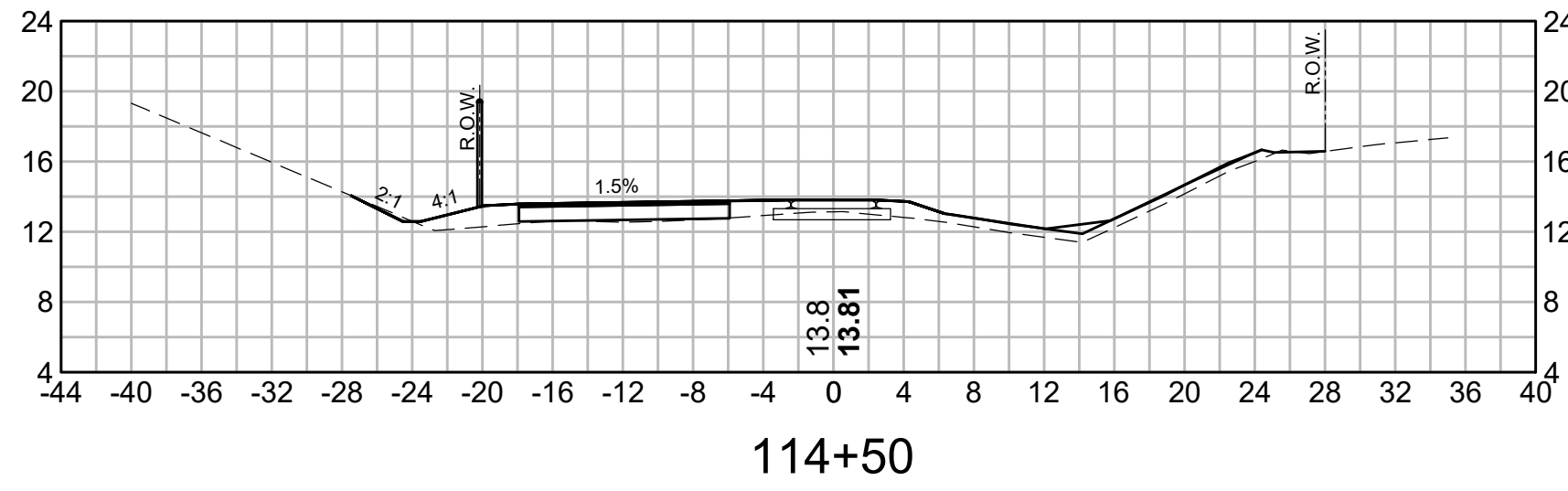
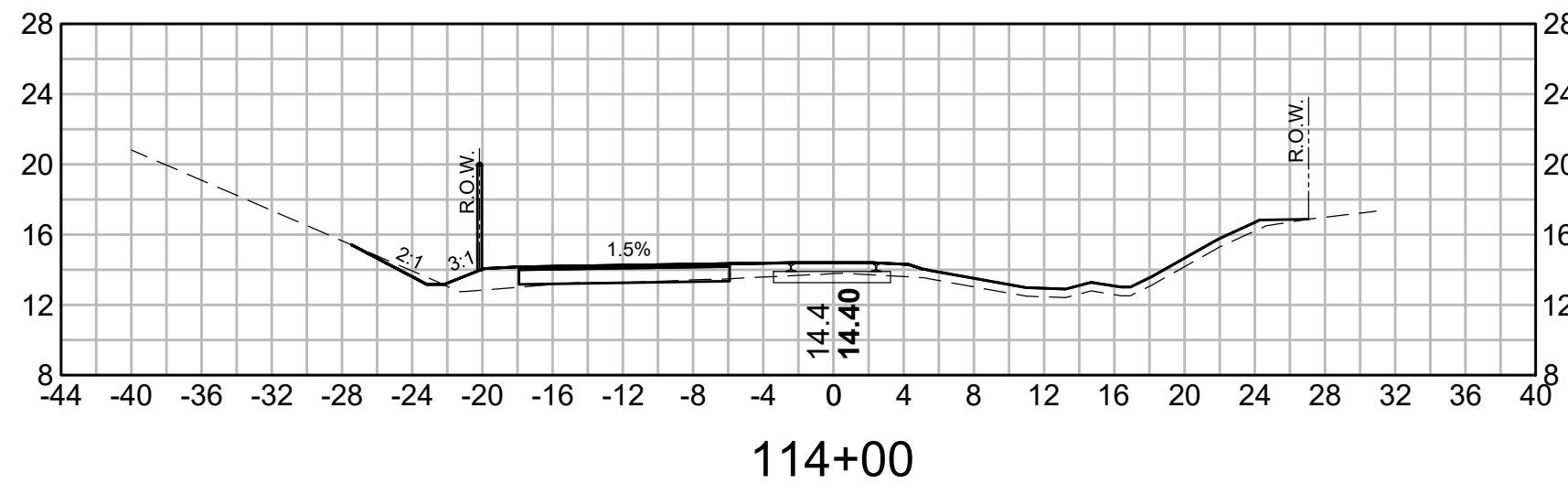
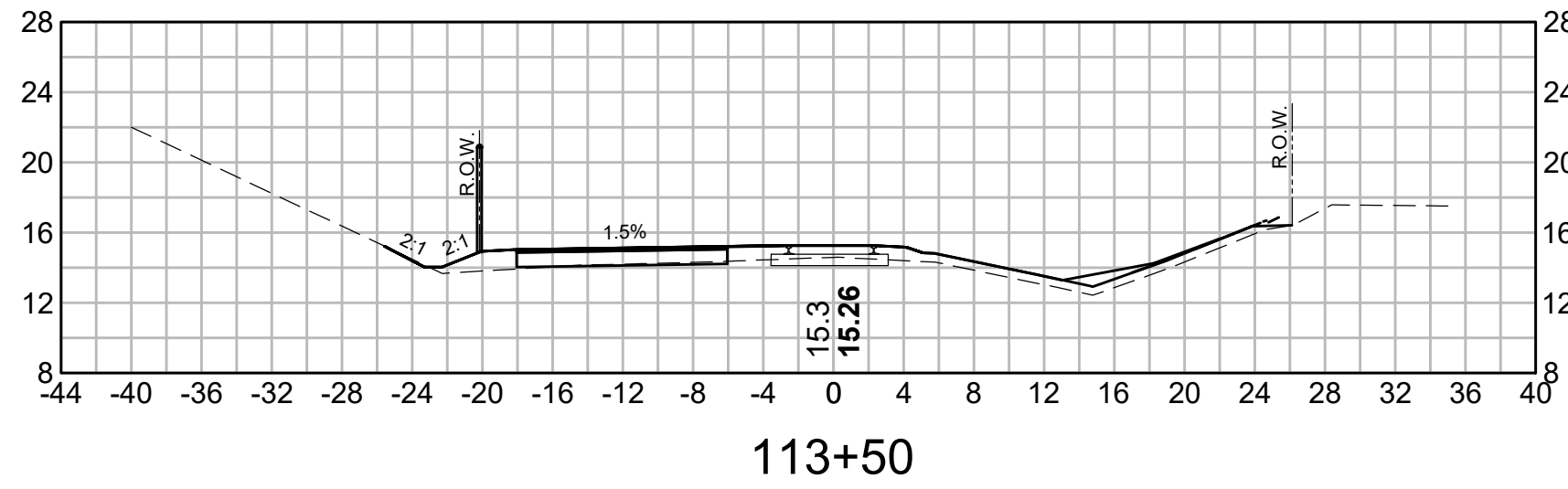
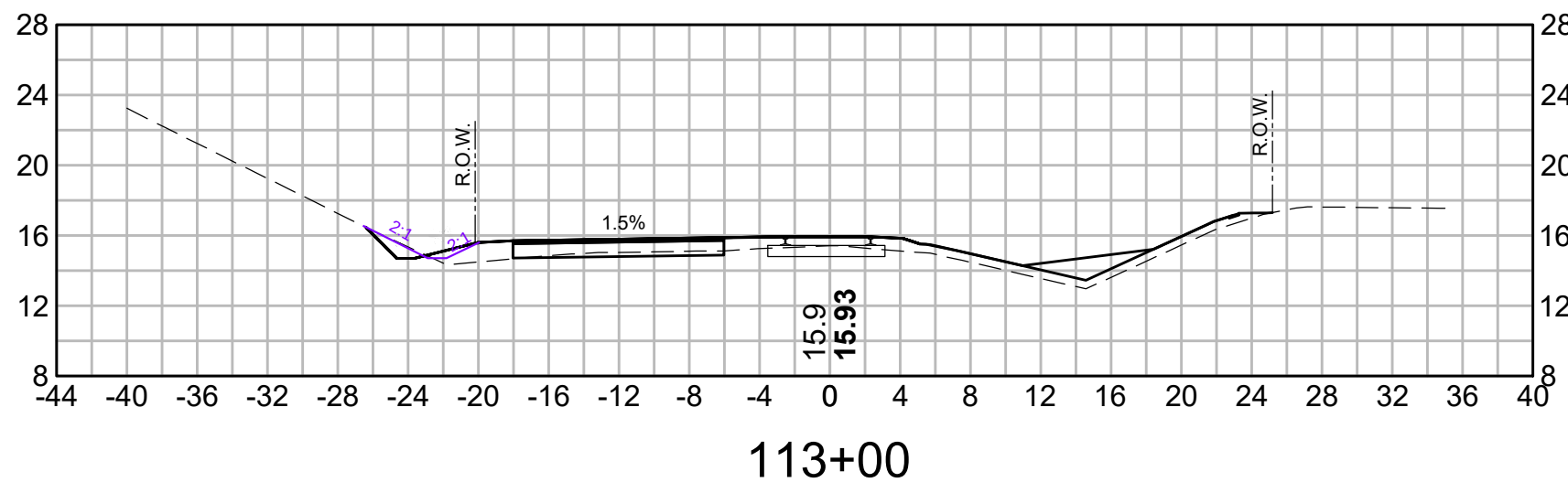
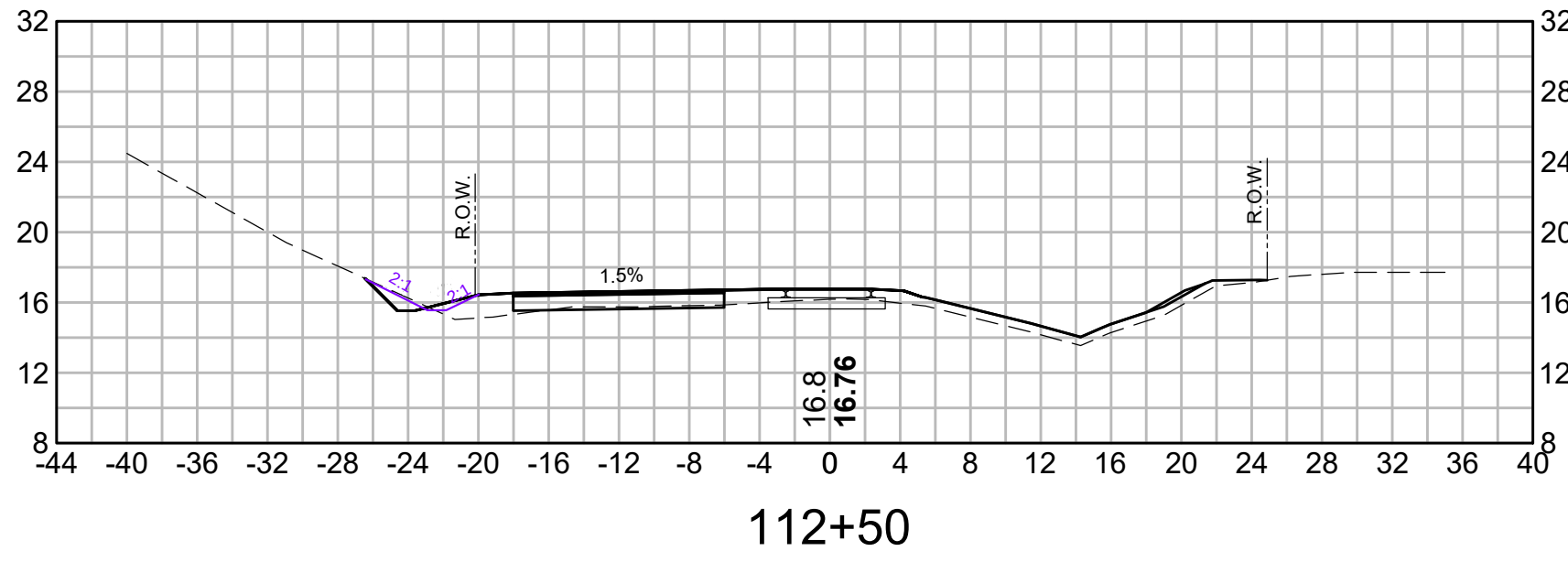
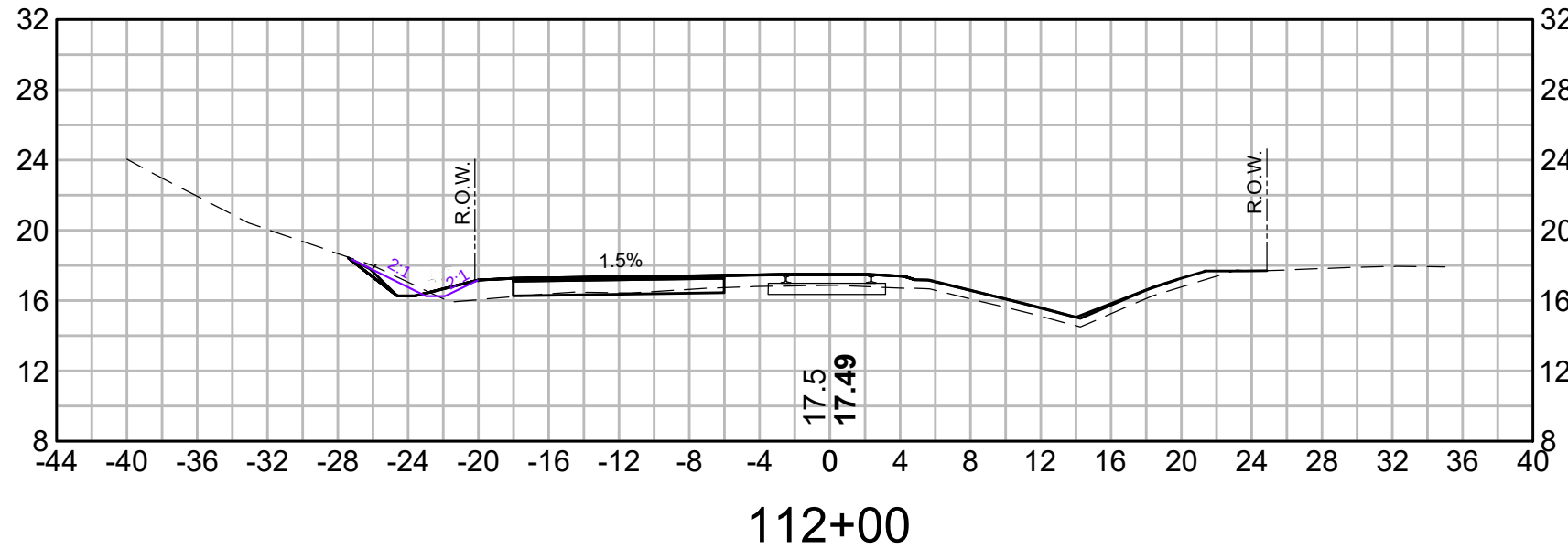
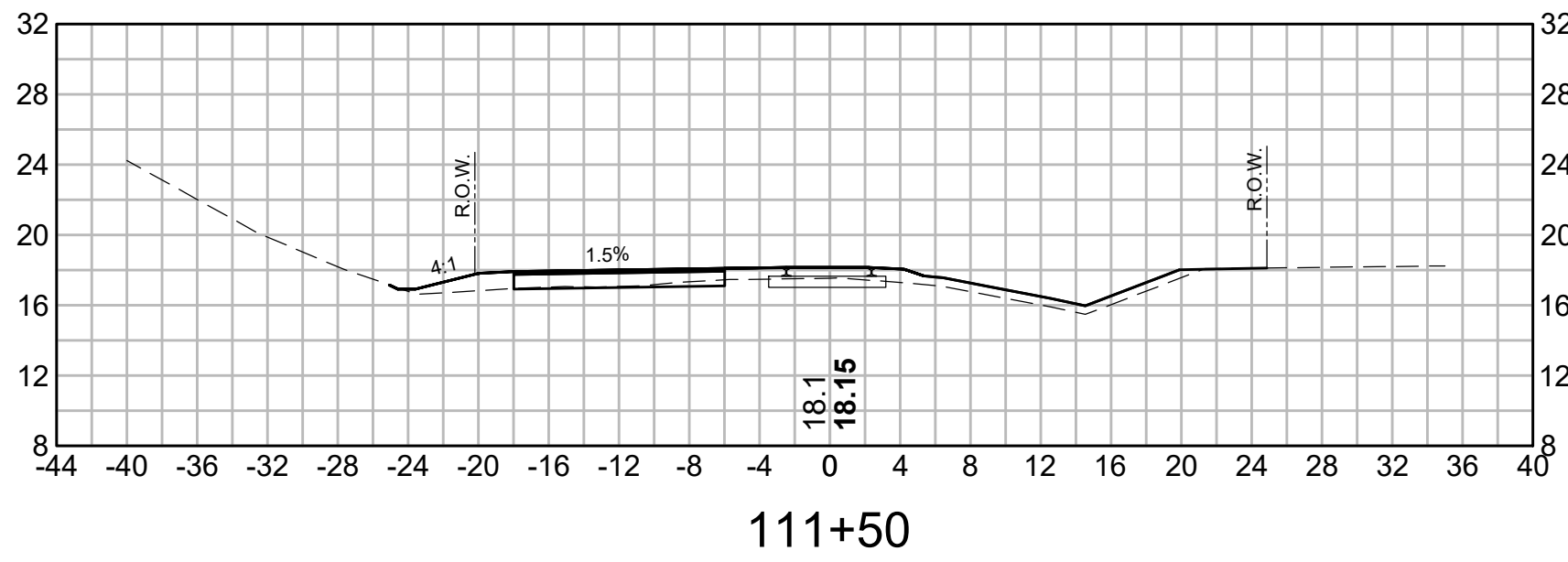
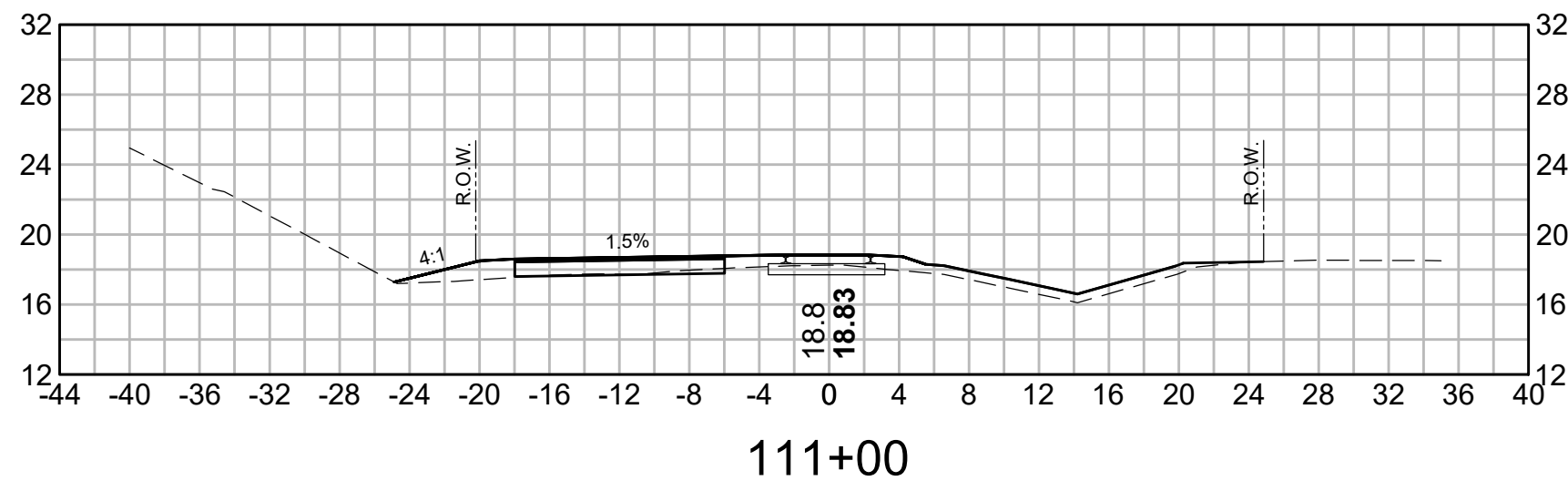
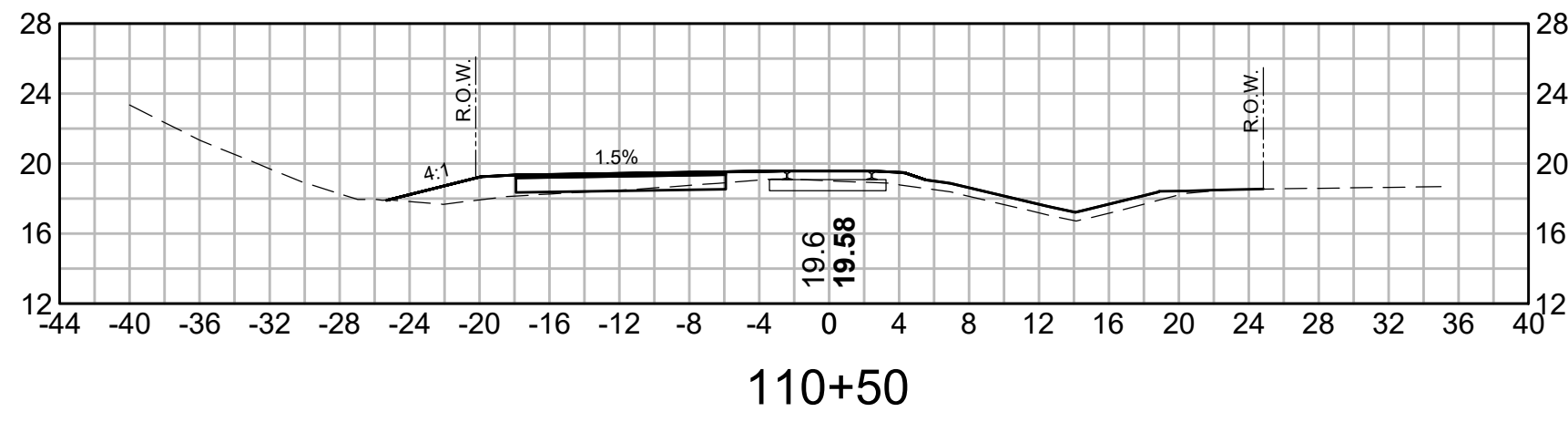
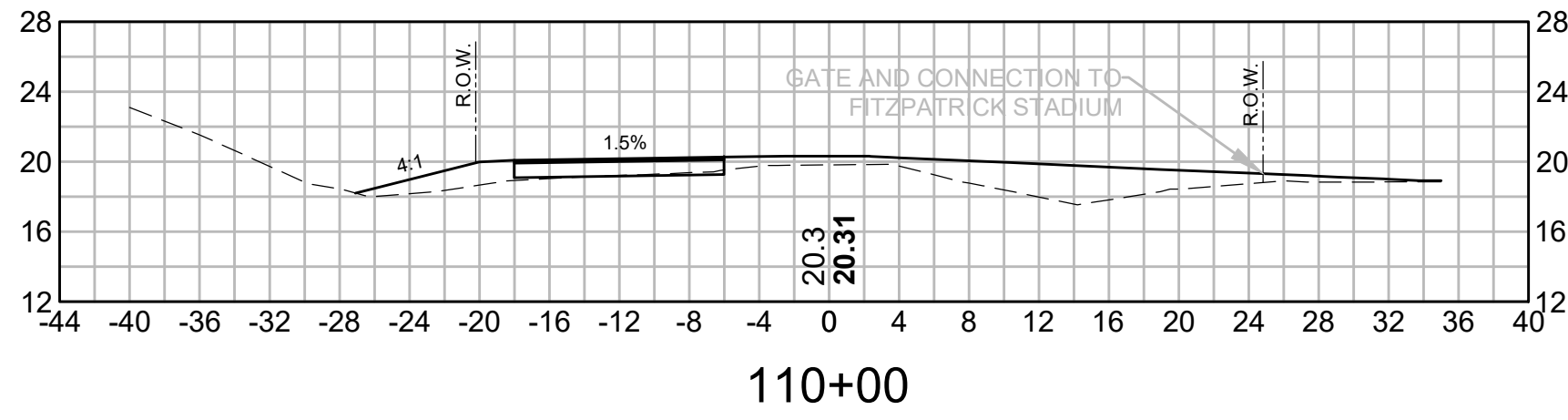
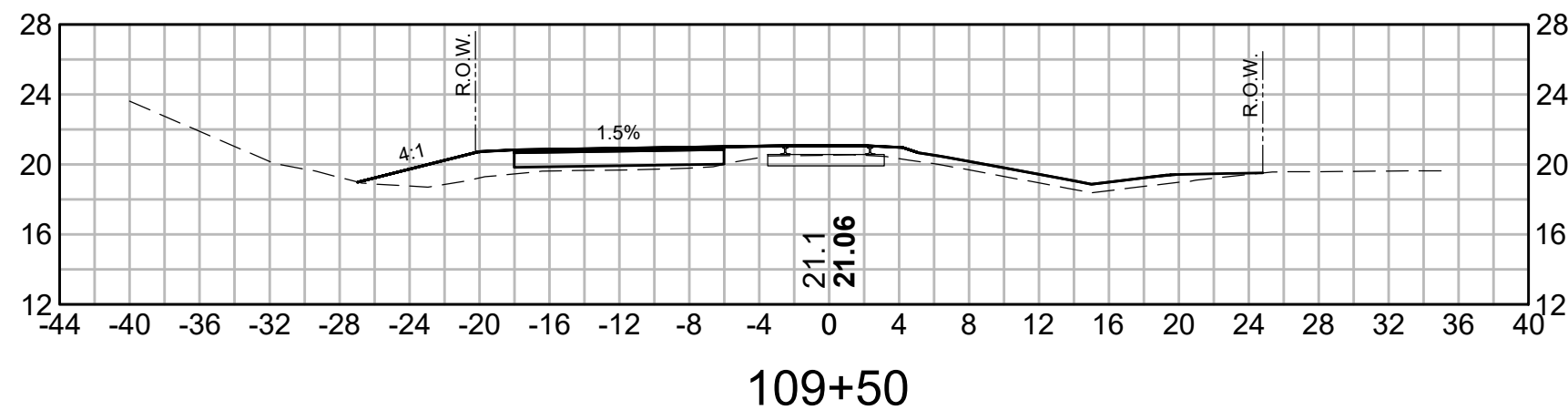
PROJECT NAME:	UNION BRANCH MULTI-USE PATHWAY
PROJECT ADDRESS:	WIN18469.00
CITY OF PORTLAND, MAINE	DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION	212 CANO RD., SUITE B, PORTLAND, MAINE 04101
PHONE (207) 874-8801	FAX (207) 874-8852



SURVEY CREW:	7777777
DRAWN BY:	L.K. SCELZA
CHECKED BY:	N.E. ENGINEER
SCALE:	AS NOTED
DATE:	FEB. 28, 2019
BLUE SHEETS	CATCH BASIN CARDS
TAX MAPS:	CITY GIS SEWERS

Civil 3D 2019 Drawing:	Database NAME
Civil 3D 2019 Survey Database:	Database NAME

H:\6000\06BOS 01189.00_P PORTLAND PATHWAY UNION BRANCH
SEGMENT\PRODUCTION\001189_ SECTIONS\DWG 13.516\2023



UNION BRANCH PATHWAY

DESIGN BY:	TGN
DRAWN BY:	TGN
CHECKED BY:	JIM
SHEET NAME:	SECTIONS
STA XXX+XX.X - STA XXX+XX.X	
DATE:	9/12/2023
SHEET NO.:	PAGE # OF #
	13



PROJECT NAME:
UNION BRANCH MULTI-USE PATHWAY
WIN18469.00

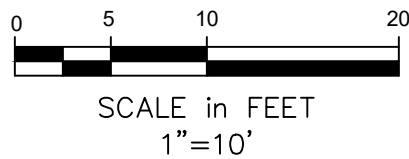
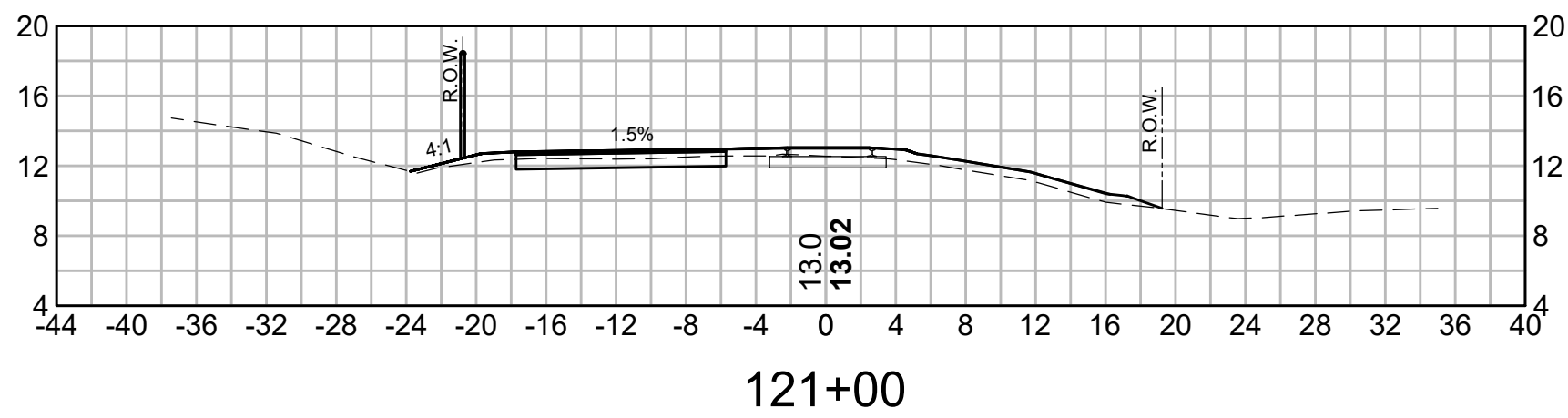
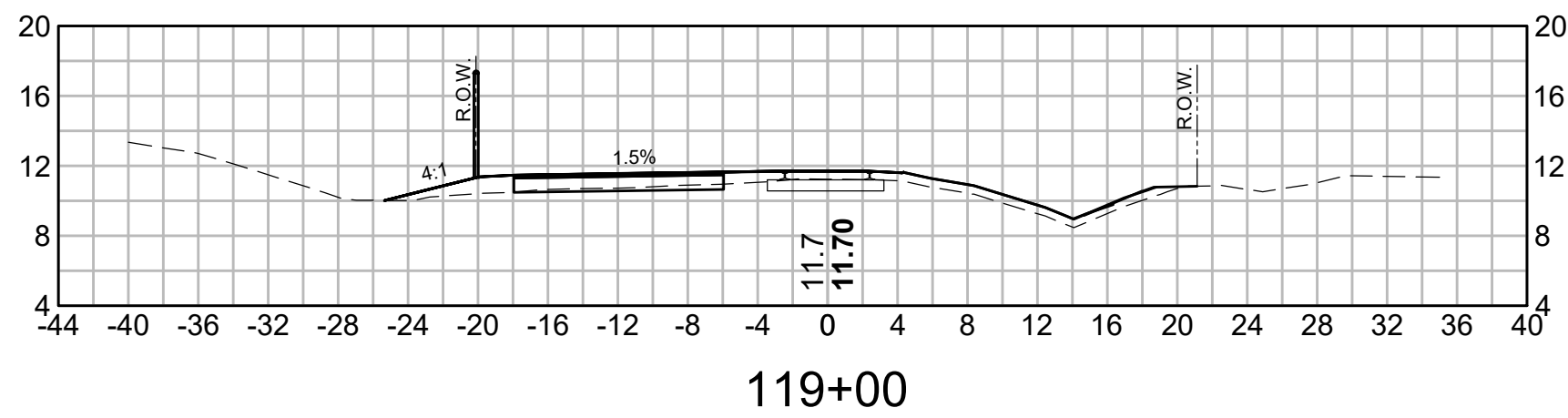
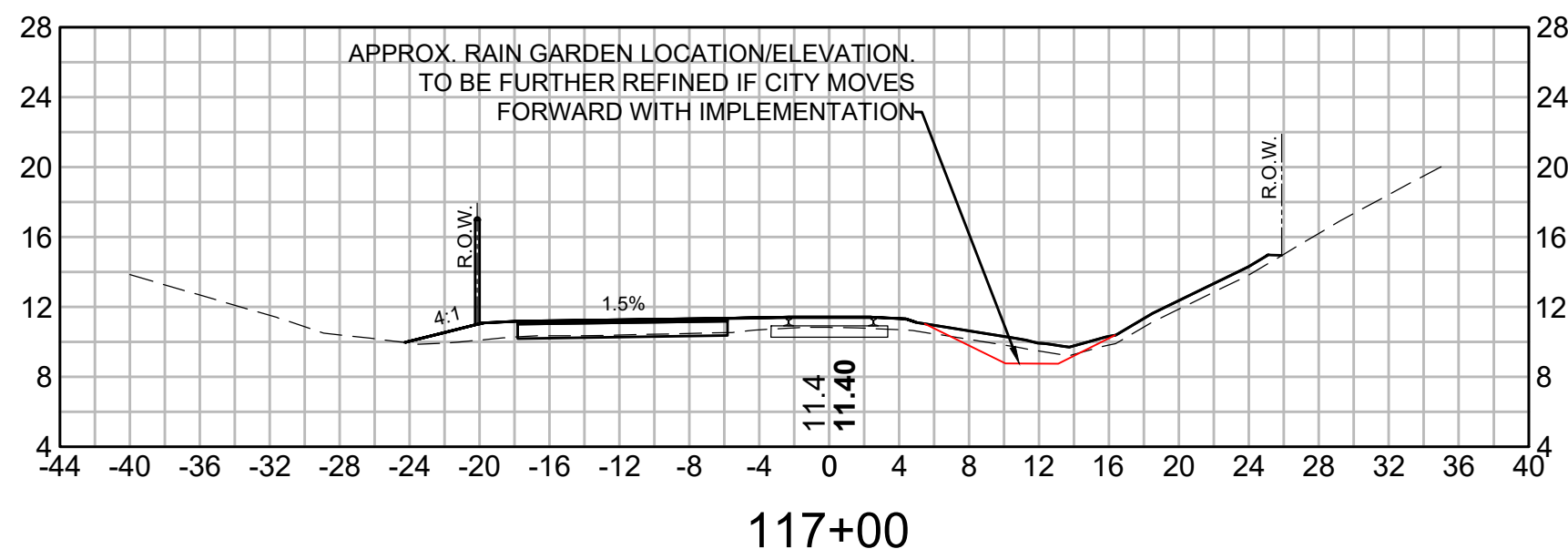
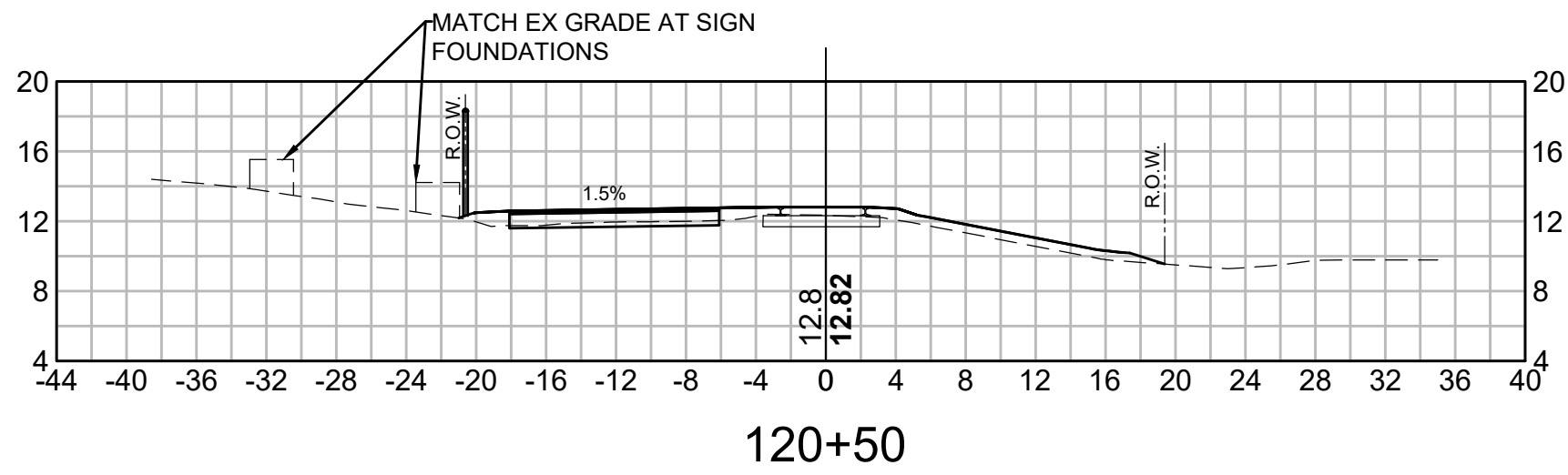
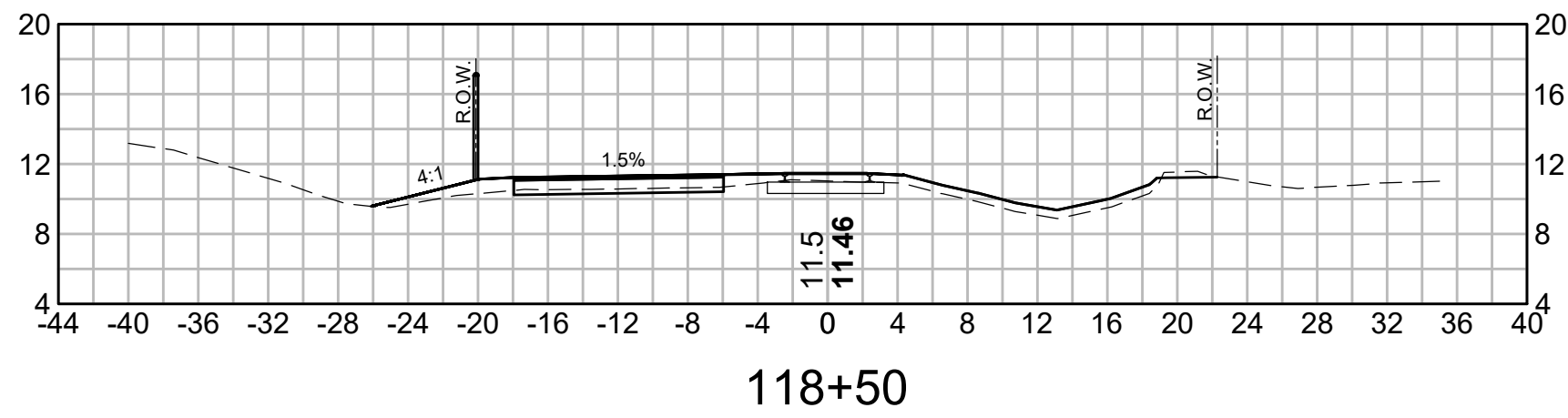
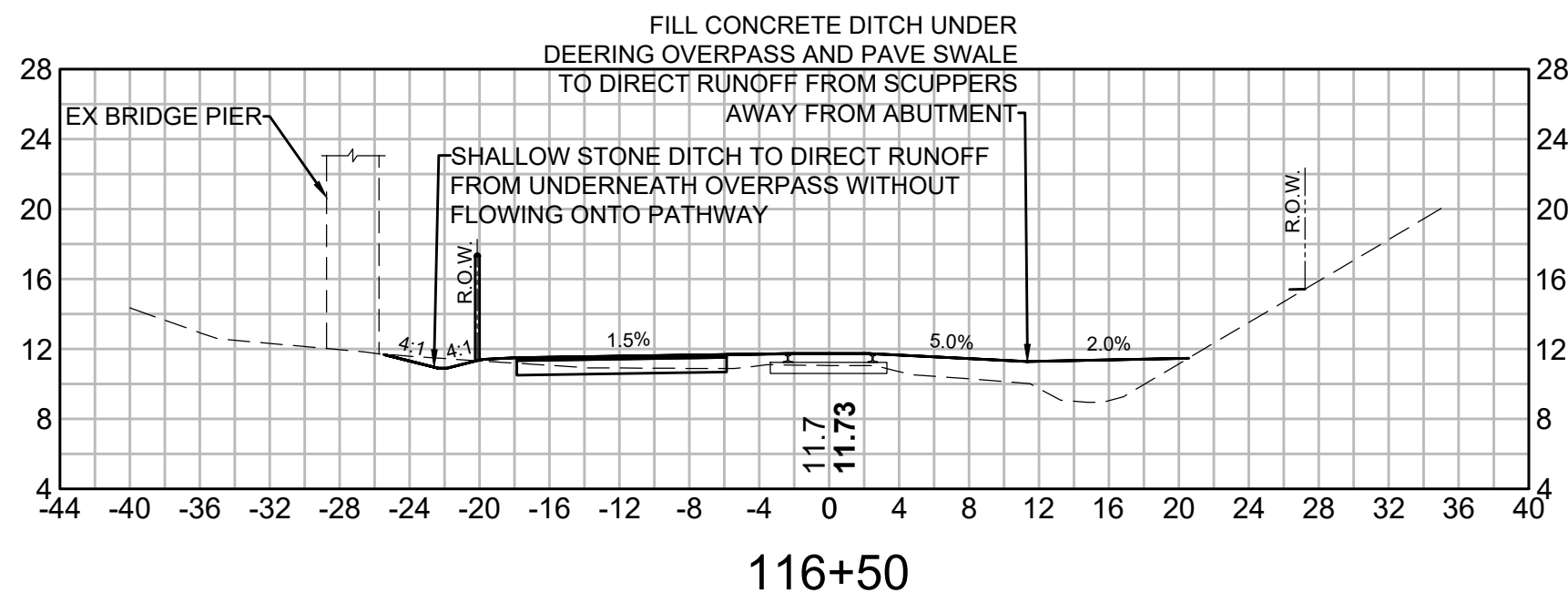
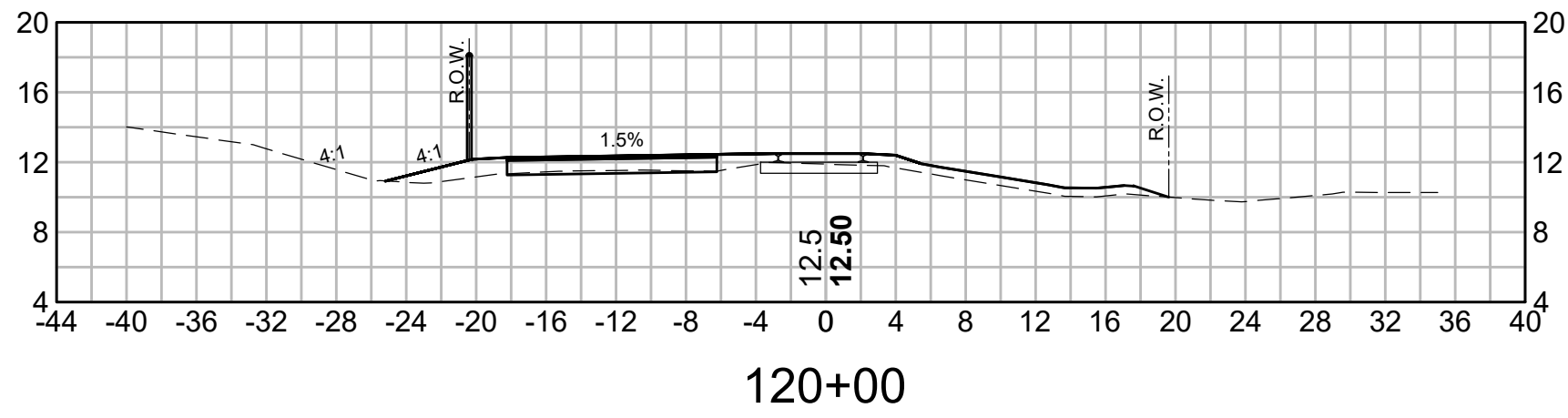
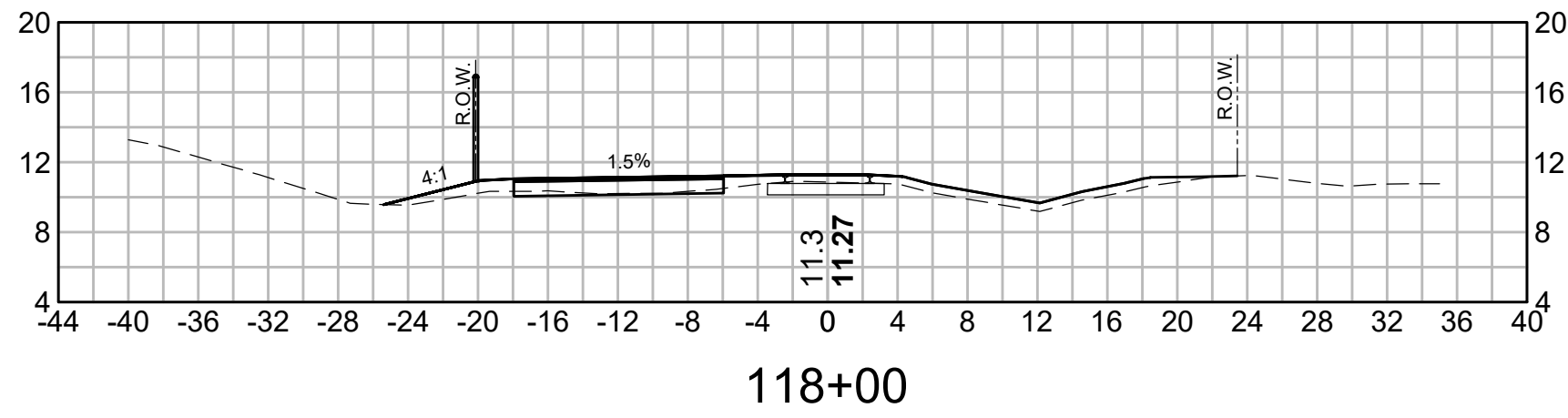
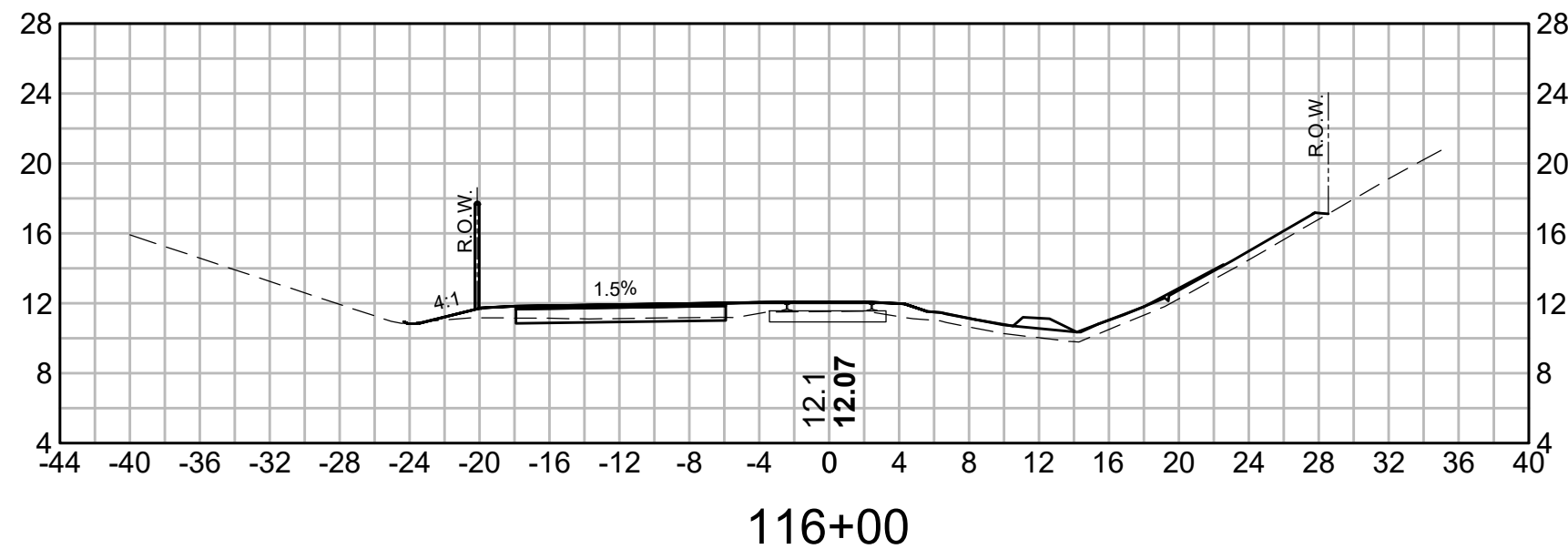
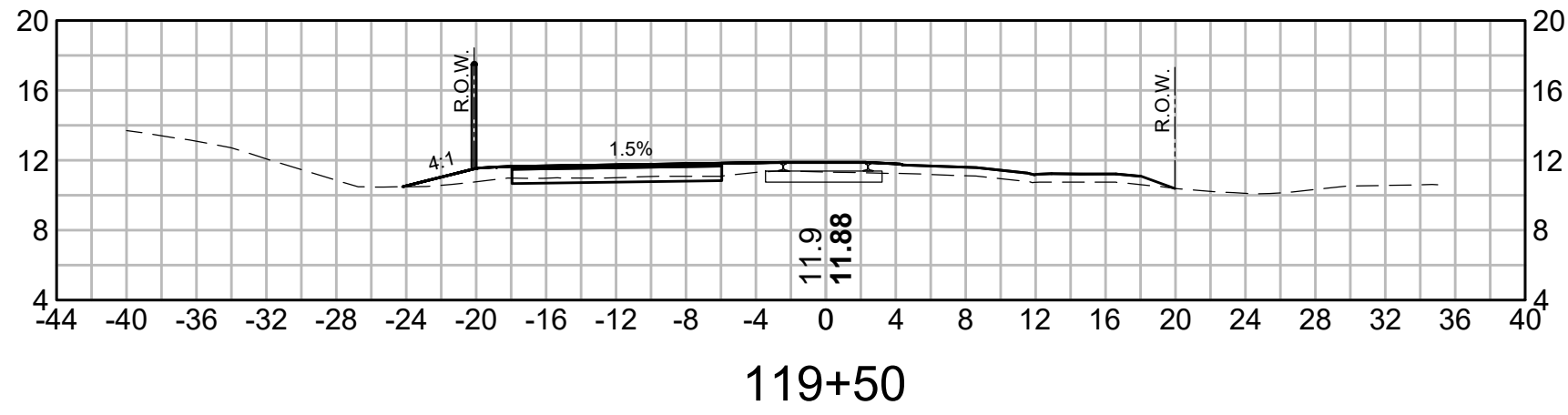
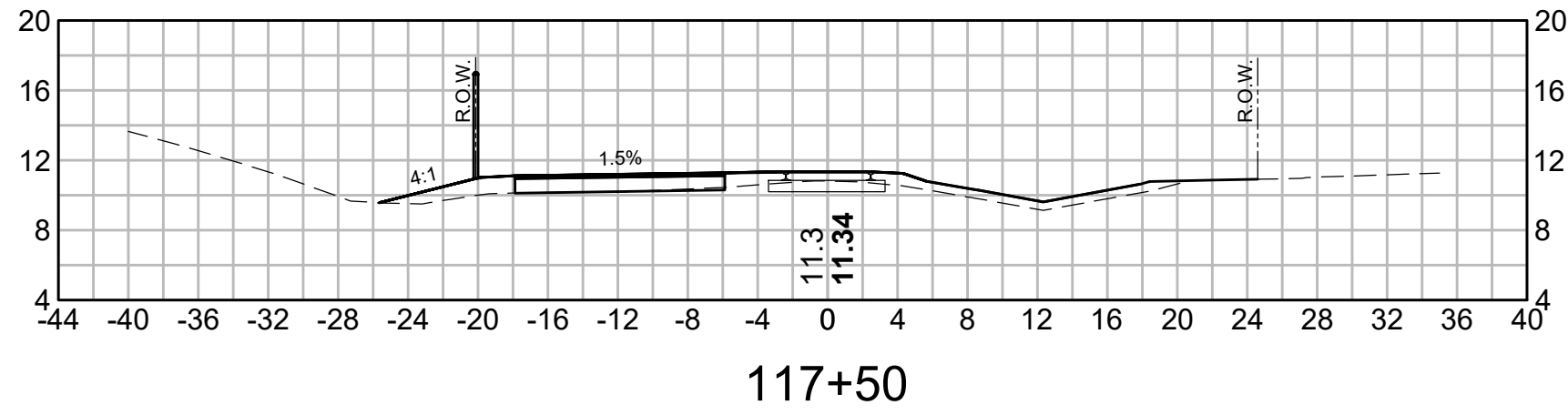
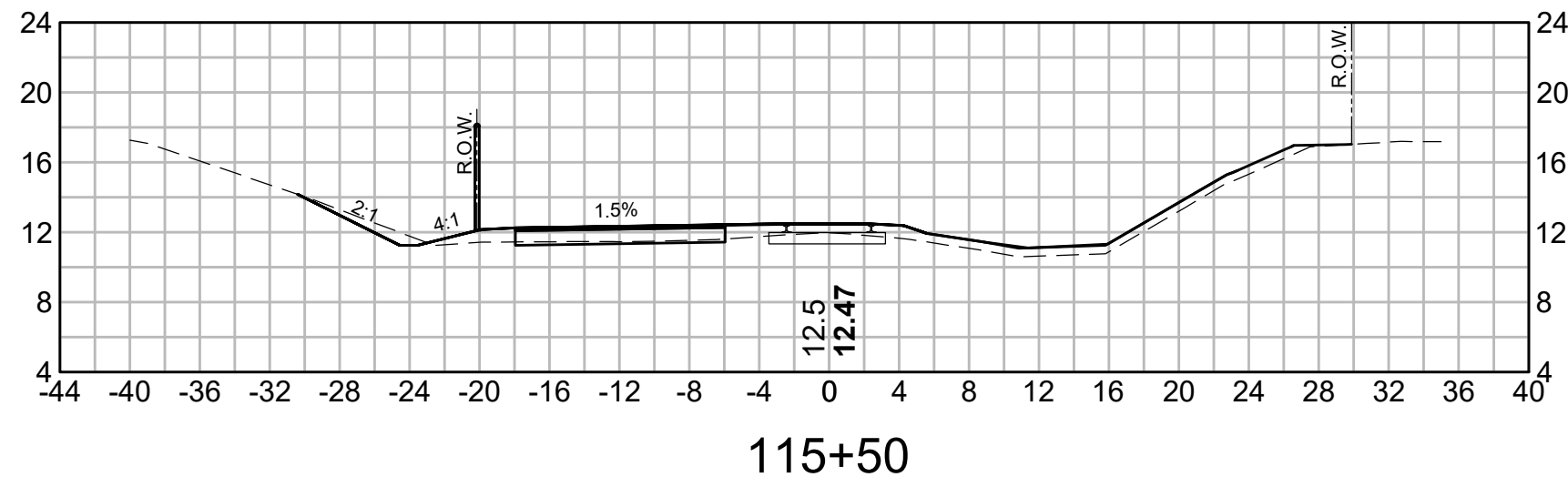
CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
212 CANCO RD. SUITE B, PORTLAND, MAINE 04101
PHONE (207) 874-8801 FAX (207) 874-8852

REV	SUBMISSION	DATE

SURVEY CREW:
7777777
DRAWN BY:
L.K. SCALZA
CHECKED BY:
L.K. SCALZA
SCALE:
AS NOTED
DATE:
FEB. 28, 2019
BLUE SHEETS
TAX MAPS
CATCH BASIN CARDS
CITY GIS SEWERS

Civil 3D 2019 Drawing:
Drawing NAME
Civil 3D 2019 Survey Database:
Database NAME

REFERENCES:
PROJECT FIELD BOOK:
7777 PP 77-77
OTHER FIELD BOOKS:
7777 PP 77-77
7777 PP 77-77
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UNION BRANCH PATHWAY

DESIGN BY:	TGN	SECTIONS	STA XXX+XXX X - STA XXX+XX X
DRAWN BY:	TGN	PAGE # OF #	9/12/2023
CHECKED BY:	JIM	REV:	14
SHEET NAME:	CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION 212 CANO RD, SUITE B, PORTLAND, MAINE 04101 PHONE (207) 874-8801 FAX (207) 874-8852		



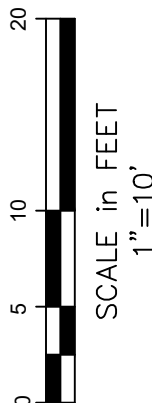
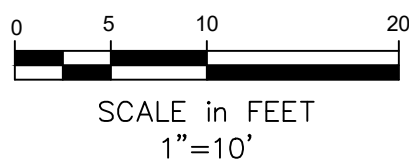
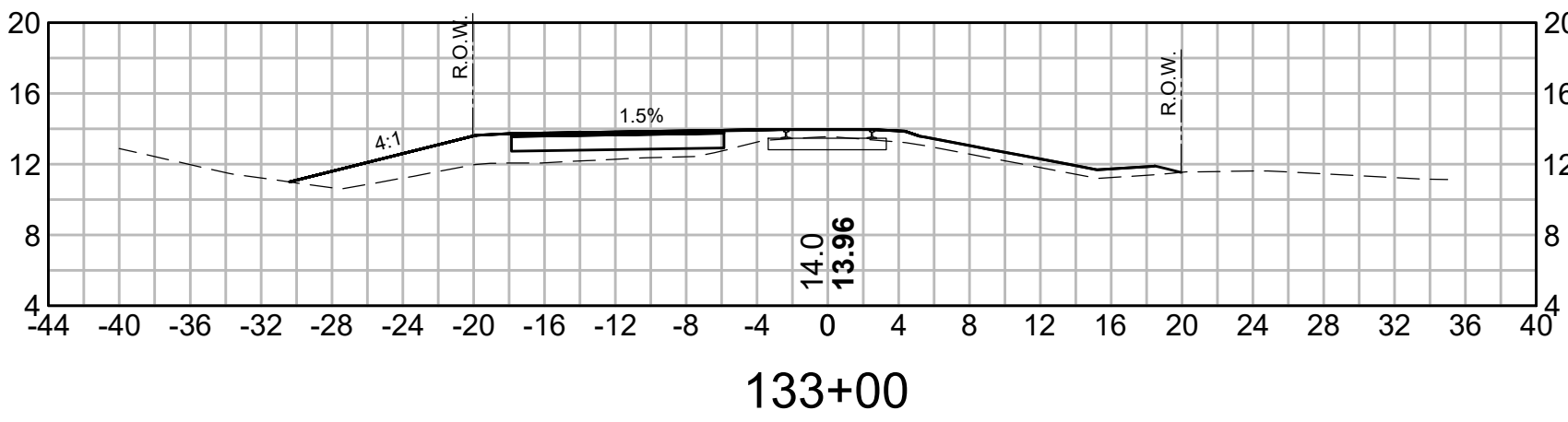
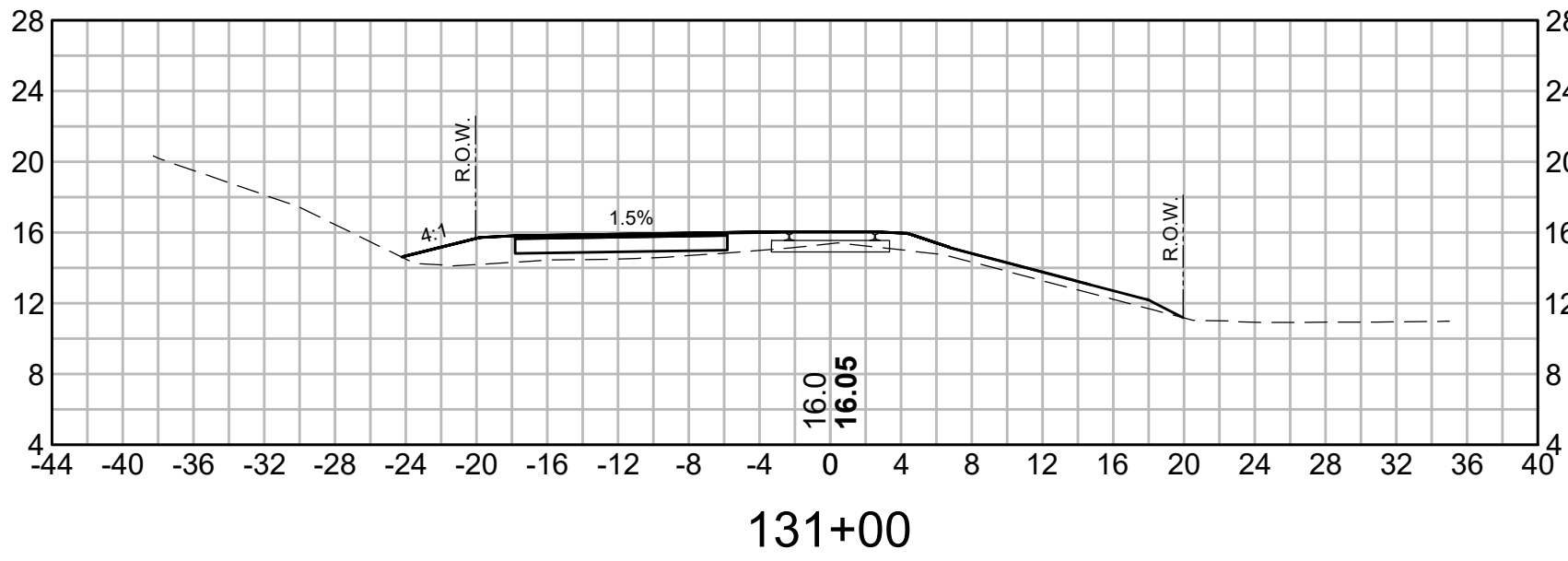
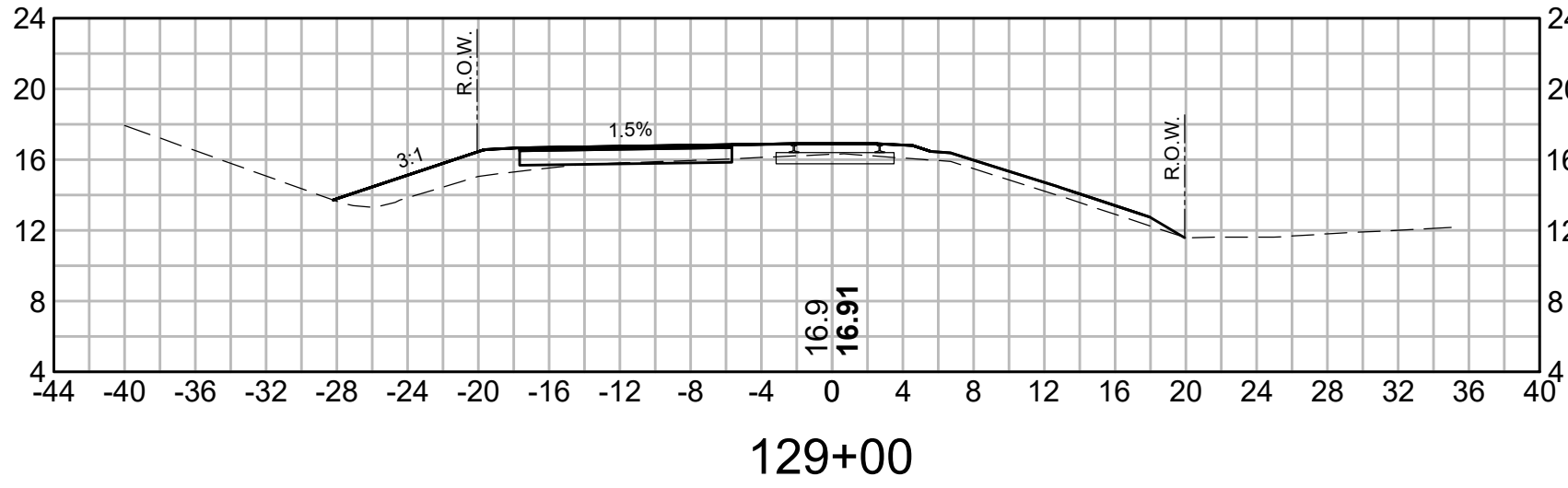
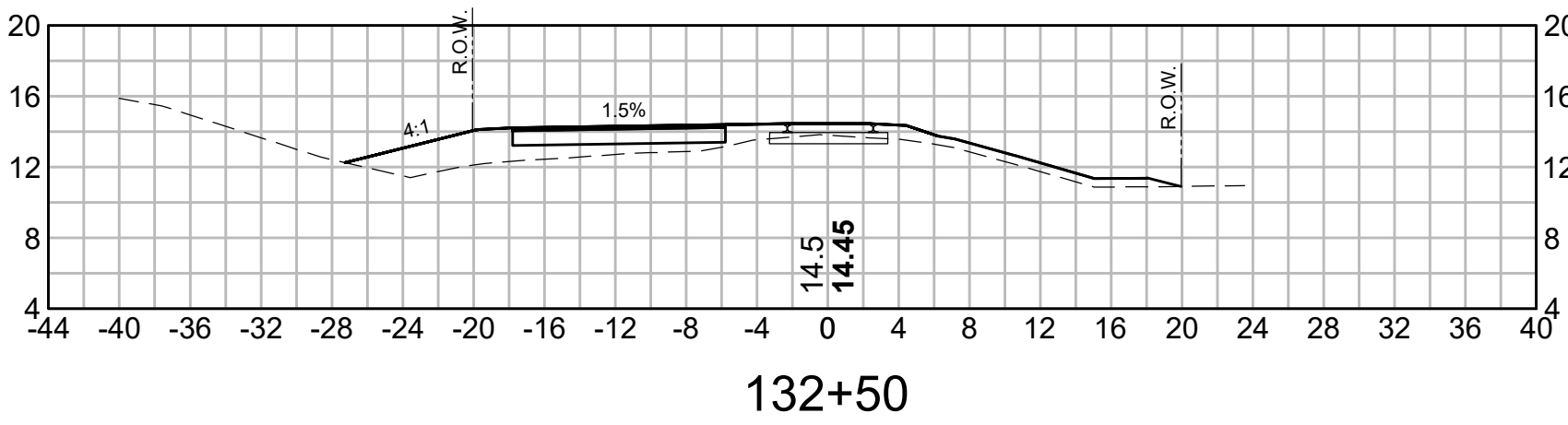
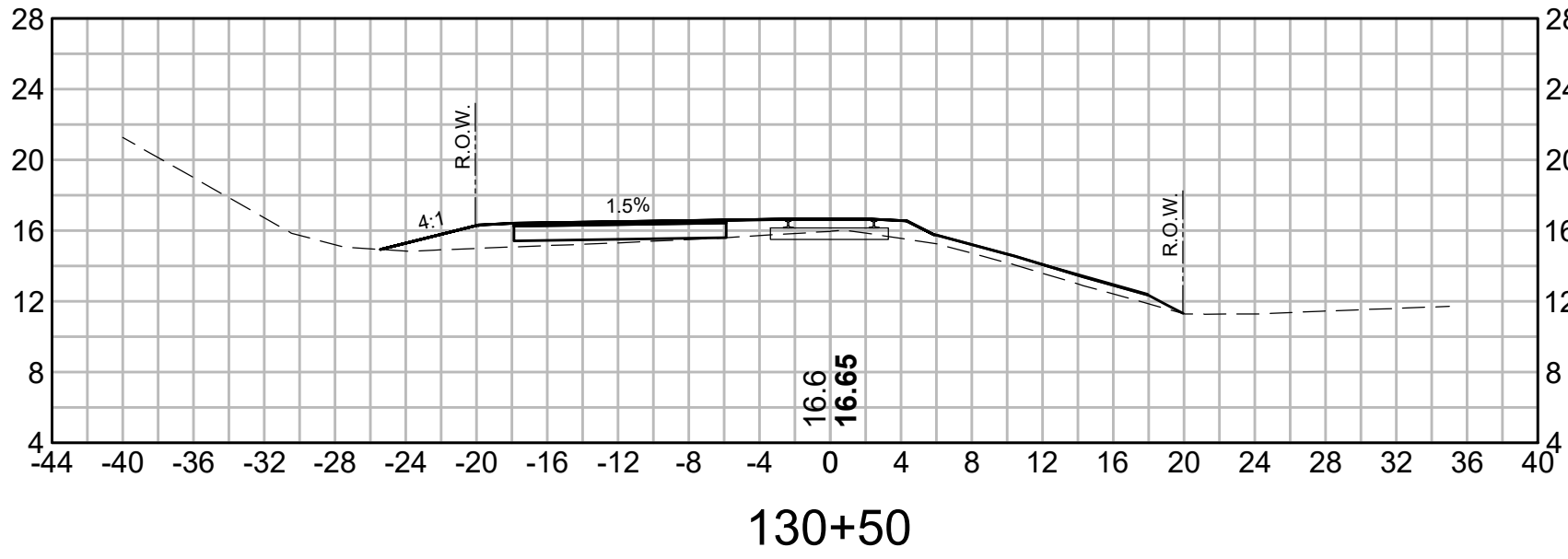
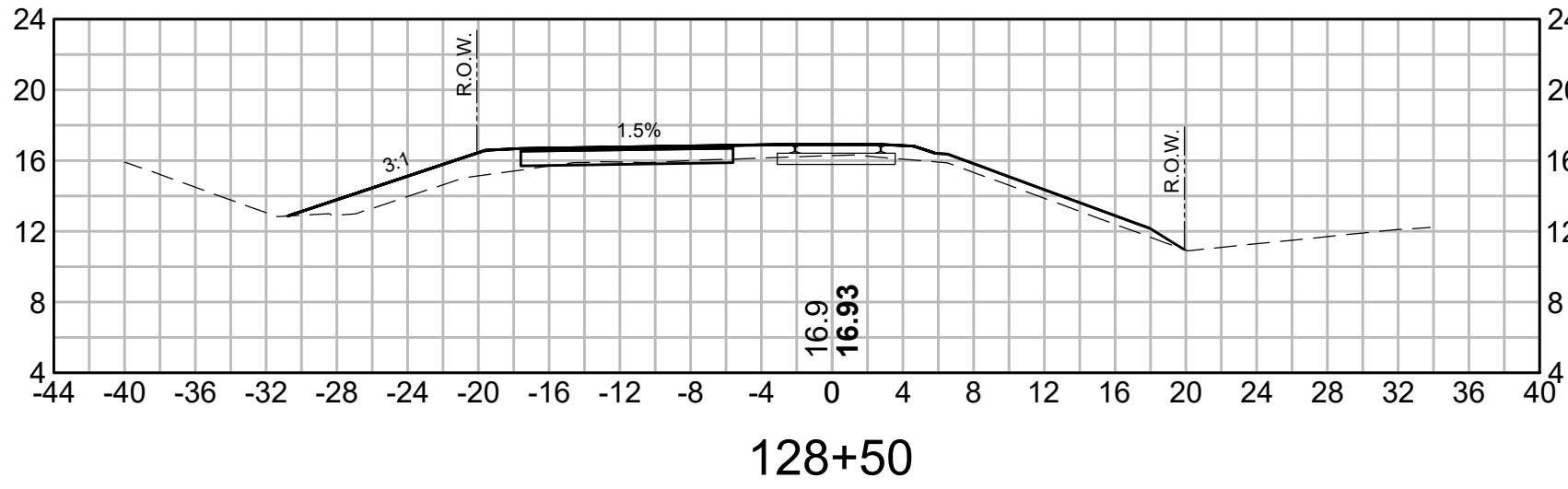
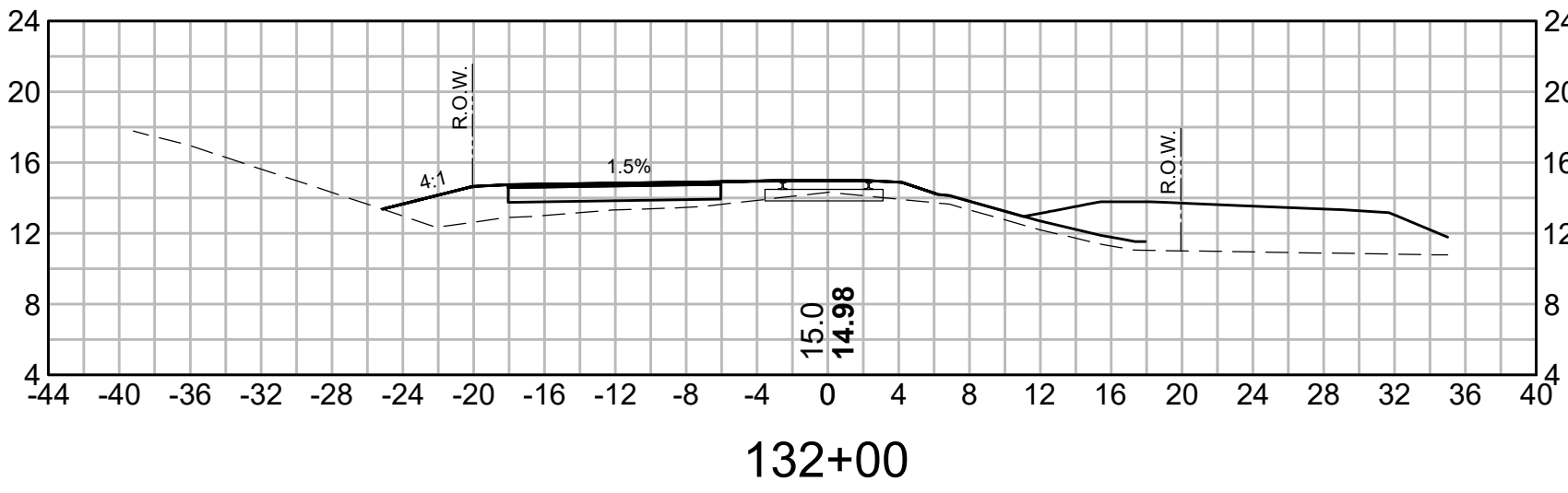
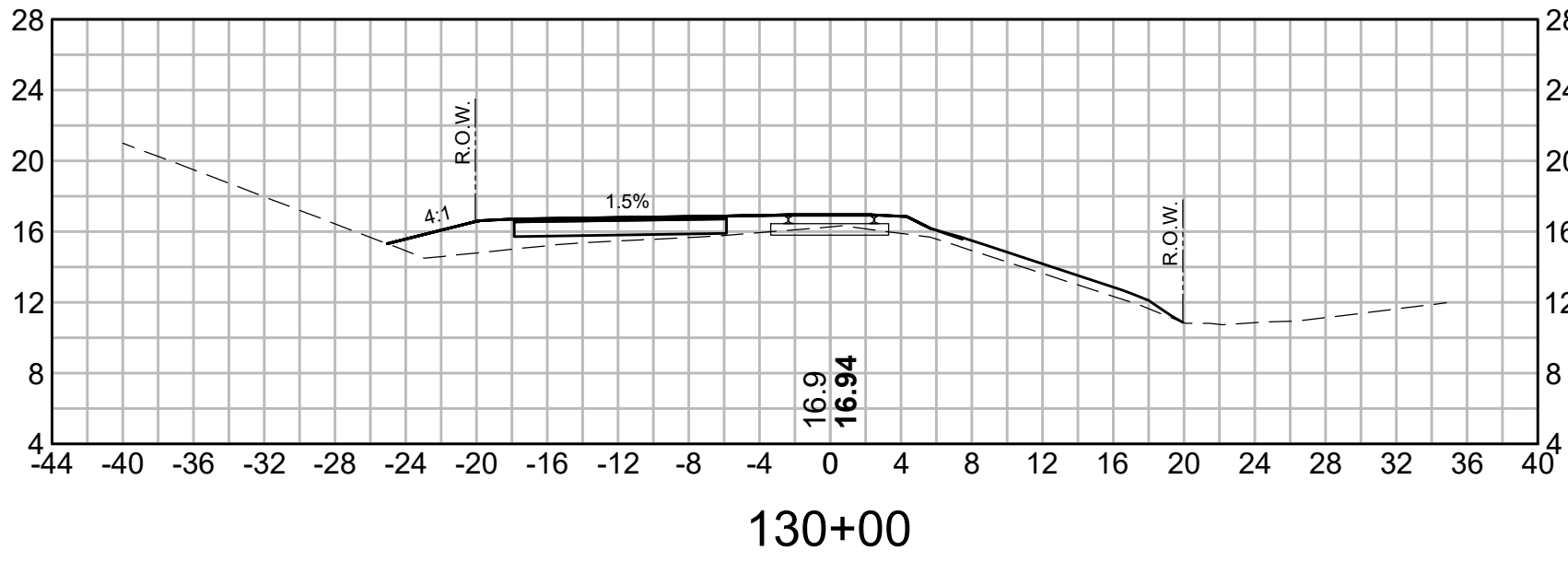
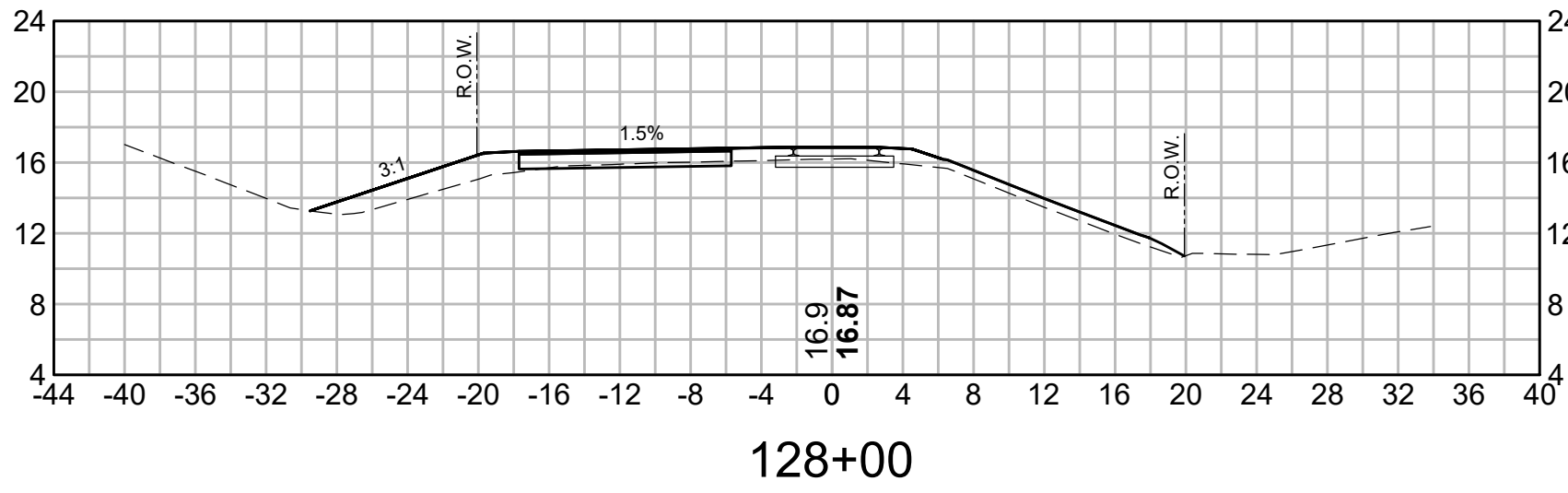
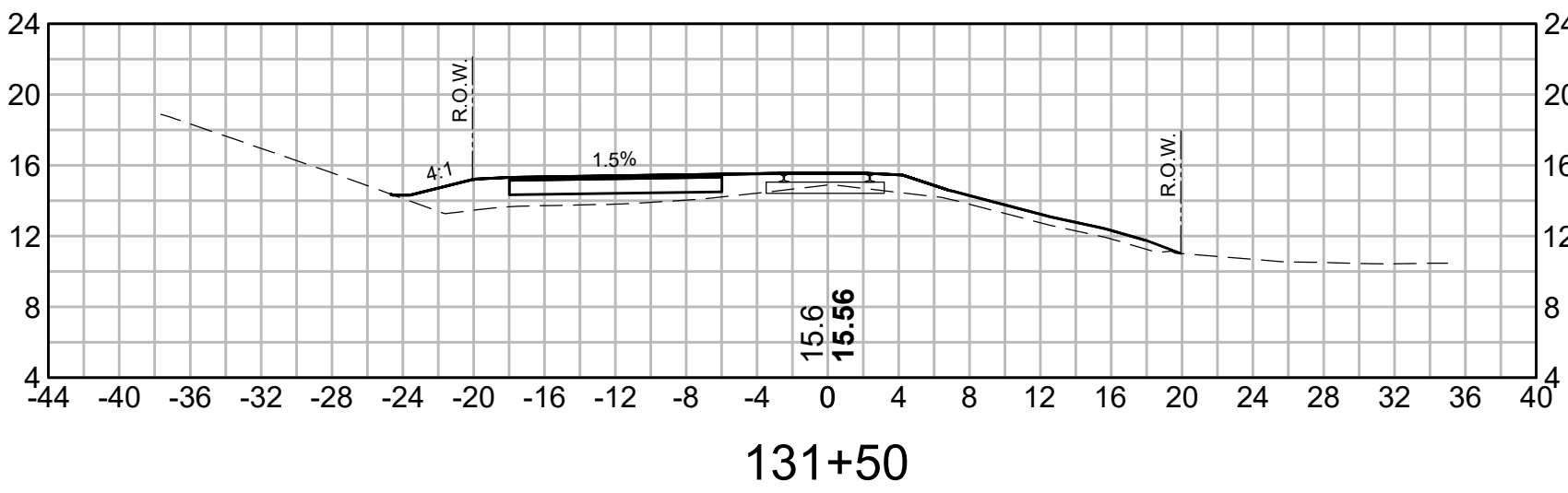
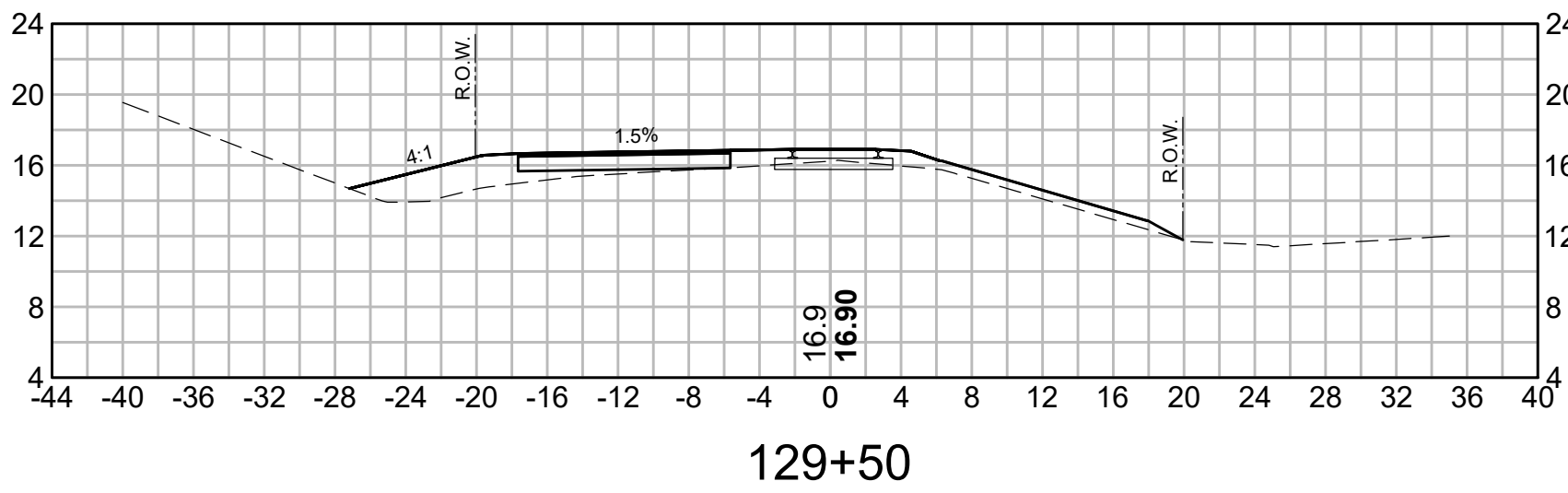
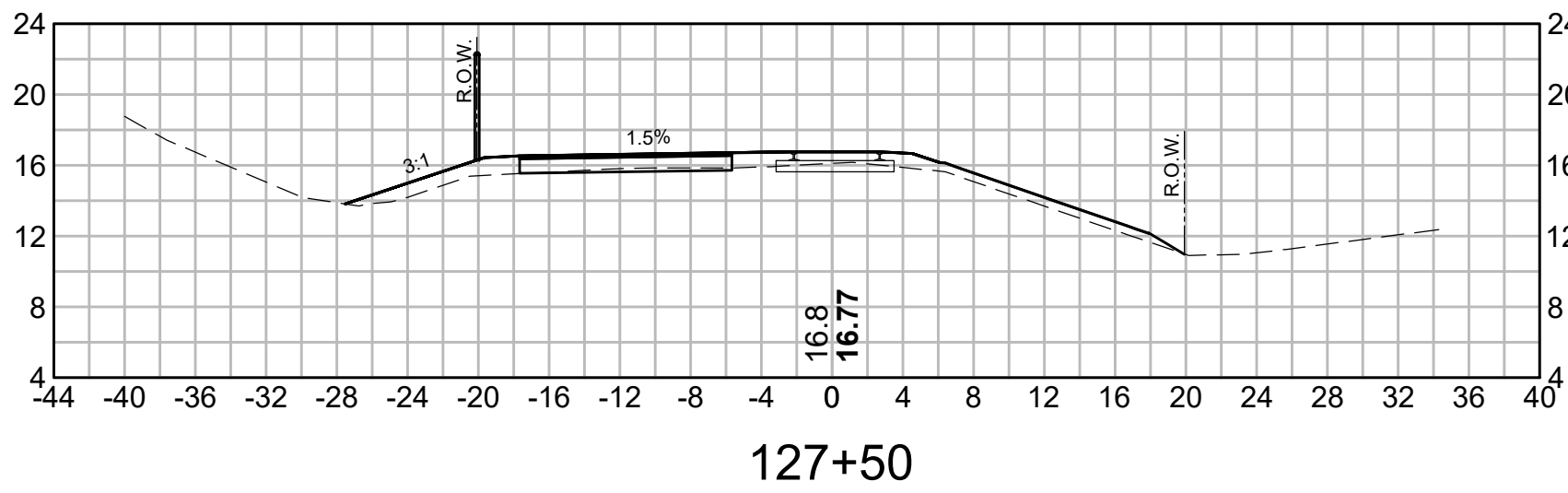
PROJECT NAME:
UNION BRANCH MULTI-USE PATHWAY
WIN18469.00

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
212 CANO RD, SUITE B, PORTLAND, MAINE 04101
PHONE (207) 874-8801 FAX (207) 874-8852

REV	SUBMISSION	DATE

REFERENCES:
PROJECT FIELD BOOK:
OTHER FIELD BOOKS:
TAX MAPS:
CATCH BASIN CARDS
CITY GIS SEWERS

Civil 3D 2019 Drawing:
Drawing NAME
Civil 3D 2019 Survey Database:
Database NAME



UNION BRANCH PATHWAY

DESIGN BY:	TGN
DRAWN BY:	TGN
CHECKED BY:	JIM
SHEET NAME:	SECTIONS
STA XXX+XX.X - STA XXX+XX.X	
DATE:	9/12/2023
SHEET NO.:	PAGE # OF #
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PROJECT NAME:
UNION BRANCH MULTI-USE PATHWAY
WIN18469.00
CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
212 CANCO RD., SUITE B, PORTLAND, MAINE 04101
PHONE (207) 874-8801 FAX (207) 874-8852

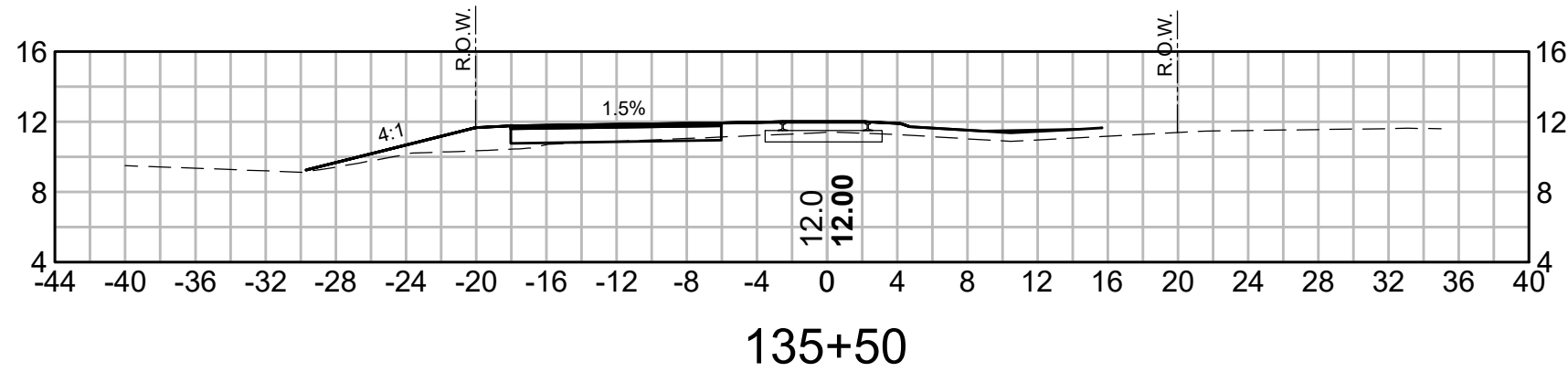
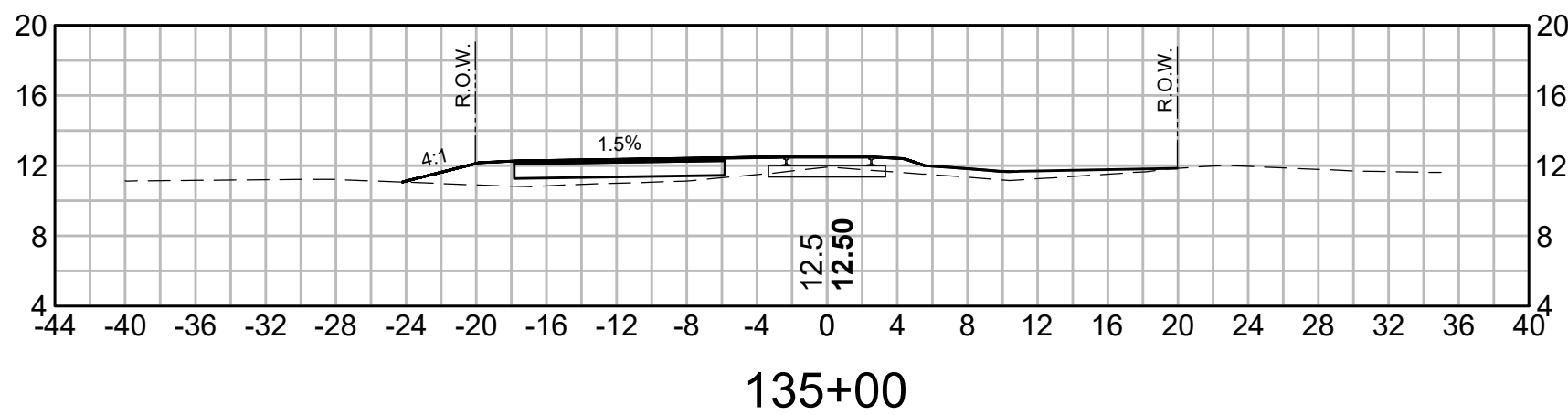
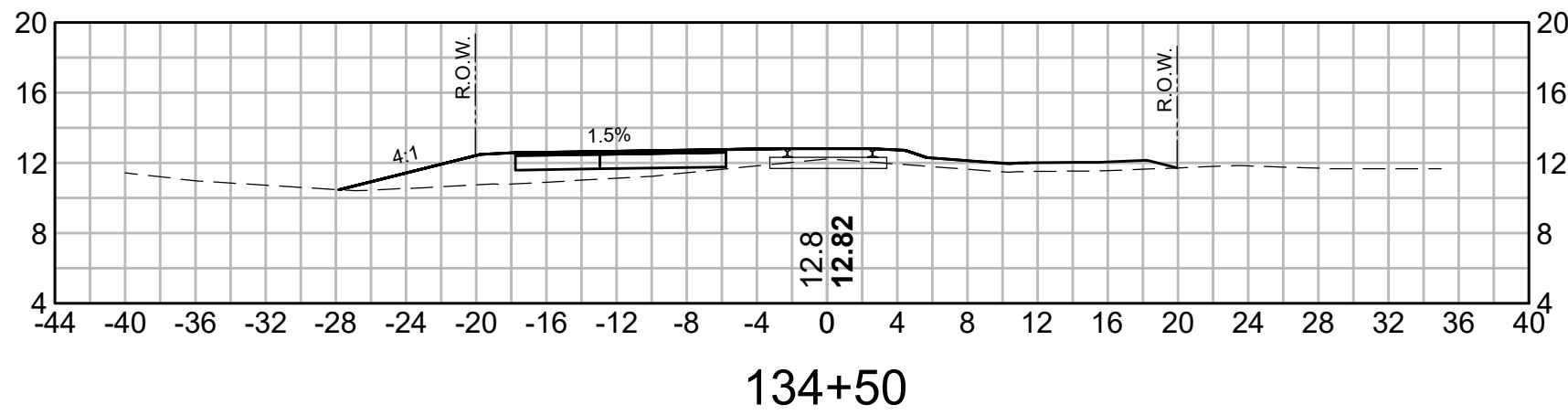
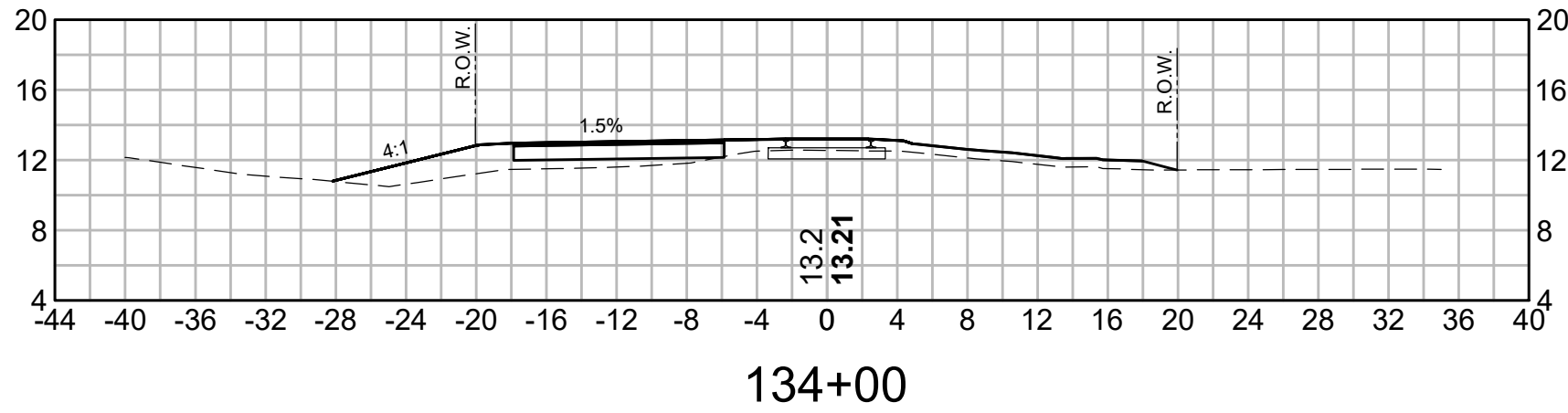
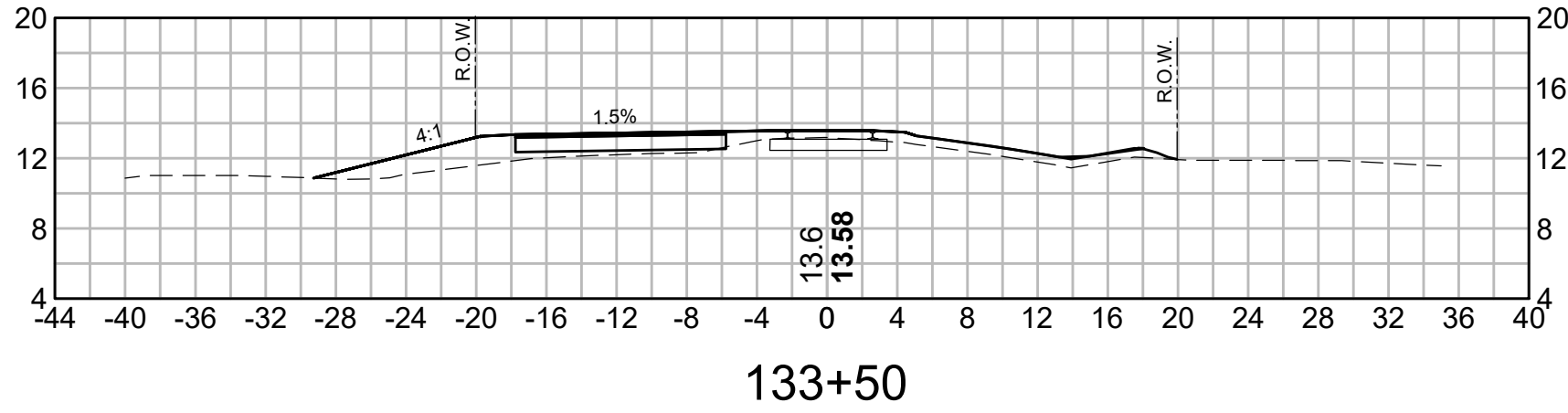
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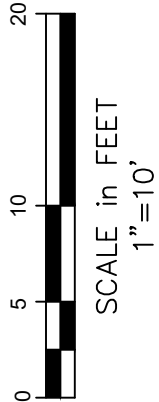
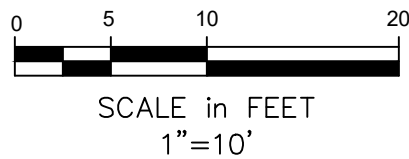
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CHECKED BY:
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DATE:
FEB. 28, 2019

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Civil 3D 2019 Survey Database:
Database NAME

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SEGMENT\PRODUCTION\001189_SECTION\DWG 17 5/16/2023



UNION BRANCH PATHWAY



DESIGN BY:	TGN	SECTIONS
DRAWN BY:	TGN	STA XXX+XXX X - STA XXX+XX X
CHECKED BY:	JIM	DATE: 9/12/2023
SHEET NAME:	SECTION	PAGE # OF #
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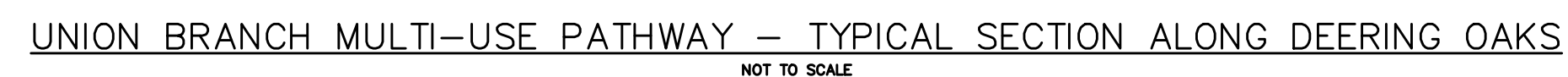
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UNION BRANCH MULTI-USE PATHWAY
WIN18469.00
CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
212 CANCO RD., SUITE B, PORTLAND, MAINE 04101
PHONE (207) 874-8801 FAX (207) 874-8852

REV	SUBMISSION	DATE

SURVEY CREW:
7777777
DRAWN BY:
L.K. SCELZA
CHECKED BY:
N.E. ENGINEER
SCALE:
AS NOTED
DATE:
FEB. 28, 2019
BLUE SHEETS
TAX MAPS:
CATCH BASIN CARDS
CITY GIS SEWERS

REFERENCES:
PROJECT FIELD BOOK:
L777 PP 77-77
OTHER FIELD BOOKS:
L 777 PP 77-77
T 777 PP 77-77

Civil 3D 2019 Drawing:
Drawing NAME
Civil 3D 2019 Survey Database:
Database NAME

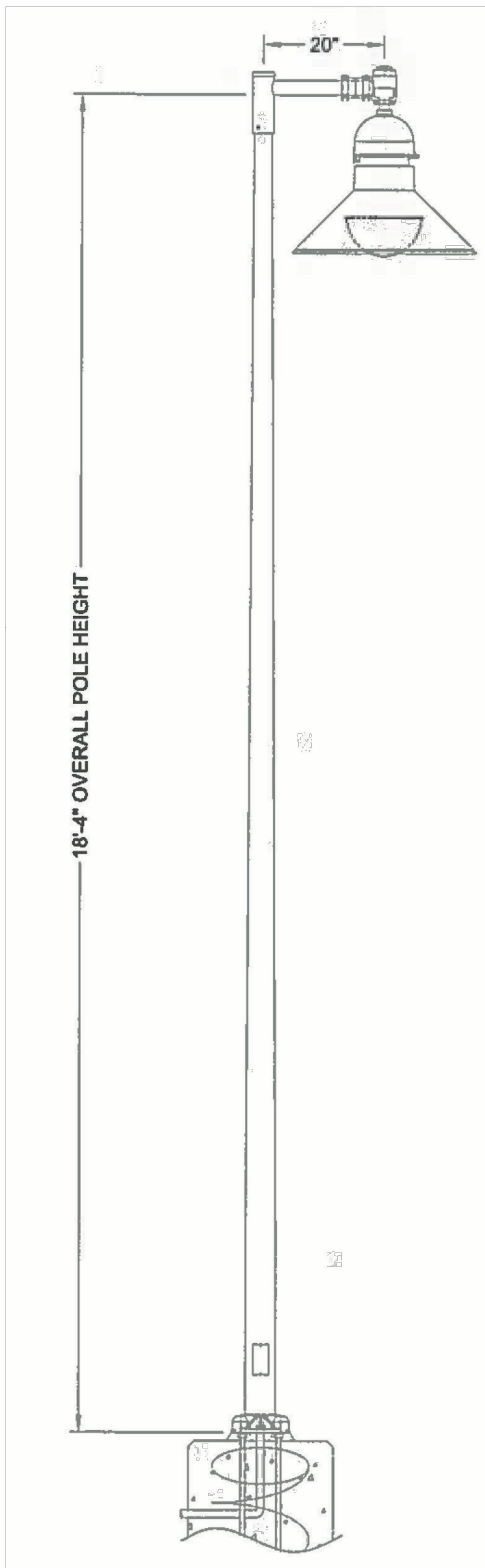


H:\6000\06BOS 01199.00_P PORTLAND PATHWAY UNION BRANCH
SEGMENT\PRODUCTION\CAD\01199_ (CONSTRUCTIONDETAILS).DWG 20 5/16/2023



PORTLAND | me

Street & Sidewalk Lighting
DECORATIVE LIGHT - TRAIL/WATERFRONT



LUMINAIRE
Holophane GlasWorks LED Hallbrook Series
Model: GELB-050-3K-AS-4-B-3-P7E-DM

Pendant mount
IES Type IV Distribution
Thermal resistant prismatic glass lens held in a formed aluminum door frame.
50 watts
Universal Voltage (120-277V)
Dimming driver with 7-pin photocontrol receptacle
LED 3000K color temperature

BRACKET ARM
Aluminum crossarm with a post-top fitting for a 2-3/8" by 6" tenon.

SLIP FITTER
Holophane Glassworks Slip Fitter
Model SG20/1-BK

2-3/8" O.D. with swivel cast fitter.

LIGHTING POLE
Holophane
Model: RTA1850E-PL-ND-BK-4

Aluminum pole shaft rated for a 90 mph wind load with a 1.3 gust factor.

Provide four hot-dipped galvanized steel L-type anchor bolts. Lighting pole shall be hot dipped galvanized prior to powder coat paint.

DIMENSIONS
Overall Height = 18' 4"
Bracket Arm = 1' 6"

FINISH
Black (standard) - polyester powder coat

APPLICATION
Trails: Appropriate for any city trail installation.
Waterfront (Commercial/Thames St): Supplemental pedestrian lighting to standard cobrahead lighting.

Spacing:
One side: 90' - 125' on center
Alternating sides: 175' - 225' ft on center

Follow established pattern. Single arm oriented over trail or street; Double-arm used in medians or similar.

Date:
March, 2019

CITY OF PORTLAND, MAINE
TECHNICAL MANUAL

MUNICIPAL STREET
LIGHTING STANDARDS
SECTION 10

Revised Date:

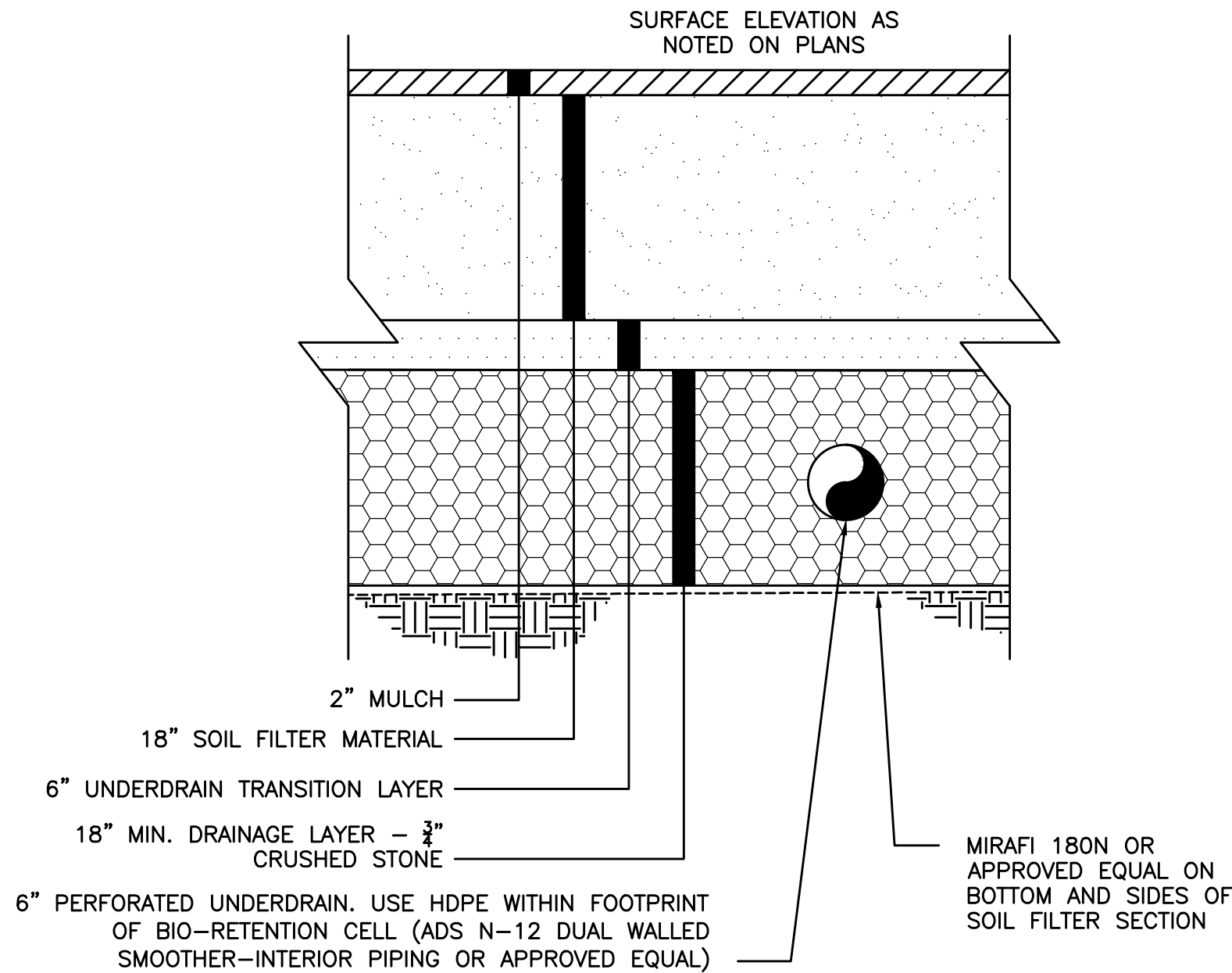
TRAILS / WATERFRONT
(COMMERCIAL/THAMES STREET)

Figure:
X-8B

- Detail for double-arm configuration to be added.
- Detail for light pole base, including how base fits in amongst railroad ties, to be added

Detail to be developed to depict pathway junctions where existing rails must be cut and segment of stone dust pathway terminated.

DESIGN BY: TGN		PROJECT NAME: UNION BRANCH MULTI-USE PATHWAY WIN 18469.00		PROJECT CREW: 7/7/7/7/7		REFERENCES: PROJECT FIELD BOOK: L 777 PP 77-77 OTHER FIELD BOOKS: L 777 PP 77-77 T 777 PP 77-77		Civil 3D 2019 Drawing: Drawing NAME Civil 3D 2019 Survey Database: Database NAME	
DRAWN BY: TGN		CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION 212 CANO RD, SUITE B, PORTLAND, MAINE 04101 PHONE (207) 874-8801 FAX (207) 874-8852		DRAWN BY: L.K. SCELZA		TAX MAPS: CATCH BASIN CARDS CITY GIS SEWERS			
CHECKED BY: JIM				CHECKED BY: N.E. ENGINEER					
SHEET NAME: TYPICAL SECTIONS				SCALE: AS NOTED					
DATE: 9/12/2023				DATE: FEB. 28, 2019					
SHEET NO.: 20				REV: SUBMISSION					
				DATE					



1. SOIL FILTERS SHALL BE CONSTRUCTED IN CONFORMANCE WITH SECTION 900 OF THE SUPPLEMENTAL SPECIFICATIONS.
2. SOIL FILTER MATERIAL SHALL BE A LOAMY SAND SOIL COMBINED WITH 30% BY VOLUME OF MODERATELY FINE WOOD FIBER OR BARK MULCH. THE RESULTING MIXTURE SHALL HAVE NO LESS THAN 10% PASSING THE 200 SIEVE. SOIL FILTER MEDIA SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN 2 INCHES. SUBCOMPONENTS OF THE SOIL FILTER MEDIA INCLUDE:
 - 2.1. LOAMY SAND SHALL CONSIST OF NATIVE LOAMY SAND (AS DEFINED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE) THAT CONTAINS NO LESS THAN 10% PASSING THE #200 SIEVE AND BETWEEN 2 – 5% CLAY AS DETERMINED THROUGH SOIL TEXTURAL ANALYSIS.
 - 2.2. WOOD FIBER MULCH SHALL CONSIST OF A MODERATELY FINE, WELL COMPOSTED HARDWOOD BARK FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. MULCH SHALL HAVE 100% PASSING A 1" SCREEN.
3. SOIL FILTER MATERIAL SHALL HAVE PERMEABILITY OF 2 IN/HR TO 4 IN/HR. UNDERDRAIN SAND SHALL HAVE A PERMEABILITY OF AT LEAST 4 IN/HR. CONTRACTOR SHALL PROVIDE PERMEABILITY TEST PER ASTM D2434
4. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SEQUENCE PLAN THAT OUTLINES THE OVERALL WORK IN RELATION TO THE CONSTRUCTION OF SOIL FILTER SYSTEMS, SPECIFICALLY CONSIDERING SITE STABILIZATION, SOIL FILTER INSTALLATION, AND VEGETATION PLACEMENT IN AND AROUND THE FILTER SYSTEMS. THE SOIL FILTER MEDIA MUST NOT BE INSTALLED UNTIL THE ENTIRE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT, VEGETATION, EROSION CONTROL MATTING, OR OTHER STRUCTURES UNLESS THE RUNOFF IS DIVERTED AROUND THE FILTER OR UNLESS THE FILTER IS COMPLETELY WRAPPED AND PROTECTED BY A NON-WOVEN GEOTEXTILE LINER WHICH CAN BE REMOVED FROM THE SURFACE PRIOR TO FINAL STABILIZATION.
5. THE AREA THAT DRAINS TO THE SOIL FILTER SHALL BE KEPT STABLE, AVOIDING EROSION AND DEPOSITION OF SEDIMENTS INTO THE STORMWATER MANAGEMENT SYSTEM. ABSOLUTELY NO RUNOFF IS TO ENTER THE FILTER UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN SUFFICIENTLY STABILIZED. IF FILTER MEDIA BECOMES CLOGGED, IT SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
6. ADDITIONAL SURFACE LOAM MAY BE UTILIZED TO PROMOTE VEGETATION SURVIVAL. LOAM SHALL CONSIST OF NO MORE THAN $\frac{1}{2}$ DEPTH OF NATIVE SANDY LOAM LIGHTLY RAKED INTO SOIL SURFACE.

SOIL FILTER CONSTRUCTION
NOT TO SCALE

DESIGN BY:	TGN
DRAWN BY:	TGN
CHECKED BY:	JIM
SHEET NAME:	TYPICAL SECTIONS
DATE:	9/12/2023
SHEET NO.:	PAGE # OF # 22
REV.:	



PROJECT NAME:
UNION BRANCH MULTI-USE PATHWAY
WIN18469.00

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
212 CANCO RD., SUITE B, PORTLAND, MAINE 04101
PHONE (207) 874-3801 FAX (207) 874-8652

REV	SUBMISSION	DATE

SURVEY CREW: 7777777	PROJECT FIELD BOOK: L777 PP 77-77
DRAWN BY: L.K. SCELZA	OTHER FIELD BOOKS: L 777 PP 77-77
CHECKED BY: N.E. ENGINEER	T 777 PP 77-77
SCALE: AS NOTED	BLUE SHEETS TAX MAPS:
DATE: FEB. 28, 2019	CATCH BASIN CARDS CITY GIS SEWERS

Civil 3D 2019 Drawing:
Drawing NAME
Civil 3D 2019 Survey Database:
Database NAME

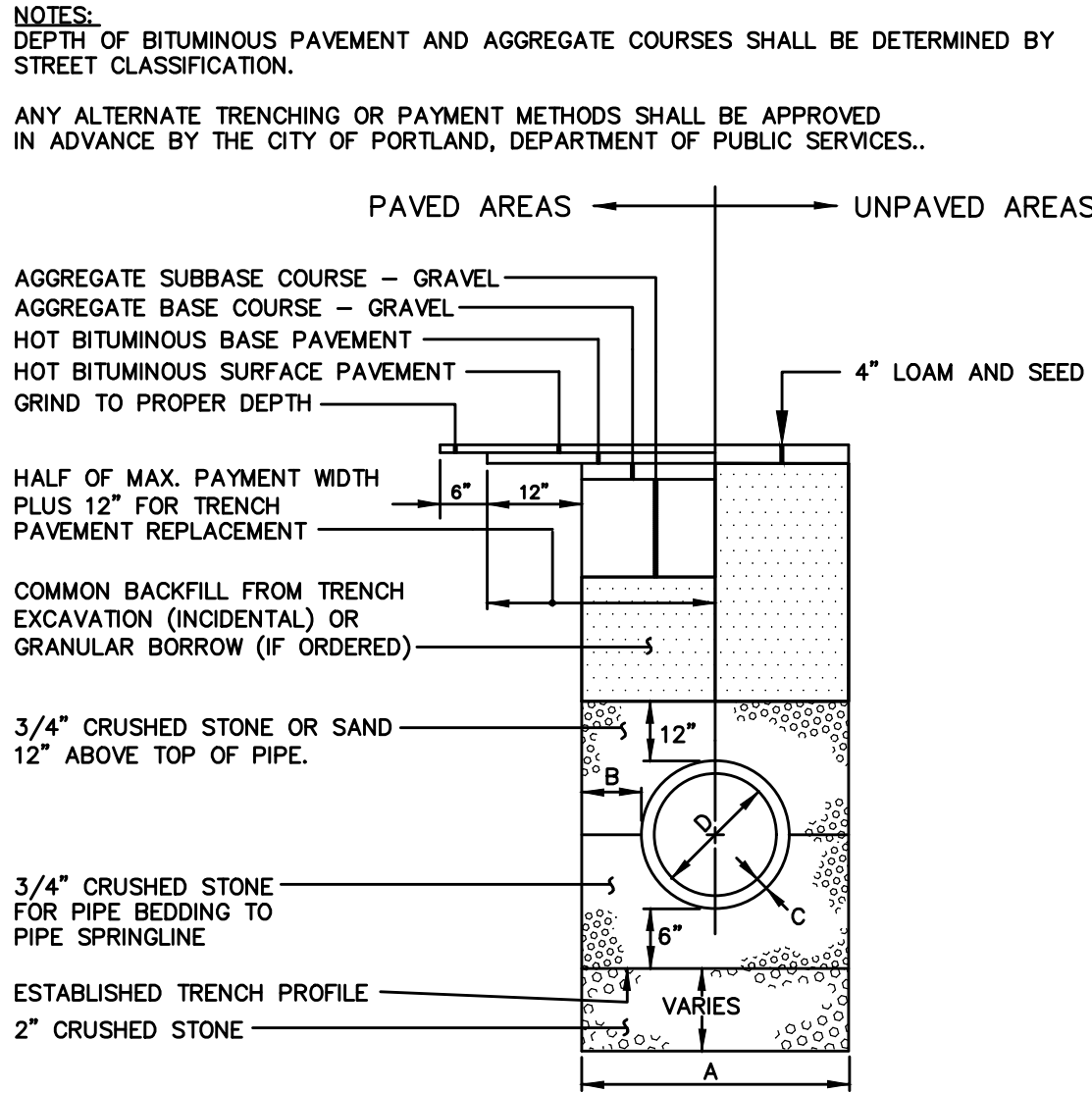
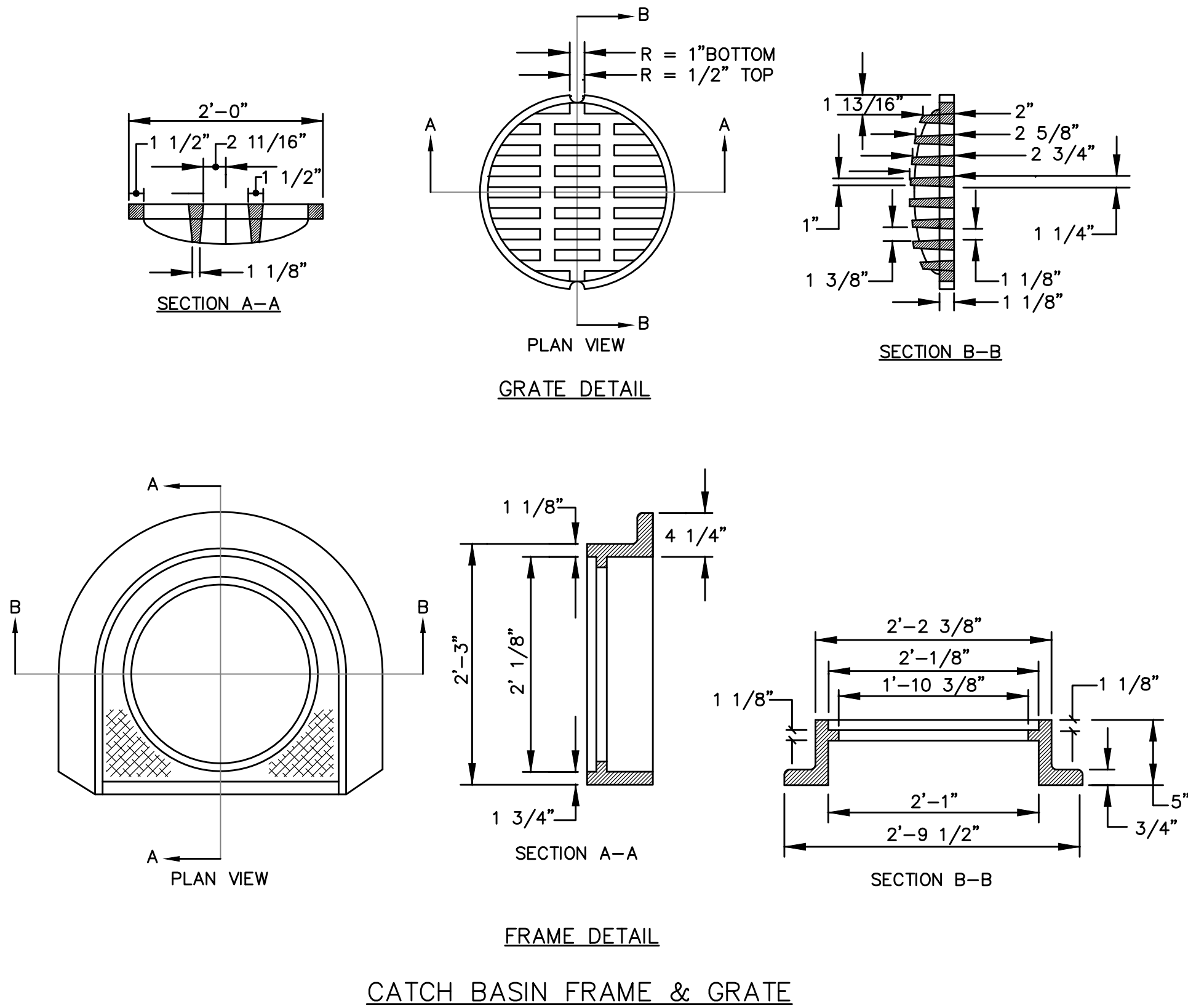
REFERENCES:

H:\60000\06BOS 01199.00_P PORTLAND PATHWAY UNION BRANCH
SEGMENT\PRODUCTION\CAD\00199_ (CONSTRUCTIONDETAILS).DWG 21 5/16/2023

- ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 lbs. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
- MANHOLES MAY BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
- PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478.
- ALL PIPES ENTERING MANHOLES AND CATCH BASINS SHALL HAVE FLEXIBLE PIPE CONNECTIONS WITH STAINLESS STEEL BANDS. FILL ANY ANNUAL SPACE WITH NON SHRINK GROUT.
- ALL STORM AND SEWER MANHOLE COVERS SHALL BE SOLID
- ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER. ALL STORMWATER/DRAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
- SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-63, GRADE MA AND SA.
- INVERTS SHALL BE BUILT TO THE HEIGHT OF THE FOLLOWING AS DETERMINED BY THE LARGEST PIPE SIZE.
 - FOR PIPE SIZES 4"-12" INVERTS SHALL GO TO THE TOP OF THE PIPE.
 - FOR PIPE SIZES 15"-36" INVERTS SHALL GO TO THE SPRING LINE.
 - FOR PIPE SIZES 42"-60" INVERTS SHALL GO TO THE 1/3 OF PIPE SIZE
- ALL SANITARY MANHOLES SHALL HAVE A WATERPROOFING COATING APPLIED TO THE EXTERIOR SURFACE.
- CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35.
- EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
- ALL CATCH BASIN OUTLETS SHALL BE INSTALLED WITH A HOOD / CASCO TRAP. SEE FIGURE II-09.
- ALL MANHOLES AND CATCH BASINS REQUIRE BUOYANCY CALCULATIONS AND THE STRUCTURES SHALL BE MODIFIED AS NECESSARY BASED ON THOSE CALCULATIONS.

GENERAL NOTES FOR MANHOLES AND CATCH BASINS

- APPROVED CATCH BASIN FRAMES:
 - EAST JORDAN = 7375Z
 - NEENAH = R-3248
 - OR APPROVED EQUAL
- APPROVED CATCH BASIN GRATES:
 - EAST JORDAN = 2440M
 - NEENAH = R-3248
 - OR APPROVED EQUAL

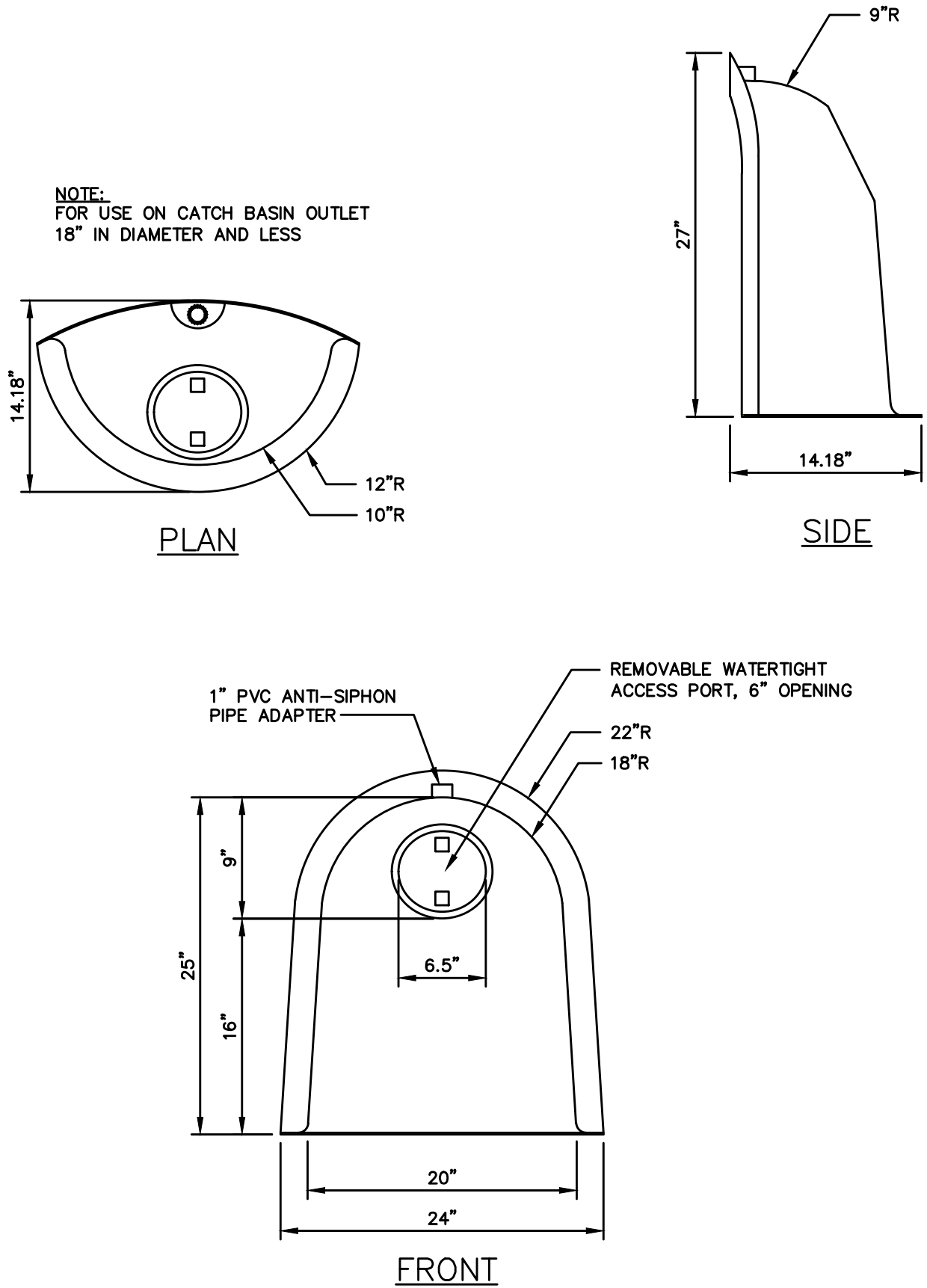


NOTES:

- ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
- IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
- DIMENSION B SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE, BUT IN ALL CASES DIMENSION B SHALL BE AT LEAST 9".
- DIMENSION A IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER GRANULAR BORROW, CRUSHED STONE, STRUCTURAL EARTH EXCAVATION, AND STRUCTURAL ROCK EXCAVATION. DIMENSION A SHALL BE BASED ON PIPE DIAMETER D, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, D (INCHES)	MAX. TRENCH WIDTH, A (FEET)
4	4.0
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	5.0
24	6.0
27	6.0
30	6.0
36	6.0
42	7.0
48	7.0

TYPICAL PIPE TRENCH INSTALLATION



CATCH BASIN HOOD

Civil 3D 2019 Drawing:
Drawing NAME
Civil 3D 2019 Survey Database:
Database NAME

REFERENCES:
PROJECT FIELD BOOK:
OTHER FIELD BOOKS:
T 777 PP 77-77
T 777 PP 77-77
T 777 PP 77-77
T 777 PP 77-77

BLUE SHEETS
TAX MAPS:
CATCH BASIN CARDS
CITY GIS SEWERS

SURVEY CREW:
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DRAWN BY:
L.K. SCELZA
CHECKED BY:
N.E. ENGINEER
SCALE:
AS NOTED
DATE:
FEB. 28, 2019

DATE
SUBMISSION
REV

PROJECT NAME:
UNION BRANCH MULTI-USE PATHWAY
WIN18469.00



DESIGN BY: TGN
DRAWN BY: TGN
CHECKED BY: JIM
SHEET NAME:
TYPICAL SECTIONS
DATE: 9/12/2023
PAGE # OF #
SHEET NO.: 21

Union Branch Pathway Design

Historic Preservation Meeting

April 3, 2024



Environmental and Historic Review

- Historic Resources
 - Union Branch Railroad Tracks - National Historic Register Eligible
 - Deering Oaks - National Register of Historic Places
- Review by Maine Historic Preservation Commission
- Tonight: Portland Historic Preservation Board for Certificate of Appropriateness

Certificate of Appropriateness

- Cohesiveness of Design
 - Overall Pathway
 - Connections between Park and Pathway
- Palette of Project Materials Under Review
 - Fencing
 - Paving materials at junctions
 - Steps and railings
 - Landscape & planting concept
 - Pathway lighting

Union Branch Pathway Design



Typical Section

EXISTING



PROPOSED



Fence

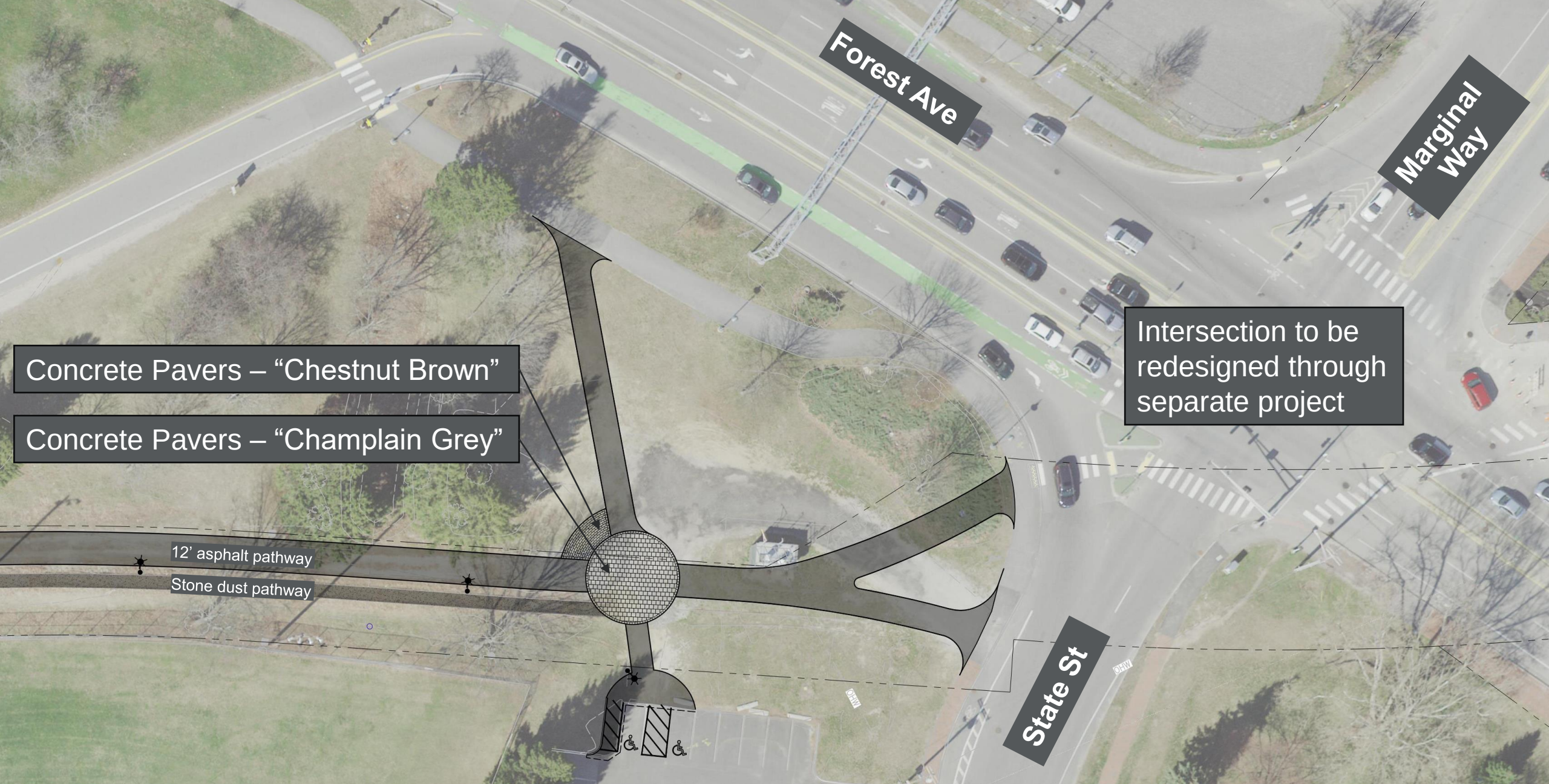
PROPOSED

6' Black vinyl-coated chain link fence



Forest Ave-State Street-Marginal Way Connection





Concrete Pavers – “Chestnut Brown”

Concrete Pavers – “Champlain Grey”

12' asphalt pathway

Stone dust pathway

Intersection to be redesigned through separate project

Forest Ave/State Street/Marginal Way Connection

BAYSIDE / EASTERN PROM / BACK COVE TRAIL JUNCTION



BAYSIDE / BOYD ST TRAIL JUNCTION

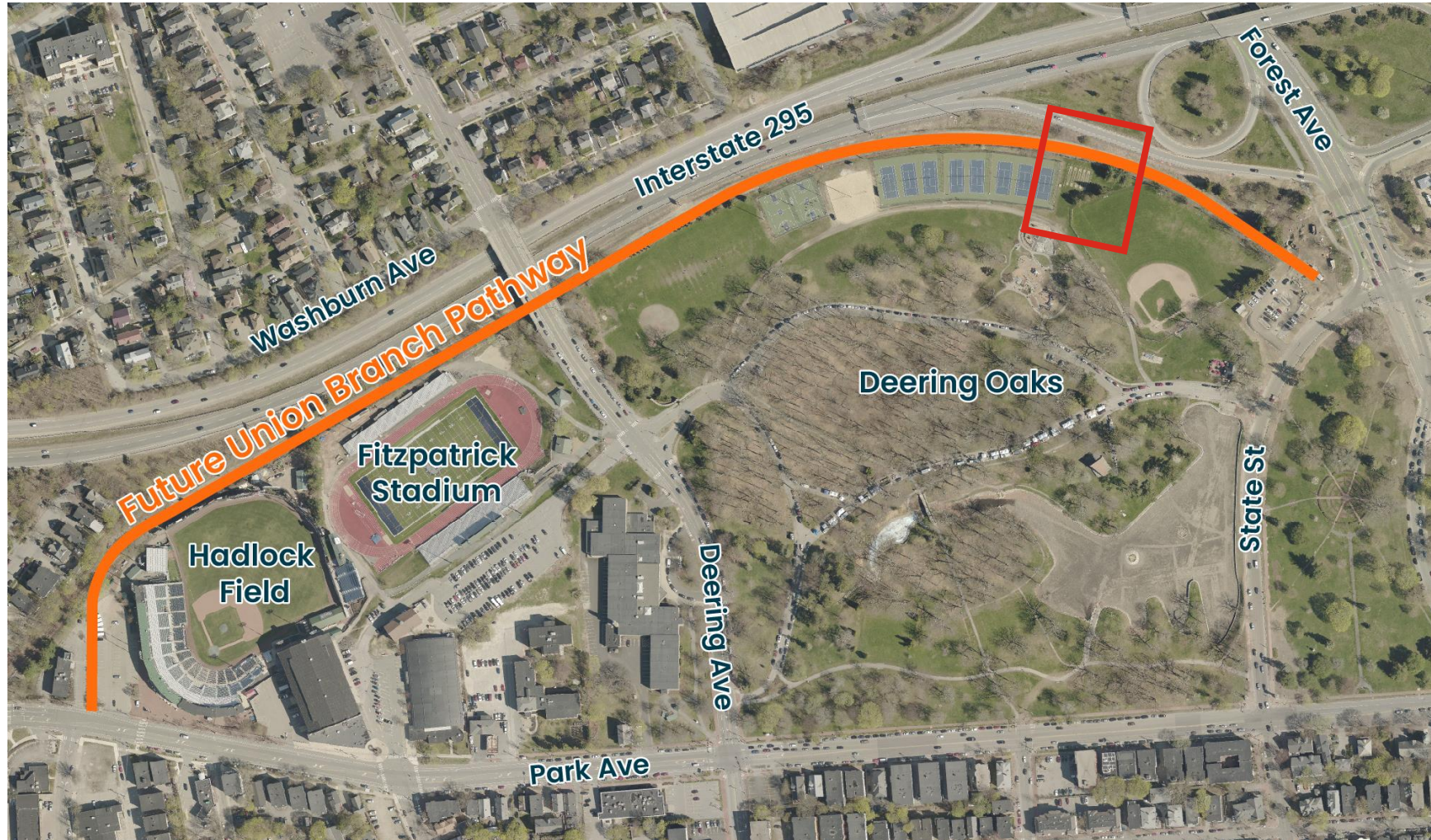


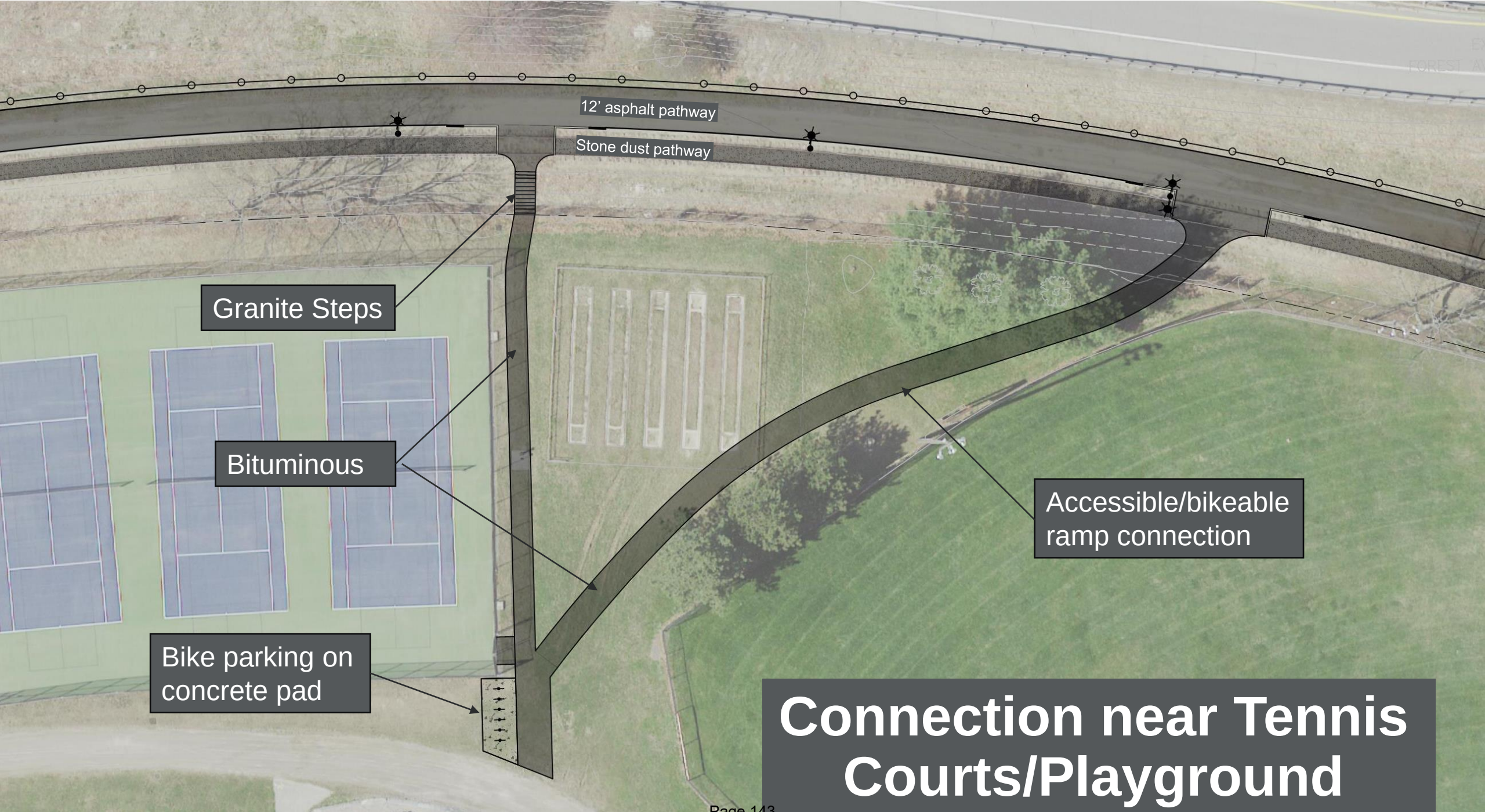
DETAIL FROM BOYD ST JUNCTION - 2016



DETAIL FROM BOYD ST JUNCTION - 2016

Connection near Tennis Courts





12' asphalt pathway

Stone dust pathway

Granite Steps

Bituminous

Bike parking on
concrete pad

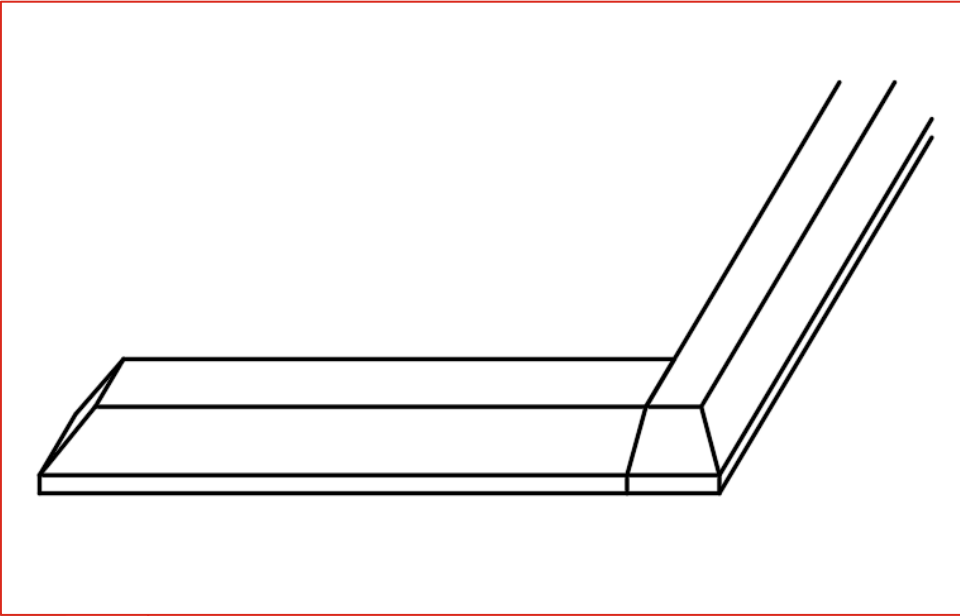
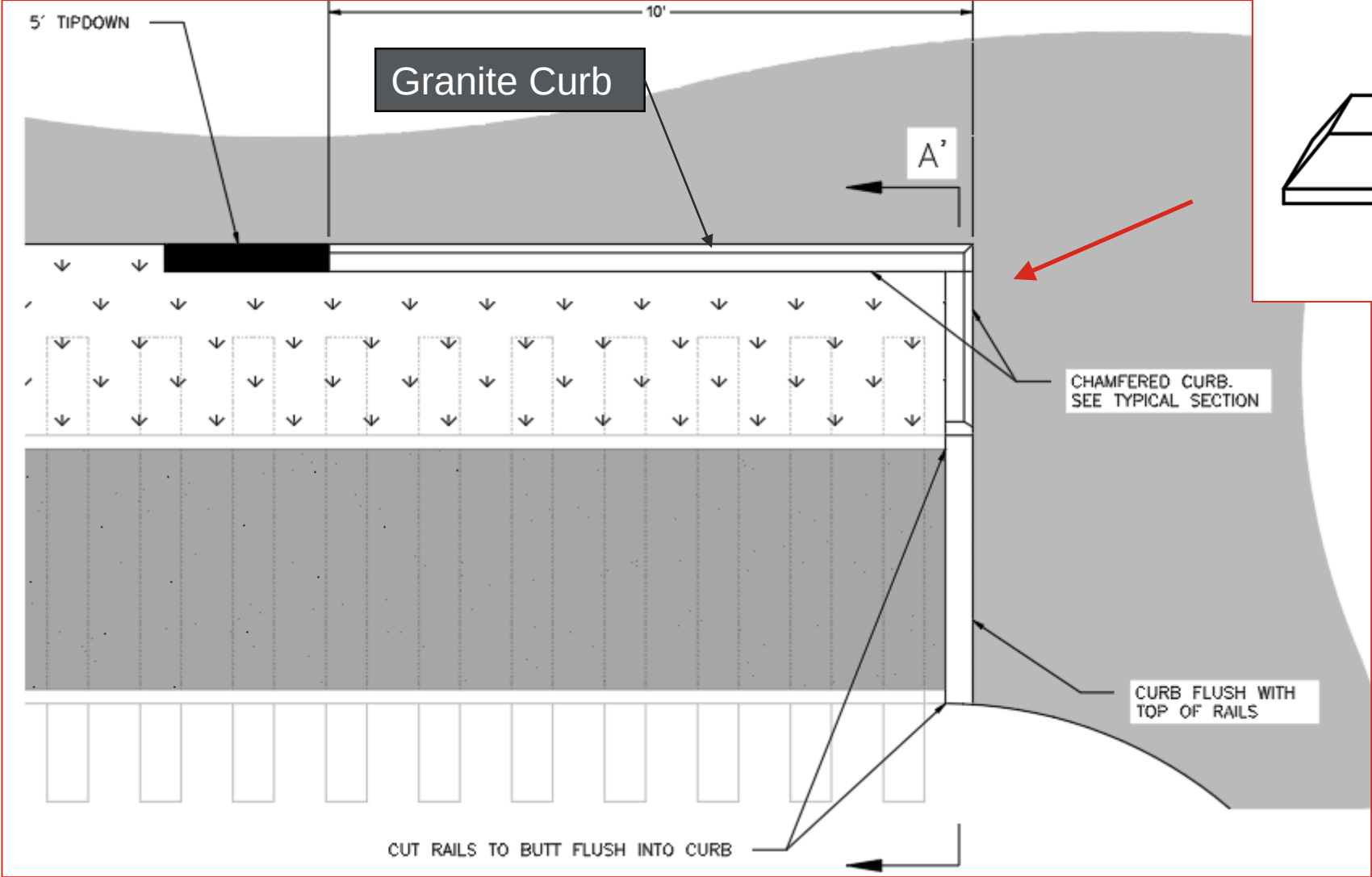
Accessible/bikeable
ramp connection

**Connection near Tennis
Courts/Playground**

Granite Steps with Handrails

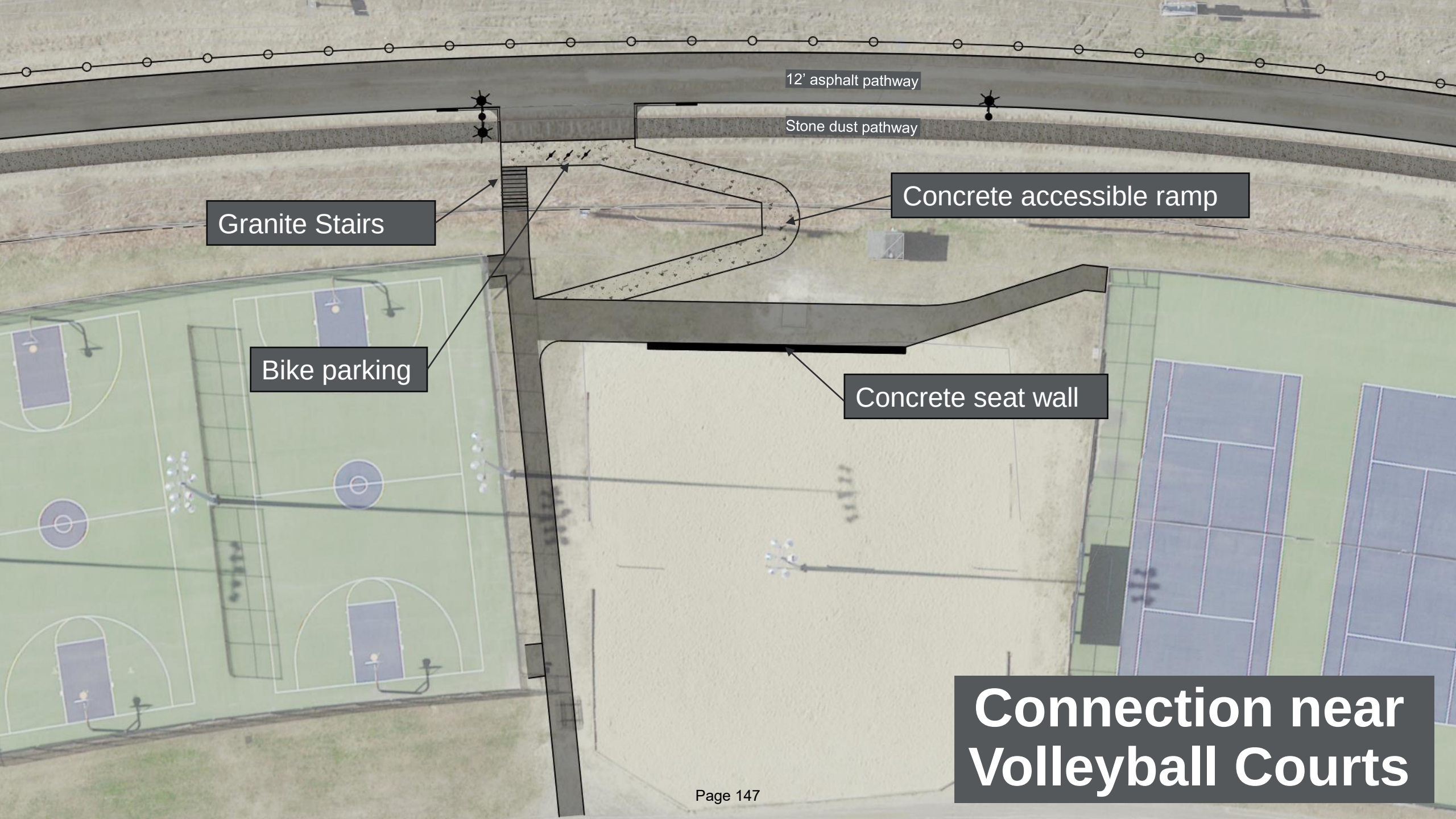


Junction Details



Connection near Volleyball Courts





12' asphalt pathway

Stone dust pathway

Granite Stairs

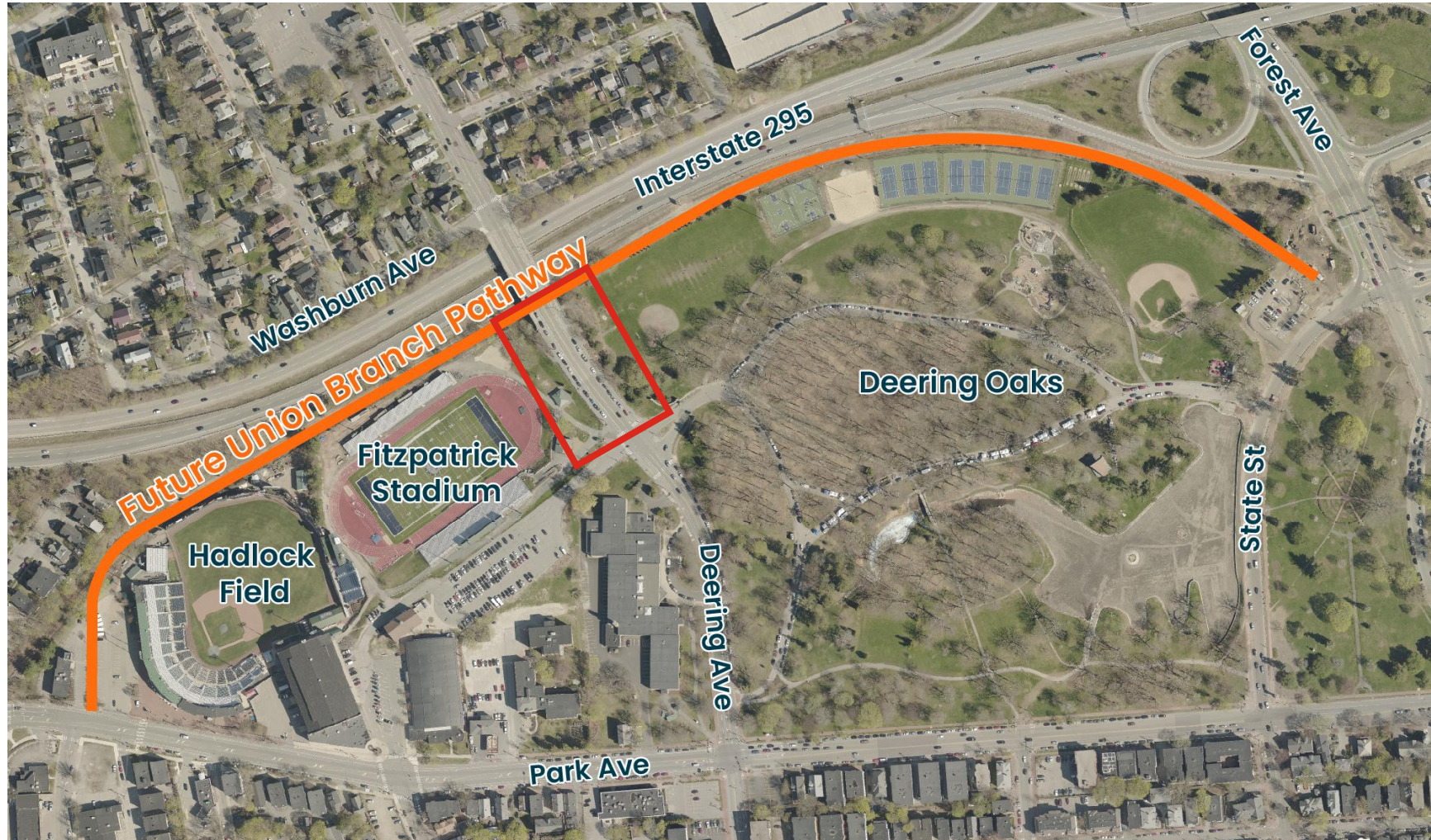
Concrete accessible ramp

Bike parking

Concrete seat wall

**Connection near
Volleyball Courts**

Deering Ave Connection



Rain Gardens

Asphalt
accessible/bikeable
connection to Deering Ave

Deering Ave Connection

Deering Ave

Landscaping

Preserve mature
trees & add more

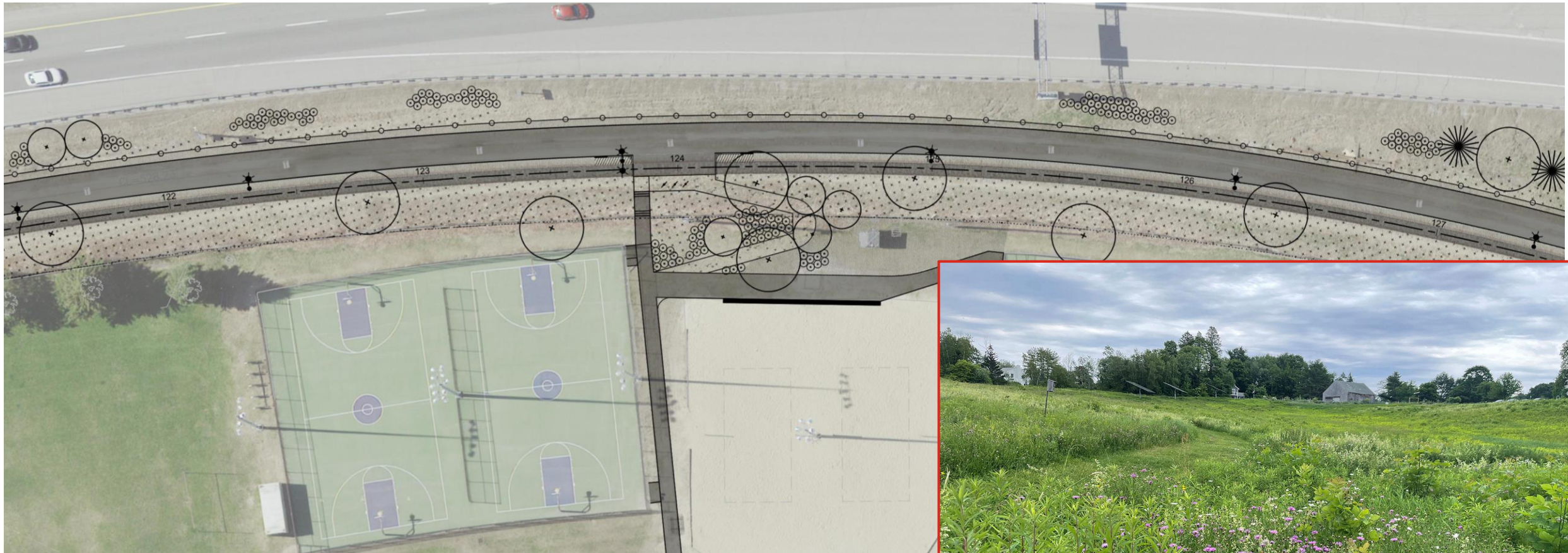


Pollinator Plantings



Rain Gardens

Landscaping



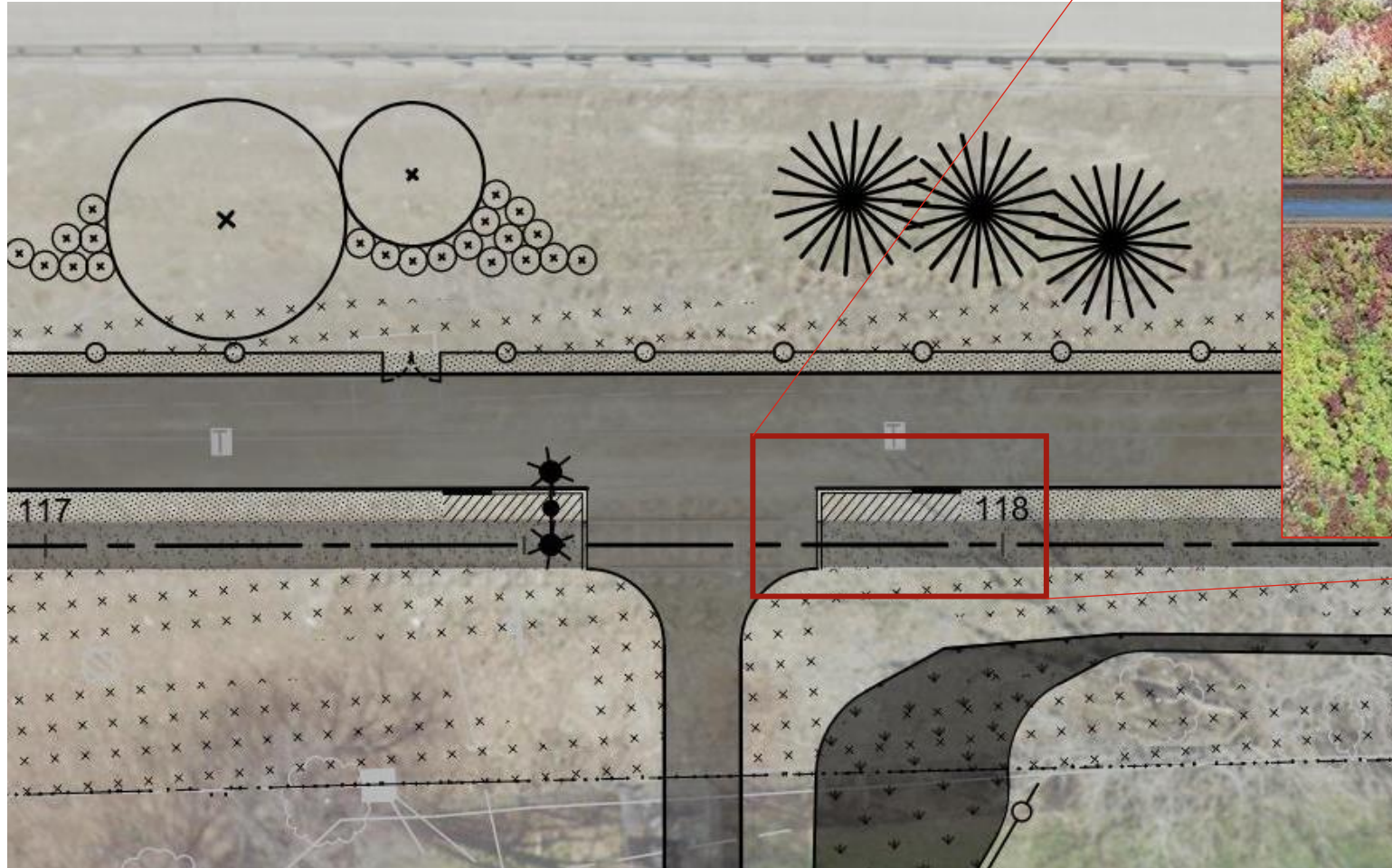
Pollinator Plantings

Landscaping



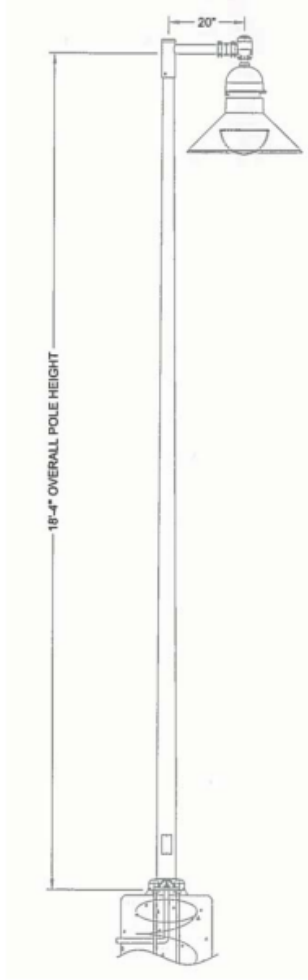
Rain Gardens

Landscaping



Pathway Lighting



 PORTLAND me		Street & Sidewalk Lighting DECORATIVE LIGHT - TRAIL/WATERFRONT	
		LUMINAIRE Holophane GlasWerks LED Hallbrook Series Model: GELB-050-3K-AS-4-B-3-P7E-DM Pendant mount IES Type IV Distribution Thermal resistant prismatic glass lens held in a formed aluminum door frame. 50 watts Universal Voltage (120-277V) Dimming driver with 7-pin photocontrol receptacle LED 3000K color temperature BRACKET ARM Aluminum crossarm with a post-top fitting for a 2-3/8\" data-bbox="798 122 958 608"/>	
		SLIP FITTER Holophane Glasswerks Slip Fitter Model SG20/1-BK 2-3/8\" data-bbox="798 402 898 418"/>	
		LIGHTING POLE Holophane Model: RTA1850E-PL-ND-BK-4 Aluminum pole shaft rated for a 90 mph wind load with a 1.3 gust factor. Provide four hot-dipped galvanized steel L-type anchor bolts. Lighting pole shall be hot dipped galvanized prior to powder coat paint. DIMENSIONS Overall Height = 18' 4" Bracket Arm = 1' 6" FINISH Black (standard) - polyester powder coat APPLICATION Trails: Appropriate for any city trail installation. Waterfront (Commercial/Thames St): Supplemental pedestrian lighting to standard cobrahead lighting. Spacing: One side: 90' - 125' on center Alternating sides: 175' - 225' ft on center Follow established pattern. Single arm oriented over trail or street; Double-arm used in medians or similar.	
Date: March, 2019	CITY OF PORTLAND, MAINE TECHNICAL MANUAL	MUNICIPAL STREET LIGHTING STANDARDS SECTION 10	Figure: X-8B
Revised Date:	TRAILS / WATERFRONT (COMMERCIAL/THAMES STREET)		

Expected Schedule and Next Steps

Union Branch Pathway

- Final Design **Ongoing**
- Out to Bid by **May 2024**
- Construction begins as soon as **Summer 2024**

Questions?





Bruce Hyman <bhyman@portlandmaine.gov>

WIN19469.00 Union Branch Pathway Updated DRAFT Landscape/Planting Plan and Palette

Bruce Hyman <bhyman@portlandmaine.gov>

Mon, Mar 11, 2024 at 10:55 AM

To: "Dostie, Gerald P" <Gerald.P.Dostie@maine.gov>, "Cooper, Kent" <Kent.Cooper@maine.gov>, "Skelley, John" <john.skelley@maine.gov>

Cc: Alex Marshall <amarshall@portlandmaine.gov>, Tatyana Vashchenko <tvashchenko@portlandmaine.gov>, Mark Reiland <mreiland@portlandmaine.gov>, John Mahoney <jmahoney@tooledesign.com>, Tom Nosal <tnosal@tooledesign.com>, Eileen Brucato <ebrucato@tooledesign.com>, Helen Donaldson <hcd@portlandmaine.gov>

Good morning, Jerry, Kent and John:

Please see attached landscape plans, updated based on our discussions. The focus of this draft is the section where the pathway is closest to I-295, and also the interface with Deering Oaks Park. Landscaping on the western end of the pathway (Hadlock Parking lot and junction with Park Ave) and eastern end of the pathway (connection to State Street) will be included in the draft PS&E (happy to discuss these areas as well). An updated species-specific plant palette is also attached.

Our planting strategy includes a palette of salt-tolerant, resilient, and mostly native trees, shrubs and grasses. Combined with low-mow pollinator mix in most areas, this strategy creates a naturalized feel while providing screening, shade, ecosystem benefits and a more cohesive experience for users. In the area on either side of the pathway (up to the fence and rails) we are proposing frequently mowed lawn/turf mix to facilitate clear space on either side of the pathway (grass shoulders). At junctions/pathway connections, we are suggesting low-growing groundcover to visually differentiate these regions and provide pops of color and texture.

For the area between the fence (which is on the right of way boundary line) and I-295, we are showing clusters of shrubs and smaller trees to provide visual screening between the pathway and the highway, while also maintaining sight lines to interstate signage. The plans show 20', 25', and 30' offsets from shoulder striping (breakdown lane) on I-295 for your reference. The shoulder (edge of travel lane) stripe is shown as a solid line and the offsets are dashed.

The most common public comment and the greatest concern of many members for the public was the impact of the highway on the comfort and utility of the pathway. For this reason, one of the primary goals of the pathway's design is to create a robust buffer and we greatly appreciate MaineDOT's collaborating with the City and the design team to achieve this goal.

The gaps between the clusters of shrubs and smaller trees are intended to facilitate maintenance/mowing. All disturbed areas within the I-295 right of way (between the fence and the highway) are proposed to be seeded with the low-mow pollinator mix to minimize maintenance/mowing. The drainage ditch and all disturbed areas of the I-295 embankment will be covered with jute matting to minimize erosion until turf is established. Also, as previously discussed, all areas with slopes greater than 2:1, will be stabilized with geocells. Finally, following discussion with the City, we are not using vines along fencing and will rely on our shrub and tree selection for screening.

Two items/questions below, which we would like to flag:

- We are proposing a low-mow pollinator mix for areas behind the fence that will be disturbed by grading or planting. *Would it be acceptable to MaineDOT if we applied the low-mow pollinator seed beyond the disturbed areas, essentially seeding the entire grassed slope where the pathway runs close to the highway?*
- Beneath the bridge, we are currently showing rip rap adjacent to the pathway in the areas of the downspouts (north side of pathway). *For the areas that aren't immediately under the downspouts, would MaineDOT prefer soil to be added to the rip rap?* This treatment was discussed with Kent at some point but we don't recall a specific decision being made. Also, the area beneath the bridge is mostly devoid of vegetation. *Would it make sense to extend the rip rap (and potentially soil enhancement) to the I-295 guardrail?*

We're looking forward to your review and the subsequent discussion.

Bruce

--

Bruce Hyman
Transportation Program Manager
City of Portland
Department of Planning and Urban Development
389 Congress Street, 4th Floor
Portland, Maine 04101
(207) 874-8717 phone
bhyman@portlandmaine.gov



2 attachments



WIN18469.00UBPath_PlantPalette_Mar2024.pdf
97K

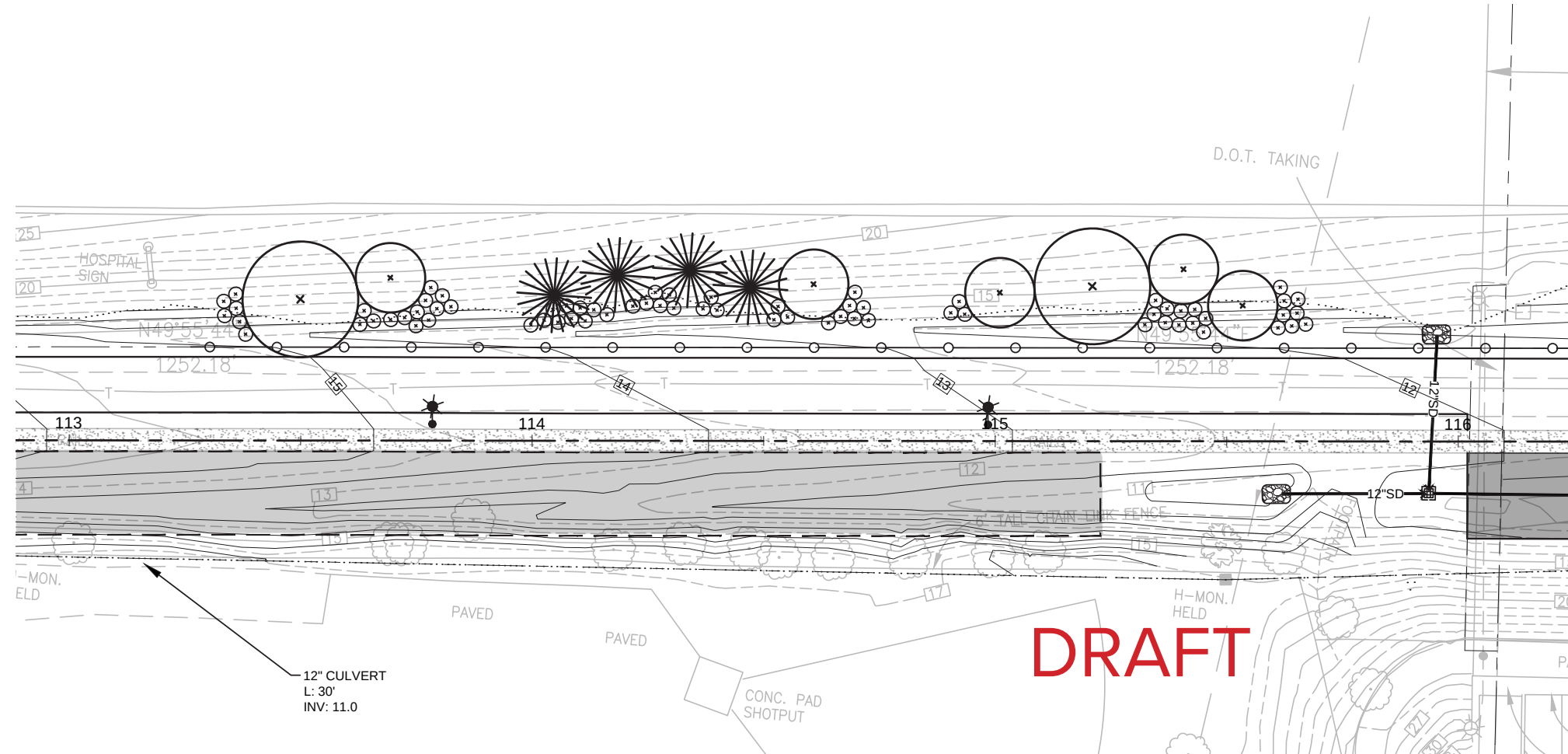


WIN18469.00UBPath_DraftLA Plans_Mar08-2024.pdf
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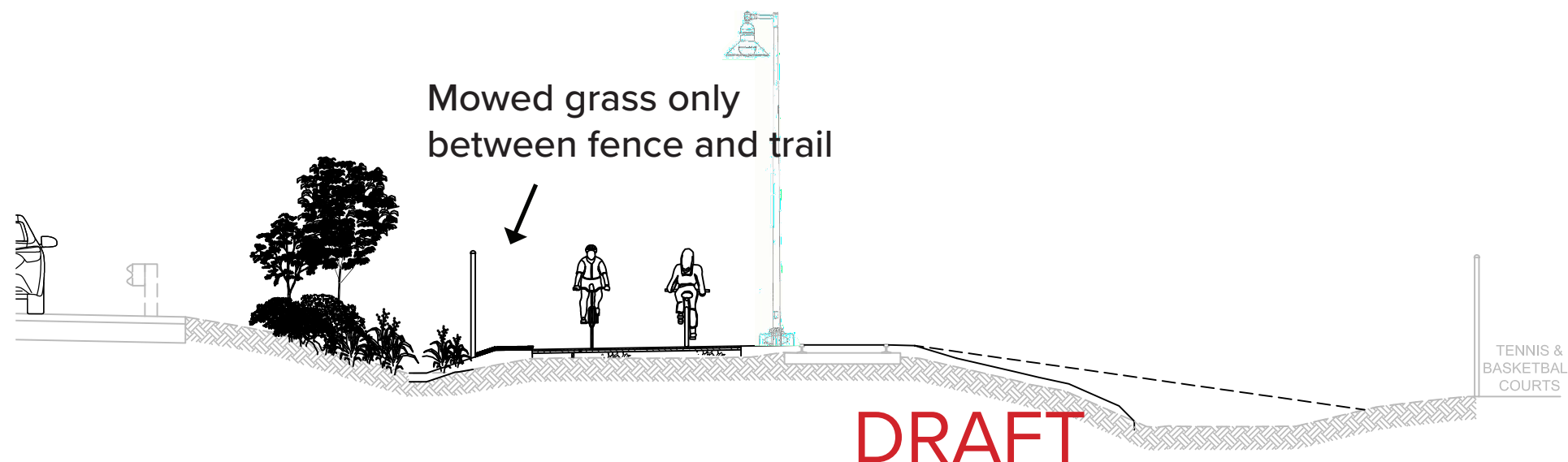
Union Branch Initial Concept Planting

12.28.2023 Rev.

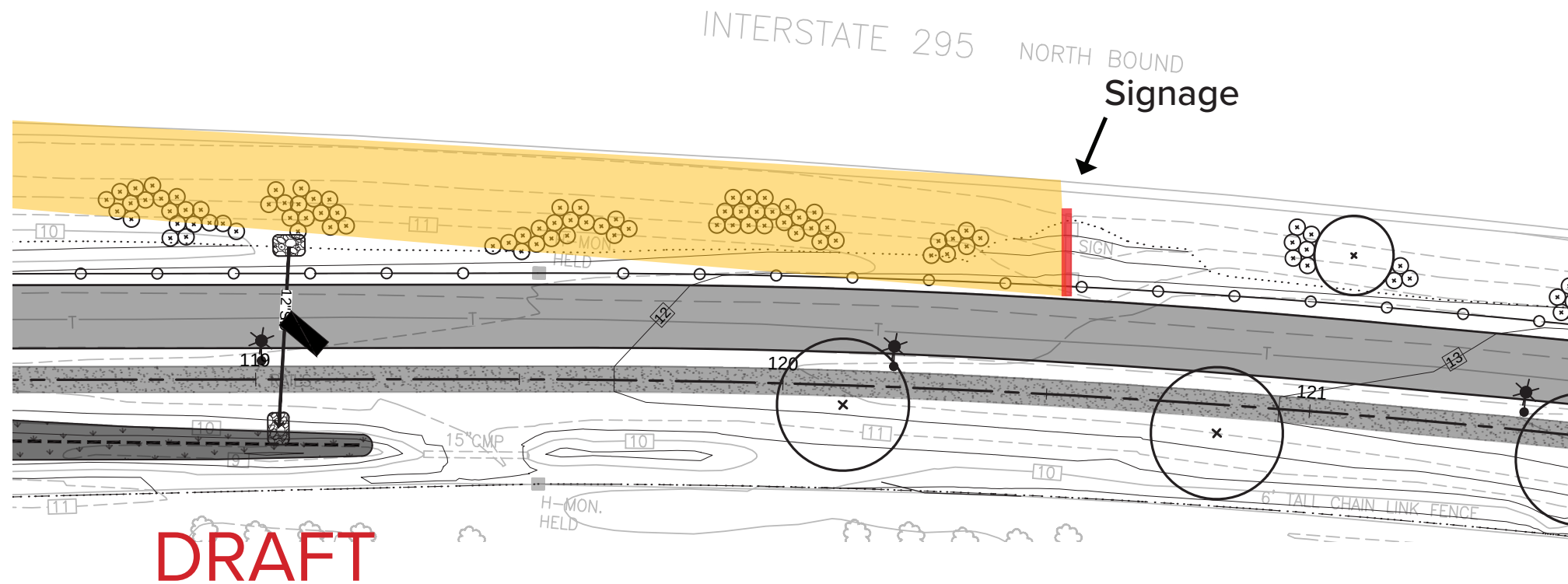
Condition 1: Typical Planting Strategy



- The typical planting strategy will use trees, shrubs and grasses to create distinct experiences along the trail
- Greater plant diversity will encourage bird habitat
- Vegetation will provide some visual screening from the highway and add seasonal interest

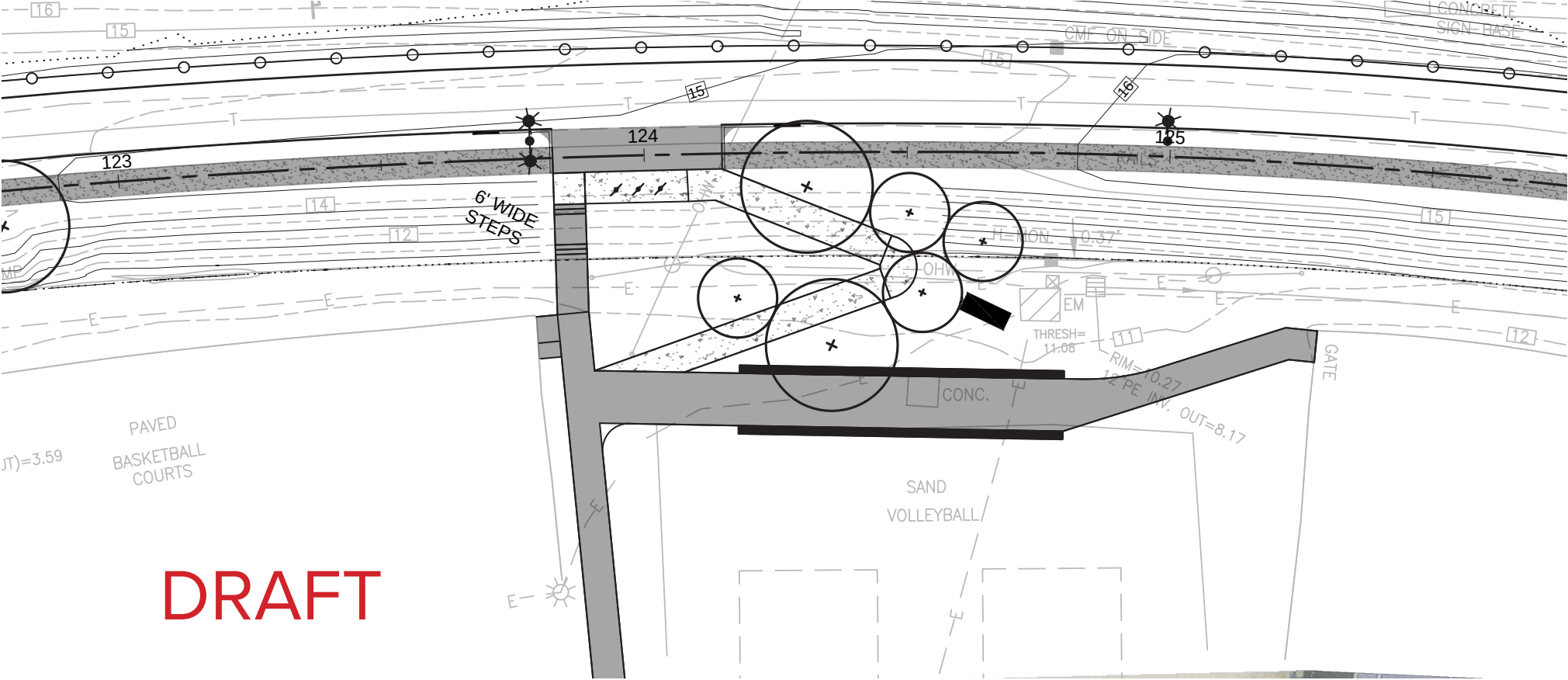


Condition 2: Low Growing Vegetation



- In areas with signage or other high visibility concerns, the planting palette will be composed of shrubs and grasses with no trees
- Maximum height for shrubs will be 3'-4'

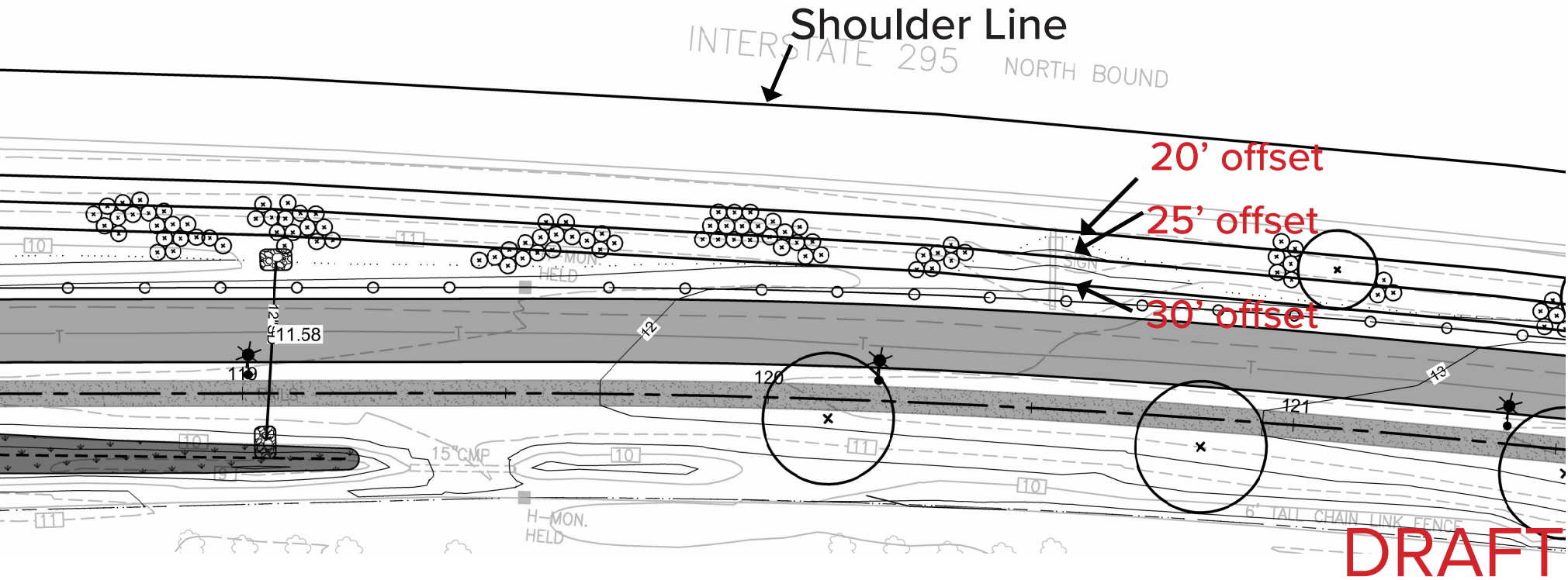
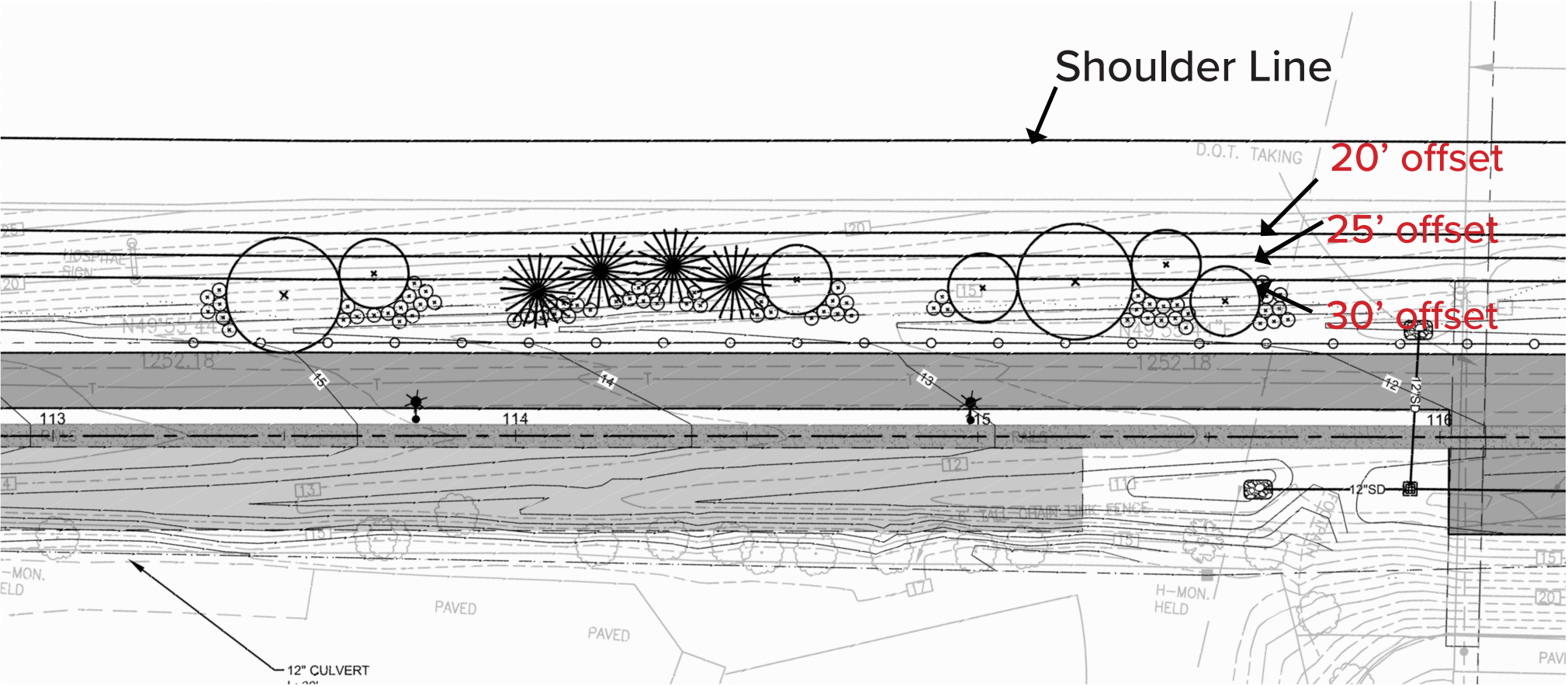
Condition 3: Key Shade Trees



- There are key locations on the southern side that would benefit from the addition of trees to provide needed shade

Offset from Travel Lane

- Offset from the travel lane at 30', 25' and 20'



DRAFT

Initial Planting Palette - Trees and Shrubs

Large Trees



Bald Cypress



Black Gum



Catalpa



Scotch Pine



Swamp White Oak



Sycamore



White Pine



White Spruce

Medium Trees



Eastern Larch



Serviceberry

Shrubs



Bayberry



Beach Plum



Black Haw
Viburnum



Black
Chokeberry



Buttonbush



Fragrant Sumac



Spicebush



Red Twig Dogwood

Initial Planting Palette - Perennials and Groundcover

Perennials



Black Eyed Susan



Goldenrod



Heart-leaved American Aster



Joe Pye Weed



New England Aster



Wild Bergamot

Groundcover



Bearberry



Switchgrass

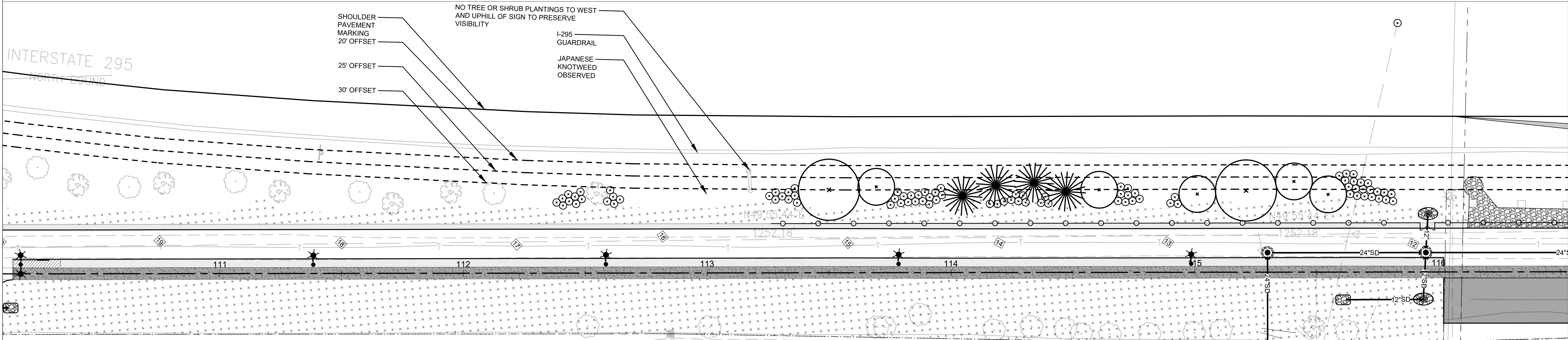
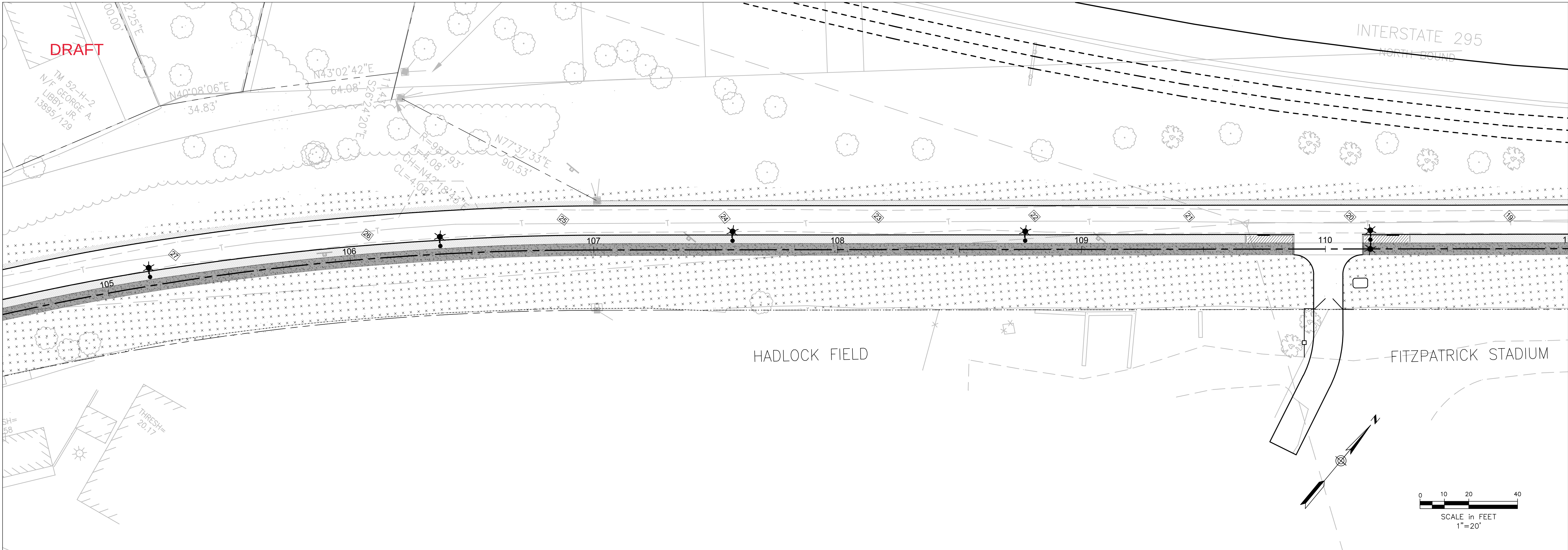


Karl Forester Reed Grass



Wildflower Seed Mix

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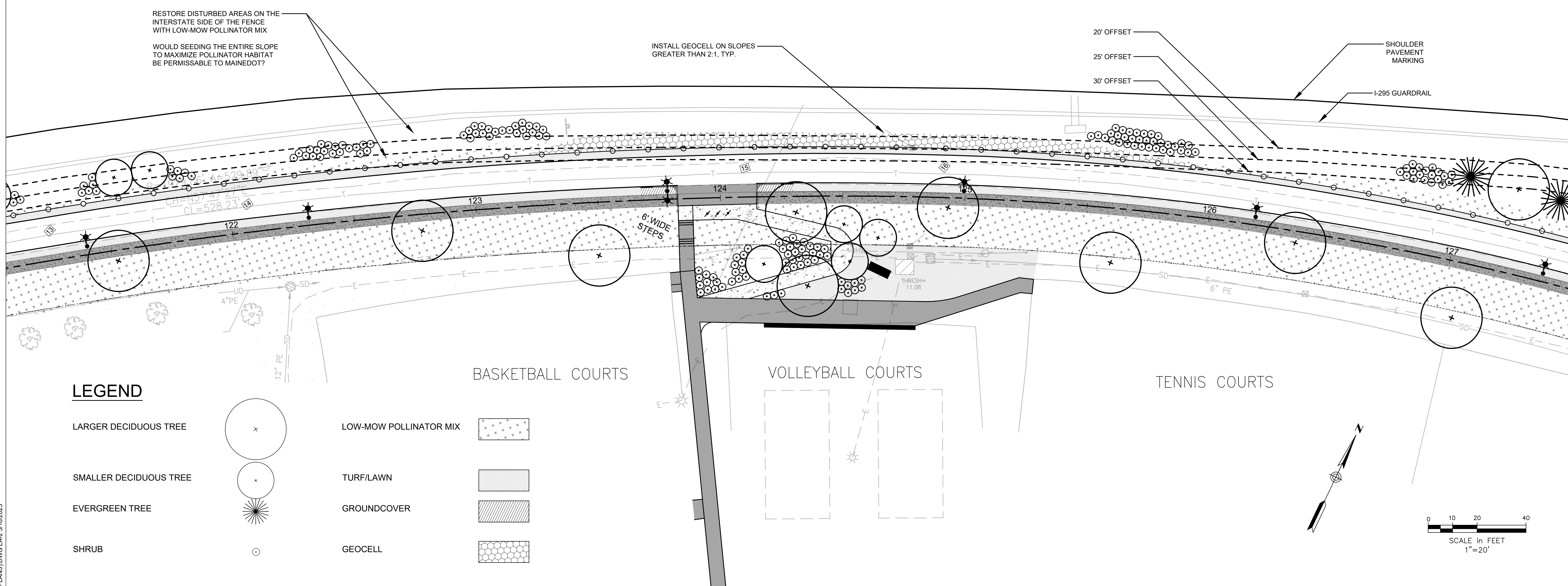
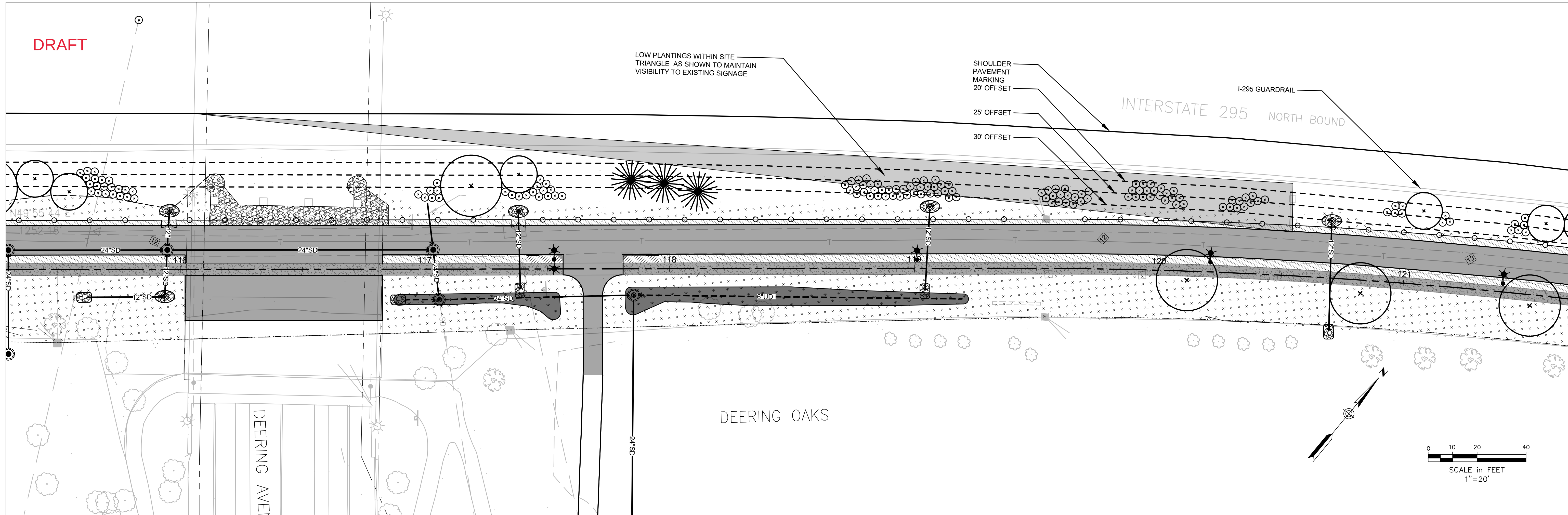


LEGEND

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| SMALLER DECIDUOUS TREE | | TURF/LAWN | |
| EVERGREEN TREE | | GROUNDCOVER | |
| SHRUB | | GEOCELL | |

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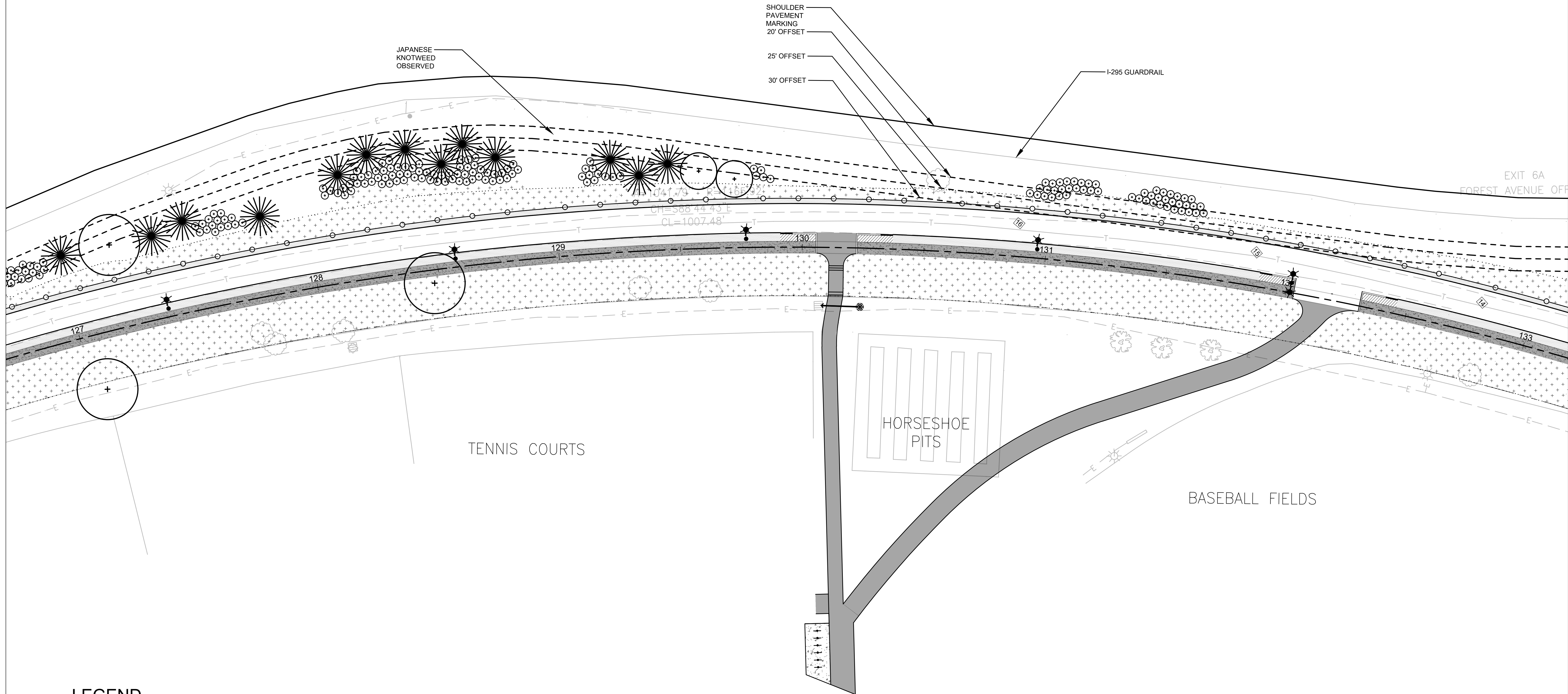


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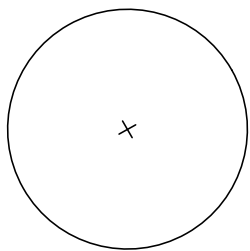
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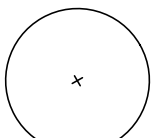


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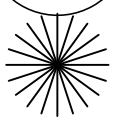
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SMALLER DECIDUOUS TREE



EVERGREEN TREE



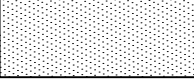
SHRUB



LOW-MOW POLLINATOR MIX



TURF/LAWN



GROUNDCOVER



GEOCELL



PROJECT NAME:
UNION BRANCH MULTI-USE PATHWAY
WIN18469.00



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CITY GIS SEWERS

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Deering Oaks

Portland, Maine

Master Plan

Prepared for:

The City of Portland
Maine

May 1994

Consultants:

The Halvorson Company, Inc.
Landscape Architects and Master Planning Consultants

Acknowledgments

The collaboration between the master planning team, the master plan committee and city staff was critical to the development of a creative plan that will guide the future of Deering Oaks with respect for its past and awareness of the circumstances of the present. The consultant team wishes to thank all who have given countless hours to the development of this plan for their thoughtful and intelligent direction, and their substantial contributions to the final product.

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Maine Olmsted Alliance for Parks and Landscapes

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Introduction

By the mid-nineteenth century, Deering's Woods was the largest undeveloped open space near the city, and a dramatic remnant of Maine's primeval landscape. It had been enjoyed as a quiet retreat by the city's residents long before its development as a public park. The donation of the land to the city by the Deering family in 1879 ensured that this cherished place in Portland would be preserved and available for use for years to come.

Today, the historical significance of 54-acre Deering Oaks has been recognized by its placement on the National Register of Historic Places and its designation in 1990 as a local historic landscape district. It was designed by City Civil Engineer William Goodwin in the naturalistic style popular at the time. His layout enhanced the existing beauty of a site the major natural elements of which can be seen in a plan as early as 1690—wooded areas and pond outline. Today, some of the park's majestic oak trees are 200 years old.

The legacy of Deering Oaks is a long and cherished one. In the Spring of 1993 it was recognized that there needed to be a long-term vision for the future in order to protect and improve what was most valuable about this special place in Portland, and to develop a framework for future decision-making. It was also anticipated that recreational development in the area would place pressures on the park, particularly on its circulation system, that needed to be controlled in order for Deering Oaks to serve as the urban refuge it is meant to be.

A committee of 16 citizens, chaired by the mayor and representing a broad spectrum of neighborhood, institutional, political and professional perspectives, worked hard over eight months to craft a plan that respects the historic integrity of the park while accommodating the evolving needs and circumstances of today's park visitors and context.

It is hoped that this plan will inspire and be actively used as the blueprint for on-going stewardship of Deering Oaks by the city and by its citizens. The words of the park's designer from the last century are relevant to this endeavor today, and to the importance of a comprehensive and collaborative planning process:

"The proper improvement of the whole area of the Oaks must extend over a period of many years and will therefore demand continuity of thought on the part of those charged with its execution. It should begin with the guidance of a general plan which should indicate the main features of the completed

landscape, embodying not alone the suggestions of any one person, but of those also who had most carefully and intelligently studied the possibilities of the locality..."

Report of the City Civil Engineer, 1880

I EARLY YEARS (1630s - 1879)

Colonial Town

Present-day Portland, which was originally part of the town of Falmouth, was one of Maine's early communities as it offered both a protected harbor and fertile land for farming. After initial settlement in the 1630s, the population grew steadily despite Indian attacks. By 1675 there were forty farms scattered around the peninsula. War with the Indians decimated the area for a few years but in 1678 peace was made, at least temporarily.

Among those returning to rebuild their homes was the Anthony Brackett family whose farm was located near what is now Deering Oaks. The Bracketts had been captured by the Indians but escaped to safety. A few years later, in 1689, Brackett's orchard was the scene of one of the fiercest battles of the French and Indian wars. In an intense six-hour battle, Major Benjamin Church defeated the 700 Indians but the following spring the community at Falmouth Neck was once again annihilated.

The 1690 Plan of Falmouth Neck shows a small settlement concentrated along the Casco River near the present old port. There are a few outlying farmsteads but Brackett's farm at the edge of Back Cove is the most remote. The layout or extent of the property is not indicated, although it was probably a small subsistence farm carved from the woods like most in Maine during this era. The area just south of the farmstead (now Deering Oaks) was heavily wooded and laced with inlets.

Once the Indian threat was eliminated, Portland grew rapidly because of its good harbor and abundant natural resources. Lumber was an important basis of the new prosperity, particularly supplying masts to the British Royal Navy. The American Revolution temporarily ended the town's prosperity as Portland actively sided with the colonists. In 1775 Portland was once again destroyed, this time at the hands of the British, who bombarded and burned the town. Nathaniel Deering, who opened the first store on Fore Street and helped construct Long Wharf after the disaster, was one of many who rebuilt the downtown area.

Growth of Portland

In 1786 the town of Portland separated from the rest of Falmouth and grew rapidly in the years that followed. Shipbuilding, lumbering, fishing and trade were its primary industries. By 1820, when Maine became a state, the population of the new town had reached 8,581. Along with the growing population was a dramatically changing physical form. Plans from the 1820s and 30s show the port area well developed and streets extending out towards what is now Western Promenade.

In 1832 the state capitol was moved to Augusta and Portland was incorporated as a city. By this time the population had grown to over 13,000 and Portland was a flourishing commercial center with the largest fleet on the eastern seaboard. Commercial activity centered near the old port while the western part of the peninsula was becoming a fashionable residential district.

The coming of the railroad in the 1840s further solidified Portland's role as a center of trade. The Portland and Rochester Line came in along the western edge of Back Cove, crossing the inlet near Green Street (Deering's bridge) before heading east towards a depot built on filled land at the south edge of Back Cove. In the 1850s gradual filling expanded the land further into Back Cove. By this time the New County Road running along the southern edge of Deering Oaks had been renamed Portland Street.

Early Parks and Civic Improvements

With Maine's statehood in 1820 came a new era of civic pride and a desire for public improvements. Mount Joy Hill on the eastern edge of the peninsula overlooking Casco Bay had long been popular as a common ground where citizens could go for scenic enjoyment. Portions of the area were acquired by Portland in 1828 "for the ornament of the town as well as for the health and pleasure of its citizens" (NR nomination). By 1837, the city recognized the need to preserve the dramatic scenic qualities of the site and constructed a pleasure drive which became known as Eastern Promenade. Similar improvements were made at Bramhall's Hill on the western end of the Portland peninsula, later known as Western Promenade. These two areas are early examples of preserved scenic landscapes. It is all the more remarkable that they were acquired by the city several decades before the creation of Central Park in New York and before Niagara Falls or Yosemite Valley became public reservations.

The third major public landscape in Portland was Evergreen Cemetery, established in 1854. Like Mount Hope Cemetery in Bangor, Evergreen was based on rural and romantic landscape ideals established at Mount Auburn Cemetery near Boston and was an important model for the design of public parks in the years that followed.

The fire of 1866 which wiped out much of the downtown area was the impetus for Portland's fourth major open space. Lincoln Park was created partly as a fire break and partly as a "promenade park, the object being less to display beautiful scenery but primarily afford an opportunity for fresh air and ample uninterrupted promenade." (Gardens of Municipal Intercourse) The design of the 2.49-acre park by City Engineer Charles Goodell was far more elaborate than Portland's earlier parks, with curving tree-lined paths, a central fountain and ornate granite and iron perimeter fence.

Deering's Oaks

Anthony Brackett was the first known settler of the Deering Oaks area. His family farmed the area immediately north of the Oaks during the late seventeenth century. Even at that time, the area south of the inlet was known for its mature trees. By the 1820s the Deering family owned the former Brackett farm and had built a bridge across the inlet, known as Deering's bridge. At that time the Deering's Oaks area was roughly circumscribed by Green Street (with bridge) and Back Cove at the east; the inlet and the farm at the north; a street which corresponds with the present Deering Avenue at the west; and Cumberland Street at the south. Other features in the vicinity included the alms house and powder magazine to the west and a ropewalk near Deering's bridge. By 1831 the New County Road (present Park Avenue) had been built, further defining the southern boundary of the area.

An 1843 plan of James Deering's farm, the first detailed depiction of the area, shows roads, farm buildings, orchards, gardens and fields located north of the inlet (which by this time was known as the Mill Pond). The stone bridge was also a dam to harness the tidal power of the inlet for the adjacent mill. The Mill Pond itself consisted of two arms, a longer northern arm (which extended through the site to connect with a small stream which drained the area to the west) and a shorter southern arm. There were extensive tidal flats along the edges of the pond and between the two arms was a densely forested area – the site of the famous oaks.

The 200-acre Deering homestead was described in Nathaniel Deering's obituary. "Its broad, park-like appearance, its multitude of gigantic oaks, well kept and elegant buildings and grounds are said to compare favorably with any similar establishment in the United States in the immediate vicinity of a city. It is remarkable for its spreading oaks of monstrous size. The white oak is of very slow growth and some of these of from twelve to fifteen feet in circumference must have been at least two centuries (old). The margin of each of the original roads through the estate is ornamented with elms of 75 years growth, while the fruit trees of all kinds are almost without number." (date unknown, Maine Historical Society, Deering/Noyes Collection, File 951)

By the mid-nineteenth century, Deering's Oaks was the largest undeveloped open space near Portland and a dramatic remnant of Maine's primeval landscape. At a time of growing urbanization, when wilderness and natural scenery were nostalgically romanticized, this large tract of forest so close to the city was a popular destination for outings. Although still privately owned, it was known to all Portland residents and functioned almost as a public reservation. Henry Wadsworth Longfellow, in his poem "My Lost Youth", was one of many to sing its praises when he wrote of "the breezy dome of

Deering's woods". In the 1850s the city, recognizing the importance and potential of the area, proposed to buy the property but the offer was refused.

II. GOODWIN'S DESIGN (1879 - 1893)

Public Ownership

Although the city's earlier offer to purchase Deering's Oaks had been refused, in 1879 the heirs of James Deering (Nathaniel and Henry) donated their interest in the Oaks to the city of Portland to be used as a park forever on the condition that taxes on their other property would not be increased for ten years. The remaining interest in the Oaks was acquired from the heirs of Mary Preble for \$9,000. The total acreage of the new park was 44.62 acres. (Annual Report 1905, NR Nomination)

The land acquired by the city was bounded on the south by Portland Street (now Park Avenue); on the west by Grove Street (Deering Street); on the north by the Mill Pond embankment with the Mill Pond and the town of Deering beyond and on the east by industrial land including the Casco Tannery with Green Street (Forest Avenue) beyond. Recommendations were made immediately that the industrial land be acquired to fill out the park and remove intrusive uses but this took many years to accomplish.

Several factors influenced Portland's interest in the Oaks. One was the growth of the city, which by the 1870s, occupied most of the peninsula with little open space remaining. Another factor was the Oaks themselves, long recognized as a local landmark and a place of recreation and inspiration, a vestige Maine's natural scenery. External influences were important as well. In 1858 New York's Central Park established a precedent for naturalistic urban parks. In 1870 Frederick Law Olmsted, one of the creators of Central Park, visited Boston and spoke eloquently about "Public Parks and the Enlargement of Towns", later moving to Boston to design the park system there. Olmsted envisioned idealized natural scenery which could provide a healthful setting where urban residents could go easily to escape the pressures of daily life. Olmsted's partner for several projects was Calvert Vaux, an English-trained architect who visited Portland in 1878 at the request of the mayor to advise on the city's parks.

Vaux, who shared many of Olmsted's ideas, undoubtedly influenced the thinking of City Engineer William Goodwin. After attending Saco Academy and Bowdoin College, Goodwin worked as a surveyor and engineer for the railroads before joining the U. S. Lighthouse Service. From 1872 to 1892 he served as Portland's City Engineer with responsibility for maintaining and improving the city's streets and public grounds. Shortly after Vaux visited Portland, Goodwin was charged with making improvements to Eastern and

Western Promenades and drawing up a plan for Deering Oaks. At the time the profession of landscape architecture was not well-established, so engineers or architects were often called upon to design parks, particularly those like Deering Oaks which had specific technical problems.

Design Concepts

Goodwin's 1879 plan for Deering Oaks followed the naturalistic approach favored by Olmsted, Vaux and many other nineteenth century park designers. A major goal was to preserve the natural beauty which already existed rather than to superimpose a formal design on the landscape. The oaks themselves were the most important feature of the design. Goodwin recommended that "No tree should be cut even in trimming, without a deep sense of responsibility and earnest conviction of necessity" (Auditor's Report 1880). Other important features included a circulation system designed to accommodate both pedestrians and carriages, and a four-acre pond created from the tidal flats.

An early public concern regarding the donation of Deering Oaks was that substantial public outlay would be needed for improvements. Goodwin argued otherwise and urged caution, recognizing that implementation of his design would have to be phased over many years. He also stressed the importance of an overall plan to provide continuity and urged that the plan be approved by the city council to prevent undue influence by special interest groups. His arguments regarding the proposal for a parade ground at the corner of Grove and Portland Streets are reminiscent of those used by other nineteenth century park designers who sought to preserve the integrity of a design. Goodwin felt that there wasn't enough room for a parade ground and insisted that it was better to have trees and shrubs which would be enjoyed every day than a parade ground which would be used only a few days of the year and would otherwise be a wasteland.

Goodwin also made a distinction between the natural scenery of the Oaks and a park. "The name 'The Oaks,' or 'Deering's Oaks,' for this public breathing place, seems to have become well established. It is scarcely ever termed the 'Park,' and is a name so much fitter and better than the latter that special care should be taken to retain it. The place can probably never become a park with expensive park-like structures and accessories, but will always be 'the Oaks' whatever may be done in or about it." (Report of City Civil Engineer, 1881).

Goodwin's ideas regarding reservations (although he did not use the term) as opposed to parks reflected the thinking of progressive park designers of his time. The concept of preserving remote areas of natural beauty was well established by the 1860s but creating reservations closer to urban centers was not common until the 1890s. Waverly Oaks, a similar site near Boston, was publicly acquired in 1893.

Drainage and Hydrology

Along with preservation of the trees, drainage and sanitation were among the first issues to be addressed in Goodwin's plan. Soon after the land was acquired by the city, a trunk sewer was constructed from Grove Street, along Portland Street to the foot of State Street and then through the Oaks to a point just beyond the bridge on Green Street, allowing the sewage to flow through a closed, underground drain into Back Cove rather than through the open Mill Pond to the north.

As the sewer ran northeast from State Street through the Oaks, it also served as a dam, retaining the water to the west and transforming the tidal flats into a pond. By 1880 the pond was beginning to fill and the area was already in use even though construction was not complete. Each night 300,000 gallons of water from the Sebago Reservoir ran into the pond through a pipe at the head of the Mellen Street Cove (Auditor's Report 1880). Goodwin hoped that springs at the head of the pond, together with rainfall would keep the water sweet during the summer months. If not, the water could be drawn off at any time through the sewer by opening the tide gate. He only hinted at the difficulty of transforming a tidal area into a freshwater zone. "The pond . . . will be much improved when the flags, root and all, which infest it, shall have been removed." (Report of City Civil Engineer 1884).

The pond edges were derived from the natural shape of the land as it appeared on maps going all the way back to 1690. The western and southern edges were a series of small coves and embayments with the longest at the north, dividing the park area almost in two and a second major embayment at the head of Mellen Street. The northeastern edge was more rectilinear with a small peninsula (again an echo of earlier forms) jutting out into the pond while the eastern edge was largely straight, created by the man-made dam.

At the northeastern corner of the pond "A bank wall of ledge stone laid in cement with granite coping has been built around the cove . . . being 102 feet long." Goodwin thought this would be useful as a boat landing in summer and a gathering place for skaters in winter but urged against extending it, arguing that it was expensive and "does not compare in symmetry of appearance with green sward coming down to the water's edge, fringed at salient points with willows and other waterside trees and shrubs." (Report of City Civil Engineer 1884) A curved pipe rail was set around the cove at the foot of the pond.

From the beginning the westerly ravine was a problem. Even though there was a spring, there was insufficient water flow to create the effect that Goodwin intended. His plan shows a fountain, visible from the major entrance at Portland and Grove Streets and then a series of dammed pools

stepping down to the main pond. Edge treatment in this area was to be more naturalistic with steep slopes and heavy plantings. Photographs from the late 1880s show some natural forest understory along the slopes of the gully but other areas bare and eroded, particularly at the water's edge. This is not surprising given the dense shade and intense use. In his 1884 report Goodwin stressed the importance of making improvements to this area, "Details of the improvements of this gully are shown on the Oaks plan which at no great expense would form striking features of the landscape." (Report of City Civil Engineer 1884) He also suggested that the water supply be fed in at the head of the ravine rather than at Mellen Street.

Circulation

Goodwin's circulation system was designed to provide "driveways and foot paths enough for convenience of ingress and egress in four directions." (Auditor's Report 1880) Like other park designers, he carefully separated pedestrian circulation from carriage traffic and created winding routes which provided passages of scenery through the area as well as connecting more formally with the city street system. He had entrances at the four corners of the park although he felt that the southwestern corner would become the main entrance. An 1887 photo reveals the rough, undeveloped character of the area, and illustrates Goodwin's vision in designing a grand entrance for the city which later grew up around the Oaks.

Marginal Way, which followed the alignment of the railroad embankment, was designed to serve as the northern edge of the park and to connect Deering Oaks with Portland's other parks. Goodwin wrote "The circuit of our public grounds, beginning with either Promenade and thence passing through our shaded streets and the Oaks to the other Promenade, affords a variety and natural beauty of scenery to be found in but few cities of the country." (Auditors Report 1881) Once again he showed unusually sophisticated thinking in attempting to create not a single park but a park system linked by parkways as Olmsted and others were doing in Boston and other large cities. Although other sections of Marginal Way were built, the portion north of Deering Oaks, with its central fountain and tree-lined drives was never constructed.

By 1881 the dam embankment north of State Street had been raised three feet and graded to a width of twenty feet, making a carriage road along the eastern edge of the pond. Goodwin's efforts to preserve trees were even reflected in the alignment of the road, which divided in several places to accommodate existing trees. He wrote, "The motive here is a rural drive such as is found among our suburban woods. There is not enough of upland at that place for a broad drive, and the trees which must have been destroyed to make room for such a roadway are surely of much greater value than a strip of rolled gravel

or macadam however broad and smooth." (Report of City Civil Engineer 1881).

The same year two temporary foot bridges were constructed across the ravine and several additional drives were built through the woods on the northern side of the pond. The earliest photos show very simple wooden bridges but by 1887 a three-arched wooden bridge was built over the northernmost gully near the pond with vertical slatting and a diagonal railing.

Vegetation

In the nineteenth century, the white oaks which comprised the Deering Oaks were magnificent trees, some as much as 12 to 15 feet in circumference and 200 years old. Goodwin recognized that "The crowning glory of the oaks will always be the "breezy dome" of the old woods, to which the elms and beeches and birches, the maples and evergreens and shrubbery can never be much more than an ornamental fringing." (Auditors Report 1880) His plan shows the oaks as a dark, densely planted mass occupying most of the western portion of the site, intersected at several points by pond embayments.

Along the southern and northern edges of the park, trees and shrubs of diverse species were to be massed in groups according to the picturesque style. This created a more open park-like landscape, a transition from the formal city edge to the wilderness-like oaks. It was also a more diverse planting, with primarily deciduous trees and shrubs but some evergreens scattered for effect.

Goodwin proposed two areas of open lawn. The major one was located on the peninsula immediately north of the pond near the bandstand, while the other was at the western edge of the park, along Grove Street. The final type of planting that Goodwin proposed was rows of evenly spaced trees along the perimeter of the park and at the edges of the major carriage roads. In 1880, sixteen trees were planted. The following year the number grew to fifty trees planted, including elm, ash, bass, maple, hemlock and birch, most of which were along the embankment drive north of State Street. Diverse species were deliberately selected to see which types were best suited to the locality.

Goodwin's initial plan was conceptual and did not show planting details. Other than the rows of trees, the only formal planting appears to be near the fountain at the southwest entrance. However, despite his efforts to stress preservation of natural scenery and to differentiate between the Oaks and formal parks such as Lincoln Park, by 1887 three beds of coleus had been planted near the bandstand.

Structures

In keeping with the idea that Deering Oaks should not be a formal park but should remain a natural area where citizens could go for tranquility and relief from the city, Goodwin recommended only a few structures. The largest was the bandstand located north of the pond near the central lawn area. This was built in 1883 and appears in photographs a few years later as an octagonal wooden structure with a shingled roof and decorative railings. It was set at the edge of the woods with a few simple wooden benches scattered around. From the first year, evening concerts were popular.

Another structure shown on Goodwin's plan was the duck house located on an island in the pond. This small building, designed to resemble a miniature house, was built in 1887 to provide a home for water fowl, a popular attraction of the area. Benches (called seats) were put in early on, most were simple wooden structures located near the pond.

Of the three fountains that Goodwin proposed (at the intersection with Marginal Way, at the head of the ravine and in the pond) only the latter was apparently built. Constructed in 1887, it was a major focal point of the pond. It was initially a multi-tiered cast iron basin and was much photographed, often in conjunction with the duck house.

Design and Management Evolution

When Deering Oaks was acquired by the city in 1879, responsibility for cemeteries and public grounds fell to a committee which was appointed annually. In 1885 Portland was authorized by the state legislature to appoint a Board of Commissioners to assume this responsibility. The trend from committee to commissioners reflected the higher priority of open space and the need for stronger management and a more consistent vision. The condition of the city's parks and cemeteries was seen as the "thermometer that registers the degree of refinement and culture of the individuals that compose the community." (Annual Report 1885-6) Parks and cemeteries at that time consisted of Eastern and Western Promenades, Lincoln Park, Deering Oaks and Eastern, Western and Forest City Cemeteries (Evergreen Cemetery was administered separately).

Interest in Deering Oaks, the newest and largest of the city's parks, remained strong through the 1880s with Goodwin actively involved in overseeing improvements. In winter the ice was cleared so the pond could be used for skating. In summer, various amusements were provided including a gondola, swan boats, row boats and band concerts. By 1889, the appropriation for Deering Oaks was \$3,150, over half of the city's total parks budget.

One unresolved issue was the condition of the ravine where Goodwin had proposed two waterfalls with a pool above each dam and a fountain at the head, with a spring providing the requisite water. One of the dams was built in 1889 in the hopes of creating the desired effect. Goodwin realized, however, that there might still be a problem with water supply and suggested that the Sebago supply pipe discharging at the foot of Mellen street might need to be removed to this location so that "the water would reach the pond over these falls, adding a feature of liveliness to the quest for beauty of the landscape." (Report of City Engineer 1889).

Another problem that arose in 1889 was a railroad spur proposed along the northern edge of the Oaks where Marginal Way was supposed to have been. Over the opposition of park advocates and property owners, the railroad line was constructed. Some exchanges of land were made to allow the new line to become the northern boundary of the park. The filling which accompanied the construction of the railroad embankment prevented the escape of pollution into Back Cove. By 1891 the creek north of the Oaks was deemed "a huge cess-pool . . . a great receptacle for feculant waste" by the Deering Board of Heath. (Maine Historical Society, Deering Noyes Collection, File #951)

III. BAXTER/OLMSTED IMPROVEMENTS (1893 - 1905)

Baxter's Vision for Portland Parks

William Goodwin retired as City Engineer in 1892 after a twenty-year tenure. His influence on Portland's parks, especially Deering Oaks, was great and his vision was remarkable. Many of his ideas were shared by James Phinney Baxter, a wealthy and influential businessman who was elected mayor in 1893. Baxter had made his fortune as a young man and devoted most of his later life to enhancing the quality of life in Portland, donating a public library and founding other civic institutions.

One of Baxter's greatest achievements was the enlargement of Portland's park system. When he became mayor, Portland's parks consisted of Eastern and Western Promenades, Lincoln Park, Deering Oaks and several smaller squares. By the time he left office in 1905 there were nine parks with a total area of 106 acres. Deering Oaks comprised 51.02 acres or nearly half of this. In the decade that followed, the total grew to 181.97 acres as many of Baxter's plans were implemented.

Baxter envisioned the major parks linked by an arborway such as Olmsted had created in Boston. He recommended acquisition of privately-owned land at Eastern and Western Promenades to protect important views. He pointed to Lincoln Park, built after the great fire of 1866, as the "best exhibition of wise enterprise which Portland has ever made" (Mayor's Address 1895) and

Deering Oaks as "one of our chief prides" but still "capable of annual improvement" (Mayor's Address 1894). His primary goals for Deering Oaks were acquisition of the industrial land to the east and connection with the other parks.

Baxter's greatest interest, and ultimately his greatest accomplishment with regard to Portland's parks, was the construction of a boulevard around the cove. In 1895 he hired the firm of Olmsted, Olmsted and Eliot to prepare a plan for Back Cove including drainage and sanitary improvements as well as the boulevard. The obstacles were formidable as the land around the cove was privately owned and funds were not available for its purchase. Ultimately the project became a political issue which resulted in Baxter's losing the election in 1897.

In 1904 Baxter was once again voted into office. He promptly hired Olmsted Brothers to prepare a comprehensive plan for the Portland park system. Part of the mandate was to develop a scheme for connecting the major parks. Detailed plans were also drawn for the two promenades and for Back Cove with an overall plan showing the connections between the parks. Baxter himself wrote the 1905 report and was obviously the driving force behind the project. He even took Portland's park commissioners to Boston at his own expense to see how parks and parkways had been created there.

Baxter and the Olmsteds envisioned Deering Oaks as a gateway to the city from Union Station to the west. The boulevard connected with the park at its northwest corner and then headed north before turning east towards Back Cove. A broad swath of greensward extended west from the park where the city almshouse had been (site of present stadium). Trees were also proposed along Portland Street, another major route into the city from Union Station and the southern boundary of Deering Oaks.

Some of the plan was implemented immediately but other proposals, especially for Back Cove, were deemed an extravagance and put aside after Baxter lost the election of 1905. However, even that project gained momentum over the years and was eventually built. In 1921 Baxter was in the first car to travel the boulevard which was later named after him.

Deering Oaks Improvements

While Baxter saw Deering Oaks as largely complete, he felt that there was still room for improvements. Among the first of these to take place during his tenure was construction of the carriage road along the southern edge of the pond. This had been proposed in Goodwin's plan but had not been built. Initial survey work was done in 1894 with the 18-foot road built the following year.

A decade later, in 1904, the cove at the head of Mellen Street was filled in because the water in the area was shallow (presumably indicating that the water supply had been disconnected or relocated) and the banks steep and eroding. A curved retaining wall was built about thirty feet from the mouth of the cove and the area behind it filled, eliminating the need for a bridge. "The loop at the foot of the pond formerly spanned by the rustic bridge was filled in and made a part of the driveway at that point. This work was made necessary by the increase in travel for pleasure through this park. This roadway at this point has been badly congested, and by this improvement the driveway was widened about thirty feet, giving ample room for carriages and pedestrians" (Annual Report 1904).

In 1894 the park also got its first major structure with the addition of a waiting room north of the pond. It had not been in the original plan but as use of the area grew, it was soon deemed necessary, particularly in winter as a warming hut for skaters. Frederick Thompson of Portland was the architect. The Park Commissioners were very proud of the new building but also took care to indicate that many of the materials and much of the labor had been donated and thus the cost to the city had been minimal. Restroom facilities were added in a separate wing in 1908.

In 1898 a formal gateway was completed at the northern entrance on Grove Street where the connection with the boulevard system was proposed. The entrance has been described as a central vehicular drive "flanked by pedestrian walkways, delineated by paired, square, random ashlar blocks with a solid granite cap. A wing wall of the same design as the piers, approximately 3 feet high and 3 feet wide connected to the outside pier curves in a quarter circle terminating at a matching granite pier." (NR nomination)

Maintenance and general upkeep continued as well, with public expectations increasing as the city became more urban and sophisticated. The stone wall around the pond was extended by a few hundred feet a year; filling was constantly taking place to eliminate poorly drained areas; roads and paths were improved; trees, shrubs and flowers were planted; buildings and bridges required ongoing maintenance; and benches were added. The pond continued to be a problem with algae and invasive weeds periodically choking it. In 1904 the bottom was thoroughly cleaned but a few years later the problem returned.

Another feature added in the late nineteenth century was the deer park, a small paddock where urban children could be exposed to wildlife. It was mentioned in 1895 when two deer and two pair of pheasants added. In 1900, a new deer park was completed on the north side of the park and the site of the old one near the State Street entrance was regraded. In 1903 the area was mentioned in the city's annual report. "While there are a few changes in the makeup of the small zoological display in Deering's Oaks, it continues to be

an ever-increasing source of pleasure to the patrons of this park, who come there for recreation, and no part of the park is more thoroughly appreciated." (Annual Report 1903) Seven prairie dogs were donated in 1907. The deer park was apparently phased out a few years later when the area it had occupied was converted to a playground.

State Street Entrance

William Goodwin wrote in 1881 that he thought the southwest corner would be the primary entrance to the park but as the city evolved, he also recognized the importance of the State Street entrance. In 1886, when the Commissioners of Public Grounds were newly established and there was strong interest in civic improvements, Goodwin was asked to draw up plans for a formal State Street gateway. Nothing was built at that time but the idea persisted. In 1897 the Commissioners hired architect F. M. Blaisdell to design a monumental gate but the bids were too high so the design was not implemented. In 1902 the issue of a formal entrance came up again, largely the impetus of abutters who had been instrumental in getting a \$2,000 appropriation for the project.

John Charles Olmsted of Olmsted Brothers was called in March 1902 to advise on the landscape treatment of the area. He was outspoken in his criticism of the proposed project saying, "A Gateway is essentially a hole in a fence, and as they now have no fence, the very first thing to do is to determine whether they were going to have a fence, and if so, what kind of a fence, and then they could judge what kind of an architectural display would be appropriate for the gateway." As no one was interested in a fence he judged it "wholly irrational and in bad taste to put up an elaborate and expensive gateway with big brick posts." (Olmsted Collection, Library of Congress, File 1862, Notes by JCO March 21, 1902).

Olmsted suggested landscape improvements instead, including grading, macadamizing, seeding and planting. When this was deemed inexpedient in light of the source of the funding, he suggested a handsome shelter to the right of the entrance area. Initially there was some interest in the idea but ultimately it was rejected in favor of the gates. Once the columns were inevitable, Olmsted consented to make recommendations for the landscape treatment of the entrance. He suggested regrading to eliminate steep slopes, realigning roads and paths, and planting shrubbery on the slope to the left of the State Street entrance.

In 1903 the granite columns which Portland architect Frederick Thompson had designed for the State Street entrance were completed. The following year ornamental electric light fixtures by Winslow Bros., of Chicago were installed on top of the columns. The Park Commissioners wanted to make this entrance "the most attractive of any in the City" (Annual Report 1903). Landscape improvements continued in the years that followed.

In addition to his comments on the proposed gateway, Olmsted was critical of condition of the park. His detailed notes reveal the park through the eyes of a skilled designer with paths too narrow and too low, too few shrubs, pond too shallow and with unnatural wall around it. He lamented "they must still further artificialize the park as seems almost inevitable, to suit the public taste" (Olmsted Collection, Library of Congress, File 1862, Notes by JCO March 21, 1902).

IV. TWENTIETH CENTURY (1906 - 1993)

Evolving Landscape

As Olmsted had noted, by the early twentieth century Deering Oaks was no longer the rustic reservation that Goodwin had envisioned. Like the city around it, the park had evolved with the times, growing more formal in response to changing landscape ideals and the demands of intensive use. However it continued to fill an important need in the life of the city. "Deering's Oaks, from its retirement, still continues to be a resort for family parties and people of quiet taste. Its beautiful and lofty oaks, rustic bridges and the refreshing view of the pond and fountain are appreciated more and more by the ever-increasing number of people who enjoy them" (Annual Report 1906).

Formal entrance gates were created first at Deering Avenue (1898), then at State Street (1903) and later at Forest Avenue. The quality of the roads also changed, with those originally designed for carriages gradually widened and straightened to accommodate automobiles with their higher speeds and wider tires. The volume increased as well with many more people travelling for pleasure by the 1920s. Initially roads had been gravelled with little grading of the roadbed. Gradually they were improved with compacted sub-base, curbs or cobbled gutters at the sides and catch basins where needed. Surfaces were oiled in the early twentieth century and later macadamized. Lights were added along the State Street extension in 1918, reflecting the importance of this roadway to the city's overall circulation system. Paths, initially of compacted earth, were crushed cinders for a time and later crushed stone.

The shape of the land evolved too, from a natural area with rough, irregular topography to a carefully shaped landscape with a more finished appearance. The low area on the Larrabee lot near the State Street entrance (which had originally been a marsh) required substantial filling in the early twentieth century. One of the largest projects took place between 1905 and about 1912 as large areas at the northwestern edge of the park were filled to create recreational land. During 1909 alone, more than two acres was brought up to grade using donated fill material.

Although the pond retained its basic shape derived from the natural configuration of the land, it too changed. The process of building a low retaining wall around the edges which was begun during Goodwin's tenure (and somewhat over his objections) continued through about 1910 at which point the heavily used northern and eastern edges were defined by walls, as was one of the small coves on the south side of the pond (see 1937 plan for extent of wall). The remainder of the southern edge and the ravine continued to have natural earthen edges although some of these had steep slopes which presented a problem, particularly in areas of heavy use. The cove near Mellen Street was partially filled in 1912 with additional grading in 1929.

Maintaining good quality water in the pond had been a problem from the beginning. By 1908 an unusually abundant growth of algae once again made the surface unsightly and impaired the boating. In 1911 the pond again had to be dredged and cleaned. In 1912 a four-inch water supply was installed at the head of the ravine to provide continuous supply of running water, a solution that Goodwin had suggested some years earlier. The Annual Report described the effect. "The water enters the ravine over an artificial rock bottom and flows into the high level pond and over the dam into the main pond" (Annual Report 1912). In 1911 the wooden bridge over the ravine had been replaced by an arched concrete bridge designed by W. O. Thompson, the Parks Department engineer. In subsequent years, gold fish were stocked in the small pond and the slopes of the ravine were planted with shrubs and vines. Planting here was difficult to maintain from the start and had to be done again in the 1930s.

Attitudes about horticulture were one of the biggest changes between Goodwin's ideas about Deering Oaks and those of the early twentieth century. The oaks themselves were the subject of considerable concern. They had declined seriously since the park was established (possibly weakened by an epidemic of brown-tailed moths) and a great many had to be removed. Between 1910 and 1915 over 500 new oaks were planted with more in the years that followed. These are largely what exists today. Between 1915 and 1917 over 300 weeping willows were set out around the pond, few (if any) of which remain.

While Goodwin had worked with a limited palette of trees, primarily native, and very few shrubs and flowers, by the early twentieth century there many new varieties available and the city nursery and greenhouse were producing large volumes of trees, shrubs and flowers for use in the city's parks and cemeteries. In 1917 alone, \$300 worth of "fancy evergreens" were purchased, 36 flower beds were planted with materials from the greenhouse, one bed of 300 shrubs was planted, as were bed of 24 rhododendrons and 18 kalmias on the westerly slope of the pond and 350 hardy blooming plants from the

greenhouse (Annual Report 1917). The turf had taken on a more finished appearance as well with the introduction of improved lawnmowers.

Recreational Facilities

By the turn of the century there was a growing interest in playgrounds and organized athletic activities in Portland as elsewhere. Open areas at Deering Oaks were already used for informal football games but there was also a desire for more structured recreational spaces. The large open area at the north side of the Oaks was recommended to meet city-wide demand for playgrounds and ballfields. In 1902 the city built a small playground at Deering Oaks with separate facilities for girls and boys. It was an immediate success. "The experiment of erecting and maintaining playgrounds in Deering's Oaks has been satisfactory from the start . . . one has but to watch the delight of the boys and girls who congregate there to be convinced that every dollar spent for playgrounds is well invested." (Annual Report 1902).

New play equipment was added annually as funds were available and there were frequent recommendations that the facilities be expanded to accommodate increased use. Suggested improvements for 1908 included swings, rings, bars, ladders and slides. The ballfields were also popular and well-maintained. Initially there was a police officer on duty to oversee the area but during the 1920s teachers were hired during the summer months to organize children's activities.

Playgrounds and athletic fields were imbued with social purpose as well meeting more practical needs. They were considered to promote "the stimulating sense of self-respect that results from the manly contests of skill and strength in which they may engage through these mediums of public beneficence, and they carry to their homes these new ideas, and a new spirit, which are bound, in the long run, to make their parents, as well as themselves, better citizens of this commonwealth" (Annual Report 1908).

As the popularity of the recreational facilities grew, the city began filling the low areas at the northwest corner of the park to create additional ballfields, a process which went on for several years using ashes and other fill materials donated for the purpose. In 1911 the playground was moved to its present location in the enclosure formerly used as a deer park and new play equipment was added. Other facilities were added or upgraded over the years as funds and fashion dictated. In 1927 concrete surface replaced clay at some of the tennis courts for greater durability. The following year a girl's hockey field was constructed on the filled land at the northwest corner of the park.

Sometime between 1915 and 1928 (probably in the early 1920s) a bowling green was built south of the ravine. This was the one athletic activity not located at

the northern edge of the park, possibly because it had a different constituency or user group.

By 1929 the recreational facilities at Deering Oaks included six tennis courts, a baseball and football field, a girls hockey field, a volley ball court, horseshoe pitching, a bowling green and a children's playground. It was one of 12 playgrounds city-wide supervised in good weather by teachers (Annual Report 1929). Other popular activities at the time were ice skating, boating and band concerts.

Note: no good photographs of the play areas have been found to date although they may exist in private collections or newspaper articles. See 1937 plan for layout of play areas at that time and plan of bowling green prepared by William Dougherty as well as other playground details.

Expansion/Rose Garden

As soon as Deering Oaks was acquired by the city in 1879, Goodwin and others recommended that the adjacent land to the southeast be purchased. A major parcel at the corner of Portland and State Streets (known as the Larrabee lot) was acquired in 1894 with subsequent purchases of smaller parcels over the years. Initial improvements, primarily filling, grading and some planting, were made as land was acquired but the area retained a generally unfinished look through the early 1920s. Around 1922 the Casco Tannery, the last major industrial parcel in the block, was acquired. Several smaller parcels along Forest Avenue remained in private hands until they were acquired in 1929, completing the land acquisition program begun fifty years earlier.

The new land did not have the dramatic features which characterized the rest of the park. It was primarily industrial land with dilapidated buildings, flat topography and little vegetation. There was also considerable pressure from the surrounding area. Forest Avenue and the eastern edge of Park Avenue needed to be widened to accommodate increasing automobile traffic as well as trolley lines. An automobile connection was needed between High Street and Forest Avenue. Thus the layout of the new area was dictated in large measure by pragmatic considerations. The design, developed in the 1920s when resources were plentiful and ornamental horticulture was popular, also reflected a very different aesthetic than the rest of Deering Oaks. It was formal and geometric with emphasis on horticultural display. It was also a labor intensive landscape with elaborate plantings and even an irrigation system.

The central feature was a circular rose garden with a series of concentric beds enclosed by a low hedge. Trees were placed primarily along paths and at evenly spaced intervals around the perimeter of the park. Most were deciduous but evergreens were located in lawn areas for contrast. In addition

to the main rose garden, there were also smaller flower beds and shrubs, including a Japanese barberry hedge along Park Avenue. The path system (of crushed stone) was primarily geometric but also responded to circulation needs. Benches were located under trees. A Spanish veterans monument was located near the State Street entrance. Park Department superintendent and engineer William J. Dougherty was responsible for the overall layout of the area with planting by the Parks Department staff.

Another important aspect of the new area was the opportunity to develop a proper connection between State Street and Forest Avenue which had long been a concern. The new road was a wide parkway in a graceful arch. It was intended partly for park purposes but also to meet traffic needs.

Post-War Era

By the late 1930s Deering Oaks was much as it is today with all the important features created and horticultural displays still a prominent characteristic. During the difficult war years, all parks suffered as national priorities shifted and labor shortages resulted in greatly reduced care with few new initiatives. After the war, inflation and high labor costs forced many economies, on top of already deferred maintenance. In the 1970s the northern portion of Deering Oaks was lost with the construction of Interstate 295.

In 1980 the city of Portland developed an Urban Park and Recreation Recovery Action Plan which identified \$4 million in improvements needed city-wide to upgrade parks and recreation facilities. Deering Oaks was recognized as one of the highest priorities. Recommended projects included: rehabilitation of pond wall, erosion control, reconstruction of walkways, installation of lighting, restoration of playground area (i.e., tennis courts and ballfield), road improvements, general landscaping. The following year city and UPARR funds totalling \$143, 000 were allocated for restoration of the pond wall.

In 1983 an additional \$333,000 in UPARR funds was requested for Deering Oaks. Work included conversion of eight tennis courts from clay to asphalt; installation of 20 lampposts throughout the park; erosion control at pond perimeter; rehabilitation of deteriorated stairway to playground and seeding of bank to prevent erosion; installation of new wood railing and curbing to define parking areas; curbing of tennis court road and parking areas to prevent erosion of banks along the road; treatment of dirt/gravel areas with oil-base compound to alleviate dust; continuation of asphalt sidewalk along tennis court road; installation of seven catch basins to eliminate flooding and ponding of water; and restoration of soil to ensure survivability of the oaks (UPARR). In 1989 the historical importance of the park was recognized when it was nominated to the National Register of Historic Places.

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Guiding Principles and Goals & Objectives

Guiding Principles

The guiding principles of the master plan build on the original design concept and purposes as clarified by the historical research that has been done to date. They may be modified as the process continues and historical research is completed. The guiding principles also recognize the significance of changes in the landscape and use of Deering Oaks over time, and the contribution of maintenance and management toward the success of the park as a beautiful and significant landscape of great importance to the people of Portland.

The primary founding and enduring purpose of Deering Oaks is to provide a pastoral refuge from the stresses of urban life, a place that is *"necessary for the comfort and enjoyment of our citizens."*(1893 Address of Mayor Baxter). The primary mission of the master plan, therefore, should be to preserve and enhance the park in ways that will allow it to serve this central purpose in the best possible way, while accommodating multiple recreational uses.

The master plan's guiding principles define the tenets considered fundamental to preserving the unique character and enhancing the special experience of Deering Oaks, both in terms of physical park elements and in terms of the park's use and care.

A Regional Park

The significance of Deering Oaks extends beyond its immediate neighborhood. It is a resource for all of Portland and visitors to the city, and improvements to the park must respond to the needs of the larger public as well as those of the neighborhood.

Management and Maintenance

The quality of Deering Oaks depends to a great extent on an on-going commitment to management and maintenance. This includes a regular program of maintenance for the park's built and natural elements, important components that together characterize the landscape.

Essential Park Elements

There are particular park elements and spatial relationships that define the character of Deering Oaks, and should be understood and respected in all proposals for improvement:

- a. The park's vegetation, particularly its stand of mature oaks, a signature of the space since pre-park days.
- b. The pond, a central organizing and focal feature.
- c. The separation between the active park and the passive park areas. This is essential to preserve the integrity of the park to serve both active and passive recreational needs.
- d. The balance between open spaces and wooded areas.
- e. The relationship of the park itself to the surrounding city.
- f. The curvilinear circulation design, working with the topography and in contrast to the city street grid pattern.
- g. The formal and arboretum-like character of the rose garden area, providing an alternative experience to the main park section.

Goals and Objectives

The goals established for the master plan identify the major needs to be met by the plan's recommendations. The objectives spell out more specifically the means to achieve each goal. The guiding principles for the plan will be defined once historical research is completed. This ordering of needs gives focus to data gathering and analysis, and will provide a testing ground for master plan proposals. It will also assist the on-going process of long-range planning for Deering Oaks, and should be re-evaluated as proposals are implemented and circumstances change.

The following goals and objectives are statements of need and appropriate responses to that need, and not final recommendations.

1. Improve the Image and Safety of Deering Oaks

The use and enjoyment of Deering Oaks has been negatively affected because of real and/or perceived lack of safety. Examples of actions that could be taken to improve the image and safety of Deering Oaks are:

- A. Develop strategies and enforce regulations to reduce inappropriate or illegal use of the park.
- B. Maximize the use of the park ranger program with walking and horseback patrols, and expand their functions to include education, information and enforcement. Facilitate communication and cooperation between park rangers and police.
- C. Use a variety of means to educate the public about the history and recreational opportunities at Deering Oaks, to foster greater understanding about and comfort in the park.
- D. Evaluate the advisability of nighttime lighting of the park.
- E. Encourage the development of a citizens' park advocacy group.

2. Facilitate the Use and Enjoyment of Deering Oaks.

Deering Oaks is an important and beloved park for Portland citizens, as it has been throughout its history. The increasing demands for use in the park have begun to damage its ecological systems and erode its essential character. This degradation has and will lead to reduced enjoyment and use of the park. Examples of actions that could be taken to improve the park's capacity to support public use and enjoyment are:

- A. Maintain, through design and management, the separation of active and passive recreational uses.
- B. Provide parking within reasonable distance from various use areas that is visually unobtrusive within the park landscape. Make policy decisions concerning use of parking areas for non-park users.
- C. Increase the safety and enjoyment of park users by controlling the volume and velocity of automobile movement through the park, including the possible reduction of the number and size of roadways.
- D. Develop a coordinated sign system to provide people with orientation, information and regulations.
- E. Consider the development of a visitor/interpretive center in the park to increase the public's understanding of park history, environment and recreational opportunities.
- F. Increase opportunities for sitting and picnicking.
- G. Make improvements to the path system, including upgrading of path condition, addition of paved pathways where needed, and provision for safer passage between park areas separated by roadways.
- H. Identify use conflicts and adopt strategies for their resolution.
- I. Evaluate the use of the park for large-scale festivals, in terms of their impact on the park environment as well as their service to the community.
- J. Ensure that the establishment of any future facilities respect the park's historic design intent and the site's carrying capacity.
- K. Adopt design and management schemes that control uses which are damaging to the park and disruptive to legitimate park use.
- L. Continue to improve the condition of the park's active recreational facilities, including facilities for winter use.
- M. Create links that strengthen the connection of Deering Oaks with the larger open space network.
- N. Integrate the park into a system of amenities within the surrounding neighborhood.

3. Rehabilitate and Preserve the Historic Design Intent of the Park

The National Park Service has identified various treatment approaches for historic properties, each appropriate under different conditions and with different types of resources. There are four distinct, but interrelated, approaches to the treatment of historic properties:

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's current form as it has evolved over time.

Restoration is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses, while preserving those portions or features which convey its historical or cultural values.

The focus of treatment at Deering Oaks, with its tradition of on-going use, should be on rehabilitation of the features of the park landscape sympathetic with historic design intent. This includes preservation of particular character-defining features and possible reconstruction of lost features of significance.

There should be an effort to stabilize, preserve, rehabilitate and/or improve the character-defining features of the site, particularly the circulation design for use by park visitors; the vegetation and in particular the oak grove; the pond; and park edges and entrances. Additions which are inappropriate to the park's historic character, i.e. the bandstand and the storage locker, should be removed or replaced with sympathetically designed structures.

The period of significance of an historic landscape is that time period in which it achieved the qualities that make it eligible for the National Register of Historic Places. At Deering Oaks, this time period can be considered to be from 1879 to 1937: from the beginning of its time as a park to the last park-wide map available until the present. Deering Oaks is significant as an early designed landscape of Portland, one which has had a prominent place in the public life of the city.

The intent of the historic design of Deering Oaks was to create a natural oasis in the city, a delightful contrast to the urban streets for the recreation of all of Portland's citizens and visitors. The historic design intent built upon the natural characteristics of the land, emphasizing and highlighting them.

Examples of actions that could be taken to rehabilitate and preserve the historic design intent of the park are:

- A. Strengthen the character of park entrances, and the experience of gateways and transitions from the city into the park. Evaluate the need for all vehicular entrances.
- B. Improve the character of the area surrounding the Castle in the Park.
- C. Minimize the visual intrusion of surrounding streets into the park environment.
- D. Minimize the division of the park by State Street. Reinforce, through design elements and vehicular control, the status of State Street as a parkway between Marginal Way and Park Avenue.
- E. Recommend design improvements to park elements such as lighting and site furnishings compatible with the park's history.
- F. Determine the feasibility of extending the water system into the ravine, researching history to determine the evolution and hydrological issues relative to the ravine.
- G. Rehabilitate park structures in ways that are consistent with their original design, replacing inappropriately designed structures with original or compatible designs.
- H. Strengthen the scenic beauty of the park's pond and other focal areas with additional tree and shrub plantings.
- I. Evaluate the historical evolution and need for dual bridges over the pond, and consider eliminating the smaller wooden bridge.

4. Restore and Maintain the Park's Horticultural Beauty and Ecological Health

In many important ways, the quality of "parkness" for the visitor to an urban park such as Deering Oaks is judged by the quality of its natural elements—its trees, turf and water. It is essential, therefore, that the park's natural environment be healthy and aesthetically pleasing. Examples of actions that could be taken to restore and maintain the horticultural beauty and ecological health of Deering Oaks are:

- A. Improve the condition of the park's trees with a systematic program of removal, replacement, pruning, aeration and fertilization.
- B. Develop a program of regular turf management.
- C. Enrich the park's growing environment with a program of soil improvement.
- D. Restore the park's understory plantings in selective places.
- E. Evaluate the water quality of the pond, and recommend improvement measures.

5. Strengthen Park Maintenance and Management Programs

Good maintenance and management, including the financial support necessary to achieve it, is critical to the health and functioning of Deering Oaks. Examples of actions that could be taken to strengthen park maintenance and management programs are:

- A. Evaluate current maintenance and management procedures, and recommend improvements.
- B. Improve coordination and cooperation between the several departments with maintenance and management responsibilities in the park.
- C. Clarify and enforce park regulations.
- D. Develop clear management guidelines and policies for special park events, including a system of fees dedicated to park maintenance.

Summary of Recommendations

1. Image and Safety

Facilitate surveillance and an image of safety for the park:

Use park rangers as well as police for patrolling; maintain all-night park lighting; make interior access control gates remote controlled.

Increase public awareness of and involvement in Deering Oaks:

Develop a citizen advocacy group to promote the positive image and use of the park; educate the public about the park's landscape and historical values.

2. Use

Improve opportunities for passive park use:

Add more park benches and picnic tables in selected locations; develop pedestrian plazas in front of and behind the Castle building, narrowing the entrance in front of the building to pedestrian scale; improve the park's path system.

Improve opportunities for active park use and appropriate special event use:

Refurbish tennis courts and basketball court; convert 1 tennis court to basketball; add 2 volleyball courts; improve pond ice for skating; encourage bowling green use; implement management guidelines for special event use; restrict vendor use to hard surface areas only.

Encourage and facilitate park use and appreciation:

Develop visitor center and ranger station in Castle; increase park programming by the city; develop a comprehensive park sign system.

Provide reasonable vehicular access while reclaiming the park for safe pedestrian, bicycle and other non-motorist recreational activities:

Restrict vehicular travel to one way along Tennis Court Road, providing short-term drop-off and handicap parking in two nodes and major park parking in a 50-car lot behind the Castle building; provide parallel parking along Park and Deering Avenues; leave the Interior Park Road the existing width and gated for periodic use; narrow State and High Streets to two lanes, adding green space to the park; narrow all other roads to pedestrian scale.

Improve open-space connections within the larger neighborhood.

3. Landscape Character and Historic Design Intent

Embellish park edges and entrances to welcome the visitor, mark passage into the park and screen the city from the park:

Increase planting along edges with periodic views in and out; richly plant at entrances; establish major entrance gates at the northern park entrance along State Street; establish small-scale gateways at southern park entrances.

Strengthen the historic character of the park through landscape details:

Park benches, lights, signs, access control gates reflective of turn-of-the-century design; simple trash receptacle design; a hierarchy of path surfacing of brick, stone dust and bituminous concrete; re-alignment of some paths.

Preserve the distinctiveness of various zones within the park, particularly the separation of active and passive park areas.

Strengthen the character of the pond landscape:

Embellished plantings, consistent edge treatment, elimination of the wooden bridge, restoration of the original lights on the concrete bridge, re-introduction of swan boats.

Strengthen the historic character of the park through architectural details:

When major repairs are needed, redesign the bandstand sympathetic with its original design and relocate it to the original park site; scale down the ramp at the pond; redesign the storage locker by Quinn Field; plant in front of the west addition to the Castle to scale down the building's size and emphasize the original east wing.

4. Horticulture and Ecology

Increase the level and quality of vegetation maintenance and management:

Develop a vegetation management plan to plan for the next generation of trees and to record and track vegetation condition and maintenance; institute a higher level of maintenance for all existing and proposed vegetation; compost and re-use leaves as mulch on site; substitute the use of herbicides with Integrated

Pest Management (IPM), which utilizes alternatives to chemicals for pest control.

Improve pond water quality:

Conduct further study to determine best method of increasing flow-through of water in the pond; reduce the size of the duck population.

5. Maintenance and Management

Improve maintenance and management coordination:

Maintain good communication between the departments and divisions responsible for Deering Oaks.

Improve maintenance operations and funding:

Establish a budget with dedicated line items for maintenance planning and funding advocacy; incorporate a system of fees for park use by special events dedicated to maintenance; develop written work schedules and job descriptions.

Make necessary repairs to park structures and infrastructure.

Make any necessary changes to City/Castle vendor agreement to ensure vendor stability and quality while giving the City control over important design and management issues.

Encourage the creation of a Friends group for fund-raising and park advocacy.

Analysis and Recommendations

1. Image and Safety

The most frequently expressed concerns of respondents to the survey of public use focused on safety and security, the image of Deering Oaks as an unsafe place. The greatest percentage of respondents, 39%, cited a variety of illegal or nuisance park uses as posing safety issues: drinking; sexual solicitation; violence; drug dealing; gang activity. Concern for safety after dark was also mentioned frequently, as was concern about the danger posed by the volume and speed of traffic through the park.

Most urban parks share the problem of public concern for safety and security. The problem is both real and perceived at Deering Oaks as well as in other similar urban parks. Perceptions change slowly, once they are ingrained. High visibility efforts must be made to address the issues of greatest public concern, allay fears, and encourage those who do not use the park to visit it.

Recommended changes to the circulation system will improve the real and perceived park environment for the park user. These changes must be accompanied by adequate support for police patrolling of the park.

The concept of park security through rangers that have the official posture of police yet use policing techniques tailored to parks originated with Frederick Law Olmsted. Along with maintenance, park safety was one of his central themes in ensuring the continued success of his parks. Deering Oaks had park rangers at one time, and because of budget constraints does not have the program any longer. However, it has proven of immense benefit as a friendly and authoritative presence in other urban parks across the country, one which cuts down significantly on inappropriate park use. Its reinstatement in this park would be a tremendous support to deter problem uses, enforce regulations, and provide assistance and information to the public, thereby also improving the park's accessibility and image.

Image and Safety Recommendations and Guidelines

A. Park Surveillance:

1. Augment the effectiveness of police patrolling with the use of park rangers to reinforce regulations and appropriate use.
2. Facilitate police patrolling of closed park roads with installation of remote control swing gates.
3. Maintain park lights all night long to facilitate police surveillance.

B. Public Education and Park Use:

1. Educate the public about the values of the park's landscape, history and physical environment in order to reduce inappropriate use and abuse of the park.

C. Citizen Advocacy

1. Encourage the development of a citizen advocacy group to collaborate with the city in promoting the positive image and use of the park, in addition to such a group's role as advocate and fund-raiser for the park.

2. Use

Active and Passive Park Use

A public survey was conducted in the fall of 1993 to solicit input from residents about their use and perceptions of Deering Oaks, and their visions for the future of the space. An analysis of survey responses can be found in the Appendix. The following summarizes that analysis and addresses a range of other issues concerning park use.

The public is very fond of, and concerned for, Deering Oaks. This was clear in the impressive number of questionnaires returned—701 questionnaires out of 4000, or an 18% return—and the extent of commentary written in the returned questionnaires. There is a need, and the solid grounds for, a Friends group to focus the public's commitment to Deering Oaks within a productive, effective structure in partnership with the city as it undertakes the rehabilitation of this important park.

By far, the greatest use and perceived asset of Deering Oaks is as a passive haven in the city. While many visitors take advantage of the active recreational facilities and organized events, the clear majority of use is passive. Therefore, it is essential that improvements to the park seek to strengthen its ability to serve passive recreational needs, while continuing to accommodate active recreation and special events in appropriate locations. Despite the high percentages of respondents indicating passive use of the park, there is very little provision in Deering Oaks for such use—very few picnic tables or park benches are provided.

The defined, active recreational areas see regular use throughout the warm months of the year. Skating on the pond is also a popular winter activity. Passive activities are concentrated predominantly near the pond—sitting and relaxing, sunbathing, feeding the ducks. Sunbathing occurs generally wherever the sun hits the ground, concentrated along the southern edge of the park closest to the adjacent residential neighborhood. The rose circle is also visited and appreciated by a significant number of people.

Access, Circulation and Parking

The opening of nearby Hadlock Field in the spring of 1994 prompted the need to examine the park circulation system in the initial master planning phase, in order to devise a plan that serves park users while protecting the park from being overburdened by non-park traffic and parking. A preliminary circulation study of Deering Oaks was performed by traffic engineer Gary Hebert of Fay, Spofford & Thorndike in October, 1993 in an effort to assess issues and potential solutions relative to traffic and parking in the park. Recommendations were revised and further developed by the team in

collaboration with the project committee and in response to public input. They are based on the following historical background and evaluation of access, circulation and parking in Deering Oaks.

Since the park was established in 1879, the circulation system of Deering Oaks has changed physically to some degree. However, it has changed dramatically in terms of its context and use: Originally, State Street was a two-way road, more curvilinear than at present and lined with trees to reinforce its function as a park road. The impressive pillars at the Park Avenue end of State Street, once serving as signatures of entrance into the park, have lost their significance with State Street now a one-way southward-moving street and the pillars only experienced as one is leaving the park.

Today, State Street is a major three-lane thoroughfare serving regional transportation needs. The high volume of traffic approaches 14,000 cars daily with little breaks in the traffic flow, impacting safe and restful park use. The road cuts the park in two, making it very difficult to physically move between the main section and the rose garden and visually causing these park areas to appear as separate parks. High Street, the second half of a one-way pair with State Street, also sees high volumes of traffic and cuts the Edwards lot off from the rose circle, making the Edwards lot appear as a large traffic island. The proximity of State Street to the pond causes traffic noise and views to intrude onto the serenity of that important passive and focal space in the park.

The northern road, known as Tennis Court Road, was originally designed to be the primary circulation route into and through the park. This was reinforced by major entrance gates at Deering Avenue (still existing) and at Forest Avenue (removed when the Forest Avenue entrance road was eliminated). This road, more curved and narrow than at present, followed the topography and the top of the ridge separating the ballfields and playground from the rest of the park.

Today Tennis Court Road has ten parking nodes along its length, added in the late twentieth century, which are heavily used during the summer, but also used all day long through twelve months of the year. Solicitation has become a common activity at these parking areas as well as along the road that parallels Deering Avenue, driving a significant number of people from this park area. The privilege of using the park circulation system is also abused by short-cut driving along Tennis Court Road, primarily from State Street to Deering Avenue, although to some degree this allows people to enjoy the park from their car and survey it prior to use. A traffic count was conducted over six days in October, 1993 by the city. It showed that upwards of 1000 cars travel this road throughout most of the twenty-four hours of a day.

The middle road, today known as the Interior Park Road, was aligned in relation to a major geographical feature, the ravine at the head of the pond. It is now closed during normal park hours with the use of gates at both ends of the road, and open when needed for overflow parking, snow emergency parking or during the Saturday Farmer's Market. The gate design, a trial closing of the road, makes the road closing appear temporary. A permanent design solution is needed.

The southern road, termed Bowling Green Road, was not established and connected to a lower Deering Avenue entrance until 1895. The current entrance was developed in 1932. Today, that entrance has an open, poorly defined character inside the park. Bowling Green Road has cars parked along its length during most hours of the day, and like Tennis Court Road these are visually intrusive. The traffic count of October, 1993 also found an average of 1000 cars traveling on this road daily. Uncontrolled parking here allows cars to park beyond the paved surface and damage turf areas, creating ruts and large areas of bare earth and causing severe stress to the trees adjacent to the road.

Over the last 10 years an inappropriate park use that has become entrenched along Bowling Green Road is overnight parking by the adjacent residential neighborhood. Cars line the road, not only throughout the night but throughout the day as well. It also appears that residents park in Deering Oaks rather than on streets in the neighborhood.

A survey was conducted over a week's duration in January, 1994 by city staff to determine the average number of cars parked overnight along Bowling Green Road, and the average number of available parking spaces in the neighborhood. It was found that there was an average of 39 cars in the park as opposed to an average of 123 spaces available on Grant and Sherman Streets and Park Avenue. Some people also park their cars in Deering Oaks as a less expensive work-day alternative to a parking garage. It is reasonable for nearby residents to have places to park their cars, but the interior of the park should not be viewed as a legitimate place to satisfy that need. The plan's recommendations succeed in integrating the parking needs of the neighborhood with those of park users, without sacrificing an entire park area for use as a parking lot.

Deering Oaks has been used as a place for parking during winter snow emergencies, and up to 500 cars can be parked in the park. The need for snow emergency parking in the vicinity of the park is a legitimate concern, which is being addressed by the city in response to master plan recommendations that seek to provide reasonable access for park users while controlling inappropriate, damaging or intrusive use of the circulation system by non-park users.

Historically, pathways were designed to allow clear separation between modes of travel, for the safety and enjoyment of all park users. The original park plan shows no paths in the woods, while the 1937 park plan shows paths within the main oak grove. Today, the park paths are for the most part aligned parallel to the roads, and some end without reason. There is no developed path outside of the park along Deering Avenue, and a compacted dirt way indicates the need for one. Walking along the eastern edge of the pond at State Street is a very uncomfortable experience, with insufficient separation between the pond and the road. There is an underpass providing access from one side of Deering Avenue to the other, but it appears uninviting and unsafe.

The cumulative visual effect of the changes in alignment and use of the park circulation system over the years is of lack of caring and of domination by the automobile, with little space to find rest and contrast from the city beyond. Functionally, the circulation system is both a convenience for park users and yet an imposition on safe and comfortable use by the pedestrian. The volume and speed of traffic has made many park areas dangerous to the pedestrian. This is particularly true at the entry drive in front of the Castle building where people must cross the busy road to reach the pond from the building, and on State Street, which must be crossed to visit the rose circle from the main park section.

The following principles and goals were developed for the access, circulation and parking system in Deering Oaks in order to define the purposes and appropriate uses of the system, from both historical and current perspectives:

Access, Circulation and Parking Principles and Goals

Principles

1. The curvilinear circulation design in Deering Oaks was designed to work with the topography and promote easy, relaxing and safe movement through the park by park users. This design is intended to support the experience of the park as a refuge and contrast to the city street grid.
2. The circulation system is intended to provide easy access to every area of the park, either by vehicle or by foot.
3. Ways provided for different modes of travel should be separated for safe and enjoyable movement through the park.
4. The park's circulation system should be primarily used for park-related activities.

5. Use of the park for the purposes of active recreation, passive recreation and special events should all be considered in determining the best scheme for access, circulation and parking.

Goals

1. Access

1A. Reasonable access for park users convenient to facilities

1B. Safe and comfortable pedestrian and bicycle access for park users

1C. Protection of horticultural areas—limiting vehicle access to paved ways only during regular park use (including maintenance vehicles); zoning of park to limit use of natural areas for high-impact events; and compaction mitigation and restoration measures for any vehicle driving on turf areas during special events

1D. Provision for handicapped, emergency and maintenance vehicle access

2. Circulation

2A. Safe and comfortable pedestrian and bicycle circulation throughout park areas

2B. Safe pedestrian movement between various park areas—minimizing pedestrian/vehicular conflicts

2C. Development of pedestrian linkages to greater open space network

2D. Along any vehicular circulation route into or through the park, maintenance of ease of movement along roadway (Olmsted's principle—no right-angle or acute turns that call for calculation)

2E. Clear indications of routes—hierarchy of ways, indicated by scale and surfacing

3. Parking

3A. Parking for park-related activities only during day. Overnight parking permitted at perimeter lot

3B. Alternative, perimeter provision for non-park related parking that has become an established use in the park

3C. Reasonable parking for use of central park areas, particularly playground and tennis courts

3D. Provision for handicapped parking

Special Event and Vendor Use

A number of organized events take place in Deering Oaks. In 1993, there were permits granted to 17 events which ranged from one day to one week, and which had attendance ranging from 10 people for the filming of a commercial to 150,000 people attending the Deering Oaks Family Festival. In addition, a Farmers Market is held along the Interior Park Road on Saturdays from May until November, and Christmas tree vendors sell trees at seven locations throughout the park from Thanksgiving to Christmas.

Deering Oaks Family Festival

Of all the organized activities in Deering Oaks, the Family Festival has aroused the greatest controversy. Proponents point to the large number of people that come and enjoy the event, and are able to have a positive experience in Deering Oaks at the same time. Opponents argue that the scale and longevity of the event cause unjustified damage to the park's natural environment. Some take issue with the character of the Festival, particularly the carnival aspect of it.

In cooperation with the city, the Chamber of Commerce has taken measures in its placement of festival tents, booths and rides to minimize the impact of the event on the park's physical environment. Food booths are located only on the Interior Park Road, large carnival rides are placed on Deering Avenue which is closed for the duration of the Festival, and there are no tents placed within the major tree groves of the park. However, the impact of so large an event is severely felt on the park, as much from the numbers of people moving across the site as from the structures placed within it.

Philosophically, there needs to be a distinction in evaluating the use of Deering Oaks for public and private events. The Family Festival is a publicly sponsored event and a public service. It is also an event which animates the park, invites use by many who would otherwise not use Deering Oaks, and represents an important part of the Maine recreational culture which enjoys outdoor activities during the relatively short warm months of the year. Deering Oaks, as Portland's major park, is an appropriate place in which to host such large public gatherings.

However, an event of such large proportions, occurring over so extended a time, does considerable damage to the park's environment. The clay soils of Deering Oaks are heavy and more prone to compaction than sandy soils. Tree

roots in heavy clay soils are usually in the top zone of the soil, from 0"-9" inches in depth, and easily susceptible to damage.

From a horticultural point of view, turf should be tough enough to withstand the type of use represented by the Festival and to provide adequate protection for trees, if it is in a healthy condition and given regular maintenance, particularly adequate repair after such an event including aeration, overseeding, fertilizing of turf and trees, and tree fertilizing and pruning. The funds received from the Festival are inadequate to pay for the necessary mitigation of the damage to the park.

The city, however, bears the major responsibility for the deteriorated condition of the park, and needs to take its fair share of the responsibility for horticultural restoration and maintenance. This responsibility includes policies that have allowed events such as the Family Festival to occur without adequate guidelines to control use, require follow-up mitigation measures and direct funds to park maintenance. The city must enforce guidelines that speak for the ecological voice of the park as well as the recreational voice. Adequate funding that is dedicated for park maintenance is necessary if the Festival is to continue.

There also needs to be a decision about the type of festival that Portland wants, whether it be focused on food, arts and crafts and children's performances, or include carnival rides which introduce a very different atmosphere.

Farmers Market and Christmas Tree Sales

There are two regularly scheduled park uses by private enterprises, the Farmers Market and Christmas tree sales. Philosophically, use of a public space for private gain has less legitimacy than use for a public event. Such use should be accommodated only at the pleasure of the city, if it enhances the park experience by the public and does not negatively impact either the park environment or public use.

Farmers Markets have become very popular nationally in recent years. The Portland Farmers Market is none of the oldest such markets and it is recognized as the "most beautiful" in Maine. The Saturday Farmers Market in Deering Oaks very much enriches the park experience and landscape, and has become a well-loved fixture in the park. The Market attracts a large and very diverse patron base, attracts park use, offers the positive experience of connecting the city dweller with the food producer, and brings neighbors together to meet casually while shopping. City residents and others highly value this unique park use, and the city will continue to sponsor the Farmers Market in Deering Oaks.

In recent years, the popularity of the Market has led to expansion of the number of vendors. At the height of the season, there can be 20 trucks along the Interior Park Road, 10 on either side. Trucks are parking off the paved surface onto the turf areas, and contributing to damage of the turf and nearby trees through soil compaction. There is no fee for this use of the park, beyond a fee to the clerk's office for a vendor's license. Some Saturdays see a great amount of traffic congestion of the park roads by visitors to the market.

In accommodating the Farmers Market, the city must continue to emphasize the priority of respecting the physical needs of the park, and all vehicles must be located on paved surfaces. The city will establish a working relationship with Farmers Market representatives to address the operational needs of the Market and any problems which may arise from time to time.

Christmas tree sales are also a popular and positive experience in Deering Oaks. With the exception of Christmas tree sales at the Castle, tree vendors set up large operations on turf areas in the park, including trailers and the storage of significant numbers of trees. Of all activities in Deering Oaks, this one occurs over the longest time frame and takes place at a time when the turf is in a dormant state and unable to repair itself. The damage done to the park environment is inadequately addressed by the nominal fees of \$25 per week, a \$50 security deposit and a \$50 processing fee. Christmas tree sales are an important use of the park, but should be limited to paved areas in order to avoid damage to the park's environment.

Use Recommendations and Guidelines

A. Support for Passive Recreational Use:

1. Add more benches in selected locations.
2. Add several picnic tables in selected locations.

B. Support for Active Recreational Use:

1. Refurbish tennis courts that need repair.
2. Reconstruct the existing basketball court, and convert one tennis court to a basketball court.
3. Remove all horseshoe pits, relocating ten pits north of the tennis courts.
4. Develop two volleyball courts at the current site of the horseshoe pits.

It would be appropriate to have lights for nighttime use of the athletic courts as long as the poles were of a modest height, no taller than twenty-five feet.

5. Encourage currently popular uses of the bowling green, i.e. croquet, bocce. Consider providing equipment for a fee. Leave the bowling green open to be available for unstructured uses.
6. Improve the condition of the pond ice for winter skating. Remove the cobra-head light fixtures around the pond, and replace with pedestrian-scale lights to provide a adequate but not intensive level of light for nighttime use.
7. Increase park programming by the city to encourage use. Work with park rangers in developing and overseeing programs.

C. Visitor Information and Education:

1. Develop a visitor information center and possible ranger station in the Castle building. Such a place can serve as a gateway and information center for the city as well as the park.
2. Station park rangers in the park for regulatory functions as well as to offer information and interpretation about the history and current conditions of the park.
3. Design and implement a comprehensive signage system including identification, regulatory, informational and interpretive signs for use throughout the park. Coordinate the design within a system for all of Portland's historical open spaces. Signs should include:
 - entrance signs at the entrance to the parking lot on State Street and at the Deering Avenue vehicular entrance;
 - a site map exhibit and information bulletin board at the parking lot to orient the visitor and impart information about park activities;
 - signs in association with the Castle building;
 - regulatory signs at selected locations throughout the park;
 - one or two interpretive signs to tell the story of the park's history, particularly one by the ravine at the pond.

D. Access, Circulation and Parking Changes to Support Use:

The following recommendations for changes to the circulation system are the result of a great deal of work and collaboration between the consultants, the Project Committee, the City Planning, Parks and Public Works and Recreation staff and the public through the vehicles of public forums and questionnaires. Recommendations are listed as discreet elements, but it is essential to recognize that they are parts of a unified whole, without any of which the overall plan for circulation will not work. They seek to enhance the safety and character of the park, while providing reasonable access to park areas and convenient parking. The City Council has agreed to a one-year experiment of the circulation proposals before final implementation.

1. Close to visitor vehicular traffic Bowling Green Road and the connector between Bowling Green Road and the Interior Park Road. Narrow these roads for use by pedestrians, bicyclists, roller bladers, service and emergency vehicles, etc.
2. Narrow Tennis Court Road and change it to one-way from Deering Avenue east to provide reasonable access while limiting cut-through driving and reducing vehicular/pedestrian conflicts.

Permitting limited vehicular access allows people to view the park casually, increase eyes on the park, and make the park accessible to all. Reducing the width of this road to twelve feet will prevent parallel parking along the road and facilitate pedestrian crossing. One-way, single lane traffic will also be easier for children to see and anticipate. Short-cut driving through the park will be dramatically reduced, because the great majority of cut-through driving travels from east to west along this corridor.

3. Eliminate the vehicular entrance at the Castle building, and convert it to a pedestrian entrance. Develop a pedestrian plaza to serve customers, connect the Castle and the pond, and make the area safer with elimination of traffic. Develop a new vehicular entrance off State Street to the proposed parking lot. Realign Tennis Court Road to pass behind Castle building to connect to new entrance road and parking lot.

This is a very important aspect of the circulation proposals. It will have a major, positive effect on the character and use of the area in front of the Castle, changing this dangerous environment where fast-moving cars conflict with pedestrians to a safe and inviting gathering space. Pedestrian plazas are proposed for both the front and rear of the building, to invite customers from the parking lot as well as from the park interior and rose circle area. Low stone walls are proposed around both plazas to retain, define and increase safety adjacent to roads.

The proposal to develop a road behind the Castle is critical to the success of the circulation proposals. It allows motorists to access the parking lot from Tennis Court Road. Wide, well-defined crosswalks will be placed along the road as well as speed humps and a stop sign, to slow traffic and maximize the safety of crossing the road in order to move between the ballfield and the Castle. A fence along the ballfield side of the road will direct pedestrians to crosswalks. The creation of one-way eastward-moving traffic along Tennis Court Road will significantly reduce both traffic volumes and speed.

4. Develop perimeter parking for the park: a 50-car parking lot at the site of the maintenance yard; parallel parking along Park Avenue and Deering Avenue. Make this parking available for overnight use by the neighborhood.

The parking lot will satisfy the major demand for normal park use, as well as be available for neighborhood overnight parking. A proposed management plan for the lot will include a policy for overnight parking for the neighborhood and daytime parking for park users. Stickers will be issued for overnight neighborhood resident parkers, and signs will be posted for three-hour limits for park users during the day.

Creating a parking lane along Park Avenue will necessitate widening the road up to the edge of the sidewalk, but not cutting into the park. Parallel parking along Deering Avenue is proposed to be developed by taking one travel lane from the road. A crosswalk should be developed at the northern Deering Avenue park entrance to encourage student and other crossing of the road to occur at that location, and minimize moving out between parked cars to cross to the King Middle School side of the road. A crosswalk should also be developed on Park Avenue between Mellen Street and the park entrance opposite Mellen Street.

5. Maintain two small parking nodes along Tennis Court Road (maximum six cars each) for short-term drop-off and handicap parking.

It is important that there be reasonable provision inside the park for the elderly and handicapped park visitor, as well as for those who need to drop off passengers or equipment, such as sports coaches.

6. Continue to gate the Interior Park Road, to be opened periodically for special events and for snow emergency parking. Develop alternative sites in the vicinity for additional snow emergency parking.
7. Narrow State Street to two lanes, widening to three lanes at the intersection with Park Avenue, in order to connect the rose circle with the main park section, add more green space to the park, make walking along State Street safer and more pleasant, and lessen intrusion by the vehicle into the park

environment. Develop a crosswalk across the street at the park entrance by the castle.

The long-term goal is for the section of State Street that runs through the park to be eliminated. This is not possible in the near term, because of the road's importance in the regional transportation network. However, it is the vision of the master plan that, when regional transportation issues that affect traffic moving through this area of the city are resolved, the two main sections of Deering Oaks be connected.

8. Close State Street on Sundays.
9. Maintain High Street as a two-lane road, converting the third break-down lane to green space for the rose circle area of the park.

All roadways within the park, those accessible to vehicles and those to be narrowed, are proposed to have the original cobble drainage swales restored. Swales would be two feet wide on either side of the bituminous.

10. Improve the open space connections within this larger neighborhood.

Deering Oaks sits in a neighborhood with an enormous amount of recreational resources. To the west lie Fitzpatrick Stadium, the Portland Ice Arena, the Expo Building and Hadlock Field. The park also forms the potential link between these complexes and Baxter Boulevard to the northeast.

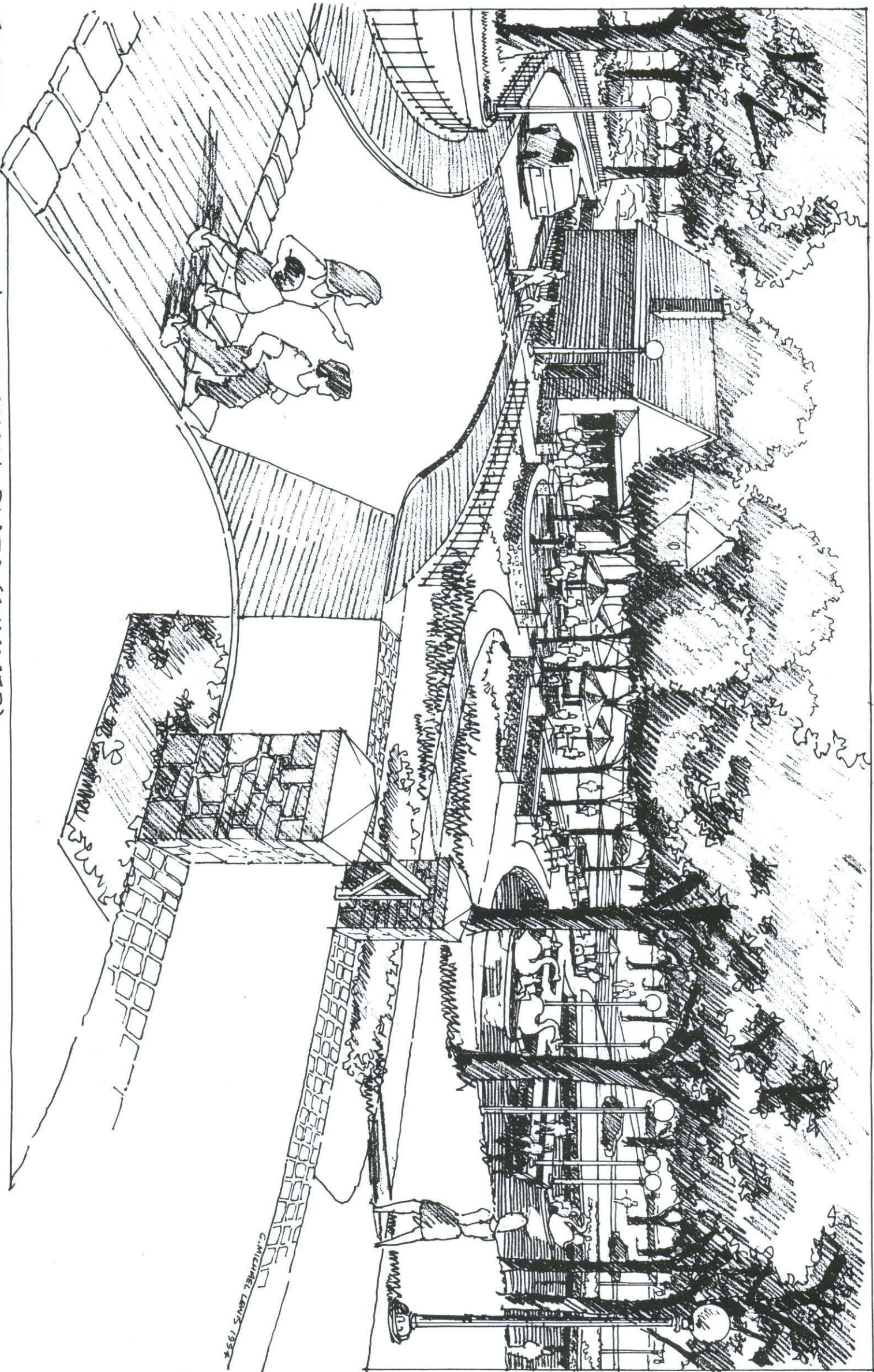
There have been attempts historically to strengthen the open-space linkages throughout the city. Now, as more facilities are developed, the Portland Trails plan is being put forward, and an environment exists that is favorable to alternative modes of transportation, every effort should be made to maximize the open spaces of the city as a system and to create circulation links between them.

E. Use of the Park for Special Events And Vendors:

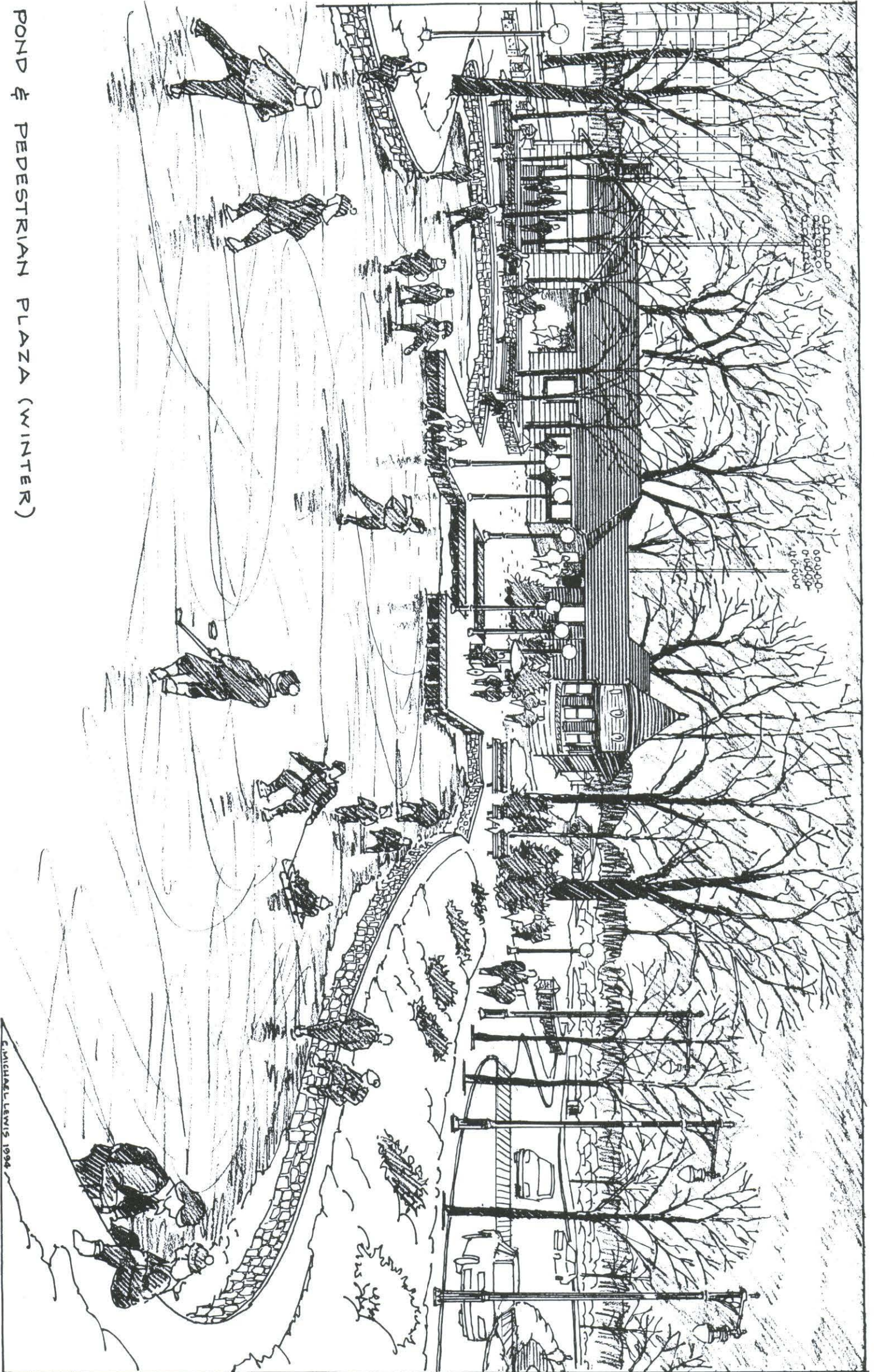
1. Implement proposed management guidelines for special events and particularly for the Family Festival to allow a limited number and duration of events while protecting the physical environment and mitigating the negative impacts of such use. See Appendices 4 and 5 for guidelines.
2. Develop a winter festival that encourages year-round use of the park and focuses on the pond as a recreational amenity.
3. Restrict vendor use of the park (i.e.. Christmas tree vendors, Farmers Market vendors) to hard surface areas only. Accommodate the accessibility

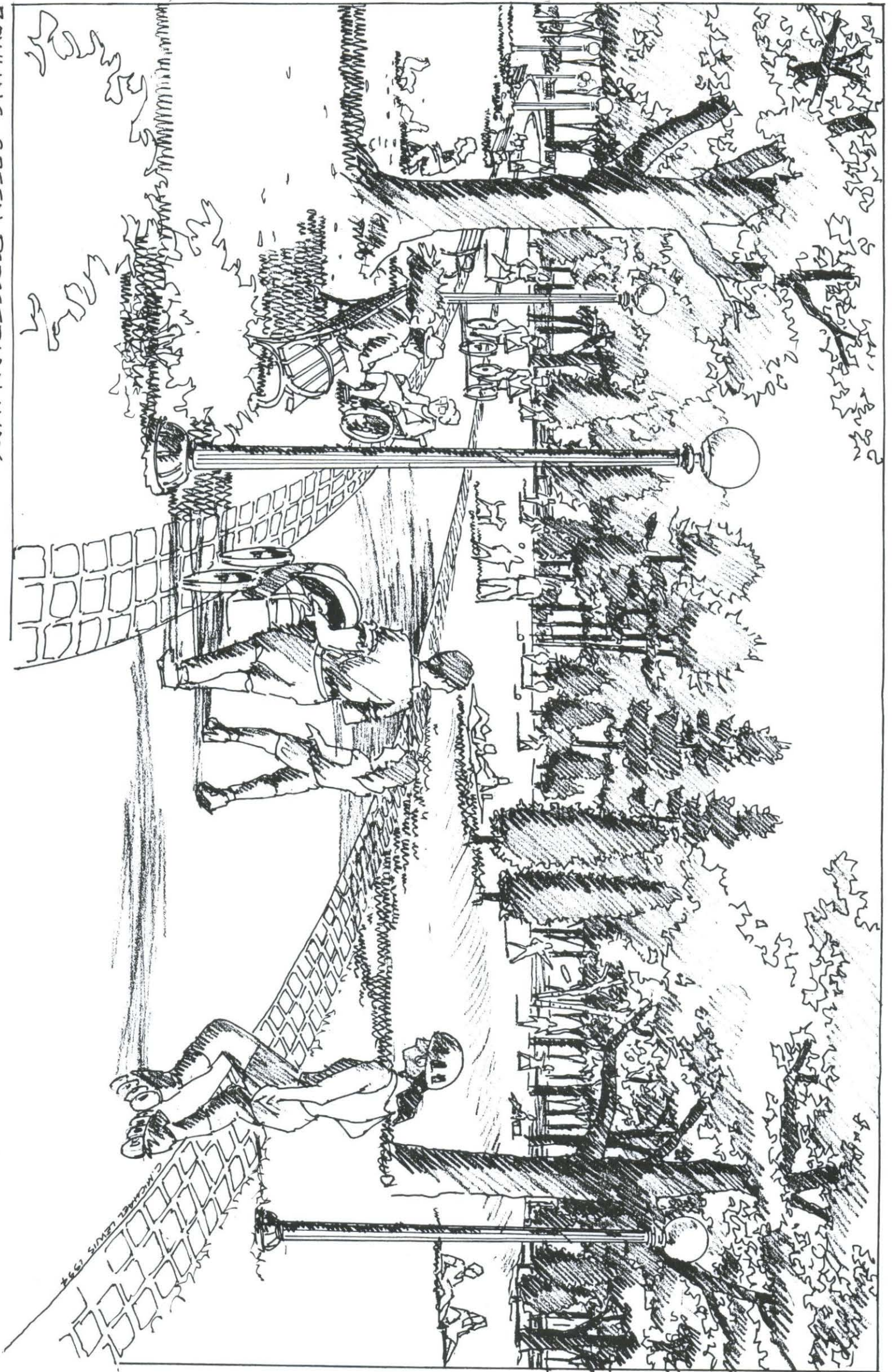
needs of the Farmers Market for the 1994 season while protecting the ecology of the park, by opening the road from the northern Deering Avenue entrance one-way to the Deering Avenue exit near Park Avenue.

TENNIS COURT ROAD & PEDESTRIAN PLAZA (SUMMER)



POND & PEDESTRIAN PLAZA (WINTER)





3. Landscape Character and Historic Design Intent

The analysis of landscape character builds on the original intent of the park's design and the guiding principles for the master plan in evaluating the current conditions of the park.

As stated in the master plan's guiding principles, the "primary founding and enduring purpose of Deering Oaks is to provide a pastoral refuge from the stresses of urban life, a place that is 'necessary for the comfort and enjoyment of our citizens' " (1893 Address of Mayor Baxter). The park was designed in the naturalistic style popular in the nineteenth century, responding to the site's landforms and features, and was intended to provide a contrast to the geometric urban grid by using a curvilinear design for the circulation system, an irregular pond edge of bays and headlands, and edge planting to screen the city from the park. A formal element of the park's design—the alignment of Marginal Way punctuated by a circle and fountain marking the entrance into the park from the north—was never constructed.

A number of park elements and spatial relationships have been identified in the guiding principles as character-defining elements of Deering Oaks:

- Vegetation, particularly the mature oaks but also other understory and entrance plantings that have been lost over time;

- The pond, a central organizing and focal feature;

- The separation between the active and passive park areas;

- The relationship of open spaces and wooded areas;

- The relationship of the park itself to the surrounding city;

- The curvilinear circulation design;

- The formal and arboretum-like character of the rose garden area, as contrast to the main park section.

Park Edges and Entrances

Originally, the main entrances into the park were at Deering Avenue (the northern entrance with the stone gates) and Forest Avenue (through gates that no longer exist, and across what is now the rose circle lot). These connected to the main thoroughfare through the park, the northern road now termed Tennis Court Road.

Deering Avenue was once a major trolley line. A boulevard was intended to connect Deering Oaks from Deering Avenue to the Western Promenade. This was not implemented, and a changing context over time has made the main Deering Avenue entrance less important than it was originally. Today, the monumental gateway into the park is confusing and appears overbuilt. The parkland inside of this entrance lacks a sense of arrival and clear destination.

The companion northeast entrance into the park from Forest Avenue was eliminated when Forest Avenue was re-aligned from its original right-angle turn into Deering Oaks to the current intersection with Marginal Way and State Street. At present, entrance into Deering Oaks from the northeast is experienced as a maze of busy roads, traffic signals and signs. The Parks and Public Works maintenance yard is inappropriately located at the park entrance and greets the park visitor with a cluttered and intrusive materials storage area. The area in front of the Castle building, perceived as the secondary park entrance from the northeast, is dominated by asphalt and fast-moving traffic that cuts the building off from the pond and creates an unfriendly pedestrian environment.

None of the park entrances is marked by ornamental treatment to announce entry into a special place. Historic documentation shows that this was done in the early years of the park. The Deering Avenue gates are the best example of formal announcement of entry into the park, but here too there is little supportive planting to match the scale of the gates. The entry into the park at the Castle is marked by a series of signs referring to the Castle in the Park, including an unattractive highway-type fluorescent sign.

The dominating presence of the automobile in Deering Oaks is exacerbated by the lack of separation from the surrounding streets. Where there were once estates and farmland, there are now multi-family dwellings and busy thoroughfares, including the very-intrusive Interstate 295 to the north. Because of the elevation of the road above the park, an evergreen planting along the park's northern edge is insufficient to screen the highway. Lack of any formal edge created by plantings or fencing has permitted views and noise of the surrounding city to invade the park. This has had a very detrimental effect on the ability of Deering Oaks to function as an oasis and relief from the stresses of urban life.

Visual Zones

There are a number of distinct visual zones in Deering Oaks:

Rose Garden: visually rich micro-environment, with impressive display of roses. Area has an arboretum character, reflective of the pastoral English parkland landscape of trees over lawn. Space is separated and isolated from rest of park.

Pond: The primary focal element of the park. An inviting space, animated by the central fountain. The presence of two focal elements in the pond—the fountain and the duckhouse—is visually competitive, and lessens the impact of each.

The pond edges follow the pre-park landform. The layout of headlands and bays gives the illusion of greater size of the pond. The proximity of the pond to the road, however, undermines its integrity as a pastoral destination point.

Goodwin proposed natural, soft edges as appropriate to the naturalistic park design. However, the retaining wall built around the easterly side of the pond was continued over time along the north and south sides of the pond, in response to increased use and erosion. Today, the pond edge consists of a combination of formal walled edging, stacked granite block edging, slope curbing, small boulders, and lawn. The mix of edge treatments needs to look as if it has been deliberately done. The concrete ramp at the south pond edge, constructed to access the pond by maintenance vehicles, is overbuilt and out of character with the landscape.

The upper pond, the ravine, has been lost, and now appears as a dry ditch with remains of a concrete dam that once allowed water to pond in the ravine. A planting plan for this area dated 1935 shows an elaborate ornamental scheme for the area and indicates the ornamental importance of this park area. At present, the area appears abandoned and its function confusing.

Two bridges cross the pond at its westerly edge, a small wooden bridge and a larger concrete bridge. The presence of two bridges appears visually conflicting, and without water in this area both bridges seem to lack a purpose.

Oak Grove. The grove of oaks in Deering Oaks is a majestic legacy of the site's history, some of which are 200 years old. They are the dominant visual element in the park, located primarily in the central section but also westward along the Deering Avenue edge and northward to the embankment above the ballfields. This beautifully extends the grandeur and maturity of the landscape to have a positive impact on the open, flat landscape of active recreation to the north.

Active Recreation Area. The northern segment of the park is a large, flat, exposed area devoted to active recreation—ballfields, courts and a playground—and separated from the rest of the park by a grade change. The northern edge is exposed to the railroad tracks and Interstate 295. A

major asset of the park, visually and functionally, is the separation of active and passive use areas.

Edge Zones. The park area along Deering Avenue is separated from the street by a grade change along part of its length. The edge along Park Avenue is very permeable, and exposed to the street. There is a concentration of ornamental trees here, which provides an element of horticultural surprise and diversity to the predominant oak tree population in the park. The eastern park edge is indistinct, with edges along the pond at State Street, along the rose garden at High Street, and along the Edwards lot at Forest Avenue. In general, this park edge is dominated by busy roads, with the northeastern space dominated by the clutter of the maintenance yard.

Bowling Green. The bowling green, once a well-used space for lawn bowling, now appears as an artificial-looking pad of grass undefined by plantings and with no apparent purpose.

Landscape Details

The loss of character in Deering Oaks has occurred incrementally, through the confused or inappropriate visual signals conveyed by site details.

Lights. Site lighting is of several types: highway-type lighting along the pond and on State and High Streets, and Colonial-type fixtures within the park. Neither is appropriate for Deering Oaks, with its period of significance in the last quarter of the nineteenth century and the early twentieth century. In particular, the cobra-head fixtures are very intrusive in the landscape and reinforce a highway rather than a parkway character for State and High Streets.

Signage. Signage is inconsistent throughout the park, and for the most part regulatory in nature. The only identification signage is for Castle in the Park, giving the first-time visitor the sense that this is the name of the park. Lack of signage creates confusion and a feeling of unwelcome at park entrances.

Site Furniture. There are very few benches in Deering Oaks, and the ones that exist are out of character with the period of significance of the park, which is turn-of-the-century. The existing wooden and concrete benches were introduced into the park in the 1930s. Trash receptacles are currently of two styles. It is not necessary that they be of an historic design, but a simple, practical receptacle of one style would be preferable. The wooden bollards controlling parking along Tennis Court Road are out of character with the park, and more in keeping with the landscapes of state or national parklands. The gates

controlling circulation on the Interior Park Road are also out of character. They were installed as a temporary trial closing of the road and need to be of a permanent, improved design reflective of and contributing to the park's character.

Path Surfacing and Alignment. All of the park's paths are surfaced with bituminous concrete, which makes them appear more as extensions of the roadway network and less as pedestrian ways. Originally laid out to conform with the topography and diverge from the road alignments, there are some park areas that have only the roadway as the defined traveling way, or have a path alignment that parallels the road. The well-traveled pedestrian route connecting the northern Deering Avenue entrance to the entrance opposite Mellen Street is in a straight alignment, not the gracious alignment originally designed into the circulation system.

Proposed changes in path alignments need to restore the original intent of the circulation system to reflect topographic variations and separate the pedestrian from the automobile as much as possible. At the same time, they cannot be so indirect that they are not followed, and worn paths or desire lines are created instead.

Architectural Elements

There are few buildings in Deering Oaks. The major one, the Castle building, has been expanded from its original size to over twice that size. The new development is not in keeping with the original structure. A major visual problem with the building is the signage covering the facade, which masks the building and is an intrusion into the park landscape.

The original park bandstand was a circular wooden gazebo-like structure, set back against the oak grove in the center area of the park. The current bandstand is larger and of a very different design than the original, and located between the Interior Park Road and the pond, within clear sight of both. It was donated to the city in 1984. The design was contracted and coordinated by the donor. The building is enjoyed by the public for special programs.

At the time, the park was not on the National Register of Historic Places, the city had not passed the Historic Preservation Ordinance, and the Historic Preservation Committee had not been created. All of these structures and safeguards would have guided the process of acceptance and design review of the building in order to ensure that its scale, character and location were in keeping with the historic character and original design intent of the park. The

quality and character of gifts to the city need to be overseen in order to have adequate control over their appropriateness for public spaces and uses.

A small structure in the park, one which is inappropriate in design for Deering Oaks, is the temporary storage locker near the softball field.

Sculpture and Monumentation

There are two pieces of sculpture in Deering Oaks. There is a Spanish War Veterans monument in the rose circle area, and a granite shaft in the Edwards lot with a bronze memorial plaque in honor of the site's namesake, World War I Major General Clarence R. Edwards. There are also nine memorial trees or groves in the main park section with plaques identifying the individual or group to whom the tree is dedicated. At one time there was a small-scale model of city hall mounted on top of a column from the old city hall, which was removed from the park at some point in its history.

Deering Oaks began as a reservation with a simple naturalistic design. As tastes changed, the landscape became more embellished. However, formal spaces appropriate for sculpture were never built into the park's structure. The rose circle is an area that would be appropriate for temporary installations of sculpture, if they were carefully reviewed for design, scale and location within that park area. The only place that could accommodate a permanent installation of sculpture would be at the proposed pedestrian plaza in front of the Castle building, where a sculptural piece at the western edge of the plaza could serve as a focal element that also helps to define and separate the area from nearby park traffic.

Landscape Character and Historic Design Intent Recommendations and Guidelines

A. Park Edges and Entrances:

1. Embellish all park entrances with plantings of trees, shrubs and groundcovers to announce the park and welcome the visitor.

A combination of plant materials used in composition will strengthen the park's entrances and mark more clearly the passage from the city into the park. Underplanting trees with shrubs and groundcovers will also create a community of plants which will be easier to maintain and better able to withstand the rigors of life in a urban environment by lessening the possibility of compaction and helping to retain soil moisture.

2. Introduce plantings of trees, shrubs and groundcovers along the park perimeter with breaks to allow periodic views in, and with variable heights

of vegetation to allow views over, in order to enhance the park landscape and to screen the city from the park.

A ratio of 2/3 closed, or planted edge to 1/3 open, or unplanted edge should be developed in implementing edge planting of the park that will achieve the goals of better separating the park from the city while offering views into the park from without and ensuring the safety of park visitors.

3. Investigate the potential to screen Interstate 295 from the park with planting along the highway right-of-way.
4. Establish entrance gates on State Street south of the railroad tracks, at the perceived entrance into the park.

Entrance gates on the north end of State Street will be a dramatic announcement of entry into this special place, such as the existing gates were when there was two-way circulation on this road. They will also serve to announce entry into the city itself from I-295, in a place where there is currently a maze of busy roads and a yard of stored maintenance materials.

4. Design small-scale entrance gateways for narrowed park entrances.

Pedestrian entrances at the east and west ends of Bowling Green Road and at the Castle need some architectural definition to give them character and to prevent vehicular access. Design for these entrance gateways should reflect the character of nearby vehicular gateways. The Deering Avenue park edge has a more rustic and woodsy character, expressed by the Deering Avenue entrance gates and the proximity of the major oak grove. The State Street edge is more urban and formal architecturally, expressed by the State Street gates and the proximity of the rose circle area.

B. Landscape Details:

1. Introduce a family of details for the park that are coordinated and reflect and reinforce the period of significance of the park, which is turn-of-the-century. (Illustrations of proposed details follow.)
 - **Lights:** Replace the existing Colonial-style pedestrian lights with lights of a design consistent with the period of significance of the park, and similar in design to the lights that were historically on the concrete bridge. Restore the lights on the concrete bridge. Replace the cobra-head fixtures on State and High Streets with lights of a design consistent with the period of significance of the park. Use pedestrian-type rather than roadway-type lights by the pond.

- Signs: Design a coordinated sign system for the historic open spaces of the city, and apply the design to a system for Deering Oaks.
 - Benches: Replace the wooden and concrete park benches with wooden and metal benches of a design consistent with the period of significance of the park. Phase in the new benches, placing them in the high visibility areas of the pond and pedestrian plaza first, the Bowling Green road next, and the playground last.
 - Access Control Gates: Replace existing gates with gates that are similar in design to the Deering Avenue entrance gates, stone pillars with double metal swing gates.
 - Trash Receptacles: Use one design for the park trash receptacles, the simple barrel design used in the city. Make the park barrels distinctive by painting them dark green and adding a logo coordinated with the sign design.
2. Restore the original lights on the State Street gates.
 3. Establish a hierarchy of path surfacing relative to distinct areas of visual character; level and type of use; and relationship to other areas:
 - brick paving at the pedestrian plazas by the Castle building, to extend from the rear plaza to the parking lot and the path north of Tennis Court Road, and from the main plaza east down State Street, and west along the Interior Park Road, along the north pond edge, and over the bridge to the park entrance opposite Mellen Street. These are high-use areas in need of hard surfacing, and will appear and serve as extensions of and connections to the plaza areas.
 - brick paving in the rose circle area, to reflect the more formal character of that park zone.
 - brick paving on the sidewalk north of Tennis Court Road, to accommodate with a hard surface the high level of use and times of the year when the ground is wet. A high visibility pathway.
 - brick paving on the Deering Avenue sidewalk to tie in with the city brick sidewalk on Park Avenue.
 - bituminous concrete paving on all closed and narrowed roads, to accommodate a range of alternative uses (bicycling, roller skating, etc.)
 - bituminous concrete paving on the ramp to Quinn Field, the steep path to the playground from Tennis Court Road, and the path by the baseball

field bleachers, a practical hard-surface solution to steep grades in areas that do not warrant special brick treatment.

- bituminous concrete paving on the path/maintenance access way from Tennis Court Road to the playground, a hard-surface treatment in response to the slope as well as the use of the road for maintenance vehicles. Development of a hammerhead turn-around area at the playground for maintenance vehicles.
- stone dust paving for the access path along the athletic facilities, beyond the limit of vehicle access west toward Quinn Field, where there is no need for a hard-surface pathway.
- stone dust paving along the paths south of the pond to reflect a more rustic character.
- stone dust paving on proposed new paths within the passive park area: to connect to the proposed relocated bandstand, and to pass through the oak grove connecting the Deering Avenue entrance to the brick path that crosses the bridge, where there is currently a desire line indicating the need for a defined path.

The handling of drainage on stone dust paths is a critical factor. Drainage should not be concentrated, but rather designed as sheet drainage with crowns on the paths.

C. Visual Zones:

1. Preserve the distinctiveness of the various visual zones throughout the park, in particular: the arboretum character of the rose circle with its award-winning display of roses; the majestic stand of red and white oaks; the separation of active and passive recreational areas; and the bowling green. Improve the visual definition of the bowling green with edge tree plantings.

D. Pond Landscape Treatment:

1. Increase planting around pond edge with trees, shrubs and groundcovers to enhance pond edge composition, control public use of the edge to minimize erosion, and reduce maintenance.
2. Conduct feasibility study to determine potential and costs of recreating the upper pond in the ravine. Plant along the ravine as a first phase treatment of the area.

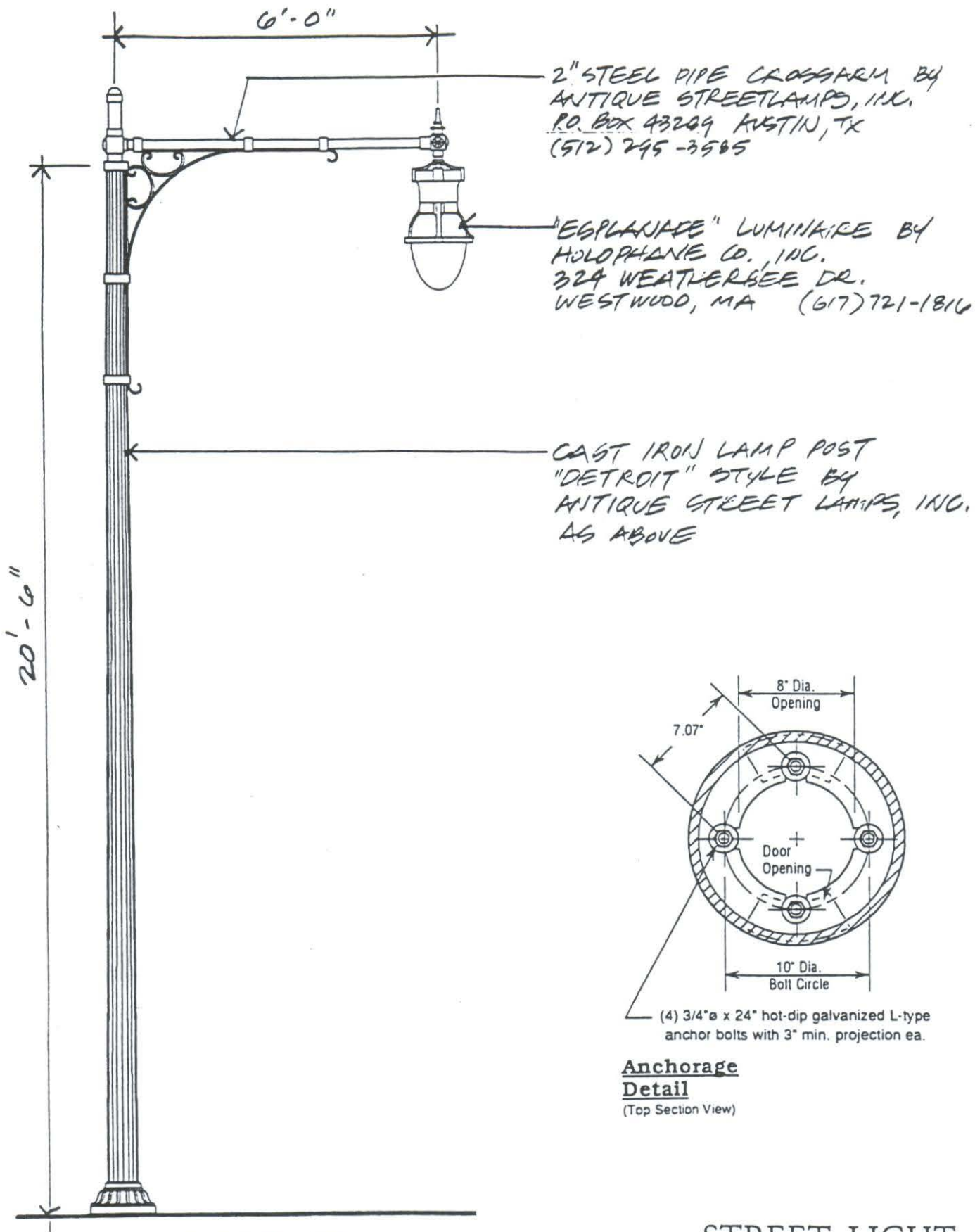
3. Eliminate the wooden bridge at the pond, maintaining the one original concrete bridge. Restore the original lights on the concrete bridge.
4. Reset, on a foundation, the granite curb edge around the pond, in order for the edge to have a consistent level. Discontinue the sloped curb edge, using only the stacked curb detail for areas not bounded by the mortared wall. Continue the edge up to the concrete bridge, reserving the ravine area for more naturalistic treatment.
5. Convert the paddle boats to be like the original swan boats.

D. Park Structures:

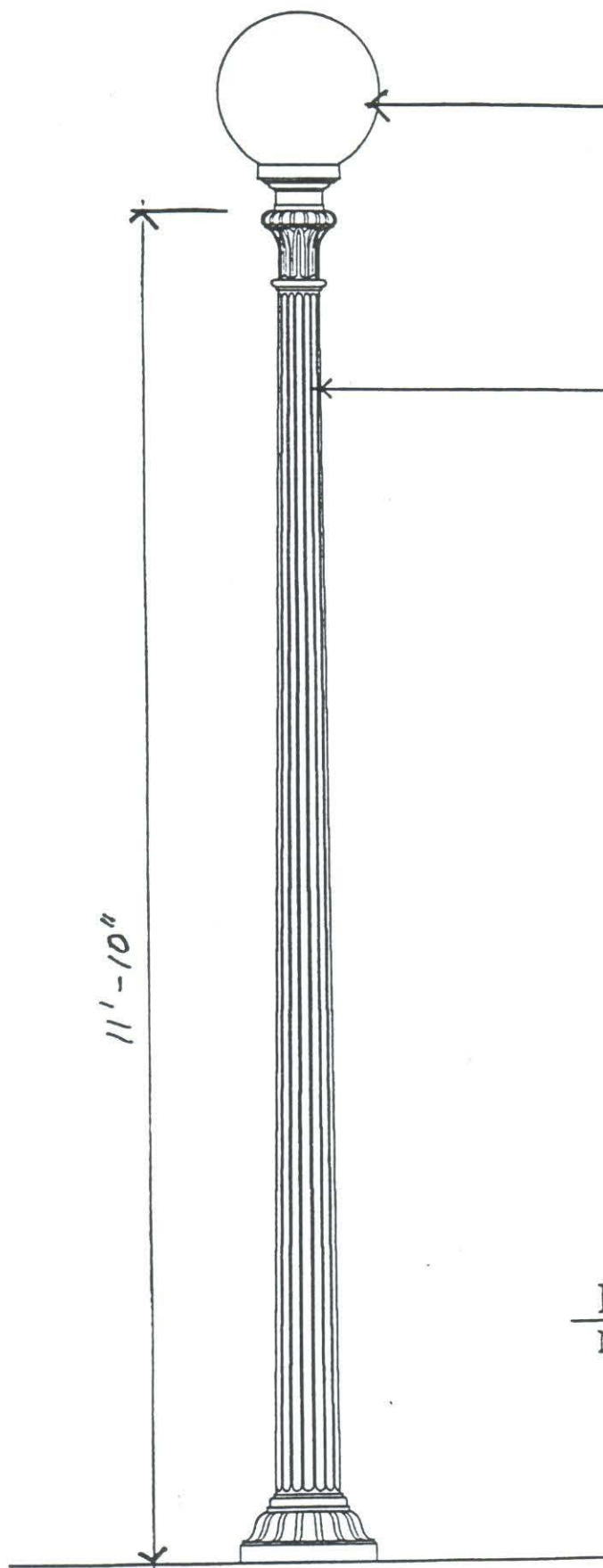
1. Scale down the ramp at the pond, redesigning the structure with cobble drainage swales on either side.
2. When major repairs to the existing bandstand are needed in the future, replace structure with a new one in the location of the original bandstand, in a design and of a scale sympathetic with the original (to be determined during design development). Consider the use of temporary staging in front of the bandstand to accommodate concerts needing more space than the building can provide.
3. Redesign the storage locker near Quinn Field more sympathetic to the character of the park.

E. Sculpture and Memorials:

1. Remove the memorial tree plaques in the park, and place those names on a plaque to be placed in the proposed visitor center. Honor all who contribute to memorial park trees in this manner.
2. Do not accept any donated sculpture or other permanent art pieces for the park. Temporary installations may be installed after review and approval by the Public Arts Committee and the Friends of the Parks Commission.
3. Design and install wire arches at the entrances to the rose circle as structures to support climbing roses, in order to make the rose display more visible from the surrounding roads.

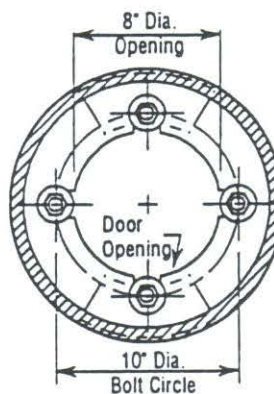


STREET LIGHT
NOT TO SCALE



POLYCARBONATE GLOBE W/
175W METAL HALIDE LAMP

CAST IRON LAMP POST
"DETROIT" STYLE BY
ANTIQUE STREET LAMPS, INC.
P.O. BOX 43289 AUSTIN, TX
(512) 295-3585



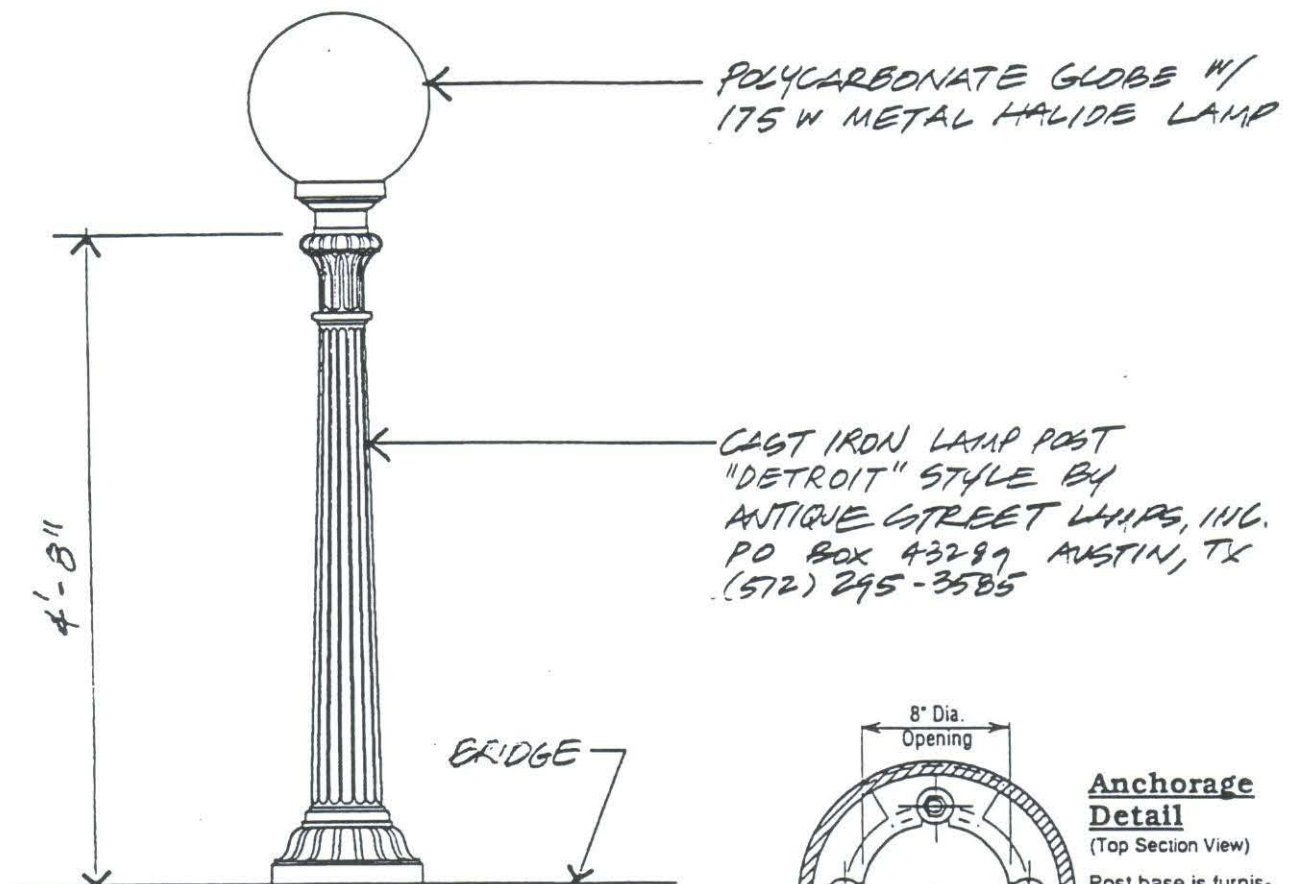
Anchorage Detail

(Top Section View)

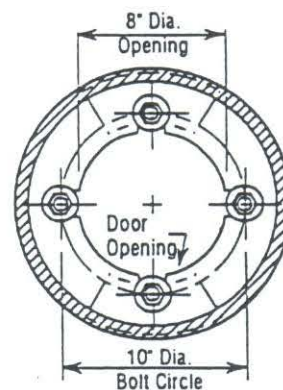
Post base is furnished with (4) 3/4" x 24" hot-dip galvanized L-type anchor bolts with 3" minimum projection each.

PEDESTRIAN PATH LIGHT NOT TO SCALE

Catalog # D12/15-CI/PP-WS18/BK-M175/QV



Catalog # D5/15-CI/PP-WS18/BK-M175/QV

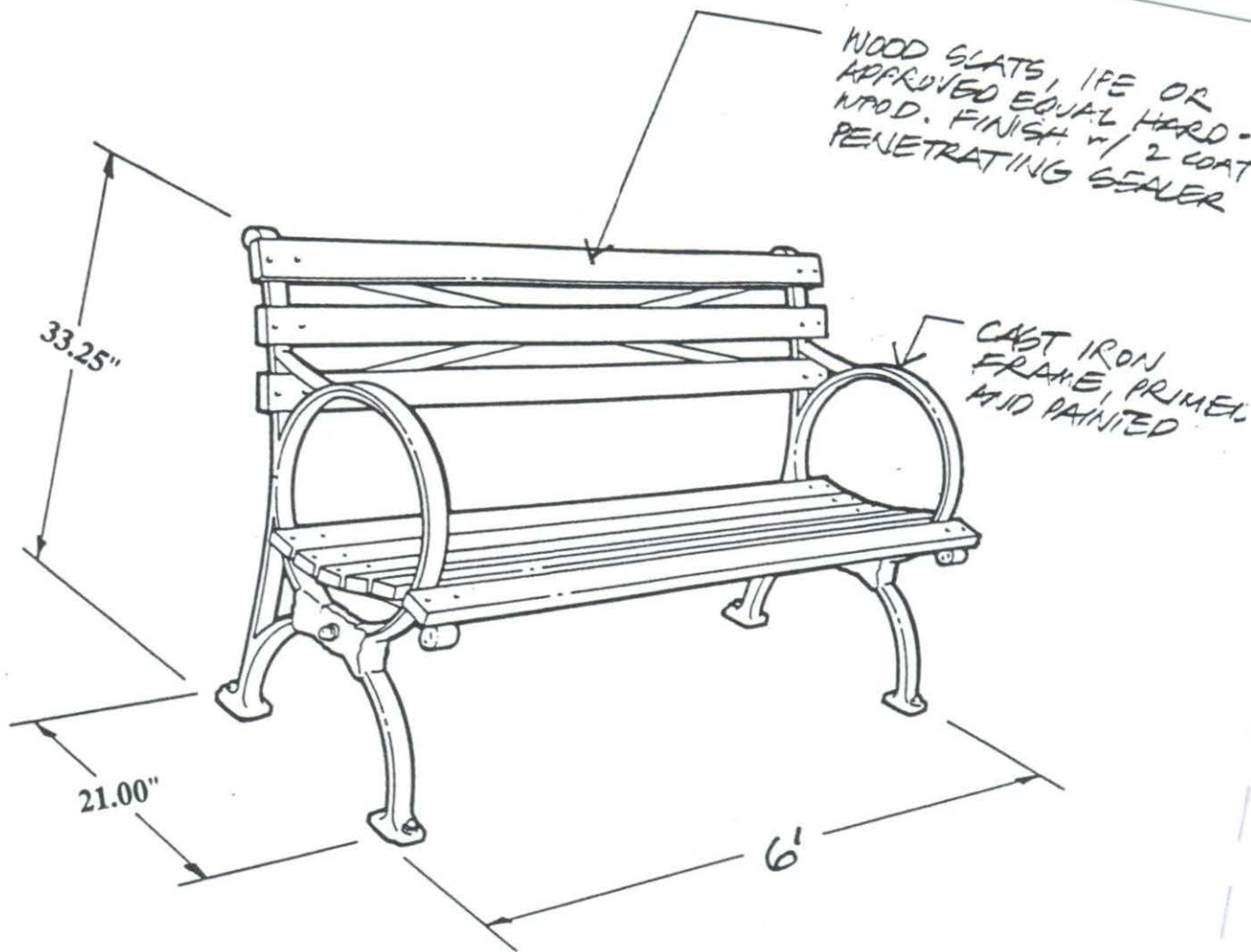


Anchorage Detail

(Top Section View)

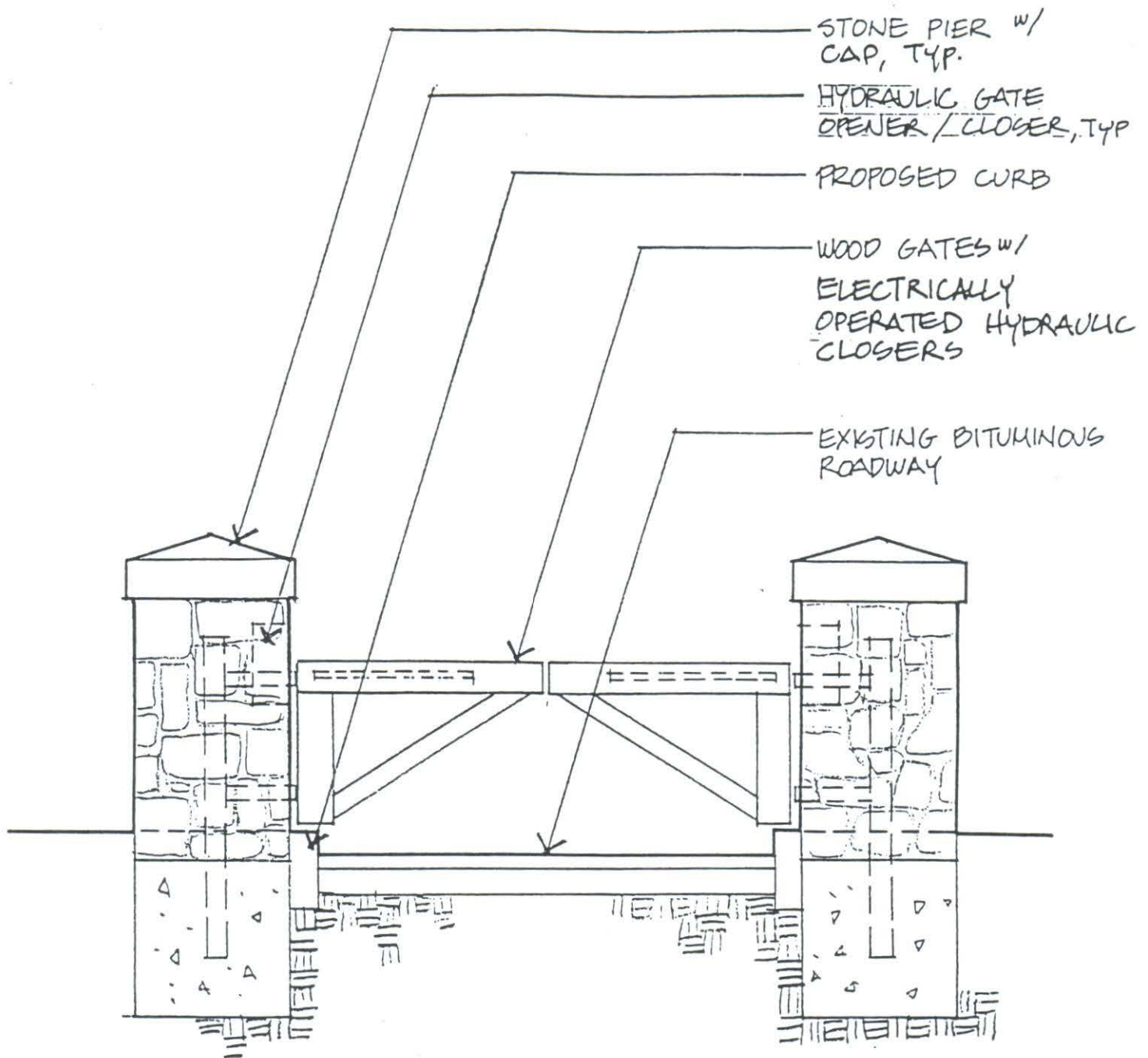
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BRIDGE LIGHT
NOT TO SCALE



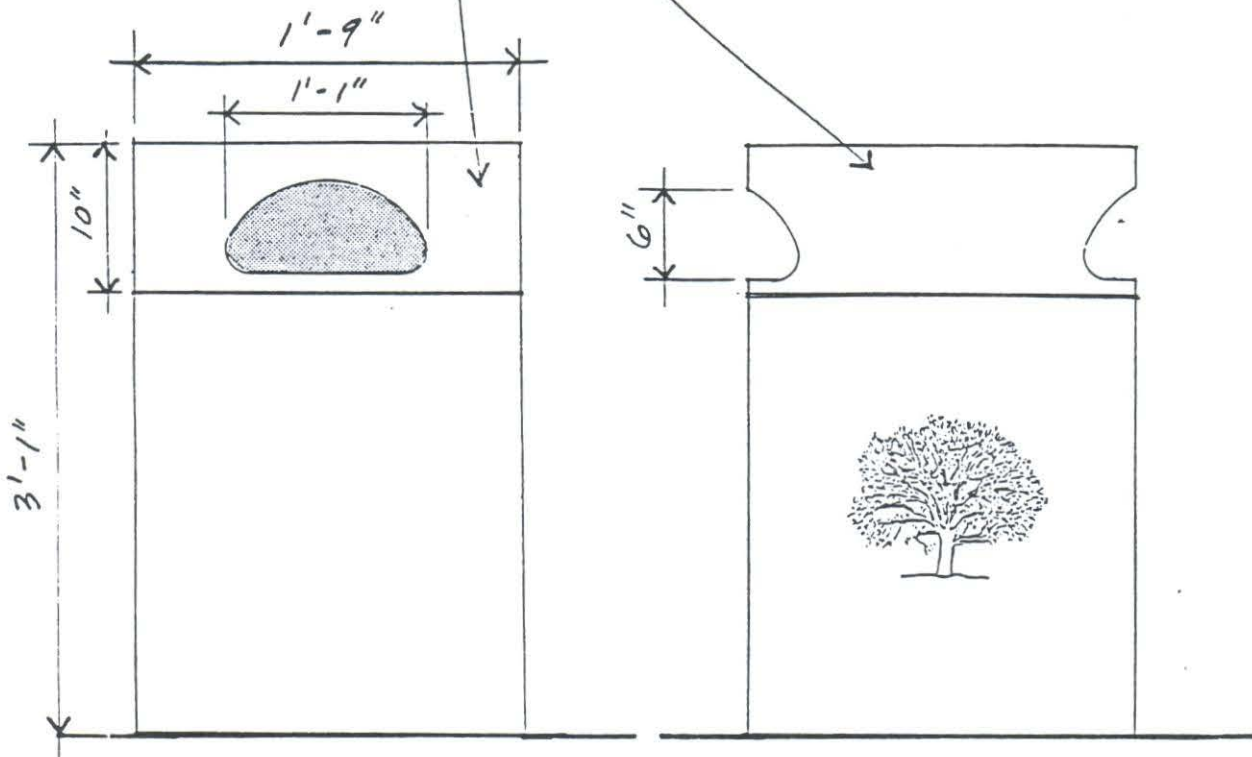
BENCH MODEL B-16 BY
BENCH MFG. CO. PO BOX 158
COLLARD, MA. 01742 (508) 371-3080

PARK BENCH
NOT TO SCALE



STONE PIERS AND WOOD GATE DETAIL
NOT TO SCALE

ROUND, PAINTED METAL
TRASH RECEPTACLE W/ PAINTED
GRAPHIC TO COORDINATE W/ PARK
SIGNAGE GRAPHICS. RECEPTACLE TO
BE REVISED CITY OF PORTLAND STANDARD

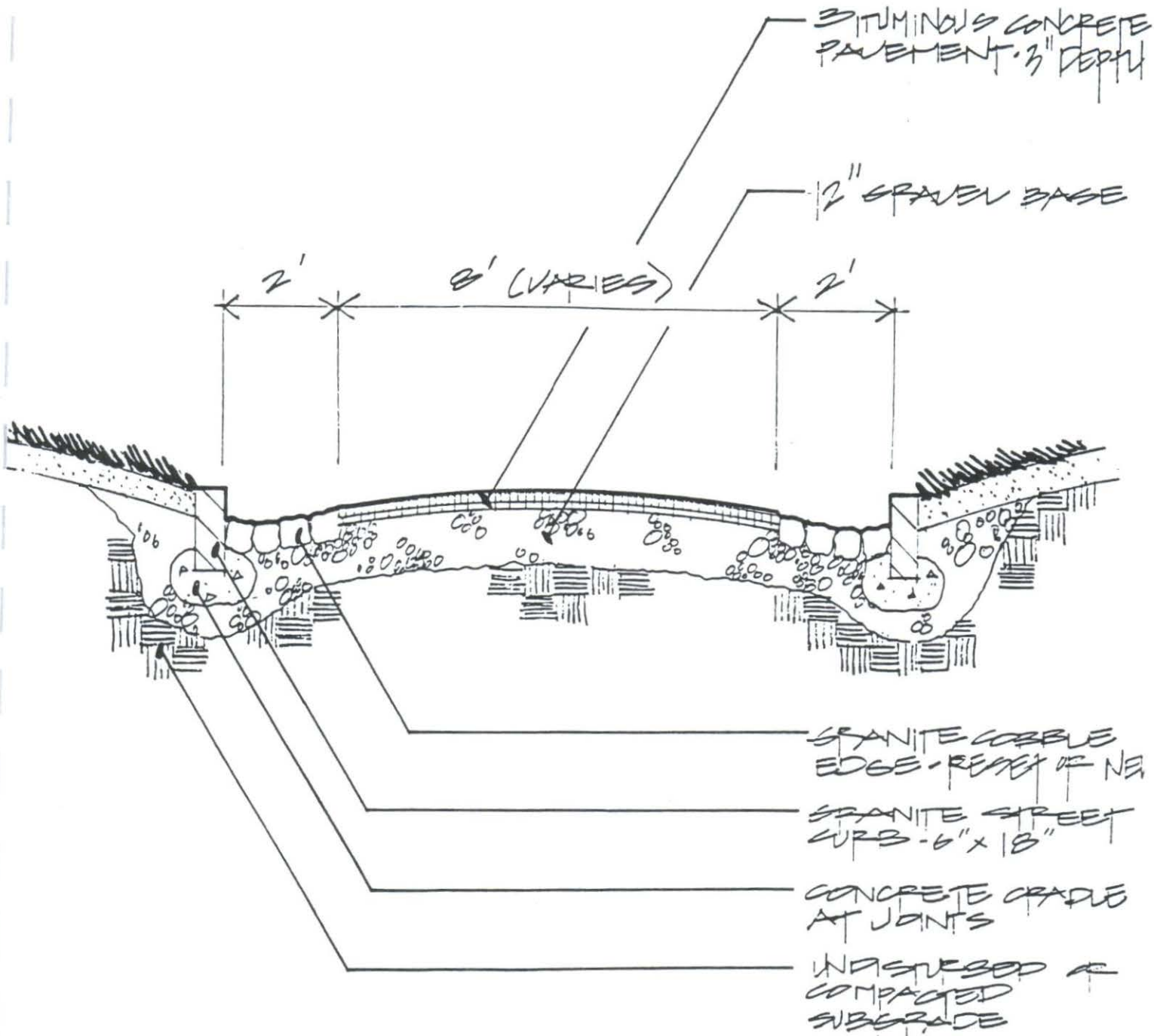


FRONT ELEVATION

SIDE ELEVATION

TRASH RECEPTACLE
NOT TO SCALE

NOTE: COBBLES
TO BE SET IN
STONE DUST.



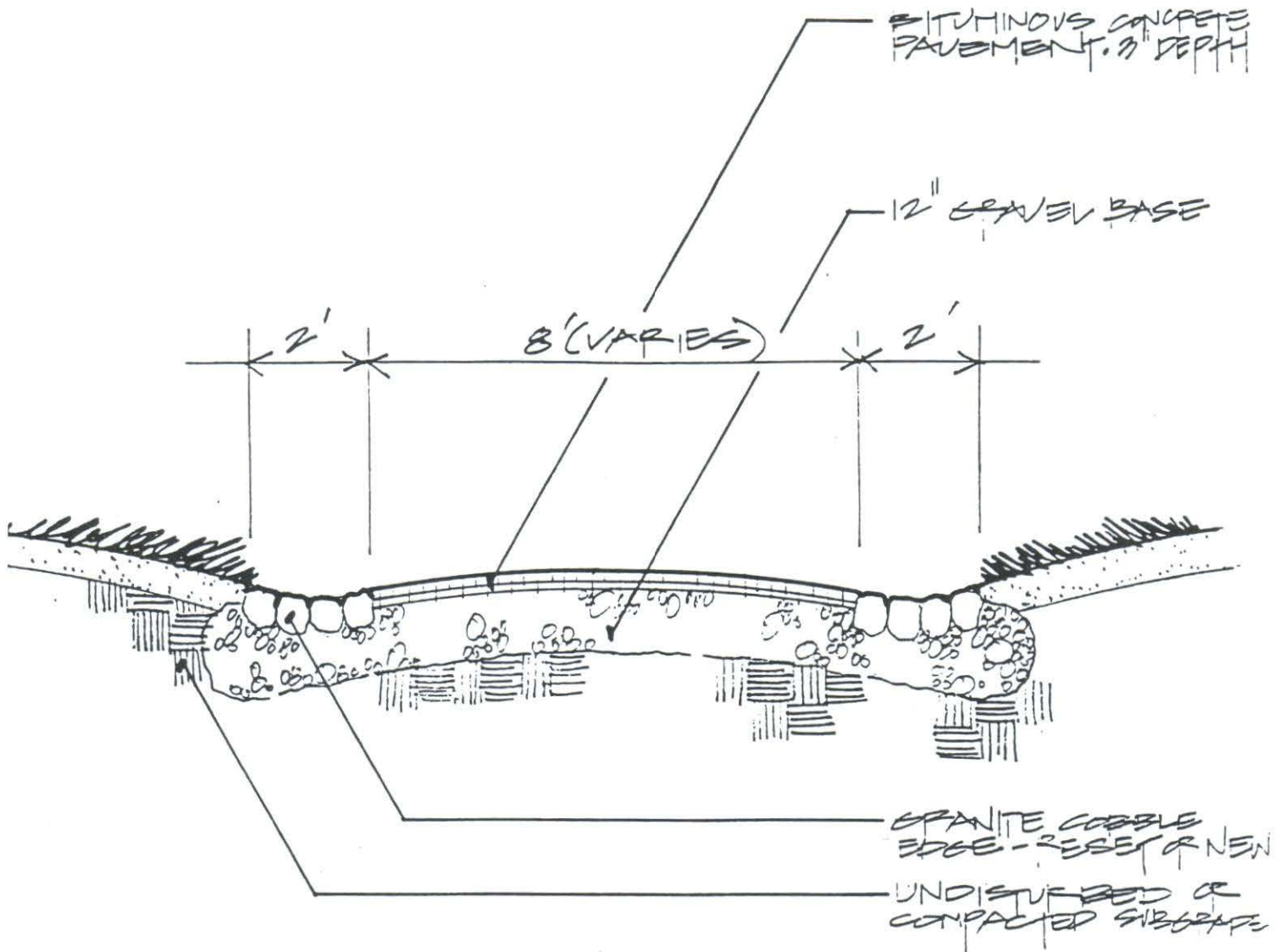
SECTION

VEHICLE ROAD DETAIL

(TENNIS COURT ROAD/INTERIOR PARK ROAD)

SCALE: 3/8" = 1'-0"

NOTE: COBBLES TO
BE SET IN GENE
DUCT.

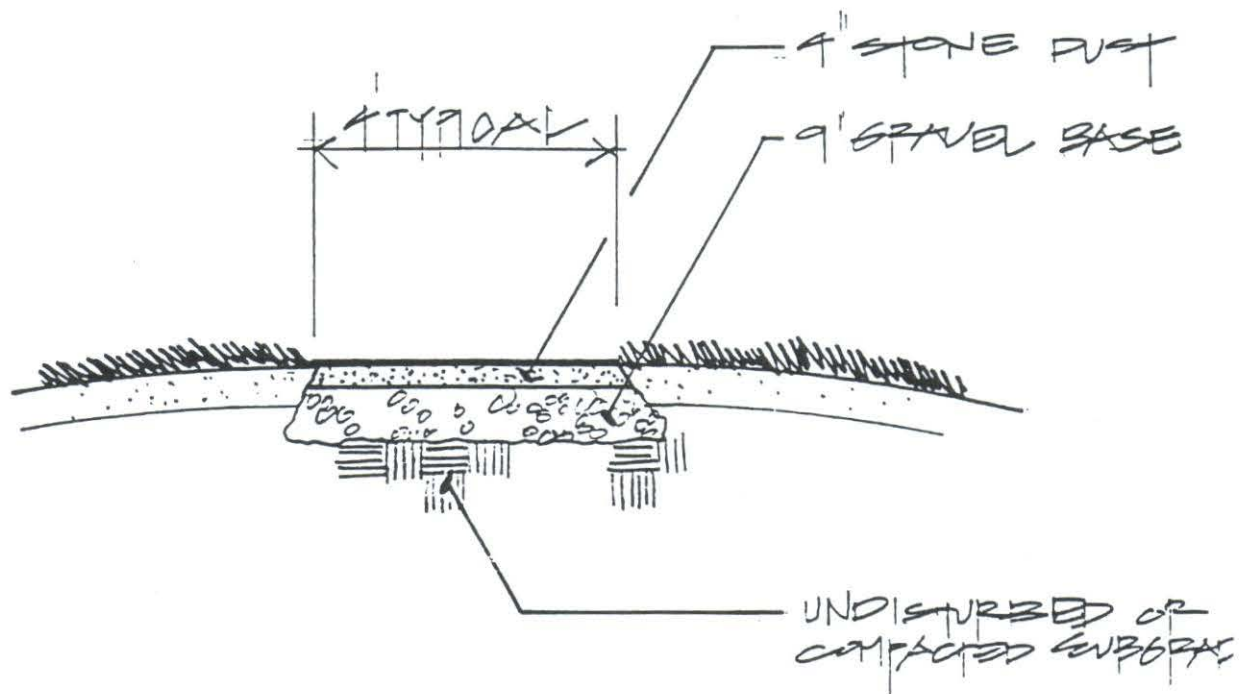


SECTION

PEDESTRIAN PATH DETAIL

(NARROWED ROADWAY)

SCALE: $\frac{3}{8}" = 1'-0"$

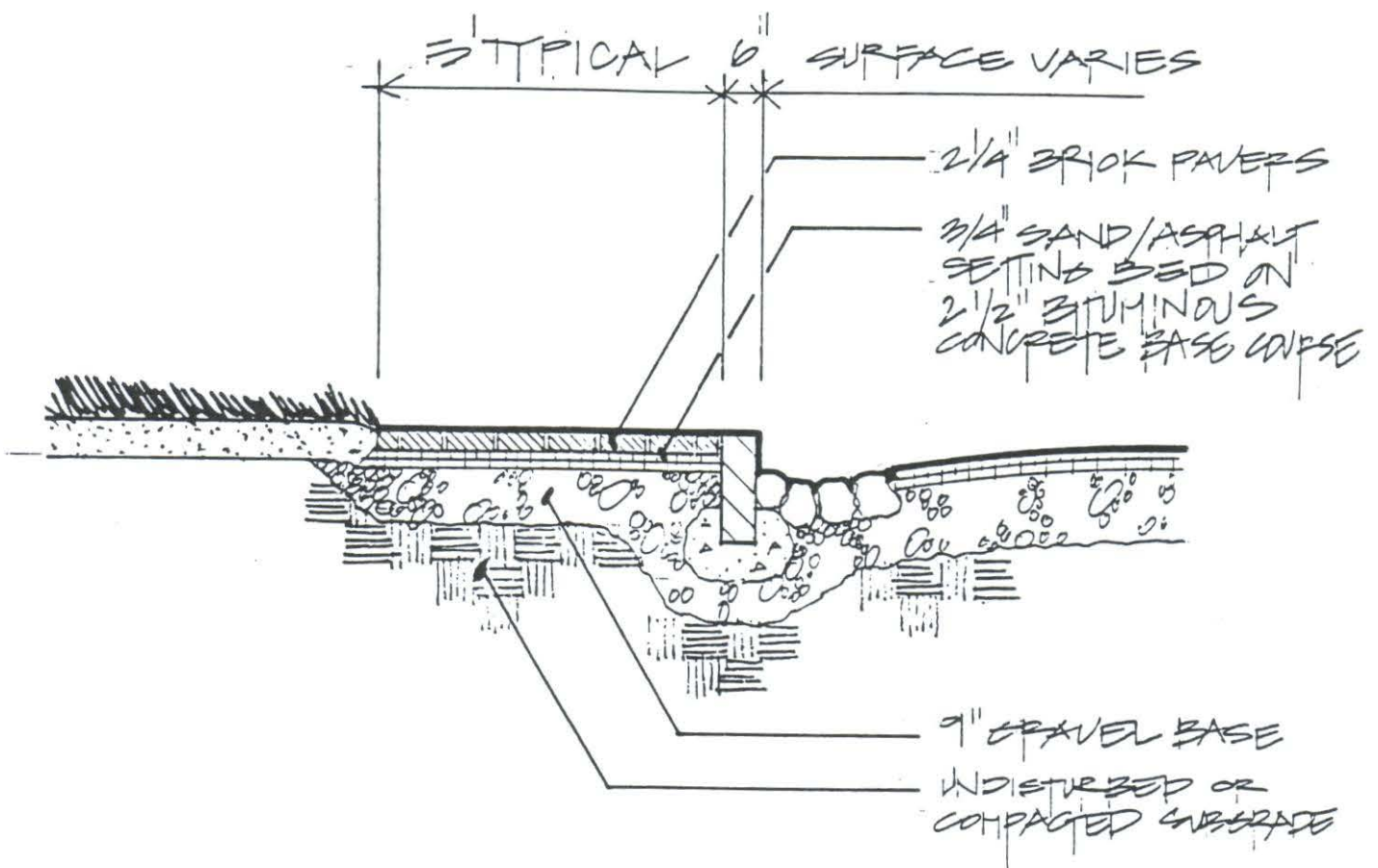


SECTION

STONE DUST PATH

SCALE: $\frac{3}{8}" = 1'-0"$

NOTE: BRICK TO HAVE
SAND GWEPT JOINTS.

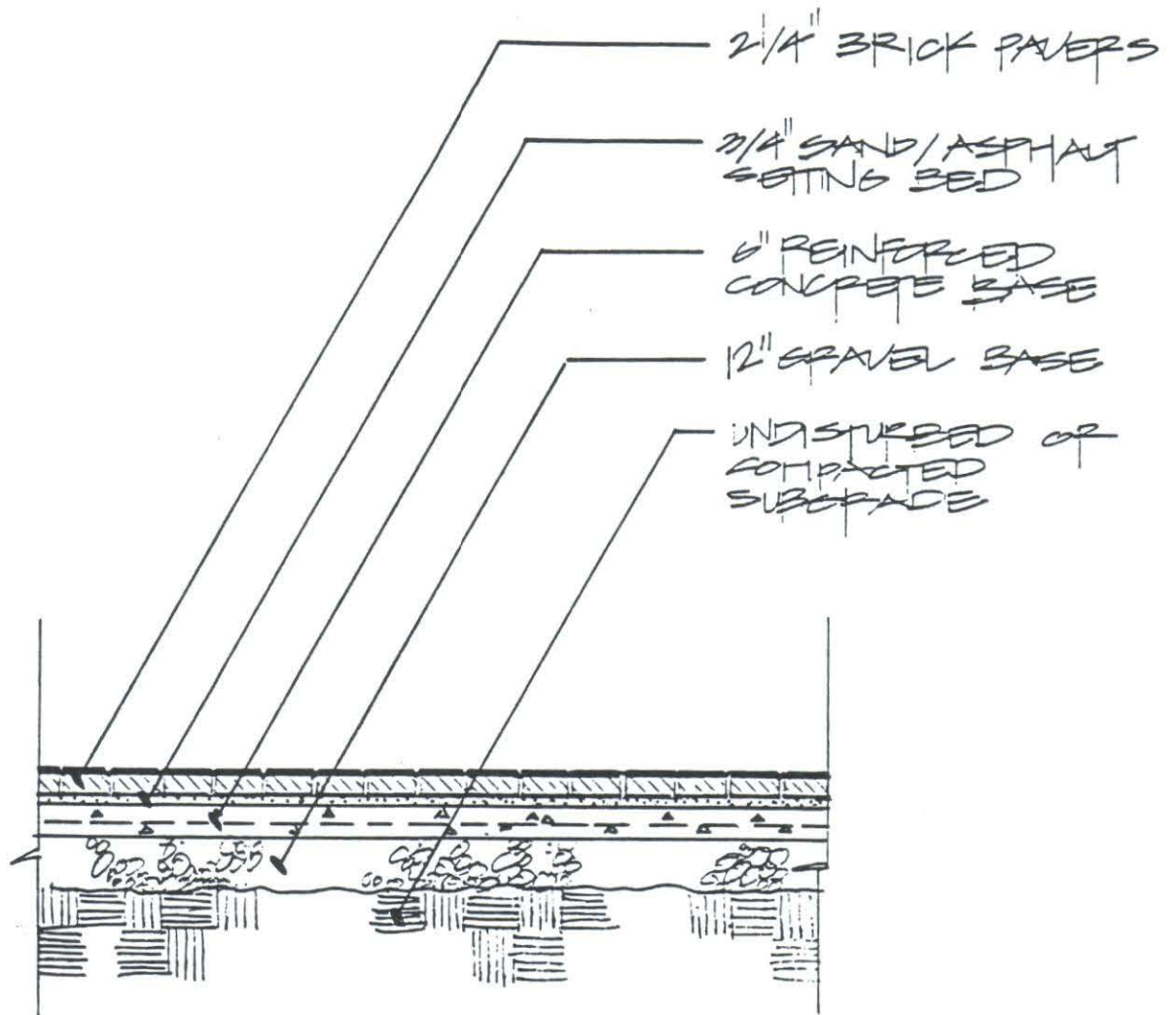


SECTION

BRICK WALK ON BITUMINOUS CONCRETE BASE

SCALE: 3/8"=1'-0"

NOTE: BRICK TO HAVE
SAND SWEEP JOINTS.

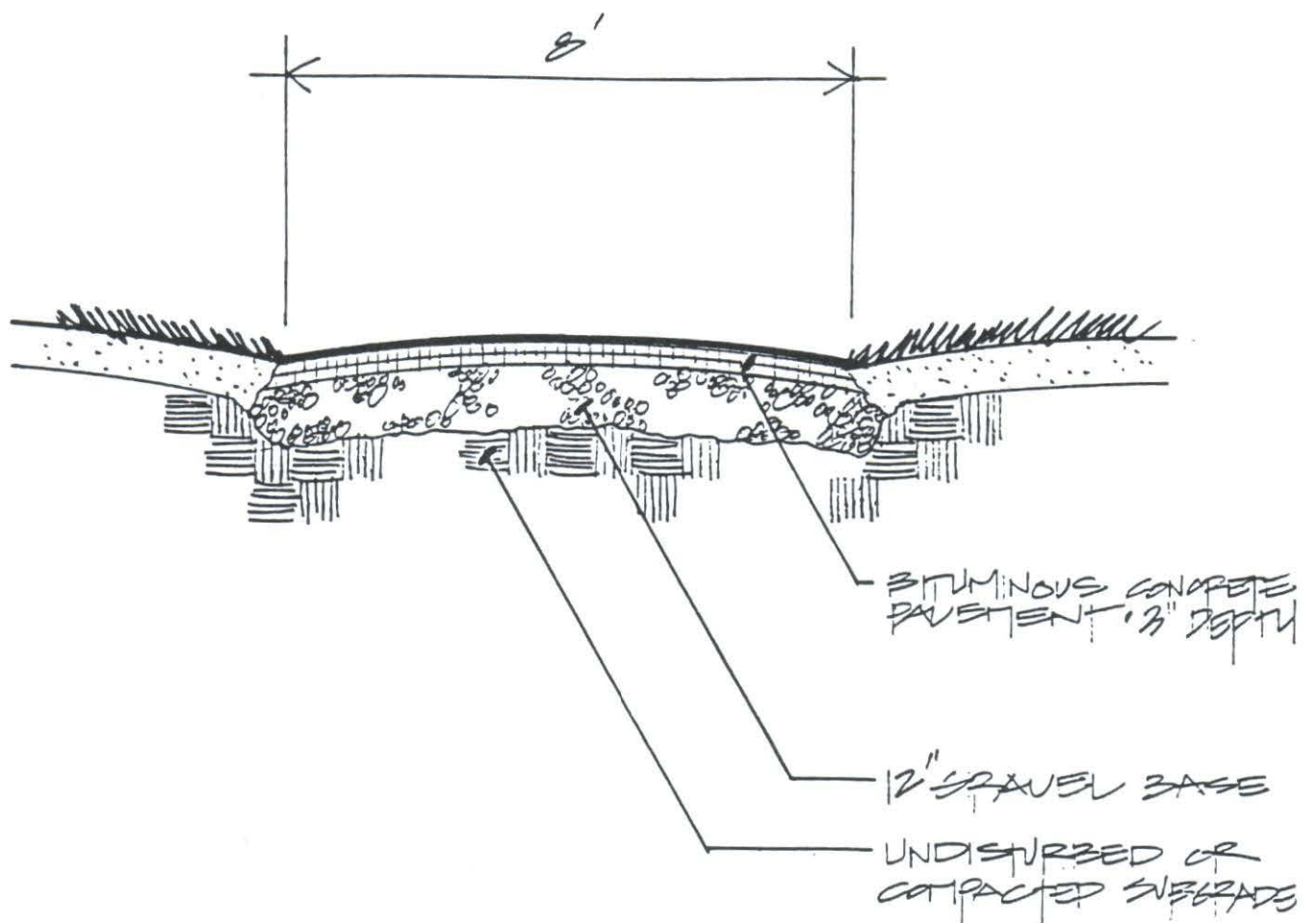


SECTION

BRICK SERVICE DRIVE

(AT CASTLE BUILDING)

SCALE: 3/8"=1'-0"

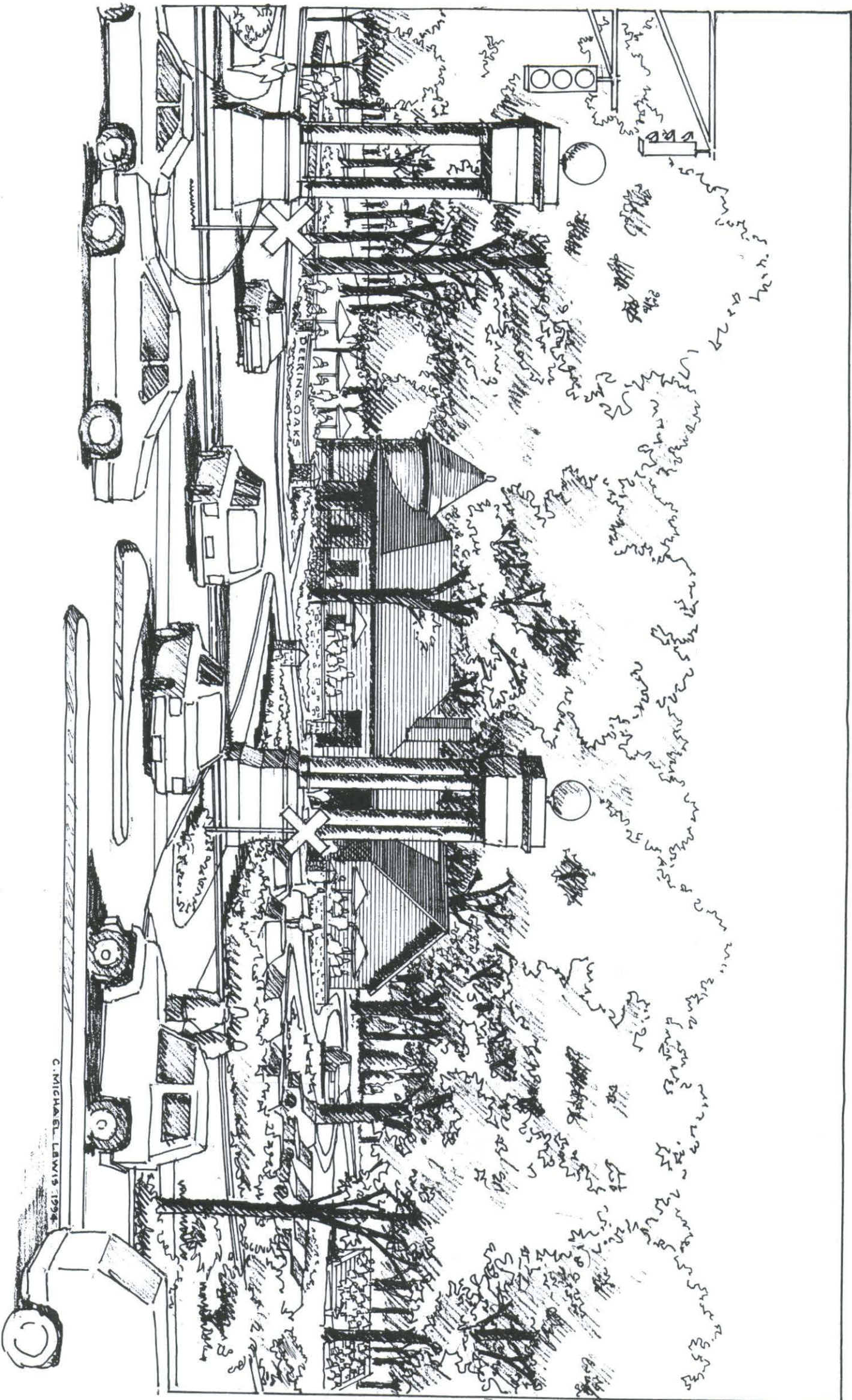


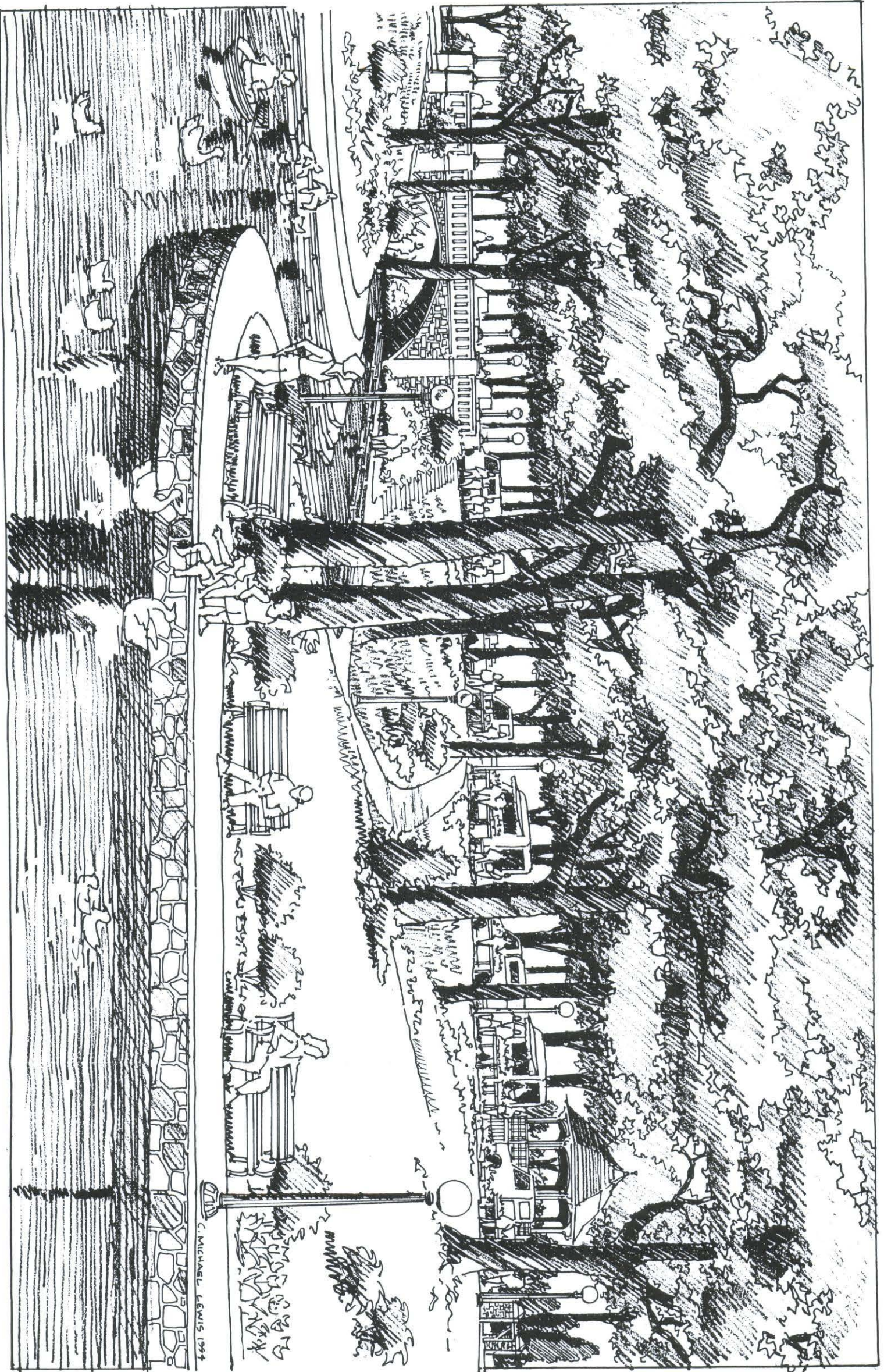
SECTION

BITUMINOUS CONCRETE MAINTENANCE ACCESS WAY

SCALE: 3/8"=1'-0"

ENTRANCE AT FOREST AVENUE AND STATE STREET





4. Horticulture and Ecology

An evaluation of the condition of the horticulture at Deering Oaks was made by Paul Rogers, consulting horticulturist to The Halvorson Company. This evaluation was based on interviews with city maintenance and management staff, review of budget material and other pertinent documentation, and one site visit in October, 1993. As part of his site visit, Mr. Rogers met with members of the project committee in order to report and demonstrate his findings.

Further input was provided by a group of consulting arborists who were in Portland for an urban forestry conference and were invited to the park by Mr. Jeffrey Tarling, the City of Portland Arborist.

An evaluation of the hydrology and water quality of the pond at Deering Oaks was made by Stephen Kelley, Senior Environmental Geologist at Haley & Aldrich, Geotechnical Engineers and Environmental Consultants. This evaluation was based on review of available historical material, interviews with city maintenance, management and planning staff, review of the results of chemical testing of the pond water by city staff, and one site visit in October, 1993.

Evaluation of the horticulture follows, after which is an evaluation of the park's hydrology and water quality.

Horticulture: Historical Perspective

Many references can be found in the historic documentation for Deering Oaks to on-going, proactive maintenance and capital improvements. For example, in 1902 the report of the Parks Commission cited much work done on the park's shrub and flower beds. In 1904 it was noted that the park was thoroughly cleaned, borders of walks cut, dead trees removed, lawn repaired, shrubs and trees pruned, and walks and drives repaired. Between 1910 and 1921 1000 oak trees were planted or replaced. Much of the filling that was done in the early twentieth century in the northwest and at State Street was done with donated materials and labor. In 1910 a cottage with a greenhouse was constructed on Park Avenue for a park superintendent. In 1917 \$300 worth of "fancy" evergreens were planted, 36 flower beds were planted with plants grown in the greenhouse, 168 weeping willows were planted around the pond, manure and leaf mold were spread under the oak trees, all trees and shrubs were pruned, and one bed was cited to have been planted with 300 shrubs.

This is an impressive legacy of care for the park, both by the city and by the public. It is a legacy that must be reinstituted to ensure the health and future of Deering Oaks.

Trees

There are approximately 1000 trees in Deering Oaks. The predominant species in the park is oak, white and red oak, some specimens being the 200 year-old survivors of the pre-park life of the site. Seventeenth century plans of the site show that the location of the major oak stand in the central park area has been constant for at least three centuries, a remarkable legacy for an urban park. There have been additions of other species over the years, most particularly in the southern quadrant of the main park section and in the rose circle area, developed after that property was purchased in 1906.

Ornamental species found along the Park Avenue edge were planted in the early twentieth century, an expression of the popular taste of the time for exotic or non-native species. Examples of species are catalpa and horse chestnut. There is also greater variety and ornamental character to the tree population of the rose circle area, which has been planted to display individual specimens. An appropriate species mix for Deering Oaks would be 2/3 oaks, 1/3 other species.

There are evergreens in the park, including Austrian pines, red pines, arborvitae and spruce. The evergreens are primarily located in the southern and southwestern park areas.

Deering Oaks is typical of urban woodland conditions, which are subject to the stresses of pollution, intensive park use, competition, and lack of an understory plant layer which helps to retain soil moisture, regulate soil temperature, and control compaction. In order to ensure the future of a signature oak stand for Deering Oaks, a program of replacement tree planting and maintenance is essential. New trees have been planted in recent years, but overall, the tree population is even-aged and nearing the end of its life cycle. Oaks need sunlight to grow, and without selective tree thinning to open up more light replacement oak tree plantings would have difficulty surviving amidst the mature oak stand of the park. At present, the density of trees is too high. There is a need for a thinning and planting plan to replace old dying trees and plant the next generation. Private donations have been given to the city for tree planting in Deering Oaks, and they should be encouraged in the future. The planting plan should create clear open spaces and canopied spaces in order to restore, where appropriate, the historic intent of tree masses and open lawns.

The city crew does all cabling and other maintenance work on the trees. Remedial pruning is done in the winter, and planting in the summer. For the first time, the city has developed a plan of tree location, type and size, which will provide a good basis for an upgraded maintenance and tree replacement

program that includes a regime for tree pruning and replacement as well as for turf and soil improvements that are essential for healthy tree growth.

Tree roots are normally located in the top 16" of the soil, with most being in the top 9". Soil tests in Deering Oaks have indicated that the soil profile consists primarily of heavy clay soils with less than 1" of organic matter at the surface. In this clay soil condition, all plant roots are surface roots. The positive characteristic of clay soils are that they have a good ability to hold nutrients, however they do limit the infiltration of water down through the soil horizons. They also have an unfortunate tendency to pack together, being easy to compact and therefore needing regular aeration to counteract this tendency.

It was estimated that 10% of the park's trees, or 100 trees, are in poor condition and should be removed immediately, and that 40%-50% need immediate care. This magnitude of tree removal will change the character of the park temporarily, but is necessary to address the severity of the problem and allow for an intensive replanting program.

There is a significant presence throughout the main park section of browning and die-out at the tops of trees. Many tree trunks are also hollow, rotted out from the middle with thin, highly unstable outer rings of trunk wood supporting massive tree canopies.

Many trees have also lost their central leader. Their remaining side branches have formed crotches, which are structurally extremely weak. A tree with a crotch angle of 0-19 degrees has a 100% probability of splitting. Many trees have already lost one side, with all their growth on the remaining side. This unbalanced mass distribution is another very unstable condition and needs attention.

There is ample evidence of girdled tree roots, a situation in which roots are wrapped around the tree base and are strangling one another. This condition is often due to compacted soils which prevent normal root growth. A healthy tree is buttressed at the bottom, with its trunk flaring out as it meets the ground. The trees in the rose circle, where there is less usage and soil compaction, are substantially healthier and show this buttressed condition. In the main park section, many trees can be found with little or no buttressing at the base or a flat trunk on one side, indicating girdling roots caused by soil compaction. A progression of dying limbs up the tree is a further symptom of this problem, which is leading to the irreversible decline of significant numbers of the park's trees.

The two-needle pines in the park have diplodia, a disease that has spread throughout New England over the last 10-15 years. Holes drilled by sapsuckers can be seen in the trunks of infected trees. This indicates the

presence of insects which are feeding on the infected, weakened wood and are in turn being eaten by the birds. There are infected trees throughout the park.

Grass

There is no regular grass maintenance at Deering Oaks other than mowing and trimming. There is insufficient money and crew to perform regular and necessary liming, fertilizing, aerating, topdressing or overseeding of turf areas. Remedial work is done only in response to certain specific uses, in particular the Family Festival, and insufficient funds received from use-intensive activities such as the festival mean that insufficient repair work is done. With the present budget, the city could not keep up with the mowing requirements if these maintenance techniques were instituted to improve the turf.

The quality of the turf in the park varies according to the location within the park: the sports fields, especially the baseball field, receive specialized care and have relatively little use and consequently are in the best condition; the turf in the rose garden area benefits from its isolation and relatively small use and thus is in relatively good condition; the remainder of the park and especially in the areas of high use, heavily tree-covered areas, and road edges is badly worn, in some cases barren, and in some eroded.

Because of the severe soil compaction present in the park, in some places, fescue—a type of hardy grass—is the only grass growing. Many places exhibit poor grass growth and the presence of weeds. In some places, such as under the major stand of pines along the Deering Avenue park edge, the grass is mildewed because of intense shade. Soil tests under these evergreens showed that there were less microorganisms than there should be: a result of the nutrients being taken by the grass. This is a case in which a mulch layer around all the evergreens in the stand would be more beneficial than attempting to maintain grass. Round Up is used to a limited extent around tree bases to control grass growth.

Soil Compaction

A soil probe was used to determine the amount of soil compaction in the park. A probe should be able to be pushed down through one foot of soil. Tests throughout the park showed such a severe level of compaction that in places the probe could not penetrate the soil surface at all, and in no case could it be penetrate further than three inches. This means that no oxygen and little moisture is getting into the soil, both of which are essential for plant survival. A cubic foot of good quality soil typically consists of 45% mineral matter, 5% organic matter, 25% water, and 25% air. When the air content of soil is below 18%, plant roots suffer. When it is below 9%, they die. The carbon dioxide given off by plant roots in the normal process of respiration

becomes toxic if compacted soil causes it to build up in high concentrations. This is most likely occurring in Deering Oaks.

One of the major causes of soil compaction and stress to the trees adjacent to park roads is uncontrolled parking, particularly along the southern park road, commonly referred to as Bowling Green Road. That road is used for regular overnight parking with a capacity of 100 cars, and the lack of curbing has allowed cars to move beyond the paved surface and onto turf areas. Those areas are now barren, compacted and eroded, an invitation for continued parking and further degradation of the physical environment. Testing of trees along the pond side of that road by visiting arborist Alex Shigo indicated that the trees are suffering severely from the stress of soil compaction by cars that each weigh thousands of pounds each. A clear indication of the source of the stress was the fact that the sides of the trees facing the pond were in much better condition than the sides facing the road. If this situation is not alleviated, all the trees along the side of the road will be lost. There are bituminous curbs along the Tennis Court Road, and although they are scarcely high enough to do a good job of vehicular control, the trees near this curbing are in better condition than those where there are no curbs.

There are a number of concentrated, long-term uses that have a particularly heavy impact on the park's environment. The Deering Oaks Family Festival takes place during one week in July, and draws upwards of 150,000 people. There has been an attempt in recent years to minimize damage through the location of festival structures. Nevertheless, the combination of tents, carnival rides and attendees causes tremendous soil compaction throughout the park. The fees paid by the Chamber of Commerce, sponsor of the event, are insufficient to address the real damage. In addition, they are not dedicated for park maintenance, but rather go to the Recreation Division general fund.

Christmas tree sales occur at seven locations throughout the park from Thanksgiving to Christmas. Only one location, at the Castle building, is on a hard surface. Vendors set up trailers and large numbers of trees. The turf at this time of year is in a dormant state, and not able to repair itself from such heavy usage over so extended a time period. This is clearly a significant damaging use of the park.

The Farmers Market occurs on Saturdays from May to November, and vendors park their trucks along the Interior Park Road. At the height of the season, 20 trucks can be present, 10 on each side of the road. They park off the paved surface onto the turf areas and contribute to damage to the turf and nearby trees through soil compaction. It is important to the health of the park environment that this use be accommodated on paved areas only.

Athletic Fields

Deering Oaks has almost 11 acres of athletic fields. The outfield of Quinn Field is also used for football, lacrosse and field hockey. Because this intense level of use causes severe decline in the condition of the turf, it is replaced every spring. It also has an irrigation system. It appears that the ballfield crew is well equipped to maintain these facilities.

Leaves and Mulching

In the fall, leaves are blown into piles, collected with a vac unit, and removed. The result of this leaf pick-up is that, over the long term, the natural source of organic material in the soil is lost to the park. The value of this material was recognized in the early twentieth century when there are records of humus being applied throughout the park as a way to improve the soil quality.

Next to soil compaction, damage by weed wackers and other maintenance equipment poses the greatest danger to the health of the park's trees, particularly the small trees trying to get established. The city is beginning to use wood chips as mulch around the base of trees. The use of mulch helps to retain soil moisture and nutrients and reduce the danger of soil compaction near the trees. It also regulates the proximity of maintenance vehicles and equipment to tree trunks. Trees should be mulched at least 4'-5' beyond the tree trunk. Groves of trees in the park should be mulched together as a community of plants.

The city is planning to recycle its leaves this year at Portland's landfill. It is experimenting to find the proper mix of leaves and wood chips for mulch.

Wooded and Open Areas

An important determinant of visual character, one that also affects park use and should be considered in a vegetation management plan, is the relationship between areas of tree cover and open areas. The 1879 plan of Goodwin clearly shows wooded areas, partially wooded areas and open areas. The 1870 plan of Portland shows wooded and open areas in the parkland that closely align with Goodwin's proposal, and that in most respects correspond with the current condition. There have been modest changes over time, but an area that has changed most markedly is the land to the northwest of the pond, where the bandstand is currently located, and behind it, the eastern third of the central park section. This was open space in Goodwin's plan, at the edge of which he located the bandstand, with the oak grove behind it and looking out over the pond. Today this is a wooded area, most likely the result of planting that was recorded over time. The lack of understanding about the importance of open spaces as contrast to the woods, and as opportunities for a

different type of use, has caused a blurring of the edges between open and closed park areas.

Hydrology: Historical Perspective

Until the late 1800s the pond was part of a tidal estuary that was continuous with Back Cove. Since that time the estuary has been filled, and the pond is no longer tidal or connected to Back Cove. The edge of the pond was defined by a combination of dry-laid stone and mortar, and stone walls beginning in 1882. The fountain was added in 1885 and the duckhouse in 1887.

The edge of the pond in Deering Oaks has been significantly modified in two areas, at the Castle building and along the pond's southwestern edge. In the early years of the park, a tributary channel of the pond extended from behind the building under the current entry road and connecting to the main pond across the road. A small bridge brought the visitor into the park from the Forest Avenue entrance. Another inlet and bridge existed at the southern pond edge, which was later filled in and the bridge removed. The southwestern edge of the pond was also modified with another bay filled in. The western edge of the pond, where there once was a dam and an upper pond, is now a dry inlet with remains of the concrete dam structure along the edges of the ravine. It appears that the dam did not have a spillway, but rather, held back water to create an upper pool. An original wooden bridge here was replaced by a concrete and granite bridge in 1911. The bridge was reconstructed in the early 1970s. Another smaller bridge was constructed just east of the main bridge about 20 years ago.

According to park records, water quality has been a problem from the beginning, due to lack of water flow and depth of the pond. There are many references to algae and grasses being cleaned from the pond. The pond bottom was dredged and lined with gravel in the early 1970s.

Water Sources and Water Quality

The pond, which is approximately four feet deep, is filled with municipal water. It also receives inflow from stormwater through catchbasins in the park. Overland sheetflow also reaches the pond during and after large storms.

Outflow from the pond is controlled by an outlet structure on the eastern pond edge. It is closed except when the pond is drained in the fall.

Chemical water tests indicated that the pond is highly eutrophic. Eutrophication is the process that a water body undergoes as it moves towards unhealthy conditions, resulting in excessive plant or algae growth and unpleasant odors. Plant growth is caused by the excessive addition of inorganic nutrients, organic matter or silt which causes increased biological

production and decreased water volume. The shallow depth of the pond allows sunlight to reach the bottom and promote weed growth. It is also relatively stagnant, with minimal flow-through except in times of high runoff. A water body is considered to be highly eutrophic if phosphorous concentrations are above 50 parts-per-billion (ppb). Samples collected in the pond ranged from 54 ppb at the ramp at the southern edge to over 200 ppb at the footbridge.

The high phosphorous levels reflect the numerous nutrient sources in the area such as bird droppings, incoming sediment, and surface runoff. Because there is no regular outflow these nutrients and contaminants accumulate until the pond is drained in the fall. Even then, some nutrients and contaminants are likely absorbed by the soils, are present in the vegetation, or remain on the floor of the pond to affect the water quality when the pond is filled again.

The water quality of the pond would be improved by eliminating or reducing the potential sources of contamination. It would also be improved by introducing mechanical aeration and water circulation measures. However, nutrients and contaminants will still accumulate and eventually result in similar conditions unless a system is introduced to allow water to flow through and drain from the pond continuously or be mechanically treated. At present the only major recharge is metered water from the Portland Water District. Recharging the pond from this source could cost the city a significant amount of money. The use of stormwater for recharge is problematic because of the potential accumulation of toxic concentrations of contaminants as well as the undependable nature of summer rainfall. The development of wells for recharge appears to be viable as a reliable, inexpensive source of water, assuming that the potentially brackish water is not a problem.

Other actions that should be considered are controlling the waterfowl population and dredging to deepen the pond. Deepening the pond will cause the water temperature to lower somewhat and reduce the sunlight sustaining bottom vegetation, making conditions that support weed growth less desirable. A greater volume of water would also increase the amount of nutrients and contaminants that the pond could accept without significantly affecting water quality. Saltwater intrusion is likely with the use of well water and the deepening of the pond. However, the current uses of the pond should not be greatly impacted by it.

The Ravine

The ravine in the western edge of the pond was evaluated for the potential to create a viable water body. It appears that an inflow stream and waterfall can be created only by mechanical recycling or pumping. A small spring in the upper reaches of the ravine appears to reach the old dam location only

occasionally. If wells and a flow-through system were introduced, the water could be pumped to and discharged in the ravine to flow naturally towards the pond. Based on the configuration of the ravine, a substantial amount of water would be necessary to create a steady flow across the bottom of the ravine. However, the current created by this water flow would provide the added benefits of supplying additional oxygen to the water, discouraging the settling of contaminants and thereby improving water quality.

Horticulture and Ecology Recommendations and Guidelines

A. Vegetation Maintenance and Improvements:

1. Develop and implement a vegetation management plan with the following goals and components:
 - selectively thin the current tree population and interplant the next generation of trees, giving highest priority to the oak groves.
 - maintain a mix of red and white oak in the oak groves of the park.
 - maintain a ratio of 2/3 native species, including oaks and evergreens, and 1/3 introduced species such as catalpa, horse chestnut, tree lilac, yellowwood, crabapple.
 - concentrate the exotic species in the area south of Bowling Green Road and in the rose circle area, using some flowering or other ornamental species at park entrances.
 - develop a clearer division of wooded and open spaces, using the historic Goodwin plan as a guide (see master plan map for delineation of areas).
 - conduct a tree-by-tree condition assessment to serve as a baseline and to form the basis for a removal and replanting program.
 - set up a computerized record-keeping system that can allow record-keeping of vegetation condition on an individual plant basis, facilitate planning, and allow tracking of operations in order to learn what works best in terms of maintenance and management and make adjustments over time. This should include new plant material in order to track the feeding, pruning and survival of the replanting program.
2. Institute a regular program of fertilization and pruning for the site's trees to improve tree condition:
 - fertilize and prune trees on a cycle of 20% a year to start, 33% a year once program is established. Fertilize with organic fertilizer, and add lime first in order to not lose the benefits of the fertilizer.
 - anticipate increased growth and maintenance needs in response to fertilization, to be supported by increased budget support for tree maintenance.

3. Implement a regular, higher intensity program of turf maintenance and soil improvements to improve turf condition, relieve damage due to compaction and add nutrients to the soil:

- apply ground limestone at the rate of fifty pounds per one thousand square feet.
- apply 12-8-20 fertilizer in the fall at the rate of ten pounds per one thousand square feet.
- core aerate the ground in the fall, using four passes with a core aerator, minimum 3" deep penetration.
- overseed with a fescue grass mix at the rate of three pounds per one thousand square feet.
- anticipate increased growth and maintenance needs in response to fertilization, to be supported by increased budget support for turf maintenance.

These recommendations are based on current research which shows fall to be the ideal time to fertilize turf. Feeding at this time makes grass more cold resistant; reduces disease and winter injury; keeps the grass growing later in the fall, thus shortening its dormant season; provides a residue of nutrients for spring green-up of the grass; and suppresses weed growth by promoting grass health.

4. Introduce shrub and groundcover plantings in particular areas (identified under Landscape Character and Historic Design Intent) to embellish the landscape, reduce maintenance, and establish communities of plants to cross-support one another.

5. Institute a regular program of fertilization and pruning of existing and new shrub and groundcover plantings:

- fertilize and prune shrubs on a cycle of 20% a year to start, 33% a year once program is established. Fertilize with organic fertilizer, and add lime first in order to not lose the benefits of the fertilizer.
- anticipate increased maintenance needs in response to new plantings, to be supported by increased budget support for maintenance.
- commit to the increased maintenance necessary to culture new groundcover plantings and establish ground coverage for two to three years: weeding, watering, mulching.

6. Develop staff training sessions in preparation for high-intensity maintenance and implementation of vegetation management plan.

7. Compost and re-use leaves as mulch on site, concentrating particularly on new shrub and groundcover plantings to help them become established. Mulch to a five foot radius around the trees, mulching some groves of trees

together and eliminating grass as an understory. Mulch plants in the fall no deeper than 3" coverage. Maintain mulch in a loose consistency, cultivating any mulch that has compacted around plants.

8. Discontinue the use of herbicides in the park. Substitute Integrated Plant Management (IPM) which utilizes alternatives to chemicals for pest control and establishes a monitoring system for early detection.

B. Pond Water Quality:

1. Conduct further study to determine the best method of increasing flow-through of water in the pond and thereby improving water quality.
2. Investigate the possibility of trapping and removing a certain number of ducks to maintain an appropriate population. Seal the openings in the duckhouse to discourage the duck population. Sell cracked corn for the public to use for duck feed instead of bread which becomes suspended in the water.

5. Maintenance and Management

Management, Personnel and Budget

The city has instituted umbrella management, a cooperative arrangement under which various crews and equipment from the Department of Parks and Public Works are available to one another, thereby increasing efficiency. What this means for Deering Oaks is that there are roving crews to maintain the park, rather than dedicated caretakers.

The following divisions and crews have jurisdiction in Deering Oaks:

- Parks: mowing, trimming, litter pick-up
- Recreation
- Ballfield
- Forestry
- Horticultural: flower beds
- DPW: roads and sidewalks
- Wastewater and Sewer
- Traffic: lights and signs
- Buildings and Trades: maintenance of the "castle"
- Engineering: plans for upgrade of roads, etc.
- Parks Division, 3-person crew: benches, fences, gates, and bleachers
- Cross between 3-person crew and Buildings and Trades: fountain

The presence of this many crews and divisions presents coordination challenges, if not coordination problems for maintenance of the park. In addition, there are no plans or schedules for regular maintenance tasks such as tree pruning or grass aeration.

The Recreation Division at one time was part of Parks Division. The two are now separated under the Department of Health and Human Services and the Department of Parks and Public Works, respectively. It is critical that there be good coordination and agreement on common goals for the park between these two divisions. While Parks maintains and repairs Deering Oaks, Recreation issues permits and receives money from users such as the Chamber of Commerce, which goes into the general revenue rather than being dedicated for maintenance and repair of Deering Oaks. There is no set-aside funding for maintenance or for planting, while at the same time the intensive use that the park gets demands that equally intensive maintenance be provided to counteract the impact.

The lack of a detailed maintenance and management plan, the challenges of maintenance coordination, and the lack of adequate funding for capital improvements and maintenance, are among the largest and most serious issues the park must face.

Maintenance of Structures

The structures in Deering Oaks were evaluated by visual assessment, and a summary of their physical condition follows. Park structures need to be repaired as well as regularly maintained in order to forestall accelerated deterioration.

Entrance Gates, Pillars. In good condition, with some minor repointing necessary in places.

Castle Building. Recent work has been done to the structure. Roof work is needed. The building's interior should be assessed in terms of retrofitting to satisfy proposed use for a visitor center and ranger station, as well as possible sports equipment storage, etc.

Paths. Bituminous concrete in good condition. No formal edging of paths, which are crumbling in places.

Roads. Bituminous concrete in good condition, with some cracked pavement in places. Roads have been over-paved over time, with the loss of the original cobble drainageways and adequate curb height.

Stairs, Dams at Ravine. Stairs in poor condition, remains of dams along ravine.

Walls at Pond. Overall good condition, with significant mortar loss in places, particularly on the northern shore where some sedimentation has occurred. Freezing of water for winter skating will cause degradation of stonework.

Lights. Most of lenses in park lights broken.

Drainage Structures. Appear to be operating well, although a number are filled with debris.

Park Concession

Deering Oaks is fortunate to have a food concession at the Castle building. It is a function that was considered by early park planners to be very important for a public space, a gregarious place where people could gather, have refreshments, and casually see and meet one another. It also provides a place for orientation and information.

The concessionaires at the Castle operate year-round, providing refreshments during the temperate months of the year, selling Christmas trees in late fall,

and renting skates, serving hot chocolate and working with the city to maintain the ice on the pond during the winter.

It is in the city's and the park's best interests that the agreements between the city and the concessionaires allow for the stability of the concessionaires and the ability for them to deliver a quality product for park visitors. The agreements should be reviewed in order to ensure an equitable partnership that defines relative responsibilities for maintenance costs and capital expenditures for the physical plant and the services provided.

It is also very important that the city have control over certain design, management and use issues, i.e.: the character of signage and boats; the multiple uses of the building for the concession, a warming house in the winter, and future year-round visitor center; and the warehousing of seasonal equipment.

Public/Private Partnership

It is essential that Deering Oaks have private friends as well as public servants. Friends who are organized and dedicated to the future health, well-being and appropriate use of this special place in Portland. Friends groups for parks across the country have, in partnership with cities, accomplished a tremendous amount on behalf of their parks, most notably in garnering private donations to support the on-going efforts of park maintenance and capital improvements and to augment the limited funding of city budgets.

A Friends group for Deering Oaks should also serve the important role of watchdog for the park, advocating for policies, practices and budgets that help to improve the quality of the park's physical environment and make it an inviting place for the visitor.

A Friends group will be critical for Deering Oaks as master plan recommendations are considered for implementation, and the competing interests of city departments and needs are weighed for priorities and funding.

Maintenance and Management Recommendations and Guidelines

A. Park Management:

1. Improve coordination and cooperation between the several departments with maintenance and management responsibilities in the park, particularly between the Recreation and Parks Divisions.
2. Implement mechanisms that can improve communication and accountability, such as written work schedules and job sheets.
3. Establish a budget with dedicated line items in order to plan, manage effectively, quantify the budget need and effectively advocate for increased funding.
4. Develop job descriptions for park staff.
5. Implement management guidelines and policies for special park events including the Family Festival (see Appendices 4 and 5). Incorporate a system of fees dedicated to park maintenance.

B. Private Advocacy and Support:

1. Encourage the establishment of the Friends of Deering Oaks group to spearhead fund-raising efforts and serve as a public watchdog and advocate for the park.

C. Maintenance of and Improvements to Structures:

1. Make necessary repairs to park structures and infrastructure.
2. Retrofit Castle building to accommodate proposed additional uses.

D. Park Regulations:

1. Post and enforce park regulations.

E. Park Concession:

1. Review the agreement between the city and the vendors of the Castle. Make any necessary changes that ensure vendor stability and the ability to deliver a quality product, while giving the city the necessary control over design and management issues (i.e. design of signage; type of boats used in pond; use of Castle building space for other park-related functions).

	HIGH PRIORITY PROJECTS	MODERATE PRIORITY PROJECTS	LONG-TERM PRIORITY PROJECTS
Use: Access, Circulation and Parking	- Tennis Court Road: narrowing of road and installation of granite curbs; closing of park entrance in front of Castle; developing of access road and associated sidewalk behind Castle - Parking Lot: development of 50-car parking lot at site of current maintenance yard - Bowling Green Road: narrowing of road to pedestrian scale; redesign of southern park entrances at Deering Avenue and State Street to pedestrian scale - Park Avenue/Deering Avenue Parking: development of parallel parking along Park and Deering Avenues - Pathways: Brick—Deering Avenue: construction of brick pathway along Deering Avenue park edge	- State Street: narrowing of State Street; planting along pond edge; development of brick pathway; installation of new lights of historic parkway character - Interior Park Road: redesign of access control gates; narrowing of access road between Tennis Court Road and Interior Park Road; installation of granite curbs	High Street: narrowing of High Street; installation of new lights of historic parkway character
Use: Facilities	- Pedestrian Plazas at Castle: development of front and rear pedestrian plazas at building - Planting at the Playground - Site Improvements: Picnic Tables: two additional tables in oak grove - Site Improvements: Removal of existing horseshoe pits and relocation of new pits behind the tennis courts to clear space for development of volleyball courts - Site Improvements: Volleyball Courts: construction of two courts - Site Improvements: Tennis Court Restoration - Site Improvements: Basketball Court Reconstruction	Castle Renovation: making necessary repairs to structure; development of a visitor center/ranger station at the Castle	
Landscape Character: Structures		- Pond: removal of wooden bridge; repairs to mortared wall; resetting of stacked curbing; continuation of stacked curbing to the concrete bridge - Structures: Deering Avenue Gates/Wall Restoration: repairs to gates and walls at Deering Avenue entrance - Structures: Pond Access Drive: redesign of ramp at south pond edge	- Structures: Concrete Bridge Restoration: repairs to bridge; restoration of lights on bridge - Structures: State Street Gates Restoration: repairs to gates; restoration of lights on top of gates - Structures: Bandstand: redesign and relocation
Landscape Character: Details and Planting	Site Improvements: Benches of appropriate historic character at the pond, Bowling Green Road, and playground (can be phased according to visibility and function of areas)	- Park Lighting: installation of new lights of appropriate historic character - Signage System: design and installation of coordinated signage system of appropriate historic character - Pathways: Brick S. of Interior Road: development of brick pathways from pedestrian plaza west along Interior Park Road, along north pond edge, over bridge and to park entrance opposite Mellen Street - Pathways: Stone Dust-surfacing of paths south of pond, through middle park section, and between playground and Quinn Field with stone dust - Planting: Entrances—Bowling Green Road: special entrance planting at the two narrowed park entrances accessing Bowling Green Road - Planting: Entrances—Deering Avenue: special entrance planting at proposed main park vehicular entrance - Site Improvements: Trash Receptacles: placement of receptacles of coordinated design in selected park areas	- Pathways: Brick—Rose Circle: resurfacing of paths in rose circle with brick - Planting: Edges—Rose Garden/Edwards Lot: planting of edges to embellish landscape and better separate park from city - Planting: Edges—Park Avenue/Deering Avenue: planting of edges to embellish landscape and better separate park from city - Planting: Edges—I-295: planting to screen I-295 to greatest extent possible - Planting: Pond Edges: planting to embellish pond landscape, control erosion and facilitate maintenance - Planting: Ravine: restoration planting in upper pond area with reference to 1935 planting plan - Site Improvements: Rose Arbors: installation of wire arches at rose circle entrances as structures for climbing roses
Horticulture and Ecology: Plans and Feasibility Studies		- Study of Pond Water Quality - Feasibility Study: Upper Pond in Ravine: study to determine feasibility, costs and methods of reinstating water in ravine - Vegetation Management Plan	
Maintenance and Management: Structures	Pathways: Brick—Park Avenue: reconstruction of brick pathways along Park Avenue		Bituminous Concrete Pathway: improvements to pathway to active recreational area

Phased Plan for Implementation

High Priority Projects are those which are most critical for satisfying the needs of the park and supporting the plan's goals, in terms of park use, character and functioning. High priority projects are proposed to be implemented within the next five years.

Moderate Priority Projects are projects that, although not an immediate need, are desirable to be implemented in the near term. They are significant for the long-term success and impact of the master plan and incrementally achieve the plan's goals. Some projects are continuations of work begun in high priority projects, such as the implementation of circulation recommendations. Moderate priority projects are proposed to be implemented within the next five to ten years.

Long-Range Priority Projects can only be implemented over the long term, can be done as funds become available, or are low priority relative to other park needs. Most long-term priority projects are proposed to be implemented after ten years. In some cases, however, particularly the edge planting projects, it is desirable that they be initiated in the short-term—sooner than ten years—but completed over the long term. Although they are extremely important for the character and use of the park, they appear in this category because of their scale.

Projects have been broken down in terms of construction projects although some projects are closely related and would most likely be done in tandem, such as the narrowing of Tennis Court Road, the development of an access road behind the Castle, and construction of the parking lot at the site of the current maintenance yard. Some projects are large and can be further subdivided, such as installation of park lighting in phases or the construction of new entry gates at State Street at a later date after narrowing of the road.

The master plan is intended to provide a blueprint for phased rehabilitation of Deering Oaks and to stimulate further public and private investment in the park. It is essential that the process of investment in the park be long-term and on-going. The plan as well as implementation of the first projects recommended therein will set the direction and provide the inspiration for that investment.

Deering Oaks Master Plan	
Portland, Maine	
Project & Materials List	
Project/Item	
A. Tennis Court Road	D. Bowing Green Road
Bituminous Concrete Pavement Removal	Bituminous Concrete Pavement and Base Removal
Bituminous Concrete Pavement and Base Removal	Bituminous Concrete Pavement on Existing Base
Unclassified Excavation	Granite Cobbles
Clear and Grub for Roadway and Brick Pavement	Brick Pavement on Bituminous Base at Entrances
Strip and Stockpile Loam	New Loam
Bituminous Concrete Pavement and Gravel Base	Seeded Lawn
Bituminous Concrete Pavement on Existing Base	Stone Entry Gates (6'Ht x 3'Square)
Granite Curbing	Granite Bollard
Granite Cobbles	Drainage
Brick Pavement on Bituminous Base	
Recondition and Spread Loam	
New Loam	E. Pedestrian Plazas @ "Castle"
Seeded Lawn	Bituminous Concrete Pavement Removal
Drainage	Bituminous Concrete Pavement and Base Removal
	Unclassified Excavation
	Clear and Grub
B. Parking Lot	Strip and Stockpile Loam
Bituminous Concrete Pavement and Base Removal	Brick Pavement on Bituminous Base
Unclassified Excavation	Brick Pavement on Concrete Base
Clear and Grub for Roadway and Brick Pavement	Stone Walls (2'Ht x 2' Wide)
Strip and Stockpile Loam	Benches
Bituminous Concrete Pavement and Gravel Base	Recondition and Spread Loam
Granite Curbing	New Loam
Brick Pavement on Bituminous Base	Seeded Lawn
Recondition and Spread Loam	Deciduous Tree Planting: 2-1/2"-3" Caliper
New Loam	Ornamental Tree Planting: 2-1/2"-3" Caliper
Seeded Lawn	Shrub Planting
Deciduous Tree Planting: 2-1/2"-3" Caliper	Groundcover Planting
Deciduous Ornamental Trees: 2-1/2"-3" Caliper	Pedestrian Lighting
Shrub Planting	Drainage
Lighting	
Guardrail	
Line Painting	F. State Street
Drainage	Bituminous Concrete Pavement and Base Removal
	Remove and Reset Ex. Granite Curb / Bit. Conc. Patch
	New Granite Curb
C. Interior Park Road	Brick Pavement on Bituminous Conc. Base
Bituminous Concrete Pavement and Base Removal	New Loam
Bituminous Concrete Pavement and Gravel Base	Seeded Lawn
Granite Curbing	Entrance Pillers at Forest Avenue Intersection
Granite Cobbles	Deciduous Tree Planting: 2-1/2"-3" Caliper
New Loam	Shrub Planting
Seeded Lawn	Parkway Lighting
Access Gates	Drainage
Drainage	

G. High Street	P. Planting: Edges-Park Ave/Deering Ave
Bituminous Concrete Pavement and Base Removal	Deciduous Shade Tree Planting: 1"-1-1/2" Caliper
Remove and Reset Ex. Granite Curb / Bit. Conc. Patch	Deciduous Ornamental Trees: 2-1/2-3" Caliper
New Loam	Shrub Planting
Seeded Lawn	
Parkway Lighting	
Removal and Relocate Signage	Q. Planting: Edges-I-295
Drainage	Deciduous Shade Tree Planting: 1"-1-1/2" Caliper
	Evergreen Tree Planting: 6'-8' Ht.
H. Park Ave/Deering Ave Parking	
Bituminous Concrete Pavement and Base Removal	R. Planting: Entrances-Bowling Green Road (2)
Remove and Reset Ex. Granite Curb / Bit. Conc. Patch	Deciduous Ornamental Trees: 2-1/2-3" Caliper
Unclassified Excavation	Shrub Planting
New Granite Curb	
Bituminous Concrete Pavement and Gravel Base	
Removal and Relocate Signage	S. Planting: Entrances-Deering Ave
Line Painting	Deciduous Ornamental Trees: 2-1/2-3" Caliper
Drainage	Shrub Planting
I. Pathways: Brick-S of Interior Rd (Not State St)	T. Planting: Pond Edges
Bituminous Concrete Pavement and Base Removal	Deciduous Shade Tree Planting: 2-1/2"-3" Caliper
Brick Pavement on Bituminous Base	Deciduous Ornamental Trees: 2-1/2-3" Caliper
Loam	Shrub, Groundcover, Perennial Planting
Seeded Lawn	
	U. Planting: Ravine
J. Pathways: Brick-Park Ave	Deciduous Ornamental Trees: 2-1/2-3" Caliper
Bituminous Concrete Pavement and Base Removal	Shrub, Groundcover, Perennial Planting
Brick Pavement on Bituminous Base	
	V. Planting: @Active Recreation/Totlot Area
K. Pathways: Brick-Deering Ave	Deciduous Shade Tree Planting: 2-1/2"-3" Caliper
Bituminous Concrete Pavement and Base Removal	
Unclassified Excavation	
Clear and Grub	W. Park Lighting:
Brick Pavement on Bituminous Base	Pedestrian Lighting
L. Pathways: Brick-Rose Circle	X. Pond
Bituminous Concrete Pavement and Base Removal	Restoration of existing Edge Wall
Unclassified Excavation	Curb Edging on Gravel Base
Brick Pavement on Bituminous Base	Demolition & Removal of Wood Bridge
	Dam above Conc. Bridge
M. Bituminous Concrete Pathway	
Bituminous Concrete Pavement and Base Removal	Y. Site Improvements
Unclassified Excavation	Benches
Clear and Grub	Picnic Tables
Bituminous Concrete Pavement and Gravel Base	Removal of Ex. Horseshoe Pits
	New Horseshoe Pits
	Volleyball Courts
N. Stone Dust Pathway	Trash Receptacles
Bituminous Concrete Pavement and Base Removal	Rose Arbors
Unclassified Excavation	Tennis Court Rehabilitation
Clear and Grub	Basketball Court Reconstruction
Stone Dust Pavement and Gravel Base	Tennis Court Conversion to Basketball Court
Recondition and Spread Loam	
New Loam	
Seeded Lawn	Z. Signage System
	Signs
O. Planting: Edges-Rose Garden/Edwards Lot	
Deciduous Shade Tree Planting: 2-1/2"-3" Caliper	
Deciduous Ornamental Trees: 2-1/2-3" Caliper	
Shrub Planting	

AA. Structures: Castle Restoration	EE. Structures: Pond Access Drive
Restoration Work	Bituminous Concrete Pavement and Base Removal
	Bituminous Concrete Pavement and Gravel Base
	Granite Cobbles
BB. Structures: State Street Gates Restoration	New Loam
Gate Restoration	Seeded Lawn
New Lights	
CC. Structures: Concrete Bridge Restoration	FF. Structures: Bandstand
Bridge Restoration	Demolition of Existing Bandstand
New Lights	New Bandstand
	Temporary Staging
DD. Structures: Deering Ave Gates/Wall Restoration	GG. Feasibility Studies: Upper Pond in Ravine
Gate Restoration	Upper Pond in Ravine Feasibility Study:
Wall Restoration	
HH. Feasibility Studies: Pond Water Quality	II. Vegetation Maintenance/Management Plan
Pond Water Quality Feasibility Study	Maintenance/Management Document

**Appendix 1:
Landscape Chronology**

- 1678 Brackett family returned to their farm after the Indian wars.
- 1689 Major Benjamin Church defeated the Indians in Brackett's orchard. The following spring Falmouth was annihilated.
- 1690 Plan of Falmouth Neck shows Oaks area heavily wooded.
- 1700s Portland grew rapidly once Indian threat was eliminated.
- 1775 Portland bombarded and burned by the British.
- 1820 Maine became a state. Portland population: 8,581.
- 1856 City offer to purchase Deering Oaks refused.
- 1872 - 92 William Goodwin appointed city civil engineer.
- 1876 Bird's eye view of Portland shows Deering Oaks as forested -- largest open space near city.
- 1878 Calvert Vaux visited Portland, may have influenced Goodwin.
- 1879 City acquired 44.62 acres at Deering Oaks. Goodwin prepared plan.
- 1879-80 Initial improvements included trunk sewer and dam. Goodwin stressed tree preservation.
- 1881-2 Driveway created along dam embankment, footbridges built, additional roads cut through woods, some trees planted.
- 1883-4 Bandstand built, driveways improved, stone wall built at northeast corner of pond.
- 1885 Board of Commissioners appointed, walks and lawns extended.
- 1887-8 Gondola used in pond, waterfowl house built, shrubbery planted, pond wall extended, wooden three-arched bridge built.
- 1889 Deering Oaks appropriation \$3,150, over half of parks budget, stone dam built in ravine, swan boat and row boats purchased.
- c 1889 Railroad spur built along north edge of Oaks despite objections.

- 1891 Creek north of Oaks deemed a huge cesspool.
- 1893 James Phinney Baxter elected mayor, strong interest in parks. City purchased a few acres between creek and railroad.
- 1894 City purchased portion of Larrabee land north of Portland Street. Waiting room built, Frederick Tompson, architect.
- 1895 Driveway around southern edge of pond built.
- 1897 Additional land bought north of Portland Street.
- 1900 New deer paddock completed, old deer paddock graded, stone wall extended 185' around pond.
- 1901 New shrubbery planted, 25 benches added, wall extended on north side of pond.
- 1902 First playground built with \$500 appropriation.
- 1903 Granite columns at State Street entrance completed, John Charles Olmsted advised on landscape. Filling of cove at head of Mellen Street begun. Playground in active use.
- 1904 Ornamental lights installed on State Street columns, landscape work begun. Stone wall rebuilt around pond on main driveway. Cove filled, rustic bridge eliminated. Pond drained and cleaned.
- 1905 Baxter/Olmsted plan completed. Filling underway at northwest corner, State Street entrance and Larrabee lot.
- 1906 Larrabee lot graded, fence constructed, 400 shrubs planted.
- 1907 Filling along Portland Street. Playground equipment added.
- 1908 Algae once again a problem. Toilet room added at concession building. Improvements continued near State Street entrance. W. O. Thompson employed to lay out park improvements.
- 1909 Filling continued at northwest corner. Part of almshouse lot acquired by Parks Department.
- 1911 Concrete bridge built at ravine.

- 1912 Water supply provided at ravine to resolve algae problem, adjacent slopes planted. Lots of roadwork undertaken. Wooden bridge near Mellen Street replaced by rustic bridge, slopes graded and planted. Filling of northwest corner nearly completed. 523 trees trimmed, 29 dead trees removed.
- 1915 Deering Oaks totalled 51.22 acres, budget \$3,955.31. Trees received careful attention with 100 oaks, 150 weeping willows, 35 flower beds, 600 shrubs planted. Extensive grading, turfing and seeding done. Gully above pond partly filled and graded. Roadways repaired. 300 loads of cinders put on sidewalks. Pond cleaned.
- 1917 40 oak trees, 168 weeping willows, \$300 worth of "fancy evergreens", 300 shrubs, 24 rhododendrons, 18 kalmias and 36 flower beds planted. Walks repaired, driveways oiled. Six geese and 40 ducks put in pond. Ten dead trees removed, other trees and shrubs pruned. Gasoline lawn mower purchased. Band concerts given to large, appreciative audience.
- 1918 Wall around northeast end of pond rebuilt, fence repaired. Ashes used on walks. Main drive resurfaced, gas lights installed from Forest Avenue to Park Avenue.
- 1920 150 oak trees planted, 50 Lombardy poplars set out to hide tannery fence. Iris and ferns planted in upper pond.
- 1921 Shrubbery in ravines had to be cut twice. Pruning, tree replacement, painting and other repairs continued. 150 oaks planted.
- 1922 Casco Tannery land purchased. Dead wood removed, replacement trees and shrubs planted. Need for connection between State Street and Forest Avenue reiterated.
- 1923 25 young oaks transplanted, new pipe system laid to fountain.
- 1924 Portland switched to council manager form of government.
- 1927 Landscape improvements made on new land in southeast corner. Deering Oaks acreage: 53.70 acres.
- 1928 Girls hockey field constructed.
- 1929 Further improvements in southeast corner. Area near Mellen Street also improved. 25 young white oaks planted.
- 1930-1 50 oaks planted. Improvements continued at southeast corner.

- 1932 Road near tennis courts straightened and widened. Entrance at Deering and Park Aves improved.
- 1933 Pond floor dredged to reduce marine growth.
- 1935 Soccer field constructed.
- 1980 UPARR Plan identified \$4 million needed city-wide to upgrade parks and recreation facilities, Deering Oaks was high priority.
- 1981 \$143,000 allocated for Deering Oaks Phase I rehabilitation, pond wall restoration.
- 1983 \$333,000 requested for improvements to Deering Oaks.
- 1989 Deering Oaks nominated to National Register of Historic Places.

Appendix 2: Analysis of Questionnaire on Public Use

Introduction

A survey was conducted in the fall of 1993 in association with the development of a master plan for rehabilitation of Deering Oaks. The purpose of the survey was to gather information about public perception and use of the park, as a supplemental aid to the planning process. A questionnaire consisting of 17 questions was sent to 4000 households throughout Portland — 2500 to the neighborhoods within an approximately 5-mile radius of the park, and 1500 distributed throughout the rest of the city. (See Appendix for the survey instrument.) 701 questionnaires were returned, which is an impressive 18% return. The Open Space Opinion Survey conducted by Portland in 1990 received an 11% return, and anything more than 5% is considered to be an excellent response to a mail-back questionnaire.

In terms of the distribution of responses, 52% came from the neighborhood, 46% came from the larger city, and 2% came from project committee members. The latter was considered both as insight into the perceptions of committee members as well as input from residents concerned about their park.

Breakdown of Responses

Responses to each question were reviewed to determine if there were any significant distinctions between perceptions of neighborhood residents and those of city-wide residents. It was found that responses and patterns of use were remarkably similar between the two groups of users. There were some expected differences, and some unexpected ones as well. For example, as expected a greater percentage of neighborhood visitors stay in the park for short visits, under one hour, while a larger number of visitors from greater Portland stay for longer periods of time. Also, results showed a greater percentage of neighborhood visitors who came to Deering Oaks to walk as well as who arrived by walking, which was also expected. However, 26% of the city-wide respondents came to use the playground as opposed to 16% of the neighborhood respondents. Demographics and city-wide distribution of playground facilities may play a part in this finding.

The analysis that follows is based on the combined responses of neighborhood and city-wide residents. More detailed analysis can be conducted of the data gathered from this survey if more information is needed about household location and responses to particular questions. This analysis is sufficient for the needs of the current master planning effort.

A note about percentages. For several questions, percentages do not total 100 because not everyone answered them.

Summary of Major Findings

The results of the survey yielded some important information, and clarified as well as confirmed a number of critical issues for the future well-being of Deering Oaks. It is not intended that definitive conclusions be drawn on the basis of this survey. Rather, these findings should provide a basis for further discussions with the community, analysis of the park, and master plan recommendations that protect what is most valuable about Deering Oaks while making the changes necessary to improve the park landscape and physical environment, and the public's enjoyment of it.

The interests, concerns and patterns of use expressed by the survey respondents can be summarized in the following findings, which should be reflected in the master plan recommendations:

1. The community is very fond of, and concerned for, Deering Oaks, indicated by the immediate and large volume of response to the questionnaire and by the amount of comments and suggestions offered. Continued communication with the public about the planning process and rehabilitation plans for Deering Oaks, as well as the organization of a public advocacy group on behalf of the park, will be very important. Portland residents as well as Deering Oaks will reap the benefits.
2. A major priority in the master plan should be directed toward supporting and strengthening the park environment for passive activities and for its use as a quiet haven, particularly the identification of those park uses and elements which undermine its ability to satisfy these needs. Passive and unstructured uses are by far the most common ones of the park. This finding is shared by research in urban naturalistic parks in many other cities, including Boston, New York, Hartford and Worcester.
3. Active recreation and use of the park for special events are important and should also be accommodated, particularly when considering circulation changes. There is interest in more organized events, particularly family events.
4. The public has a very positive image of the city's maintenance of Deering Oaks. This is unusual for something that is normally the object of public criticism of urban parks. Most likely this reflects a combination of accurate perception of some aspects of park maintenance and lack of awareness of the condition of the park's natural elements.

5. Most urban parks share the problem of public concern for safety and security. The problem is both real and perceived at Deering Oaks as well as in other similar urban parks. Perceptions change slowly, once they are ingrained. High visibility efforts must be made to address the issues of greatest public concern, allay fears, and encourage those who do not use the park to visit it.

Illegal or nuisance activities in the park are a major issue for the public. In particular, many people feel that the degree of solicitation that occurs in Deering Oaks renders whole areas of the park uncomfortable to be in and unusable for the general public.

There is a widely-shared fear of the park after dark, and a range of suggestions for alleviating the problem, from more lighting to closing the park after dark. This is also a problem that has been grappled with elsewhere, and needs to be resolved for Deering Oaks.

The third most-expressed concern for safety centers on the dominance of the car in the park. The amount and speed of traffic and the danger of crossing streets in the park (including State Street), are all major issues for respondents.

The use of Deering Oaks as an oasis in the city for active and passive use will be greatly enhanced by tackling these issues, and by relieving the pressures brought about by the real as well as perceived threats to safety and security in the park.

Survey Results

The survey questions cover the following:

- frequency and duration of visits, mode of travel, and entrances most often used;
- what people do in the park;
- their response to several planning issues;
- what people like best about the park;
- what their concerns are about the park;
- their opinion of park maintenance;
- demographics

Frequency of Visitation

People were asked how often they visit Deering Oaks. The greatest number, 42%, visit four times per year. 11% come once a year, 2% come less than once a year, those who visit monthly number 22% of respondents, while 19% come weekly and 4% come daily.

Of those respondents who haven't visited the park, the greatest number, 6%, cited their reason as concern about safety.

How Do Park Visitors Travel to Deering Oaks?

In order to understand more about circulation and parking patterns and needs, respondents were asked about their mode of transportation to and from the park, and whether they used particular modes "Occasionally" or "More Frequently". The two most often cited modes of travel were driving a car and walking, and they were cited with equal frequency but, interestingly enough, in reverse order — 36% of visitors occasionally drive their car to the park while 64% do so more frequently, in contrast with 64% of visitors who occasionally walk to the park and 36% who do so more frequently. Clearly, visitors who drive as well as walk to Deering Oaks need to be accommodated.

Bicycling was also cited often, with 71% of respondents who occasionally bicycle to the park and 24% of respondents who do so more frequently. 56% of respondents cited public transportation as an occasional mode of transportation, with only 6% citing this as a more frequently used mode. Recommendations for circulation changes should facilitate the use of alternative modes of travel to and throughout the park.

Where Do Visitors Enter the Park?

A map was included in the questionnaire in order to gain an understanding of where visitors enter Deering Oaks. The answers are important in developing access and circulation recommendations that respond to visitor needs. They also give insight into people's perceptions of where one enters Deering Oaks.

24% of respondents, the largest number, marked the entrance they used most frequently as the point along State Street where the city's maintenance yard is located, in fact the point at which the park land begins. This is not where the park entrance is presently marked. 21% of respondents identified the park road at the "Castle" building to be their most frequently used entrance. 18% identified the Deering Avenue entrance at the stone entrance gates, while 18% identified the Deering Avenue entrance near Park Avenue as the one they most frequently used. Other entrance points were identified — along the Park Avenue edge; up State Street from the city; up High Street; across Forest Avenue — but these answers were not given in statistically significant numbers.

In summary, 45% of park visitors enter Deering Oaks from the northeast or along State Street, while 36% of park visitors enter from the west or along Deering Avenue. These are the two most popular access points into the park.

What Do People Do in Deering Oaks?

People were asked to identify the reasons for which they visit the park, choosing activities from a long list of passive and active ones. Of all the activities listed, attending festivals was identified the most, with 60% of the respondents checking that as a reason to visit the park. The next most-identified activity was visiting the farmer's market — 49% of respondents. Buying a Christmas Tree and Walking were each listed by 36% of respondents, while 32% listed Sitting and Relaxing as a reason to visit.

However, in order to get an overall picture of the type and frequency of activities enjoyed by park users, the activities listed in the survey were combined into passive uses, active uses, special events and parking a car or driving through the park (including on State Street). When this breakdown was analyzed, it was seen that a variety of passive uses was cited most often, 1169 times; a variety of special events (including going to the refreshment stand) next at 1078 times; a variety of active uses about half as often as passive uses, 616 times; and parking a car or driving through 343 times.

People were also asked whether they go to the same area or visit different areas of the park. 37% said they go to the same area, while 63% visit different areas of the park.

Planning Issues and Responses

There are four issues that have been identified as primary concerns for the master plan to address, and therefore important issues about which to solicit public opinion. They were posed in the form of statements of opinion, in order to provoke an answer of agreement or disagreement. People were also given the option of choosing "Don't Care" as a response:

1. Some people think that there are too many cars parked in Deering Oaks, and that there should be some restrictions on parking. 46% of respondents agreed with this statement, 32% disagreed, and the rest answered Don't Care.
2. Some people are concerned about the amount and speed of traffic moving through the park, and think there should be some restrictions on use of park roads. Of all four questions, this one received the greatest majority of agreement, with 64% of respondents agreeing with this statement, 22% disagreeing, and the rest answering Don't Care.
3. The traffic on State Street is perceived by some people to negatively impact the park, and they think that ways to alleviate that impact should be found. As opposed to the two statements above concerning vehicular

circulation and parking, more people disagreed with this statement, with 31% agreeing, 51% disagreeing, and the rest answering Don't Care. Because State Street is a major city and regional arterial, it is not perceived by everyone as a park road, but rather as a road that passes Deering Oaks and offers motorists a pleasant view of park scenery. This may be a factor in the breakdown of responses to this statement.

4. Some people think that the intensity of use caused by large festivals is damaging to the park environment, and such use should be limited. The response to this question was close to evenly split, with 47% agreeing, 50% disagreeing, and the rest answering Don't Care. This question implied an understanding about the relationship between festival use and park damage, and may have provoked concern about limiting popular festivals more than a concern for the park environment.

What Do People Like Best About Deering Oaks?

People were asked to list what they like best about Deering Oaks, either physical elements or experiences. The natural landscape of the park — open space, pond, wildlife, trees, flowers, etc.— was cited 560 times, by far the greatest majority of reasons listed. The second most-cited reason, related to the first, was the quality of the park landscape — the cleanliness of the park; the peacefulness of the space as an oasis in the city; the beauty of the landscape. These reasons were cited 273 times. By contrast, opportunities for active recreation were cited 168 times, and events (including festivals, the farmer's market, and refreshments) were cited only 63 times.

Clearly, although many people come to Deering Oaks for special events and active recreation, what they value most is the beauty and peacefulness of this naturalistic park in the city.

What are People's Concerns About Deering Oaks?

A number of questions sought to hear people's concerns about the park. One question asked whether respondents perceived any safety issues in the park. The greatest percentage of respondents, 39%, cited a variety of illegal or nuisance park uses that posed safety issues: drinking; sexual solicitation; violence; drug dealing; gang activity. 10% of the respondents said there were no safety issues in Deering Oaks. 6% cited dangerous street crossing and traffic moving too fast. A number of respondents recommended corrective measures in answer to this question, including better police patrolling, better lighting and enforcing a ban on park use from sunset to sunrise. A number of respondents did not cite personal experience, but said that they heard from news reports that the park was unsafe.

Respondents were asked whether there were things they would like to see changed in the park. The highest numbers of respondents, 15%, identified better security and more police patrolling. 5% of respondents cited closing roads and reducing or removing vehicular traffic from the park. 4% of respondents identified more landscaping, and 3% cited the need to clean the pond water more often and maintain the pond ice better in the winter. 3% wanted to see the park closed after dark. More picnic tables and benches, better maintenance, and more organized events were each cited by 3% of respondents. 2% of respondents said that the park was beautiful the way it was. A broad range of answers was given to this question, from decreasing the waterfowl to increasing the number and maintenance of bathrooms.

A third question sought to understand the public's concerns and issues about Deering Oaks, by asking respondents to complete the sentence, "I would use Deering Oaks more if..." The highest response, from 12% of those who answered this question, was, if it was safer. 6% of respondents said they would use the park more if they had more time. 5% said they would use it more if there were more organized activities, while 4% said they would use it more if they lived closer. As in the previous question, there was a broad range of answers to this one, from if there were better traffic controls and more police patrolling to if the park was cleaner.

Park Maintenance

Respondents were asked to rate park maintenance. Overall, park maintenance was given high marks, with 87% rating it as sufficient or better. 16% rated maintenance as excellent; 49% rated it as very good; 22% rated it as sufficient; 11% said that it needs improvement; and 2% said that it is poor. This may realistically reflect the care of the grounds, but may also indicate a lack of sophistication about the condition of many park elements, such as the trees and water.

Other Comments

The last survey question asked for respondents to give final comments about Deering Oaks. The greatest number of respondents answered with praise and thanks: the park looks great and is a beautiful asset to the city; the city is doing a great job; thank you for asking. Issues that were noted by a significant number of people were: concern about safety and the need for better police patrolling; concern about soliciting in the park; and the need for better traffic and parking controls.

Demographics

The average age of respondents to the survey was 47.2 years old. 56% of respondents were female and 44% of respondents were male. There were an average of two adults and 1.9 children in the households of respondents.

DEERING OAKS MASTER PLAN
Summary of Questionnaire on Public Use:
Answers to Quantifiable Questions

Respondent Type	2% Staff	52% Neighborhood	46% City
1. Have you ever visited Deering Oaks?	99% Yes	0% No	1% Drive through only
2. When you visit, how long do you stay?	37% <1 hr. 1% >4 hrs.	52% 1-2 hrs.	10% 2-4 hrs.
3. If you haven't visited, why not?	2% Not convenient 2% Don't use parks 1% Other	7% Concerned about safety 1% Not interested	
4. How frequently do you visit?	3% Daily 42% 4 Times a year 2% Less than Once a Year	19% Weekly	20% Monthly 14% Once a Year
5. For which reasons do you visit?	18% Picnic 32% Sit and relax 1% Play Horseshoes 4% Park a Car 29% Feed the ducks 10% Boat ride 14% Play Tennis 36% Buy Christmas tree 14% People Watch 25% Ice Skate 10% Buy refreshments 2% Play baseball/softball	6% Bicycle 49% Farmer's Market 28% Rose Circle 36% Walk 3% Sled/Cross Country Ski 20% Playground 60% Festivals 22% Short cut through 21% Special Events 1% Rollerblade/skateboard 17% Baseball/softball (watch) 23% Drive State Street	
6. Which areas do you usually use?	37% Same	63% Different	
7. What mode of transport?	Car Public Transportation Bicycle Walk Other	36% Occasionally 56% Occasionally 71% Occasionally 64% Occasionally 25% Occasionally	64% More frequently 6% More frequently 24% More frequently 36% More frequently 25% More frequently
11a. Parking should be restricted	46% Agree	32% Disagree	Rest - Don't Care
11b. Restrict use of roads	67% Agree	22% Disagree	Rest - Don't Care
11c. Alleviate State Street traffic	32% Agree	50% Disagree	Rest - Don't Care
11d. Limit festival use	47% Agree	50% Disagree	Rest - Don't Care
13. How do you rate maintenance?	16% Excellent 11% Needs Improvement	49% Very Good	22% Sufficient 1% Poor
Demographics of Respondents:			
Male 44% Female 56%	Average Age 47.2 Years		
Avg. # Adults in Household 2.0	Avgi. # Children in Household 1.9		

APPENDIX B

Deering Oak Park Master Plan Public Use Questionnaire

1. Have you ever visited Deering Oaks? ☐ Yes ☐ No ☐ Drive through only
2. When you visit, how long do you usually stay?
☐ less than 1 hour ☐ 1-2 hours ☐ 2-4 hours ☐ more than 4 hours
3. If you haven't visited, why not?
☐ Not convenient geographically ☐ Don't use park facilities ☐ Not interested
☐ Concern about public safety ☐ Other (please specify)
4. If yes, how frequently do you visit the park?
☐ Daily ☐ Weekly ☐ Monthly ☐ 4x per year ☐ Once per year ☐ Other
5. For which of these reasons do you go to Deering Oaks?

☐ to picnic	☐ to sit and relax	☐ to play horseshoes
☐ to park a car	☐ to feed the ducks	☐ to take a boat ride
☐ to play tennis	☐ to buy a Christmas tree	☐ to people watch
☐ to ice skate	☐ to buy refreshments	☐ to play basketball
☐ to bicycle	☐ to attend Farmer's Market	☐ to look at Rose Circle
☐ to walk	☐ to sled/cross country ski	☐ to use the playground
☐ to go to festivals (please specify)	☐ to go to special events (please specify)	
☐ to take a short cut drive through the park	☐ to roller board/blade skate	
☐ to play or watch baseball/softball	☐ to drive through park along State Street	
6. Do you usually ☐ go to the same area of the park? (please specify)
☐ wander around to many areas of the park?
7. How many miles is your residence from Deering Oaks? (Please indicate your street.)
8. What mode of transportation do you use to get to Deering Oaks?

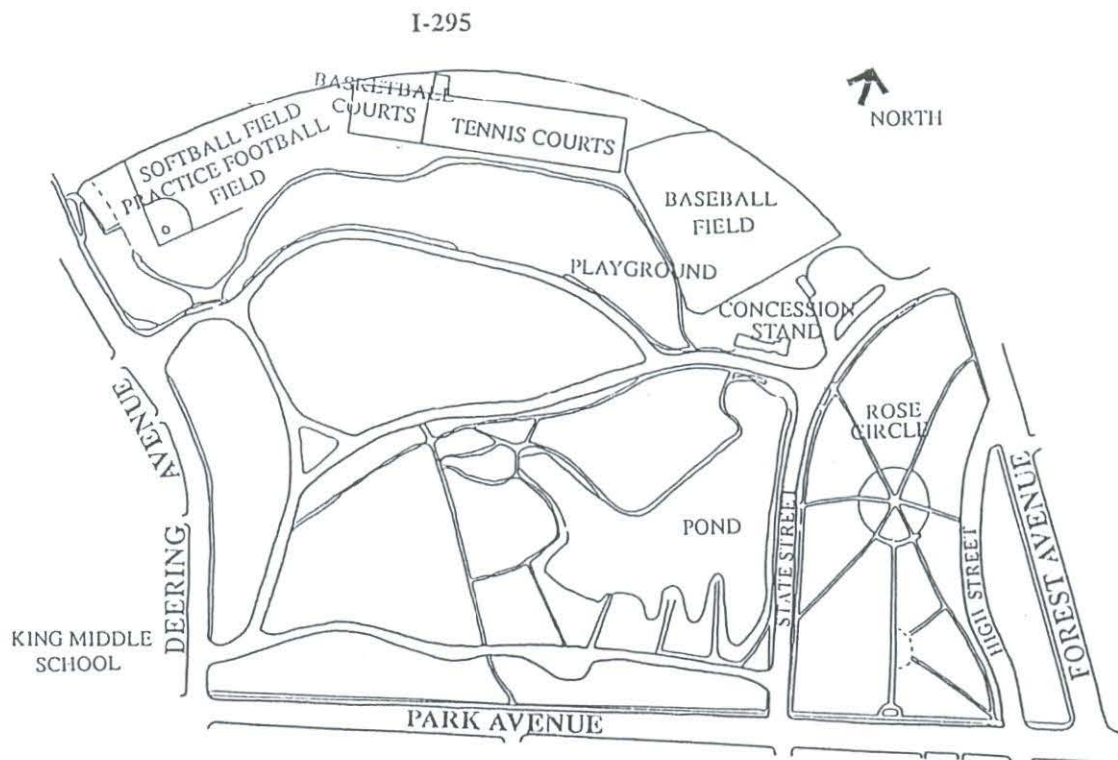
	Use occasionally	Use more frequently
Car	☐	☐
Public transportation	☐	☐
Bicycle	☐	☐
Walk	☐	☐
Other	☐	☐
9. Where do you most often enter the park? (please place arrow on the map on the back of this survey.)

The City of Portland is interested in people's opinions and experiences in Deering Oaks.

10. What do you like best about Deering Oaks?
11. We have a list of possible issues and priorities that are being considered in planning decisions about the park. Could you tell us whether you Agree, Disagree or Don't Care about each of these? Please offer any further comments you may have.
 - a. Some people think that there are too many cars parked in Deering Oaks, and that there should be some restrictions on parking. ☐ Agree ☐ Disagree ☐ Don't Care
 - b. Some people are concerned about the amount and speed of traffic moving through the park, and think there should be some restrictions on use of park roads.
☐ Agree ☐ Disagree ☐ Don't Care

- c. The traffic on State Street is perceived by some people to negatively impact the park, and they think that ways to alleviate that impact should be found. ☐ Agree ☐ Disagree ☐ Don't Care
- d. Some people think that the intensity of use caused by large festivals is damaging to the park environment, and such use should be limited. ☐ Agree ☐ Disagree ☐ Don't Care
12. Do you perceive any safety issues in Deering Oaks? If so, what and where?
13. How do you rate the overall maintenance of the park?
☐ excellent ☐ very good ☐ sufficient ☐ needs improvement ☐ poor
14. Are there things you would like to see change in Deering Oaks that would make it a better park?
15. I would use Deering Oaks more if
16. Further Information: ☐ Male ☐ Female ☐ Age ☐ # Adults in household
☐ # Children in household
17. Other Comments:

Thank you very much for helping us. Your participation is invaluable in creating a master plan that truly reflects our city and its needs.



Appendix 3: Master Plan Alternatives

Introduction

During the planning process, a range of alternative solutions to the issues facing the park was developed and explored. This Appendix summarizes those alternatives, as well as the components that were considered to be common to any alternative master plan proposal.

The component of the Deering Oaks landscape that has had the greatest impact on the use and character of the park, and the one that had the potential for the greatest range of alternative design treatments, is the circulation system. That range was explored, and a preferred alternative agreed upon by the Project Committee. This is the major design decision that had to be made during Alternatives, and the structure of that solution also defined the parameters of a number of other issues, particularly issues related to park use.

In reviewing the various physical components, use issues, and maintenance and management needs of the park, it was determined that there was a broad range of recommendations that should be basic to any alternative plan for park rehabilitation. Those components are defined below, after which the issues that were subject to possible alternative resolution are identified.

Common Components

1. Vegetation Maintenance and Improvements

Woodland management to selectively thin the current tree population and interplant the next generation of trees (to maintain a mix of red and white oak, and a ratio of 2/3 native trees to 1/3 introduced trees in the park); higher intensity turf and tree maintenance; a regular program of soil improvements to relieve damage due to compaction and add nutrients to the soil; increase of pond-side vegetation to stabilize banks in places, enhance planting composition, and reduce maintenance; clarification of wooded and open park areas.

2. Circulation System Changes

Development of perimeter parking scheme including major parking lot at present maintenance yard and parallel parking along Park and Deering Avenues; limiting of motorized vehicular circulation to one way along Tennis Court Road, with access at Deering Avenue and egress behind Castle building and through proposed parking lot; closure of road in front of Castle and development of pedestrian plazas in front and rear of

8. *Park Visitor Center*

Development of a visitor center in "Castle" building for information, tours, and as a potential station for park rangers; possible combination of building use as a center with use for equipment storage.

9. *Amenities for Passive Use*

Increase of benches and picnic tables in selected places.

10. *Sculpture and Memorials*

Development of a centralized place; i.e. within the proposed visitor center, to honor those who have contributed to memorial park trees; development of guidelines for any further memorialization/sculpture in the park, using the policy for accepting donated items developed by the City Arts Subcommittee of the Friends of the Parks.

Alternative Components

Alternative treatments were recommended for the following components of the park landscape and park use.

1. *The Pond*

Alt. A: Plant along the ravine, add signage to interpret the history of the site;

maintain present fountain and duckhouse; maintain paddle boats.

Alt. B: Rebuild the dam or dams, and recreate the upper pond with a mechanical water pumping system; plant along the ravine; restore the original fountain and scale down the duckhouse; re-introduce swan boats.

2. *The Path System*

Alt. A: Maintain the current path system, selectively paving those path segments that have become worn dirt paths ("desire lines"), and using closed roads as paths.

Alt. B: Pave path segments where necessary and use closed roads as paths; reconfigure some paths consistent with historic design intent to work with topography and move away from road alignments.

3. *Park Lighting and Nighttime Use*

Alt. A: Replace park lights with fixtures of appropriate turn-of-the-century design, including lights along State and High Streets; turn park lights out at 10 p.m.; maintain open vehicular entrances; continue to enforce 10 p.m. curfew.

Alt. B: Remove interior park lights, except around pond and at "Castle" for winter skating; replace lights along State and High Streets with appropriate turn-of-the-century design; close vehicular entrances with gates after dark; continue to enforce 10 p.m. curfew.

4. *Deering Oaks Family Festival*

Alt. A: Keep the same scale of event; limit structures to areas accessible by roads open to vehicles; require appropriate compensation.

Alt. B: Scale down the event, eliminating carnival rides; limit structures to areas accessible by roads open to vehicles; require appropriate compensation.

Alt. C: Remove the event from the park.

5. *Farmers Market*

Alt. A: Scale down the number of trucks within the park to fit within a curbed Interior Park Road. (To discuss: locating Farmers Market in new parking lot.)

Alt. B: Relocate Saturday Farmers Market to downtown.

6. *Bowling Green*

Alt. A: Encourage currently popular uses, i.e. croquet, bocce; provide equipment.

Alt. B: Reconfigure area: regrade with natural contours for general passive recreational use.

Appendix 4: Guidelines for Special Event Use

The following guidelines define specific areas and special event uses of Deering Oaks. Uses such as walks or runs are not included here because they are diffused throughout the park and of short-term duration.

The underlying principle that governs the following guidelines is that any activity beyond the ordinary park activity will have a negative affect on the park's physical environment. Some activities can be allowed in particular locations, provided mitigation measures are conducted and paid for by the sponsoring agency. If the city is sponsoring the event, it is responsible for mitigation measures. Mitigation measures have been spelled out below, under the section addressing the Family Festival. A subcommittee of the Friends of the Parks Commission should be established to determine the extent of intensive and diffuse use areas after special event use of the park.

For horticultural as well as visual reasons, there are very few turf areas in Deering Oaks available for events involving structures. With the exception of the athletic fields, there are tree roots throughout the lawn areas of the park.

The Bandstand and the grass area in front of the bandstand to be used for public speaking or live entertainment. It is assumed that the bandstand is restored to its original location, and the area southeast of it is gradually opened up with less trees and more lawn. It is also proposed that the bandstand will be of a character and scale in keeping with the original structure, and that temporary staging be considered to accommodate larger performances. The exact size and design of the structure will be determined during design development of the project.

A maximum of 15 events during the three-month summer season is permitted, given the currently poor condition of the grass. Chairs shall not be provided by the city or the sponsoring agency.

Half-way through the three-month period, there should be a rest period of at least four days during which the area should be aerated with four passes of an aerator, minimum 3" deep penetration.

In the fall, the area shall be treated with the specifications developed for mitigation of intensive use of soft-surface areas. Those specifications are outlined below, under the Deering Oaks Family Festival.

The Athletic Fields to be primarily used for sports play, as well as for occasional special events. After festival use, it is optimum that there be a recovery period of five and one half weeks for the grass to be re-seeded,

germinate, mowed once, and mowed a second time for turf to be ready for play. If that is not possible, three to four weeks is the minimum rest period necessary for the field to be ready for play.

The Bowling Green to be used for croquet, bocce, lawn bowling, etc., games not requiring permanent structures. The space is also to be used for passive activities such as sun bathing. No special events involving tents, platforms or other staging to be allowed for horticultural reasons, and because the 8' way is proposed to be closed to vehicles.

The Pedestrian Plazas in front of and behind the Castle building appropriate for small one-day events or vendor use of a scale appropriate to the space, to be negotiated by the city.

The Rose Circle area to be used for short-term events such as weddings, as well as other passive recreational uses such as sun bathing and visiting the garden. For visual reasons, no events to be located here that require tents, platforms or other staging.

The Deering Oaks Family Festival sponsored by the Chamber of Commerce of Greater Portland is the only multiple-day event involving placement of structures on soft-surface areas allowed in Deering Oaks. All other events involving tents are to be located in another park or at Marginal Way. The guidelines for use of the park by the Family Festival are as follows:

1. Restrict any animal, vehicle, or other item that weighs more than 500 pounds to hard surface areas or athletic fields only.
2. After the 1994 Festival, restrict Festival structures to paved areas accessible by Tennis Court Road or the Interior Park Road, keeping park areas along the southern roads proposed to be closed to visitor vehicular traffic and narrowed free of structures.
3. Distribute the concentration of people and events by moving some aspects of the event to the athletic fields, some to the festival grounds on Marginal Way or to Fitzpatrick Stadium, and some to road surfaces only. Allow only the minimum pedestrian traffic to take place on the grass.
4. Use temporary fencing to control pedestrian circulation and minimize foot traffic over certain identified areas, to protect trees and prevent degradation of slopes. Place barriers, station police, or utilize a combination of both means to prevent people from parking on the rose garden lot.
5. Treat the turf areas immediately after the Festival with lime, gypsum, fertilizer, aeration and overseeding according to the following specifications:

A. Primary areas receiving the most intensive use:

- 60 pounds per 1000 square feet (SF) of gypsum
- 50 pounds per 1000 SF of ground limestone
- 20 pounds per 1000 SF of 10/10/10 fertilizer
- 4 passes with an aerator, minimum 3" deep penetration
- Overseeding with a fescue grass mix spread at the rate of 6 pounds per 1000 SF

B. Secondary areas receiving diffuse use:

- 50 pounds per 1000SF of gypsum
- 50 pounds per 1000 SF of ground limestone
- 10 pounds per 1000 SF of 10/10/10 fertilizer
- 2 passes with an aerator, minimum 3" deep penetration
- Overseeding with a fescue grass mix at the rate of 3 pounds per 1000 SF

6. Conduct compaction tests in selected areas throughout the park before the event, after the event and after mitigation measures to determine the extent of compaction and the effectiveness of mitigation.

If mitigation does not return the park to pre-event conditions, there needs to be an assessment of the Festival and a determination of additional measures necessary to protect the park, i.e.: scaling down of the Festival; removal or relocation of Festival structures or components that concentrate foot traffic and are shown from compaction tests to degrade particular areas; further removal of heavy structures from soft surfaces.

7. The cost of mitigation shall be paid for by the sponsor of the Festival. The city has the option of allowing the sponsor to bring in its own contractor to complete work according to specifications set forth by the city. Work shall be completed to the satisfaction of the city staff.

8. After the 1994 Family Festival, the duration of the event shall be limited to four days including setup and breakdown time.

If the Family Festival ceases to be in the park, the following guidelines for use of the park for multiple-day events involving tents shall apply:

1. A total of two multiple-day events shall be allowed.
2. There shall be a rest period between events of no less than five weeks.
3. There are two locations appropriate for tents: Quinn Field and the lawn area where the bandstand is currently located. Any item that weighs more than 500 pounds shall be restricted to hard surface areas, athletic fields or the

site of the current bandstand only, with the exception of necessary maintenance, service or emergency vehicles.

4. Tents shall remain erected for a total of four days including setup and breakdown time.
5. Coverage of turf areas by tents shall be restricted to 20% of the turf area.
6. The turf areas shall be treated as detailed above in the Family Festival guidelines.

Because Quinn Field is used from mid-August for high school football practice, festival use of the field cannot occur less than three to four weeks, and preferably five and one half weeks prior to the beginning of practice, in order to allow the field to be re-seeded and the turf ready for play.

Appendix 5: Deering Oaks Family Festival Management and Policy

Overview

The development of a master plan for Deering Oaks has become an opportunity to bring to the citizens of Portland a renewed awareness of the value of parkland, a realization that plants are living, responsive organic entities that can be injured, even killed, by inappropriate actions, and the need to seek a dynamic balance between current uses of the land and a long-term responsibility to maintain this property for the future.

The function of the park is to be available for all of the people of Portland to use and enjoy in a variety of ways, from use by individuals to use by small groups. It is also legitimate for the park to serve periodically as a place for larger, publicly-sponsored special events, of which the Family Festival is one.

The following is an excerpt from Analysis and Recommendations, above. Italics highlight important passages:

From a horticultural point of view, turf should be tough enough to withstand the type of use represented by the Festival and to provide adequate protection for trees, if it is in a healthy condition and given regular maintenance, particularly adequate repair after such an event including aeration, overseeding, fertilizing of turf and trees, and tree fertilizing and pruning. The funds received from the Festival are inadequate to pay for the necessary mitigation of the damage to the park.

"The Family Festival is a publicly sponsored event and a public service. It is also an event which animates the park, invites use by many who would otherwise not use Deering Oaks, and represents an important part of the Maine recreational culture which enjoys outdoor activities during the relatively short warm months of the year. Deering Oaks, as Portland's major park, is an appropriate place in which to host such large public gatherings.

However, an event of such large proportions, occurring over so extended a time, does considerable damage to the park's environment. The clay soils of Deering Oaks are heavy and more prone to compaction than sandy soils. Tree roots in heavy clay soils are usually in the top zone of the soil, from 0"-9" in depth, and easily susceptible to damage. From a horticultural point of view, turf should be tough enough to withstand the type of use represented by the Festival and to provide adequate protection for trees, if it is in a healthy condition and given regular maintenance, particularly an adequate level of repair after such an event including aeration, overseeding, fertilizing of turf, and fertilizing and pruning of the trees. The funds received from the Festival are inadequate to pay for the necessary mitigation of the damage to the park.

The city, however, bears the major responsibility for the deteriorated condition of the park, and needs to take its fair share of the responsibility for horticultural restoration and maintenance. This responsibility includes policies that have allowed events such as the Family Festival to occur without adequate guidelines to control use, require follow-up mitigation measures and direct funds to park maintenance. The city must enforce guidelines that speak for the ecological voice of the park as well as the recreational voice. Adequate funding that is dedicated for park maintenance is necessary if the Festival is to continue. "

The appropriateness of Deering Oaks as host to the Family Festival must be measured against the ability of the park, in its present condition, to withstand such intensive use and not suffer increasing decline, which will ultimately put the future of the park as a green space at risk.

Issues

1. Maintenance and Extraordinary Use. Regular maintenance of the park is necessary to allow each individual element, and the dynamic system as a whole, to function properly and be in optimum health. Such maintenance is necessary for the healthy functioning of the organic system of an urban park, and an adequate response to ordinary park use.

It should be stressed that Deering Oaks, unfortunately, is not receiving adequate maintenance because of inadequate budgets. This means that the park's horticulture has over the years been subject to accelerated decline and less able to withstand the yearly damage caused by the Family Festival. The statement made in the site analysis summary above should be reiterated, that "adequate funding [on the part of the city] that is dedicated for park maintenance is necessary if the festival is to continue" in its present form.

Extraordinary park use—that which goes far beyond the ordinary degree or measure of use—should not be within the province of ordinary city maintenance, but be the responsibility of the sponsoring agency. Adequate compensation needs to be determined for such use.

2. Scale of Family Festival and Size of Deering Oaks. The duration of the Family Festival is one week, and it draws approximately 150,000 people. There are tents on all three promontories overlooking the athletic fields, and tents on the eastern third of the park area bounded by the Interior Park Road and Tennis Court Road. Booths line the road from the southern Deering Avenue entrance northeast to the eastern intersection of the Interior Park Road and Tennis Court Road. Carnival rides are located in the southern half of the western park edge and along Deering Avenue. A petting zoo is located on the promontory above Quinn Field closest to Deering Avenue. It features such

animals as goats, lambs, pigs (pig races were conducted last year), and an elephant.

An event of this magnitude, occurring over a week's time, does significant damage to the turf and trees of Deering Oaks. The park's 53-acre size is too small to allow for redistribution of the event from year to year, giving soft-surface areas adequate time to rest and recover. Of that 53 acres, only a small percentage is hard surface, which allows very little opportunity to locate heavy and damaging festival elements on paved areas and to protect horticultural areas.

If Deering Oaks is used yearly for the Family Festival, in its current configuration and duration, it is questionable whether the park can recover from the damage inflicted.

In addition, the attempt to mitigate damage of the park by locating carnival rides on Deering Avenue has created conflicts with the neighborhood. The close proximity of the rides to residences has brought complaints from several residents.

Guidelines from Other Urban Parks

1. The Common, Boston (48 acres). The following are excerpts from the Boston Common Management Plan:

"Carty Parade Ground (northwestern edge of Common, area without trees) is the only area of the Common where tents are permitted, provided that their location and staking method prevent damage to the roof of the underground garage. No tent should remain erected for longer than 72 hours including setup and breakdown time."

"Vehicles over 5 tons gvw (gross vehicle weight) for any program or event are not permitted."

2. Prospect Park (525 acres)

Prospect Park almost exclusively hosts one-day events only. They are held in different locations throughout the park to distribute the damage. Currently they are held on ballfields, and they are held on asphalt whenever possible. A substantial fee is charged for one-day events—\$200,000—for security, maintenance and park restoration. If there are unforeseen circumstances, such as considerable damage beyond the expected, or rain, there is an additional charge. This spring there will be a week-long event—The Big Apple Circus—which will be only allowed on asphalt. Events are never allowed in the Long Meadow, the park's premier open space, and there are no exceptions.

Proposed Management Guidelines for Extraordinary Use of Deering Oaks by the Family Festival

In an effort to stem the deterioration of the horticulture of Deering Oaks and to accommodate park use by the Family Festival, the following guidelines are proposed for discussion.

1. Restrict any animal, vehicle, or other item that weighs more than 500 pounds to hard surface areas or athletic fields only.
2. After the 1994 Festival, restrict Festival structures to paved areas able to be accessed by Tennis Court Road or the Interior Park Road, keeping park areas along the southern roads proposed to be closed to visitor vehicular traffic and narrowed free of structures.
3. Distribute the concentration of people and events by moving some aspects of the event to the athletic fields, some to the festival grounds on Marginal Way or to Fitzpatrick Stadium, and some to road surfaces only. Allow only the minimum pedestrian traffic to take place on the grass.
4. Use fencing to control pedestrian circulation and minimize foot traffic over certain identified areas, to protect trees and prevent degradation of slopes. Place barriers, station police, or utilize a combination of both means to prevent people from parking on the rose garden lot.
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Overseeding with a fescue grass mix spread at the rate of 6 pounds per 1000 SF

B. Secondary areas receiving diffuse use:

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2 passes with an aerator, minimum 3" deep penetration
Overseeding with a fescue grass mix at the rate of 3 pounds per 1000 SF

6. Conduct compaction tests in selected areas throughout the park before the event, after the event and after mitigation measures to determine the extent of compaction and the effectiveness of mitigation.

If mitigation does not return the park to pre-event conditions, there needs to be an assessment of the Festival and a determination of additional measures necessary to protect the park, i.e.: scaling down of the Festival; removal or relocation of Festival structures or components that concentrate foot traffic and are shown from compaction tests to degrade particular areas; further removal of heavy structures from soft surfaces.

7. The cost of mitigation shall be paid for by the sponsor of the Festival. The city has the option of allowing the sponsor to bring in its own contractor to complete work according to specifications set forth by the city. Work shall be completed to the satisfaction of city staff.

8. After the 1994 Festival, limit the duration of the event to four days including setup and breakdown time.