1. Legal Ad

   Documents: 5-20-15 LEGAL AD.DOCX

2. Agenda

   Documents: 5-20-15 AGENDA.PDF

3. HP Memo - 58 Fore Street

   Documents: 58 FORE STREET.PDF

4. Consent Item - Fort Allen Park

   Documents: FORT ALLEN PARK.PDF

LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND
Public comments are taken at all meetings.

On Wednesday, May 20, 2015 at 5:00 p.m., the Portland Historic Preservation Board will meet to review the following item (public comment will be taken at this meeting):

1. ON-SITE WORKSHOP—meet at entrance drive to 58 FORE STREET

i. Site Walk to Review Current Building Conditions (Exterior and Interior); 58 FORE STREET (Portland Company Complex); Subject Property is currently under Consideration by the Historic Preservation Board for Designation as a Local Historic District.
Note: Access by the public to some areas within the buildings may be restricted for safety reasons.

Contact the Department of Planning and Urban Development, Planning Division, 874-8726 for further information. To access agenda materials on-line, please visit the following web address on or after the Friday preceding the meeting date: http://www.portlandmaine.gov/historic.htm

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Ted Oldham
Penny Pollard
Julia Sheridan
John Turk

HISTORIC PRESERVATION BOARD AGENDA
May 20, 2015, 5:00 p.m.
Public comment is taken at all meetings.

1. ROLL CALL AND DECLARATION OF QUORUM
2. COMMUNICATIONS AND REPORTS
3. REPORT OF DECISIONS OF MAY 13, 2015:

i. After-the-Fact Review of Entry Hood Installation; 11 LEWIS STREET; Philip St. Germain, Applicant. *The Board voted 7-0 to approve the application, subject to modifications to the entry hood as installed.*

4. ON-SITE WORKSHOP—meet at entrance drive to PORTLAND COMPANY, 58 FORE STREET

i. Site Walk to Review Current Building Conditions (Exterior and Interior); 58 FORE STREET (Portland Company Complex); Subject Property is currently under Consideration by the Historic Preservation Board for Designation as a Local Historic District.

(Note: Access by the public to some areas within the buildings may be restricted for safety reasons.)

Break for Dinner; Meeting Resumes in Room 209

5. CONSENT AGENDA

Contact the Department of Planning and Urban Development, Planning Division, 874-8726 for further information. To access agenda materials on-line, please visit the following web address on or after the Friday preceding the meeting date: http://www.portlandmaine.gov/historic.htm

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

SITE WALK
PORTLAND COMPANY COMPLEX
58 FORE STREET

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: May 15, 2015

RE: May 20, 2015 SITE WALK OF PORTLAND COMPANY COMPLEX

Address: former Portland Company complex
58 Fore Street

Property Owner: CPB2, represented by principals Jim Brady, Kevin Costello and Casey Prentice

Introduction

On April 1st, Al Hodson of Resurgence Engineering and Preservation presented his findings regarding the current condition of the individual buildings within the Portland Company complex. Mr. Hodson's presentation was based on his recently completed report, which was commissioned by the City's Planning Department in conjunction with the City's consideration of historic designation of the site. In advance of the April 1st workshop, Board members were provided a copy of Mr. Hodson's report, as well as a copy of a condition report prepared by Becker Structural Engineers for the current property owners.

Following up on the April 1st workshop, a site walk has been scheduled to provide Historic Preservation Board members another opportunity to tour the complex. Unlike the first site visit, which was limited to the exterior of the buildings, the upcoming site visit will include a tour of the interior of each structure.

The workshop will be confined to the tour of the complex; there will be no Board discussion following the tour. Both Mr. Hodson and Mr. Becker, the applicant's structural engineer, have been invited to join the tour to answer questions.

Note: Public access to some of areas of the building interiors may be limited for safety purposes.

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

CONSENT REVIEW
FORT ALLEN PARK

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: May 15, 2015

RE: May 20, 2015 CONSENT REVIEW - Proposed Interpretive Sign Installation and Site Modifications in the Vicinity of Cousins Memorial

Address: Fort Allen Park

Applicant: Friends of the Eastern Promenade

Consultants: Interpretive Signage: Montgomery Design
Landscape Architect: Martha Lyon

Introduction

On May 6th, the Historic Preservation Board held an on-site workshop to review a proposed program of interpretive signage at Fort Allen Park. At the conclusion of the workshop, the Board expressed enthusiastic support for the proposal as presented, but requested that some minor adjustments be made to various details of the plan. The Board indicated that the final proposal could be approved administratively provided these adjustments were made. They also indicated that, if preferred, the Board could review the revised plan as a consent item at an upcoming meeting.

At the same on-site workshop, the applicant and consultants discussed their desire to reconfigure the existing site treatment in the vicinity of Cousins Memorial. This would allow for better access and interpretation of the memorial itself, as well as a more cohesive sidewalk treatment that would enhance the setting for a proposed sign kiosk in this location. At the time of the on-site workshop, Martha Lyon, landscape architect for the Fort Allen Park project, had not yet had an opportunity to develop a specific site plan for this area. Accordingly, this proposal+ was discussed at the conceptual level only. Since that time, Ms Lyon has prepared a proposed site plan for improvements to the Cousins Memorial area.

Given the additional material submitted since the May 6 site walk, staff has scheduled a follow-up review by the Board. Staff is suggesting that this review be conducted as a consent item, recognizing that the Board can always elected to table the item for more formal consideration at a future meeting

FRIENDS
of the
EASTERN PROMENADE

Our Mission

Friends of the Eastern Promenade [illegible] committed to preserving the Park's significant [illegible] public landscape, protecting its environmental integrity, and enhancing recreational use.

Board of Directors

George Campbell
President

Claire Smalley
Vice President

Stephanie Albert
Secretary

William Labine III
Treasurer

Cynthia Murray-Belveau
David Brackett
Katie Brown
Trevor Coyne
Aynne Doh
Edmund Gardner III
Daniel Haley
Nick Harding
Matthew Kennedy
Joyce Wetherston Knight
Thomas Leonhardt
Mary Noyes
Nathan Smith
Sharon Sudbay
R. John Wuestholf

Diane Davison
Executive Director

Jessica Siraco
Marketing & Development Coordinator

Deb Andrews
Historic Preservation Manager
389 Congress Street
Portland, ME 04101

Dear Deb;

This document reflects input gathered from the following site visits to Fort Allen Park and the Cousins Memorial:

5-6-2015: HPB workshop and site visit
5-7-2015: site review with Martha Lyon, landscape architect; Fort Allen Park

Also included is input regarding the USS Portland existing educational panel.

Based on information obtained during these appointments we submit the following details for final approval on 5-20-15:

• Martha Lyon's site plan for integrating the Jacob Cousins' Memorial into the landscape and including the 3 sided map panels.

• The 11 x 17 interpretive panels (locations #3,4,5,6, and 9); featured as rectangles rather than curved on top.

• Following our site meeting with Martha Lyon, we are providing a more comprehensive drawing which better integrates exhibit panels 1 and 2 into the Park's grand entrance plaza. We propose pouring cements pads to the left and right of the existing drinking fountain, which currently sits on an isolated cement pad just left of the newly installed (historic) central walkway. This approach provides symmetry within the entrance; accomplishes the need to protect signage during maintenance operations; creates a more cohesive entrance to the park; and leaves view corridors at the end of the crosswalks/walkways more open.

• Discussions have taken place with the people who developed the USS Portland restoration and they have expressed support of replacing the existing panel with one in the same format as the new panels. That is currently included as panel #12.

• The GAR panel location has been moved closer to the Bandstand. This better integrates with the mugo pine and provides clear site lines towards the bench.

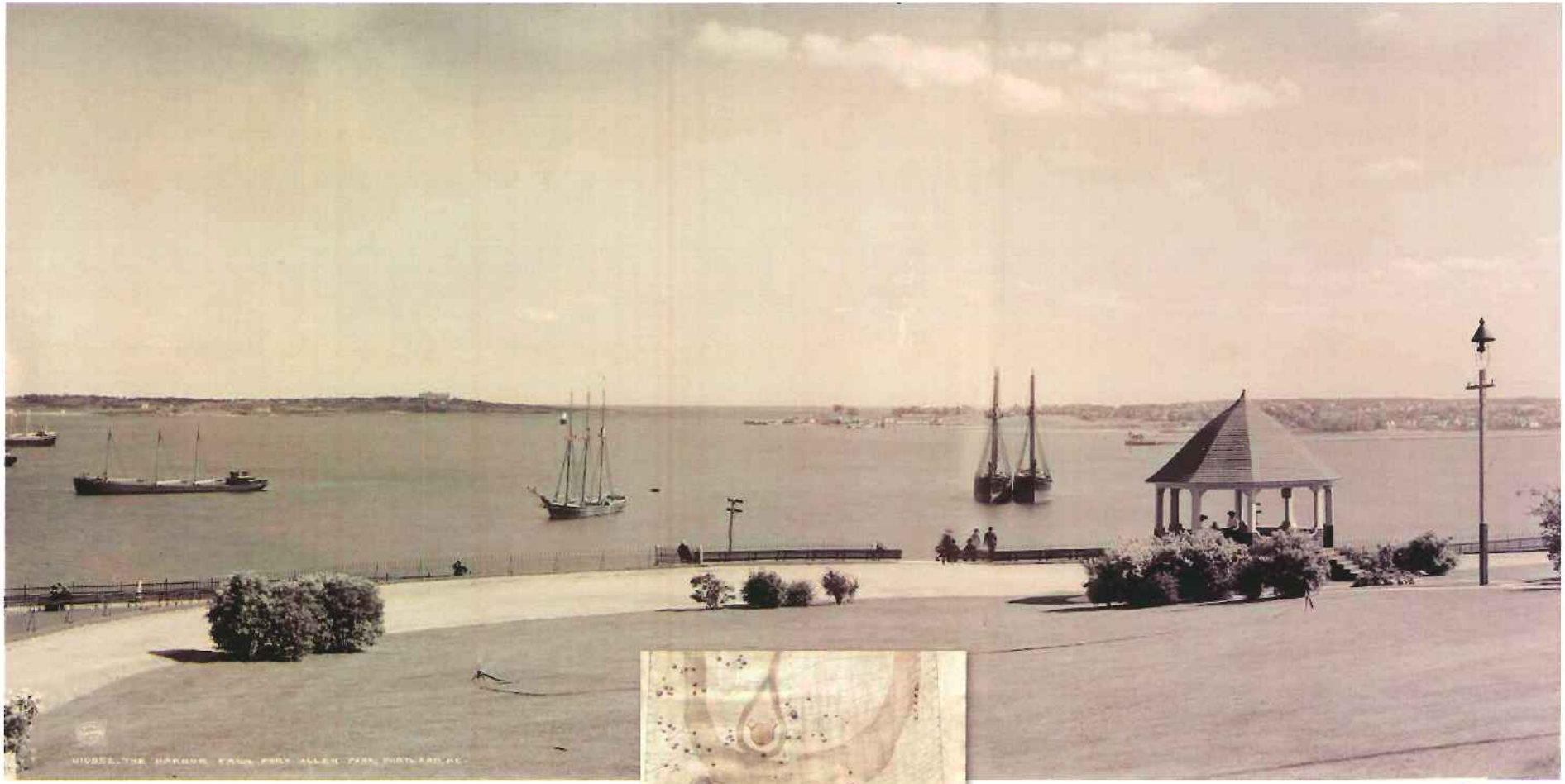
• In discussion with Martha Lyon it was strongly and unanimously agreed that granite posts for panels #7 and #8 is the preferred solution.

• The Arctic Memorial will be identified on panel #1 and also on the map panel (#11).

Thank you for your consideration.
Sincerely,

Diane Davison,
Executive Director, Friends of the Eastern Promenade

Scanned by VueScan - get a free trial at www.hamrick.com



FRIENDS of the ASTERN PROMENADE

FORT ALLEN PARK INTERPRETIVE EXHIBITS

"Bread crumbs" to entice visitor into the park: Site-specific smaller signs at memorials utilize a "Best Interpretive Practices" approach

PROPOSED EXHIBIT PANEL LOCATIONS & THEMES

INTERPRETIVE THEMES

1) HISTORY of FORT ALLEN
- Why was Fort here?
- Fort berms
- Significance :*Declaration of Independence*

2) ORIENTATION in Historic Park
- The big picture: a historic park
- The Park and its elements
  What am I looking at?

3) 1860s CANNON
- These Seige Rifles are Civil War artifacts

4) 1885 G.A.R. TENT CITY
- (What is GAR?) Grand Army of the Republic

5) 1893 BANDSHELL
- Connection to City Engineer William Goodman's 1891 plans

6) GUN from the *Maine*
- Spark for the Spanish American War
- Context of the guns and the ship

7) HARBOR DEFENSES Overlook
- Fort Gorges, House Island/Fort Scammel

8) OVERLOOK What are we looking at?
- Defining the view (islands, harbor, etc.)
- Calendar Islands, Portland Harbor, Fore River, Lighthouses
- Longfellow poem snippet

9) U.S.S. PORTLAND tower

12) U.S.S. PORTLAND panel replaces current to match size and format

10) WW I JACOB COUSINS Jewish Memorial

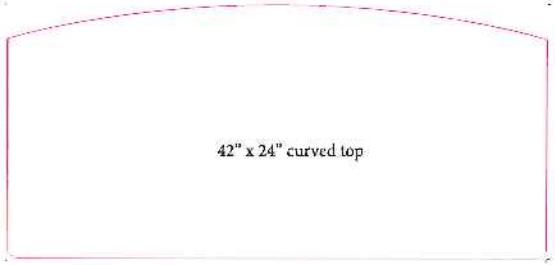
11) MAP TRI-PANEL at Cutter Street
- FOEP Maps
- Rules of the Park
- Dog areas/Rules
- Olmsted Design

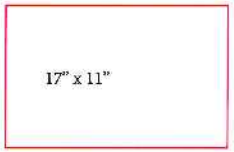
Map Key Number	Theme	Panel Size	Mount style	Mount detail
1	Fort Allen History	42" x 20" curved top	Double pedestal	Baseplate
2	Park History & Orientation	42" x 20" curved top	Double pedestal	Baseplate
3	Civil War Cannon	17" x 11"	Single pedestal	In ground
4	G.A.R.1885 Tent City commemorative bench	17" x 11"	Single pedestal	In ground
5	1893 Bandshell	17" x 11"	Single pedestal	In ground
6	USS *Maine* cannon	17" x 11"	Single pedestal	In ground
7	Harbor defences: Forts	42" x 20" curved top	Granite	In ground
8	Overlook: captioning the Landscape	42" x 20" curved top	Granite	In ground
9	USS *Portland*	17" x 11"	Single pedestal	In ground
12	USS *Portland*	42" x 20" curved top	Rail mount	Near current
10	Jacob Cousins WW1 Memorial	17" x 11"	Direct	Mounted to stone opposite side or brass plaque
11	Gateway/Orientation	3 @ 24" x 24, 3 @ 24" x 12" curved	3 sided vertical	Baseplate

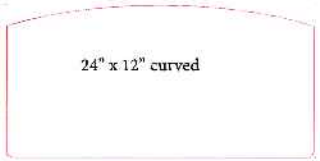
Specifications

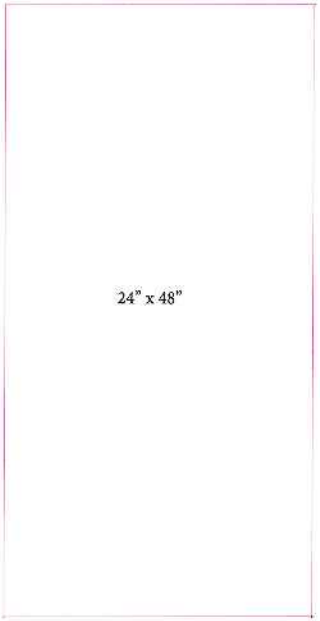
Panels	1/2" Exterior CHPL Graphic
Pedestals and posts	Powder Coated Aluminum to match charcoal bollards

See Fossil documents attached for details









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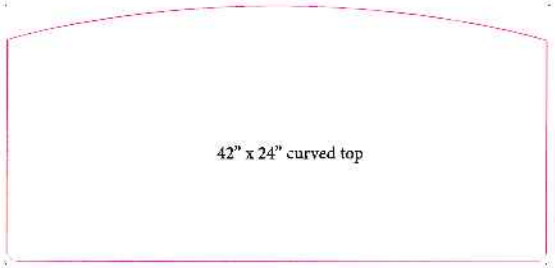
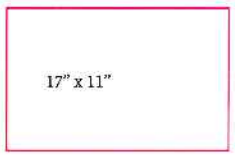
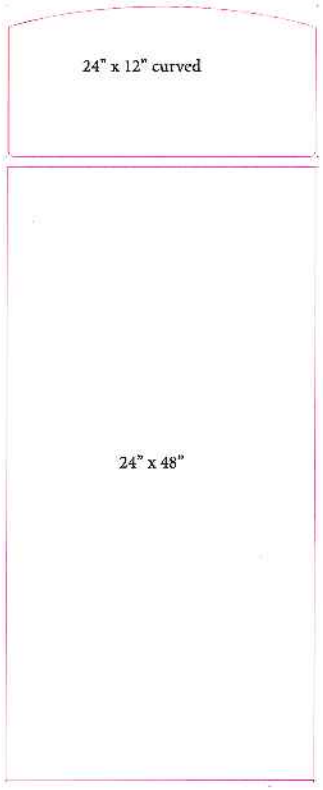
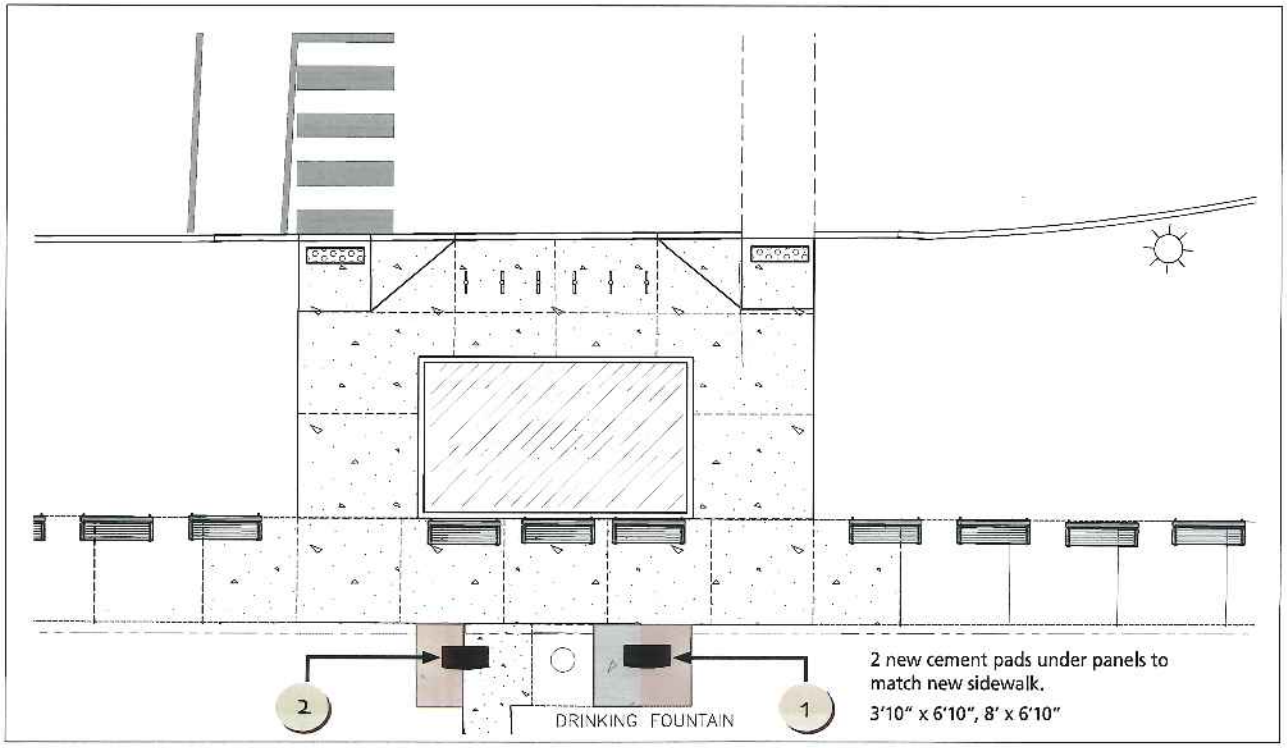
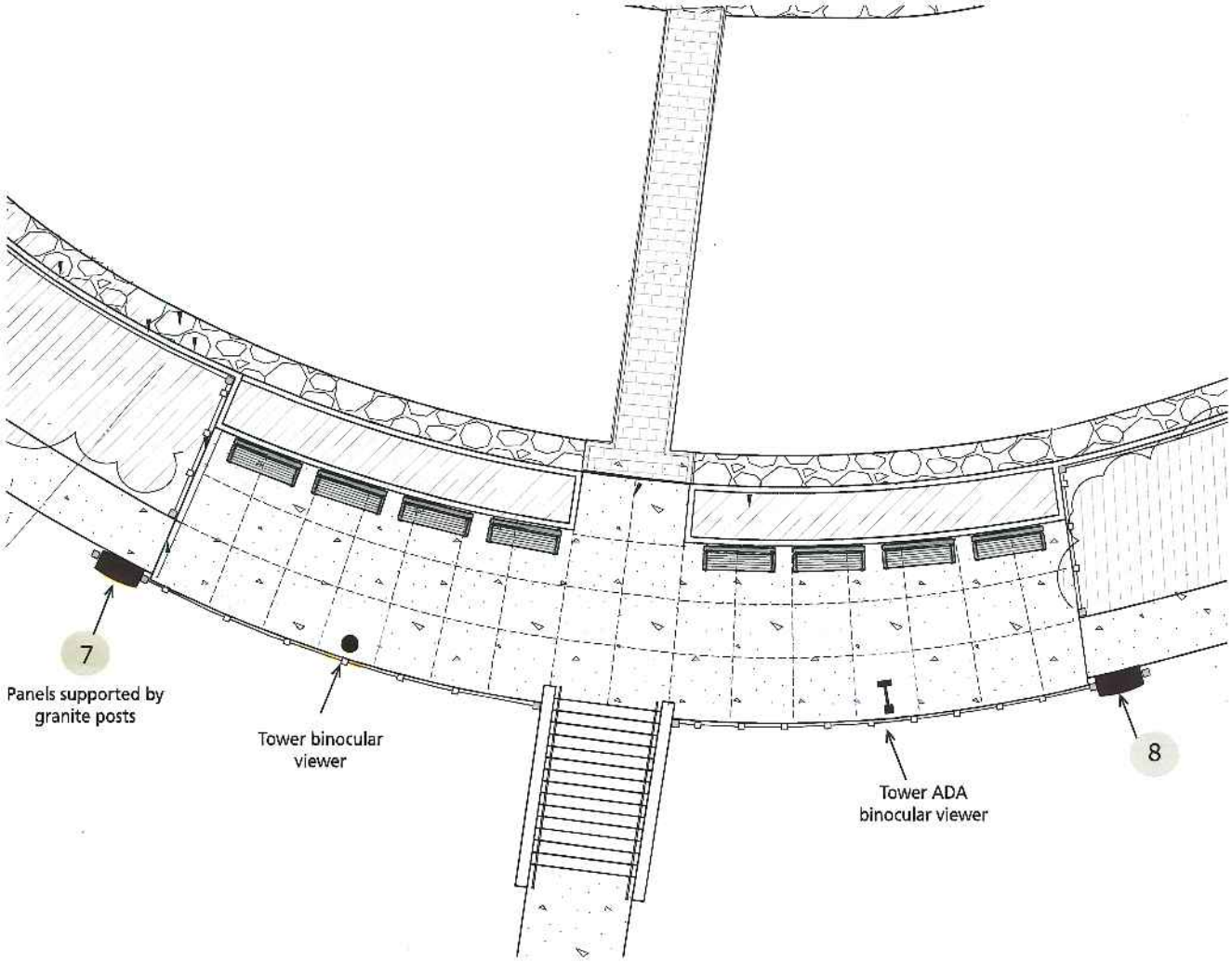






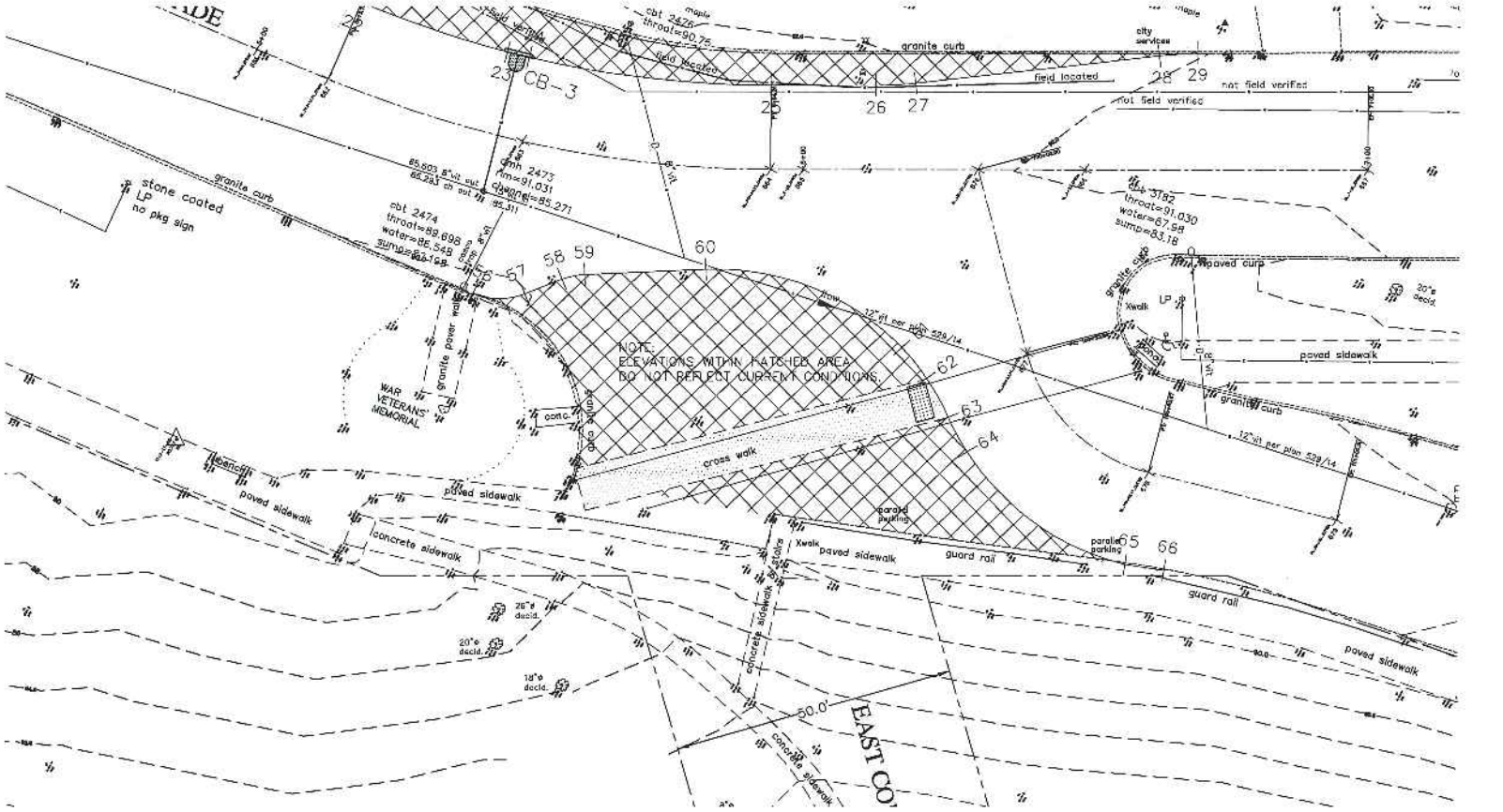

2
DRINKING FOUNTAIN
1
2 new cement pads under panels to match new sidewalk.
3'10" x 6'10", 8' x 6'10"


7
Panels supported by granite posts
Tower binocular viewer
Tower ADA binocular viewer
8

NOTES

EXISTING CONDITIONS NOTES

1. Existing conditions information adopted from "EASTERN PROMENADE NEAR CUTTER STREET AND FORT ALLEN PARK CURB REALIGNMENT PROJECT CONSTRUCTION PLAN," prepared by the City of Portland Public Services Department, Engineering Division, dated February 1, 2013. Martha Lyon Landscape Architecture, LLC makes no claim or representation as to the accuracy or contents of the information found on this plan.



CITY of PORTLAND

COUSINS MEMORIAL LANDSCAPE RESTORATION

Eastern Promenade
Portland, Maine

MARTHA LYON
Landscape Architecture, LLC
313 Elm Street
Northampton, MA 01060
p: 413-586-4178
f: 413-584-6057
e: mhl@marthalyon.com
www.marthalyon.com

139
May 2015
As Shown

EXISTING CONDITIONS PLAN

Drawing No.

NOTES

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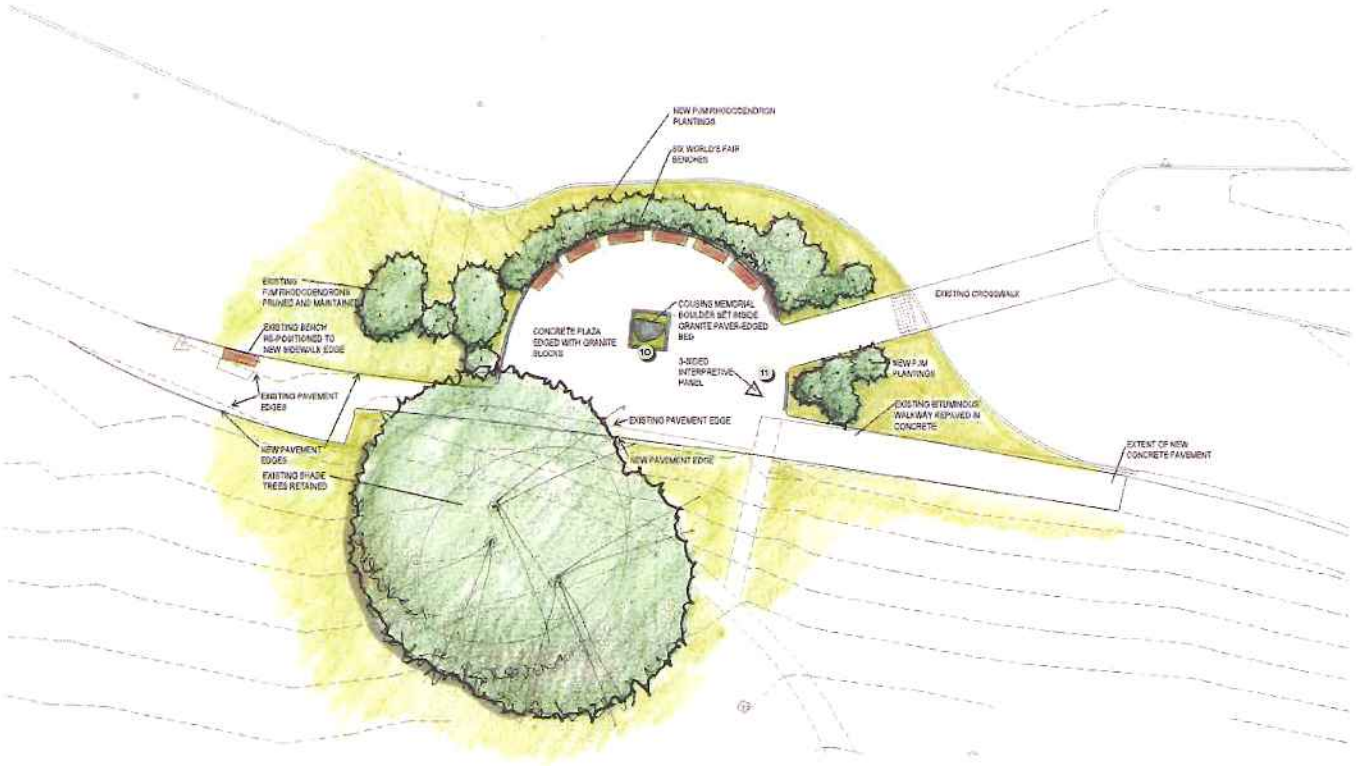

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e: info@marthalyon.com
www.marthalyon.com

NTS
May 2015
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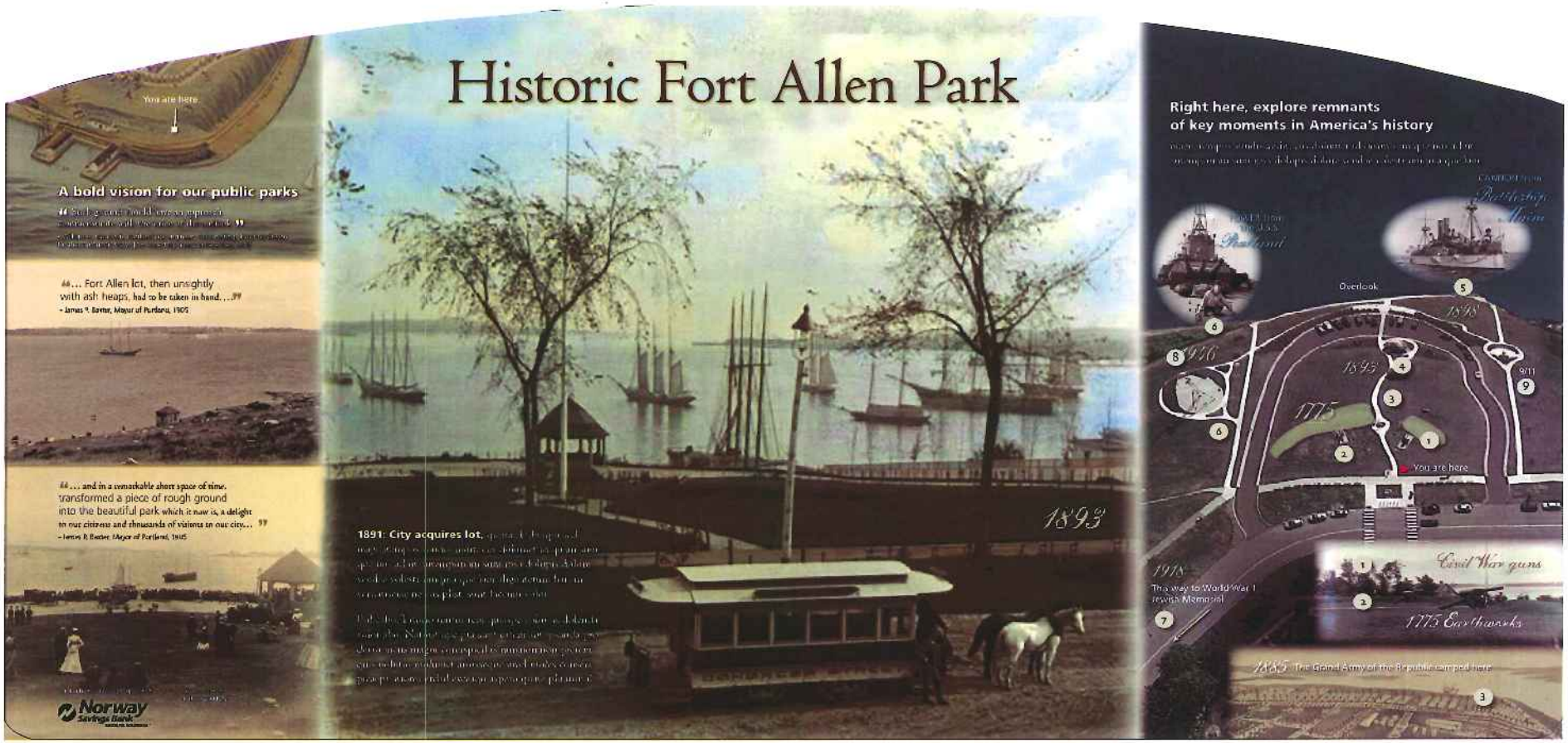
CONCEPT PLAN

Drawing No.

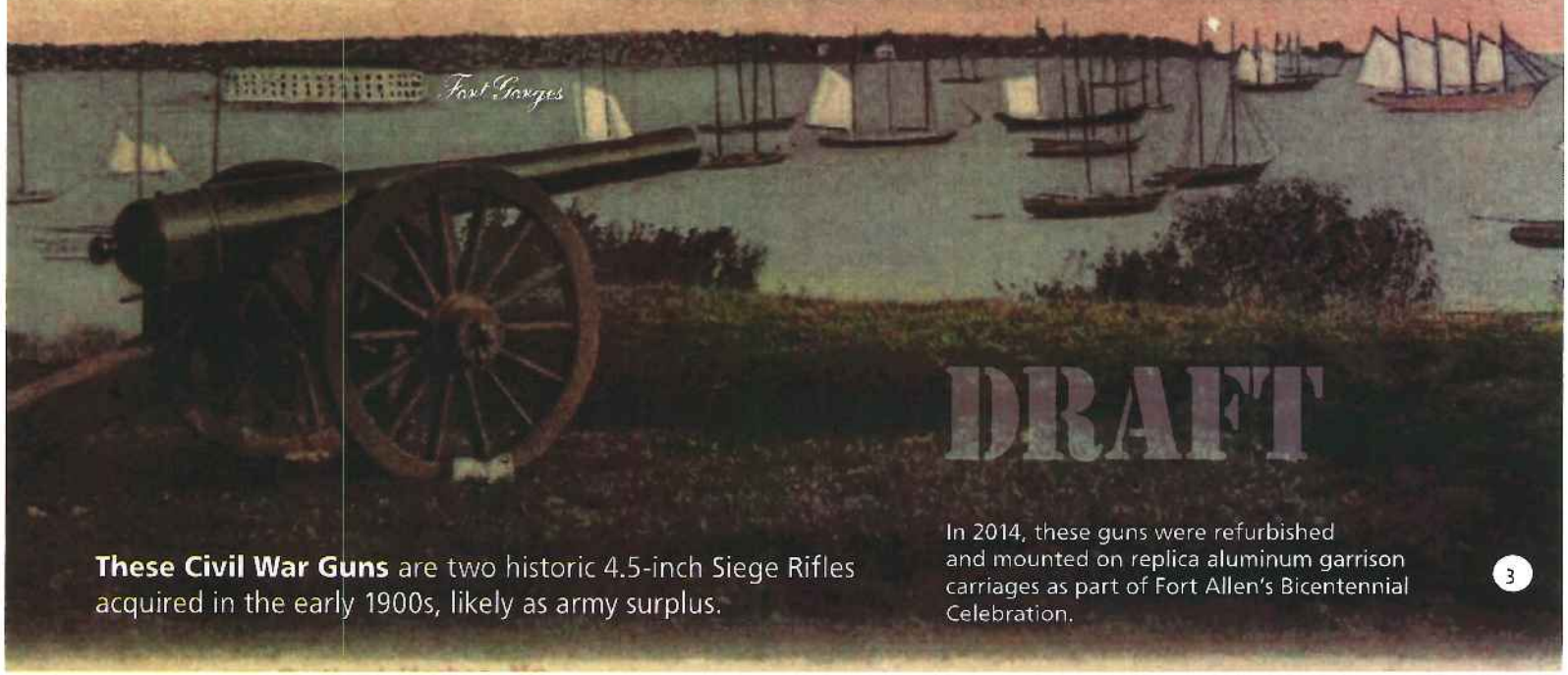

You are here
A bold vision for our public parks
"... Fort Allen lot, then unsightly with ash heaps, had to be taken in hand. ..."
- James P. Baxter, Mayor of Portland, 1905
"... and in a remarkable short space of time, transformed a piece of rough ground into the beautiful park which it now is, a delight to our citizens and thousands of visitors to our city..."
- James P. Baxter, Mayor of Portland, 1905
Norway Savings Bank
Historic Fort Allen Park
1893
1891: City acquires lot,
Right here, explore remnants of key moments in America's history
Overlook
1898
1926
1895
1775
9/11
You are here
1918
This way to World War I Lewis Memorial
Civil War guns
1775 Earthworks
1865 The Grand Army of the Republic camped here

3

Civil War guns

The original cannons: Fort Allen was designed in 1775 for 8 guns to defend the harbor but outfitted with only two, and likely never fired.

Later, they were removed when Portland's defense shifted to harbor forts such as Fort Gorges visible in front of you.



DRAFT

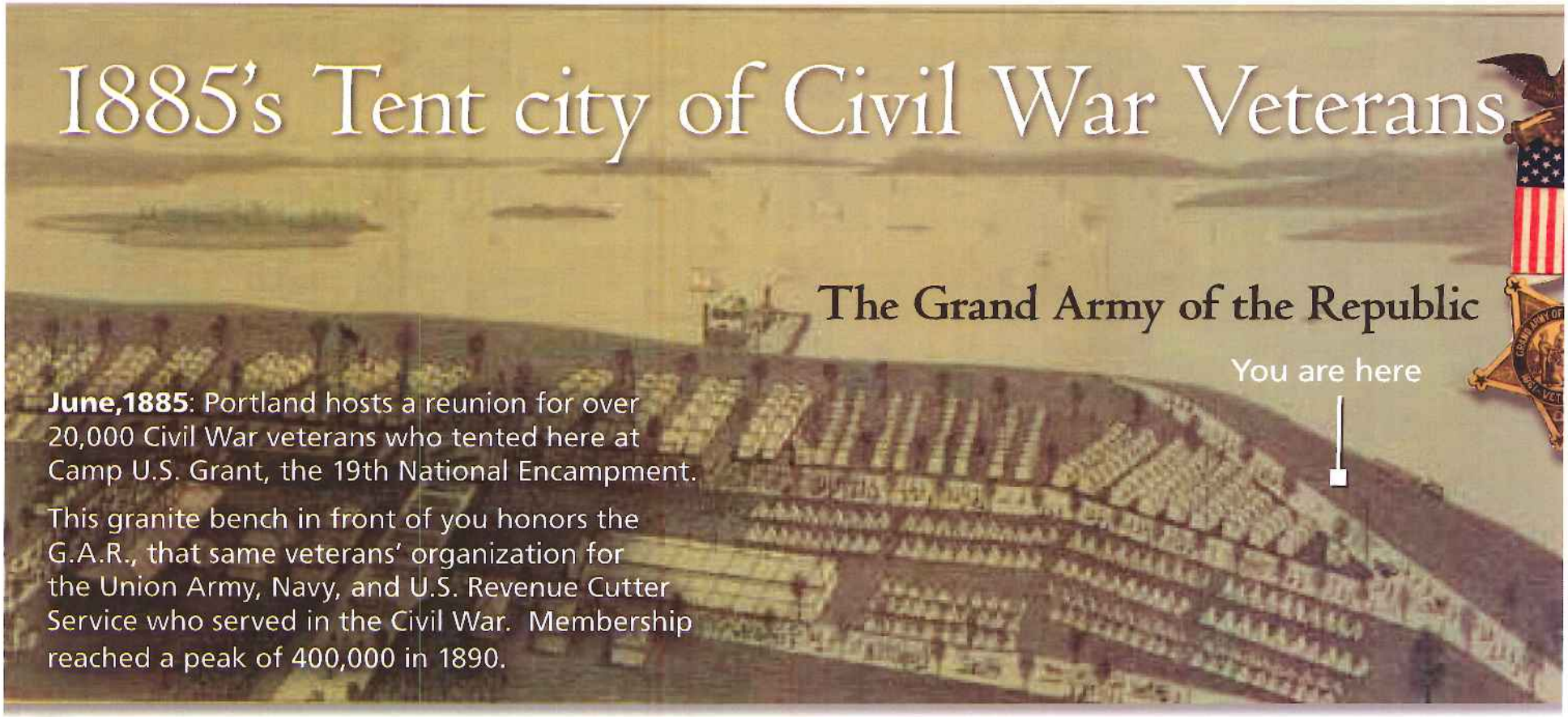
These Civil War Guns are two historic 4.5-inch Siege Rifles acquired in the early 1900s, likely as army surplus.

In 2014, these guns were refurbished and mounted on replica aluminum garrison carriages as part of Fort Allen's Bicentennial Celebration.

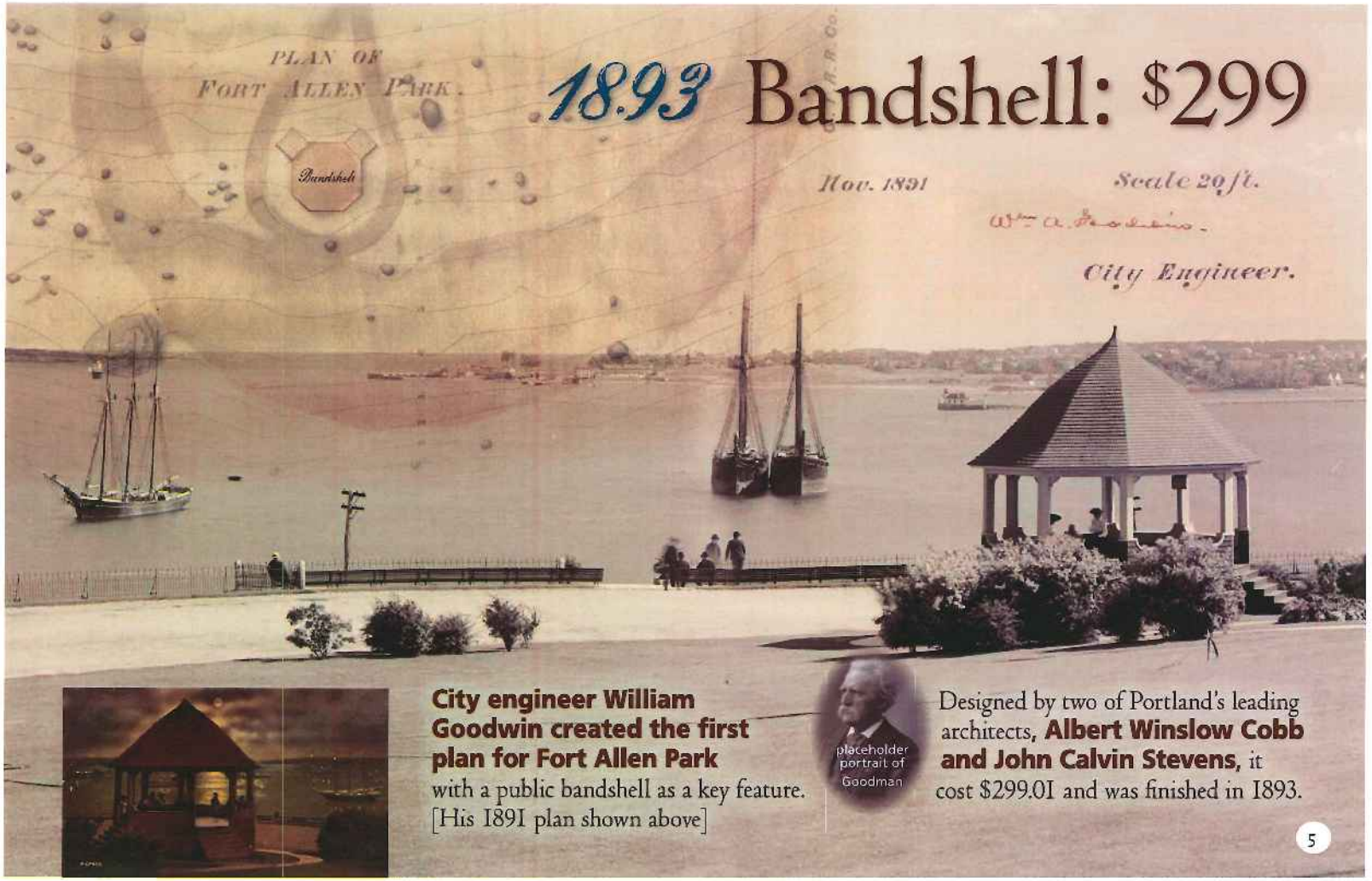
3

4

G.A.R. Bench


1885's Tent city of Civil War Veterans
The Grand Army of the Republic
You are here
June,1885: Portland hosts a reunion for over 20,000 Civil War veterans who tented here at Camp U.S. Grant, the 19th National Encampment.
This granite bench in front of you honors the G.A.R., that same veterans' organization for the Union Army, Navy, and U.S. Revenue Cutter Service who served in the Civil War. Membership reached a peak of 400,000 in 1890.

1893 Bandshell: $299



City engineer William Goodwin created the first plan for Fort Allen Park with a public bandshell as a key feature. [His 1891 plan shown above]

Designed by two of Portland's leading architects, **Albert Winslow Cobb and John Calvin Stevens**, it cost $299.01 and was finished in 1893.

U.S.S. *Maine* small intrepretive sign

PURPOSE STATEMENT:

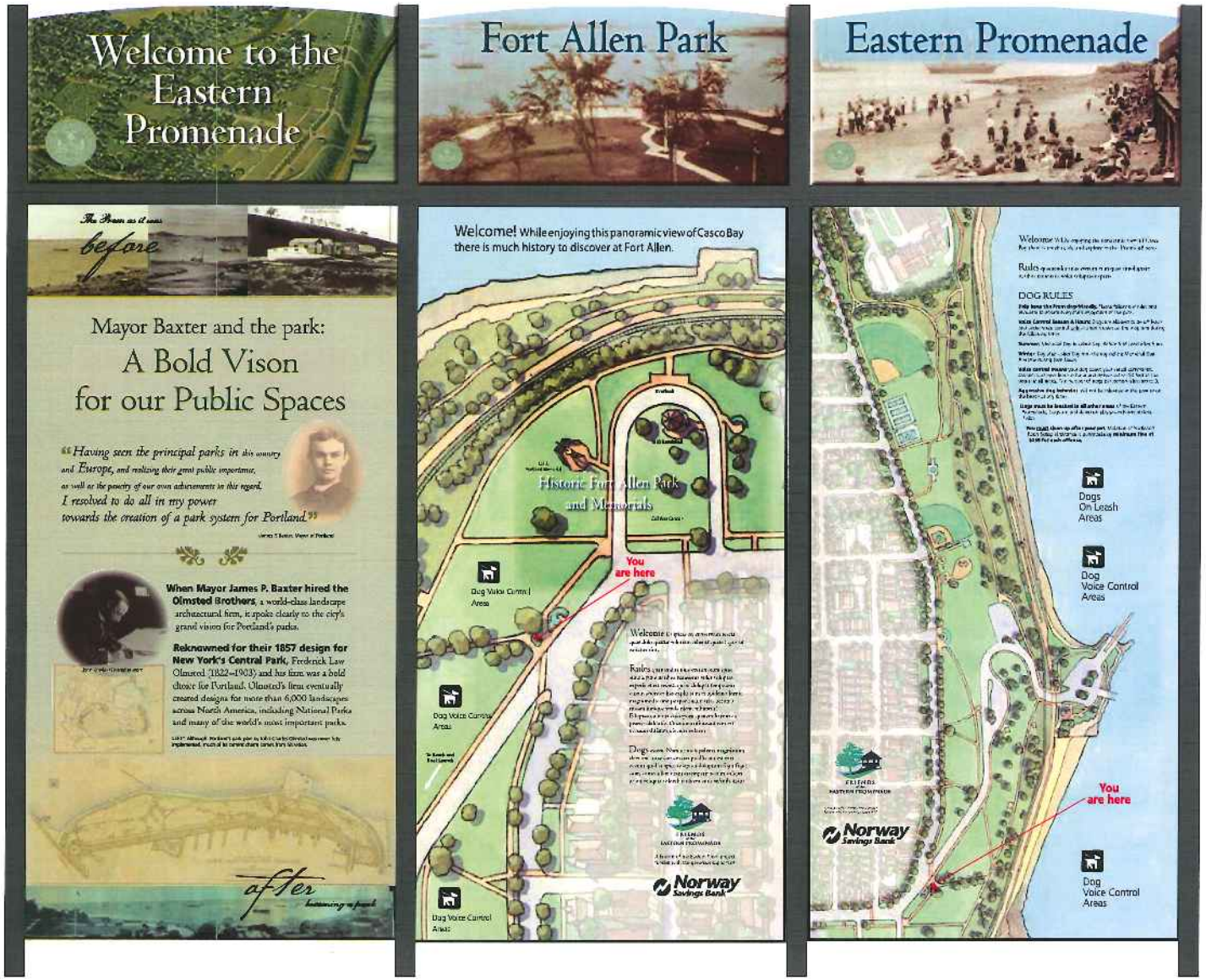
Help visitor better understand and visualize that this gun came from the Battleship *Maine*. Answer the question, "What was the *Maine*?" "Why was it important?"

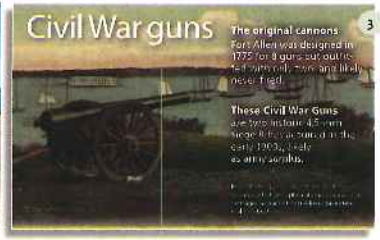
DRAFT TEXT: Panel 4: Military — USS Maine's gun

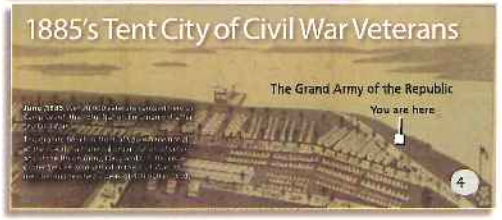
Cannon: "Remember the Maine"

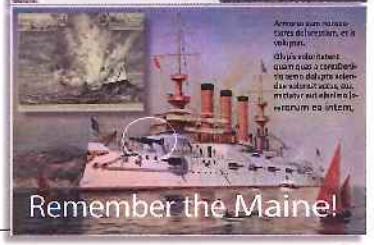
Unsolved mystery: February 15, 1989. The battleship *Maine* exploded killing 260 in Havana Harbor, Cuba. Though the cause of the explosion has never been proved, the event pressured President McKinley into the Spanish-American war.

This gun was salvaged from the *Maine*, placed here about 1915 and restored in 2014.


Welcome to the Eastern Promenade
Fort Allen Park
Eastern Promenade
before
Mayor Baxter and the park:
A Bold Vison for our Public Spaces
"Having seen the principal parks in this country and Europe, and realizing their great public importance, as well as the poverty of our own achievements in this regard, I resolved to do all in my power towards the creation of a park system for Portland."
When Mayor James P. Baxter hired the Olmsted Brothers, a world-class landscape architectural firm, it spoke clearly to the city's grand vision for Portland's parks.
Reknowned for their 1857 design for New York's Central Park, Frederick Law Olmsted (1822–1903) and his firm was a bold choice for Portland. Olmsted's firm eventually created designs for more than 6,000 landscapes across North America, including National Parks and many of the world's most important parks.
after
Welcome! While enjoying this panoramic view of Casco Bay there is much history to discover at Fort Allen.
Historic Fort Allen Park and Memorials
You are here
Dog Voice Control Areas
Norway Savings Bank
DOG RULES
Dogs On Leash Areas
Dog Voice Control Areas
You are here
Norway Savings Bank
Dog Voice Control Areas







INTERPRETIVE THEMES AND DRAFT LAYOUTS