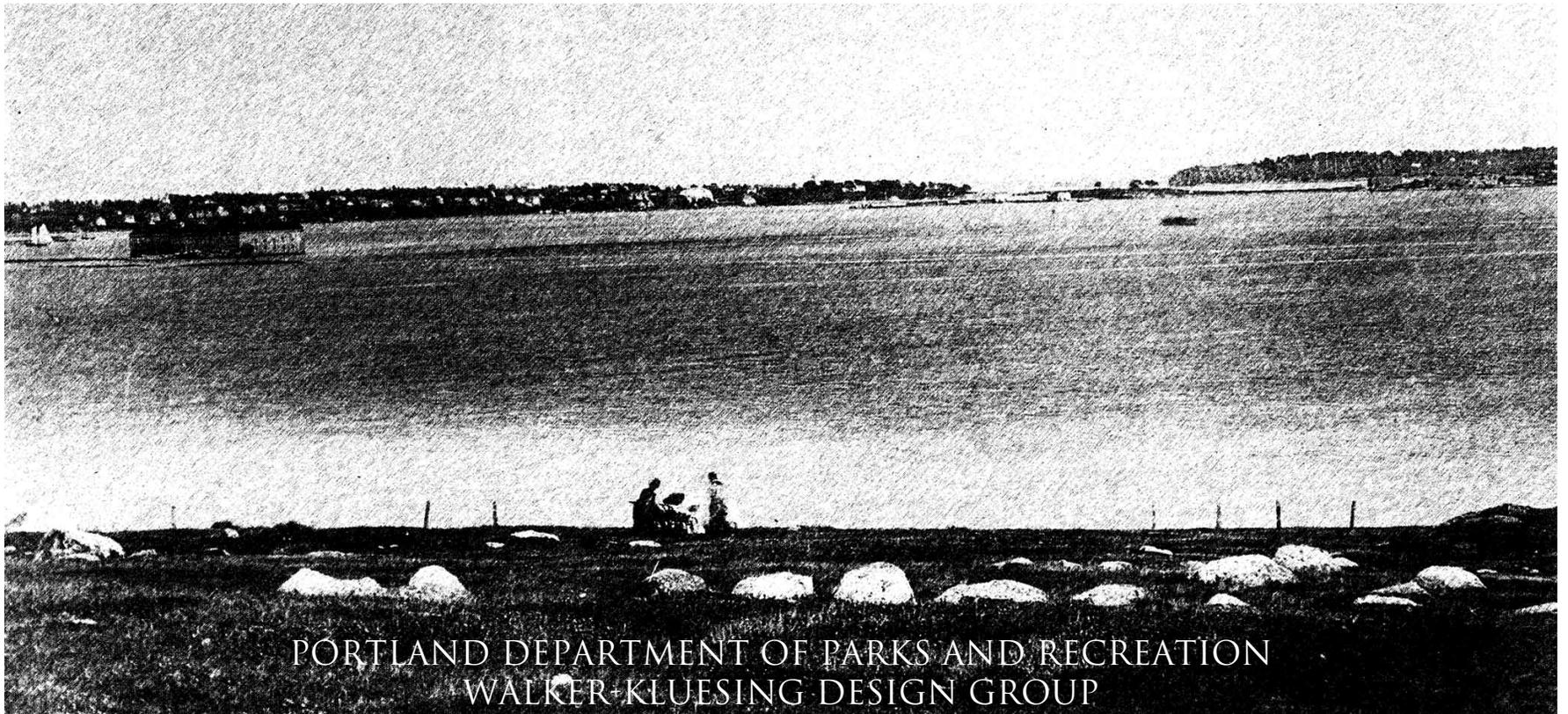


# EASTERN PROMENADE MASTER PLAN - PORTLAND, MAINE -

*"The park is the garden of the people, and whoever learns to make the best use of it will find ample suggestions of paradise."*  
Portland Commissioners of Parks, Cemeteries and Public Grounds, 1895



PORTLAND DEPARTMENT OF PARKS AND RECREATION  
WALKER-KLUESING DESIGN GROUP



*Adopted as part of  
Portland's Comprehensive Plan  
by City Council on 17 November 2003*

# EASTERN PROMENADE MASTER PLAN - PORTLAND, MAINE -

RECIPIENT OF  
MERIT AWARD FOR PLANNING  
BOSTON SOCIETY OF LANDSCAPE ARCHITECTS  
2004

2004

PORTLAND  
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*Cover image  
Detail of undated photograph of  
Eastern Promenade, Fort Gorges and Casco Bay  
[Collections of the Maine Historical Society]*



*It may not be amiss for me in view of the great multitude, who, during the vacation season, in quest of health or pleasure most naturally come to our New England coast, to speak of the advantages of Portland. Nature has been lavish of her favors to our ever beautiful Casco bay, and its surroundings. I make no recommendation, looking to the expenditure of money, but trust that you will be more fully impressed with the value of the attractions nature has provided, and in conjunction with our fellow citizens, will strive to make these attractions as fruitful to our interests as possible.*

Mayor Marquis F. King, March 1884



*View of Casco Bay from Eastern Promenade, 2003*

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All contemporary photographs are by Walker-Kluesing Design Group unless otherwise noted.

**ACKNOWLEDGMENTS**

We wish to express our appreciation to the following individuals who attended meetings to discuss and contribute to the concepts presented in this master plan. Their contributions were invaluable.

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**And Special Thanks to:**

The staff at the Maine Historical Society, the Portland Room of the Portland Public Library and Greater Portland Landmarks, Inc.



In March of 1885, speaking about public parks and the new commission that was about to be appointed, Mayor John W. Deering stated

*“It is hoped that this board will become a power that will protect and preserve for Portland, the great natural beauties of sea and landscape which nature has bestowed upon our city. We all see the necessity of guarding with a jealous eye these inestimable treasures, which no other city in New England possesses in such variety.”*



*Fort Allen, late 1800s  
[Blethen, Maine newspapers]*

## FOREWORD

Eastern Promenade should be considered Portland’s signature park in that it embodies the essential character of the city with grand sweeping views of Casco Bay. The park is a significant historic public landscape that expresses the design vision of the Olmsted firm. It also exemplifies the important qualities of a large Olmsted park.

### **PURPOSE AND GOALS**

In an effort to restore this historic park, and knowing that expedient solutions too often ultimately compound the problem, the City mandated preparation of this master plan along with a program to encourage community support, advocacy and public education.

The purpose of this study is to develop a master plan, treatment plan and implementation plan for the entire property and its relationship to adjacent lands that can be used as a guide for both long and short term planning and improvements.

The purpose of this publication is to document the historic background of this park, evaluate the current conditions and to assess the extent of significant deterioration. The plan offers a compendium of information directly related to the preservation, restoration, rehabilitation, reconstruction, management and care of this historic landscape. It also provides recommendations reflecting current preservation techniques, technologies and approaches. Recommendations and prioritized cost projections are presented on work that needs to be accomplished as well as recommendations for ongoing maintenance and management.

General goals include rehabilitation of this historic resource in a contemporary context, reinforcement of an overall image that is compatible with the natural and historic assets of this approximately 73 acre park [including the Jack School site], improvement of accessibility, and increasing passive recreation opportunities while maintaining the active recreation components, but not expanding them.

## **METHODOLOGY**

The study began with on site investigations and a review of available historic and current materials found in the files of the Frederick Law Olmsted National Historic Site, Portland Parks and Recreation Department, Department of Public Works, Portland Public Library, Maine Historical Society, Greater Portland Landmarks, Inc. and the correspondence files of the Olmsted office related to this project at the Library of Congress. Files at other repositories and other likely places of historic information were not examined. A number of meetings were held with the Portland Parks and Recreation Department, Eastern Promenade Master Planning Committee and other interested parties as well as three well attended public meetings, a public hearing with the City Council, and workshops with the Planning Board, Historic Preservation Committee and City Council to develop and refine the concepts presented here.

The Maine Historic Preservation Commission has not been contacted in regard to records of any archaeological investigations that may have taken place on the site. It is suggested that an archaeologist review the site to make a preliminary determination of any potential archaeological sensitivity prior to any future excavation work.

## **PROJECT AREA**

The project area, area of dedicated park land [1975], and area of historic designation [1989] do not coincide. It is recommended that the latter two be reexamined and reconsidered in relation to each other. The project area, as shown on the existing conditions and master plans, is the most inclusive and was expanded from Fort Allen to Portland Engineering during this process to provide a complete and cohesive waterfront plan for the city.

Both the area of dedicated park land and area of historic designation exclude land south of Vesper Street on Eastern Promenade, and the Jack School site. The area of dedicated park land excludes the treatment plant site while it is included in the area of historic designation. Similarly, the area of historic designation excludes land below North Street, the community gardens side, while it is included in the area of dedicated park land.

## **ORGANIZATION OF THE MASTER PLAN DOCUMENT**

The Master Plan is organized for easy reference by the Portland Parks and Recreation Department and others who may participate in completing components of the rehabilitation, restoration, preservation and maintenance efforts.

General information is presented first with some historic background on the development and evolution of Eastern Promenade. This is followed by a site specific Master Plan for the park including an assessment of existing conditions and specific recommendations. It includes general recommendations for the restoration and rehabilitation of historic and other components, prioritized cost estimates for work in the park, and administrative and maintenance management issues and recommendations. The appendix contains a chronology of Eastern Promenade, a list of available drawings and a selected bibliography for further reading.

## **LANDSCAPE PRESERVATION STANDARDS**

As a designated historic landmark, improvements to the property should follow the 1996 Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. These standards provide guidance in decision making about historic properties, setting forth options to be considered depending on the current condition of a space and the availability of historic documentation. The standards address four treatments: preservation; rehabilitation; restoration; and reconstruction. "Of the four, Preservation standards require retention of the greatest amount of historic fabric, including the landscape's historic form, features and details as they evolved over time. Rehabilitation standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character. Restoration standards allow for the depiction of a landscape at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. Reconstruction standards establish a framework for recreating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes."

The overall treatment goal for the site is rehabilitation. This is the only appropriate treatment because current conditions require acceptance of nonconforming activities like the water treatment plant, and boat ramps and supporting facilities.

## **SUMMARY RECOMMENDATIONS**

The following is a summary of the primary recommendations. Specific improvements are subject to review and approval under Article IX, Portland's Historic Preservation Ordinance.

### **Overall Concept**

The broad period of significance is between 1836, when the city began to lay out the drive on Eastern Promenade, and 1934 when the last major construction effort of the Depression was completed. The most significant period for the park portion of the property was between 1890, with the acquisition of Fort Allen, and 1912 when most of the property had been assembled for the overall plan prepared by the Olmsted Brothers in 1905.

The primary goal is to recreate the image of Eastern Promenade to that envisioned in 1905, the last overall designed change to the park, while adapting selected areas to accommodate existing and proposed changed needs and conditions using design principles established for the park at that time. The park had a sense of grandeur and was a major contributing factor to the character of the city as well as a major focal point. The intent of the plan is to rehabilitate the park, restoring its character by utilizing historic landscape elements.

The overall goal is to maintain the historic integrity of the site within the context of "rehabilitation", recreating the image of the historic park in as much as possible, with the current loss of historic fabric, while adapting selected areas to accommodate existing and proposed changed needs and conditions.

"Rehabilitation" is applicable to drives, pathways, site amenities and vegetation because of maintenance and use considerations, as well as societal expectations in regard to safety and security.

Cleanup needs to continue, removing the detrimental effects of volunteer growth and evidence of vandalism, reducing the general misuse of the grounds and generally making it a safer and more desirable place to visit. Additional improvements need to be made related to landscape issues [pruning, planting and removals] and making improvements for visitors [path systems, lighting, site amenities and an identification, regulatory, informational and interpretive sign system].

Achievement of the overall concept will require restoration of the historic character of the period of emphasis with removal of incongruent elements, vegetative work and site improvements, resolving pedestrian circulation, and reinstating critical components.

### **Landscape Character**

The landscape character that was envisioned by the Olmsted firm and others should be restored as much as possible with the removal of volunteer and invasive growth. The evergreen tree plantings at Fort Allen should be incrementally removed to restore views to the bay from Eastern Promenade. Supplemental planting consisting primarily of evergreen trees should be provided to screen out the water treatment plant and the condominium building adjacent to Fort Allen, visually separating these incompatible elements from the park experience. Vegetation in the area below the promenade, between the softball field and the Loring Memorial, should be cut back from the promenade such that the area is opened up. Steep slopes should be reduced where possible to make them more maintainable.

### **Vegetation**

This master plan, particularly in regard to vegetation, should be viewed as a long term goal for revegetation. After the removal of hazardous trees and pruning of trees to remain, trees should be replaced in general conformance with this master plan which takes into account the intent of the Olmsted Brothers plan.

Along Eastern Promenade, the number of species should be reduced to 3 or 4 and trees should be selected that have a form compatible with the historic intent of the original Elm planting. A single species should be used for lengths of 400 to 500' to give a semblance of the experience of the former monoculture planting. The species should then be changed for the next length.

Some large deciduous trees should be added to selected areas on the slope between Fort Allen and the softball field, particularly near walks to provide shade. Like the Olmsted Brothers plan, these plantings should not be so frequent or dense as to obscure views to the harbor.

The planting shown on the master plan only illustrates the broad concept for new planting and vegetation removals. It needs to be developed at a more detailed scale for implementation. Ideally, the removal of vegetation should be balanced with the addition of new vegetation.

**Volunteer Growth:** Volunteer growth, particularly invasive species, should be removed as soon as possible with available resources to open up views and increase the sense of safety for park users. The preferred approach is to convert these areas to lawn/pasture. However, many of the slopes are too steep to effectively maintain them in lawn. A phased approach is recommended to change these steep areas into more permanent plantings with native species that could serve as habitat for birds and other wildlife.

**Shrubs and Horticultural Displays:** The use of shrubs and flowers should be limited to the capacity of the city to maintain them.

**Lawns:** Restore lawn areas with the addition of supplemental topsoil where it is thin. Improve soils with organic matter, lime and fertilizer to improve water holding capacity and reduce acidity to facilitate their ability to support plant growth. Consideration should be given to adding irrigation to selected areas because of the droughty nature of the soils on site. All lawn areas should remain mown lawn/pasture to retain the historic image.

### **Circulation Systems and Materials**

**Vehicular Drives:** Traffic calming measures are recommended on Eastern Promenade and Cutter Street to reduce vehicular speeds and increase pedestrian safety. Additional crosswalks should be provided and accentuated, and Cutter Street should be paint striped including lane markings at the railroad crossing. The Cutter Street/Eastern Promenade intersection should be reconstructed to reduce the pavement width with a sign prohibiting right turns for commercial vehicles and vehicles with trailers from Cutter Street to Eastern Promenade.

**Walks:** Repair the existing walk system where necessary and replace appropriate historic missing paths. Expand the hillside walk system and improve cross connections between the upper and lower park. Create pedestrian links to the Eastern Promenade Trail from Fort Allen and the Loring Memorial.

**Pavement Materials:** Replace sidewalks on both sides of Eastern Promenade with brick as required for consistency with the City's sidewalk material policy for historic parks. It is also an appropriate historic material for the park. Use a chip seal material over bituminous concrete on walks in other locations inside the park. Maintain drives in bituminous concrete.

**Curbing:** Replace the remaining concrete and asphalt curbs on Eastern Promenade with granite. Provide cobblestone gutters on the uphill side of walks traversing the slopes inside the park.

### **Accessibility**

In addition to making circulation improvements, make Eastern Promenade universally accessible as required for compliance with state and federal regulations. Provide accessible crosswalks at intersections with Eastern Promenade. Make the playground accessible. Insure that the 1812 burial ground, and Cleeves and Tucker Memorial is universally accessible.

### **Parking**

**Parking on Eastern Promenade:** Reconfigure where parking is permitted and not permitted. To accommodate parking demand during the season of athletic field use, it is recommended that parking be allowed on both sides of Eastern Promenade between Congress and Walnut Streets from April 1 to December 1. For the remainder of the year, parking should be allowed on the water side only for this stretch of drive, and on the land side only for the rest of Eastern Promenade. Parking should be allowed year round only on the land side from Fort Allen to Congress Street and on both sides of the drive from Walnut Street to the Loring Memorial. Prohibit parking and standing at the Loring Memorial. Prohibit parking on intersecting streets in the esplanade as well as on driveways in the esplanade.

**Parking on Cutter Street:** Eliminate the perpendicular parking at the top of Cutter Street at the intersection with Eastern Promenade.

**Middle Cutter Street lot:** Expand the middle Cutter Street lot to better accommodate parking during winter snow emergencies. The expanded area could be used as a separate lay down area for commercial boat ramp use until the ramp is relocated outside the park.

**Upper Cutter Street lot:** After the commercial boat ramp is moved out of the park, reevaluate parking needs in the area. If deemed feasible, eliminate the upper Cutter Street lot and convert it to lawn for picnic and other passive use.

**Boat Ramp/Beach Parking:** Reconfigure the parking area to reduce confusion, improve safety and increase public parking. Reduce the amount of boat trailer parking adjacent to the ramp and prohibit long term and overnight trailer parking.

### **Traffic Safety**

Reduce roadway pavement width at Eastern Promenade/Morning Street to organize the intersection, inform people where they are expected to drive, decrease speeds and provide pedestrians with a shorter crosswalk length. Prohibit parking on Eastern Promenade at Wilson and Moody Streets to the car lengths required to attain the required minimum safe stopping distance or construct bump outs at the corners to allow traffic emerging from the side street to gain a better position for viewing the oncoming traffic.

### **User Safety and Vandalism**

Provide vegetative management on the steep slopes and additional lighting in the park to improve overall visibility, increase the perception of safety, help facilitate observation by police patrol and reduce vandalism.

### **Recreation Facilities**

Fort Allen: Replace the gun carriages. Do not replace the central walk.

Picnic: Expand picnic facilities.

North Street Community Gardens: Expand the community gardens into the skating area which is little used today and difficult to maintain. Continue to provide easy public access to the crest of the slope overlooking the city skyline and Back Cove.

Playground: Improvements to this facility should focus on public safety and accessibility. In the long term, relocate the playground to the area adjacent to the tennis and basketball courts for functional and visual benefits.

Kiley Softball Field: Reorient and renovate the field, improve soils, and replace fencing and backstop.

Carter Little League Field: Actively pursue the relocation of the little league field to another site outside the park where it can better accommodate the dimensional requirements of this field. After the playground is relocated, convert the entire area into a multipurpose field, preferably without fencing, that can serve the city with an extended period of use and restore the pastoral character of this part of the park.

Jack School Softball Field: Convert the entire area into a multipurpose field that can serve the school and city with an extended period of use. Provide some off street parking adjacent to North Street.

Hard Court Sports: Eliminate the half basketball court when the multipurpose field is created. As a long term plan, relocate and reorient the tennis and basketball courts, providing better proximity for the playground to Eastern Promenade.

Eastern Promenade Trail: Provide markings for bicycle lanes to reduce the hazard of mixed pedestrian and bicycle use.

East End Beach: Develop a beach management plan. Improve the beach with additional sand placed beyond the low tide level.

Sledding Hill: Provide safety features at the bottom of slope to prevent accidents in the parking area.

Skating: Eliminate this facility in favor of expanded community gardens. There are other skating facilities in the city that are better suited for this use.

### **Buildings**

Continue to provide periodic maintenance to the bandstand and bathhouse. No additional buildings should be added to the park.

### **Fences**

Fort Allen Fence: Because this decorative fence is not a historic fence, it should ultimately be replaced with a fence of appropriate height for today's safety standards. Consideration should be given to replicating the style of the historic decorative fence while incorporating current standards.

Active Recreation Area fences: Fences that serve no practical purpose should be removed. Fences that are necessary should be as low as practical [4' maximum height preferred], vinyl coated and uniform in color, preferably black.

### **Monuments, Memorials and Commemorative Markers**

1812 Burying Ground: The next time the burial ground is rehabilitated, consideration should be given to replicating the original treatment.

Cleeves and Tucker Memorial: While the memorial does not require any attention at this time, upgrade the space immediately surrounding the memorial to enhance the high profile of the site for this memorial.

USS Portland Memorial: Consideration should be given to finding another appropriate location outside the park for this memorial as it is not supportive of the landscape character of the park. In the meantime, maintain the steel structures.

Carl S. Pedersen Memorial: This memorial should either be maintained with new graphics or replaced as part of a new overall sign system.

Arctic Campaign Memorial: Should the USS Portland Memorial be relocated, consideration should also be given to relocating this memorial along with it.

### **Site Amenities and Furnishings**

**Signs:** Provide a new overall sign program consisting of identification, regulatory, orientation and interpretive signs to present a sense of uniformity and wholeness. The system should be designed to reflect the historic quality of the park. Consideration should be given to developing a system that is appropriate for all of the historic parks in the city.

**Benches:** Provide more benches throughout the park, particularly in relation to Fort Allen. Consideration should be given to selecting a city wide style of bench for Portland's historic parks to ease long term maintenance requirements for the city. The continued, but limited, use of backless granite benches is encouraged as a style for memorial benches that are placed in isolated locations.

**Picnic Tables:** Provide more picnic tables throughout the park.

**Drinking Fountains:** Replace the drinking fountain at Fort Allen with a handicap accessible model that is visually compatible with the historic character of the park.

**Bicycle Racks:** Provide bike racks at East End Beach and Fish Point.

**Trash Receptacles:** Provided these facilities to satisfy current public expectations. As a long term solution, consideration should be given to initiating a transition period whereby trash receptacles could eventually be eliminated altogether. During that period receptacles should be retained at key points in the park that tend to generate trash like Fort Allen and the beach/boat ramp area.

**Flagpoles:** The park is large enough to accommodate more than one flagpole and they are appropriate at Fort Allen, the 1812 burial ground and the Loring Memorial. Consideration should be given to removing other flagpoles. It is preferred that the flags only be flown during the day to reduce light pollution.

### **Utilities**

**Electric Service and Lighting:** Provide general illumination with shielded fixtures for the park to increase the sense of safety and to reduce vandalism and other night time activities in the park. Add lighting along Cutter Street and adjacent parking areas. New light poles and fixtures should be consistent with those selected for all of Portland's historic parks. Sports fields and courts should not be illuminated for night use. Remove overhead wires and unnecessary utility poles in the park.

**Storm Drainage:** Resolve erosion conditions and provide proper and ongoing maintenance to eliminate concentrated overland flows.

**Water Supply:** Provide water supply for lawn restoration, plant establishment and cleaning. Given the droughty nature of the soils, consider providing irrigation systems for athletic fields.

### **Administrative Management**

**Coordination:** Consult with all other appropriate City departments when undertaking improvements projects.

**Friends Groups and Citizen Participation:** Encourage the formation of a Friends Group for Eastern Promenade.

**Cutter Street:** Decommission Cutter Street as a public city street and make it a park road.

**Commercial Boat Ramp operations:** Material storage associated with commercial ramp operations is not appropriate for a historic public park. Actively pursue finding an alternate location for the commercial boat ramp outside Eastern Promenade. Do not remove the commercial ramp from the park until a suitable alternate location is developed. In the interim, adopt appropriate use regulations for the ramp and material storage area.

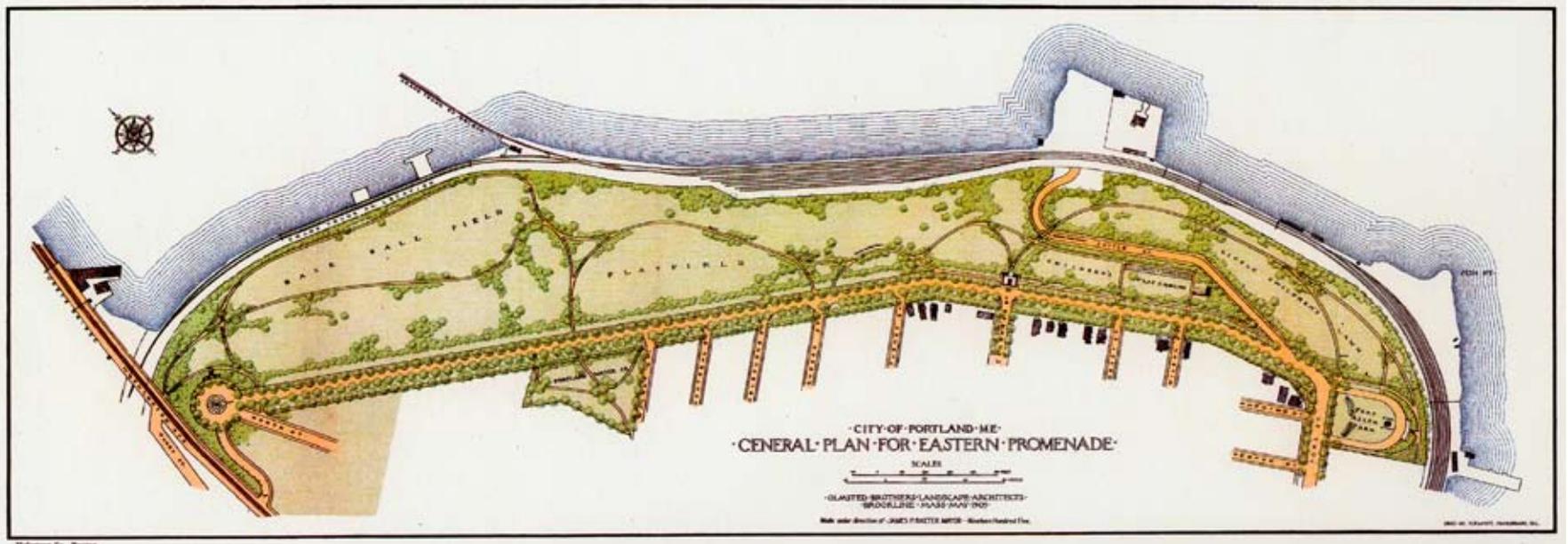
**Snow Dumping:** Locations for this activity should be found outside the park.

**Off Leash Dogs:** Maintain current off leash areas. Continue to enforce leash and scooping laws.

**Monuments, Memorials and Commemorative Markers:** A restricted growth policy for new monuments, memorials and markers is recommended to encourage the prudent use of Eastern Promenade's precious space. Establish a moratorium on new monuments, memorials and markers until an overall plan, preferably a citywide plan, for the placement of these items is developed and approved.

### **Maintenance Management**

Follow the guidelines recommended for the maintenance of the various landscape components that make up Eastern Promenade. Eastern Promenade would benefit most with 1 full time staff position dedicated to maintaining the park exclusively and 2 seasonal positions during the 8 month busy season, exclusive of administrative staff.













*"Nature has been especially generous in the lavishness of her charms on the Forest City, and it requires but little artificial embellishment to make her bloom as beautiful and as fair as the rose."*

Portland Commissioners of Cemeteries and Public Grounds, 1897



*Fort Allen, c1906  
[Greater Portland Landmarks]*

## HISTORIC BACKGROUND

Eastern Promenade has had 5 major phases of design and expansion/improvement, and one unfortunate phase of degradation. First with the 1836 design of the drive around Munjoy Hill, second with improvements to Eastern Promenade under the direction of William Goodwin, City civil engineer beginning in 1878, third with the addition and improvement of Fort Allen beginning in 1890, fourth in 1905 when the Olmsted firm completed the overall plan to the park, fifth with improvements during the Depression and last with the Cutter Street landfill in the 1970s that occurred in conjunction with the sewage treatment plant development.

### **HISTORIC SIGNIFICANCE**

Eastern Promenade retains the purpose and intent for which it was initially acquired and developed. It remains significant today in providing residents and visitors with a publicly owned and maintained site from which to take in the magnificent view of Casco Bay and the islands.

The broad period of significance is between 1836, when the city began to lay out the drive on Eastern Promenade, and 1934 when the last major construction effort of the Depression was completed. The most significant period for the park portion of the property was between 1890, with the acquisition of Fort Allen, and 1912 when most of the current park land had been assembled for the overall plan prepared by the Olmsted Brothers in 1905. This was the last overall designed change to the park.

**THE ESTABLISHMENT AND DEVELOPMENT OF EASTERN PROMENADE**

Prior to public interest in this site, it was primarily pasture land with rustic stone walls, a burial ground from the War of 1812 and some commercial uses along the waterfront.

The development of Eastern Promenade began modestly in 1828 when the Town purchased “12 acres and 105 rods” of land on Mount Joy [Munjoy Hill] “for ornament of the town as well as for the health and pleasure of its citizens”. In 1834 the committee appointed to survey unused lands for a public walk recommended the purchase of land on Bramhall and Munjoy Hills for parks and roads. Under Mayor Levi Cutter, the City laid out drives along Eastern and Western promenades in 1836. Portland Argus commented “They may be very pleasant for those that keep horses and gig and have nothing else to do but ride about, but they will not be the least advantage to nine tenths of the taxpayers of the city.” In 1837 the drive around Mount Joy was completed, Fore Street was extended to connect with it and trees were planted along the promenades. A letter to the Argus stated that “It is one of the most beautiful drives we have ever met with.”

*War of 1812 Burial Ground*  
[Greater Portland Landmarks]

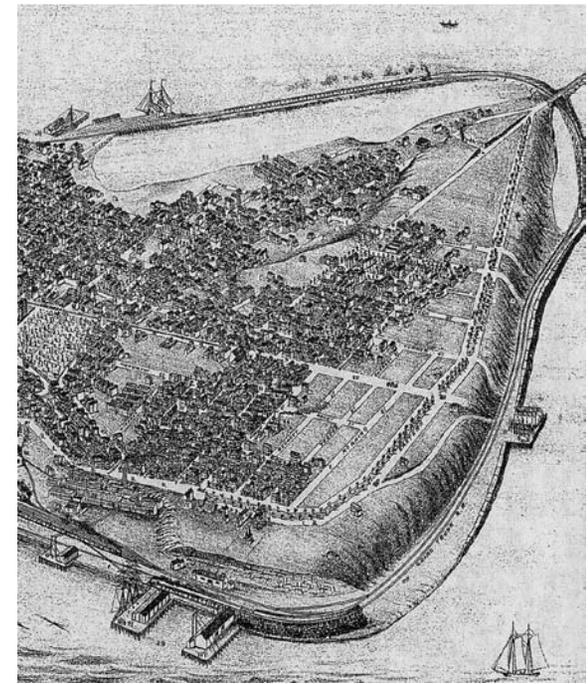
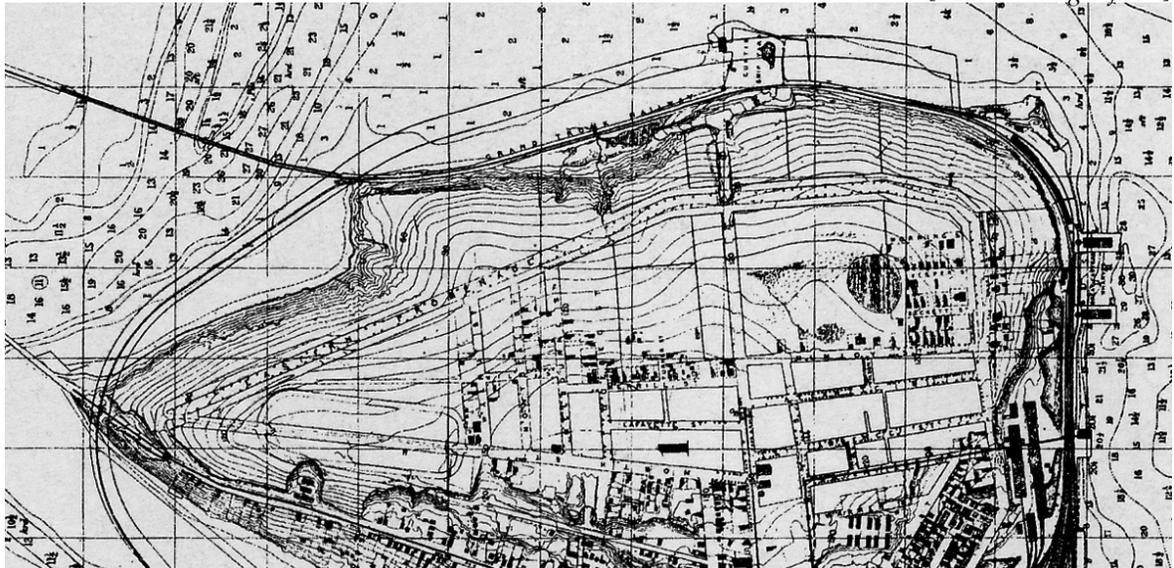


In 1847 citizens petitioned for a park at the “old fort” [site of Ft. Allen] to address, as the Portland Advertiser reports “a fair regard for the health as well as happiness of our children, of coming generations.”

*Eastern Promenade*  
[Maine Historic Preservation Commission]



*Detail of 1870 map*  
[Portland Department of Public Works]



*Detail of 1876 birdseye view of Portland*  
by Joseph Warner  
[Maine College of Art]

- A MASTER PLAN FOR EASTERN PROMENADE -

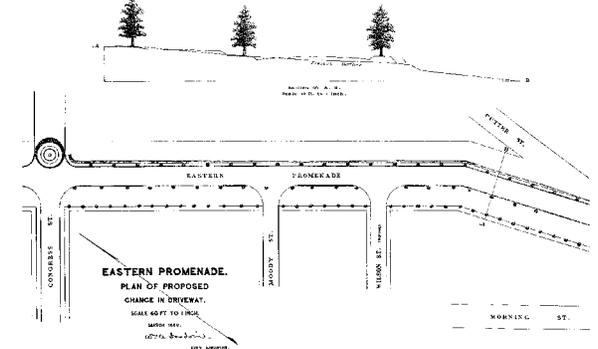
In 1877 Mayor Moses M. Butler suggested bringing in a firm like Olmsted to develop plans for Eastern and Western Promenades. In his March address he stated

*"I am very much interested in our two promenades, one commanding an unrivaled marine view, the other looking out upon a landscape of beauty unsurpassed, stretching away to the everlasting hills; both a great attraction to visitors from abroad, and the resort of our own citizens seeking fresh air and delightful prospects. They wear now an uncared for and neglected appearance, entirely unworthy of their natural beauties, as if unappreciated by the city they so much adorn. Nature bountifully has done her part; let cultivation and art do theirs. I should be glad to have a small appropriation made to employ a skilled and competent landscape engineer of the standing, for instance, of Olmstead, in connection with our own city engineer, to furnish plans and designs for laying these promenades out, with a view to their permanent improvement and preservation, to shaping the grounds, planting trees and shrubbery, and to their ornamentation generally, so that whatever shall be done in time to come for their betterment and embellishment, may be done in conformity with some settled plan. It would need but a small annual expenditure afterward to add wonderfully to their attractions. Portland is fast becoming a place of summer resort, and in every point of view it is for her interest in all ways to encourage and attract visitors."*

Calvert Vaux visited Portland that year to advise the city regarding the improvement of its public grounds. In 1878 William A. Goodwin, City Civil Engineer suggested improvements to the promenade would enhance the market value of the adjacent land and submitted a plan for Eastern Promenade. The following year work on the improvement of the promenade began.

Portland's first monument, the Cleeves and Tucker Memorial, was erected on Eastern Promenade in 1883.

*Goodwin plan for Eastern Promenade, 1889*



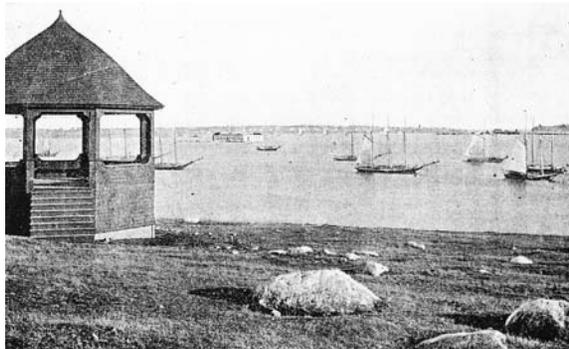
*Cleaves and Tucker Memorial  
[Maine Historic Preservation Commission]*



The first park Commissioners were appointed in 1885, five years after Mayor William Senter's initial recommendation. In 1890 the city engineer reiterated the 1884 suggestion of the acquisition of the old Fort Allen lot. Supported by Mayor Holman S. Melcher and the park commissioners, the city purchased Fort Allen and immediately began a series of improvements that continued through 1897. Thus began acquisition and improvement of the park portion of Eastern Promenade. In 1903 active recreation facilities were added to the park in the form of a new baseball ground and an outdoor gymnasium.

Mayor James P. Baxter brought in the Olmsted Brothers firm to prepare general plans for Eastern and Western Promenade and a scheme for connecting the two promenades and Deering's Oaks. The firm was involved with Eastern Promenade from November 1904 through September 1905. In Mayor Baxter's 27 May 1905 letter to the Olmsted Brothers, he stated "I have received a plan for the development of the Eastern Promenade, and I am much pleased with it."

*Fort Allen, c 1891*  
*[Collections of the Maine Historical Society]*



The firm recognized the necessity of providing both active and passive recreation opportunities while protecting the primary asset of the site, the view. It is apparent that the Olmsted firm was given a free hand in determining the extent of the park as well as proposing an overall plan for it. The firm wanted to incorporate Fish Point into the park plan, but the railroad maintained their need for the land for expansion purposes at that time. The firm was also interested in removing Cutter Street, but determined that the property could not be vacated or obtained because of the shipyard and summer yacht club at the bottom of the drive.

*Fort Allen,*  
*[Portland and the Scenic Gems of Casco Bay, 1896]*



The plan introduced a system of pedestrian paths along the slopes of the park. Concerned about separation of circulation systems, the firm proposed a pedestrian overpass at Cutter Street. The Olmsted firm did not recommend additional vehicular ways in the park between the promenade and the water, preferring not to "divide the open areas for public enjoyment, already narrow, into disconnected pieces of shapes ill adapted for use."

The plan also distributed various types of recreation uses throughout the park. An area called “little children’s lawn” adjacent to Fort Allen was to be kept open and accessible for use by pedestrians enjoying the view, as well as for children. This area, below Cutter Street, allowed people to savor the panorama without the distraction of vehicular traffic in the foreground. The area between Cutter Street and Eastern Promenade was to be adapted as a little children’s playground with lawn for games, swings, tilts and a shelter for use by both children and parents. The playground was to be fenced and policed. The playfield opposite Walnut Street was to be used by boys too young to play on the base ball field and it was to include play structures like parallel and horizontal bars, and swinging rings, as well as provision for running and jumping and one or more small baseball diamonds that were “not so level or so well laid out as those on the larger field”. The baseball field on the lower slope was to be used for baseball and other games. It was a large area that could be graded for this use after filling in some ponds and low areas by the railroad tracks and ocean.

The city proceeded with land acquisition and implementation of portions of the plan, particularly related to Fort Allen and the Northern Concourse. These efforts continued through 1907. After the passage of the mill tax in 1909, land acquisition and improvements progressed more rapidly and continued through 1916.

Improvement efforts resumed in 1928 and continued through the Depression until about 1934. The parking area on Cutter Street was added during this period. Few further changes occurred until 1963 when East End Beach was closed to swimming because of severe pollution. To the detriment of the park, this ultimately resulted in construction of the sewage treatment plant and landfill on the lower slopes of the park. East End Beach reopened in 1980. A decade later a bathhouse, boat ramp and parking was added to the beach area. In the late 1990s the addition of Eastern Promenade Trail provided a new aspect for use of the park.

### REMAINING HISTORIC FEATURES

Aspects of the basic structure of the park as it was to be developed in 1905 remain intact. Despite departures from the Olmsted firm plan, the grand lawn and many views to Casco Bay have been maintained. Topography and basic vehicular circulation systems are generally intact. The width of the Eastern Promenade drive has changed over time with the current width of 36’ established in 1934.

The pedestrian circulation system on the slopes of the park was partially implemented, but has been mostly lost over time. Walks are narrower today than originally installed.

Land for the baseball fields was never acquired by the city and the children’s playground wasn’t moved from the end of Walnut Street until many years later.

*Eastern Promenade, 1908  
[Greater Portland Landmarks]*



Vegetation has changed significantly from that existing in 1905 which was primarily a triple row of Elms along the promenade adjacent to open pasture land. Most of the vegetative improvements suggested in the Olmsted plan were never implemented.

There are no extant historic furnishings. The oldest remaining extant historic elements are the 1883 Cleaves and Tucker Memorial, and the 1891 bandstand. The surface treatment of the 1812 burial ground has been modified to a significant extent.

Historic uses are intact, although active recreation components for single uses have expanded. Many of these areas are fenced for a designated use, even though they are only used for a few months of the year. Multiple use possibilities originally envisioned by the Olmsted firm are not possible with the current treatment of active recreation areas. Active and passive use areas remain separated for the most part. In addition to making suitable adjustments in regard to active recreation, the need to improve passive recreation resources is imperative.

Noncontributing elements include the sewage treatment plant, boat ramps and bathhouse, parking area along lower Cutter Street, a number of memorials, lighting, signs, some fencing and volunteer growth. These elements are outside the period of significance and detract from the historic quality of the park.

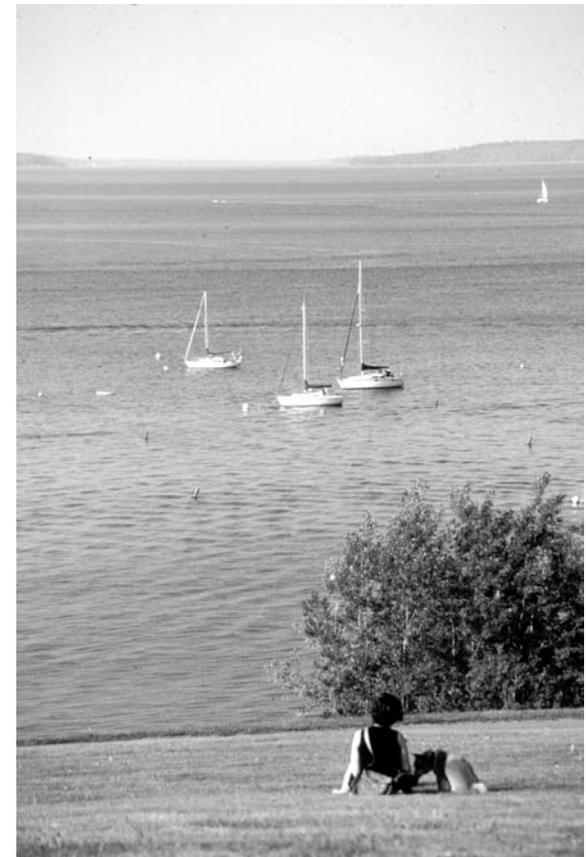
*City view from North Street, 2003*



*Back Cove view from North Street, 2003*



*View of Casco Bay, 2003*



In March of 1893, the park commissioners recognized the significance of the recently acquired Fort Allen. They wrote that

*“The special location of this Park makes it a most desirable point of interest: -viz. ... The view which is here obtained, as nowhere else, of Casco Bay. ... The peculiar advantages which it offers for the enjoyment in hot weather of the sea breezes.”*



*View of Casco Bay from Eastern Promenade, 2003*

## MASTER PLAN RECOMMENDATIONS

### OVERALL CONCEPT

Eastern Promenade was and still is considered by many as Portland’s most important character defining public open space. It created a strong sense of civic pride that remains today. The primary goal of this master plan is to protect the significant historic assets of this treasure for the citizens of Portland. It entails recreating the image of Eastern Promenade in accordance with that envisioned in 1905 while adapting selected areas to accommodate existing and proposed changed needs and conditions using design principles established in the historic plan.

The goals that follow describe broad aims or ideals for achievement.

*Develop a master plan and an implementation plan that can be used as a guide for both short and long term planning and improvements.*

*Recreate the pastoral qualities of the historic landscape design while solving the contemporary problems of public safety, security, appropriateness of use, maintenance, management and preservation.*

*Recommend changes to existing facilities, management policies and maintenance practices that are inconsistent with the original landscape design intent and/or contemporary park needs.*

*Increase the quality and quantity of passive recreation opportunities, while maintaining and improving the quality of active recreation.*

Each major component of the master plan is presented and discussed in three parts: the Issue; Objectives to be resolved in achieving established goals for the park; and Recommendations.

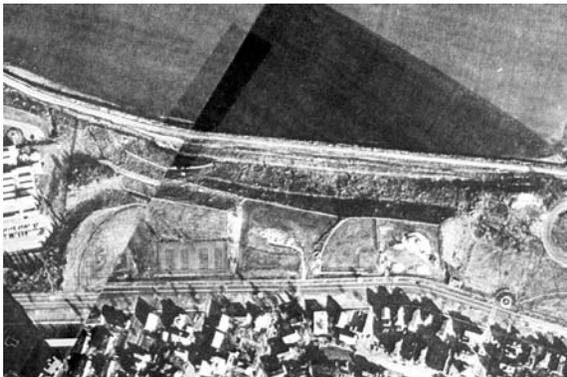
## LANDSCAPE CHARACTER

### *Issues*

#### **Landscape Character**

When land for Eastern Promenade was acquired, the landscape overlooking Casco Bay consisted of rolling rock strewn pasture defined by stone walls. There were few structures or other impediments to obstruct the impressive view. After land was acquired for the park, the land was “cleaned up and graded”. Stone walls were removed, as well the few houses and remaining underbrush. Boulders were blasted and removed, often used as “riprap to protect” areas of the park “from the wash of the tide”. These activities continued from the early 1900s through the Depression. Unemployed Relief Projects in 1932 improved about 10 acres between the Cleeves Monument and the Municipal Bathing Beach. Some grading had been done in that area in the previous 2 years. During this and later periods, the addition of active recreation facilities, which require a flattened landscape, imposed steep and artificial landforms into this naturally soft landscape.

*Aerial photograph of Cutter Street landfill, 1979  
{Portland Dept. of Public Works}*



In J. C. Olmsted’s letter to Mayor Baxter of 22 May 1905, he stated that “This outlook has been the governing factor in our design. We believe that no intricacy of tree planting, for beauty in itself or for shade for another road, should seriously interfere with the free view from the present roadway.” The 1905 Olmsted Brothers plan appears to have planned for the park to maintain the pasturelike character with supplemental planting to separate incompatible elements like the railroad tracks and Cutter Street. Planting was also used to a degree to provide separation between areas of different intended uses. Low shrub planting was planned for the base of the embankment at Eastern Promenade to provide additional physical separation from the drive and park areas. The planting was intended to be low so as not to obscure views from the drive to the bay beyond. Most of the planned planting was generally low, interspersed with a few shade trees particularly related to bench sites for shade, again to protect the primary asset of the park, the views.

The Cutter Street landfill began in 1976 on the slope below the softball field and extended to Cutter Street. Completed in 1979, it was an engineered approach to shaping land that eliminated the soft landscape forms desired in a typical Olmsted park. Some are concerned that this landfill may contain contaminants. In 1991 DEP identified some areas not to be disturbed.

The current landscape character still retains much of its charm and value, although it never achieved the level envisioned in the Olmsted Brothers 1905 plan. The city didn’t acquire all of the land contemplated in the plan. The demand for active recreation facilities found them located adjacent to and in the foreground of the viewshed of Eastern Promenade. Fences for some of these active recreation facilities interfere with the prime asset of the park, ie., views. A number of these areas appear to have been shaped or graded for economic and functional reasons as opposed to ease of maintenance and aesthetics. Crushed rock has been placed on steep slopes in a number of locations. The once grand views from Fore Street, now Eastern Promenade, to the bay have been blocked by the unfortunate addition of evergreen trees that did not appear in historic images until after 1912. Views from many other locations in the park have been obscured by volunteer and invasive growth.

### **Vegetation**

In 1837, only a few years after the acquisition of land for Eastern Promenade, the planting of trees began and a citizen remarked that "It is one of the most beautiful drives we have ever met with" in a letter to the Argus. The planting of trees continued from 1856 through 1862, 1870, 1879 and 1880. That same year it was noted that Congress Street had 32 Elms, a row of 16 on either side, between Munjoy and Morning Streets. A row of 7 on each side had been planted the previous year between the Promenade and Morning Street. In 1881 it was noted that 38 trees, mostly Elms, had been planted along the driveways of Eastern Promenade. That began the first recognition that Elms were being used. They were again mentioned in 1883 when 60 Elms were planted in a row on the curb line of the proposed westerly sidewalk, from Morning Street to Turner Street. In 1884 the line was extended north of Turner Street with 50 more Elms. This planting effort continued for 2 more years.

In 1891 the city civil engineer, referring to Fort Allen, stated that "the chief value of the park lies in the prospect from the Promenade at the head of its slope. Trees of any considerable height upon or around it would obstruct the view, and should not be allowed. Masses of low-growing shrubbery may be planted with good effect, and a low parapet wall along the top of the railway slope should be built gradually as means may be available: a fence to be built at once, as children straying to the foot of the slope are in great danger of falling over the cliff. No removal of any particle of earth from the parapets should be permitted, and the natural weathering of their surfaces should be repaired with loam and turf. The shaping of the sidewalk and adjacent lawn across the head of the lot, and the erection of the band stand, have made a good beginning of the work, which is in good hands for future preservation and culture. The extension of the street railway to the park has opened this superb view to thousands who would otherwise never have seen it."

The planting of trees at Fort Allen commenced the following year. In the 1890s tree planting continued along Eastern Promenade as well as in Fort Allen. An 1899 plan for the promenade shows triangular spacing for trees along each side of the drive and a tighter spacing for trees along the residential side. In 1893, after William Goodwin retired, the new city engineer recommended that a hedge of Norway Spruce be planted instead of the parapet wall previously proposed.

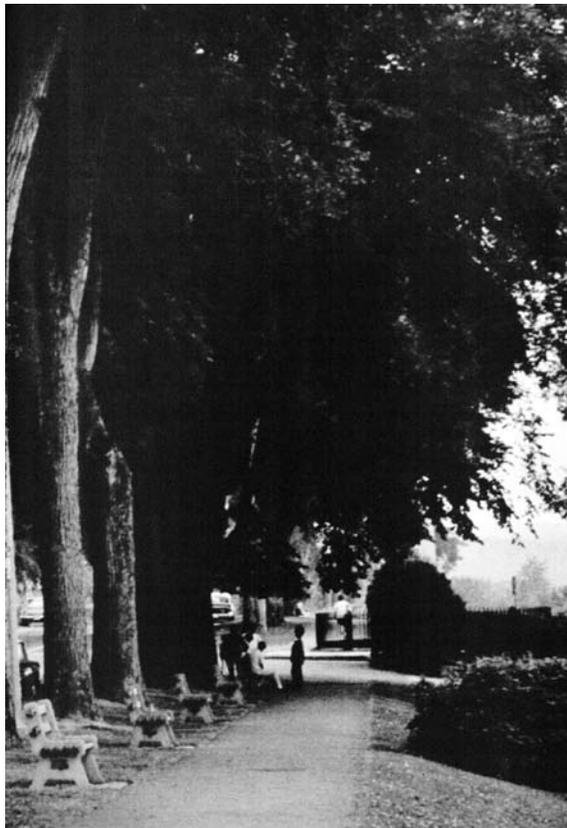
Tree planting is not mentioned again until 1932 when 14 large American Elms bordering the main walk across the upper slope are planted.

Maintenance of trees, including trimming and/or watering, was noted from 1863 to 1884. In 1901 a circle was dug around every tree on the promenade with grass roots removed and dressing applied. All shrubbery was given a systematic pruning at the Northern Concourse in 1907. In 1908 the trees on Eastern Promenade were trimmed and all dead wood removed. 13 dead and dangerous trees were removed and 167 trees were trimmed on Eastern Promenade in 1911. In 1916 it was reported that the grass had been kept cut, shrubs pruned, flower beds and walks kept in order. In 1917 all trees and shrubbery were pruned and trimmed. From 1918 through 1920 the grass was kept cut, walks cleaned, shrubbery trimmed, and flower beds cared for. In 1921 lawns were mowed, walks were edged and kept free of weeds, flower beds weeded and shrubbery pruned. A December ice storm in 1929, the worst in 45 years, created significant tree damage.

Planted trees were protected by tree boxes which were noted as being made and painted in 1881 and 1882. In 1908 the city forester wired trees for protection and had 278 new wires put on and 273 old wires repaired. He also declared that the "so-called Hooper's guard is no good for our trees". In 1910 the city forester complained about having to protect trees from the gnawing of horses when public statutes already did so and tree guards did not promote tree growth. Despite that statement, 132 new tree guards were installed on Eastern Promenade in 1911.

In the 1960s Dutch Elm Disease decimated Portland's Elm population, including Eastern Promenade.

*Eastern Promenade, c1967  
[Along the Maine Coast]*



Today the vegetation is predominantly deciduous. The former monoculture of Elms on Eastern Promenade now includes at least 15 species of shade trees as well as a group of Arborvitae concealing an electric box. Not all species have a form that is appropriate for the promenade. It appears that the initial replanting after losses caused by Dutch Elm Disease consisted of blocks and lines of species. Recent plantings appear more random. Current shade trees include Ash, Elm, Siberian Elm, Ginkgo, Honeylocust, Horsechestnut, Littleleaf Linden, Pin Oak [with iron deficiency], Bradford Pear, Norway Maple, Red Sunset Maple, Silver Maple, Sugar Maple, Sweetgum [perhaps largest in Maine] and Sycamore. Trees on the promenade are typically spaced about 50' on center, although there is significant variation. With the exception of the trees between Washington Avenue and the Northern Concourse, which appear to be suffering from girdling roots, most trees are in good condition.

*Eastern Promenade, c1980  
[Greater Portland Landmarks]*



Deciduous trees in Eastern Promenade include Apple, Birch, Black Cherry, Crabapple, White Fringetree, Hawthorne, Littleleaf Linden, Black Locust, Eastern Poplar, Boxelder Maple, Norway Maple, Sugar Maple, Mountain Ash and White Willow. Deciduous shrubs include Alder, Japanese Barberry, Bayberry, Beachplum, Bittersweet, Blackberry, Sand Cherry, Cinquefoil, Redstem Dogwood, Yellowstem Dogwood, Fern, Honeysuckle, Japanese Knotweed, Lilac, Mockorange, Autumn Olive, Purple Nightshade, Wild Phlox, Rugosa Rose, Wild Rose, Spirea, Sumac, Sweetfern, Viburnum, Cranberrybush Viburnum and numerous other herbaceous perennials. Evergreen trees in Eastern Promenade include Arborvitae, Austrian Pine and White Pine. Evergreen shrubs include Juniper, Catawba Rhododendron and Yew.

Plants in Fort Allen are primarily evergreen and include Chamaecyparis, Douglas Fir, Red Pine, Contorted Pine and Spruce as well as Junipers. The Firs have an aphid infestation. Fort Allen does not appear to be an appropriate historic location for evergreen trees. Deciduous plants include Norway Maple, Crabapple and Lilac.

*Eastern Promenade, 2003*



Much of the vegetation shown in the historic plans does not exist today. This may be because some of the proposed plantings may never have been installed, trees have been lost over time and not replaced, shrubs have been lost or removed due to the lack of the city's capacity to maintain them, as well as conflicts in their locations with the activities of children. Plantings over the past 30 years have been done without consideration of the impact on overall effect that was planned or desired.

### **Volunteer Growth**

Volunteer growth and invasive plant species are becoming a significant problem, particularly on the slopes of Eastern Promenade. In addition to Norway Maple, aggressive species like Japanese Knotweed, Bittersweet, Honeysuckle and Autumn Olive are beginning to dominate the landscape.

### **Shrubs and Horticultural Displays**

The first mention of shrub planting for Eastern Promenade occurred in 1879. At Fort Allen a plan was prepared with a hedge, with groups of shrubbery and garden beds in 1893. It was reported that lawns inside of the loop of Fort Allen had been ornamented with flower beds and low shrubs in 1896 and more shrubbery was added the following year. Work on the Northern Concourse began in 1905 and the next year the large circle had "a solid bed of Rosa rugosa with a border of Japanese Barberry, 5 large beds skirting the driveway, and the entire bank" had "an assortment of hardy shrubs and climbing vines, in all, 2,000 plants". The display of Hydrangeas was noted as remarkable in 1907. The same year plans were made to add 4 large shrubbery beds at the 4 corners of Fort Allen. In 1908 about 50 new shrubs were planted on Eastern Promenade. In 1912 new shrubs were planted and flower beds laid out in the new extension to Fort Allen. In 1915 shrubs were planted between Fort Allen and the Cleeves Monument and the entrance to Washington Avenue was "beautified". 375 plants and shrubs were set out in Eastern Promenade and Fort Allen in 1916.

In 1917, 500 shrubs were transferred from the Western Promenade and planted, and 17 flower beds were installed with plants from the greenhouse. From 1918 to 1920 all plants and flowers needed for the parks and promenades were raised at the city greenhouse. In 1920 new evergreens were planted, old shrubbery transplanted, 14 hydrangeas from Payson Park were planted, and 44 single and 11 double loads of manure from the city stable was used on the lawns and flower beds. In 1921, bulbs were planted in the 15 beds, 115 old shrubs from the park were divided and placed along the slope near the foot of Wilson street, and 52 Rosa rugosa were planted in the circle rose bed to replace damage done by automobiles. 12 shrubs from the Eastern Promenade were divided and used to replace dead ones at Fort Sumner Park. In 1922 new plantations were made in several places and shrubbery clumps obstructing free sight on the roadway at the curve near the Northern Concourse were removed to better visibility for motorists. Removals continued the following year at Eastern Promenade and North Street. Shrubby was furnished by the municipal nursery in 1928. More shrub planting occurred in 1929.

In 1932 deciduous shrubs and low evergreens grouped in beds were planted at walk intersections of the main walk across the upper slope. In 1933 many of the larger shrubs from Payson Park nursery were used to make plantings at Eastern Promenade.

*Experiment in vegetation management, 2003*



*Autumn Olive, 2003*



In 1934 a planting plan was prepared for the playground and tennis courts. It included Norway Maple, Blue Spruce, Canadian Spruce, Threadleaf False Cypress, Kousa Dogwood, Hawthorne, Black Locust, Privet, Mountain Laurel, Yew, Juniper, Japanese Barberry, Mugho Pine, Wintergreen Barberry, Honeysuckle, Acanthopanax, Spirea, Stephanandra, Eastern Ninebark and Autumn Olive.

This type of display has been a part of the historic treatment of Eastern Promenade. Historic photographs and descriptions indicate that there have been areas devoted to this at the intersection of Eastern Promenade and Congress Street [which is still maintained], on the Fore Street side of Fort Allen and at the Northern Concourse, now the Loring Memorial. Today there are also similar displays at the intersections of Moody and Wilson Streets at Eastern Promenade.

### **Lawns**

Development and care of lawn areas was mentioned in 1895 when the new lower terrace at Fort Allen was provided with loam and turf for the slopes from the city farm. In 1901 about 30 cords of dressing was spread on lawns where it was most needed. Dressing was again applied in parts of Fort Allen in 1906 and 1907. In 1910 the terrace on the southerly side of Eastern Promenade between the Northern Concourse and the Portland Water District Park was rebuilt and graded and the surface covered with loam and seeded. Turf was installed around the gun [presumably that of the USS Maine] in 1916. The following year 70 loads of loam and 3 bushels of grass seed were sown in grading the slope from Fort Allen to Cleeves Monument. In 1918 lawns received 3-1/2 cords of manure. In 1920 lawns and flower beds received 11 double loads of manure from the city stable. In 1925 the slope on Eastern Promenade, near Washington Avenue, was turfed to prevent erosion and add to the attractiveness of that part of the promenade. Lawn construction continued through 1931 when there was extensive returfing and grading of the esplanades.

Lawns are in good to fair condition. Grass edges adjacent to some perimeter streets are in poor condition because of damage from pedestrian traffic, snow storage and salt. Lawns currently receive no supplemental water, soil treatment or fertilization.

### **Soils**

Completed prior to construction of the treatment plant and subsequent land fill on some slopes of the park, the 1972 Soils Survey for Cumberland County designates the soils in Eastern Promenade as Hinckley gravelly sandy loam. The soils are subdivided into three slope characteristics [3-8%, 8-15% and 15-25%]. The land fill has increased many slopes to about 50% [2:1]. There is also a small area designated as rock land associated with Fish Point.

Formed in glacial outwash deposits, Hinckley soils are typically deep, excessively drained, and moderately coarse to coarse textured [a good source of sand and gravel]. Permeability is very rapid, resulting in a low available water capacity, droughtiness in dry weather and high seedling mortality. This soil does not retain fertilizer well, so large applications are necessary.

#### *Objectives*

*To use vegetation to restore the scenery and historic style of the park.*

*To enhance scenic opportunities in the park as seen from adjacent streets.*

*To use vegetation as a buffer, border or screen between conflicting uses and as a separation of major areas.*

*To create healthy and diverse plant communities within the park.*

*To develop an ongoing vegetation management program.*

*Recommendations*

**Landscape Character**

Only a small portion of the park retains its former pasturelike character and little of the supplemental planting separates incompatible elements as envisioned in the Olmsted Brothers plan. Many water view opportunities remain unobstructed by vegetation from the upper levels of the park, except at Fort Allen and the treatment plant. At the lower levels of the park most views are blocked by volunteer and invasive growth.

This master plan, particularly in regard to vegetation, should be viewed as a long term goal for revegetation. After the removal of hazardous trees and pruning of trees to remain, trees should be replaced in general conformance with this master plan, which takes into account the intent of the Olmsted Brothers plan. Views and vistas should be restored wherever possible to maintain the sense of distance.

A detailed planting plan should be developed for review and approval by the Departments of Parks and Recreation, Planning and Public Works prior to implementing the recommendations of this master plan.

*Views to water at Fort Allen blocked by evergreen trees, 2003*



The landscape character that was envisioned by the Olmsted firm and others should be restored as much as possible with the removal of the volunteer and invasive growth that is primarily located on the steep slopes below areas of park use. Where possible these areas should be developed with more of a pasturelike character, utilizing a drought tolerant meadow seed mix. These areas should be treated as reduced mowing areas. Permanent plantings consisting primarily of shade trees should be interspersed in appropriate locations along pathways for shade.

Steep slopes are difficult to maintain. There is little opportunity to reduce the steepness of the slopes due to current uses at the top of the slopes. In the area of the Cutter Street landfill, it is also generally recommended that excavation be discouraged because of the unknown quality of the materials utilized in the landfill, even though it would be beneficial to reduce some of the steep slopes and thus make them more maintainable. It is recommended to add fill at 2 locations where steep slopes are perpendicular to Eastern Promenade. This would not only make the slopes more maintainable but would also open up views and give the landscape along the promenade more continuity. It is also desirable to cut back or reduce the slope below the upper Cutter Street parking area for the same reasons. In this area it is recommended that these subsoils be tested for potential contamination prior to excavation.

The evergreen tree plantings at Fort Allen should be incrementally removed to restore views to the bay from Eastern Promenade. Supplemental planting consisting primarily of evergreen trees should be provided to screen out the water treatment plant and the Portland House condominium building adjacent to Fort Allen, visually separating these incompatible elements from the park experience. Views out from Portland House should be taken into consideration when developing a specific planting plan for that area.

Vegetation in the area between the softball field and the Loring Memorial should be cut back from the promenade such that the area is opened up. Screening with primarily evergreen trees is desirable along the fence line above the treatment plant to help prevent that facility from dominating the view. The latter should occur first, with some thinning of the remaining material, to allow sufficient time for this planting to achieve the height necessary for screening.

*Condominiums adjacent to Fort Allen, 2003*



## Vegetation

Along Eastern Promenade, the number of species should be reduced to 3 or 4 and trees should be selected that have a form compatible with the historic intent of the original Elm planting. High canopy shade trees like disease resistant hybrid Elm, Silver Maple, Shademaster Honeylocust and/or London Planetree would be appropriate. The Bloodgood variety of the latter has good resistance to anthracnose. A single species should be used for all three rows along the esplanade for lengths of 400 to 500', the equivalent of a long block or 2 short blocks, to give an experience like former monoculture planting for some distance. Each length or segment would alternate between 3 species of trees. Newly planted trees should be limbed up early to achieve the ultimate 15' minimum clearance. This early structural pruning should occur every 2 years while young.

Trees are proposed to be spaced about 50' apart, which is slightly wider than that envisioned in the Olmsted Brothers plan. This will help facilitate views through the promenade from adjacent residences, few of which were in place at the time the Olmsted plan was prepared.

To achieve this aspect of the plan it is recommended that infill occur after a plan is developed and adopted. The next step is to remove and replace the Norway Maples as they have the most incompatible form and density relative to the historic experience. Other species can be removed and replaced after that to achieve the overall plan.

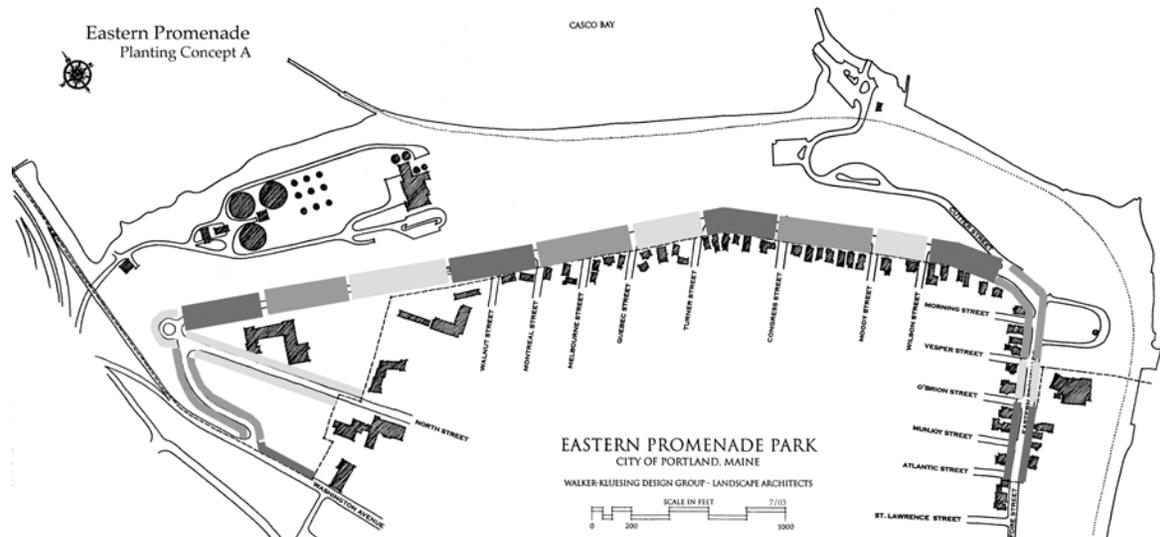
Some large deciduous trees should be added to selected areas on the slope between Fort Allen and the softball field, particularly near walks to provide shade. Like the Olmsted Brothers plan, these plantings should not be so frequent or dense as to block views to the harbor.

The landscape treatment of the area below North Street should generally follow that recommended for the area between Fort Allen and the softball field. Landscape treatment on the slope below the Loring Memorial should generally follow that recommended for volunteer growth.

*Silver Maple on Eastern Promenade, 2003*



*Concept Planting Diagram for Eastern Promenade*



### **Volunteer Growth**

Volunteer growth, particularly invasive species, should be removed as soon as possible with available resources to open up views and increase the sense of safety for park users. The preferred approach is to convert these areas to lawn/pasture. However, many of the slopes are too steep to effectively maintain them in lawn. A phased approach is recommended to change these steep areas into more permanent plantings with native species that could serve as habitat for birds and other wildlife. It should begin with the periodic cutting back of the growth in these areas, while leaving the better trees, as the city has already begun. This would be required every 2 to 3 years for each area until funds for the transition are available. Eradication of invasive growth should be done at the same time, starting with some experimental techniques to determine which is most effective. Over time each of these areas should be completely replaced with more appropriate and permanent vegetation. A more detailed description is provided under vegetation management in the Maintenance/management section of this report.

### **Shrubs and Horticultural Displays**

The desire for more color and variety should be accomplished primarily with large and small trees. The use of shrubs and flowers should be limited to the capacity of the city to maintain them. Large perennial and flower beds are very labor intensive. Areas for the display of flowers should be maintained at the intersections of Eastern Promenade and Congress, Moody and Wilson Streets, on the Fore Street side of Fort Allen and at the Loring Memorial.

### **Lawns**

All lawn areas should remain mown lawn/pasture to retain the intended historic image. Lawns should be restored and bare spots should be repaired. Depressions should be filled and planted with grass.

### **Soils**

Areas with shallow topsoil depths should be toppedressed with an adequate depth of topsoil to support lawn growth. About 6" of topsoil is required for good grass root retention. After testing the existing soil, improvements should be made with organic matter, lime and fertilizer to improve water holding capacity, reduce acidity and provide essential nutrients to facilitate their ability to support plant growth.

## **CIRCULATION SYSTEMS AND MATERIALS**

### *Issues*

#### **Vehicular Drives**

In 1836 the city began to lay out the drive along Eastern Promenade and constructed it the following year. Fore Street was extended to connect with Eastern Promenade the same year. A general plan developed in 1879 consisted of locating the drive between the rows of trees and in making an esplanade or grass plot along the sidewalk, skirting the upper side line of the promenade. At that time the widening of Congress Street advanced from the Promenade to Morning Street, making sidewalks 10' wide, esplanades 10', and roadway 40', creating an 80' wide street. In 1881 a curved driveway, diverging from the central drive near the foot of Quebec Street and coming in again at the foot of Melbourne street, was laid out and planted with trees on both sides, with the intent of breaking the monotony of the straight lines of trees with a detour on the straight drive. It was noted that in time the main drive would be laid between the trees instead of on its present hap-hazard location. Further plans for Eastern Promenade were developed in 1882. In 1889 work continued connecting streets to the promenade of which the city civil engineer reported that there are now 7, and a probability of 4 more. In 1891 grading on Eastern Promenade extended from Congress to Turner Street to Walnut Street.

*Eastern Promenade [Annual Report, 1915]*

*Floral Display, 2003*

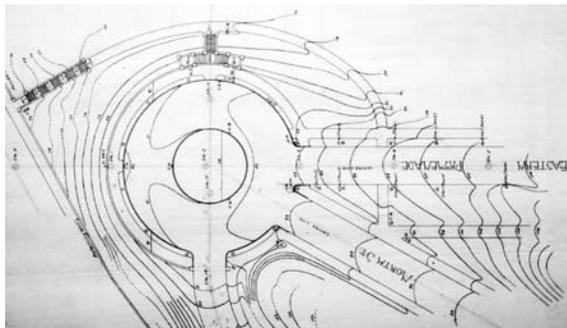


Concerned about the impact of vehicular ways in the park, J. C. Olmsted stated in his 22 May 1905 letter to Mayor Baxter that “We have . . . shown no roads between the present promenade and the water . . . because such construction . . . would divide the open areas for public enjoyment, already narrow, into disconnected pieces of shapes ill adapted for use.” Although interested in removing Cutter Street, the firm determined that it could not be vacated nor the property obtained because of the shipyard and summer yacht club at the bottom of the drive.

The Northern Concourse was built between 1905 and 1906 in general accordance with the Olmsted firm plan.

No new drive construction occurred until 1912 when the Hassam Paving Company extended the road from the Northern Concourse to Washington Avenue, where it connected with the state highway following the Olmsted firm recommendations.

*Olmsted Brothers grading plan  
for the Northern Concourse, 1905  
[National Park Service,  
Frederick Law Olmsted National Historic Site]*



*Eastern Promenade before and after paving, 1937  
[Portland Department of Public Works]*



Cutter Street was widened in 1931. In 1934 it was reported that the bad traffic corner at North Street and the Promenade at the Concourse had been corrected. The Park Commission recommended rebuilding the park roadway with a 36' paved width from Fort Allen to the Northern Concourse. In 1937 Eastern Promenade was paved for the full width of the street. Eastern Promenade is currently 35'-10" wide and Cutter Street is 33'-6" wide.

The historic drive system remains intact with some widening of Eastern Promenade and some additions for parking along Cutter Street and in the boat ramp/beach area. A number of driveways connect through Eastern Promenade. It is not known at this time when they were installed, but at least some were in place in 1917. There are also 2 curb cuts for maintenance access into the park from Eastern Promenade, one with wood posts and chain and another with steel posts and chain.

*Eastern Promenade during paving, 1937  
[Portland Department of Public Works]*



### **Walks**

Walks were first mentioned in 1889, related to a sidewalk from Morning to Congress Street. Improvements at Fort Allen began in 1893 and were completed in 1896 when the foundation for a 9' wide and 287' long walk was placed around the edge of the lower terrace, extending in a curve the whole width of the lower part of the park. From each end of this walk, a walk was built leading up to Eastern Promenade. Up to that time no direct connection had been provided between the upper terrace and the walk around the edge of the lower terrace. To accomplish this connection a plan was made in the office of the city engineer for a flight of steps and a short walk. As granite steps would be very expensive, it was decided to build these of cement, concrete or artificial stone. The flight was 9' wide and consisted of 16 steps of easy rise and tread. Both walks and steps were light gray in color, contrasting well with the green of the grass, and had a very hard, smooth and durable surface.

In 1900 a 7' wide walk was installed on Eastern Promenade from the driveway at Walnut Street to the western edge of the Portland Water Company park. At Fort Allen over 300' of cement walk, the entire length of the westerly side of the park, was built in 1903.

In the 1905 Olmsted Brothers plan, an extensive walk system was planned. Most of them worked with the topography in such a way that few steps would be required. In J. C. Olmsted's letter to Mayor Baxter of 22 May 1905 he stated that "We have . . . proposed a system of paths, connecting at convenient intervals with the existing promenade, forming reasonable boundaries to the natural divisions of the topography, and running for the most part on the brow of the steepest slope, so that persons on foot may enjoy the full sweep of the view to the eastward. Along these overlook paths at convenient locations there should be seats, much as shown on the plan, under the shade of the trees where such trees will not to seriously block the view from the promenade."

Some paths were anticipated near the Northern Concourse and in association with the pedestrian overpass planned for Cutter Street. Following recommendations of the Olmsted firm, a 450' long and 9' wide cement walk was installed at Fort Allen in 1906, a continuance of the old walk on the lower terrace in the new addition to Fort Allen. The following year a cement walk was installed on the easterly side of the driveway at Fort Allen extending the entire length of the roadway, through the lawn and joining the main cement walk around the lower edge of the park. The walk practically completed all the needed walks in the park. The cement walk at Fort Allen was repaired and the walk at the entrance opposite Morning Street improved in 1910. Cement walks were repaired again in 1917. In 1929 concrete walks and steps were installed leading to the beach.

In 1984 the historic central path to the bandstand at Fort Allen was removed and new steps were provided at the top of the terrace.

The pedestrian circulation system in the interior of the park envisioned by the Olmsted firm plan is virtually nonexistent today. Most paths provide access around the perimeter of the park. Most of these perimeter walks are narrower than initially proposed, reduced from 7' to 10' wide, to now 3' to 5' wide. The major pedestrian link between the upper and lower park is located adjacent to Cutter Street. A 5' wide paved path extends from lower Cutter Street to Fort Allen, following the ridgeline along the edge of a steep grade change. It ends abruptly at the south end of Fort Allen where by a steep, rough dirt path connects to the Eastern Promenade Trail nearly 50' below.

Eastern Promenade trail has both single and separated paths. It has a paved width of about 18' where it is a single path. Where it separates into two paths, there is a 10'-6" wide bituminous concrete paved way and a narrower 7' wide stonedust path.

*Existing path, 2003*



### **Pavement Materials**

It is assumed that Eastern Promenade was initially constructed of gravel and later paved with macadam. Eastern Promenade from Cutter to Congress, and the way to the new Ferry Slip was macadamized in 1889. The macadam roadway on Eastern Promenade between Morning and Congress Streets was built in 1908 and treated with Tarvia, a surface binder to preserve the road surface. Not entirely successful, some repairs were necessary in 1909.

In 1910 the City Engineer investigated different forms of road binders and dust layers for application to some of the road surfaces on the main thoroughfares of the parks. The macadam road surfaces on the Eastern Promenade and Western Promenade had become disintegrated and ravelled under the rapid motor traffic and were selected to receive the surface treatment. Early in the year the roadway, from Congress Street to Fort Allen, was resurfaced and then treated with "Asphaltilene" by the Good Roads Improvement Company of Cincinnati. In the same year the Eastern Promenade roadway, between Congress Street and the Northern Concourse, was reconstructed with a 1-1/2" "Apposite" bituminous wearing surface laid on a 4" concrete base. Hassam Paving Company of Worcester MA installed and guaranteed construction for a period of 5 years. The width of the paved section of the roadway was 20', with gravel shoulders 10' wide on each side of the paved section.

In 1912 the drives in Fort Allen and from Fort Allen to Congress Street was repaired and treated with asphaltilene. From 1915 through 1920 the roadways and shoulders were repaired, resurfaced and oiled with heavy asphalt oil. In 1929 Eastern Promenade, from Congress Street to the Northern Concourse, was treated with heavy asphalt binder and a coarse sand cover, renewing the roadway surface for several years.

1933 improvements to Cutter Street included gravel road top surface and bituminous treatment. In 1934 Federal CWA and ERA funds were used for bituminous treatment at Cutter Street. In 1937 Eastern Promenade was paved, including the gravel shoulders, with a 2" Warcolite surface over a 4" bituminous concrete base for the full width of the street.

The first mention of walk materials occurred in 1889 related to a gravel sidewalk from Morning to Congress Street. A new brick sidewalk was mentioned in 1895. Improvements at Fort Allen were completed in 1896 when the foundation for an artificial stone walk was placed with a walk of gravel leading up to Eastern Promenade. A new brick sidewalk and a cement walk was laid from the entrance of Fort Allen down the slope by the bandstand to the driveway, and an ash walk was placed down the westerly side of the park to connect with the Grand Trunk yard in 1897. The following year 5 cement steps were built at the easterly driveway of Fort Allen.

In 1900 walks were covered with gravel from Walnut Street to the Portland Water Company park. In 1910 a new cement walk was installed across the esplanade and the granite steps leading to the terrace were rebuilt. In 1920 the city stable and barn provided ashes to be used on the walks and paths in the parks and promenades. Cinders were used as base layers for walks on the slope between Congress Street and Fort Allen in 1928.

In 1932 the Barrett Co. constructed many square yards of walks on the sloping area above Cutter Street of "Tarvailithic", a bituminous mixture premixed and laid similar to an asphalt pavement. This type of "hard" walk was thought to be economical over time as ordinary paths become "scoured out" over time. Regular park forces installed a 10' wide crushed stone walk paralleling the roadway and leading from Cleeves Monument to Cutter Street, with park benches flanking the broad path with overhanging Elm trees. Crushed stone walk construction continued the following year. Gravel walks were installed at the Northern Concourse in 1934.

In 1984 the old concrete walk along the fence below the Fort Allen terrace was removed and replaced with a bituminous walk.

Drives are bituminous concrete today. Walk materials on the land side of Eastern Promenade along the esplanade are 6' wide concrete in generally good condition, with occasional stretches of asphalt and brick that are mostly in poor condition. The bituminous concrete walk on the water side of Eastern Promenade is 6' wide and in good condition. There is a 10 to 12' wide brick walk on the land side of Eastern Promenade opposite Fort Allen. This walk is generally in good condition, although there has been some uneven settlement both here and in the narrower 6' wide brick walk connections to the Promenade. Paths in the park are generally 3 to 5' wide bituminous concrete in varying conditions. Desire lines are expressed with bare earth paths at Fort Allen, the Cleeves and Tucker Monument, the Loring Memorial and along the Eastern Promenade drive connection to Washington Street.

### Curbs and Gutters

In 1879 edgestones were delivered for the roadway gutters along Eastern Promenade, but were not installed until the following year. In 1895 there was mention of curb, cobble gutter and cobble gutter relaid. In 1906 the Department of Public Works defined the roadways on the circular part of the concourse with granite curbs and gutters. Curbs and gutters were also placed on the westerly side of the roadway leading to Washington Avenue, as well as on both sides of Washington Avenue. In 1910 the old cobble gutters around the esplanades at Congress Street were removed and replaced with cement curbs and gutters. In 1929 improvements from Congress Street to the Northern Concourse included grouted cobble gutters, graded parking area, and cement curb and gutter. In 1934 Federal CWA and ERA funds were used for granite curb at the Northern Concourse.

In 1923 at Fort Allen 500' of new roadway gutter was laid. The cobble stone gutter was removed and replaced with concrete curb and gutter in 1933. This was replaced with granite curb in 1984.

*Wide brick walk at Eastern Promenade, 2003*



*Earth path near Loring Memorial, 2003*



*Earth path at Congress Street, 2003*



Improvements to Cutter Street in 1933 included granite block roadway edging on the easterly side, cemented granite block gutter paving and 5" granite retaining curb.

Edge conditions along drives vary today. Eastern Promenade is predominately edged with vertical granite curb. The water side of the drive has a short section of concrete curb east of the Cleeves and Tucker Memorial. That curb changes to bituminous and extends to Cutter Street. The drives in Fort Allen and on North Street are edged with vertical granite curb. Cutter Street has a raised bituminous edge on the water side, separating the adjacent walk from the drive. There is no curb along the drive at the upper parking area. There is a low granite curb on a portion of the uphill side, assumed to have been partially buried with years of pavement overlays. The remainder of the uphill side has no visible curb. The upper Cutter Street parking area has a vertical granite curb on the uphill side of the lot. The middle Cutter Street parking area has vertical granite curbing at the entrances and no curbing inside. The granite curb edges are generally in good condition.

#### *Objectives*

*To take advantage of the views and vistas in the park.*

*To restore the relationship between scenery, service and circulation while creating a clear separation of pedestrian and vehicular traffic where possible.*

*To enhance the scenic opportunities in the park as seen from the streets.*

*To reestablish the interconnected network of pedestrian circulation systems based upon the principles established in the Olmsted firm plan.*

#### *Recommendations*

##### **Vehicular Drives**

Traffic calming measures are recommended on Eastern Promenade and Cutter Street to reduce vehicular speeds and increase pedestrian safety. In addition to the measures recommended under Parking, additional crosswalks should be provided and accentuated, and Cutter Street should be paint striped including lane markings at the railroad crossing. If these measures are deemed insufficient after an acceptable period of acclimation and enforcement, consideration should be given to adding stop signs on Eastern Promenade at selected intersections.

Maintain curb cuts for maintenance vehicle access into the park from Eastern Promenade.

##### **Walks**

Repair the existing walk system where necessary and replace appropriate historic missing paths. Expand the hillside walk system and improve cross connections between the upper and lower park. Create pedestrian links to the Eastern Promenade Trail from Fort Allen and the Loring Memorial. This is consistent with the Olmsted firm's desire to incorporate Fish Point into the park plan, although the railroad maintained their need for the land for expansion purposes at that time.

Insure that walk locations work with the topography to eliminate the need for steps where possible. Walks should retain a generous width as is appropriate from a historic and use perspective, and for winter maintenance.

*Fish Point, 2003*



### Pavement Materials

Consideration must be given to the historic and visual appropriateness of pavement materials as well as initial and long term cost and maintenance implications. The use of gravel, cinders or ashes, while appropriate historically, is not suited for use on slopes without an excessive amount of maintenance.

The use of a chip seal material over bituminous concrete is recommended on walks inside the park. This treatment will provide a rustic historic appearance and will reduce the ongoing maintenance requirements associated with gravel or crushed stone. This recommendation is made with the understanding that the city does not plow these walks free of snow because that activity would impair appearance.

Walk surfaces along Eastern Promenade, which are plowed of snow, should be brick as it is also an appropriate historic material for the park. Brick has been used and exists along the Eastern Promenade portion formerly known as Fore Street and in some other limited locations related to Eastern Promenade. The use of brick is also consistent with the City's sidewalk material policy that recommends the use of brick for all peninsula sidewalks.

Maintain drives in bituminous concrete.

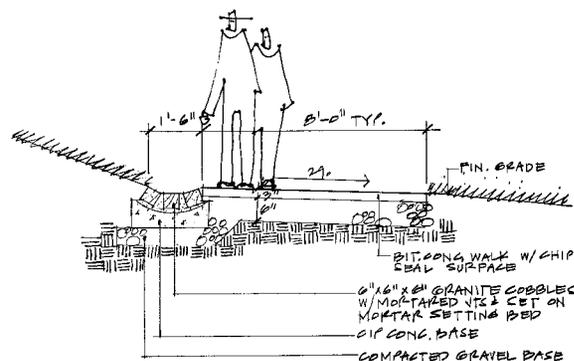
### Curbs and Gutters

Replace the remaining concrete and asphalt curbs on Eastern Promenade with granite. It is a more durable material, particularly in regard to snow plows and deicing materials.

Provide cobblestone gutters on the uphill side of walks traversing the slopes of the park to prevent surface drainage from washing over path surfaces. This is a very common Olmsted firm detail used to resolve similar conditions.

*Rehabilitated pedestrian path with chip seal surfacing and cobblestone gutter in an Olmsted designed park Charlestown Heights, Charlestown MA*

*Proposed path detail on a slope*



## ACCESSIBILITY

### Issues

Topography is an essential quality of the park. Overall the land slopes from a general high point elevation of 95' to 100' along Eastern Promenade to sea level at East End Beach. The highest elevation is about 130' adjacent to the Jack School ball field. Most paved walks have a slope of less than 5% making them universally accessible.

The playground does not have an acceptable accessible route from Eastern Promenade. The 1812 burial ground is reached by a 5' wide concrete walk from the sidewalk along Eastern Promenade. This walk may no longer meet accessibility standards because of changes to the standards since this walk was installed. One edge of the walk is undercut. The Cleeves and Tucker Memorial is not accessible because of a raised curb.

There are handicap ramps located at all points where the upper esplanade walk intersects with side streets. Where side streets intersect with Eastern Promenade, there is at least one painted crosswalk located across the Promenade that often does not have accessible ramps at the ends of the crosswalk. The crosswalks thus end at vertical curbs. Additionally, there is no walk extending to the corner of the side street intersection with Eastern Promenade and the crosswalk. Congress Street is the only side street that has walks extending to the intersection with Eastern Promenade.

Most of the crosswalks along Eastern Promenade are not ADA accessible. Concrete sidewalks along the residential side of the promenade do not extend to the main street, resulting in crosswalks that are bordered by patches of turf and granite curbs. Where crosswalks terminate along the water side of the promenade, walks connecting to the sidewalk are not universally accessible.

### Objectives

*To meet current accessibility standards while restoring historic image.*

### Recommendations

Making Eastern Promenade [path surfaces and facilities] universally accessible is required for compliance with state and federal regulations. This can and should be done without the loss of green open space. Provide accessible crosswalks at intersections with Eastern Promenade. Make the playground accessible. Insure that the 1812 burial ground and Cleeves and Tucker Memorial is universally accessible.

*Cutter Street parking area, 2003*



## PARKING

### Issues

There is little mention of parking facilities in early historic documents. The major objective of 1931 recommendations was to create an extensive parking area easterly of and served by Cutter Street, which had fallen into disuse for many years.

Today, parking is an important component of Eastern Promenade, helping visitors to enjoy the view and facilities of the area. Parking is allowed on the land side of Eastern Promenade between Congress and Atlantic Streets. Parking is allowed on both sides of the street from Congress Street to the Loring Memorial. This area is heavily used during athletic events. The 36' width of the drive is narrow for 2 way traffic and parking on both sides of the street. Parking is also allowed on streets intersecting with Eastern Promenade, including North Street.

Parking is allowed on the southerly school side along the west end of the corridor and on both sides by the active recreation ball fields. Parking is restricted to the south side again at Congress Street, but returns to the north side at Morning Street.

*Parking on Eastern Promenade, 2003*



Parking, both parallel and perpendicular, is allowed on the drive in Fort Allen and on the water side of Cutter Street. Until recently the upper Cutter Street parking area had undefined parking spaces. It now has 6 lined spaces for boat trailers [12' wide, 50' long]. The rest remains undefined. The middle Cutter Street parking area has lined spaces for 9 boat trailers and about 14 regular spaces, some of which have been obstructed by a stockpile of granite curb. This lot also serves as a snow emergency lot during winter and a lay down area for commercial boat ramp activities. The boat launch/beach area has 10 regular spaces, 3 handicap spaces, 13 boat trailer spaces, 1 handicap trailer space, and 2 loading and short-term drop off spaces at the bathhouse.

A parking survey was taken on a Friday afternoon in July on Cutter Street and in the off street lots, as well as on an hourly basis on Saturday. The highest occupancy occurred on Saturday at noon with 7 vehicles parked on the upper end of Cutter Street and with 13 vehicles in the upper lot [6 of these vehicles parked parallel while 7 parked in the trailer stalls, and 4 of the passenger vehicles observed were parked in a tandem fashion]. 34 vehicles were parked in the middle Cutter Street lot [with 15 on the ocean side, 6 with trailers and 1 without in the middle, and 12 vehicles parked along the land side]. 29 vehicles were observed in the boat launch/beach lot [2 were parked in the passenger loading zone area, 4 vehicles were parked in the one hour limit area, 9 were in the unsigned area and 14 vehicles with trailers were parked in the trailer area].

#### *Objectives*

*To control traffic and parking in the park by providing adequate, accessible, visible parking areas at locations that are close to major activity areas.*

#### *Recommendations*

Since Eastern Promenade is only 36' wide at the athletic fields, it is very difficult to support 2 travel lanes [one in each direction] and parking on both sides. This area has very intensive sports/recreation facility use at various times of the year with a heavy volume of users and vehicles. Since many children use the little league field and playground, it would be safer to let children alight and board passenger vehicles on the playground side of the vehicle. Field observations revealed that many of the participating athletes park as close to the field as possible, even if it means crossing the street.

Perhaps a better operation would be to restrict parking to the park side in this area. Not only is it safer for pedestrians but it would be less stressful than 2 parking lanes and 2 travel lanes. By allowing parking on only one side, the yellow line can be offset and travel lanes can support bicycle activity. Driver side car doors opening within a vehicle travel lane also becomes less of an issue. A major benefit involves transitioning parking from the land side at the school to the water side at the playgrounds and to the land side between Congress Street and Fort Allen. This practice is cited as a method of traffic calming since motorists no longer have a straight away and must transition within their lane.

To accommodate parking demand during the season of athletic field use, it is recommended that parking be allowed on both sides of Eastern Promenade between Congress and Walnut Streets from April 1 to December 1. For the remainder of the year, parking should be allowed on the water side only for this stretch of drive, and on the land side only for the rest of Eastern Promenade.

Parking should be allowed year round only on the land side from Fort Allen to Congress Street and on both sides of the drive from Walnut Street to the Loring Memorial.

In addition, parking should be prohibited on streets intersecting with Eastern Promenade for the width of the esplanade. It should also be prohibited on driveways in the esplanade.

Middle Cutter Street lot: Expand the middle Cutter Street lot to better accommodate parking during winter snow emergencies. Consider expansion to provide a separate lay down area for commercial boat ramp use until the ramp is relocated outside the park.

Upper Cutter Street lot: If the commercial boat ramp is moved out of the park, reevaluate parking needs in the area and consider eliminating the upper Cutter Street lot and converting it to lawn for picnic and other passive use.

Boat Ramp/Beach Parking: Reconfigure the parking area to reduce confusion, improve safety and increase public parking. Reduce the amount of boat trailer parking in this lot and prohibit long term and overnight trailer parking.

## **TRAFFIC SAFETY**

### *Issues*

Pedestrian conflicts occur along Eastern Promenade near active recreation facilities, on Cutter Street and at the vehicle crossing of Eastern Promenade trail and the railroad. Other potentially hazardous areas are located at the Loring Memorial, the ends of Wilson and Moody Streets, and the lower end of Cutter Street which has a blind curve and no safety features. The speed limit on Eastern Promenade was recently reduced from 30 to 25 mph. The highest recorded speeds on a Friday and Saturday in July [shortly after the speed limit reduction] were along the Eastern Promenade at Walnut Street where there is only a slight vertical curve but a virtual straight away. It was at this location that a commercial truck advertising underwater supply was clocked at 37 mph. Commercial vehicles typically had the highest recorded speed. Passenger vehicles seemed to travel slower.

Sight distance issues on Eastern Promenade were reviewed by sampling traffic speed with a radar gun at various intersections along the corridor. A vehicle travelling along the Promenade must be able to stop in time to avoid making contact with a vehicle emerging from any of the side streets. The required stopping sight distance is obtained from "A Policy on Geometric Design of Highways and Streets" by the American Association of State Highway and Transportation Officials [AASHTO] 4th edition published in 2001. Eastern Promenade is currently posted with official Speed Limit signs for 25 miles per hour [mph] in each direction. Although the average speed was calculated as 25 mph, the 85th percentile speed was calculated as 32 mph. Therefore, the stopping sight distance computed for 32 mph was 217'.

The manual also indicates that it is *desirable* to exceed the stopping sight distance to minimize the potential turbulence introduced on the major minor-road vehicles waiting until they can see that they can proceed safely without forcing a major road vehicle to stop. The distance required when turning left to Eastern Promenade is referred to as a departure sight distance and is based on Case B1 of the new AASHTO design manual. The Design Speed for this maneuver had been calculated as the major street 85th percentile speed. Therefore, this intersection sight distance [ISD] is the distance [353'] along the major road from the intersection required for a vehicle to depart the minor road from a stop, accelerate to 85th percentile design speed, and complete a turn to the left without being overtaken by a vehicle approaching from the right traveling at the design speed. For a right turning vehicle the distance is 306'.

### **Eastern Promenade at Morning and Cutter Streets**

Eastern Promenade has a roadway pavement width of over 52' in this area and Morning Street is offset by 70' from the entrance to the lookout area. The large pavement area coupled with a severe horizontal curve and minor vertical curve from Morning Street, results in confusion for visitors to the area. Although the ISD is not met while emerging from Morning Street, the required minimum stopping sight distance [MSSD] of 217' is provided in both directions.

Tour buses currently make routine stops on Eastern Promenade between Morning and Cutter Streets. The intersection of Cutter Street and Eastern Promenade is confusing in its current configuration. Cutter Street appears to be an extension of the promenade drive, not a separate street. It is further confused with perpendicular parking at the intersection.

### **Eastern Promenade at Wilson and Moody Streets**

Eastern Promenade has a roadway pavement width of about 36' in this area. Although there are wheel chair ramps across Wilson Street, there are none across the Promenade. Moreover, there is a grass landing and no sidewalk connection on the southerly side and an extended bituminous concrete curb on the northerly side. Again the ISD is not met while emerging from Wilson Street, and the required MSSD of 217' was not provided due to vehicles being parked close to the corner both east and west of Wilson Street. Parking is allowed on the southerly side of Eastern Promenade by an offset double yellow line set about 14' off the northerly curb allowing 22' for eastbound traffic and parking on the southerly side. Wilson Street is 33' wide with parking allowed on both sides and a 5% decline approach to the Eastern Promenade. The Moody Street intersection has almost the exact same physical and operational features as at Wilson Street.

### **Eastern Promenade at North Street/ Loring Memorial**

Eastern Promenade has a roadway pavement width of about 35' in this area. There is one "NO TRUCK" [R5-2] sign facing north-eastbound traffic. North Street approaches Eastern Promenade at a slight decline and is regulated with a "STOP" sign at the Promenade. North Street has a roadway pavement width of 35' and has over 305' of sight distance to the northeast and well over 400' to the south. A Metro bus was observed maneuvering from North Street to the Promenade eastbound with no difficulties. Jack School has established "School Zones" on both North Street and Eastern Promenade.

**Cutter Street**

The Portland Traffic Department provided 24 hour counts on Cutter Street between Friday 27 June 2003 and Wednesday 2 July 2003 midway between Eastern Promenade and the curve at the bottom of the hill with the following results. In the 6 days recorded, there were a total of 410 heavy vehicles classified as 3 axle or larger. One category of heavy vehicles, which includes “all vehicles with 4 or less axles consisting of 2 units in which the pulling unit is a single unit truck” accounted for 273 out of the 410 heavy vehicles or 67%. The 410 heavy vehicles accounted for 2.3% of all vehicles using Cutter Street. Commercial boat operators reported that about 70 of those vehicles were transported on their boats. The rest are assumed to be DPW vehicles, boat trailers and other recreation users. The average speed all vehicles was 22 mph and the 85th percentile speed was 27 mph.

Volumes [in both directions]:

Friday	2957
Saturday	3104
Sunday	3154
Monday	2620
Tuesday	2973
Wednesday	2805

*Lower Cutter Street, 2003*



**Railroad Crossing**

A narrow gauge railroad, a tourist attraction and commercial operation, crosses Cutter Street parallel to Eastern Promenade Trail. While there are no flashing lights, this activity appears to operate relatively safely with the use of a whistle upon arrival in both directions and a train person who helps control traffic when the train is returning to town. Pavement markings are provided in the form of RR cross buck symbols. Although there are “STOP” signs for the walkway, there are no other pavement markings like yellow center lines or edge lines.

Above the railroad crossing on Cutter Street is a blind curve with no traffic signs, crosswalks or other traffic calming devices. Speeding has been reported as a common problem in this area.

**Union Branch Rail Line**

A future commuter rail line is planned to pass through the park near the entrance to the treatment plant.

*Objectives*

*To enhance the safety and security of park visitors.*

*Commercial train at railroad crossing, 2003*



*Recommendations*

**Eastern Promenade at Morning and Cutter Streets**

This area would be improved by narrowing the road pavement, holding the northeast curb line, extending the southwest curb line, and expanding the lawn area. This would organize the intersection, informing people where they are expected to drive, and should also decrease speeds somewhat and create shorter crosswalk lengths for pedestrians. A major advantage to this change is the minimum stopping sight distance gained on Morning Street. As the “stop” line moves further northeast, the sight distance to the left on Eastern Promenade increases at a rapid rate.

The above should be done in conjunction with reconstructing the Cutter Street/Eastern Promenade intersection which involves reducing the pavement width and installing a sign prohibiting right turns for commercial vehicles, including vehicles with trailers, from Cutter Street to Eastern Promenade. The Cutter Street exit at Eastern Promenade could also be reconfigured in such a way to help self-enforce the “no truck” ordinance between Cutter Street and the Loring Memorial. The perpendicular parking at the top of Cutter Street should also be eliminated to make the intersection safer.

*Eastern Promenade/Cutter Street intersection, 2003*



Once the roadway is narrowed, tour buses should be encouraged to take the Fort Allen drive for their stops instead of Eastern Promenade.

### **Eastern Promenade at Wilson and Moody Streets**

There are no vertical or horizontal curve issues on the Promenade at these intersections. The required MSSD of 217' could be attained by prohibiting parking within 9 car lengths of the intersection. An alternative action would be to construct bump-outs at the corners to allow traffic emerging from the side street to gain a better position for viewing the oncoming traffic. Again, pedestrians crossing at this location would enjoy a shorter crossing if corner bump-outs were installed. Some communities have gone to the expense of raising the crosswalks to almost sidewalk elevation. Sides of the crosswalk are tapered to the street and in pavement lighting is often added to accent the crosswalk. These extreme measures are not recommended here since the vehicular speed is slower and manageable.

### **Railroad Crossing**

Provide additional pavement markings like yellow center lines and/or edge lines and extend them up Cutter Street around the blind curve.

### **Union Branch Rail Line**

Maintain an appropriate and accessible pedestrian link for Eastern Promenade Trail in the final planning and design for this future commuter rail line.

## **USER SAFETY AND VANDALISM**

### *Issues*

#### **User Safety**

Given that Fish Point served as a “hobo jungle” until about World War II, this issue appears to have had a long history related to the park. Today there remains a concern about late night/overnight activity in the park, resulting in apprehension to some in the community about night time safety. There is evidence of people camping in the park overnight, particularly in areas of volunteer growth on the slopes. It has been reported that 100 vehicles used Cutter Street, between 2 and 3 AM on a recent weeknight. Night time cruising is a reported problem in the park and at the Loring Memorial where indecent exposure was recently reported. Daylight public urination was witnessed in the lay down area of the middle Cutter Street parking area. It was reported that the light at the bandstand helps limit late night congregations that were once frequent at Fort Allen.

#### **Vandalism**

In 1900 park commissioners noted that the vandalism at Fort Allen was deplorable and determined that something had to be done in the way of more police protection. In 1922 park commissioners recognized the need of police protection throughout the park system, noting an “increasing amount of wantonness and disregard for city property and civic beauty”. The commissioners placed extra police from the City Police Department forces in the parks, paid for out of the park fund, but it proved expensive and unsatisfactory. The park commissioners believed that an individual park policing unit, acting under specific instructions from the commissioners and answerable to the commissioners, would be more effective in carrying out the protective policy, in coordination with the regular policing forces.

A trained motorcycle officer was employed to patrol the park area during the summer months of 1929, “correcting some of the unruly and boisterous elements, and regulating traffic on the parkways”. It was recommended to carry on and extend this patrol work. In 1962 vandals created significant damage to the playground. In 1990 the first Park Rangers appeared in the city to assist with these and other issues.

In general little evidence of vandalism was found with a small amount of graffiti at the bandstand. Litter is evident below Fort Allen where it is difficult to gain access for maintenance. There is a significant amount of paint graffiti at the sewage treatment plant wall abutting the trail, but that is an approved location for this type of activity.

### *Objectives*

*To enhance the safety and security of park visitors.*

### *Recommendations*

Vegetative management on the steep slopes and additional lighting in the park is recommended to improve overall visibility, increase the perception of safety, help facilitate observation by police patrol and reduce vandalism.

As an interim measure, vehicular parking and standing should be prohibited at the Loring Memorial. This should be accomplished with signs, not gates or other vertical barriers, to maintain the open, welcome character of the area. If enforcement does not curtail the problem in this area, a more permanent solution should be developed.

Further discussion related to Cutter Street is provided under maintenance/management. Increased police presence and enforcement is critical to change inappropriate activities and perceptions about the park.

## RECREATION FACILITIES

### Issues

#### General

Much of the park continues to offer a variety of opportunities for passive recreation. A variety of active recreation facilities have been sited on leveled areas of the slope just below Eastern Promenade. Most active and passive recreation facilities appear well used. The beach, ice skating area and fitness trail have experienced diminished use.

#### Passive Recreation Facilities

##### Fort Allen

Construction of a fort began on the site of what is now known as Fort Allen in 1775. The fort was named for William H. Allen, commander of the sloop of war Argus, on 29 October 1814. In 1886 Fort Allen was described as follows: "The remains of Fort Allen are well preserved, showing that its center was a half-moon battery, after the old fashion of military engineering. The crescent covers about one hundred paces, with two well-defined embrasures in the center. . . . it has the well-defined depressions for two guns in the center. . . . The barracks were in one building . . . of which the cellar only remains."

Acquisition of Fort Allen by the city was suggested in 1883. It was purchased in 1890. Some grading was completed that year as well as initial construction of the bandstand. In 1893 a driveway was proposed around Fort Allen, extending below the lookout with a terrace and walks below the drive, and connecting with the main walks at the entrance. In 1894 a description of Fort Allen indicated that the "surface was rough, uneven, and honeycombed with boulders of so large a size that constant blasting was necessary to effect their removal from the ground, and the whole plot presented an exceedingly unattractive appearance." A description of the improvements included "a driveway 20 feet wide at the entrance to the Park, and increasing gradually to a width of 50 feet opposite the bandstand, extends around the lot. A central walk leading from the Promenade to the driveway divides before reaching the bandstand and forms a curving path on either side; a flower bed is enclosed between the diverging walks. On the lower side of the lot, fronting the harbor, is a terrace 15 feet wide and 90 feet long, on which seats are to be placed for the use of the citizen and tourist. The natural slope of the ground between the inside and outside of the driveway is so great that in-order to give a level cross section to the drive, a fill of 8 feet . . . was required. The walks and drive were edged and the slopes covered with turf . . . A cobble stone gutter, 3 feet wide was laid on either side of the drive, and both drive and terrace were surfaced with broken stone."

In 1895 Park Commissioners described the improvements of 1893 as leaving the part of the park between the terrace and drive, and the cliff of the Grand Trunk Railway's cut, "still in the state of nature, covered with boulders, rough and unattractive". A special appropriation was used to continue the work to utilize and make the unimproved lower portion accessible. John H. Flannagan began building a new lower terrace beginning at the embankment of the upper terrace and drive, sloping toward the cliff formed by the railway cut. The Street Department furnished surplus material from the grading of Morning and Congress Streets. A 10' wide cement concrete walk was built around the top of the embankment at the railroad cut. Concrete steps were added in 1896. The terrace was widened in 1933.

In 1901 Commissioners acquired the original carriages for big guns at this park and mounted the guns on the carriages. Prior to that the guns were mounted on the embankment. In 1933 the Civil War cannons were remounted on new gun carriages. These white painted wood carriages are decaying and need replacement.

Fort Allen,  
[Souvenir Edition of the  
Portland Evening Express, 1899]



In J. C. Olmsted's letter to Mayor Baxter of 22 May 1905 he stated that "We have preserved unchanged the old fortifications, the walk under the trees along Fore Street and the concrete construction of the terrace and steps overlooking the harbor. We believe, however, that in some minor details we have improved the present design. The path against the fence on the southwest boundary, we propose to move out far enough to allow some screen planting against the fence. . . The small sinuous path down the central plat we believe would be better discontinued, as rather unpleasantly breaking the sweep of the grass and not being in itself especially attractive." The 1905 Olmsted Brothers plan also recommended moving the bandstand to an axial location. The bandstand was never moved and the walk remained until 1984.

**Picnic:** Most of the open slopes are appropriate for casual picnics. Tables have been provided near the beach and boat ramps, adjacent to the upper Cutter Street parking area and in Fort Allen. Additional tables have recently been installed at some of the former sites of the fitness trail.

**North Street Community Gardens:** Located at the crest of a slope overlooking downtown Portland and Back Cove, the community gardens have a fenced enclosure and are heavily used. It has been reported that there is a waiting list for space in the gardens and some desire for expansion.

### Active Recreation Facilities

**Playground:** In 1903, just prior to the Olmsted plan, a new baseball ground was laid out, and an outdoor gymnasium was built with iron pipe donated by C. M. & H. T. Plummer. The following year the ball grounds were repaired, iron gymnasium painted and the dump leveled off. The 1905 Olmsted plan distributed various types of recreation uses throughout the park. An area called "little children's lawn" adjacent to Fort Allen was to be kept open and accessible for use by pedestrians enjoying the view, as well as for children. The area between Cutter Street and Eastern Promenade was to be adapted as a little children's playground with lawn for games, swings, tilts and a shelter for use by both children and parents. The playground was to be fenced and policed. The playfield opposite Walnut Street was to be used by boys too young to play on the baseball field and was to include play structures like parallel and horizontal bars, swinging rings, provision for running and jumping, and one or more small baseball diamonds that were "not so level or so well laid out as those on the larger field". The baseball field on the lower slope below the Northern Concourse and near the railroad was to be used for baseball and other games. Land for the latter area was never acquired by the city and the children's playground wasn't moved from the end of Walnut Street until many years later.

In 1908 Park Commissioners recommended enlarging the play area with more apparatus like swings, rings, bars, ladders and slides. In 1916, the playground at the foot of Turner Street, now called Wills Playground and named for Charles Wills, a former alderman interested in recreation, was noted as not as well equipped as the one at Deering's Oaks. It did contain volleyball, basketball, maple slide, kindergarten slide, swings, sand box, croquet set, and bats and balls as recreation equipment.

In 1926 Wills Playground was listed as 1 acre in size. At that time the Recreation Department noted a falling off in attendance at Wills Playground, citing the great number of summer camps in the near vicinity. They also noted an ever increasing number of adults taking an active part in municipal recreation. In 1927 a number of repairs were made including 165 linear feet of wire fence and a new shelter for the swings. In 1932 work began in Will's playground to double the area so that, when equipped, it would be one of the best playgrounds in the city. In 1934 Federal CWA and ERA funds were used for a new playground opposite Walnut Street. In 1972 a new playground was planned as part of an Urban Beautification Program. It is assumed that this is about the date of the relocation of the playground to its current site.

*Wills Playground [Annual Report, 1917]*



*Wills Playground, 2003*



The playground is in fair condition and well used, but is not handicap accessible internally as well as lacking universal access from the public sidewalk. Raised timber edging surrounding the play equipment and the swings impedes accessibility from surrounding lawn areas. A steep, deteriorating maintenance path into the playground located towards the little league field is blocked off by wood posts with chains. The wood timber play structures with plastic slides are worn, with numerous safety problems like splintering wood, tripping hazards and fall potential due to missing components. Built before today's standards related to safety zones the structure is not in compliance with current requirements. Safety zones are inadequate around the swings as well as in one location at the play structures. The sand surface at the swings is difficult to walk on and is not an acceptable resilient surface. It also has a drainage and ponding problem. One of the steel arch swings is equipped with 4 toddler seats, and the other with 4 strap seats. There are a number of benches in this area including 2 that appear to be missing a matching table at a small shelter, 4 metal benches [2 between the swing sets and 2 along the eastern perimeter], 3 wood benches around the play structure [1 in poor condition that was warped, creating a significant slant to the seat].

When the William B. Jack School opened in 1943, it is assumed that playground and/or playfield facilities were provided as well. In 1956 the City Council approved \$10,000 for Munjoy playfield on North Street. Today both a playground and a playfield are associated with the school. The playground was not evaluated because it was being removed for school renovation.

### Athletic Fields

There has been significant growth in the need and use of athletic fields by public schools and recreational sports leagues. Scheduled use almost doubled between 1983 and 2000. This is anticipated to increase by 2005. These fields were not part of the phased recommendations [with an 8 year time horizon] of the athletic fields task force. The fencing of these fields, particularly the Little League field, has made them single use areas, for the exclusive use of a few and used only for a portion of the year. Much of the fencing also interferes with enjoyment of the views from Eastern Promenade.

**Kiley Softball Field:** Initially laid out in 1903, it was noted that the new play area was much used for soft ball play in 1934. It is assumed that this field became formalized in the 1970s after the playground was relocated. Currently used for Portland High Girls softball and adult softball, it has a skinned infield, galvanized steel chain link fence enclosure and backstop. The fence and backstop are in fair to poor condition, as is the field. There are two team benches and one portable bleacher. There are no lights. There is one irrigation head behind the pitcher's mound. Expressed concerns include the high use of the field, lack of irrigation and reported use by off leash dogs.

*Kiley Softball Field, 2003*



**Carter Little League Field:** This field has a 12' high galvanized steel chain link fence enclosure and backstop that are in fair to poor condition. There are two team benches and one portable bleacher. There are no lights. There is one irrigation head behind the pitchers mound. The field is in poor condition. Surface runoff runs through a dugout. Expressed concerns include the high use of the field and lack of irrigation. Right field does not meet the regulation distance.

**Jack School Softball Field:** Constructed c1954, this field was renovated in 1997. Currently used for softball in the spring and summer, and soccer in spring and fall, the field and fencing is in fair to poor condition. There are no bleachers, irrigation or lights. Expressed concerns include that the field does not meet space standards for a full size softball field.

*Carter Little League Field, 2003*



## Hard Court Sports

**Tennis Courts:** Plans were made to add a tennis court near the playground in the summer of 1917. In 1927 the tennis court was put in good playing condition and was heavily used. The next year it was noted that the courts would require some grading, net and tape. In 1934 Federal CWA and ERA funds were used for construction of 2 tennis courts, constructed with a 3 layer bituminous construction, new to northern New England, with a tile underdrain and surrounded by heavy wire fence. This made a total of 3 tennis courts on Eastern Promenade. The current 3 courts were renovated in 2000 with a new surface and perimeter fence. They are in excellent condition and heavily used.

**Basketball Court:** The court was renovated in 2000 at the same time as the tennis courts with a new surface and perimeter fence. It is in excellent condition and heavily used.

**Half Basketball Court:** Adjacent to the little league field, the court is somewhat used. It is in good condition, with some puddling noted.

*Eastern Promenade Trail, 2003*



## Trails

**Fitness Trail:** In the summer of 1987 the fitness course was installed in Eastern Promenade. Today, with missing components, the course is in fair to poor condition and little used.

**Eastern Promenade Trail:** After many years of planning, the first phase of the Eastern Promenade Trail was completed in 1997 and has become a great addition and heavily used component of the park. It is in excellent condition. The paved portion is well used, particularly in early evenings on weekdays, while the stonedust portions that separate from the main trail are less used. With an 18' paved width, it is an appropriate multiple use trail. The paved portion is unmarked, presenting a potential hazard for both pedestrian and bicycle users.

*East End Beach*

*[Collections of the Maine Historical Society]*



## East End Beach

It is not known when the beach became available for public use. Some believe it became the municipal bathing center in 1836 when the city acquired land from Fore Street to Washington Avenue including Eastern Promenade, extending in part to the water edge. The Olmsted firm did not acknowledge existence of the beach in the preparation of their 1905 plan. In 1916 the Recreation Commission assumed responsibility for upkeep and development of the beach that was described as 1/8 mile long with a gentle slope. There were 3 lifeguards and a matron during the summer. In 1923 total attendance was 75,000 with an average daily attendance during the season of 1,100.

In 1927 attendance was reported as approximately 100,000 during the season. In 1928 combing the beach was recommended. It was also recommended that the city purchase the easterly end of the beach to add 300' to the length of the beach. The approach to the beach was considered poor and unsafe, as it was necessary to cross the Grand Trunk Railway tracks to get to the beach from Eastern Promenade. One suggestion was to build an overhead bridge across the tracks. Another was to build a tunnel under the tracks as the tracks were about 8' higher than the beach.

*East End Beach, 2003*



In 1929 Park Commissioners wrote "Much has been written and said about Portland's Municipal Bathing Beach, and it is a fact that very few cities are as fortunate as Portland in having a Municipal Beach within the city limits." That year the beach was improved by removing rocks and depositing sand on the raked beach from Chebeague Island. The Recreation Department reported that weekly attendance ran from 15,000 to 20,000 children. Swimming contests were held at East End Bathing Beach in 1930. In 1931 the Recreation Commission reported that East End Bathing Beach was about 1,000' long, half of it owned by the Grand Trunk Railway, but the whole beach was used by bathers. The Portland Evening News editorial reported 3,000 bathers per day at East End Beach over a 4 day hot spell in July.

In 1932 the Recreation Commission reported that East End Beach was one of the most popular resorts in the city. "Aquatic Day" was held at the beach with short swimming races as the main feature. The Portland Evening News sponsored a 2-1/2 mile swimming contest from Peaks Island to East End Beach. Commissioners recommended thoroughly overhauling the beach. The beach was open from June 15th to September 15th and had lifeguards, a matron and a caretaker. In 1934 a large raft was built for the beach, capable of sustaining a hundred persons at the same time. The slopes of the Promenade were well filled with interested spectators for the annual swim from Peak's Island to the beach. In anticipation of a major development at the East End bathing beach, surveys were made. In 1936 it was noted that East End Beach served approximately 125,000 people over the summer.

In 1963 East End Beach was closed to swimming due to severe pollution. The following year Charlotte Fairbanks asphalt swimming pool was constructed as a substitute for saltwater swimming. East End Beach reopened in 1980 after completion of the nearby water treatment plant.

The beach is in fair condition but has diminished use compared to the heavy attendance it once had. With increased transportation opportunities there are now other options available. Some believe that its proximity to the treatment plant may also be a deterrent to use. The beach still requires periodic importation of sand. Concerns have been raised about broken glass and seaweed on the beach. While there is no longer lifeguard support, park rangers and police patrols monitor beach activity.

### **Recreational and Commercial Boat Ramps**

In 1931 there was a suggestion to develop a combination marine park and municipal boat landing on the railroad land adjacent to the bathing beach, formerly the site of the Eastern Yacht Club and Curtis Shipyard. A boat ramp and parking was added in 1990. There is a proposed erosion control project for the shoreline between the recreational boat ramp and the Eastern Promenade Trail which is planned to begin in September 2003.

A commercial boat ramp is located near the bathhouse and a public recreational boat ramp is located at the northern end of this small peninsula, near a boat storage area. The commercial ramp is older. The upper area of the ramp is a concrete slab cast on the ground while the lower part going into the water consists of thick precast planks. These planks have large cracks but otherwise are not displaced or out of alignment. It is difficult to see how they were installed but they may have been simply laid on top of the natural rocky shore material. On one side there are large gaps under the planks and on the other side there is unfinished concrete fill against the side of the planks. However, this ramp still seems to be serviceable.

*Recreational Boat Ramp, 2003*



*Commercial Boats, 2003*



The recreational boat ramp appears to be relatively new and consists of scored precast concrete planks that are bolted together. While this ramp appears to be well built, the bare steel tabs that protrude from notches in the sides of the planks are rapidly corroding, especially where they are alternately washed with seawater on the incoming tide and dried out on the outgoing tide. The 1-1/2" x 1/2" bars appear to be embedded through the width of the concrete plank. That is, the same bar protrudes from both sides of the plank. With the steel expanding as it corrodes, the concrete is starting to crack at the locations of the bars. Eventually, this nicely built ramp will break up from the "rust-jacking" action of the embedded steel. These planks could have lasted for a very long time if the bars had been stainless steel. Galvanized steel would not have worked as well because the protective zinc coating would have been lost rapidly from the corroding effects of the seawater.

### **Sledding Hill**

The sledding hill west of Cutter Street is in good condition but needs appropriate safety features at the base. It has been reported that there was a recent accident where the slope meets the parking area.

### **Skating**

In 1928 the Portland Water District sanctioned building a skating rink on their land below the reservoir on North Street and laid several hundred feet of water main to flood the rink. In 1932 the rink was enlarged to over twice its original size.

The current skating area is located in a depression in the lawn next to the North Street Community Gardens. It is reputedly difficult to maintain as a skating area in winter and has limited use today.

### *Objectives*

*To enhance passive recreation opportunities by providing more open lawn areas and walking paths offering easier access to various areas of the park.*

*To recreate the historic landscape as much as possible without compromising today's recreation needs.*

*To separate conflicting facilities, and relocate and remove inappropriate facilities from sensitive areas.*

*To relocate or remove inappropriate facilities from sensitive areas.*

*To maintain, but not expand, active recreation facilities.*

### *Recommendations*

#### **Passive Recreation Facilities**

**Fort Allen:** Replace the gun carriages. Aluminum has been suggested for long term maintenance reasons. It should be verified that this material is suitable for an oceanfront location and the two metals [iron and aluminum] should be separated. Do not replace the central walk.

**Picnic:** Expand picnic facilities. Provide more tables between Fort Allen and Portland House as well as in other locations where they are not in the prime viewshed.

**North Street Community Gardens:** Expand the community gardens into the skating area which is little used today and difficult to maintain. Continue to provide public access to the crest of the slope overlooking the city skyline and Back Cove. Provide benches in this area for public enjoyment.

### **Active Recreation Facilities**

**Playground:** In the long term, replacement of all of the equipment and making the entire facility accessible will be necessary. At that time the playground should be relocated to the area adjacent to the tennis and basketball courts. This should be accomplished in concert with the provision of a new multipurpose field as described in the recommendations for the Carter Little League Field.

Consider adding lower scaled equipment that is appropriate for small children, separated from equipment for larger children.

From a historic perspective, play equipment components inside the park should be metal with recessive colors. The use of primary colors, and roofs that could interfere with views, is discouraged. While wood might also be an appropriate material choice for the new equipment from a historic perspective, it is not recommended because it is less durable and has higher maintenance requirements.

Short term improvements to this facility should focus on public safety and accessibility, including the addition of an acceptable resilient surface at the swing sets. As a temporary measure, equipment from the Jack School may be used to upgrade existing equipment.

### Athletic Fields

**Kiley Softball Field:** Reorient the field to improve orientation for users and reduce the presence of chain link fence directly abutting Eastern Promenade. Renovate the field, improve soils to facilitate drainage, replace fencing and backstop, and consider adding irrigation.

**Jack School Softball Field:** Convert the entire area into a multipurpose field that can serve the school and city with an extended period of use. Provide some off street parking adjacent to North Street.

**Carter Little League Field:** This field should be relocated outside Eastern Promenade to help restore the pastoral character of the park. Once this is accomplished and the playground is relocated, convert the entire area into a multipurpose field that can serve the city with an extended period of use. Renovate the field, improve soils, provide low fencing at the tops of embankments only as necessary, and consider adding irrigation. In the interim, work with the Little League to reduce fence heights that interfere with views, and limit capital improvements on the field.

### Hard Court Sports

**Tennis Courts and Basketball Court:** These facilities are in excellent condition and no immediate recommendations are offered. Given the level of recent investment for these facilities, these uses should be maintained in their current locations as long as they are maintained in good condition and well used. In the long term, relocate these facilities for better use orientation, to reduce the presence of fencing along the promenade and to provide better proximity of the playground to Eastern Promenade as shown in the long range plan for this area.

**Half Basketball Court:** Consider elimination of this element when and if the Little League field is relocated.

### Trails

**Fitness Trail:** Given the condition and limited use of this facility, removal was recommended and has been carried out.

**Eastern Promenade Trail:** Provide markings for bicycle lanes to reduce the hazard of mixed pedestrian and bicycle use.

### East End Beach

Develop a beach management plan. Provide a more extensive application of sand, beyond the low tide mark.

### Recreational and Commercial Boat Ramps

There is nothing practical that can be done to prolong the life of the boat ramps. While they will be useful for many more years, the design of the next generation of boat ramps should be based on the lessons learned from these current ramps.

Recommendations pertaining to the issue of boat ramps in the park are included under Maintenance/Management.

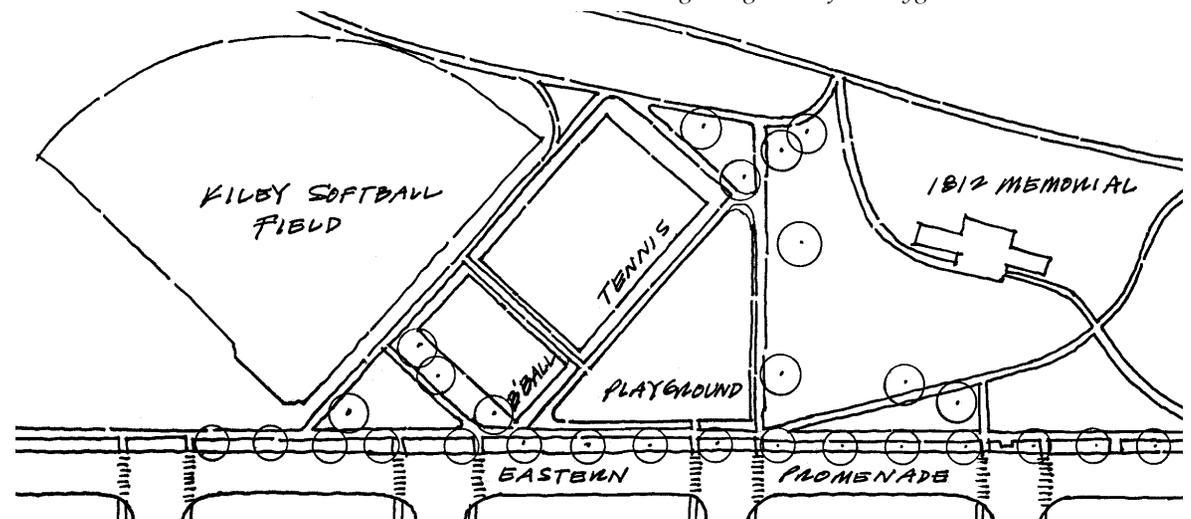
### Sledding Hill

Provide safety features at the bottom of slope to prevent accidents in the parking area. The solution could include temporary snow fence in winter as well as an earth berm at the bottom of the slope to help reduce speed. It has been reported that there is an interest in adding variety to the topography of this area to make it a more interesting sledding hill. This could be done in a limited way in the context of this historic park and could be beneficial in helping direct pedestrian traffic. The end result should not call attention to itself during the seasons when there is no snow.

### Skating

Eliminate the facility in favor of expanded community gardens. There are other skating facilities in the city that are better suited for this use.

*Long Range Plan for Playground and Hard Courts*



## **BUILDINGS**

### *Issues*

#### **Bandstand**

In 1891 Fort Allen opened to the public with a new shelter designed by Stevens & Cobb, architects. It was apparently moved from its original location. It was found in poor condition in 1904, rebuilt from the deck floor down to the foundation and painted two coats of paint. While not followed, the 1905 Olmsted firm plan recommended slight relocation again to a central axial position. In 1910 the bandstand was repaired and painted. It was repainted in 1918 and 1919, and repaired again in 1933. The bandstand was completely restored in 2000.

In 1929 midweek evening band concerts in Fort Allen during August for the first time in many years. Two concerts were given, and enough favorable comment was received to encourage the Commission to continue the policy another year. In 1952 the concerts formerly held at the Oaks were transferred to Fort Allen while the Oaks bandstand was being taken down.

The 6 sided bandstand is a wood framed open structure with a shingled roof and cedar shingled lower walls. Except for a few damaged wall shingles, the bandstand is in excellent condition. It is noted that the designer cleverly created a drainage space between the edge of the floor deck and the flashed exterior wall.

*Bandstand, 2003*

#### **Bathhouse**

In 1890 Mayor Holman S. Melcher recommended consideration of a public bathhouse on the ocean. "With our city almost surrounded by water, it seems unfortunate that there is no place within the city limits where boys can indulge in the healthful and invigorating sport of a salt water bath, without exposing themselves to the risk of arrest for violating a city ordinance. I heartily recommend that the matter of a public bathhouse receive your attention, and a suitable one be provided, if it appears expedient to do so after a proper examination of the subject." Not mentioned again until 1923, the municipal bathing beach then had 3 bathhouses with 80 dressing rooms accommodating 2 or 3 adults at a time and 2 attendants, a man and a woman.

The following year the Recreation Department reported that repairs would have to be made on the old bathhouse, as it had seen many years of service. In 1925 there were 30 new dressing rooms and toilets, increasing the popularity and use of the beach. The following year it was noted that 90 dressing rooms were inadequate. Malicious mischief was also noted as a concern. In 1927 new and larger bathhouses were recommended, as well as more of them. Vandalism continued. The recommendation was repeated the next year with support for 2 chemical lavatory tanks.



In 1931 there were 3 bathhouses with 84 compartments. Each compartment was allotted to 2 or 3 adults, but even with doubling up this way the accommodations were far too small. Many people came to the beach in their bathing suits. The Portland Evening News editorial recommended 425 bathhouse accommodations and uniformed patrolman. In 1932 Commissioners recommend new bathhouses with a basket system to prevent monopolizing a bathhouse for several hours by any individual. In 1933 the Recreation Commission reported a decrease in vandalism.

A new bathhouse was added in 1990. This comfort station building, consisting of concrete block bearing walls and a light wood truss roof, is in excellent condition.

#### **Former Buildings**

The former "pest house" located near the 1812 burial ground was removed many years ago as were the barracks at Fort Allen. With centralized maintenance facilities today, both the former tool houses no longer exist. Toilets were recommended for Wills Playground in 1924. A concrete block rest room facility located adjacent to the playground in 1985 has been removed.

#### *Objectives*

*To limit the addition of new buildings in the park except as appropriate to the overall design intent.*

#### *Recommendations*

##### **General**

Continue to provide periodic maintenance to the bandstand and bathhouse. No additional buildings should be added to the park.

## FENCES

### Issues

#### Cleaves and Tucker Monument Fence

The monument is encircled by a 4' high iron fence that is in good condition. It appears that the vertical supports have been replaced with 5" square tubular steel posts. The picket sections [1" square pickets with two 1/2" by 2-1/2" horizontal rails] may have been part of the original 1883 installation. The 5" high horizontal I beam support may have been an addition. In 1933 a wrought iron fence was added at outer perimeter on a concrete curb. It was repaired in 1984 and was still there in 2000, but has been removed since.

Not part of the original installation, the monument is closely surrounded by a chain that is mounted on four 5" square, 43" high iron stanchions. Each stanchion appears to be anchored to a shallow concrete base with a vertical rod that passes through the entire height of the stanchion, leaving the nut exposed on the top of the stanchion. The stanchions and chain are in good condition. However, the nut is not tightened down on one of the stanchions and the stanchion can be moved back and forth. At another stanchion, the rod is tightly anchored to the foundation but the foundation is so shallow that both the stanchion and foundation can be moved back and forth. The remaining 2 stanchions are solidly anchored but they are tilted inward toward the monument. The foundations may be so shallow that they are subject to frost heaving.

#### Fort Allen Fence

In 1896 the Thomas Laughlin Co. built an iron fence for the top of the southern terrace composed of upright pickets on angle iron with iron posts set on granite bases every 16'. Midway between every 2 posts the fence was braced on a stone post set into the ground. In 1900 about 300' of new iron fence was built around the upper terrace as a guard at this part of the main driveway where the terrace was very steep. Following recommendations of the Olmsted firm, about 900' of iron fence was built in 1905 to enclose the new addition to Fort Allen as a continuation of the fence along the lower edge of the fill skirting the Grand Trunk Railroad property.

After that the fence was maintained with painting of the lower terrace fence in 1906, painting of all fences in 1910 and repairs in 1923. More wrought iron fence was added in 1933 at which time the granite fence posts were removed. What appears to have been one of the original granite end posts remains today near the bandstand. It supported 3 horizontal rails. The iron fencing was replaced in 1984 with one with a similar design, a decorative black painted steel picket fence with round tubular steel pipe supports and 3 steel angle horizontal rails. The top rail is 31" above the ground, too low for today's safety standards.



The fence is sited at the lower terrace and along the sweeping curve of the walk. The latter is about 640' long and consists of 8' long modules that are connected together at the rails with small welded plates. Each module has one 1-7/8" diameter steel pipe post, 3 rails of 1-3/4" x 1-3/4" x 1/8 or 3/16" angles and 3/4" diameter solid steel pickets spaced 4" apart. The pickets alternate between long ones that connect all 3 rails and short ones that connect only the 2 bottom rails. The tops of the longer pickets are 36" above the ground. All of the pickets are capped with fleur-de-lis finials and the posts are capped with rounded covers. The finials and round covers appear to be production manufactured items. About 50 out of 1,840 finials and 8 of 80 post caps are missing.

At the bottom of each post there is an elongated base shoe that includes a socket for the post and a socket for an 18" long, 3/4" diameter bracing strut. The top of the bracing strut is welded to the post and the base shoe is bolted into an underlying stone or concrete foundation.

The steelwork is in generally good condition although the paint is flaked, cracked and missing throughout the length of the fence. Where the bare steel is exposed, the metal is pitted. The bottom of the fence is hidden in tall growth and in some places vines enclose the entire fence. At some locations where the bottom of the fence can be seen, the posts are corroded through just above the base shoe and the fence can be easily moved in and out.

Fence at Fort Allen, 2003

The 80 or so modules are connected together with welded plates. Because this connection makes the fence continuous, the horizontal rails can expand or contract up to 2" with seasonal temperature changes. This movement has to be accommodated by lateral buckling of the fence rails or by the resistance of the post closest to the ends of the fence. The bolt holes at the ends of the rails suggest that the original design may have anticipated this movement by using slip joints. However, rigidly welded connections were used instead.

#### **Active Recreation Area Fences**

Each of the active recreation facilities is enclosed with chain link fence of various heights and conditions. The recently renovated tennis and basketball courts have 10' high vinyl coated fence in excellent condition. The softball field has a 6' high galvanized steel fence with a taller backstop. The little league field has a 12' high galvanized steel fence with a taller backstop. Fencing that partially encloses the playground is 5' and 6' high galvanized steel. There is a hole in the fence at a rear corner, as well as a breach that has been covered with chain link fencing. The latter fences are in generally good, serviceable condition.

Much of the upper part of the slope also has some old chain link fence with numerous breaches in it. This fence consists of "unistrut" top rails and posts that are fastened together with light gage steel clips. The fencing is standard chain linkage suspended from the top rail. Unistrut is a brand name that dates back to the 1950s. Its products include a variety of channel shaped framing members and a series of connectors to make things like warehouse shelves, piping brackets and other light structures.

#### **Other Fences**

There are various references made to fencing, coping stone and rails, walls and stone posts along Eastern Promenade between 1859 and 1880. Almost 1,200' of 20" high rustic guard rail was installed on the easterly side of Cutter Street and parking area in 1933. Most of this has been removed, but there is a wood guard rail along part of the upper part and part of the lower part of Cutter Street. The concrete posts along the Fort Allen drive were removed and replaced in 1984.

#### *Objectives*

*To reconfirm the historic character of Eastern Promenade through the use of appropriate fences.*

#### *Recommendations*

##### **Cleeves and Tucker Monument Fence**

Maintain the 4' high iron fence that encircles the monument. Do not replace the wrought iron fence that was added at the outer perimeter in 1933. If the 4 stanchion posts close to the monument are determined to be the support posts for the original fence they should be preserved and they should be removed and reset in concrete foundations that extend down 5' to frost depth. If they are determined not to be the support posts for the original fence they should be removed.

#### **Fort Allen Fence**

Because this decorative fence is not a historic fence, it should ultimately be replaced with a fence of appropriate height and picket spacing for today's safety standards. Consideration should be given to replicating the style of the historic decorative iron fence while incorporating current standards. The location of the fence should also be reconsidered when replacement with a taller fence occurs. It would be preferable to locate it in such a position that someone sitting on a bench placed along the adjacent walk would not have to look through the fence to enjoy the view.

Until replacement occurs maintain the fence by thoroughly scraping, cleaning and repainting. Replace missing finials and post caps. Replace corroded posts. To the extent that the bases can be separated from the underlying foundations, it may be easier to take the fence down and restore it in a shop, especially if the existing paint contains lead. The fence modules should be reattached with bolted slip joints.

#### **Active Recreation Area fences**

Fences for active recreation facilities along Eastern Promenade should be as low as practical [4' maximum height preferred], vinyl coated and uniform in color, preferably black. Fences should be eliminated if possible. Fences that serve no practical purpose should be removed.

## MONUMENTS, MEMORIALS AND COMMEMORATIVE MARKERS

### Issues

#### General

There are 8 permanent memorials [Cleeves and Tucker, Cousins, USS Portland, Arctic Campaign, USS Maine, Pedersen, Loring and 9/11], 4 memorial benches [GAR, Smith, Abromson and Houghton], and a War of 1812 burial ground. Most are also located in close proximity to Fort Allen. All were inspected and do not require any significant maintenance except as noted below.

#### 1812 Burying Ground

On Christmas eve in 1812 the British cartel ship *Regulus* arrived in Portland with 230 soldiers captured by the English in the war. 26 men were sick and carried to the hospital on the hill [Fort Allen]. 21 died and were buried here. 5 survived and were later transported to Boston for exchange. In 1876 the 120' long by 12' wide burial ground was described as being "surrounded by an iron fence supported by 6 granite posts, 2 at each end and 2 on either side. Inside the enclosure are 7 Elm trees, 8" to 18" diameter. Grass, no sign, in center is an unchisled granite boulder with an iron tablet". An undated historic photograph reveals that there were actually 8 granite posts.

*War of 1812 Burying Ground, 2003*



In the 1905 Olmsted Brothers firm plan for the park, the proposed pedestrian system passed above the burial ground making it an interesting feature to be found near the path.

Renovated in 1986, the iron fence and trees have been removed. It was reported that the fence had been replaced with chain link prior to renovation. The burial ground is now composed of a long rectangular cobblestone surface where individual granite grave markers are set. The ends of the cobble rectangle are enclosed by 12 granite posts with chain. There is a granite boulder and 6 planters inside the enclosure, and a flagpole and 4 backless granite benches outside the enclosure. A bronze plaque mounted on a granite base near the flagpole joins numerous other smaller plaques on the benches and planters. Two small Hawthorns are located outside the enclosure near the flagpole. Aspects of the cemetery treatment are beginning to show signs of age. The wide mortar joints in the cobblestone paving are failing with weed growth present. Some of the chain is rusting, staining the granite.

*Cleeves and Tucker Memorial, c1883  
[Portland Public Library]*



#### Cleeves and Tucker Memorial

Designed by William Goodwin and erected on July 4th 1883, this was the first monument erected in Portland. It was given by Payson Tucker, Esq., whose ancestor Richard Tucker with his partner George Cleeves was the first to settle what is now Portland in 1633. On each side are the 4 names by which the city was successively known - Machigonne, Casco, Falmouth and Portland.

In 1879, the site for a future monument was prepared by the city. Composed of material taken from the widening of Congress Street and heaps of ashes and other rubbish that had been illegally deposited on Eastern Promenade, a circular mound was built at the foot of Congress Street. Before setting the monument, the mound was raised nearly 2' and a sod lawn was installed. A 6' wide path was provided around the central 24' diameter circle. A flight of 3 granite steps with buttresses were placed at the front entrance.

*Cleeves and Tucker Memorial, 2003*



The Olmsted firm was interested in improving the monument and its setting. In J. C. Olmsted's letter to Mayor Baxter of 22 May 1905 he stated that "At the end of Congress Street we show a possible treatment of the location of the monument now existing in that place. We believe that on the lines of this sketch it would be possible to carry out a construction which would serve the purpose of a convenient entrance to the park, a sufficient terminus for Congress Street, and a dignified location for a monument. The monument itself, we believe, might be something more in keeping with the scale of its surroundings than the present memorial would be if used in so important a position as this." Not implemented, the plan formalized the area around the memorial with a rectangular paved space allowing pedestrian circulation around the memorial and providing a stair link to the park below.

In 1910 the New England Artificial Stone Company built cement walks, cement curbs and gutters, and reset the granite steps. In 1933 other improvements included 134 LF of ornamental wrought iron fence, 103 LF of concrete curb and 80 LF of granite curb.

Today a motley of pavement types encircle the monument including grey concrete walks from the street, bituminous concrete from the intersecting sidewalk, and tan concrete surrounding the perimeter of the memorial. The concrete curb prevents universal access to all sides of the memorial. The concrete curb is missing on the water side of the monument. A planted landscape treatment has been added consisting of Catawba Rhododendrons and overgrown yews that are beginning to compete with the scale of the memorial. Although not seen from the street, a large electric control panel has been sited on the water side of the monument.

Encircled by an iron fence, the granite monument from North Jay Quarries has a 6' deep foundation of granite blocks laid in cement. The monument consists of 3 descending tiers of granite blocks topped with a tapered shaft. The stone blocks are set dry and pinned together. There is no mortar between the stones but thin lead shims may have been used to level each tier. The 5' square bottom tier appears to sit on a concrete foundation that is flush with the ground surface. The joint under this unit is fairly large and may have been mortared originally. There is no mortar today and the joint appears to be wet. There is no movement, cracking, staining or botanic growth evident between the tiers.

#### **USS Maine Memorial Cannon**

A main gun, recovered from the battleship USS Maine that sunk in the harbor of Havana, Cuba on 15 February 1898, was placed in Fort Allen about 1915 on a large concrete foundation. The gun was painted in 1919. It appears that the original foundation has been capped with concrete and a bronze plaque has been added. Edges of the new cap are beginning to exhibit signs of deterioration and the bronze plaque is corroding and staining the concrete.

*USS Maine Memorial Cannon  
[Annual Report, 1915]*



*USS Maine Memorial Cannon , 2003*



#### **GAR Memorial Bench**

Dedicated on 9 September 1929 by the Daughters of the Union Veterans Of the Civil War [1861-1865] the bronze plaque on the granite bench states "Eternal Vigilance is the Price of Liberty. One Country and One Flag. In memory of The Grand Army of the Republic". The concrete foundation below the bench is exposed.

### **Jacob Cousins Memorial**

Unveiled 22 September 1935, the bronze plaque on a stone boulder erected by the Jacob Cousins Post No. 99 Portland Maine of the Jewish War Veterans of the United States to the memory of Corporal Jacob Cousins Company C 328th infantry United States Army who was killed in action at Meuse-Argonne France on October 14, 1918. He was the first soldier of the Jewish faith from this city to make the supreme sacrifice in the line of duty during the world war."

### **USS Portland Memorial**

The USS Portland monument was erected by the naval reserve associates club in memory of members of the 3rd battalion of USNR in 1949. The monument is composed of the main mast tripod and navigational bridge shield from the WWII heavy cruiser USS Portland CA33. A bronze plaque on a granite base recognizes the members of the 3rd battalion of USNR who made the supreme sacrifice and all members of the battalion. A granite monument displays 3 additional bronze plaques. The front plaque identifies the ship and lists its WWII battle record. The upper plaque on the back dedicates the monument to those men who served on board the USS Portland. The lower plaque identifies fallen sailors and responsible battles.

Facing east, the 51" high navigational bridge shield is a U-shaped section of 1/2" thick steel that is embedded into a concrete foundation. Although the railing and foundation are in good condition, the gray paint is deteriorating and the steel is developing surface rust. The main mast tripod consists of a 3 legged arrangement of steel members that supports the ship's bell and "crows-nest" platforms. The steel is in generally good condition except for a strut near the top that is severely corroded. This condition appears to be very old insofar as a newer strut has been added immediately above the damaged strut. However, the steel is starting to rust where the paint is cracked, blistered and peeling. The paint coating the horizontal steel at the top of the mast is in the worst condition. The main mast tripod has reputedly been struck by lightning on several occasions.

### **Carl S. Pedersen Memorial**

In June 1992 two plaques were placed on the Fort Allen terrace in memory of Carl S. Pedersen. With a granite veneer base and a stainless steel top with plexiglass, the now faded images provide a brief history of Portland.

*USS Portland Memorial, 2003*



### **Loring Memorial**

This memorial is located at the Northern Concourse of Eastern Promenade where the Olmsted firm proposed an overlook and monument. Correspondence between Mayor Baxter and the Olmsted firm in the fall of 1905 sheds some light on the considerations for the area. The Mayor initially requested a shelter instead of a monument, but thought that the Olmsted firm would prefer a statue instead. The firm replied that a statue on a monument would be preferable to a shelter. "We fear that in the case of a shelter there would be a sense of disappointment to visitors using it, by not being out on the front of the terrace where they could command a view without the obstruction of carriages and trees and a sense of having a back seat, as it were." The firm then suggested an alternative of a fountain basin with a monumental stone center, but agreed to show a statue on a pedestal.

While awaiting a proper statue, the concourse was planted with a variety of shrubs and flowers in 1905. With the construction of the Loring Memorial that began in 1998, the initial plan became a reality. Dedicated to a Medal of Honor air force pilot who died in the Korean War, it is a contemporary landscape of stones, shafts, walking surfaces and planting. A central light well pit consists of 2 precast concrete pipes set in a vertical position covered over with steel grating. This monument is in excellent condition.

### **Nathan H. Smith Commemorative Bench**

This granite bench with carved lettering was erected in 1998 near Fish Point as a tribute to Nathan H. Smith.

### **Arctic Campaign Memorial**

In May 2000 the Arctic Campaign Memorial Trust dedicated this memorial in memory of 3,000 men and women who gave their lives in the arctic campaign 1941-1945 on convoys to and from Russia. Located adjacent to the USS Portland Memorial, it was proposed to relocate both memorials to the Oceangate complex in 2000. The granite monument is in good condition.

### **9/11 Memorial**

A temporary memorial in the form of planting and a sign was dedicated in 2002 in memory of the heroes and victims of September 11, 2001. Construction of a permanent memorial on an adjacent site was completed in September 2003.

### **Senator L. Joel Abromson Memorial Bench**

This granite bench with carved lettering was erected in 2002 near Cutter Street in memory of Senator L. Joel Abromson.

### **Charlie Houghton Memorial Bench**

This granite bench with a bronze plaque was erected in 2002 below the terrace at Fort Allen in memory of Charlie Houghton.

### *Objectives*

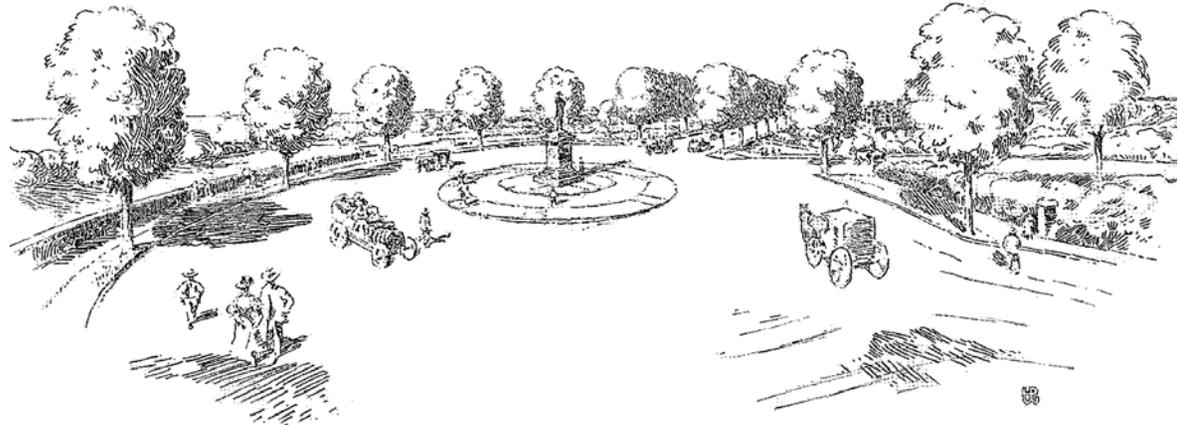
*To limit the addition of new monuments, memorials and markers except as appropriate to the overall design intent.*

*To relocate monuments, memorials and markers as required to be compatible with the overall design concept.*

*Memorial Bench, 2003*



*Olmsted Brothers sketch for the Northern Concourse, 1905  
[National Park Service,  
Frederick Law Olmsted National Historic Site]*



*Recommendations*

**1812 Burying Ground**

The next time the burial ground is rehabilitated, consideration should be given to replicating the original treatment.

**Cleeves and Tucker Memorial**

While the memorial does not require any attention at this time, the space immediately surrounding the memorial does. The concrete curb and plantings should be removed to improve pedestrian access around the memorial and reduce visual competition with it. The Rhododendrons could either be transplanted or replaced in a location separated from the memorial to accommodate this pedestrian space. The lawn inside the fenced perimeter should be replaced with ground cover to ease long term maintenance requirements. Paving around the memorial should be replaced in a manner that is compatible with the high profile of the site that this memorial has been placed on. The large electric control panel should be either relocated to a less prominent location or screened. Provide universal access around the memorial.

**USS Maine Memorial Cannon**

Maintain the paint finish on the gun. Clean and protect the bronze plaque. Monitor the condition of the concrete cap. When repairs and/or replacement becomes necessary, restore the profile of the original foundation.

**GAR Memorial Bench**

Raise the grade at the base of the bench to cover the exposed concrete foundation.

**USS Portland Memorial**

Consideration should be given to finding another appropriate location outside the park for this memorial as it is not supportive of the landscape character of the park. In the meantime, maintain the steel structures with thorough scraping, cleaning and repainting. It may be time to strip the paint down to bare metal and coat the metal with a high quality paint formulated for a hostile, salt laden environment. Special procedures will be required to remove the paint if it contains lead, as it probably does.

**Carl S. Pedersen Memorial**

This memorial should either be maintained with new graphics or replaced as part of a new overall sign system.

**Loring Memorial**

Maintain vehicular access around the Loring Memorial, formerly called the Northern Concourse, as this was clearly the intent of the original design.

**Arctic Campaign Memorial**

Should the USS Portland Memorial be relocated, consideration should also be given to relocating this memorial along with it.

**9/11 Memorial**

Remove all temporary components of the memorial after completion of construction of the permanent memorial.

**Additional Memorials**

There are no recommendations for the other memorials at this time. Recommendations pertaining to the issue of monuments, memorials and commemorative markers in the park are included under Maintenance/Management.

**SITE AMENITIES AND FURNISHINGS**

*Issues*

**Signs**

Eastern Promenade has identification, regulatory and interpretive signs, but no orientation signs. Most of the signs are of different styles and colors. There is no consistency of approach for this or other historic parks in the city. Eastern Promenade and the Loring Memorial have similar metal identification signs. The little league field has a weathered sign identifying it as "Carter Field Portland Bayside". There are numerous regulatory signs. In addition to the faded images with a brief history of Portland at the Pedersen Memorial, there are 2 other interpretive signs in the park, one below the bandstand at Fort Allen and one near the 1812 burial ground. Both are weather beaten and difficult to read.

*Regulatory sign, 2003*



### **Benches**

The first mention of benches being provided for Eastern Promenade occurred in 1859. More were provided in 1892. The following year seats were to be placed on the terrace of Fort Allen. 20 new seats of a new pattern were placed in Fort Allen in 1901. Additional seats were placed in the addition to Fort Allen in 1905 when it was noted that it had been "a favorite spot for our summer visitors on account of the shade trees" and the seats placed under them. It was noted that although there were seats for over 200 it was not an uncommon sight to see crowds of people lying around on the grass in 1908. More seats were planned for the next summer. A 1937 photograph of Eastern Promenade indicates that benches were constructed of concrete supports with wood seats and backs, like those in that location today.

*Bench similar to historic bench  
[No. 6735 Central Park Settee  
by Kenneth Lynch & Sons, Wilton CT]*



There appears to be fewer benches in the park overall, and many fewer [6] at Fort Allen than were there in the early 1900s. There are 22 benches in Eastern Promenade today, not counting the 2 near the athletic courts and 7 at the playground. None are the historic model. Most have concrete frames with wood seats and backs, painted light green. There are backless wood benches at the Loring Memorial and the playground has some timber benches as well as wood seats on metal frames. There are also some relatively new backless granite benches in scattered locations around the park, some serving as memorials. Benches set on lawn generally have compacted and eroded earth beneath them.

*Benches at Fort Allen, c1906  
[Greater Portland Landmarks]*



### **Picnic Tables**

There are a few picnic tables present in the park including 3 green painted wood near the beach, 2 brown painted wood near the upper Cutter Street parking area and 1 wood with a metal frame at Fort Allen.

*Bench, 2003*



### **Drinking Fountains**

A drinking fountain was provided at Fort Allen soon after it opened to the public. It was repaired in 1893 and 1894. In 1910 an ornamental iron drinking fountain was installed near the Cleeves Monument for the use of the public. Water pipes were repaired in 1918. The drinking fountain near the Cleeves Monument was moved slightly in 1933. No record has been found to date regarding the appearance of these fountains.

Today there are 3 drinking fountains: a concrete fountain at Fort Allen that is not accessible; an accessible metal fountain at the Cleeves Monument; and an accessible metal fountain at the tennis/basketball courts. Each fountain is in working order, but has a different style.

### **Bicycle Racks**

No bike racks have been found in historic images nor are they present in the park today. With the addition of Eastern Promenade Trail, it would be beneficial to provide these facilities to encourage stops along the trail.

### **Trash Receptacles**

No trash receptacles have been found in historic images. The City standard steel receptacles, painted green, are the typical receptacle in the park today. A total of seven were observed: 2 at Fort Allen along the terrace, 1 at the entrance to Cutter Street, 3 at East End Beach and 1 at the playground.

It has been reported that receptacles typically contain a significant amount of household trash as well as deposits from dog owners. Early in the mornings trash is often found surrounding the receptacles, assumed to be caused by birds or indigents.

### **Flagpoles**

A tall flagpole was placed in the center of Fort Allen in 1896. It was repaired in 1917 and provided with a new flag made by the children of the public schools of Portland. The following year a new topmast was placed on the flagpole and it was painted in 1919. An aluminum replacement flagpole occupies the site today. There is also an aluminum flagpole at the 1812 soldiers burial ground; 3 at the Loring Memorial and 5 rusted steel poles at the little league field although only 1 has been seen in use. Only the flags at the Loring Memorial are illuminated. The flag at the 1812 burial ground has a nonfunctional flood light.

### *Objectives*

*To reconfirm the historic character of Eastern Promenade through the use of appropriate site amenities.*

*To enhance the experience of visitors through attractive and functional site amenities.*

*Trash receptacle, 2003*



*Recommendations*

**Signs**

Consistency of signage with an overall sign program consisting of identification, regulatory, orientation and interpretive signs would benefit the park. A new system of consistent and appropriate signs is recommended to present a sense of uniformity and wholeness. This system can be viewed as an invitation into the park. Signs should be legible and visually compatible with the character of the grounds. The system should be designed to reflect the historic quality of the park. Consideration should be given to developing a system that is appropriate for all of the historic parks in the city.

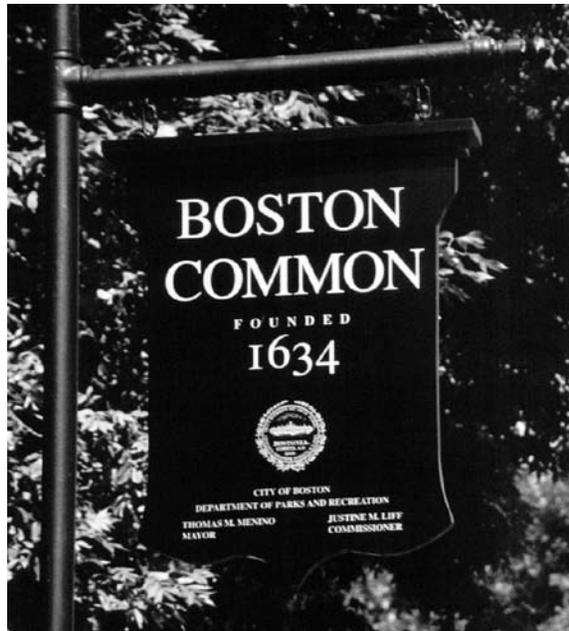
Decisions related to sign materials should be made with consideration to the overall setting. Many materials, colors and styles can be visually distracting in terms of viewing a historic property. The placement of signs inside the park should be coordinated with drive and path systems so that visitors naturally remain on path surfaces and are not attracted to walk on lawn surfaces.

Appropriate and visible identification signs are needed at entrances to the park and at specific features. Park identification signs should provide some basic information like date of establishment and historic designation, at a minimum.

Regulatory signs enumerating rules and regulations are critical to help resolve and control issues related to use, including the requirement to keep wheels on paved surfaces. Standard city speed and parking regulatory signs can be used in public ways.

*Orientation sign*

*Identification sign*



*Regulatory sign*



Although it is important not to over sign because they become less effective and create visual clutter, directional signing is often welcome. Directional and orientation signs, including orientation maps, make visitor information easily available. For example, a sign directing visitors to the beach and boat ramp from the top of Cutter Street would be beneficial.

*Directional signs*



The placement of a supporting informational or interpretive sign system component is also recommended. Identifying and giving direction to important sites, as well as providing explanations for particular historic features would be very beneficial in assisting visitors understand the significance of this resource.

### **Benches**

Benches serve an important contemporary purpose and should continue to have a place in Eastern Promenade. While the style of the existing benches relates to a period later than c1905, they should remain in place for the time being because of the expense of immediate replacement. At such time as they are beyond repair, they should be replaced with benches that are more appropriate to the era of significance. While it may be desirable to have benches that are lighter in appearance, like those in historic photographs of Fort Allen, consideration should be given to selecting a city wide style of bench for Portland's historic parks to ease long term maintenance requirements for the city. The continued use of backless granite benches is encouraged as a style for memorial benches that are placed in isolated locations.

In general, more benches should be provided throughout the park, particularly in relation to Fort Allen. The latter should ideally be placed some distance from, and below the sight lines of, parked vehicles. Where possible, benches should be placed in relation to tree plantings, as proposed in the Olmsted firm plan, such that shade is provided. Ideally, benches should be placed with a hard surface beneath them to prevent the eroded appearance that lawn will give.

### **Picnic Tables**

It seems apparent that more picnic tables would be desirable in the park, particularly in relation to Fort Allen where they should be placed outside the drive as opposed to near the historic earthworks. Style considerations are similar to those for benches.

### **Drinking Fountains**

Replace the drinking fountain at Fort Allen with a handicap accessible model that is visually compatible with the historic character of the park. Over the long term, replace the other drinking fountains in the park with the same selected fountain. Like the sign system, this would ideally also be appropriate for all of the historic parks in the city.

### **Bicycle Racks**

Provide bicycle racks at East End Beach and Fish Point to encourage stops along Eastern Promenade Trail. The style of the racks should be compatible with the light fixtures on the trail.

*Appropriate Bicycle Racks for a historic urban park*



### **Trash Receptacles**

Trash receptacles should be provided to satisfy public expectations even though none have been seen in historic images of the park. As a long term solution, consideration should be given to initiating a transition period whereby trash receptacles could eventually be eliminated altogether. During that period receptacles should be retained at key points in the park that tend to generate trash like Fort Allen and the beach/boat ramp area. Receptacles should be visually compatible with the character of the historic open space. The city standard receptacles are acceptable to ease long term maintenance requirements for the city. They should be painted black to match the other receptacles in the city.

### **Flagpoles**

The park is large enough to accommodate more than one flagpole and they are appropriate at Fort Allen, the 1812 burial ground and the Loring Memorial. These areas are spaced far enough apart that there is no visual competition between the flags. Consideration should be given to removing other flagpoles. It is preferred that the flags only be flown during the day to reduce light pollution. That would require the responsible constituency to raise and lower the flag each day. If this is not possible and the flags are flown day and night, they should be illuminated, preferably in the same manner as those at the Loring Memorial.

### **UTILITIES**

#### *Issues*

#### **Electric Service and Lighting**

##### **Lighting**

The initial electric arc lighting in Fort Allen was replaced in 1912 with a 4 light cluster. These new lights were also installed on Washington Avenue at the entrance to the road leading to the Northern Concourse. In 1922 Park Commissioners considered the possibility of securing a uniform and adequate lighting system for the parkways and promenades of the city. Demonstrations were provided by the General Electric Company of Lynn MA and the Westinghouse Electric Manufacturing Company. In 1932 flood lights were installed at the North Street Rink so skating could be enjoyed at night. In 1933 two rustic lighting standards were installed on Cutter Street.

Today different areas of the park each have their own unique light fixtures and few of the fixtures are shielded. Eastern Promenade has traditional utilitarian cobra head street lights mounted on concrete poles. Recent nonfunctional bulbs have been replaced and other repairs are scheduled.

While most of Cutter Street is not illuminated, there are 5 utilitarian cobra head street lights mounted on wood poles [2 at the upper parking area, 1 near the railroad track crossing, 1 near boat trailer parking and 1 near the bathhouse]. Repairs have been scheduled to mend a broken electric feed.

The parking area at the boat ramp parking area and beach also has contemporary nautical type fixtures mounted on black aluminum poles. These unshielded fixtures create the most light pollution. Fort Allen has unshielded quasi colonial black fixtures mounted on black aluminum poles that are also heavy light polluters. The issue of too much ambient light reducing visibility of night sky is a concern of many residents of Portland.

*Street light on Eastern Promenade, 1937  
[Portland Dept. of Public Works]*



Eastern Promenade Trail has single and double contemporary fixtures mounted from horizontal cross bars on green steel poles. These provide the least light pollution of the fixtures in the park as the illumination is directed downward towards the path. The Loring Memorial is illuminated entirely with uplights. There is a pole mounted floodlight illuminating the 1812 burial ground. Not operating, it was recently removed from the pole. There are also security lights at the bandstand and bathhouse.

There is an overhead wire to the Cleeves and Tucker Monument that is apparently used only once a year to provide electric service for an event. There is also an old wood utility pole near Fort Allen that no longer appears to serve any purpose.

### **Storm Drainage**

In 1895 a new culvert and drain tile was added to Cutter Street. In 1906 catch basins were constructed at the Northern Concourse and along the roadway leading to Washington Avenue. In 1910, between Congress Street and the Northern Concourse, 4 catch basins were built and 1,250' of underdrain was laid along the sides of the roadway. In 1912 underdrains were laid along the side of the roadway next to the high bank from the Northern Concourse to Washington Avenue. In 1917 the city laid 75' of 6" drain pipe under driveways to private garages.

1933 improvements included 6" vitrified tile and crushed stone underdrain on the westerly side of Cutter Street, 574' and 15" vitrified pipe with an outlet at the northerly end of Cutter Street. In 1934 Federal CWA and ERA funds were used for drainage work at Cutter Street.

A number of storm drain pipes were found outletting onto the slopes of the park, mostly below Kiley Field and the hard courts.

Eastern Promenade appears to drain adequately. Puddles were generally associated with highly compacted areas like paths and athletic fields.

### **Water Supply**

Other than a single head at each ball field, there is no general irrigation in the park. Fire protection has been provided with fire hydrants along the land side of Eastern Promenade. No other hydrants were found.

#### *Objectives*

*To accommodate utility services in a manner that is compatible with the historic image of the site.*

*To provide utility services that would benefit enjoyment and maintenance of the park.*

*To provide remedial measures for utility services that are detrimental to the site.*

*To provide lighting for the safety and security of park users.*

*To provide an integrated parkwide drainage system*

*To eliminate standing water by providing positive drainage.*

*To eliminate erosion and sedimentation conditions.*

*Drain outlet below tennis courts, 2003*



*Recommendations*

**Electric Service and Lighting**

Provide general illumination for the park to increase the sense of safety and to reduce vandalism and other night time activities in the park. Add lighting along Cutter Street and adjacent parking areas to discourage night time activities. Sports fields and courts should not be illuminated for night use.

Develop and follow a strategy to make lighting for the park more uniform and consistent in terms of poles and fixtures. Utilize the pole and fixture selected for use throughout Portland's historic parks. Light sources should be energy efficient, like color corrected mercury vapor, and they should be shielded so as not to impact abutters and reduce light pollution of the night sky. Replace all nonconforming fixtures.

Illuminate flagpoles only if flags are maintained and they are to remain flying 24 hours a day. If lighting of the memorials is desirable, it should be accomplished with discrete fixtures like the flush in ground lights used for the Loring Memorial.

Remove overhead wires and unnecessary utility poles in the park. Place required electric service underground.

**Storm Drainage**

Resolve erosion conditions and provide proper and ongoing maintenance to eliminate concentrated overland flows.

**Water Supply**

Provide water supply for lawn restoration, plant establishment and cleaning. Given the droughty nature of the soils, consider providing irrigation systems for athletic fields.

*Light fixture on Eastern Promenade Trail, 2003*



*The setting aside of tracts of land for public parks as places for public recreation, rest and enjoyment has come to be regarded as a necessity rather than a mere convenience, and as public investments they are remunerative and profitable.*

Portland Commissioners of Parks, Cemeteries and Public Grounds, 1895



*Eastern Promenade before Dutch Elm Disease, c1960  
[Greater Portland Landmarks]*

## IMPLEMENTATION

### **PRIORITIES AND PHASING**

Proposed improvements are divided into four phases. While the phases have been listed in a prioritized sequence, it is understood that there are competing interests and limited funds, and that the actual order of events will depend completely upon sources and availability of funds and the needs and desires of the City. Phases can also be combined or further subdivided as funding requires.

The proposed phasing assumes a long term commitment with a prioritized systems approach, as opposed to an area by area approach. The former tends to be more economical in terms of public bidding. The latter could be more appealing in that completion of an area could provide the impetus to finish other areas. It will also however create an unfinished look to untouched areas of the park until they are all complete. The City has made recent funding allocations to improve/repair some of the active recreation facilities. Now it is time to consider improvement of the character of the park as a whole.

### **Priority One: Resolution of Public Safety Issues**

This phase deals with a number of public safety to improve the sense of safety and security in the park. On Eastern Promenade, it is recommended to expand the walk and crosswalk system, reconfigure the Eastern Promenade/Cutter Street intersection, restripe Eastern Promenade and Cutter Street, and provide lighting along Cutter Street. It also includes relocation of the commercial boat ramp to a suitable location outside the park, reconfiguration of the associated parking area and expansion of the middle Cutter Street parking area. Other improvements include buffer planting, relocation and upgrading of the playground, and removal of the remaining fitness trail components.

**Priority Two: Restoration and Enhancement of Prime Assets of the Park**

This phase restores and/or enhances the prime assets of the park. It adds new pedestrian connections, one between Fort Allen and Fish Point, and another between the Loring Memorial and Eastern Promenade Trail. Steep areas adjacent to the basketball courts and playground are regraded to facilitate maintenance and the vegetation management program commences in the area between Fort Allen and the playground. The lighting at Fort Allen is replaced. This phase also includes restoration of the major memorials including the site of the Cleeves and Tucker Memorial. The upper Cutter Street parking area is removed and replaced with expanded picnic facilities [if it is determined that this parking is no longer necessary] and the area is regraded to facilitate maintenance.

**Priority Three: Use Enhancement**

This phase generally includes improvements to enhance greater use of the park. It includes the completion and repair of path systems between Fort Allen and Kiley Field, reorientation of Kiley Field, converting the current playground and Little League field site into a multipurpose field, converting the Jack School field site into a multipurpose field, improvements to the beach and expansion of the community gardens. It includes provision of additional site furnishings and amenities [benches, picnic tables, trash receptacles, a sign program and replacement of the drinking fountain at Fort Allen]. It also includes replacement of the lighting at the boat ramp/ beach area and continuation of the vegetation management program in the area between the athletic fields and Eastern Promenade trail.

**Priority Four: Resource Enhancement**

In this phase, the remaining resources of the park are enhanced. It includes the completion and repair of path systems between Kiley Field and Eastern Promenade trail, and completion of the vegetation management program in the area between Kiley Field and Eastern Promenade trail, and to the Loring memorial and beyond. It also includes completion of the lighting program with replacement of the lighting along Eastern Promenade. It upgrades the remaining curb on Eastern Promenade to granite, repairs brick walks along the east end of Eastern Promenade and replaces the barrier fence at Fort Allen with a code compliant fence.

**Immediate Considerations**

Ongoing vegetation management including the development of demonstration areas to test invasive plant material eradication techniques.

**Ongoing Considerations**

Infill and replacement program for the trees along Eastern Promenade.

**Future Considerations**

Relocation of ball fields to more dimensionally appropriate sites outside the park.

**MASTER PLAN COST ESTIMATE**

This estimate is presented in the phases described above. It should be considered preliminary in nature and used for discussion purposes only. Many items should be considered flexible because of the scale and level of detail development of this plan. Because of the probable long range nature of this project, a factor for inflation has been omitted. Inflation could easily double this estimate in a very short period.

This estimate does not take into account work that could be accomplished by the City's own forces which could reduce these projected costs significantly. The recent removal of fitness trail components is an excellent example of the type of savings that can be anticipated.

**SUMMARY ESTIMATE**

**Priority One: Resolution of Public Safety Issues**

Expand crosswalk system on Eastern Promenade	65,500
Repair/complete walks on Eastern Promenade	19,000
Safety improvements @ Eastern Prom/Cutter St intersection	62,000
Restriping of Eastern Promenade and Cutter Street	12,500
Expand middle Cutter Street parking area	28,500
Relocation of comml boat ramp and reconfigure parking area	21,000*
Relocation of playground	285,500
Buffer Planting	180,000
New lighting along Cutter Street	82,000

756,000

**Priority Two: Restoration and Enhancement of Prime Assets of the Park**

Pedestrian connection between Fort Allen and Fish Point	193,500
Pedestrian connection between Loring Mem & Eastern Prom Trail	222,000
Regrade area adj to BB courts and playground to facilitate maint	97,000
Revegetation of area between Fort Allen and ex. playground	229,000
Replacement of lighting at Fort Allen	72,000
Restore monuments and memorials	100,000

913,500

**Priority Three: Use Enhancement**

Complete & repair path systems bet. Fort Allen & Kiley Field	481,000
Reorientation of Kiley Field	338,000
Conversion of Little League field to multipurpose field	280,500
Conversion of Jack School field to multipurpose field	365,500
Revegetation of area between fields and Ea Prom Trail	294,500
Beach Improvements	27,000
Expansion of Community Gardens	74,000
Provision of additional site amenities	213,000
Replacement of lighting at Boat Ramp/Beach	46,000

2,119,500

**Priority Four: Resource Enhancement**

Complete path system between Kiley Field & Eastern Prom trail	553,000	
Repair brick walks at east end of Eastern Promenade	220,000	
Revegetation between Kiley Field/ Ea Prom trail & Loring Mem	235,500	
Revegetation between Washington Street and Loring Memorial	195,500	
Replacement of lighting along Eastern Promenade	153,000	
Replace upper Cutter Street parking area with expanded picnic	252,000**	
Curb replacement at Eastern Promenade	49,500	
Replacement of barrier fence at Fort Allen	225,500	
		<u>1,884,000</u>
Total		5,673,000
Other Project Costs		
[Survey, Testing, Consultants, etc.]		<u>827,000</u>
Grand Total		\$6,500,000

\* Does not include relocation or land acquisition costs

\*\* Occurs only if it is determined that this parking is no longer needed for the park.

Notes:

1. The above estimate does not include the tree program for Eastern Promenade. Allow \$15,000/year over a 20 year period for the work or \$30,000/year for a 10 year period, each with appropriate adjustments for inflation.
2. The above estimate does not include demonstration areas for the removal of invasive plants or ongoing costs for vegetation management.

DETAILED COST ESTIMATE

Item	Qty.	Unit	Unit Cost	Item Total	Total
<b>Priority One: Resolution of Public Safety Issues</b>					
Expand Crosswalk System on Eastern Promenade					
[Wilson, Moody, Turner, Quebec, Melbourne, Montreal and Walnut Streets]					
Excavation, removed from site	145	CY	20	2,900	
Concrete walks and ramps, 8' wide	6,040	SF	5	30,200	
Crosswalk striping		LS		1,100	
Granite curb at ramps	468	LF	30	14,040	
Fine grade and seed	7,000	SF	0.5	3,500	
					51,740
General Conditions					7,760
Contingency					<u>6,000</u>
					65,500
Repair/Complete Walks on Eastern Promenade					
Excavation, removed from site	75	CY	20	1,500	
Concrete walks, 8' width	2,560	SF	5	12,800	
Fine grade and seed	1,600	SF	0.5	800	
					15,100
General Conditions					2,200
Contingency					<u>1,700</u>
					19,000
Safety Improvements at Eastern Prom/Cutter Street Intersection					
Remove bit. conc. pavement	645	SY	8	5,160	
Remove wood timber guardrail	120	LF	12	1,440	
Sawcut pavement	750	LF	2	1,500	
Salvage granite curb	470	LF	5	2,350	
Remove granite curb from site	40	LF	4	160	
Reset ex. granite curb	470	LF	18	8,460	
Straight granite curb	230	LF	30	6,900	
Radius granite curb	50	LF	40	2,000	
Bit. conc.patch	170	SY	40	6,800	
Conc. walks and ramps	1,150	SF	5	5,750	
Crosswalk striping		LS		200	
Furnish and spread topsoil	200	CY	30	6,000	
Fine grade and seed	5,000	SF	0.5	2,500	
					49,220
General Conditions					7,380
Contingency					<u>5,400</u>
					62,000

Restriping of Eastern promenade and Cutter Street					
New striping	7,850	LF	1.25	9,813	
					9,813
General Conditions					1,477
Contingency					<u>1,210</u>
					12,500
Expand Lower Cutter Street Parking Area					
Excavation, removed from site	178	CY	20	3,560	
Bit. conc. road pavement	530	SY	30	15,900	
Restripe lot		LS		2,000	
Fine grade and seed	2,000	SF	0.5	1,000	
					22,460
General Conditions					3,370
Contingency					<u>2,670</u>
					28,500
Relocation of Commercial Boat Ramp and Reconfigure Parking Area					
Remove pavement and base course	100	SY	8	800	
Earthwork		LS		3,000	
Bit. conc. road pavement	180	SY	30	5,400	
Bit. conc. walk, 8' width	1,200	SF	3	3,600	
Bit. conc. curb	300	LF	3	900	
Pavement striping		LS		1,500	
Furnish and spread topsoil	30	CY	30	900	
Fine grade and seed	1,200	SF	0.5	600	
					16,700
General Conditions					2,500
Contingency					<u>1,800</u>
					21,000

- A MASTER PLAN FOR EASTERN PROMENADE -

Relocation of Playground				
Excavation, removed from site (18")	890	CY	30	26,700
Rough grading	1,800	SY	4	7,200
Gravel base, 6" depth	300	CY	20	6,000
Fine grade	16,000	SF	0.2	3,200
Concrete edge at perimeter	500	LF	25	12,500
Play equipment		LS		125,000
Play surfacing, 12" depth	16,000	SF	2	32,000
4' ht. vinyl CLF	500	LF	20	10,000
Gates	4	EA	500	2,000
Lawn repairs	2,500	SF	0.5	1,250
				225,850
General Conditions				33,850
Contingency				<u>25,800</u>
				285,500
Buffer Planting				
at Fort Allen				
Remove ex. vegetation		LS		5,000
Evergreen trees, 8' ht. min	25	EA	350	8,750
Lawn repairs	5,000	SF	0.5	2,500
at Water Treatment Plant				
Erosion control fabric	17,000	SF	0.5	8,500
Sedimentation barrier	2,200	LF	4	8,800
Clear and grub	0.4	Acres	10,000	4,000
Thin trees to remain	50	EA	400	20,000
Evergreen trees, 8' ht. min	230	EA	350	80,500
Fine grade and seed	17,000	SF	0.25	4,250
				142,300
General Conditions				21,350
Contingency				<u>16,350</u>
				180,000
New lighting along Cutter Street				
Remove ex. fixtures and foundations	5	EA	1,000	5,000
Light fixtures and poles	12	EA	3,000	36,000
Wiring, trenching, conduit, etc.	1,600	LF	15	24,000
				65,000
General Conditions				9,750
Contingency				<u>7,250</u>
				82,000

**Priority Two: Restoration and Enhancement of Prime Assets of the Park**

Pedestrian connection between Fort Allen and Fish Point

Clear and grub		LS		3,000	
Earthwork		LS		25,000	
Rough grading	2,000	SY	3	6,000	
Gravel fill	100	CY	30	3,000	
Concrete landings	900	SF	10	9,000	
Concrete stairs, 8' width	800	LF/Nosing	100	80,000	
Handrails	310	LF	40	12,400	
Furnish topsoil and spread	180	CY	30	5,400	
Fine grade and seed	18,000	SF	0.5	9,000	
					152,800
General Conditions					22,900
Contingency					<u>17,800</u>
					193,500

Pedestrian connection between Loring Memorial and Eastern Prom Trail

Clear and grub vegetation		LS		3,000	
Earthwork		LS		20,000	
Rough grading	780	SY	3	2,340	
Bituminous concrete walk, 8' width	650	SF	3	1,950	
Concrete landings	1,120	SF	10	11,200	
Concrete stairs, 8' width	1,130	LF/Nosing	100	113,000	
Handrails	500	LF	40	20,000	
Fine grade and seed	7,000	SF	0.5	3,500	
					174,990
General Conditions					26,210
Contingency					<u>20,800</u>
					222,000

Regrade area adjacent to BB courts and playground to facilitate maintenance

Strip topsoil, 4" depth	500	CY	10	5,000	
Ordinary fill	4,850	CY	10	48,500	
Spread topsoil	500	CY	10	5,000	
Furnish topsoil and spread	250	CY	30	7,500	
Fine grade and seed	42,000	SF	0.25	10,500	
					76,500
General Conditions					11,500
Contingency					<u>9,000</u>
					97,000

- A MASTER PLAN FOR EASTERN PROMENADE -

Revegetation of area between Fort Allen and ex. playground				
Clear and grub, less than 50% slopes	3.5	Acres	8,000	28,000
Cut back vegetation, 50%+ slopes	0.8	Acres	5,000	4,000
Selective tree removal	25	EA	300	7,500
Sedimentation control	2,800	LF	4	11,200
Erosion control matting	174,000	SF	0.5	87,000
Fine grade and seed	174,000	SF	0.25	43,500
				181,200
General Conditions				27,200
Contingency				<u>20,600</u>
				229,000
Replacement of lighting at Fort Allen				
Remove ex. fixtures and foundations	10	EA	1,000	10,000
Light fixtures and poles	10	EA	3,000	30,000
Wiring, trenching, conduit, etc.	1,000	LF	15	15,000
Lawn repairs	4,000	SF	0.5	2,000
				57,000
General Conditions				8,500
Contingency				<u>6,500</u>
				72,000
Restore Monuments and Memorials				
Restore monuments and memorials		LS		80,000
				80,000
General Conditions				12,000
Contingency				<u>8,000</u>
				100,000

**Priority Three: Use Enhancement**

Complete and repair path systems between Fort Allen & Kiley Field

Remove old paths	4,200	SF	2	8,400	
Clear and grub	1	LS		3,000	
Earthwork	1	LS		30,000	
Bit. conc. walk, 8' width	26,700	SF	3	80,100	
Cobblestone gutter and drainage	3,340	LF	60	200,400	
Concrete stairs	320	LF/Nosing	100	32,000	
Handrails	90	LF	40	3,600	
Fine grade and seed	30,000	SF	0.25	7,500	
New trees	30	EA	500	15,000	
					380,000
General Conditions					57,000
Contingency					<u>44,000</u>
					481,000

Reorientation of Kiley Field

Remove 6' CLF	880	LF	3	2,640	
Remove 10' CLF	220	LF	6	1,320	
Strip and stockpile topsoil, 4" depth	1,270	CY	10	12,700	
Rough grading	11,600	SY	4	46,400	
4' vinyl CLF	940	LF	20	18,800	
12' vinyl CLF	200	LF	40	8,000	
Skinned infield	66	CY	60	3,960	
Benches and bleachers, 39 cap.		LS		5,000	
Gates	2	EA	500	1,000	
Sign		LS		5,000	
Spread topsoil from stockpile	1,270	CY	10	12,700	
Furnish and spread topsoil	655	CY	30	19,650	
Fine grade and seed	104,000	SF	0.25	26,000	
Irrigation	104,000	SF	1	104,000	
					267,170
General Conditions					40,030
Contingency					<u>30,800</u>
					338,000

Conversion of Little League field to multipurpose field

Misc. removals		LS		14,000
Remove bit. conc. pavement	1,500	SF	4	6,000
Remove CLF and gates, 10' ht.	410	LF	6	2,460
Remove CLF and gates, 6' ht.	740	LF	3	2,220
Remove cmu walls	240	CF	8	1,920
Strip and stockpile topsoil, 4" depth	300	CY	10	3,000
Rough grading	6,600	SY	4	26,400
4' vinyl CLF	1,040	LF	20	20,800
12' vinyl CLF, backstop	140	LF	40	5,600
Gates	2	EA	500	1,000
Portable outfield fence	250	LF	5	1,250
Portable soccer goals and nets	2	sets	1,500	3,000
Portable pitcher's mound	1	EA	500	500
Skinned infield	66	CY	60	3,960
Sign	1	EA	2,500	2,500
Benches	4	EA	800	3,200
Spread topsoil from stockpile	300	CY	10	3,000
Furnish and spread topsoil	1,040	CY	30	31,200
Fine grade and seed	72,000	SF	0.25	18,000
Irrigation	72,000	SF	1	72,000
				221,985
General Conditions				33,315
Contingency				<u>25,200</u>
				280,500

Conversion of Jack School field to multipurpose field

Remove CLF (12' ht)	25	LF	6	150	
Remove CLF (6' ht.)	200	LF	3	600	
Strip and stockpile topsoil (4" depth)	1,260	CY	10	12,600	
Excavation, removed from site	400	CY	10	4,000	
Rough grade	13,000	SY	4	52,000	
Bit. conc. drive pavement	13,400	SF	3	40,200	
4' vinyl CLF	1,020	LF	20	20,400	
12' vinyl CLF, backstop	140	LF	40	5,600	
Gates	4	EA	500	2,000	
Portable pitcher's mound	1	EA	500	500	
Benches and portable bleachers,39 cap.		LS		5,000	
Sign	1	LS		5,000	
Skinned infield	66	CY	60	3,960	
Spread topsoil from stockpile	1,260	CY	10	12,600	
Furnish and spread topsoil	400	CY	30	12,000	
Fine grade and seed	90,000	SF	0.25	22,500	
Irrigation	90,000	SF	1	90,000	
					289,110
General Conditions					43,340
Contingency					<u>33,050</u>
					365,500

Revegetation of area between fields and Eastern Promenade Trail

Sedimentation control	1,450	LF	4	5,800	
Erosion control matting	236,000	SF	0.5	118,000	
Clear and grub	5	Acres	10,000	50,000	
Fine grade and seed	236,000	SF	0.25	59,000	
					232,800
General Conditions					34,900
Contingency					<u>26,800</u>
					294,500

Beach Improvements

Furnish sand and spread	330	CY	30	9,900	
Clear and grub		LS		1,000	
Bit. conc. walks, 8' width	3,520	SF	3	10,560	
					21,460
General Conditions					3,240
Contingency					<u>2,300</u>
					27,000

- A MASTER PLAN FOR EASTERN PROMENADE -

Expansion of Community Gardens				
Ordinary fill	1,110	CY	20	22,200
Rough grading	1,110	SY	4	4,440
Furnish and spread topsoil	315	CY	30	9,450
Bit. conc. walk, 4' width	1,140	SF	3	3,420
4' vinyl coated CLF	330	LF	20	6,600
Single gate, 4' opening	1	EA	500	500
Double gate, 12' opening	1	EA	2,000	2,000
Hose bibs & water pipe	2	EA	5,000	10,000
				58,610
General Conditions				8,790
Contingency				<u>6,600</u>
				74,000
Provision of additional site amenities				
Benches	25	EA	1,500	37,500
Replace drinking fountain at Fort Allen	1	EA	10,000	10,000
Drinking fountain at playground	1	EA	15,000	15,000
Picnic tables	10	EA	1,200	12,000
Identification Signs	6	EA	2,500	15,000
Interpretive Signs	12	EA	5,000	60,000
Orientation Signs	4	EA	2,500	10,000
Regulatory Signs	18	EA	500	9,000
				168,500
General Conditions				25,250
Contingency				<u>19,250</u>
				213,000
Replacement of lighting at Boat Ramp/ Beach				
Remove ex. lights	5	EA	1,000	5,000
Light fixtures and poles	7	EA	3,000	21,000
Wiring, trenching, conduit, etc.	700	LF	15	10,500
				36,500
General Conditions				5,500
Contingency				<u>4,000</u>
				46,000

**Priority Four: Resource Enhancement**

Complete path system between Kiley Field and Eastern Prom trail

Remove ex. conc. walk	1,000	SF	2.5	2,500	
Clear and grub vegetation		LS		6,000	
Ordinary fill	1,400	CY	10	14,000	
Rough grading	12,000	SY	3	36,000	
Bit. conc. walk, 8' width	29,600	SF	3	88,800	
Cobblestone gutter and drainage	3,700	LF	60	222,000	
Conc. stairs	290	LF/Nosing	100	29,000	
Handrails	80	LF	20	1,600	
Fine grade and seed	35,000	SF	0.5	17,500	
Trees	40	EA	500	20,000	

437,400

General Conditions 65,600

Contingency 50,000

553,000

Repair brick walks at east end of Eastern Promenade

Salvage good brick [+/- 80%]	7,700	SF	5	38,500	
Remove damaged brick [+/- 20%]	1,920	SF	4	7,680	
Excavation, removed from site	200	CY	20	4,000	
Fine grading	10,740	SF	0.2	2,148	
Reset ex. brick on new base	7,700	SF	10	77,000	
New brick walks	3,040	SF	13	39,520	
Fine grade and seed		LS		5,000	

173,848

General Conditions 26,077

Contingency 20,075

220,000

Revegetation between Kiley Field/Eastern Promenade Trail and Loring Memorial

Selective vegetation removal	3.3	Acres	8,000	26,400	
Sedimentation barrier	1,800	LF	4	7,200	
Erosion control fabric	143,700	SF	0.5	71,850	
Fine grade and seed	143,700	SF	0.5	71,850	
Trees, 8' min ht.	25	EA	350	8,750	

186,050

General Conditions 27,900

Contingency 21,550

235,500

- A MASTER PLAN FOR EASTERN PROMENADE -

Revegetation between Washington Street and Loring Memorial				
Clear and grub	2.15	Acres	10,000	21,500
Sedimentation control	1,000	LF	4	4,000
Erosion control matting	82,000	SF	0.5	41,000
Fine grade and seed at road edges	12,000	SF	0.5	6,000
Fine grade and seed at slope	82,000	SF	1	82,000
				154,500
General Conditions				23,200
Contingency				<u>17,800</u>
				195,500
Replacement of lighting along Eastern Promenade				
Rem. ex. poles & fixtures, incl. pole at 1812 memorial	27	EA	1,000	27,000
Light fixtures and poles	29	EA	3,000	87,000
Wiring, trenching, conduit, etc.	450	LF	15	6,750
				120,750
General Conditions				18,250
Contingency				<u>14,000</u>
				153,000
Replace upper Cutter Street parking area with expanded picnic				
Remove vegetation		LS		10,000
Remove pavement	2,280	SY	8	18,240
Remove bit. conc. curb	450	LF	3	1,350
Remove bit. conc. walk	1,800	SF	4	7,200
Strip topsoil and stockpile	640	CY	10	6,400
Earthwork	4,000	CY	10	40,000
Rough grading	8,890	SY	3	26,670
Granite curb	190	LF	30	5,700
Bit. conc. walk, 5' width	2,100	SF	3	6,300
Furnish topsoil and spread	1,500	CY	30	45,000
Fine grade and seed	80,000	SF	0.25	20,000
Shade trees	25	EA	500	12,500
				199,360
General Conditions				29,940
Contingency				<u>22,700</u>
				252,000

Curb Replacement at Eastern Promenade					
Remove bit. conc. and conc. curb	1,100	LF	3	3,300	
Vertical granite curb	1,100	LF	30	33,000	
Lawn repair	4,000	SF	0.5	2,000	
					38,300
General Conditions					5,750
Contingency					<u>5,450</u>
					49,500
Replacement of Barrier Fence at Fort Allen					
Remove ex. fence	680	LF	10	6,800	
4' high ornamental iron fence	680	LF	250	170,000	
Lawn repair	3,400	SF	0.5	1,700	
					178,500
General Conditions					26,750
Contingency					<u>20,250</u>
					225,500

**OUTLINE SPECIFICATIONS**

**TECHNICAL SPECIFICATIONS**

Division 2	SITE WORK
02100	Site Preparation
02200	Earthwork
02270	Slope Protection and Erosion Control
02500	Paving and Surfacing
02515	Unit Paving
02700	Site Utilities
02800	Site Improvements
02810	Irrigation Systems
02830	Chain Link Fencing and Gates
02900	Lawns and Planting
02970	Pruning
Division 3	CONCRETE
03300	Cast in Place Concrete
Division 4	NOT USED
Division 5	METALS
05500	Metal Fabrications
05750	Ornamental Metal Restoration
Division 6	NOT USED
Division 7	MOISTURE PROTECTION
07900	Joint Sealers
Division 8	NOT USED
Division 9	FINISHES
09900	Painting
Division 10	SPECIALTIES
10430	Exterior Signs
Division 11-15	NOT USED
Division 16	ELECTRICAL
16500	Lighting

DIVISION 2 - SITE WORK
SECTION 02100 - SITE PREPARATION
Scope
Protection, preparation, removals, salvage and disposal.
Related Work
Section 02200 - Earthwork
Section 02270 - Slope Protection and Erosion Control
Section 02500 - Paving and Surfacing
Section 02900 – Lawns and Planting
Section 02970 - Pruning
Section 05500 - Metal Fabrications
Materials
Tree Protection Fencing: 4 foot high snow fence.
Root Growth Enhancer: “Roots” by Roots, Inc., New Haven CT.
Protection
Existing retaining walls, paving, vegetation and utilities to remain within and adjacent to the property.
Preparation
Layout and stake new site improvements for location approval and adjustments if necessary. Verify dimensions as necessary.
Removals
Remove curbing, paving, fencing and site vegetation, including stumps, where required to 2 feet minimum below finish grade in excavated areas and 4 feet minimum below finish grade in filled areas.
Salvage
Granite curb and various fence components.

Disposal
Remove and dispose of all debris legally off site.
SECTION 02200 - EARTHWORK
Scope
Excavation, filling, backfilling and grading as required for all construction including paving, site improvements, underground utilities and the like.
Provide, furnish, place and compact all fill materials.
Furnish and install all temporary earth support for excavations as required by Federal, State and municipal laws and ordinances.
Perform all dewatering necessary to maintain excavated areas free from water from any source.
Remove and dispose of all unsuitable and surplus excavated materials from the site.
Remove all abandoned utility lines which underlay foundations. Properly terminate, cap and plug all such lines.
Provide specified backfill material where required.
Related Work
Section 02100 - Site Preparation
Section 02270 - Slope Protection and Erosion Control
Section 02500 - Paving and Surfacing
Section 02700 – Site Utilities
Section 02810 – Irrigation Systems
Section 02900 - Lawns and Planting
Section 03300 - Cast in Place Concrete

#### Materials

Ordinary Fill: Conform to MDOT Section 703.18 Common Borrow.

Gravel Aggregate Base for use under pavements and curbing: Conform to MDOT Section 703.06 [b], type D except that 100% shall pass a 3" sieve.

Crushed Aggregate Base for use under pavements and curbing: Conform to MDOT Section 703.06 [a], type A.

#### Earthwork

Strip and stockpile topsoil in areas of grading changes and paving. Excavate and remove existing soil where required by grading changes.

Excavation, filling and backfilling as required for all construction including paving, site improvements, underground utilities and the like.

Sheeting, shoring, excavation bracing, dewatering etc.: Contractor's responsibility to design and provide as necessary to protect existing structures, walls and utilities to remain.

Rough Grading: Rough grade to subgrade of paving and other materials.

#### Utility Excavation

Excavate to depth of utility plus 6 inches below and a minimum of 24 inches wider than the utility to be placed.

Fill and Backfill Provide, place and machine compact approved well graded granular material in layers as required to meet new grades. Approved excavated material may be used for fill. Remove unsuitable material from the site.

#### SECTION 02270 - SLOPE PROTECTION AND EROSION CONTROL

##### Scope

Provide erosion and sedimentation control in accordance with State and local requirements and as required to prevent damage to site, adjoining property and storm drainage system.

##### Related Work

Section 02100 - Site Preparation

Section 02200 - Earthwork

Section 02930 - Lawns

##### Materials

Silt Fence: Either straw or hay bales with 1x1x36" wood stakes or Terratex "Econofence-24" preassembled silt fence by Webtec, Inc., Charlotte NC.

#### SECTION 02500 - PAVING AND SURFACING

##### Scope

Furnishing and installation of bituminous concrete for vehicular use.

Furnishing and installation of bituminous concrete base for brick paving.

Furnishing and installation of bituminous concrete paths with chip seal surfacing for pedestrian use.

Furnishing and installation of cobblestone gutters and granite curbing.

Furnishing and installation of regulatory graphics and parking stall lines.

##### Related Work

Section 02100 - Site Preparation

Section 02200 - Earthwork

Section 03300 - Cast in Place Concrete

#### Materials

Bituminous Paving for new walkways: 3" bituminous concrete (conform to MDOT Grade B and D, Section 703.09) in 2 layers (1-1/2" binder and 1-1/2" wearing with tack coat over 12" compacted gravel base).

Bituminous Paving for new vehicular surfaces: 4" bituminous concrete (conform to MDOT Grade B and D, Section 703.09) in 2 layers (2-1/2" binder and 1-1/2" wearing with tack coat).

Prime Coat: Cut back asphalt type, grade MC-70 meeting ASTM D2027.

Tack Coat: Emulsified asphalt, Grade SS-1.

Chip Seal Material: Conform to the requirements of Section 703.13 of MDOT except that 100% shall pass a 3/8 inch sieve. Stone shall be equal in color to Trap Rock. Apply MC-10 to crushed stone at a rate of 1 to 1-1/2 gallons per ton of crushed stone prior to delivery to site.

Bitumen: MC-3000. Apply bitumen at a rate in excess of 2/10 gallons per square foot. Broom and remove excess aggregate after final rolling and curing of bitumen.

Granite Curbing: Type 1, Vertical Stone Curbing of quarried granite stone (MDOT Section 712.04). Provide transition and flush curb for handicap ramps.

Cobblestone for Gutters: Split face light grey granite. 4" min. to 12" max. length. 3.5" min. to 4.5" max. width and depth. Dress for 1/4" min. to 3/4" max. joints.

Base: Continuous Portland cement concrete.

Joints: Portland cement mortar [MDOT Section 705.02]

Pavement Marking Paint: White, MDOT 708.03 or other color required by City of Portland standards.

SECTION 02515 - UNIT PAVING

Scope

Provide exterior brick pavers at sidewalks over prepared setting bed on bituminous base.

Related Work

Section 03300 - Cast in Place Concrete

Materials

Brick Pavers: Class SX, Abrasion type 1, PS, with size, color and finish to match brick pavers approved by the City of Portland for Historic District use.

Setting Bed: Sand cement mix to match City of Portland standards; over bituminous concrete base over 6" compacted subbase in compliance with City standards.

Joint Filler: Stone dust.

SECTION 02700 – SITE UTILITIES

Scope

Provide an operating underground, exterior storm sewer collection system. Include pipe, manholes, catchbasins, and all frames, covers and gratings.

Adjust existing frames, covers and grates to finish grade as required.

Related Work

Section 02200 - Earthwork  
Section 02900 - Lawns and Planting  
Section 03300 - Concrete

Materials

Storm drainage pipe:

- SDR 35 PVC gravity pipe for pipe less than 12" diameter
- Reinforced concrete for pipe 12" diameter and greater
- Cast iron, ASTM A 74, bell and spigot type with neoprene
- rubber gaskets within 10' of buildings.

Manholes, Catchbasins and Meter Pits: Precast concrete, ASTM C 478 and in conformance with City standards.

Manhole, Catchbasin and Meter Pit frames, covers, gratings and steps: Heavy duty cast iron in conformance with City standards.

SECTION 02800 - SITE IMPROVEMENTS

Scope

Provide site improvements:

- Benches.
- Trash Receptacles.
- Picnic Tables.
- Bicycle Racks.
- Playground Equipment.

Related Work

Section 02200 - Earthwork  
Section 02900 - Lawns and Planting  
Section 03300 - Concrete

Materials

Benches: Model No. B-16 "World's Fair Bench" by Titan, Concord MA or approved equal with deep black polyester powder coat finish on iron work and unpainted Ipe wood. Provide center arm rests for benches longer than 4 feet.

Trash Receptacles: City of Portland standard, painted black.

Picnic Tables: American Series No. 4330 with recycled plastic seats and tops by Litchfield Industries, Litchfield MI or approved equal. Extend top length for universal accessibility.

Bicycle Racks: The "Figure H Rack" by Creative Pipe, Inc, Rancho Mirage CA or approved equal with black polyester powder coat.

Playground Equipment: Metal and plastic components selected to minimize visual obstructions and with appropriate colors.

Play Area Surfacing: Processed wood fibers equal to "Fibar" as manufactured by Safe Site Systems, Cincinnati OH.

## SECTION 02810 - IRRIGATION SYSTEMS

### Scope

Provide underground sprinkler system with automatic controls for lawns at athletic fields.

Provide in-ground water hydrants and all necessary in-ground piping and backflow preventer.

### Related Work

Section 02200 - Earthwork

Section 02900 - Lawns and Planting

Section 03300 - Cast in Place Concrete

### Materials

Supply Pressure Pipe: Type K copper heavy and hard temper copper conforming to Federal Specification WW-T-799.

Zone Pipe: PVC, ASTM D 2241, Schedule 40.

Valves: Cast bronze or brass.

Backflow Preventer: Reduced pressure principle, all bronze, similar to Watts Model 909-QT-S with strainer and equipped with double check valve, bronze valves, fittings, repair kit and test kit.

Pop-up Sprinkler Heads for Lawns: Spray or impulse type as required for area covered.

Control System: Automatic solid state programmable low voltage system with timer.

In-Ground Water Hydrants: Bronze, non-freeze, in-ground hydrant #5813 by Smith or equal equipped with 1" hose connection.

Air hose connection.

## SECTION 02830 - CHAIN LINK FENCING AND GATES

### Scope

Provide chain link fencing and gates for athletic facilities.

### Related Work

Section 02200 - Earthwork

Section 02900 - Lawns and Planting

Section 03300 - Cast in Place Concrete

### Fencing and Fabric

4' maximum height except at backstops, 9 gage galvanized steel fencing and fabric with 2" square mesh.

### Fabric and Component Finish

7 mil PVC thermally bonded plastic resin over galvanized steel core. Black color.

### Accessories

End, corner, and pull posts, line posts, gate posts, top rail, and accessories.

### Gates

Swing type with perimeter frame, cane bolts and locking device to secure in open and closed position.

## SECTION 02900 - LAWNS AND PLANTING

### Scope

Provide topsoil, planting soil, seeded lawns and plants.

Provide related materials such as soil amendments, mulch, and guying and staking apparatus.

Provide maintenance, repair and replacement of all planted areas until acceptance. Guarantee all new plants for 1 year after acceptance.

### Related Work

Section 02100 - Site Preparation

Section 02200 - Earthwork

### Topsoil

From site stockpile with additional fertile, friable topsoil [sandy loam or fine sandy loam] from local source. Install at 6" compacted depth in new and restored lawn areas and fine grade.

### Planting Soil

Seven parts topsoil and one part peat moss. Install at required depths in new planting areas.

### Soil Amendments

Corrections and additions in accordance with soil test recommendations.

### Lawns

Seed: New crop seed mixture of improved cultivars. Select appropriate seed mix for specific use. Provide in all areas disturbed by construction not otherwise designated.

### Plants

Balled and burlapped and graded in accordance with American Standard for Nursery Stock, ANSI Z60.1.

Mulch  
Well aged shredded prize hemlock as manufactured by Morse Brothers, Windham ME.

Restoration  
Of all areas beyond contract limits disturbed by construction operations.

#### SECTION 02970 - PRUNING

Scope  
Prune existing trees to remain and remove debris.

Related Work  
Section 02100 - Site Preparation

Materials  
Not used.

Pruning  
Provide Class I pruning in accordance with the "Standards for Pruning Shade Trees" of the National Arborist Association. Remove limbs, branches and stubs larger than 1/2" diameter throughout the tree that are dead, dying, diseased, decayed, interfering, objectionable, obstructing, low hanging, storm damaged, weak, potentially detrimental to the health of the tree and/or dangerous to pedestrians, and all suckers. Moderately thin, lighten and cut back heavy areas of the tree to lessen wind resistance and where necessary for the future shape and development of the tree, and to preserve the natural character of the tree. Remove limbs overhanging adjacent monuments.

DIVISION 3 - CONCRETE  
SECTION 03300 - CAST IN PLACE CONCRETE  
Scope  
Form, furnish, place, finish and cure all concrete work, plain and reinforced, as shown on the Drawings.

Provide Portland cement concrete paving for the following applications including prepared subbase and compacted base:

Walks: 4" reinforced concrete over 8" compacted aggregate base.

Steps: 6" reinforced concrete over 8" compacted aggregate base. 6" risers, 15" treads.

Related Work  
Section 02200 - Earthwork  
Section 02515 - Unit Paving  
Section 05500 - Metal Fabrications  
Section 07900 - Joint Sealers

Shop Drawings  
Submit shop and erection drawings for fabrication and placing of reinforcing steel.

Inspection  
All materials, measuring, mixing, placing, form work, reinforcement, workmanship and curing shall be subject to inspection.

Materials  
Concrete quality: 3,000 psi at 28 days for concealed work. 4,000 psi at 28 days for exposed work with 5 to 8% air entrainment.

Cement: ASTM C-150 Type II, Type I at exposed surfaces.

Fine Aggregate: ASTM C-33.

Coarse Aggregate: ASTM C-33 - 3/4".

Admixtures: Calcium chloride, ethylene glycol or any other cold weather admixtures or air entraining admixtures are not permitted.

Reinforcing: ASTM A615 Grade 60 (deformed)

Welded Wire Fabric: ASTM A185

Form work: ACI 347 - 5/8" plywood

Accessories and Inserts: Galvanized, chairs shall have plastic tips.

Mixing Mixing, placing and transportation: ASTM C94 and ACI 304

Placing Hot Weather Concreting: ACI 305.

Cold Weather Concreting: ACI 306.

Tolerances  
Finished surfaces of slabs shall not vary by more than 1/8 inch when measured by a 10 foot straight edge.

Finishes  
Exposed Work: Broom finish, edged and jointed.

Concealed Work: Float finish subslabs. Form finish for other work.

DIVISION 5 - METALS  
SECTION 05500 - METAL FABRICATIONS

Scope  
Iron fence including patterns for new castings.

New handrails.

Furnishing and installing all accessory items including connection angles, clips, angles, bolts, welds and bracing members.

Related Work

Section 02100 - Site Preparation  
Section 03300 - Cast in Place Concrete  
Section 07900 - Joint Sealers  
Section 09900 - Painting

Materials

Patterns: First class, fabricated from hard wood with hard wood fillets.

Cast Iron: ASTM A48, Class 30 minimum.

Steel for plates, bars, angles and structural shapes: ASTM A36.

Steel for bolts, nuts, washers and shims: Hot dip galvanized ASTM A153

SECTION 05750 - ORNAMENTAL METAL RESTORATION

Scope  
Clean, restore and protective coat existing bronze plaques.

Related Work

Section 09900 - Painting

Surface Preparation

Bronze: Remove loose dirt, debris and other water soluble corrosion with low pressure water and detergent spray [100 psi or less] and/or soft nylon or natural hair brush with water. Remove encrusted oxides and corrosion particles with low pressure water and pulverized walnut hull spray [40-80 psi]. Remove other corrosion by approved methods.

Protective Coating

Bronze First Coat: Inctalac as manufactured by Conservation Materials, Sparks NV or approved equal.

Bronze Second Coat: Micro-crystalline wax as manufactured by Conservation Materials, Sparks NV or approved equal [3 coats].

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

SECTION 07900 - JOINT SEALERS

Scope  
Install sealant and backing materials in exterior concrete and masonry expansion joints as shown on the Drawings.

Related Work

Section 03300 - Cast in Place Concrete

Materials

Sealant: Joint Sealer No. JS 775, Tremco, Cleveland OH. Colors as selected by Landscape Architect.

Sealant Primer: nonstaining type recommended by sealant manufacturer to suit application.

Joint Cleaner: Noncorrosive type recommended by sealant manufacturer, compatible with joint forming materials.

Joint Filler: Round closed cell polyethylene foam rod, oversized 30 to 50%.

Bond Breaker: Pressure sensitive type recommended by sealant manufacturer to suit application.

Foam Sealant Tape: high density, polyurethane foam impregnated with stabilized inert chemical sealant, nonbleeding at 20% compression, equal to Will-Seal Tape Type 250 by Illbruck/USA, Inc. or Emseal Greyflex by Emseal Corp.

DIVISION 9 - FINISHES  
SECTION 09900 - PAINTING

Scope  
Provide paint on new and existing metal components.

Related Work  
Section 05500 – Metal Fabrications

Materials  
Prime Coat material for New Cast Iron and Steel: Tneme-Zinc, Series 90-97 as manufactured by Tnemec Co., Inc., Kansas City MO or approved equal conforming to the following requirements:

Type: One package organic epoxy zinc rich primer.  
Metallic zinc content by weight in dry applied film: 83% minimum.  
Dry time: 60 minutes @ 75 degrees F.  
Recoat time: 4 hours @ 75 degrees F.  
Minimum Temperature: Surface temperature of 40 degrees F and 5 degrees F above dew point.

Prime Coat material for Existing Cast Iron and Steel: Series 135 Chembuild as manufactured by Tnemec Co., Inc., Kansas City MO or approved equal conforming to the following requirements:

Type: High build, high solids catalyzed epoxy coating.  
Solids by volume: 83%, +/- 2% [mixed].  
Dry time: 18 hours @ 75 degrees F.  
Recoat time: 24 hours @ 75 degrees F.  
Minimum Temperature: Surface temperature of 50 degrees F and 5 degrees F above dew point.

Finish Coat material: Series 73 Endura-Shield III as manufactured by Tnemec Co., Inc., Kansas City MO or approved equal conforming to the following requirements:

Type: 100% acrylic.  
Gloss: Semi-gloss.  
Dry time: 30 minutes @ 75 degrees F.  
Recoat Time: 2 hours @ 75 degrees F.  
Minimum Temperature: Surface temperature of 50 degrees F and 5 degrees F above dew point.

Application: Brush or spray application. Brush application only for touch up areas for finish coat.

Application Thickness for New Cast Iron and Steel	
Prime Coat	2.5-3.5
Finish Coat [High Build]	3.0-5.0
Total Dry Film Thickness - Mils	5.5-8.5

Application Thickness for Existing Cast Iron and Steel	
Prime Coat	4.0-6.0
Finish Coat [Conventional Build]	2.0-3.0
Total Dry Film Thickness - Mils	6.0-9.0

Galvanizing Repair material: Galvanizing Repair Paint: High zinc dust content paint [90% zinc content minimum] paint for regalvanizing welds in galvanized steel, complying with SSPC-Paint-20. Subject to compliance with requirements, provide one of the following compatible with paint system selected:

- Tnemec-Zinc series 90-xx by Tnemec Company, Inc.
- Zinc Shield, Organic Zinc Rich Coating 5700 by Wilbur & Williams, a Division of California Products Corporation.
- ZiRP by Duncan Galvanizing Corporation.
- ZRC Cold Galvanizing Compound by Sealube Co.
- Brite Zinc by Brite Products.

DIVISION 10 - SPECIALTIES  
SECTION 10430 - EXTERIOR SIGNS

Scope

Identification, regulatory, orientation and interpretive signs.

Related Work

Section 03300 - Cast in Place Concrete

Materials

Signs: 1/4" thick phenolic resin graphic panels by Folia Industries, Inc., Huntingdon, QC, Canada or approved equal.

Provide all clips, posts, fasteners and fittings required for a complete and secure installation of sign elements. Provide finish to match signs.

DIVISION 16 - ELECTRICAL  
SECTION 16500 - LIGHTING

Scope

New street and park lights, and uplights at flagpoles including poles, fixtures, lamps, frames, hangers, fixture supports, below ground wiring and all other components and fittings required for a complete exterior lighting system.

Provide feeders, subfeeders, cables, wiring, junction boxes and pull boxes, wireways and all other components and fittings required for a complete installation.

Grounding and bonding of the electrical system. Lightning protection for the system. Testing and balancing of electrical system and equipment.

Related Work

Section 02100 - Site Preparation

Section 02200 - Earthwork

Section 03300 - Cast in Place Concrete

Materials

General: Equipment shall be new and UL listed for intended service. Materials and Installation shall meet the requirements of the latest edition of the Maine Electrical Code (MEC).

Street and Park Lights: Match existing on Eastern Promenade Trail.

Uplights: KIM LTV10 Series accent uplights with shield or approved equal.

Wire and Cable: Feeder and branch circuits shall be 98% conductive all stranded copper with #8 and smaller type THHN/THWN 600 v insulation, #6 and larger to have XHHW insulation. Minimum size shall be #10 AWG.

Raceways: Schedule 40 PVC, 1" minimum size. Provide warning tape over all buried electric lines and junction boxes.

Lightning Protection

Complying with UL 96A and NFPA 78.

*Among the particular things which the city government may at once attend to, I would name the following: The general cleaning up of public and private grounds. All unoccupied lots should be cleared of offensive dumpings and offal, and in case of private grounds the expense should be charged on the property. No citizen ought to be permitted to leave his unoccupied, any more than his occupied, property, in such a condition as to be an eyesore and a nuisance to his neighbors. There are some examples of this behavior in our city which are an abomination to gods and men.*

Portland Commissioners of Cemeteries and Public Grounds, 1898



*Current vegetation management on the slopes of Eastern Promenade, 2003*

## MAINTENANCE/MANAGEMENT

### **ADMINISTRATIVE MANAGEMENT**

#### **Management of Eastern Promenade**

##### *Issues*

The Portland Department of Parks and Recreation is charged with being the city's agent for administering regulations and improvements related to the park. The permitting of events and organized recreational use, and licensing of vendors has been established to preserve the public's enjoyment and appreciation of Eastern Promenade. Preserving the significant existing features, furnishings and architecture of Eastern Promenade as well as ensuring that future additions conform to the historic character of the park is the responsibility of the Department of Parks and Recreation.

Many public agencies must be coordinated to administer Eastern Promenade. It is the responsibility of the Department of Parks and Recreation to establish and maintain strong lines of communication and guide coordination among agencies.

All construction in the park must be reviewed and approved by the Department of Parks and Recreation. Specific improvements, other than standard maintenance, are also subject to review and approval under Article IX, Portland's Historic Preservation Ordinance. Reviewable activities include, but are not limited to, alterations to topography or site features, changes of materials or vegetation, new construction, and the introduction of new elements including memorials.

##### *Recommendations*

In terms of implementation of the plan, the Department of Parks and Recreation must take the lead role regarding review and approval. During this process of planning, design and implementation, other city departments like the Departments of Planning [which includes the Historic Preservation Division] and Public Works must be consulted as well as constituency groups like Friends of the Parks and Friends of Eastern Promenade. The public hearing process should remain part of the review and approval process for all improvements, except for those of an emergency nature.

As a means of creating a system of checks and balances, the Parks and Planning Departments should work together to clarify and formalize the site plan review authority of the Planning Department and Planning Board with criteria for project thresholds of park improvements. The departments should establish these criteria for thresholds that would require review and approval of the Planning Board and submit them to the Planning Board for their initial review and approval. It must be understood that site plan review criteria for historic parks must be unique to maintain the historic character of parks. It is understood that Parks and Historic Preservation will maintain their authority in this process.

### **Friends Groups and Citizen Participation**

#### *Issues*

Partnerships formed between municipalities and local constituency groups like neighborhood associations, historical societies and friends groups can be beneficial for historic parks. These relationships are essential for site management and successful fund raising. Local constituency groups are effectively the eyes and ears for these resources, providing oversight and watchdog functions. Local constituency groups also provide support for grant writing activities. Incorporation as nonprofit entities would enable them to receive funds from charitable foundations, corporations and individuals.

Constituency group and volunteer efforts could be directed toward developing strategies and efforts to preserve and improve this park including inventories, cleanups, plantings, watering of newly planted trees, public education, interpretation, special events, the development of visitor brochures and guided walks to increase public awareness of this important site.

As a potential tourism component for the City, this historic park must be presented in a compelling and appropriate manner. With the assistance of local constituency groups, support can be created by enlightening people as to the historic value or significance of this property to the city. Education can play a prime role in building community support. Eastern Promenade could be used as an outdoor laboratory for local schools, giving classes in history, art, sociology, geology or botany.

#### *Recommendations*

The formation of a Friends Group for Eastern Promenade is strongly recommended.

### **Funding**

#### *Issues*

Most municipally owned historic sites like Eastern Promenade have no endowment funds. Care and restoration is funded primarily by the efforts of the city Departments of Parks and Recreation, and Public Works and matching grants. Funding for tree planting also needs to be pursued. State programs often provide funds for tree inventory and planting.

#### *Recommendations*

A Friends Group for Eastern Promenade would be the primary advocacy voice to insure funds are dedicated to the care and improvement of the park.

### **Recognition of Contributions**

#### *Issues*

As funds are raised for improvements, donor recognition becomes an issue of concern.

#### *Recommendations*

Plaques, if necessary, should be grouped in an appropriate location so as not to detract from the primary experience of the park. If this is not acceptable, plaques for donated or memorial trees should be hung on trees as opposed to being ground mounted on concrete bases. A minimum gift level should be set to at least cover the cost of purchasing and installing a tree and memorial plaque, and preferably also cover ongoing costs of maintenance and eventual replacement. It is preferred that donations be made to a Memorial Tree Fund that can also be used as an endowment.

### **Working with Volunteers**

#### *Issues*

Volunteer involvement is an integral part of the success of many projects like this. They provide the enthusiasm, energy and driving force behind most projects. Much responsibility falls to those faithful volunteers who see a project through from beginning to end.

#### *Recommendations*

Because of the nature of volunteer staff, a coordinator, preferably a paid position, is essential. The coordinator takes charge of all the varied talents and time schedules of volunteers, sets timetables for goal accomplishment, assigns tasks and follows up to insure that they are completed. This person keeps others informed and on track, and insures that each participant understands the project and his or her part in it.

With only limited training, volunteers can be the backbone of the work force for documenting and photographing many sites. With more in depth training, volunteers can undertake elementary conservation efforts. Each volunteer must receive the necessary training for a particular task. Untrained or unskilled individuals should not attempt even the most elementary conservation work.

## **Cutter Street**

### *Issues*

When the Olmsted firm prepared their 1905 plan for Eastern Promenade, they wanted the city to abandon Cutter Street and convert the area into park land. Because it served private commercial interests on the water and no other suitable route to serve those interests was feasible, Cutter Street remained, bisecting the park. To overcome the hazard of pedestrian/vehicular conflicts, the firm recommended a pedestrian bridge over Cutter Street. The bridge was never implemented.

With the exception of the commercial boat ramp operation which also serves the city, Cutter Street no longer serves commercial interests on the water. As noted earlier under User Safety and Vandalism, Cutter Street is reported to be heavily used after hours for night time cruising.

### *Recommendations*

Because public safety could be enhanced and there appears to be no private impediment, the city should seriously consider decommissioning Cutter Street as a public city street and making it a park road. This would effectively allow official closure of Cutter Street when the park is not open, thus prohibiting after hour use. It would also allow reduction of the posted speed limit to 15 mph, below the minimum allowed for city streets. Enforcement of these changes by the Police Department will be necessary to reduce the problems associated with its current status as a city street. Once Cutter Street becomes a park road it should be easier to curtail inappropriate activities related to illegal presence after hours.

## **Commercial Boat Ramp Operations**

### *Issues*

The commercial boat ramp serves the city as a vital link to the islands. Not used for passenger service, it is used for the transportation of heavy materials necessary to the proper functioning of the islands. While it is used year round, most activity occurs between May and November and generally during the week. There is reputedly little use on weekends during the summer season.

Areas of the site are being used for materials storage, and lay down and transfer to facilitate city department of public works and commercial interests work efforts. In addition to being unsightly and inappropriate for a historic park, these activities are incompatible with the intended function and visual character of the park.

Materials are often left for long periods of time taking up valuable parking and other space. Both the boat ramp/beach lot and the middle Cutter Street lot have been observed being used for materials storage at the same time. Materials observed include gravel, mulch, granite curb, dumpsters and large containers.

There is also a concern about increased traffic and public safety issues related to the heavy vehicles associated with this activity. A dozen heavy vehicles were observed in the middle Cutter Street lot at the same time one afternoon in July.



*Commercial boat ramp in operation, 2003*

### *Recommendations*

Ongoing material storage associated with commercial ramp activities is not appropriate for a public park, particularly a large historic park on a prime piece of waterfront real estate. The commercial boat ramp and associated materials storage should be relocated outside the park as soon as a suitable alternate location has been selected and prepared for operation. This effort should be aggressively pursued by the city.

As an interim measure until this relocation occurs, operations related to commercial boat ramp activities should be better managed to improve public safety, and the appearance and use of this historic park. Recommended commercial boat ramp use regulations to better manage land side operations include:

### **Restricted Use Procedures**

- The City of Portland is the only entity allowed to store/retrieve materials on site.
- Storage of materials, containers and vehicles is allowed in the middle Cutter Street lot only, using proper safety methods for storage of materials and equipment.
- Loose materials like gravel, sand, crushed stone shall be properly contained and covered to prevent erosion and sedimentation damage. Covers shall be fabricated of materials and colors that harmonize with the park surroundings.
- Storage of loose salt, refuse and other debris is not permitted.
- No materials shall be left on site on weekends or holidays.

- To the extent that materials cannot be moved out of the park within required time frames, the Island Service Manager, in consultation with the Director of Public Works, shall arrange to have the material relocated off site.
- The Director of Parks and Recreation, in consultation with the Director of Public Works, shall have the discretion to waive these use restrictions in an emergency or other unique event.

### **Seasonal Variations**

- No materials shall be left on site for longer than 48 hours between Memorial Day and Columbus Day.
- No materials shall be left on site for longer than 5 days between Columbus Day and Memorial Day, nor on weekends or holidays.

### **Land Side Access/Egress and Protection Guidelines**

- Right turns are prohibited for commercial vehicles, heavy vehicles and vehicles with trailers when exiting Cutter Street.
- Provide planks on asphalt and ramp surfaces for pavement surface protection for all heavy equipment being on or off loaded.
- All commercial landings shall be at the commercial ramp. Emergency commercial landings at the recreational ramp may be allowed after consultation with, and approval by, the Director of Parks and Recreation or designee.



*Staging area in operation, 2003*

#### Permits and Fees

- All permits and fees are to be administered by the Department of Parks and Recreation.
- Permit fees will be established by the Department of Parks and Recreation subject to City Council approval. Fees shall be reevaluated annually by the Department of Parks and Recreation.
- Fees collected shall be earmarked for park administration and management.
- Barge haulers must have an approved permit issued by the City of Portland to use the commercial boat ramp.
- Contractors using the landing who violate these regulations shall be subject to permit revocation and fine by the Department of Parks and Recreation.
- Contractors who damage the park in any manner shall be held responsible for satisfactory repairs and subject to fine.

To assist with alleviating the concern about conflicts between the commercial and public recreational boat ramp operations, consideration should be given to providing on site personnel to assist with the safe management of these operations.

#### Snow Dumping

##### *Issues*

This activity has occurred recently with dumping in the middle Cutter Street lot and the subsequent blowing of this snow into the woods and/or toward the ocean. The snow includes salts and all other debris picked up during removal operations. In addition to being environmentally detrimental, this type of activity treats this historic park like a dump that has no significant value to the city.

##### *Recommendations*

Alternate locations outside Eastern Promenade should be found for this type of activity.

#### Traffic and Parking

##### *Issues and Recommendations*

In addition to the traffic calming measures recommended earlier in this document, enforcement of speed limits and parking by the Police Department will be necessary to assist in the transition to making this a safer area.

#### Off Leash Dogs

##### *Issues*

There are two designated off leash areas in the park. Hours of use are restricted seasonally in both areas.

One site includes the area below Cutter Street down to the existing path, extending from where Cutter Street meets the beach to the boundary at Portland House, excluding Fort Allen. In this area dogs are allowed off leash before 9 AM and after 5 PM from April 15 to October 15.

The other area is East End Beach where dogs, on or off leash, are allowed on the beach before 8 PM and after 6 PM from Memorial Day to Labor Day.

During the rest of the year, dogs are allowed in both areas off leash, but must be under voice control. In the rest of the park, dogs must always be on leash.

##### *Recommendations*

Maintain current off leash areas. Park Rangers were recently deputized to issue citations for violations of leash laws. Continue to enforce leash and scooping laws.

Because of the recent addition of the 9/11 memorial, consideration should be given to amending the boundary for the off leash area to exclude the area near Portland House. In addition, consideration should also be given to amending the off leash area at the beach to include only the area below high tide for sanitary reasons.

## Monuments, Memorials and Commemorative Markers

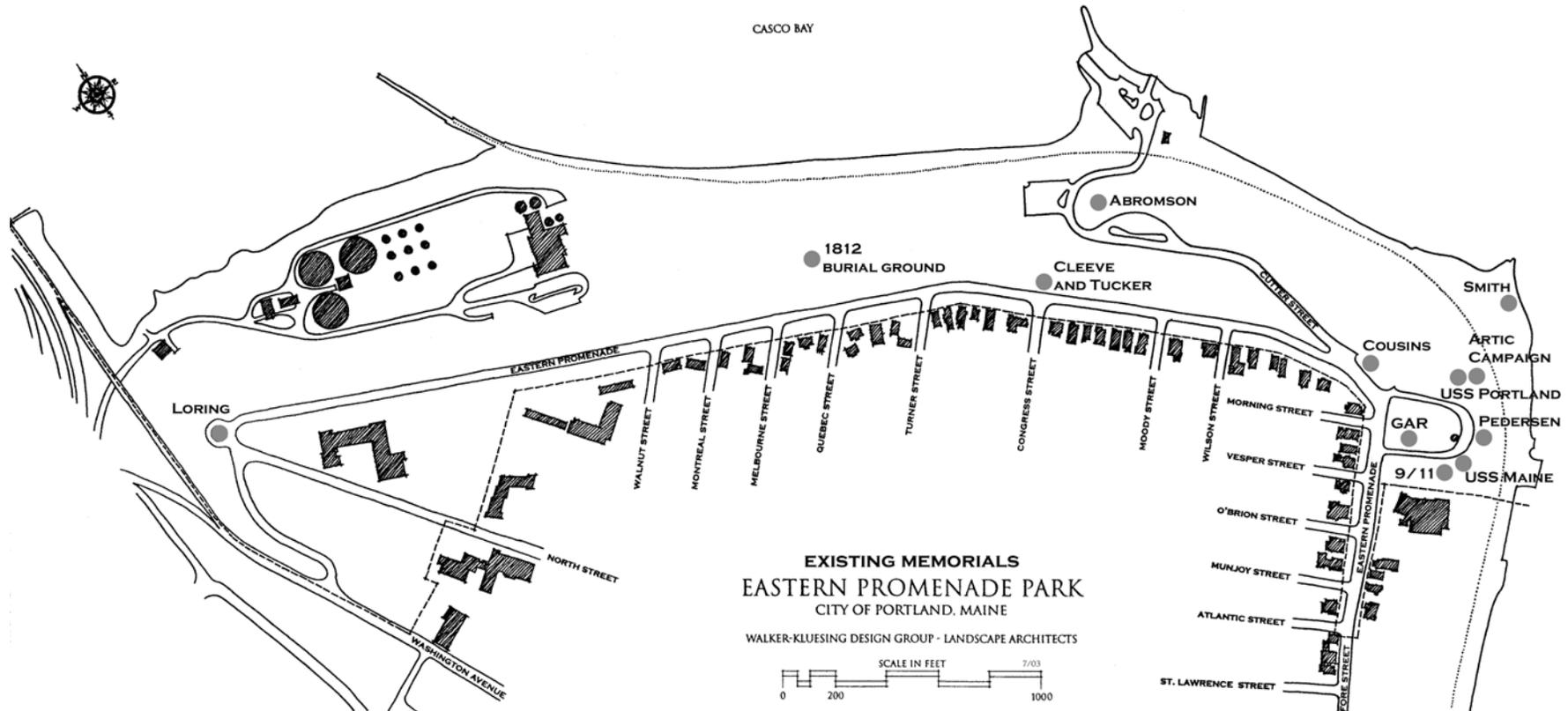
### Issues

There has been a proliferation of these elements in the park in recent years. Most of them have been placed in Eastern Promenade within the past 11 years. Most commemorate significant events, causes or associations, but are not significant works of art in themselves. There is no policy in place regarding any aspect of monuments, memorials or markers.

### Recommendations

A restricted growth policy for new monuments, memorials and markers is recommended to encourage the prudent use of Eastern Promenade's precious space. Establish a moratorium on new monuments, memorials and commemorative markers and benches until an overall plan, preferably a citywide plan, for the placement of these items is developed and approved. Recommended guidelines include:

There should be a time lag of at least 25 years between the occurrence of an event to be commemorated, or the death of a person to be commemorated, and the acceptance of applications for memorials to this event or person. This should not apply to memorial trees. If a memorial is desired, memorial plants and furnishings, like trees and benches, should be encouraged provided they fit within the overall plan for the park. The latter should be limited and both should be considered temporal memorials in that they are not intended to last forever.



No new memorials should be approved unless the events or individuals commemorated are significant and compelling, can be closely related to or associated with the City of Portland, and the memorial has compelling reasons to be erected in Eastern Promenade rather than another location in the city.

No new memorials or works of art should be approved unless provisions are made for the continued maintenance of at least the memorial itself and any changes made to the park to facilitate public enjoyment of the memorial.

Any new monuments, memorials or markers should be placed in locations where they do not detract from the landscape as a whole and where they contribute to the appearance of the park. Memorials and artworks should be of a nature that will not compete with or detract from existing traditional pieces. Considerations include location, size, material, texture, color and form of expression.

The display of temporary art in the park should be encouraged, but limited to a maximum exhibit period of 90 days. Temporary displays should preferably be confined to existing paved areas to prevent damage to fragile green areas. Promoters of temporary exhibits should provide bonds to restore any damage caused to the park.

## **MAINTENANCE MANAGEMENT**

### **Guidelines**

The following is a summary of general guidelines for the maintenance of the various landscape components that make up Eastern Promenade. The importance of this site to the community is emphasized by well kept lawns, lack of litter and other components kept in a good state of repair. All outdoor elements need regular maintenance regardless of age or condition.

### **General Cleanup**

Litter is a major problem in any public open space and one that must be controlled to create pride in a historic property. A neglected appearance seems to encourage vandalism or additional trash dumping. In this regard it is important to provide a moderate to high maintenance and management approach.

A site should receive complete attention in regard to cleanup at least every 4 weeks during the summer. Paper, trash or debris should be removed and trash receptacles emptied on a daily basis [at least 5 days a week] during the active season [approximately 30 weeks]. During the less utilized season litter removal should occur at least once per week. Provide a general litter removal at least once a year in the spring. Provide a special crew for clean up after special events. Leaves should be removed during the fall and the grounds cleared of fallen branches.

### **Vegetation Management**

The following contains a summary of general guidelines for vegetative maintenance. This should serve only as a general guide. Specific changes in these recommendations are expected over time.

Each landscape character has its own requirements and potential hazards that maintenance personnel and budgeting or funding entities must be aware of. There needs to be maintenance standards and an interest in upgrading training beyond a basic level. Maintaining a continuity of maintenance staff with a commitment to the preservation of a historic place is critical. It is also beneficial in that this specialized knowledge becomes transferred to new staff members over time.

### **Volunteer Growth and Invasive Vegetation**

It is essential to maintain a landscape with an appropriate historic character. The character of a landscape is dynamic compared to the relative stasis of other historic components like structural elements. Natural forces like landscape succession will change an unmaintained lawn into a forest in a relatively short period of time. The undeniable results of these forces can be seen in Eastern Promenade. Many of the large trees appear as old as the park. However, many are volunteers, developed from seed brought or blown in from outside areas.

Most, if not all, volunteer species should be removed. Volunteer growth should be removed on a yearly basis during the months when frequency of mowing is reduced and maintenance crews have time to remove it. Because lawn areas and edges attract volunteer growth, lawns must be mowed on a regular basis to keep this under control. The edges of a property and individual elements must also be constantly monitored to keep volunteer growth in check.

The presence of invasive vegetation along steep slopes within all four zones inhibits easy removal. Consequently, it is first recommended that an experimental management/removal program be established which can later determine appropriate procedures for dealing with invasive plant material. This may be done through trial plots located on two types of slope. Plots located on slopes 4:1 and less would be effective for determining the most efficient method of invasive plant removal. Plots located on a gradient between 4:1 and 2:1 would aid in establishing long term management strategies to control growth of invasive material while protecting sensitive slopes.

Outlined below are some recommended management techniques for the four most problematic plants in the park. Some of the techniques involve the use of herbicides. The use of such materials in public areas and near water is subject to strict rules and regulations.

#### Knotweed [*Polygonum cuspidatum*]

**Controlled Management:** Repeated cutting during the growing season has proven effective for controlled management. At least three cuts are needed in a growing season to offset rhizome production. All plant parts should be disposed of in an appropriate manner to prevent reestablishment.

**Complete Removal:** For complete removal, herbicides can be effective when combined with cutting or as a foliar spray. It often requires repeat applications. Excavation and removal is not recommended because it often results in leaving root fragments that can repopulate an area.

1. **Cut stem treatment:** This technique should be used where plants are established within or around nontarget plants. Cut the stem about 2" above ground level. Immediately apply a 25% solution of glyphosate [like Roundup, or use Rodeo if applying in or near wetland areas] or triclopyr [like Garlon] and water to the cross section of the stem. A subsequent foliar application of glyphosate is often required to control new seedlings and resprouts.
2. **Foliar spray method:** Use this technique to control large populations. It may be necessary to precede foliar applications with stump treatments to reduce risk of damaging nontarget species. Apply a 2% solution of glyphosate or triclopyr and water to thoroughly wet all foliage. Do not apply so heavily that herbicide will drip off leaves.

#### Bittersweet [*Celastrus spp*]

**Controlled Management:** Regular, weekly mowing will prevent bittersweet from uncontrolled establishment. However, less frequent mowing [2-3 times per year] stimulates root suckering.

**Complete Removal:** Where manual labor is practical, vines can be pulled out by the roots, preferably before fruiting, and removed from the site. Systemic herbicides that are taken into the roots, like Roundup or Garlon, have been successful in killing an entire plant. The method is most effective if the stems are first cut by hand or mowed and herbicide is applied immediately to cut stem tissue.

*Knotweed, 2003*



Honeysuckle [*Lonicera spp*]

Controlled Management: Heavy clipping twice yearly to ground level, once in early spring and again in late summer or early autumn, maintains top growth and controls resprouting. Clipping must be repeated at least once yearly because Bush Honeysuckles that are cut once and left to grow will form stands that are more dense and productive than they were prior to cutting. Repeated annual prescribed burns during the growing season will top kill shrubs and inhibit new shoot production. Because of quick resprouting abilities, it may be necessary to reburn every year or every other year for several years to achieve good control.

Complete Removal: Manual removal of seedlings or small plants is useful for light infestations, but care should be taken not to disturb the soil so as not to encourage rapid reinvasion. Systemic herbicides like glyphosate [Roundup] are effective in killing seedlings as a foliar spray at a 1% solution. Well established stands are best managed by cutting stems to ground level and painting or spraying the stumps with slightly higher concentrations of glyphosate [2-3%].

Russian Olive [*Eleagnus angustifolia*]

Controlled Management: Mowing hedges with a brush type mower, followed by removal of cut material, aids in reducing above ground biomass. Cutting, burning and girdling are also effective, but must be applied on a yearly basis with continual monitoring, as the plant frequently resprouts and develops root suckers from the root crown.

Complete Removal: For killing mature trees, the cut stump application method works well using glyphosate [Roundup] and triclopyr ester [Garlon]. Cut the stem/trunk as close to the ground as possible, followed by an immediate application of herbicide onto the cambium layer of the cut stump. Girdling the tree with an application of recommended herbicide also works well. The best time to apply herbicide is between May and September, when plants are actively growing. Burning has been found useful in large stands for first reducing biomass, followed by basal application on resprouts.

Existing Conditions and Challenges

Four vegetation management zones have been identified within the park, beginning to the southeast at Fort Allen and extending to the far north, along Loring Memorial. Soils are described as gravelly sandy loam and characterized as deep, excessively drained and moderately coarse to coarse textured. Slopes in these areas tend to be steep, ranging between 15-50%. Plants need to be tolerant of subzero temperatures (Zone 5b), dry soils, high wind conditions and salt exposure from the ocean.

Zone 1: Between Fort Allen and Sledding Hill

Directly adjacent to East End Beach, slopes here are heavily vegetated with a mixture of shrubs and trees whose height, over time, has blocked immediate vistas to the ocean when walking along the upper path system. Slopes range between 15-30% near East End Beach and get progressively steeper (over 50%) towards Fort Allen Park. Slopes have an east to southeast aspect, exposing the site to drying effects of the sun and salt from summer ocean breezes.

Immediate Recommendations

Priority 1

Install an evergreen screen between Fort Allen and adjacent condominium

- Remove existing vegetation
- Repair slopes with seeded lawn
- Introduce new evergreen trees [8' min. ht.]

Priority 2

*Honeysuckle overwhelming Lilac, 2003*



On slopes less than 50%:

- Clear and grub vegetation at immediate edge of walk and replace with low maintenance grasses
- Selectively reduce groupings of large trees and large shrub masses such that slopes will become more open
- Grub out root systems of removed vegetation
- Fine grade disturbed areas
- Incorporate topsoil with existing soils as needed
- Seed slopes with erosion control mix consisting of low maintenance grasses
- Use erosion control fabric or netting as necessary

On slopes 50% and greater, selectively cut back overgrown shrub masses, leaving root systems intact

Install hay bales and silt fences at the toe of affected slopes for sedimentation control

Take precautionary erosion prevention measures when installing connective staircase from upper to lower trail system at Fort Allen

Manage invasive species according to results from experimental program

Zone 2: Between Sledding Hill and Water Treatment Plant

Fencing currently lines the western edge (along Kiley Softball Field, tennis and basketball courts) while railroad tracks determine the eastern border. The ocean's edge is nearly 50' away. Trees are grouped in large clusters near Kiley Softball Field and Carter Little League Field; between are stretches of lawn scattered with shrubs that provide vistas to the waterfront. Slopes range between 30-40%. An eastern aspect lends itself drying effects from the sun and ocean breezes.

Immediate recommendations

Priority 3

On slopes 50% and greater, selectively cut back overgrown shrub masses, leaving root systems intact

On slopes less than 50%:

- Clear and grub vegetation along path edge and replace with low maintenance grasses
- Selectively reduce groupings of large trees and large shrub masses such that slopes will become more open
- Grub out root systems of removed vegetation
- Fine grade disturbed areas
- Incorporate topsoil with existing soils as needed
- Seed slopes with erosion control mix consisting of low maintenance grasses
- Use erosion control fabric or netting as necessary

Install hay bales and silt fences at the toe of affected slopes for sedimentation control

Take precautionary erosion prevention measures when installing proposed pedestrian paths

Allow larger shrubs and trees to become established in selected areas with gentle slopes above paths to create shaded locations for benches

Manage invasive species according to results from experimental program

Zone 3: Between Water Treatment Plant and Eastern Promenade

Overgrown shrubs and trees dominate along slopes between Eastern Promenade and the water treatment plant. Due to the dense vegetation, very little of this land is accessible beyond the sidewalk adjacent to Eastern Promenade. Vegetation begins to thin out near railroad tracks to the east. Located more inland with an eastern aspect, the site is slightly more protected from effects of wind and salt

Immediate recommendations

Priority 1

Install an evergreen buffer to screen views around the perimeter of the water treatment plant

- Thin existing trees on slope
- Grub out root systems of removed vegetation
- Fine grade disturbed areas and seed with erosion control mix
- Incorporate topsoil with existing soils as needed
- Use erosion control fabric or netting as necessary
- Introduce a double row of evergreen trees (8' min. ht.)

Take precautionary erosion prevention measures when installing proposed evergreen screen

Priority 4

On slopes 50% and greater, selectively cut back overgrown shrub masses, leaving root systems intact

On slopes less than 50%:

- Selectively reduce groupings of large trees and large shrub masses such that slopes will become more open
- Clear and grub overgrown vegetation adjacent to Eastern Promenade and replace with lawn for pedestrian use; introduce shade trees where appropriate [8' min. ht]
- Grub out root systems of removed vegetation
- Fine grade disturbed areas
- Incorporate topsoil with existing soils as needed
- Seed slopes with erosion control mix consisting of low maintenance grasses
- Use erosion control fabric or netting as necessary

Install hay bales and silt fences at the toe of affected slopes for sedimentation control

Manage invasive species according to results from experimental program

Zone 4: Along Washington Avenue to Treatment Plant Entrance

A dense planting of shrubs and trees extends from the treatment plant entrance to the pedestrian trail leading from Loring Memorial to Washington Avenue, serving as a visual buffer to the water treatment plant. Steep vegetated slopes exist towards East Commercial Street [25-50%], leveling out slightly towards Loring Memorial [15-25%]. Extending west from the pedestrian trail towards Washington Avenue, trees become more scattered and clumps of shrubs are interspersed with open areas of lawn. Slopes range between 20-40%, becoming more level [8-10%] within 50' of Loring Memorial. With a northwest aspect, the site is protected from intense sun but exposed to heavy wind during winter months.

Immediate recommendations

Priority 4

On slopes less than 50%:

- Selectively reduce groupings of large trees and large shrub masses such that slopes will become more open
- Grub out root systems of removed vegetation
- Fine grade disturbed areas
- Incorporate topsoil with existing soils as needed
- Seed slopes with erosion control mix consisting of low maintenance grasses
- Use erosion control fabric or netting as necessary

On slopes 50% and greater, selectively cut back overgrown shrub masses, leaving root systems intact

Fine grade and seed lawn along road edges

Take precautionary erosion prevention measures when replanting and installing proposed pedestrian path that links Eastern Promenade to Commercial Street

Install hay bales and silt fences at the toe of affected slopes for sedimentation control

Extend street tree planting from Eastern Promenade to Washington Avenue for consistency and to initiate sense of entry to Eastern Promenade

Manage invasive species according to results from experimental program

## Vegetation Management Recommendations

### Slopes of 15-25%

Areas containing slopes between 15-25% are approached one of two ways. The general recommendation is to convert these areas, as desired, into open lawn spaces for pedestrian use. Removal of existing vegetation should utilize methods that minimize disturbance of existing vegetation, topography and soils; slopes should be regraded and seeded or covered with sod as required.

Areas identified as undesirable lawn space should have invasive or unwanted vegetation removed singly or in mass groups and replaced with low maintenance grasses. These areas will follow a low impact maintenance regime, requiring mowing 3 times each year. Selected grasses should have root systems that can stabilize soils on erosion-prone slopes. Removal methods should minimize disturbance of existing vegetation, topography and soils; slopes should be regraded as needed.

For mass plant removals, undesired plants and all remaining debris [including rocks 2" or larger, clods, sticks, grass and any other unsuitable material] should be removed from the selected area in order to expose mineral soil. Work recommended amounts of lime and fertilizer into the soils as nearly as practical to a depth of 4" with a disc, spring tooth harrow or other suitable equipment.

In order to stabilize soils, replacement vegetation can be installed with seeding, container and/or bare root planting. Container and bare root planting involves placing single or bunches of rooted plants into excavated holes on the slope. 1 gallon containers work well.

- If construction occurs at least 45 days before the first killing frost, apply an additional temporary seeding mix to the soil. After seeding, erosion blankets or mats [like Filtrex Compost Blanket] should be installed vertically downslope, making good contact with the exposed soil. Lay blankets loosely and stake or staple to maintain direct contact with the soil; do not stretch.
- If construction is occurring within 45 days of the first killing frost, do not apply temporary seeding. Instead of erosion blanket, apply erosion control mix as recommended by the Maine Department of Environmental Protection on all exposed soils. This mix consists of organic material and may include shredded bark, stump grindings and composted bark [wood chips, ground construction debris, reprocessed wood products or bark chips are not acceptable components of the mix].

Until plantings get established, initial watering requirements of new vegetation will be high for the first season.

### Slopes of 25-50%

Slopes between 25-50% predominate much of the site. In areas where it is possible and desirable, regrade slopes to 25% or less and convert into lawn. Large mass removals of plants should be avoided. In areas where invasives must be removed, replacement material in the form of low maintenance grasses should be immediately installed and erosion control mulch be applied to any exposed soils.

For aesthetic purposes, if view corridors need to be created, existing vegetation should be cut back to a height of 1-2' and allowed to resprout. While root systems of these existing plants should continue to stabilize the soil, it is recommended that erosion control mulch be applied to any exposed earth.

Evidence of existing erosion should be stabilized through container planting and erosion control mulch, matting and additional netting on severe slopes.

### Slopes over 50%

Vegetation on these extremely steep slopes should not be removed. Vegetation may be cut back to a height of 1-2' where accessible. However, any type of disturbance within these areas should be minimized. Evidence of existing erosion should be seeded and treated with erosion control netting over exposed soil surfaces.

**Recommended Vegetation for Stabilizing Slopes**  
The following is a compiled list of plants that can tolerate dry, windy and salty conditions, and are hardy in Zone 5b. Plants identified with N are native to the region.

Vines & Climbers

*Rosa wichuraiana* (large-scale groundcover, up to 0.4m tall)

Groundcovers to 0.5 m tall

*Arctostaphylos uva-ursi* (evergreen groundcover) N  
*Comptonia peregrina* (sweetfern) N  
*Cotoneaster dammeri* (bearberry cotoneaster)  
*Leiophyllum buxifolium* (box sandmyrtle)  
*Lotus corniculatus* (birdsfoot trefoil – legume with deep green leaves and golden yellow flowers)  
*Sedum* spp  
*Vaccinium* spp

Dwarf Shrubs and Tall Groundcovers 0.5 – 1.0 m tall

*Artemisia* spp  
*Juniperus* spp  
*Lavandula angustifolia*  
*Rosa* spp  
*Spiraea* spp  
*Vaccinium angustifolium*

Shrubs 1.0-3.0 m tall

*Myrica pensylvanica* (Bayberry) N  
*Prunus maritima* (beach plum) N  
*Pyracantha coccinea*  
*Rhus aromatica* N  
*Rhus trilobata*  
*Robinia hispida* (Bristly locust)  
*Prunus x cistena* (purpleleaf sandcherry)  
*Vaccinium corymbosum*

Small Trees 4.0-10.0 m tall

*Sorbus americana* (American Mountain Ash) N  
*Viburnum prunifolium* (Blackhaw) N  
*Crataegus* sp. (Hawthorn) N  
*Ostrya virginiana* (Hop Hornbeam) N  
*Syringa* sp. (Lilac)  
*Caragana arborescens* (Siberian peashrub)

Tall Trees 10.0 – 30.0 m tall

*Populus grandidentata* (Bigtooth aspen) N  
*Populus tremuloides* (Quaking aspen) N  
*Quercus rubra* (Northern red oak) N  
*Fraxinus pensylvanica* (Green ash) N  
*Sorbus alnifolia* (Mountain ash)  
*Tilia cordata* (Littleleaf linden)  
*Pinus thunbergii* (Japanese black pine)  
*Pinus resinosa* (Red pine) N  
*Pinus nigra* (Austrian pine)  
*Picea abies* (Norway spruce)  
*Picea glauca* (White spruce) N

**Trees**

The goal of tree maintenance is to maintain healthy trees free of dead wood that could fall on people or park elements. The reasons for pruning trees may include reducing hazards, maintaining or improving tree health and structure, improving aesthetics, or satisfying specific needs such as: removing disease; removing dead, dying, interfering or obstructing branches; training young trees; eliminating screened areas to discourage loitering; and providing clearances for utility lines. The uncontrolled growth of trees and weeds hides vandals and can cause toppling of park elements and widening of cracks in already damaged elements.

Trees require pruning on a regular basis to protect historic resources from damage by falling limbs. Too many trees or trees of the wrong type can create shade that is too dense to support and maintain a stabilizing ground cover, making the surface subject to erosion. Too much shade can also be detrimental to some elements in that moisture could be retained for long durations, increasing the probability of biological growth on important historic artifacts.

Inspect trees to safeguard against threats to historic and other elements from root systems and falling or scraping branches. Inspections should be made on a yearly basis and after each storm where winds exceed 55 mph. Ideally, trees should be pruned to remove potentially hazardous dead wood on a yearly basis, but safety pruning every 5 years by certified arborists is acceptable. A 5 year cycle of pruning will help maintain and preserve large old trees. Provide plywood shelters as necessary to protect historic and other elements until pruning operations are complete.

Trees should be pruned in such a manner as to preserve the natural character of a plant and in accordance with ANSI 300 standards. The pruning of trees should only be performed or supervised by a certified arborist. It should be done by nonprofessional crews only during an emergency situation or when there is an immediate issue related to public safety.

Remove all dead wood, suckers and badly bruised or broken branches to reduce potential injury or damage to people, vehicles and structures. Remove branches to provide 8 foot overhead clearance on walks and 12 foot clearance on drives. Make all cuts at the branch collar near the trunk or branch. Do not cut the leader. Do not prune evergreen plants except to remove dead and broken branches.

The removal of dead trees should also be done by certified arborists. In cases where small historic elements are impinged upon by tree trunks or roots, the elements should be temporarily moved to a new location to prevent additional damage to them, but only if it is safe to move them. If growth is in conflict with historic elements extreme care should be exercised. Cut trunks as close to the soil as possible and leave the stump in place to decay. After a stump has decayed sufficiently, topsoil fill should be added to blend in with surrounding grades, and the area should be reseeded.

Root collars should be cleared of soil, mulch, stones, brush and other items that could hide or cause decay that could cause a tree to fail. Keeping root collars clean helps control girdling roots and decay that leads to tree decline and failure. Questionable trees with cavities, cracks or seams in main stems or branches, or fungi fruiting bodies on or around the root area should be assessed for potential tree failure.

Failure prediction with any sort of accuracy is difficult. However, performing a systematic approach of evaluating each part of a tree with proven procedures that the International Society of Arboriculture has adopted through the guide known as "A Photographic Guide to the Evaluation of Hazardous Trees in Urban Areas" will help to eliminate most of the suspected hazards. Remedial action such as pruning, installing support systems and removal will help reduce the failure percentages and the damage or injury to property or persons.

Water newly planted trees for the first 3 to 5 years. Remove guy wires and tree wrap from newly planted trees after the first 2 years. Deep root fertilize trees every other year during the spring.

**Mulching:** Trees growing in an area with a restricted root zone, low nutrient levels, pH imbalance, low moisture conditions and soil compaction decline faster as they mature. Grass and weeds also compete for nutrients and moisture. Research is showing that trees, especially older mature trees, improve in health when turf or grass is removed under the branch spread and mulch or wood chips are applied at a depth of no more than 3 to 4". Surface roots are also protected when mulch is applied at that rate. Provide mulch rings around all free standing trees. When appropriate, trees should have grass removed from beneath their canopies as far as possible from the main stem. However, this is not always appropriate in historic properties where prevention of erosion is of paramount concern.

### **Shrubs and Horticultural Displays**

Fertilize shrubs once a year during the spring. Spread fertilizer over the surface of the ground surrounding the shrubs. Soak the area thoroughly. Edge plant beds twice a month or as needed. Ornamental pruning should be consistent with the natural landscape and historic character. Plants should appear natural and healthy as opposed to geometric and fanciful. Prune to admit light and air to the center of the shrub. Prune only as plant growth requires. Prune spring flowering shrubs after they have bloomed. Prune summer flowering and other deciduous shrubs during the dormant season. Prune evergreen shrubs in late spring or early summer. Remove dead wood at any season.

### **Ground Cover**

Keep weeded continually. Avoid disturbing runners. Prune regularly to maintain a low spreading appearance. Remove vertical shoots. Fertilize at the same time lawns are fertilized.

### **Turf Management**

Rehabilitating existing lawn areas: The rehabilitation of lawn areas in most historic properties needs to be done with more care than any other lawn because of the potential historic artifacts at or just below the surface of the ground. Weeds and other undesirable species should be removed. The soil should be loosened by power rake or vigorous hand raking. Rototilling is not recommended because of potential damage. Fertilizer and lime should be added as recommended by soil analysis.

Installation of new lawn areas: In general sod is recommended in areas that need immediate use and seed is recommended for all other areas. Seed mixes should incorporate improved, low maintenance, slow growing, and drought resistant seed varieties. The best time to plant a lawn is between August 15 and October 1. If it is necessary to plant in the spring, plant as soon as the ground can be worked and when the soil is free of excess moisture.

Watering: Water lawns as necessary to maintain normal growth and color. Soak the entire root area. Avoid light, frequent sprinklings. Water is essential to establish a lawn. Watering established lawns during the dry months of summer does not appear to be a realistic possibility at this time given the current budget, maintenance crew size and lack of sources of water.

Mowing: Maintaining a cutting height of 4" discourages weeds and requires less irrigation. The most serious issue is the routine removal of grass in the immediate vicinity of historic artifacts and trees. Power mowers can scar and break many of these elements. The types of stone used in some older stone work tend to be softer and more easily damaged than granite. The best current solution is to mow with lawn mowers to within 12" of historic artifacts and then use weed whips [rotating nylon filament trimmers] to trim the remaining area. The use of weed whips is permissible at granite and brick, possibly slate, but not marble components. Metal hand trimmers should not be used because they can abrade stone. At the marble, and perhaps slate, consideration should be given to removing grass from areas around the bases of the stones. However, with most maintenance crew staffing, hand trimming is not feasible nor is the removal of lawn by hand to maintain a vegetative free zone adjacent to historic artifacts.

Frequency of Mowing: An ideal schedule would include: mowing every 5 days from the beginning of the season to mid June; every 10 days from mid June to mid August; and every 5 days from mid August to the end of the season. A reduced mowing schedule for selected areas with steep slopes and limited use should be considered. This would entail 1 or 2 mowings per year for areas free of invasive plants, and a minimum of 3 mowings per year for areas that contain invasive plants.

Soil Tests: Soil analysis and testing for pH and fertility levels should be made every 3 to 5 years to determine fertility changes made with basic treatments and to give a bench mark for further soil improvements. It typically also takes 3 to 5 years for the soil and the basic treatments to reach an equilibrium.

Liming: Ground limestone should be applied every 3 to 5 years as determined by soil test results to bring lawn areas to the preferred 6.0-6.5 pH level. If a lime application is necessary, apply it 2 to 3 weeks prior to fertilizing. The soil pH must be at the proper level to make the benefits of a fertilizer available to plants. Lime should not be used in combination with animal manures or with nitrogenous fertilizers, as it causes the rapid release of ammonia. A fall application of lime provides time for it to break down in the soil before spring growth.

When applying lime for new lawn construction, it should be spread over the surface of the ground and thoroughly mixed with the upper few inches of soil. The rate of application depends upon the form in which the lime is applied and the texture of the soil. The rate of application of ground limestone should be determined by soil testing and should not exceed 75 pounds per 1,000 square feet at any one time. For new lawns lime should be applied either in early spring or late fall, with early spring [April] preferred. On established lawns or under trees, lime should only be surface applied so as not to disturb roots.

Fertilizing: Soil tests are required for indication of existing fertilizing needs. Application should be with a mechanical spreader when turf is dry. An annual fertilization should be sufficient.

Raking: Rake and remove fallen leaves in the fall.

Weed, Disease and Pest Control: Provide appropriate pesticide application twice a year, once in late spring and once in early fall, if necessary. Do not treat a new lawn until its second year of growth. Do not burn the grass.

**Rolling:** Roll lawn areas in the spring as necessary to repair frost heaving irregularities caused during the winter. Use a light roller and roll the lawn when the soil is fairly dry, and freezing weather has passed.

**Aeration:** Aerate compacted lawn areas twice a year, once during the spring and once during the late summer or early fall. Do not aerate when the soil is extremely wet or dry.

**Erosion Repair:** Repair erosion on steep banks utilizing the same methods required for lawn installation. Include 100% biodegradable erosion control fabric for large areas.

#### **Paved Areas**

Clean walks weekly. After each heavy rainfall, examine gravel walkway surfaces, repair erosion gullies by topdressing with path materials and compacting. Maintain the path cross section to prevent collection or diversion of overland flow. Rake gravel surface as necessary to remove leaves, litter and other debris. Repair asphalt paved areas as needed. Patch depressions of 1" or more annually. Repair cracks every 5 years. On all concrete sidewalk and gravel paved areas remove snow, keeping walkways passable at all times and as safe as possible. Start snow removal when accumulation reaches 1". Spread sand on icy spots and steps. The use of excessive amounts of salt for deicing is not recommended because it is toxic in excessive quantities to trees and other vegetation. It also accelerates the decomposition of mortar and concrete and is potentially detrimental to monuments and drinking fountains.

#### **Active Recreation Areas**

**Playground Equipment:** Inspect equipment at least 3 times per year [early spring, early summer and early fall]. The inspection should include all parts including fasteners of each piece of equipment. Repairs should be made immediately upon discovery of need or notification. Maintain a level play surface to prevent potholes from developing near swings and slides. Inspect mulch, rubber and other surfaces weekly and clear of unwanted materials. Paint metal equipment once a year.

**Hard Surface Courts:** Sweep or vacuum clean basketball courts weekly. Provide new nets at the beginning of each season. Paint court lines each year. Repair cracks if necessary. Inspect curb or edging for damage on an annual basis and repair upon discovery of need.

**Ball Fields:** Follow guidelines for turf management. Restore infield surfaces, including filling in low spots, at least once a year at the beginning of each season. Backstops should be inspected and repaired once per season and cleaned as needed. Brooming and lining should take place as needed during the active season. Concrete dugouts and roofs should be inspected on an annual basis and repaired upon discovery of need. The dugout roof frame, wood bleachers and scoreboard at the Little League Ballfield and the wood benches at the Lower Ballfield should be inspected, repaired and restained/painted as necessary and at least once every 5 years.

#### **Beach**

Maintain sand beach in a neat, sanitary condition. Remove litter and rake beach once a week during the active season.

#### **Bandstand and Bathhouse**

Inspect roof annually and repair upon discovery of any damage. Remove winter accumulations of leaves each spring. Repaint structure as needed but not less than once every 5 years.

### **Iron Fences**

All metals that are rusting or have failing paint finishes should be cleaned down to bright metal and properly primed and coated to prevent further corrosion. Older paint finishes should be laboratory tested for lead content prior to removal. The preferred method of cleaning and paint removal from historic iron is using low pressure dry grit blasting on site. It is the most effective, being fast, thorough and economical. The pressure should be less than 100 pounds per square inch using a fine aggregate of iron slag or sand, but not copper slag. The aggregate should not be very sharp or very hard. It is preferable not to use wet sandblasting or flame cleaning. Hand scraping, chipping and wire brushing is not as effective as other methods. Chemical rust and paint removal methods should generally be employed in the shop as opposed to in the field. When employing pressure blasting, comply with local building codes and environmental authorities, and take every precaution to protect adjacent materials, including plant materials.

Bare surfaces should be painted within 48 hours of proper cleaning. The preferred paint system for cast iron includes a two part epoxy primer and an aliphatic or acrylic polyurethane finish coat. An acceptable, but less durable, less expensive alternate for non corrosive environments includes an application of a passivating material, such as a high zinc dust content [90% zinc content minimum] primer, then a red oxide alkyd metal primer and alkyd enamel finish. Concealed surfaces should be thoroughly prime coated prior to concealment. While a semigloss black finish is often recommended for ease of maintenance, a paint seriation analysis should be performed on existing remaining metal components to determine historic paint colors and other characteristics. Shades of green, brown or black may be appropriate historic colors.

If spray operations are used, extreme caution should be exercised to prevent overspray from coming into contact with persons, motor vehicles, trees, surrounding buildings and other objects [particularly historic artifacts] not intended for treatment.

Paint as often as required to maintain good condition and appearance, but not less than once each 10 years. When coatings fail, fences corrode. Paint coatings should be monitored annually for peeling and failure.

### **Chain Link Fences and Gates**

Inspect fences once per season for holes, dents or other damage, and clean as needed. Repair damaged fabric as soon as possible. Replace and/or repair missing and bent components. Prepare and paint rusted sections. Repairs should be made immediately upon discovery of need or notification. Maintain gates for smooth opening and closing.

Inspect support posts at least once a year for stability to insure structural support. Replace weak or structurally deficient support posts. Rust stains on masonry and concrete copings are primarily an aesthetic problem, as iron oxide deposits do not support botanic growth or harm masonry. However, rusting metal expands, and rusted support posts will crack masonry and concrete copings. This allows moisture penetration inside the coping and eventually the wall below where freeze/thaw cycles can cause significant damage.

### **Monuments and Memorials**

Inspect stone for cracks, broken pieces and other movement annually and repair upon discovery utilizing the services of a stone conservator.

**Bronze Plaques:** Restore bronze plaques with cleaning and protective coating. Remove loose dirt, debris and other water soluble corrosion with a low pressure water spray [1,000 psi or less] and/or soft nylon or natural hair bristle brush. On nonpolished finishes, remove other corrosion, like verdigris patina, with an abrasive method like "Scotch-Brite" pads and water. Protective coat with a 2 part system consisting of a brush applied first coat of "Incralac" and a second part of 3 coats of microcrystalline wax with each coat applied with a soft rag and buffed.

### **Site Amenities**

These are the elements that invite the public to use the park. They also provide the conveniences that much of the public has come to expect. They should be kept in a condition that sustains that sense of invitation.

Signs: Signs should be kept clean and legible. Text on all signs should be reviewed at least once every 5 years to insure that it is current.

Benches and Trash Receptacles: Inspect at least 3 times a year including all fasteners and connections. Repairs should be made immediately upon discovery of need or notification. Paint wood and metal components once a year. Treat unpainted wood with nontoxic wood preservative annually.

Picnic Tables: Clean tables weekly.

Flagpoles: Inspect flagpole function for appropriate daily raising and lowering of flag on an annual basis. Repair immediately upon discovery of failure.

### **Utilities**

Maintenance of recommended utility systems is essential for the rehabilitation of the park.

Light Fixtures: Repair damaged metal surfaces as damage occurs. Spot check and repair all surfaces every 5 years. Replace bulbs as needed averaging every 2 years. Replace ballasts every 10 years.

Storm Drainage System: Inspect storm structures 4 times a year and remove sediments from catch basins in early spring or more often as required. Clean storm piping at least every five years or more often as required. Remove all mud, leaves and other debris. Repair fractures in masonry drainage structures as required.

Water Supply: Inspect all working parts and plumbing for leaks or faulty operation at least annually and repair at once.

Drinking Fountains: Inspect all working parts and plumbing for leaks or faulty operation at least annually and repair at once. Clean fountains at least weekly to maintain a neat and sanitary appearance. Drain plumbing each fall to prevent damage from frost and turn on each spring. Painted iron components should be repainted as necessary and at least every 5 years.

Irrigation Systems: Inspect all working parts and plumbing for leaks or faulty operation at least annually and repair at once. Inspect operation and distribution monthly and make repairs at once. Shut down system each fall with pressure blow out and draining to prevent damage from frost. Start up each spring.

### **LANDSCAPE MAINTENANCE**

#### **TIME REQUIREMENTS**

The chart at the right includes an estimate to the time required for various landscape maintenance tasks. Items not shown include: tree, shrub and ground cover work, storm drain inspection and cleaning, building maintenance, general inspection and repair of benches, bleachers, flagpoles, picnic tables, drinking fountains, monuments, signs, and fences, as well as other miscellaneous items such as travel time.

**STAFF RECOMMENDATIONS**

Landscape maintenance for the park and many other sites is provided by the Department of Parks and Recreation. The time requirements shown here are only for Eastern Promenade and does not take into account the many other responsibilities of department staff.

The total identified annual landscape maintenance time requirement Eastern Promenade is 4,016 hours. More than 90% of the landscape maintenance requirements occur within an 8 month time frame between April and November. Using 1,840 working hours annually per staff person, which allows for holidays, vacations and sick leave, the above landscape maintenance time requirements indicates that Eastern Promenade would benefit most with 1 full time staff position dedicated to maintaining the park exclusively and 2 seasonal positions during the 8 month busy season.

**LANDSCAPE MAINTENANCE TIME REQUIREMENTS**

Area and Operation	Average Frequency per Year	Minutes per 1000 SF	Area in SF	Man Hours per Year
<b>Lawns</b>				
Mowing	24	1.1	1,850,000	814
Fertilizing	2	1.6	1,850,000	99
Weed Control	2	4	1,850,000	247
Raking	1	10	1,850,000	308
Aeration	2	1.1	1,850,000	68
Rolling	1	1.1	1,850,000	34
<b>Reduced Maintenance Lawns</b>				
Mowing	3	5	760,000	190
<b>Flower Beds*</b>				
Spring preparation	1	200	650	2
Plant	2	600	650	7
Weed	24	60	650	16
Cultivate	24	30	650	8
Mulch	1	30	650	1
Weed with mulch	15	20	650	3
Spray	3	10	650	1
Fertilize	2	5	650	1
Police by hand	24	15	650	4
Fall clean up	1	400	650	4
<b>Playground Area</b>				
Equipment Repair	3	480	-	24
Paint Equipment	1	960	-	16
Surface grading/raking	24	8.1	16,000	52
<b>Ballfields</b>				
General Maintenance	24	240	x2	192
Line Fields [Soccer]	2	900	x2	60
<b>Hard Courts</b>				
Sweep/Vacuum	24	3	32,000	38
Net Replacement	2	20	x4	3
Paint lines/repair cracks	1	20	32,000	11
<b>Beach</b>				
Rake/Grade	12	12	35,000	84

<b>Walks</b>				
Sweep/Vacuum	3	4	150,000	30
Repair Paving	1	20	150,000	50
Remove Snow	10	12	150,000	300
<b>Litter</b>				
Empty trash receptacles	365	20	-	122
Litter pick up	260	0.1	2,800,000	1,213
<b>Picnic Tables</b>				
Clean table surfaces	24	3	x12	<u>14</u>
<b>Total Time requirements per year</b>				<b>4,016</b>

\*Does not include time for plant propagation

The above estimate assumes implementation of the master plan recommendations.



*Fort Allen, c1894  
[Portland Public Library]*

## SELECTED CHRONOLOGY

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1663

First Europeans settle Portland.

1775

Construction of fort begins on the site of what is now known as Fort Allen. [PITP]

1812

24 December, British cartel ship *Regulus* arrives in Portland with 230 prisoners. 26 men were sick and carried to the hospital on the hill [Fort Allen]. 21 died. 5 survived and were later transported to Boston for exchange.

1814

29 October Fort Allen named for the William H. Allen, commander of the sloop of war *Argus*. [EA]

1815

May, town votes to purchase a building standing in Fort Allen, to be used as a hospital. "This building had already been used as a hospital, in one instance at least . . . December 24, 1812." [PITP]

1828

Town purchases "12 acres and 105 rods" of land on Mount Joy [Munjoy Hill] "for ornament of the town as well as for the health and pleasure of its citizens". [BV]

1832

City of Portland incorporated.

1834

Committee appointed to survey unused lands for a public walk. Committee recommends land purchase on Bramhall and Munjoy Hills for parks and roads. [BV]

1836

Under Mayor Levi Cutter, city lays out drives along Eastern and Western promenades. Portland *Argus* comments "They may be very pleasant for those that keep horses and gig and have nothing else to do but ride about, but they will not be the least advantage to nine tenths of the taxpayers of the city." [BV]

- 1837  
Drive around Mount Joy [Munjoy Hill] is constructed. [EA] Trees set out along promenades. Letter to Argus "It is one of the most beautiful drives we have ever met with." [BV] Fore Street extended to connect with Eastern Promenade [PCG]
- 1847  
City owns lot of land laying northeast of, and joining the Promenade, extending to the bay shore, containing 3 acres, with the City Hospital thereon, and about 2-1/2 acres of land purchased of the United States, called Fish Point. [AR] Citizens petition for a park at "old fort" [site of Ft. Allen] to address, as the Portland Advertiser reports "a fair regard for the health as well as happiness of our children, of coming generations." [BV]
- 1851  
City owns lot of land on Munjoy Hill, 67 feet on the proposed continuation of Mountford street, 140 feet on the easterly line, 145 feet on the westerly and 75 feet, on the back line. [AR]
- 1856  
City expenditures include trees for the Eastern promenade [\$100.00] and labor setting out and watering trees [56.75] [AR]
- 1857  
City expenditures for promenades include trees [207.00] and labor and materials [243.17] [AR]
- 1858  
City expenditures for promenades include labor [49.50], loam [44.20] and trees [141.75] [AR]
- 1859  
City expenditures for promenades include expense of stone wall, excavation and grading at the junction of Eastern Promenade and Washington Street [833.45], grading, filling and ornamenting grounds at junction of Fore Street and Eastern Promenade [164.25], fencing and seats on Eastern and Western promenade [86.47], trees [109.00], watering [3.75] and labor [5.00] [AR]
- 1860  
City expenditures for promenades include expense of coping stone and rails on Eastern Promenade [190.82], labor on same [70.00], trees [67.25] and watering [36.14]. Income is received from sale of old buildings on Powell lot and on Eastern Promenade. [AR]
- 1861  
City expenditures for promenades include labor on promenades and cemeteries [123.87], trees and setting out same [139.25] and watering trees [14.42] [AR]
- 1862  
Similar expenditures [AR]
- 1863  
City expenditures for promenades include materials and labor on promenades [210.99] and materials and labor trimming the trees in the streets and promenades of the city [57.42] [AR]
- 1864  
City expenditures for promenades include materials and labor [83.33] and tools and labor trimming the trees in the streets and promenades of the city [254.24] [AR]
- 1866  
Great Fire in Portland on July 4th destroys 1,500 buildings. [BV] City expenditures for promenades include tools and labor trimming the trees in the streets and promenades of the city, and care of [447.07] [AR]
- 1867  
City expenditures for promenades include tools and labor trimming the trees in the streets and promenades of the city, and care of [4,415.82] [AR]
- 1868  
City expenditures for promenades include tools and labor trimming the trees in the streets and promenades of the city, and care of [985.21] [AR]
- 1869  
City expenditures for promenades include tools and labor trimming the trees in the streets and promenades of the city, and care of [958.41] [AR]
- 1870  
City expenditures for promenades include trees for park and promenades [55.50], tools and labor trimming the trees in the streets and promenades of the city [82.82] and labor, lumber and repairs in Eastern Promenade [35.34] [AR]
- 1871  
City expenditures for promenades include tools and labor trimming the trees in the streets and promenades of the city [167.59] [AR]
- 1872  
City expenditures for promenades include tools and labor trimming the trees in the streets and promenades of the city, and for ladder [50.00] [AR]

1873

City expenditures for promenades include tools and labor trimming the trees in the streets and promenades of the city [81.68] [AR]

1874

City expenditures for promenades include tools and labor trimming the trees in the streets and promenades of the city [57.60] [AR]

1875

City expenditures for promenades include tools and labor trimming the trees in the streets and promenades of the city [472.70] [AR]

1876

City expenditures for promenades include tools and labor trimming the trees in the streets and promenades of the city [191.24] [AR]

1877

Mayor Moses M. Butler suggests bringing in a firm like Olmsted to develop plans for Eastern and Western Promenades. [AR] Calvert Vaux visits Portland to advise the city regarding the improvement of its public grounds and meets with City Civil Engineer William Goodwin. Goodwin presents a paper at the Fraternity Club entitled "Our Public Grounds". [BV] City expenditures for promenades include tools and labor trimming the trees in the streets and promenades of the city [377.03] [AR]

1878

City expenditures include tools and labor trimming the trees in the streets and promenades of the city [381.34] [AR] On the Eastern Promenade the wall at the northerly entrance is chinked and pointed, coping re-set and embankment made behind it for \$100.00. William A. Goodwin, City Civil Engineer reports that 921,000 square feet of unoccupied building lots extending 200 feet back from . . . the Eastern Promenade on the westerly side, and along Cutter street on the easterly side, and 1,092,000 feet within 400 feet. He suggests improvements will enhance the market value of the adjacent land. Plan for Eastern Promenade submitted in September. A larger and fuller plan showing all details of proposed improvements, is to be completed before the 31st. [AR]

1879

Acquisition of Deering's Oaks. Death of former Mayor Butler. City expenditures include tools and labor trimming the trees in the streets and promenades of the city [331.01], labor, trees and shrubbery in Eastern Promenade [196.60] and grading Eastern Promenade [259.00].

The work of improving Eastern Promenade begins with erection of a circular mound of 55 feet diameter and 4 feet high, with turfed sides, adjoining the driveway at the foot of Congress street. Around this has been carried a narrow branch of the drive which is designed to extend to the width of 30'. A length of 160 lineal feet of driveway has also been graded. The mound is composed of the heaps of ashes and other rubbish which have heretofore been illegally deposited on this public way, and with the material taken from the widening of Congress Street, and top soil from Morning Street location. The mound suggests a statue or a monument as a worthy feature of the foreground of the superb view which the site affords.

The general plan of the improvement consists mainly in locating the driveway on the plat between the rows of trees and in making an esplanade or grass plot on the site of the present roadway along the sidewalk, which will skirt the upper side line of the promenade. The widening of Congress Street has advanced from the Promenade to Morning Street, a distance of 180'. This widening gives sidewalks 10' wide, esplanades 10', and roadway 40', making the 80' street. 14 elm trees have been planted on the esplanades, a row of 7 on each side. Edgestones have been delivered for the roadway gutters, but have not yet been set. In this work it was found necessary to put temporary drains for surface water in the side gutters. It now forms the main direct approach to the Promenade. A plan of the improvement of this Promenade and connecting streets, showing many details not above named, has been submitted to the committee on Public Grounds. [AR]

1880

In Mayor William Senter's March address he states "The contemplated plan for the appointment of a commission of three of our citizens, to hold office for three years, to have the whole care and supervision of the parks, cemeteries and public grounds of the city, exclusive of Evergreen Cemetery, is most needful and timely. We may reasonably expect from such a commission, such improvement in this property, which will come under their care, that will cause it to become the pride and delight of our city, and in time restore Portland to the position she held before the fire when she owed more to the growth of her trees for her attractiveness than to any other natural cause." Work on Eastern Promenade includes grading of the esplanades on Congress street between Munjoy and Morning streets, in which are 32 elms, a row of 16 on either side. City expenditures include tools and labor trimming the trees in the streets and promenades of the city [404.55] and labor setting out trees, stone posts, and trucking at Eastern Promenade [186.75] [AR]

1881

Mayor William Senter recommends City Council pay early attention to the plans of the city engineer for the promenades and parks. He renews suggestions of last year for a commission instead of a yearly appointed committee for the care of our parks and public grounds. At the Eastern Promenade a curved driveway, diverging from the central drive near the foot of Quebec Street and coming in again at the foot of Melbourne Street, has been laid out and planted with trees on both sides, but not yet graded. Its motive is to relieve the straight drive by a detour, at the same time breaking the monotony of the straight lines of trees. The rolling surface of the promenade will be noticed as giving somewhat the effect of lateral curves, which the narrow limits of the location make generally impossible. 38 trees, mostly elms, have been planted along the driveways. In due course of time the main drive will be laid between the trees instead of on its present haphazard location. The cost of work on the Eastern Promenade is \$323.26, inclusive of care. Other city expenditures include tools and labor trimming the trees in the streets and promenades of the city [314.74], labor making and painting tree boxes and trucking at Eastern Promenade [162.49] and labor and for 55 trees on Eastern Promenade [133.57]. [AR]

1882

City expenditures include tools and labor trimming the trees in the streets and promenades of the city [160.11] and labor making and painting tree boxes and trucking at Eastern Promenade [66.70] [AR]

1883

4 July, Cleeves and Tucker Memorial is erected. Designed by William Goodwin, it is the first monument in the city. A granite monument, the gift of Payson Tucker, Esq., commemorative of the first settler on Machigonne Neck, now Portland, and of the successive names of the settlement, the town and the city, is erected on the mound in the Promenade at the foot of Congress Street, and encircled with an iron fence. Before setting the monument, the mound is raised nearly 2' in height and the sides and top turfed, with the exception of a 6' path all around the central circle of 24' diameter, and to the front entrance, where a flight of 3 granite steps with proper foundation and buttresses are set. The monument foundation is 6' deep, built of granite blocks bedded below the original surface of the ground, and laid in cement. The improvements are not yet completed as designed.

August, "An Ordinance Relating to the Protection of Public Grounds in the City" is passed preventing loaded wagons from traveling through, and the defacement of improvements including plants.

William A. Goodwin, City Civil Engineer reports 60 Elm trees planted on Eastern Promenade in a row on the curb line of the proposed westerly sidewalk, from Congress to Morning Street southerly and to Turner street northerly. When the grading of this sidewalk and the adjoining grass plats shall have been completed, the trees will appear in their proper relation thereto. The city engineer also suggests acquisition of Fort Allen. City expenditures include tools and labor trimming the trees in the streets and promenades of the city [202.51], labor at Eastern Promenade [62.22] and labor and 55 trees on Eastern Promenade [133.57]. [AR]

1884

The city civil engineer reports 50 Elm trees planted on Eastern Promenade in a row on the curb line of the proposed westerly sidewalk, from Turner Street northerly." City expenditures include tools, and labor trimming the trees in the streets and promenades of the city [296.32] and labor and 56 trees on Eastern Promenade [126.27]. [AR]

1885

5 March act approved authorizing the city to place its parks, and other public grounds, in care of a board of 3 commissioners. The commissioners "have charge and control of all cemeteries, other than Evergreen Cemetery, together with the parks, promenades, squares, and other grounds, which are or may hereafter be reserved for ornamental uses, belonging to the city; and under their direction, all appropriations made for said cemeteries and grounds, shall be expended." Mayor John W. Deering states that this act provides "continuity and stability to this board, and charging them with corresponding responsibilities. This is in accordance with the methods of larger cities for the care of public grounds."

April, the first commissioners are appointed.

City engineer stakes tree sites on the westerly side of the Eastern Promenade north of Walnut Street. City expenditures for Eastern Promenade include labor, lumber, and tools, trees, etc. [103.65] and painting the iron fence at Cleaves monument [4.00]. [AR]

Last big GAR encampment at Eastern Promenade. Portland Water Company tries to get an order to build a reservoir on Munjoy Hill. People protest because of the danger to homes. Reservoir is not built. [PST]

1886

The first report of Commissioners of Public Grounds states that "the condition of our parks, cemeteries, and public grounds, their embellishments and attractiveness, is the thermometer that registers the degree of refinement and culture of the individuals that compose the community." The commission plants 100 trees on Eastern Promenade and notes that much remains to be done. "Trees, shrubbery, and flowers, should line the walks and adorn the lawns in our parks and public grounds, and this should be done by a system of progress from year to year, that they may reflect in some degree the enterprise and liberality of our citizens. Trees once planted grow and improve for shade and ornament of themselves, even if let alone; with most every other product of labor the work of demolition and decay begin as soon as the repairing hand of man has left it. Let us then at once begin the work of planting. . . . There are plenty of willing Laborers, but idle and suffering for lack of employment. Why should not the city through its organizations make reasonable provisions for some portion of the surplus labor, especially where the labor problem is pressing so hard for solution." City expenditures for Eastern Promenade include labor, lumber, and tools, trees, etc. [170.25].

The city civil engineer reports that "The appointment of a Board of Commissioners of Public Grounds during the year has relieved this department of the necessity of remarks under this head, except in so far as stating action, under the Board, in the laying out and superintendence of such works as have required instrumental aid and technical care." [AR]

"The remains of Fort Allen are well preserved, showing that its center was a half-moon battery, after the old fashion of military engineering. The crescent covers about one hundred paces, with two well-defined embrasures in the center. . . . it has the well-defined depressions for two guns in the center. . . . The barracks were in one building . . . of which the cellar only remains." [PITP]

1887

City expenditures for Eastern Promenade include labor [6.46] [AR] Portland Water Company decides to build a reservoir on Munjoy Hill. [PST]

1888

There are no city expenditures for Eastern Promenade. [AR]

1889

A misunderstanding between the Commissioners of Parks, Cemeteries and Public Grounds, and the Committee on Streets, Side-walks and Bridges regarding responsibilities results in no improvements on the promenade. Commissioners recommend that "it should be the duty of the Street Department, to prepare and maintain the road-way on the Eastern Promenade and the duty of the Commissioners to ornament and beautify its borders."

The city civil engineer reports that “The section of the promenade between the second angle easterly from Morning street and the Congress street entrance has been graded in conformity with the grading on the northerly side of the section between Munjoy and Morning streets. The driveway is made between the central rows of trees, and is bordered on its westerly side by a broad esplanade, which has been laid down to grass up to the sidewalk, which is of gravel. The original surface of the ground has been taken for the grade, any radical variation from which would involve not only considerable additional expense, but difficulty of entrance from the side streets, of which there are now 7, and a probability of 4 more. This work is in conformity with a plan on file in this office since the year 1882.”

City expenditures for Eastern Promenade include labor on pay roll [27.50], labor and water turfing [5.00], horse car tickets [1.00] and labor, lumber, grass seed, etc., as expended under the direction of the commissioners of cemeteries and public grounds [711.39]. The following streets are macadamized: Eastern Promenade, from Cutter to Congress, and the way to the new Ferry Slip. [AR] Portland Water Company Water reservoir filled. [PST]

1890

Improvements for Eastern Promenade begin with an appropriation of \$500.00. Park commissioners request an appropriation sufficiently large to enable them to continue the improvements. City expenditures for Eastern Promenade include Labor on pay roll [71.03], lamp and chain [2.00] and lawn grass seed, lumber, etc. [8.65]. City engineer reiterates 1884 suggestion of acquisition of the old Fort Allen lot and is supported by Mayor Holman S. Melcher and the park commissioners. Fort Allen Park is purchased from Henry Deering and als. Francis Fessenden, and Harry M. Fessenden. Some grading is completed. City expenditures for Fort Allen Park include Band stand [in part] [299.01] and sidewalk and esplanade [191.56]. Mayor Holman S. Melcher recommends consideration of a public bathhouse on the ocean. [AR]

1891

Little work is been done on Eastern Promenade beyond what is necessary to place it in order at the opening of the season. The commissioners hope to extend the work begun in 1889. Grading on Eastern Promenade extended from Congress to Turner street in accordance with the plan of 1879. Work provided by John Gulliver for \$200.00. City expenditures for Eastern Promenade include labor on pay roll [171.60], paints and painting [8.95], lawn grass seed, lumber, etc. [24.62] and grading [200.00].

Fort Allen Park opens to the public with a new shelter designed by Stevens & Cobb, architects. The city civil engineer reports that a partial study for a scheme for laying out the park is completed. He expresses concern that any system of pathways and a possible driveway would require breaking the natural flow of drainage, and the discharge of any artificial accumulation of water upon the railway would lay the city open to a claim for damage. He further states that “the chief value of the park lies in the prospect from the Promenade at the head of its slope. Trees of any considerable height upon or around it would obstruct the view, and should not be allowed. Masses of low-growing shrubbery may be planted with good effect, and a low parapet wall along the top of the railway slope should be built gradually as means may be available: a fence to be built at once, as children straying to the foot of the slope are in great danger of falling over the cliff. No removal of any particle of earth from the parapets should be permitted, and the natural weathering of their surfaces should be repaired with loam and turf. The shaping of the sidewalk and adjacent lawn across the head of the lot, and the erection of the band stand, have made a good beginning of the work, which is in good hands for future preservation and culture. The extension of the street railway to the park has opened this superb view to thousands who would otherwise never have seen it.” City expenditures for Fort Allen Park include moving band stand [50.00] and earth filling [41.70]. [AR]

1892

Improvements to Eastern Promenade progress with an extension of the terrace from Turner St. to Walnut St., making a distance of about 1,020 feet on the road line. 44,000 square feet of grading and loaming is done by John H. Flannagan for the sum of \$690.39. City expenditures for Eastern Promenade include labor on pay roll [502.81], paints and painting [44.76], lawn grass seed, lumber, etc. [38.50], grading [699.02], carpenter work and material [50.13] and settees [45.00].

The city civil engineer reports that the plan of Fort Allen Park shows that the park land does not reach the brow of the cliff on the Grand Trunk lands, the cliff being wholly on the Grand Trunk property. City expenditures for Fort Allen Park include trees, &c., [46.50] and grading [49.50]. [AR] William Goodwin retires as city civil engineer after 20 years. [BV]

1893

City expenditures for Eastern Promenade include labor as per pay-rolls [225.30], trees, plants, etc., [51.05] and repairs on fountain [4.25]. A driveway is proposed around Fort Allen Park going below the lookout. Below the drive a terrace with walks connecting with the main walks at the entrance is proposed. Seats are to be placed on the terrace for visitors. The city engineer recommends that a hedge of Norway Spruce be planted on the division line instead of the parapet wall previously proposed. A plan is prepared with the hedge with groups of shrubbery and garden beds. [AR]

7 October, Munjoy Hill Reservoir with 20,000,000 gallon capacity bursts washing away many houses and drowning 4 people. 15 November, reservoir rebuilt with new granite block walls over crushed stone laid in a bed of clay.

1894

Mayor James P. Baxter states "Our cemeteries and public parks call for attention. In my former inaugural I recommended a liberal appropriation for their improvement. The wretched condition of Fort Allen Park particularly demanded attention, and visitors to that delightful outlook, will, I trust, appreciate what has been done there. Some time ago I opened correspondence with the manager of the Grand Trunk Railway, requesting that the company should join the city in constructing a substantial parapet along the brow of the cliff bordering the company's property, or to convey the narrow strip of land upon the cliff to the city, that it may itself build such a parapet to prevent accidents, for which the company might otherwise be liable. I hope to be able to arrange the matter at an early day, satisfactory to all interests."

Work done on Eastern Promenade to keep the walks and lawns in good condition. City expenditures for Eastern Promenade include labor [613.33] and carpenter work [16.13]. Sewer installed on southerly side from point near easterly line of Munjoy, westerly to center of Atlantic Street with an average depth of 9' in clay hard pan.

A description of the previous character of Fort Allen park notes that the "surface was rough, uneven, and honeycombed with boulders of so large a size that constant blasting was necessary to effect their removal from the ground, and the whole plot presented an exceedingly unattractive appearance." A description of the improvements notes "a driveway 20 feet wide at the entrance to the Park, and increasing gradually to a width of 50 feet opposite the bandstand, extends around the lot. A central walk leading from the Promenade to the driveway divides before reaching the bandstand and forms a curving path on either side; a flower bed is enclosed between the diverging walks. On the lower side of the lot, fronting the harbor, is a terrace 15 feet wide and 90 feet long, on which seats are to be placed for the use of the citizen and tourist. The natural slope of the ground between the inside and outside of the driveway is so great that in-order to give a level cross section to the drive, a fill of 8 feet, containing 1,980 cubic yards of earth, was required. The walks and drive were edged and the slopes covered with turf, of which 795 square yards were used. A cobble stone gutter, 3 feet wide was laid on either side of the drive, and both drive and terrace were surfaced with broken stone. After being graded, the lawns between the walks and driveway received a covering of loam 6 inches in thickness after rolling." The work was done by John Gulliver for \$1,703.06. City expenditures for Fort Allen Park include carpenter work and material [39.78], grading lawns etc., [2,039.47] and repairs on fountain [2.20]. [AR]

1895

Work on Eastern Promenade is chiefly maintenance. The walks and drives have their usual care and the lawns are kept in their usual good order. City expenditures for Eastern Promenade include labor [525.64]. Other work includes a new brick sidewalk [120.8'], new curb [262.3'], new cobble gutter [50.6', 22.5 SY], cobble gutter relaid and street repairs. A new culvert and drain tile is added to Cutter Street.

The commissioners were not able to continue the proposed improvements in Fort Allen Park because available funds for permanent work were used on the Western Promenade improvements. Some correspondence has been had with the officials of the Grand Trunk railway, looking for a lease by the city of the southerly end of Fort Allen Park, but no definite answer has been received. If this strip of land can be acquired by the city a low wall should be built near the edge of the bluff, and the grounds south of the present driveway graded. City expenditures for Fort Allen Park include labor, etc., [321.95].

The improvements of 1893 left the part of the park between the terrace and drive, and the cliff of the Grand Trunk Railway's cut, still in the state of nature, covered with boulders, rough and unattractive. A special appropriation of \$1,000 for completing the work at Fort Allen Park was used to continue the work begun in 1893 to utilize and make accessible the unimproved lower portion. John H. Flannagan began building a new lower terrace for a cost of \$692.00 by grading the terrace, preparing the foundation for the walk, hauling loam and turf from the city farm, spreading a layer of loam 6" thick over the terrace and the slopes of the embankment [except on the walk], raking and rolling the same, and sowing it with grass seed, except the slopes, which were to be turfed. Onset of cold weather requires completion in the spring with raking and rolling the loam to true grade and sowing it with grass seed, and laying turf on the easterly slope of the terrace.

The terrace begins at the embankment of the upper terrace and drive, and slopes toward the cliff formed by the railway cut, near the edge of which it ends, forming an embankment averaging about 5 feet in height. The Street Department furnished by the surplus material from the grading of Morning and Congress Streets for this terrace. After the slopes of the terrace were trimmed carefully to subgrade they were covered with a 6 inch layer of loam [297.44 cubic yards], over which was laid turf from the city farm, amounting to 522.47 square yards. A walk 10 feet in width was built around the top of the embankment at the railroad cut, by excavating 18 inches below finished grade, and refilling with 158.98 cubic yards of clean coarse gravel. This gravel was subdrained by lines of 6" tile laid with open joints on either side of the lowest part of the walk, and affords a suitable foundation for the surface of cement concrete which it is proposed to put upon the walk. The remaining part of the terrace, after being brought to subgrade, was covered with loam roughly graded to 6 inches in depth. [AR]

1896

City expenditures for Eastern Promenade include labor [\$778.05]. At Fort Allen Park the lower terrace was brought to finished grade early in the spring, and the loam was raked and rolled and sown with grass. A little turf was laid and some breaks in the bank, caused by the fall rains, were repaired. The Thomas Laughlin Co. builds an iron fence for the top of the southern terrace for a cost of \$395.00. The fence is of upright pickets on angle iron with iron posts set on granite bases every 16 feet. Midway between every 2 posts the fence is braced on a stone post set into the ground.

The foundation for an artificial stone walk, 9' broad and 287' long, around the edge of the lower terrace, extending in a curve the whole width of the lower part of the park was prepared. From each end of this walk a walk of gravel was built leading up to the Eastern Promenade. Up to this time no direct connection had been provided between the upper terrace and the walk around the edge of the lower terrace. To accomplish this connection a plan was made in the office of the city engineer for a flight of steps and a short walk. As granite steps would be very expensive, it was decided to build these of cement, concrete or artificial stone. This form of construction was common in ancient times and is being revived, although there are not many examples of it in this vicinity. The site of the steps was first excavated to the depth of about 3-1/2', then filled and rammed hard to within about 6" of the surface with concrete made of gravel and American cement. Upon the outer edges of this foundation moulds were placed and heavy buttresses built. The material was fine, clean sand and a very strong Portland cement, mixed 3 parts of sand to 1 of cement and rammed hard into the moulds. On the foundation between the buttresses the steps were formed in moulds in the same way, except that the under parts of the steps were mixed with coarse gravel and faced with the finer mixture. From the buttresses and forming a continuation of them, heavy curbs were built in the same manner as the buttresses extending to the lower walk. From the foot of the steps a short walk of the same material was built between the curbs to the walk around the lower terrace. The flight is 9' wide and consists of 16 steps of easy rise and tread. Both walks and steps are light gray in color, contrasting well with the green of the grass, and have a very hard, smooth and durable surface.

The work was done by the Portland Sewer Pipe & Artificial Stone Co., under the supervision of E. M. Hunt, of the department of public works. The cost of the steps and connecting walk: 37 casks American Cement [\$38.85], 32 casks Portland Cement [\$92.80], 12 cubic yards Gravel [\$15.00], Patterns [23.50], 22 square yards Walk [\$33.00] and Labor and Carting [\$135.25]. This completes the improvement of Fort Allen Park begun in 1893. The lawns inside of the loop have since been ornamented with flowerbeds and low shrubs, and in the center a tall flagpole bears the American flag. [AR]

1897

The park commissioners report that the park system has been extended considerably during Mayor Baxter's administrations. The improvements made on Eastern Promenade the past year were mostly on Fort Allen. A large area of land north of Fort Allen on the slope of the Eastern Promenade has been purchased of the Boyd and Deering heirs. In due time Fort Allen Park will be extended to include this recently acquired land. Already the original park has been much improved, and many important additions have been made to this sightly spot which affords such a magnificent view of the harbor.

A new brick sidewalk [58.35'] and macadam pavement was repaired on Eastern Promenade. City expenditures for Eastern Promenade include labor [653.20]. Fort Allen Park received a general cleaning up in the spring. Some new shrubbery was added, and some permanent and necessary improvements were made. A cement walk was laid from the entrance down the slope by the bandstand to the driveway. There was also an ash walk laid down the westerly side of the park to connect with the Grand Trunk yard. The Commissioners hope that the coming summer the City will make a deal with the Grand Trunk Railway whereby we shall be able to extend our work on the easterly side of this park. Measures have been taken to secure this addition to Fort Allen Park, as it is indispensable in order to retain the outlook from which this park derives its beauty. City expenditures for Fort Allen Park include cement walk [358.33]. [AR]

1898

City expenditures for Eastern Promenade include labor [588.67] for general spring cleanup of walks and lawn, with the regular maintenance. City expenditures for Fort Allen Park are for maintenance mostly. 5 cement steps are built at the easterly driveway. [AR]

1899

The park commissioners report that “The commissioners beg leave to call the attention . . . on the desirability of the city’s acquiring land adjoining the slope of our beautiful Eastern Promenade before it is cut up into house lots, which I understand is to be done by the trustees of the Curtis estate.” Commissioners urge requiring Grand Trunk Railway Co. to transfer to the city a lot of land adjoining Fort Allen Park on the east which the company promised to do if a portion of East Commercial Street be discontinued for that corporation’s benefit, which was done by the city.

City expenditures include \$289.00 for labor on Eastern Promenade and \$1,239.99 for Henry Deering et als for the purchase of land [Fort Allen Park]. City also purchases a tract of land on the Eastern Promenade from the John B. Curtis estate for the sum of \$19,500.00, payable in fifteen annual installments, with interest at 4% per annum. Prospective new work includes a substantial iron fence on upper terrace of Fort Allen park for next summer. [AR]

1900

John W. Gulliver commences grading the lawn on the Eastern Promenade from the driveway at Walnut Street to the westerly line of the land improved as a park by the Portland Water Co. A strip of lawn 1 foot wide was built next to the street line of the Eastern Promenade, then a walk 7 feet wide, and between the walk and the driveway was built a lawn 48 feet in width with a terrace about 3 feet high next to the driveway. Excavations and filling were made to a grade 6 inches below the grade of the finished work, after which the lawns were covered with loam to a depth of 6 inches and the walks with gravel to the same depth. The strip of lawn 1 foot wide next to the street line, a strip 2 feet wide on the easterly side of the walk and the slopes next to the driveway were sodded and the walks and lawn raked and rolled to finished grade. The cost of the work was \$862.39.

About 300 feet of new iron fence are built around the upper terrace as a guard at this part of the main driveway where the terrace is very steep. The Commissioners are in hopes the coming summer to acquire the adjoining land owned by the Grand Trunk Railway Co., and steps should be taken at once to make some deal whereby the city would acquire this property. The vandalism at both Fort Allen and Fort Sumner parks is deplorable, and something must be done in the way of more police protection at these two parks. The increasing attendance at all our parks required additional police protection. Portland is probably as free from vandalism as any city of its size, but it is a fact that considerable property is destroyed every year in various ways in our parks, and it is not done in remote locations away from police regulations, but in the heart of our city, and there should be something done to stop it. [AR]

1901

Eastern Promenade receives maintenance. A circle is dug around every tree on the promenade with grass roots removed and dressing applied. About 30 cords of dressing is spread on lawns where it is most needed. Permanent work includes the removal of the old stone wall running from Cutter Street to the Cleaves monument at Congress Street, requiring some grading where some large stones are removed. The work was done by John Gulliver at a cost of \$150.00. The site from which the William Spares house was removed is cleaned up and graded, including cutting underbrush, removing stones, etc., improving this part of the Curtis purchase.

Fort Allen Park continues to be one of the favorite spots where our citizens congregate on warm summer evenings to get the cool ocean breeze which is always to be found there. No important changes will be attempted until the City acquires the easterly slope adjoining this park, now owned by the Grand Trunk Railway Co. The Commissioners are satisfied of the present for Fort Allen Park to retain those characteristic features which distinguish it, and which have commended themselves generally to the good taste and appreciation of the public. During last season the Commissioners were able to secure the carriages from which the big guns at this park were taken when they were turned over to the City. The guns have been mounted upon these carriages, and the effect is much more imposing than when the guns were mounted upon the embankment. 20 new seats of a new pattern are placed in the park. [AR]

1902

Eastern Promenade receives maintenance. "Fort Allen Park since its inception has been the most popular of all of our small parks. The splendid outlook over Casco Bay makes it the resort of all our summer visitors, and on a warm summer evening the seats will be found occupied with our own citizens." "The land adjoining this park on the easterly side is owned by the Grand Trunk R.R., and it has been the wish of the Commissioners to acquire it, as it was needed to preserve the outlook up the bay, and I think it is safe to state at this time that a deal will be made this spring with the Grand Trunk R.R. whereby the city will acquire this much needed tract of land. The acquisition of this land will give to Fort Allen Park a winning grace which should be appreciated by all." [AR]

1903

On Eastern Promenade a new baseball-ground is laid out, and an out-door gymnasium, built with iron pipe donated by C. M. & H. T. Plummer, is built. At Fort Allen Park over 300 feet of cement walk, the entire length of the westerly side of the park, is built by the Portland Sewer Pipe & Artificial Stone Co. Acquisition of the slope, on the easterly side of Fort Allen, owned by the Grand Trunk Railway Co. is expected in a short time and "thus keep open forever, the splendid outlook of Casco Bay." [AR]

1904

Work on Eastern Promenade includes caring for walks and lawns, repairing the ball grounds, painting iron gymnasium and leveling off the dump. The City is slowly acquiring the slope on the westerly side of the promenade to preserve the outlook over Casco Bay. Mayor Baxter purchases several acres from the Longfellow heirs to be added to Eastern Promenade. Land on the easterly side of Fort Allen Park is acquired from the Grand Trunk R.R. Co. On July 21st the two old buildings on this lot are sold, and the work of clearing the ground and most of the grading is completed. The city retains Olmsted Brothers to prepare a plan for Eastern Promenade. It is expected to continue the work from plans drawn by Mr. Olmsted, of Boston, including continuing the iron fence on the edge of the embankment and laying out walks to conform with the work already done in Fort Allen Park. Found in poor condition, the band stand is rebuilt from the deck floor down to the foundation and painted two coats of paint. [AR]

1905

John Olmsted likes the view of the ocean: "We believe that no intricacy of tree planting, for beauty in itself or for shade from another road should seriously interfere with the free view from the present roadway". [BV] Olmsted Brothers complete the General Plan for Eastern Promenade. Olmsted Brothers also prepare "City of Portland, Maine, General Plan for Park System" for Mayor James P. Baxter. He is "much pleased" with it and presents the plan to the public as "The Park System of Portland". He also reports on acquisition accomplishments and expectations. Park land includes 29.25 acres for Eastern Promenade and 3.49 acres for Fort Allen Park.

Olmsted Brothers complete plans for the Northern Concourse in May. Work on it begins and the Commissioners hope to continue the work in the early spring and beautify this new addition to the park system by planting shrubbery and running of vines to protect the work already begun.

The work of grading the new addition to Fort Allen Park, which began in 1904, continued in the spring and is now practically finished. 900 feet of iron fence are built to enclose the new addition to Fort Allen Park. This fence is a continuation of the fence running along the lower edge of the fill skirting the Grand Trunk R.R. location. The loaming and seeding will be done in the early spring. Commissioners hope they will be able to extend the cement walk around the lower edge of the new addition to Fort Allen Park. This addition has been a favorite spot for our summer visitors on account of the shade trees growing there, under which the Commissioners have placed seats for the use of the public. [AR]

1906

Planting in May at the Northern Concourse includes the big circle with a solid bed of *Rosa rugosa* with a border of Japanese barberry, 5 large beds skirting the driveway, and the entire bank with an assortment of hardy shrubs and climbing vines, in all, 2,000 plants. The Department of Public Works defines the roadways on the circular part of the concourse with granite curbs and gutters, and curbing and gutters is set on the westerly side of the roadway leading to Washington Avenue, as well as on both sides of the roadway on Washington Avenue. Catch basins are constructed and the roadways graded and surfaced. The total length of curbing set was 982.0 linear feet with a cost of \$653.00.

Work on the new part of Fort Allen Park resumes. Portland Sewer Pipe & Artificial Stone Co. installs a 450 feet long and 9 feet wide cement walk, a continuance of the old walk on the lower terrace. The cost of this work was \$488.67. After the walk is completed the whole slope is plowed up, low places brought to grade, covered with loam and grass seed sown. A liberal coating of dressing is applied to the entire surface in October. The iron fence on the lower terrace is painted. [AR]

1907

At the Northern Concourse all shrubbery is given a systematic pruning resulting in a fine display all summer, especially the hydrangeas whose branches were bent beneath the weight of the huge flower clusters. Treatment of the bank facing Washington Avenue continues to be a problem. Commissioners consider building a retaining wall at the bottom of the slope.

Maine Artificial Stone Co. installs a cement walk on the easterly side of the driveway at Fort Allen park extending the entire length of the roadway, through the lawn and joining the main cement walk around the lower edge of the park at a cost of \$97.85. The walk practically completes all the needed walks in the park. The lawn on the extension to this park is given a coat of dressing in September. Plans include planting 4 large shrubbery beds at the 4 corners of this part of the park in the Spring. [AR]

1908

Only maintenance work provided for Eastern Promenade and the new Concourse. The trees on Eastern Promenade were trimmed, and all dead wood removed. The Hooper's guard is determined no good for Portland's trees. Park Commissioners recommend enlarging the play area with more apparatus like swings, rings, bars, ladders and slides. People flock to Fort Allen Park on summer evenings. Although there are seats for over 200 it is not an uncommon sight to see crowds of people lying around on the grass. Park Commissioners plan to provide more seats for the coming summer. No improvements have been made except the planting of about 50 new shrubs. More shrubbery is planned for the spring.

The statute under which the Commissioners of Cemeteries and Public Grounds was created by the legislature of the State of Maine in 1885 is amended by the legislature "to enable said commissioners to make improvements and maintain said public grounds under their charge, and to pay for additions to said grounds already acquired or to be acquired by the City of Portland, a tax of one mill on the dollar shall be assessed annually by the assessors of said City of Portland upon all the estates and property subject to taxation in said city. The amount of said tax when raised to be set aside as a special fund to be expended by said commissioners for the purposes specified in this act and the amendments thereto." The amendment also authorized commissioners to annually elect a superintendent. [AR]

1909

In anticipation of the mill tax, Commissioners request an appropriation of \$8,000.00 to keep the parks and cemeteries in excellent condition, expecting the usual display of flowering bulbs in the spring at Fort Allen Park. No important new work is undertaken. Work was done to exterminate the brown-tail moth. Park Commissioners employ Civil Engineer Mr. W. O. Thompson, formerly employed in the Portland Public Works Department, to formulate plans for the coming season.

5 October, City Council and mayor concur that Eastern Promenade consists of all that portion of land lying between Atlantic Street and Washington Avenue, including roadways, walks, paths, lawns, and slopes, and including streets known as Cutter Street and East Cutter Street, and East Commercial Street; also portion known as Northern Concourse and roadways, walks, paths, lawns and slopes between Northern Concourse and Washington Avenue. [AR]

1910

By vote of the City Government, all playgrounds of the city have been placed in the care of the Commissioners of Cemeteries and Public Grounds. City forester complains about having to protect trees from the gnawing of horses when public statutes already do so and tree guards do not promote tree growth. Disbursements of the mill tax used in part for grading on Eastern Promenade.

City Engineer investigates different forms of road binders and dust layers for application to some of the road surfaces on the main thoroughfares of the parks. The macadam road surfaces on the Eastern Promenade and Western Promenade had become disintegrated and ravelled under the rapid motor traffic and were selected to receive the surface treatment. The macadam roadway on Eastern Promenade between Morning and Congress Streets was built during the year 1908 and treated with Tarvia. The application of this surface binder, while not entirely successful, was the means of preserving a part of the road surface, and some repairs were necessary during the season of 1909. During the early part of the present year the roadway was resurfaced for a greater part of its entire length and was then treated with Asphaltoilene by the Good Roads Improvement Company of Cincinnati, Ohio for a cost of \$289.26, or \$0.067 per square yard.

The Eastern Promenade roadway is reconstructed with a 1-1/2-inch bituminous wearing surface under the name of "Apposite" laid on a 4 inch concrete base between the Northern Concourse and Congress Street, a distance of 3,233 feet. Hassam Paving Company of Worcester, Mass. installed and guaranteed construction for a period of 5 years. The width of the paved section of the roadway 20 feet, with gravel shoulders 10 feet wide on each side of the paved section. 4 catch basins were built and 1,250 feet of underdrain laid along the sides of the roadway for a cost of \$11,250.40. The Eastern Promenade roadway was treated with Asphaltoilene from Congress Street to Fort Allen Park, a distance of 1,525 feet giving a continuous stretch of improved roadway for nearly the entire length of the Eastern Promenade. With the improvement of the Eastern Promenade roadway and the improvement of the part of Congress Street leading to the Eastern Promenade, the old cobble gutters around the esplanades at Congress Street are removed and replaced with cement curbs and gutters. A new cement walk was laid across the esplanade, and the granite steps leading to the terrace were rebuilt to conform with the new work, and a new basin built on the easterly side of the roadway. An ornamental iron drinking fountain has been set up for the use of the public. The terrace on the southerly side of the Eastern Promenade between the Northern Concourse and the Portland Water District Park has been rebuilt and graded and the surface covered with loam and seeded. The length of the terrace improved is 1,125 feet, and the area 2,455 square yards; 270 cubic yards of loam were used in surfacing. The cost of the work was \$745.93.

At the Cleeves monument New England Artificial Stone Company builds cement walks, cement curbs and gutters, and reset the granite steps for \$255.52. The cement walk at Fort Allen Park is repaired and the walk at the entrance opposite Morning Street improved for a cost of \$9.93. The bandstand at Fort Allen Park is repaired and painted and all iron fences are painted.

The following plans, profiles and cross sections are on file: General plan of Eastern Promenade; plan of Eastern Promenade showing land purchases; . . . profile and cross sections of roadway construction on Eastern Promenade. Research into land acquisitions indicates that the title to some of the property is not clear. It is recommended that measures be taken to secure a proper title to the land in question. [AR]

1911

The Legislative Act of 1885 creating the Commission of Cemeteries and Public Grounds is amended to authorize the Mayor of the City of Portland to appoint Commissioners of Cemeteries and Public Grounds consisting of no more than four persons with the mayor serving as chairman ex-officio and constituting the fourth person. Commissioners are concerned about proposed January 1914 reduction of the mill tax from 1 mill to 1/2 mill. Total department pay roll for the year is \$13,551.58, with \$1,621.89 allocated for Eastern Promenade and Fort Allen Park.

The Cummings Lot adjoining Fort Allen Park is condemned for park purposes after a petition, signed by prominent citizens, is presented to the City Council. The award is appealed by owners of the property. City makes payments on land purchases made for Eastern Promenade during the year to John B. Curtis Estate, Augustus G. Fuller Estate, Elizabeth W. Smith, Helen F. Hamel, Charles F. Libby, Trustee, and Richard K. Longfellow et als.

In addition to the work of suppressing the brown-tail moth pest, 13 dead and dangerous trees were removed and 167 trees were trimmed on Eastern Promenade. The high bank between North Street and Washington Ave. is graded back for a distance of 100 feet, to allow a better view for travel making the turn at the Concourse for a cost of \$394.53.

Grading the extension to Fort Allen Park, known as the Cummings lot, was completed including filling cellar holes, utilizing the earth mound on the lot in the grading and loaming and seeding the entire surface. Fences surrounding the lot are repaired and painted. A new artificial stone walk is laid in front of the lot and the esplanades between the walk and the roadway are regraded with a total cost of \$821.51. [AR]

1912

City expenditure for pay roll for Eastern Promenade and Fort Allen Park is \$4,548.72. Beginning July 15th the pay of laborers employed in the department increases from \$1.75 per diem to \$2.00 to conform to the schedule of pay in other city departments. Costs for other labor and materials is \$72.39 and costs for repairing and treating roadways is \$281.31, bulbs and shrubbery \$118.46, and new roadway \$4,322.84.

The appeal on the award for the Cummings Lot adjoining Fort Allen Park is heard and the award is set aside with the city ordered to pay \$20,880.50 for the land condemned. City makes payments on land purchases made for Eastern Promenade during the year to John B. Curtis Estate, Richard K. Longfellow et als, Elias Thomas, Moses M. Gould and Maine Wesleyan Board of Education, and for Fort Allen Park to Geo. C. Owen. The land of Thomas. Gould and the Maine Wesleyan Board of Education is on the slope of the Eastern Promenade northerly of Congress Street, and used as a dumping ground by the owners. This land contains 201,632 square feet, and extends to the easterly side line of the Eastern promenade to the westerly line of the Marginal Way. It was purchased to exchange the low lands and flats from the westerly line of the Marginal Way for the uplands owned by the Grand Trunk Railway Company and known as the Gerry lot. It is expected that the deeds transferring the land will be signed early in the coming year. These purchases, with the exception of two small lots, give a continuous park area from Cutter Street to the Northern Concourse.

Hassam Paving Company of Worcester MA constructs a new roadway at the Northern Concourse, extending the road around the concourse to Washington Avenue where it connects with the state highway. The form of construction is the same as was adopted for the construction of the roadway built in 1910. Underdrains are laid along the side of the roadway next to the high bank. 726 feet of roadway constructed at a cost of \$4,322.84.

New shrubbery planted and flower beds laid out in the new extension to Fort Allen Park. Driveways in Fort Allen Park are treated with asphaltolene at a cost of \$0.043 per square yard and the main driveway from Fort Allen Park to Congress Street is repaired and treated with asphaltolene at a cost of \$0.032 per square yard. The arc light in Fort Allen Park is been replaced by a 4 light cluster, and new cluster lights are installed on Washington Avenue at the entrance to the roadway leading to the Northern Concourse of the promenade. [AR]

1913

1 April, State legislature replaces Cemeteries and Public Grounds Commission with Parks Commission. Budget for care and improvement in cemeteries and promenades in the city is 68,000.00. Park land includes 59.20 acres for Eastern Promenade and 4.55 acres for Fort Allen Park. [AR]

1915

The boulders on the east side of Eastern Promenade are blasted and hauled to the east end of the boulevard and used as a riprap to protect it from the wash of the tide. The east end is graded from Fort Allen Park to Cleeves Monument, shrubbery set out, and the entrance to Washington Avenue beautified. The roadway has been resurfaced and treated with oil. City expenditure for pay roll for Eastern Promenade and Fort Allen Park is \$1,490.14. Costs for other labor and materials is \$11.22 and costs for treating roadways is \$429.88. [AR] Recreation Commission is established by state legislature. [BV]

1916

At Eastern Promenade and Fort Allen Park 3 acres of land were ploughed, and prepared to seed down to grass, 375 plants and shrubs set out, and grading and turfing done around the gun at Fort Allen Park. The grass has been kept cut, shrubs pruned, flower beds and walks kept in order. The roadways were repaired and oiled. In preparing the flower beds it was necessary to buy \$20.70 worth of loam. City expenditure for pay roll for Eastern Promenade and Fort Allen Park is \$1,393.15, Costs for other labor and materials is \$359.88 and costs for treating roadways is \$1,176.02.

In the first annual report of the Recreation Commission, which receives an appropriation from the Park Commission, the Commission assumes responsibility for upkeep and development of East End Beach. Eastern Promenade has Wills Playground at foot of Turner Street, although not as well equipped as the one at Deering's Oaks. Expenditures at Eastern Promenade playground are \$690.15 and note volleyball, basketball, maple slide, kindergarten slide, swings, sand box, croquet set, and bats and balls as recreation equipment. Tennis will be one of the attractions at the Eastern Promenade playground this summer. [AR]

1917

70 loads of loam were used in grading the slope from Fort Allen Park to Cleeves Monument and 3 bushels of grass seed sown, 500 shrubs were transferred from the Western Promenade and planted, 17 flower beds planted with plants from the greenhouse, pruned and trimmed all trees and shrubbery, laid 75 feet of 6 inch drain pipe under driveways to private garages, repaired flag pole for a new flag made and presented to the Park Commission by the children of the public schools of Portland. The cement walks were repaired, the roadways and shoulders, and all intersecting streets within the park lines, repaired and oiled with heavy asphalt oil, the grass cut and flower beds kept in good order. [AR]

1918

At Fort Allen Park the band stand and flag pole were painted, a new topmast put on the flag pole, and water pipes repaired. 5-1/2 yards of fill were used for grading, 3-1/2 cords of manure were spread on the lawns, the grass kept cut, walks clean, roadways repaired, shrubbery trimmed, and flower beds cared for, making the grounds very attractive. All plants and flowers needed for the parks and promenades and for decoration at the City Hall were raised at the city greenhouse. [AR]

1919

The band stand, gun and flag pole were painted, and necessary repairs made, the roadways repaired and oiled, costing \$683.00. The flower beds were very handsome and much admired, the lawns kept cut, and shrubbery trimmed. Fort Allen Park and the Eastern Promenade comprise an extensive territory and require the labor of three men at all times during the summer season to keep them in order so as to be attractive. All plants and flowers needed for the parks and promenades were raised at the city greenhouse. [AR]

1920

At Eastern Promenade and Fort Allen Park new evergreens were planted, old shrubbery transplanted, and 14 hydrangeas from Payson Park were planted, 44 single and 11 double loads of manure from the city stable used on the lawns and flower beds, all shrubbery trimmed, grass cut, and walks kept clean. The roadways were repaired and shoulders oiled, costing \$477.35. All plants and flowers needed for the parks and promenades were raised in the city greenhouse. The city stable and barn provided manure for compost for future use on the parks and promenades, and ashes to be used on the walks and paths in the parks and promenades. Enough hay was cut on the various parks and promenades to keep the horses through the winter. [AR]

1921

At Eastern Promenade and Fort Allen Park lawns were mowed, walks were edged and kept free of weeds, and flower beds weeded. Bulbs were planted in the 15 beds in the fall and shrubbery pruned. 115 old shrubs from the park were divided and placed along the slope near the foot of Wilson street, and 52 *Rosa rugosa* were planted in the circle rose bed to replace damage done by automobile. 12 shrubs from the Eastern Promenade were divided and used to replace dead ones at Fort Sumner Park. [AR]

1922

Park Commissioners state that the per capita net cost for the parks and squares is only \$1.23 per person. Park Commissioners consider possibility of securing a uniform and adequate lighting system for the parkways and promenades of the city. Demonstrations are provided by the General Electric Company of Lynn, Mass. and the Westinghouse Electric Manufacturing Company. The Portland Gas Light Company was authorized also to make a demonstration but severe winter weather set in just as this was about to be made.

Park Commissioners recognize need of police protection throughout the park system noting an increasing amount of wantonness and disregard for city property and civic beauty. Commissioners place extra police from the City Police Department forces, paid for out of the park fund, but it proves expensive and unsatisfactory. Park Commissioners believe that an individual park policing unit, acting under specific instructions from the Commissioners and answerable to the Commissioners, would be more effective in carrying out the protective policy, in co-ordination with the regular policing forces.

Surveys and plans are completed for a development of the northerly end of the Eastern Promenade [the undeveloped park land between Washington Avenue and North Street, near the Northern Concourse] with the intent of removing earth for filling to Baxter Boulevard and other places, as well as to improve this unsightly area.

The Superintendent reports that Eastern Promenade and Fort Allen Park receive the usual care and maintenance of lawns, walks, structures, roads, etc. New plantations are made in several places and shrubbery clumps obstructing free sight on the roadway at the curve near the Northern Concourse are removed. Walks and roadways are kept passable and safe during the winter. [AR]

1923

Expenditures for Eastern Promenade and Fort Allen Park are \$2,614.97. At Eastern Promenade and North Street shrubbery beds are removed to better visibility for motorists. At Fort Allen Park 500 feet of new roadway gutter is laid and the line fence repaired. The sidewalk at Wills Playground is raised and graded. The Recreation Commission reports that there is 1 tennis court at Wills Playground on Eastern Promenade. The municipal bathing beach at the foot of Eastern Promenade has 3 bathhouses with 80 dressing rooms accommodating 2 or 3 adults at a time. There are 2 attendants, a man and a woman. Total attendance is 75,000 with an average daily attendance during the season of 1,100. [AR]

1924

Eastern Promenade and Fort Allen Park maintenance, repair and fixed charges are \$3,308.08 while improvement expenditures are \$0.00. Eastern Promenade is expanded with 0.19 acres purchased from Bowdoin College Trustees. The Recreation Department reports that East End Beach becomes more popular with the advent of each season. The season runs from June to October. Next year repairs will have to be made on the old bath house, as it has seen many years of service. Toilets are recommended for Wills Playground. [AR]

1925

Eastern Promenade and Fort Allen Park maintenance, repair and fixed charges are \$3,151.21 while improvement expenditures are \$469.43. Earth fill is removed from Eastern Promenade at the Northern Concourse. Esplanade construction is extended and drainage work done. The slope on Eastern Promenade, near Washington Avenue, is turfed to prevent erosion and add to the attractiveness of this section of the promenade. The last remaining privately owned land [0.12 acres] on Eastern Promenade, northerly of Congress Street, was purchased from the Edward Davies estate. The Recreation Department reports that the bathing beach proved as popular as ever during the bathing season and the 30 new dressing rooms and the installation of toilets serves to increase the popularity and use of the beach. [AR]

1926

Improvements on Eastern Promenade are confined to the area immediately overlooking the municipal bathing beach, and consist of blasting boulders and clearing the site preparatory to extensive improvements in 1927. Expenditures included \$2,471.03 for Eastern Promenade and Fort Allen Park maintenance and \$553.15 for Eastern Promenade improvements.

Wills playground is listed as 1 acre in size. The Recreation Department notes a falling off in attendance at some of the playgrounds including Wills Playground. It is found that 2 teachers [a loss of one] are sufficient to carry on the work at the Wills grounds. The great number of summer camps in the near vicinity to Portland is another factor in taking children from the playgrounds. In striking contrast to the small attendance on several of the playgrounds is the ever-increasing number of adults that are taking an active part in municipal recreation. Portland's municipal bathing beach, listed as about 1,000 feet long, grows in popular favor. The 90 dressing rooms are inadequate for the throngs that gather there. Many go all dressed for bathing, wearing outer wraps. The department finds it hard to understand why so much malicious mischief is carried on at this beach. The amount of damage during the year reaches several hundred dollars and is quite often the work of adults. [AR]

Reservoir maintained as a reserve for city water supply

1927

Land purchases include 2 parcels of land on the Eastern Promenade, nearly adjacent to Fort Allen Park, one from the Boyd heirs, Philip G. Clifford, trustee, for \$500.00, and one from William J. Knowlton for \$2,250.00. The parcels are taken by condemnation process and represent an addition in square area to the Promenade of 0.39 acres. Eastern Promenade is now 59.76 acres and Fort Allen Park is 4.55 acres of a total 262.85 acres of park land.

The Recreation Department reports that East End Bathing Beach had an attendance of approximately 100,000 during the season, which begins about the middle of June and ends September 20th. In the near future, new and larger bath houses will have to be built, as well as more of them. Vandalism at the bath houses continues in the fall and winter, which does not seem to be the work of small boys. A number of repairs are made at Wills Playground, including 165 linear feet of wire fence and a new shelter for the swings. The tennis court is put in good playing condition, and is heavily used. [AR]

1928

The Park Commission reports that improvement expenditures include \$2,263.36 for Eastern Promenade. The work of grading and walk improvements in this area is the beginning of an improvement of land on the Eastern Promenade slope between Congress Street and Fort Allen Park. It is difficult to develop into landscape area, it being a real "rock pasture." The work done consists of grading and seeding approximately one acre and construction of base layers of cinders on 600 square yards of footwalks. Shrubbery is furnished by the municipal nursery.

The Recreation Department reports that at East End Beach there is a need for a new bath house, 2 chemical lavatory tanks and the beach should be combed. It is recommended that the city purchase easterly end of the beach, owned by the Grand Trunk railway, as it would add 300 feet to the length of the beach. The approach to the beach is bad, as it is necessary to cross the Grand Trunk Railway tracks to get to the beach from Eastern Promenade. One suggestion is to build an overhead bridge across the tracks. Another is to build a tunnel under the tracks. The tracks are about 8 feet higher than the beach. This beach is the only one within the city limits. During July and August there are 2 attendants, a man and a woman. If the number of bathers increases, it will be necessary to employ a life guard, whose sole duty would be to watch the bathers. It is recommended that a row boat and 2 life preservers be provided immediately. The courts at the Wills playground will require some grading, net and tape.

The Portland Water District sanctions building a skating rink on their land below the reservoir on North Street and lay several hundred feet of water main to flood the rink. [AR]

1929

The Park Commission notes that 61.7% of the gross fund is spent on maintenance, 13.7% for betterments and 24.6% for fixed charges. During the summer months a trained motorcycle officer is employed to patrol the park area, correcting some of the unruly and boisterous elements, and regulating traffic on the parkways. It is recommended to carry on and extend patrol work. For the first time in many years, the Commission give midweek evening band concerts in Fort Allen Park during August. 2 concerts are given, and enough favorable comment is received to encourage the Commission to continue this policy another year. A December ice storm, the worst in 45 years, creates significant tree damage.

Improvements at Eastern Promenade include treating the roadway from Congress Street northerly to the northern concourse with heavy asphalt binder and a coarse sand cover, renewing the roadway surface for several years for a cost of \$361.98. Other improvements include grading, lawn construction, shrub planting, concrete walks, grouted cobble gutters, graded parking area, and steps leading to the bathing beach. The M. J. Green Construction Company constructs 491.35 square yards of concrete walk, including 189.6 linear feet of cement curb and gutter at a cost of \$1,728.06. All other improvements in this area are made by the Park Department at a cost of \$2,349.74.

The Park Commission also improves East End Bathing Beach by removing rocks and depositing sand on the raked beach from Chebeague Island. The Recreation Department reports that weekly attendance runs from 15,000 to 20,000 children, ranging in age from little tots to 14 years old, the age limit on the playgrounds. There are 3 large bath houses, each building containing 30 dressing rooms. [AR]

9 September, Daughters of the Union Veterans of the Civil War dedicate granite bench in memory of The Grand Army of the Republic

1930

Eastern Promenade is now 61.75 acres and Fort Allen Park is 4.55 acres. There is a city wide Brown tail moth infestation. Improvements on Eastern Promenade include grading, lawn construction and landscape treatment. Recommendations for 1931 include the extensive area of the Eastern Promenade lying between Congress Street, easterly on the Grand Trunk Railroad location and Fort Allen Park, be considered for the next major landscape improvement. In the last 2 years some grading has been done in a small area overlooking the municipal bathing beach. It is considered very limited compared to what might be done on the whole area. A suggestion of merit seems to point to the development of an attractive park roadway following the approximate lines of the present undeveloped Cutter Street and terminate this in a combination marine park and municipal boat landing on the several acres of railroad land adjacent to the bathing beach, formerly the site of the Eastern Yacht Club. The Recreation Department reports swimming contests held at East End Bathing Beach. [AR]

1931

The Park Commission reports use of Special Unemployment Fund for improvements to Eastern Promenade with excavation and base course construction for walk on easterly side [Congress Street southerly], extensive returfing and grading of esplanades and widening of Cutter Street. They recommend that Eastern Promenade be considered in 1932 for extensive improvement as suggested in detail in 1930 report. The Recreation Commission reports that East End Bathing Beach is about 1,000 feet long; half of it owned by the Grand Trunk Railway, but the whole beach is used by bathers. There are 3 bath houses with 84 compartments. Each compartment is allotted to 2 or 3 adults, but even with doubling up this way the accommodations would be far too small but for the fact that many people come to the beach in their bathing suits. In order to reach the bath houses and beach, it is necessary to cross the railroad tracks. Some approach to the beach should be built that would insure the safety of the people using the beach, either by tunneling under or bridging over the tracks. [AR]

31 July, Portland Evening News editorial reports 3,000 bathers per day at East End Beach over a 4 day hot spell. Recommend 425 bathhouse accommodations and uniformed patrolman.

1932

Unemployed Relief Projects for the Park Commission include Eastern Promenade which is considered a very sizable and interesting landscape project, taking care of the greater part of the unemployed men furnished to the Park Commission. Approximately 10 acres of the Eastern Promenade is included, practically taking in the entire area between Cleaves Monument and the railroad location along the Municipal Bathing Beach. The major objective is creating an extensive parking area easterly of and served by Cutter Street, which has fallen into disuse for many years. Additional work includes several acres of new lawns and many square yards of footwalks. The footwalks on the sloping area above Cutter St. are constructed of "Tarvailithic", a bituminous mixture premixed and laid similar to an asphalt pavement. This type of "hard" walk will prove economical in the future as ordinary paths become scoured out under the conditions present here. Barrett Company lays 916.117 square yards at a cost of 90c per square yard. Landscape planting includes 14 large American Elms bordering the main footwalk across the upper slope with deciduous shrubs and low evergreens grouped in beds at meeting walks.

Regular park forces install a 10 ft. wide crushed stone footwalk paralleling the roadway and leading from Cleaves Monument to Cutter Street with park benches flanking the broad path with overhanging elm trees for a cost of \$754.30.

The Recreation Commission reports that East End Bathing Beach is one of the most popular resorts in the city. "Aquatic Day" is held at the beach with short swimming races as the main feature. The Portland Evening News sponsors a 2-1/2 mile swimming contest from Peaks Island to East End Beach. Commissioners recommend thoroughly overhauling the beach and new bath houses with a basket system to prevent monopolizing a bathhouse for several hours by any individual. The beach is open from June 15th to September 15th and has life guards, a matron and a caretaker.

Work begins in the vicinity of the Will's playground to double the area so that when equipped it will be one of the best playgrounds in the city. The playground at foot of Munjoy Hill on Fore Street is lost with lease termination. The North Street Rink is enlarged to over twice its original size. Flood lights are installed so that skating can be enjoyed at night.

The general maintenance cost for 1932 is \$47,833.84, compared to \$51,850.16 in 1931, a reduction of 7.7%. The reduced cost is a reflection of the five day week plan and economies. In 1931 a special forestry appropriation of \$10,500.00 was set up in the general City Budget but in 1932 Park Maintenance Budget expended \$2,673.41 for the care of the City's shade trees. [AR]

1933

The Special Unemployed Relief Project at Eastern Promenade continues although there is a temporary discontinuance in the fall. Improvements at the playground opposite Walnut Street include approximately 5,000 CY of fill placed with 530 CY of fill purchased, 7,038 SY of grading, including slope areas, 2,637 SY of area graded for 2 tennis courts and 320 LF of tile underdrain at tennis courts. Improvements at Cutter Street and vicinity include 19,036 SY of area regraded, 12,981 SY of finished lawn construction, 940 SY of crushed stone footwalk construction, 6,200 SY of gravel road top surface and bituminous treatment, 1,219 LF of granite block roadway edging along rustic rail, easterly side of Cutter Street and parking area, 335 SY of cemented granite block gutter paving, westerly side of Cutter Street, 1,040 LF of 5" Granite retaining curb, westerly side of Cutter Street, 1,195 LF of 20" high rustic guard rail, 2 rustic lighting standards, 574 LF of 6" vitrified tile and crushed stone underdrain, westerly side of Cutter Street and 90 LF of 15" vitrified pipe, outlet, northerly end of Cutter Street. Improvements at the Cleaves Monument include 134 LF of ornamental wrought iron fence, 103 LF of concrete retaining curb, 80 LF of granite retaining curb, 122 SY of landscape grading [\$842.13].

Eastern Promenade improvements cost \$10,286.51, the greatest expenditure this year in the park system. Maintenance costs for Eastern Promenade and Fort Allen Park are \$3,042.86. The Park Superintendent notes that "eight fewer caretakers were employed in 1933 than in 1930, due principally to the use of power lawn mowers". The Bandstand at Fort Allen Park is repaired. The Civil War cannons are remounted on new gun carriages [353.90]. Many of the larger shrubs from Payson Park nursery are used to make plantings at Eastern Promenade. The Recreation Commission reports the usual repairs at the East End Beach every spring, caused by willful mischief, are not so large this year. [AR]

1934

Ordinary Park Improvement Expenditures include landscape Improvements at Cutter Street [237 72]. Federal CWA and ERA funds are used at Eastern Promenade for a new playground and work in the vicinity opposite Walnut Street [1,756.72], construction of 2 asphalt tennis courts surrounded by heavy wire fence [113.38], granite curb, gravel walks and lawn at the Northern Concourse and vicinity, and drainage work and bituminous treatment of Cutter Street Parkway. Maintenance costs for Eastern Promenade and Fort Allen Park are \$3,259.81.

The new play area on the easterly side of Eastern Promenade opposite Walnut Street is much used for soft ball play. The new tennis courts are a 3 layer bituminous construction, new to Northern New England, and should stand the severe climate of this area. There are now a total of 3 tennis courts on Eastern Promenade. The bad traffic corner at North Street and the Promenade at the Concourse has been corrected. The Recreation Commission reports a large raft built for the beach, capable of sustaining a hundred persons at the same time. The slope of the Promenade was well filled with interested spectators [for the annual swim from Peak's Island to this beach]. Surveys are made in anticipation of a major development at the East End bathing beach. Negotiations for land acquisition are in progress for any extensive development there. The Park Commission recommends rebuilding the park roadway with a 36' paved width from Fort Allen Park throughout the entire length to the Northern Concourse. They also recommend consideration of extensive grading of the slope areas in proximity to the Wills Playground and the area below Cutter Street.

Forestry division reports work on eradication of Brown Tail Moth and concern about Gypsy Moth. Dutch Elm Disease has not arrived in Portland yet.

Funds for Portland park and recreation operation have been greatly reduced in recent years. Portland Improvement Association appointed to assist with large projects because of the weak financial condition of the city. Paving bonds and land purchase bonds suggested as a solution to absorb fixed charges into capital debt. [AR]

1935

Park Commission adopts a policy of conserving Park funds insofar as possible in support of Emergency Relief Administration activities. Recreation Commission notes a need for a larger appropriation to provide additional facilities for children and recreational playgrounds for adults. [AR] 22 September, unveiling of Jacob Cousins Memorial

1936

The Federal Works Progress Administration covers costs for engineering expenses for a grading project for Eastern Promenade. The Park Commission works at exterminating brown tail and gypsy moths. East End Bathing Beach serves approximately 125,000 people over the summer. [AR]

1937

The Park Commission notes that Eastern Promenade overlooks Casco Bay with its 365 islands and ocean beyond. [AR] The gravel shoulders and paved drive of Eastern Promenade are paved with a 2" Warcolite surface over a 4" bituminous concrete base.

1938

25th anniversary of establishment of City of Portland Park Commission. The Park Commission notes that the slopes above East End Bathing Beach provide an ideal spot for picnics. [AR]

1940

25th anniversary of establishment of City of Portland Recreation Commission. [AR] Fencing at tennis courts replaced.

- 1943  
William B. Jack School opens as a junior high school. It later becomes an elementary school [GPL]
- 1947  
Parks and Recreation Department is established, in lieu of city council sitting as the parks Commission as well as the Recreation Commission. [BV]
- 1949  
USS Portland monument erected by the naval reserve associates club in memory of members of the 3rd battalion of USNR.
- 1952  
Concerts formerly held at the Oaks transferred to Fort Allen Park while Oaks bandstand is being taken down
- 1956  
Council approves \$10,000 for Munjoy playfield on North Street. [PPH]
- 1960s  
Portland's trees are hit with Dutch Elm Disease. 20,000 trees are lost. [BV]
- 1961  
Fort Allen Park is renamed Fort Preble Park. Name does not stick. [BV]
- 1962  
Vandals wreck playground at Eastern Promenade. [PEE]
- 1963  
East End Beach is closed to swimming due to severe pollution. [PPH - BV] Move started to rename Eastern Promenade for JFK. [PPH]
- 1964  
Charlotte Fairbanks asphalt swimming pool is constructed at East End to substitute for saltwater swimming. [PPH - BV]
- 1971  
Munjoy Hill Reservoir removed and replaced by a 2,500,000 gallon reserve located beneath the tennis courts on Eastern Promenade. [GPL]
- 1972  
New playground planned for Eastern Promenade as part of Urban Beautification Program. [PPH]
- 1974  
City completes "Land Development Plan" proposing rezoning of Eastern Promenade [BV]
- 1975  
Bill signed into law to protect Eastern and Western Promenades giving city council right to dedicate them forever and "be used solely for park purposes in perpetuity". [PPH]
- 1976  
Landfill begins on slope below softball field extending to Cutter Street.
- 1979  
Sewage treatment plant is completed at East End. [PPH]
- 1980  
East End Beach reopens. [PPH]
- 1981  
Portland City Council votes to dedicate the city's Eastern and Western Promenades to remain parklands forever. [EE] Parks and Recreation Department replaced with Parks Division [in Parks and Public Works Department] and Recreation Division [in Department of Health and Human Services] [BV]
- 1984  
Central walk to bandstand removed at Fort Allen Park.
- 1986  
Management Plan for Eastern Promenade and Fort Gorges completed. 1812 burial ground rehabilitated. [GPL]
- 1987  
Fitness course installed on Eastern Promenade. [EE]
- 1989  
Eastern Promenade nominated to National Register of Historic Places. [BV]
- 1990  
City adopts Historic Preservation Ordinance. East End Beach improvements include parking, boat ramp and bathhouse. First Park Rangers in city at East End Beach/boat ramp. [BV]
- 1991  
Portland trails founded. DEP identifies areas of Cutter Street landfill not to be disturbed.
- 1992  
June, two plaques erected on the Fort Allen Park terrace with brief history and images of Portland in memory of Carl S. Pedersen.

1993  
City Council considers proposal to acquire Canadian National unused railway property for link to Back Cove. [PPH]

1995  
City reestablishes Parks and Recreation Department. Loring Memorial is approved by city council. Northern Concourse at Eastern Promenade is designated as its future site. Eastern Promenade Trail Plan is approved by city council. [BV] Permit granted to narrow gauge railroad. [PPH]

1997  
First phase of Eastern Promenade Trail completed. [BV]

1998  
Loring Memorial construction begins at Northern Concourse of Eastern Promenade. [BV] Bench erected near Fish Point in honor of Nathan H. Smith. Second phase of Eastern Promenade Trail completed.

1999  
30 years of graffiti removed from cliffs of Eastern Promenade. [PPH]

2000  
May, Arctic Campaign Memorial Trust memorial dedicated in memory of 3,000 men and women who gave their lives in the arctic campaign 1941-1945 on convoys to and from Russia. Proposal to relocate USS Portland and Arctic Campaign memorials to OceanGate complex. Tennis and basketball courts renovated. Bandstand at Fort Allen Park rebuilt. Eastern Promenade and Back Cove Trails linked.

2001  
Eastern Promenade site considered for potential off leash dog area.

2002  
Temporary memorial dedicated in memory of the heroes and victims of September 11, 2001. Memorial bench erected near Cutter Street in memory of Senator L. Joel Abromson.

2003  
August, construction of a permanent 9/11 memorial in Fort Allen commences.

#### Abbreviations

AR  
City of Portland Annual Reports  
BV  
Bold Vision  
EA  
Eastern Argus  
EE  
Evening Express  
GPL



North Street Reservoir, 1946  
[Greater Portland Landmarks]

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[in chronological order]

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Eastern Argus, 7 August 1837, page 2, col 2 [Editorial regarding to new road encircling Mount Joy]

Eastern Argus, 3 June 1837 page 3 col 2 [Notice that proposals for construction of road around Mount Joy will be received in the city until 10 June 1837]

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- Plan No. 5, Portion of Topo [for plan no. 6], Eastern Promenade, ink on linen, 1" = 40', 17 April 1905
- Plan No. 6, Preliminary Sketch for Grading of Northern Concourse, ink on linen, 1" = 40', 18 April 1905
- Plan No. 7, Profiles to Accompany Plan No. 6, ink on profile paper, 1" = 40' horizontal, 1" = 8' vertical, 18 April 1905
- Plan No. 8, Grading Plan for Northern Concourse, Eastern Promenade, ink on linen, 1" = 40', 2 May 1905
- Plan No. 9, Profiles to Accompany Plan No. 8, ink on profile paper, 1" = 40' horizontal, 1" = 8' vertical, 2 May 1905
- Plan No. 10, General Plan for Eastern Promenade, ink on linen, 1" = 100', May 1905
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- At Portland Department of Public Works [compiled by the City of Portland]:
- Eastern Promenade from Fore Street to Congress Street, M. G. Deane, Paper/Cloth, 5/1853
- Proprietors Plan Showing Beckett, Boyd, & Preble Property on Northerly & Easterly Sides from Munjoy Street to Northerly of East Commercial Street, M. G. Deane, Linen, 11/03/1853
- Plan of Lots between Quebec & Walnut Streets, A. P. Marshall, Linen, 05/20/1856
- Change in Line between Atlantic & Munjoy Streets, Charles Edwards, Paper/Cloth, 9/12/1859
- Portion of East Commercial Street, C. R. Goodell, Paper, 2/1865
- Streets on Munjoy Hill between Munjoy & Turner Streets, Paper/Cloth, 12/1868
- Plan of Cutter Street, F. D. Moore, Paper, 8/1869
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- Eastern Promenade between Congress & Walnut Streets: Streets on Munjoy Hill, Linen, 6/1877
- Eastern Promenade between Congress & Walnut Streets: Streets on Munjoy Hill, Paper/Cloth, 6/1877
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- Right-of-Way & Track Map: Station 105+60.0 to Station 134+80.9, Portland Terminal Company, Diazo/Blue Line, Scale: 1"=100', 6/30/1916
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