

October 22, 2014

Historic Preservation Board
Room 209 City Hall
Portland, ME 04101

RE:
DEERING STREET RECONSTRUCTION PROJECT

Dear staff and members of the Board,

Thank you for your feedback at the workshop on June 18th regarding the Deering Street Reconstruction Project. The purpose of this letter is to update the Board on the project development since our meeting and to set the stage for the Board review in early November.

As previously described, the City Public Services Department is in the design and engineering phase for the Deering Street Reconstruction Project. The project budget is approximately \$1.4 million dollars, with City Capital Improvement Program funds for street and sewer reconstruction. The primary focus of the project is to replace the failing sewer system while providing a separated, parallel storm drain system. The Portland Water District (PWD) and Unitil also plan to replace their water and natural gas infrastructure, respectively. Because there will be multiple utility trenches in the roadway, the City plans to fully replace the pavement and gravel (across the full road width) to meet current City Standards. There will be limited improvements within the streetscape.

PLAN UPDATES
GRANITE CURBING

In response to Board comments, the Public Services Department has authorized the use of “straight-backs” or “bugs” at driveway corners rather than the standard tip-downs used for other neighborhoods. Existing bugs that are in acceptable condition will be reset. In light of feedback from the Board, the Public Services Department is amenable to resetting the existing granite curbing along the existing street edge. Replacement curbing, if necessary, will be sourced to match the width and coloration of the existing curb. New granite curbing meeting the standards outlined in the Technical Manual will be used for proposed curb extensions. Curbing will be specified with a beveled edge to minimize chipping.

CARRIAGE STEPS

The easterly portion of the State to High Street block includes several historic carriage steps, which will be reset six inches from the back of curb to minimize damage from snow plowing activities.

STORMWATER TREATMENT

The Public Services Department is committed to a City-wide integration of “green” storm water components to pretreat and minimize runoff. In response to Board comments that the proposed treatment seemed lop-sided, the Department investigated the feasibility of adding curb extensions on the southern side of Deering Street. While these areas would not provide any storm water function, they would mirror the curb line on the opposite side of the street, particularly at key intersections. The City’s traffic engineer reviewed the turning movements and determined that narrowing the travel lane further is not feasible in these locations, particularly in consideration of snow loading. For this reason, the Department is moving forward with the locations originally proposed. As requested by the Board, the design team has prepared photo renderings showing several views of the planted curb extensions. Please reference the enclosed images.

STREET TREES & ESPLANADE

As described to the Board, the project proposes minimal changes to the established street trees and esplanade areas. On the eastern side of the State-to-High Street block where the sidewalk currently extends sixteen feet to the edge of street, the esplanade areas will be reestablished. Street trees will be added and existing spacing adjusted to achieve conformity with established esplanade areas. At this time, the plan does not include any tree removals. Because this project is coordinated with utility upgrades by Unitil and PWD, there may be

additional tree removals required. All removals will be supervised and approved by the City's Arborist. Where impacts cannot be avoided, new street trees will be planted.

As described to the Board, most street trees along the length of Deering Street have been planted six inches above the sidewalk grade. At one time, this change in grade was mitigated by concrete edging at the esplanade. Much of this edging has been removed in conjunction with past sidewalk reconstruction efforts. It is our understanding that the Board would like to preserve the remaining concrete edging where possible. This will be noted on the plans.

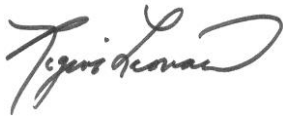
ACTIVITIES & SCHEDULE

The Public Services Department met with Deering Street residents on June 19th to review the utility improvements, construction activities and timeline. The majority of the meeting discussion focused upon utility coordination and potential traffic impacts.

The project schedule will be phased to coordinate improvements by the PWD and Unutil. Unutil's natural gas upgrades and Public Services' / PWD's roadway, sewer and water improvements are anticipated to begin in spring 2015. The Public Services Department intends to finalize plans in the coming month and issue bid documents in 2014 for start of work in spring 2015.

Thank you again for your time in providing input to the Deering Street Reconstruction Project. We look forward to discussing the project with you next month.

Sincerely and on behalf of our project team,



Regina S. Leonard
Maine Licensed Landscape Architect

Woodard & Curran, Prime Consultant



Date: OCTOBER 22, 2014

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

DEERING STREET PUBLIC RIGHT-OF-WAY (MELLEN TO HIGH)

CHART/BLOCK/LOT: E9NW (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

THE DEERING STREET RECONSTRUCTION PROJECT INCLUDES UTILITY AND
ROADWAY IMPROVEMENTS ENCOMPASSING THE FULL LENGTH, OR TWO CITY
BLOCKS OF DEERING STREET, FROM HIGH TO MELLEN STREET. THE PROJECT
INCLUDES MINOR CHANGES TO THE STREETScape FEATURES. GREEN STORM
WATER INFRASTRUCTURE IS PROPOSED IN SEVERAL CURRENT NO-PARKING
ZONES WITHIN THE ROADWAY FOOTPRINT. PLEASE REFERENCE THE COVER
LETTER FOR MORE DETAILED INFORMATION.

CONTACT INFORMATION:

APPLICANT

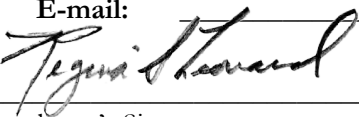
Name: CITY OF PORTLAND
Address: PUBLIC SERVICES DEPT.
55 PORTLAND STREET
Zip Code: _____
Work #: 207-874-8846
Cell #: BRAD ROLAND, PROJECT MGR.
Fax #: _____
Home: _____
E-mail: Brad@portlandmaine.gov

BILLING ADDRESS

Name: N/A
Address: _____
Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONTRACTOR

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____


ON BEHALF OF
CITY PSD
Applicant's Signature

PROPERTY OWNER

Name: _____
Address: CITY OF PORTLAND
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ARCHITECT

Name: DAVID SENUS, PE
Address: WOODARD & CURRAN
PORTLAND, ME
Zip: 207-774-2112
Work #: _____
Cell #: REGINA LEONARD, RLA
Fax #: TOPSHAM, ME
Home: 207-450-9700
E-mail: _____

Owner's Signature (if different)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

Please check all those activities that apply to your proposed project.

Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

 X Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.

 X Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.

 X Details or sections, where applicable.

 Floor plans, where applicable.

 X Site plan showing relative location of adjoining structures.

(PREVIOUSLY SUBMITTED FOR WORKSHOP) Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)

 Materials - list all visible exterior materials. Samples are helpful.

 Other(explain) _____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at dga@portlandmaine.gov

Please return this form, application fee (see attached fee schedule), and related materials to:

Historic Preservation Program
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101



Existing view of Deering Street, facing north from High Street.



View of Deering Street showing the proposed streetscape and storm water treatment.



Existing view of Deering Street streetscape looking east toward High Street.



View of Deering Street showing the proposed streetscape and storm water treatment.

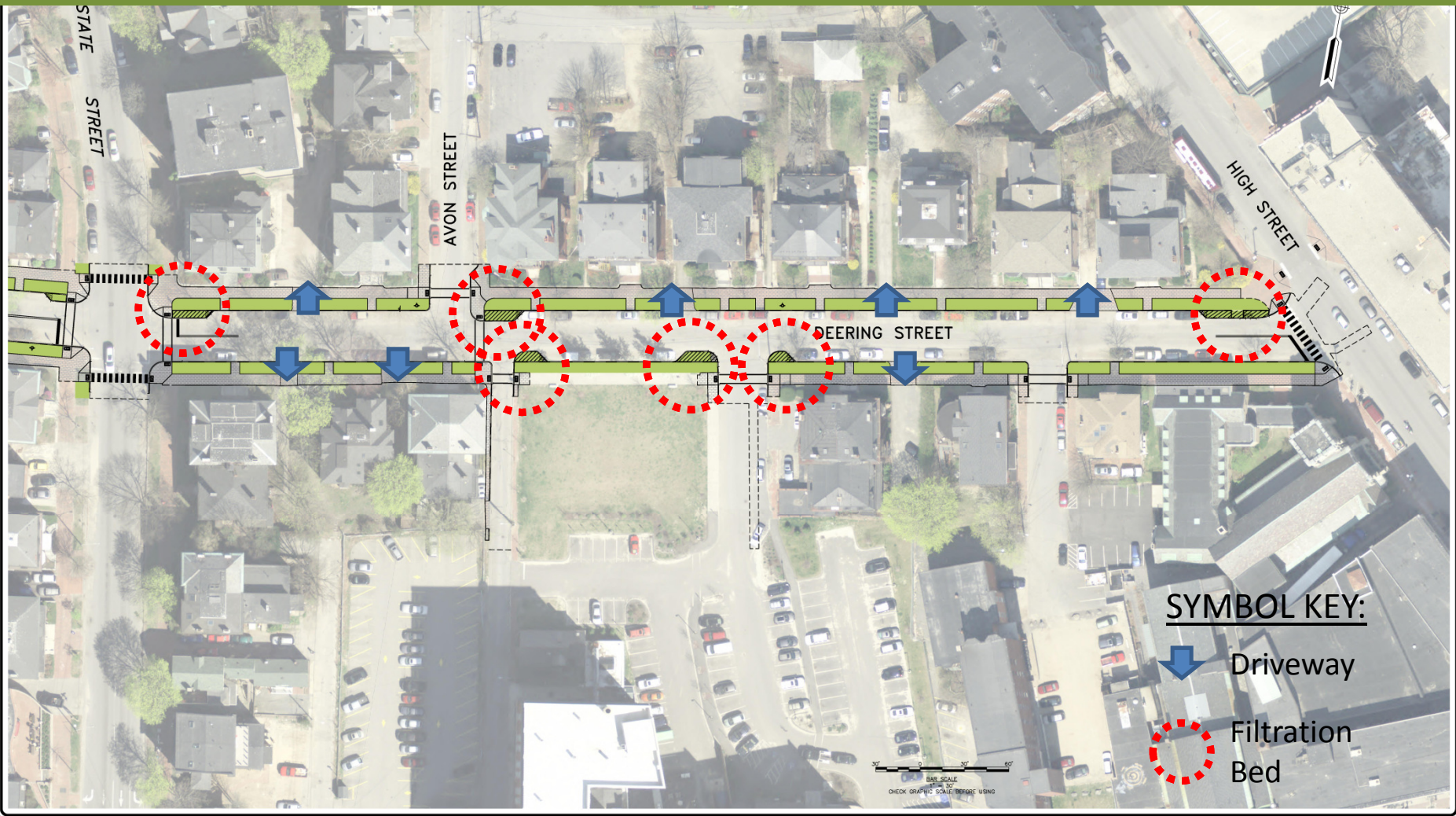
DEERING STREET Reconstruction Project



SYMBOL KEY:

-  Driveway
-  Filtration Bed

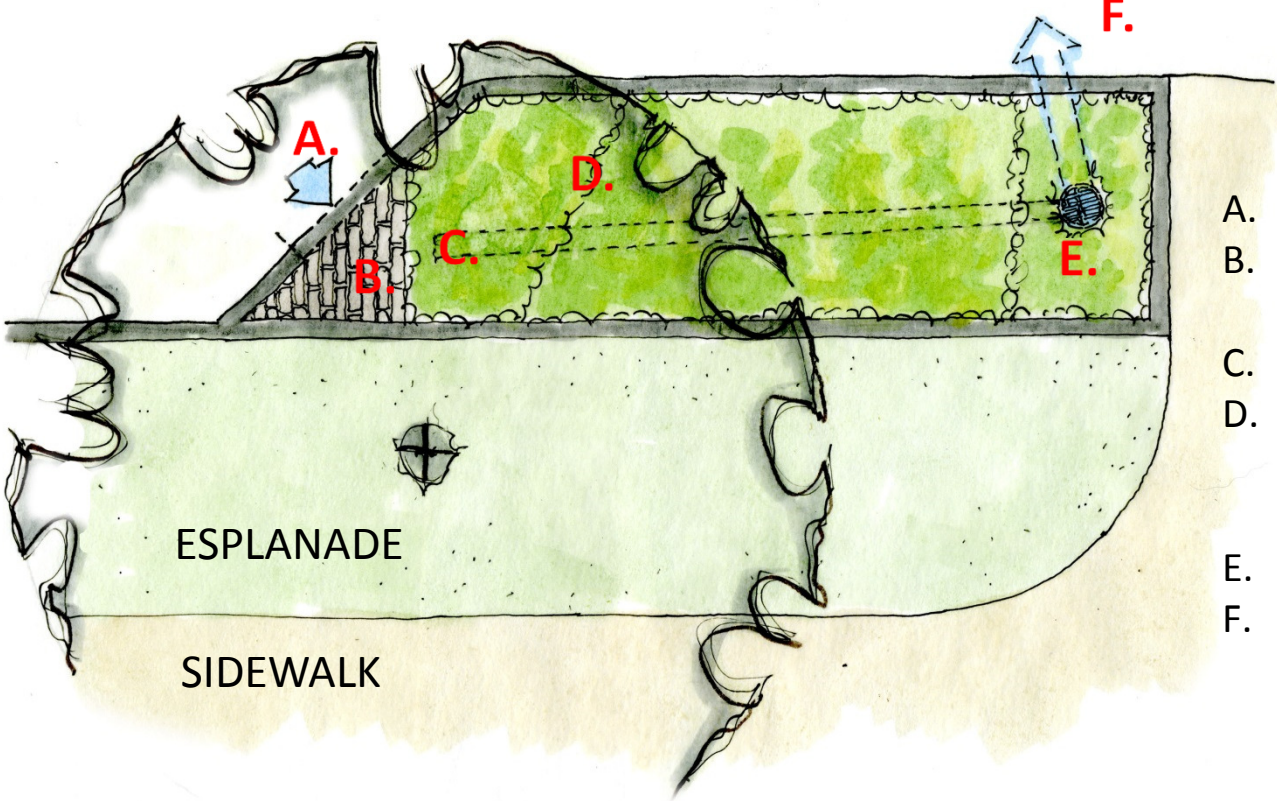
DEERING STREET Reconstruction Project





DEERING STREET

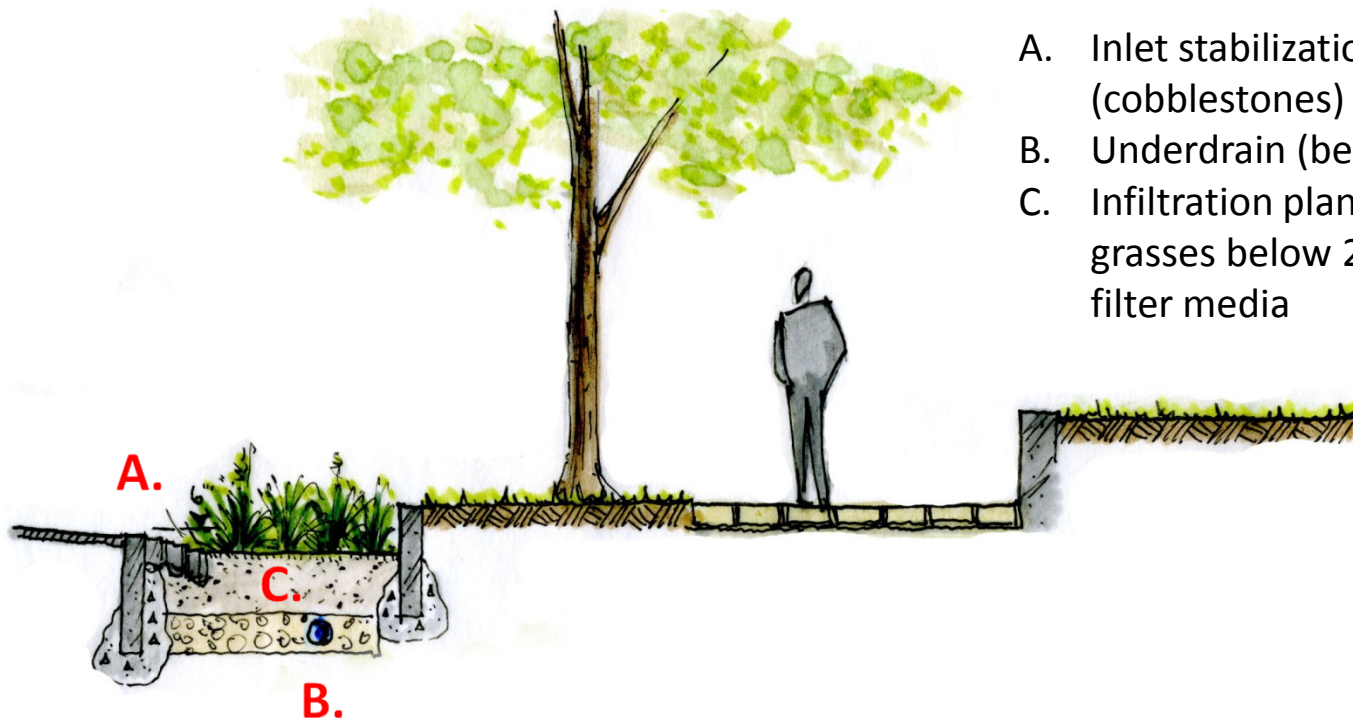
(CURRENT "NO PARKING" ZONE)



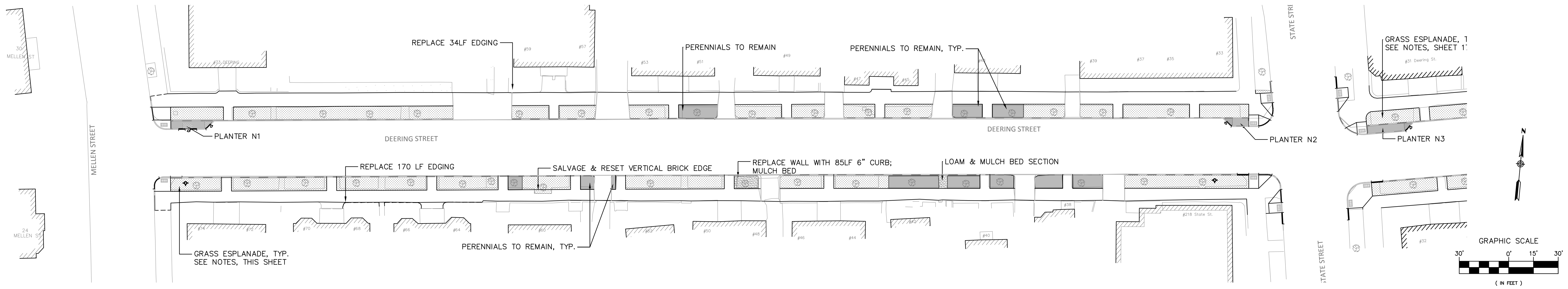
- A. Curb inlet from street
- B. Inlet stabilization (cobblestones)
- C. Underdrain (below grade)
- D. Infiltration plantings (sedges & grasses below 24" tall) & soil filter media
- E. Beehive grate
- F. Outlet pipe (below grade)



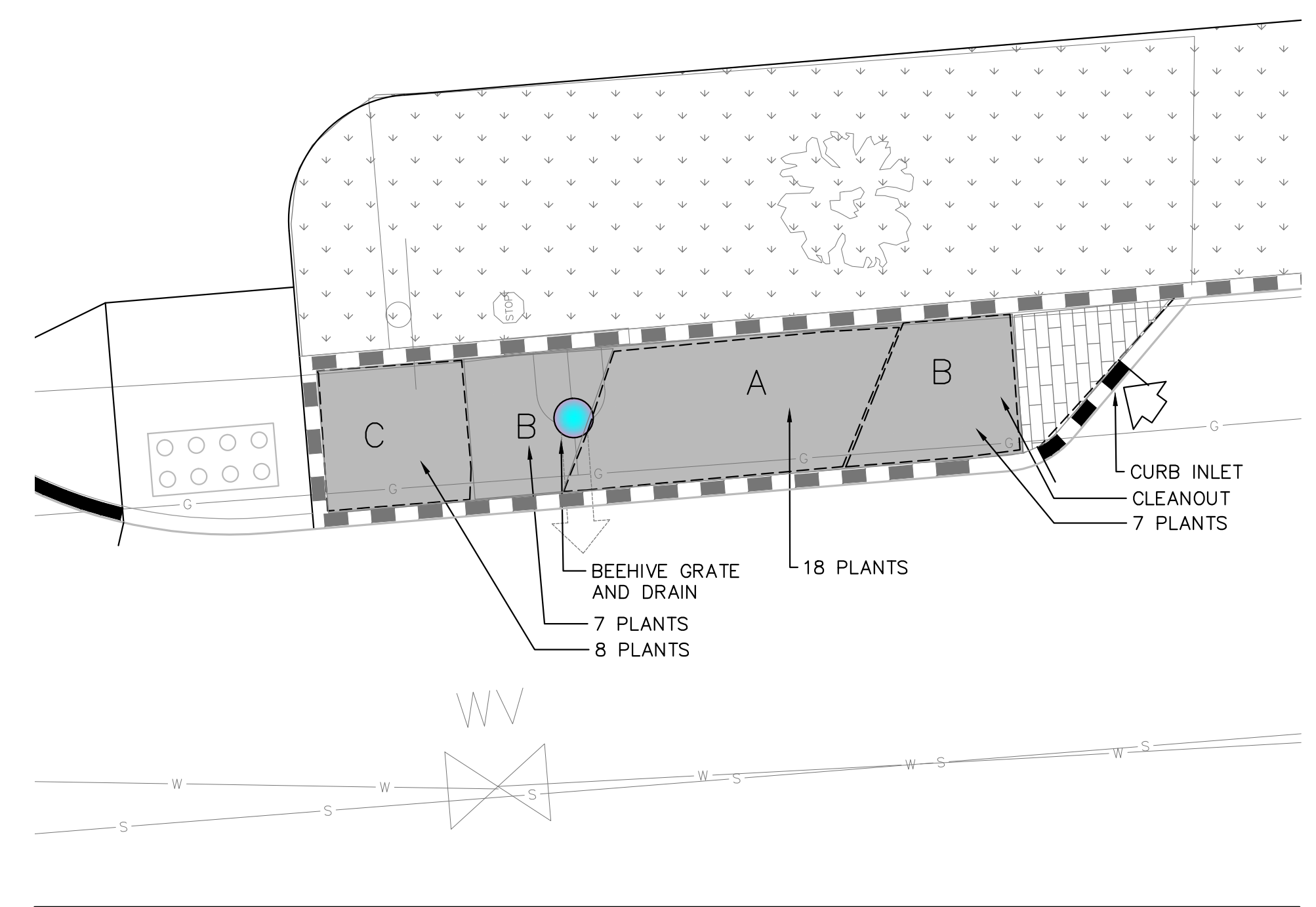
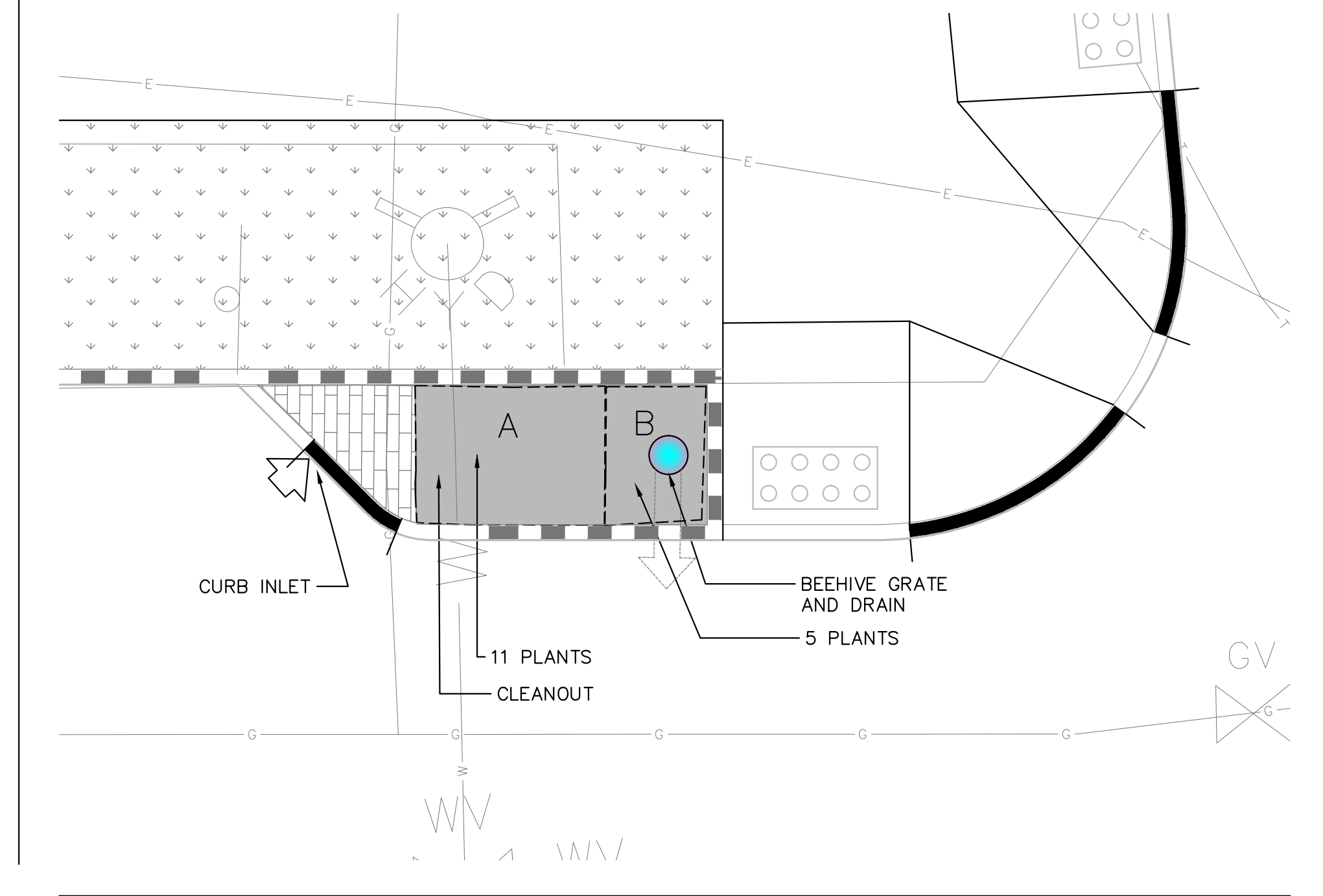
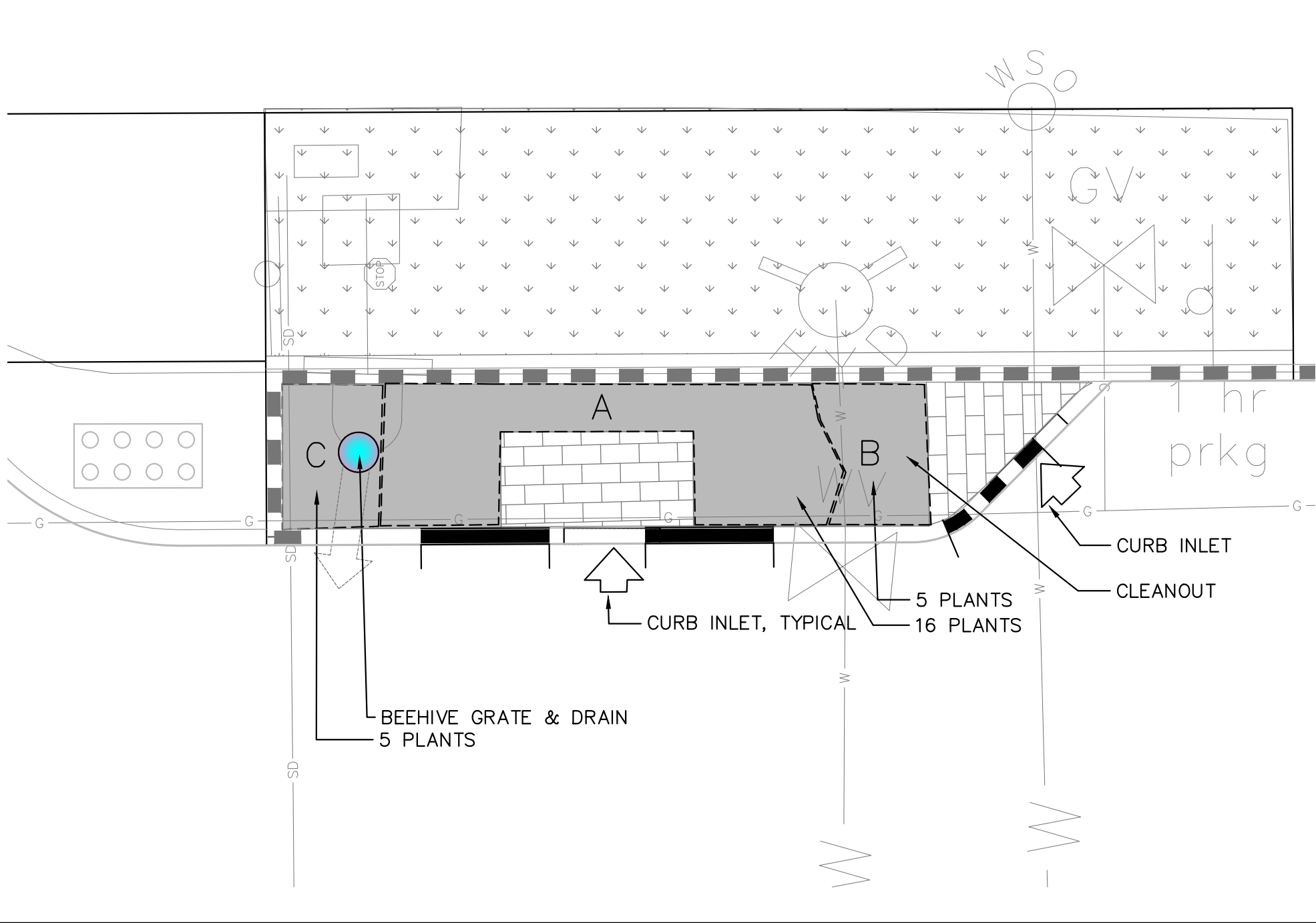
TYPICAL CROSS SECTION (SHOWING INLET FILTER)



- A. Inlet stabilization (cobblestones)
- B. Underdrain (below grade)
- C. Infiltration plantings (sedges & grasses below 24" tall) & soil filter media



LANDSCAPE PLAN - MELLEN TO STATE STREET



STORMWATER PLANTER N1

STORMWATER PLANTER N2

STORMWATER PLANTER N3

SITE PLANTINGS

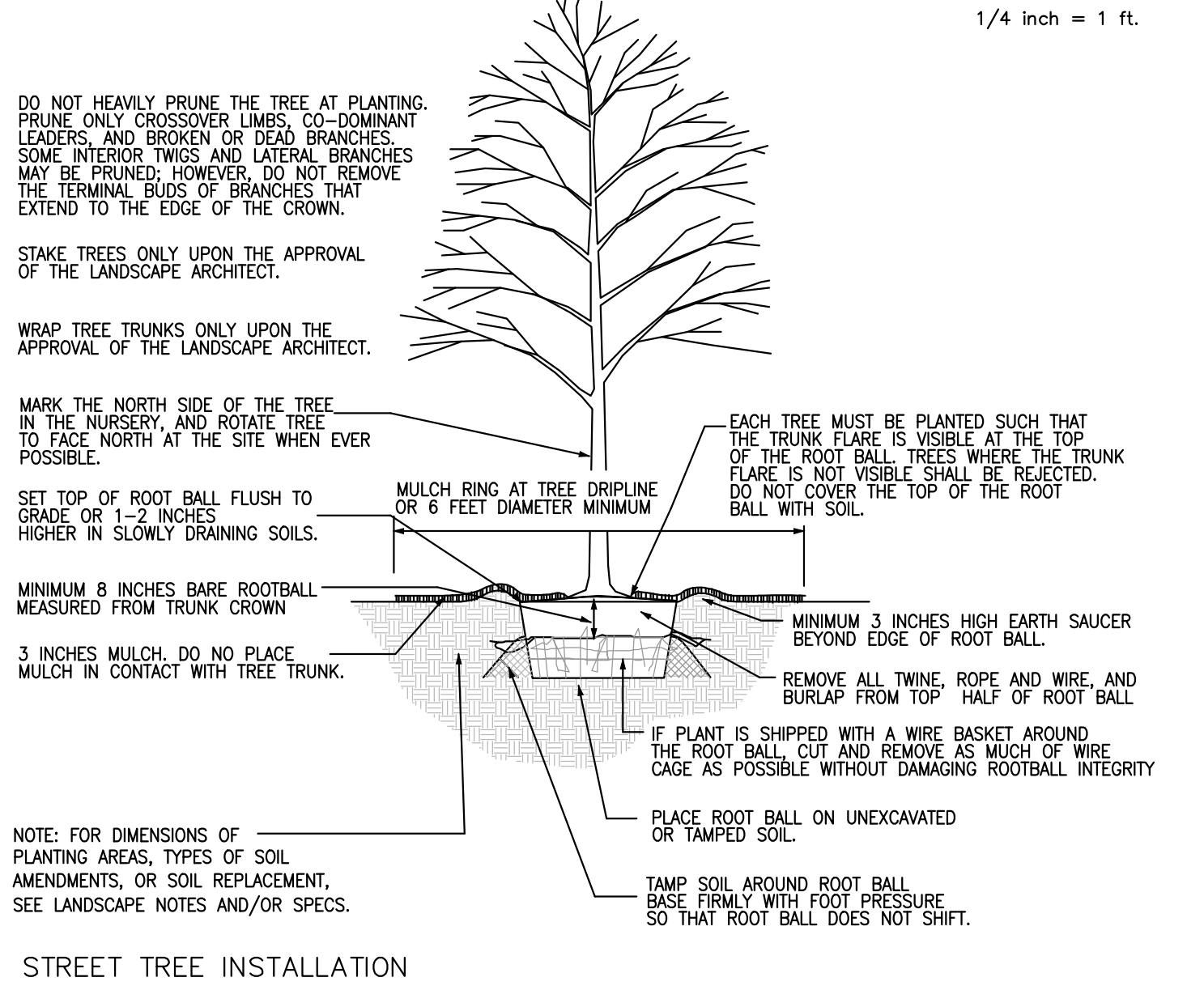
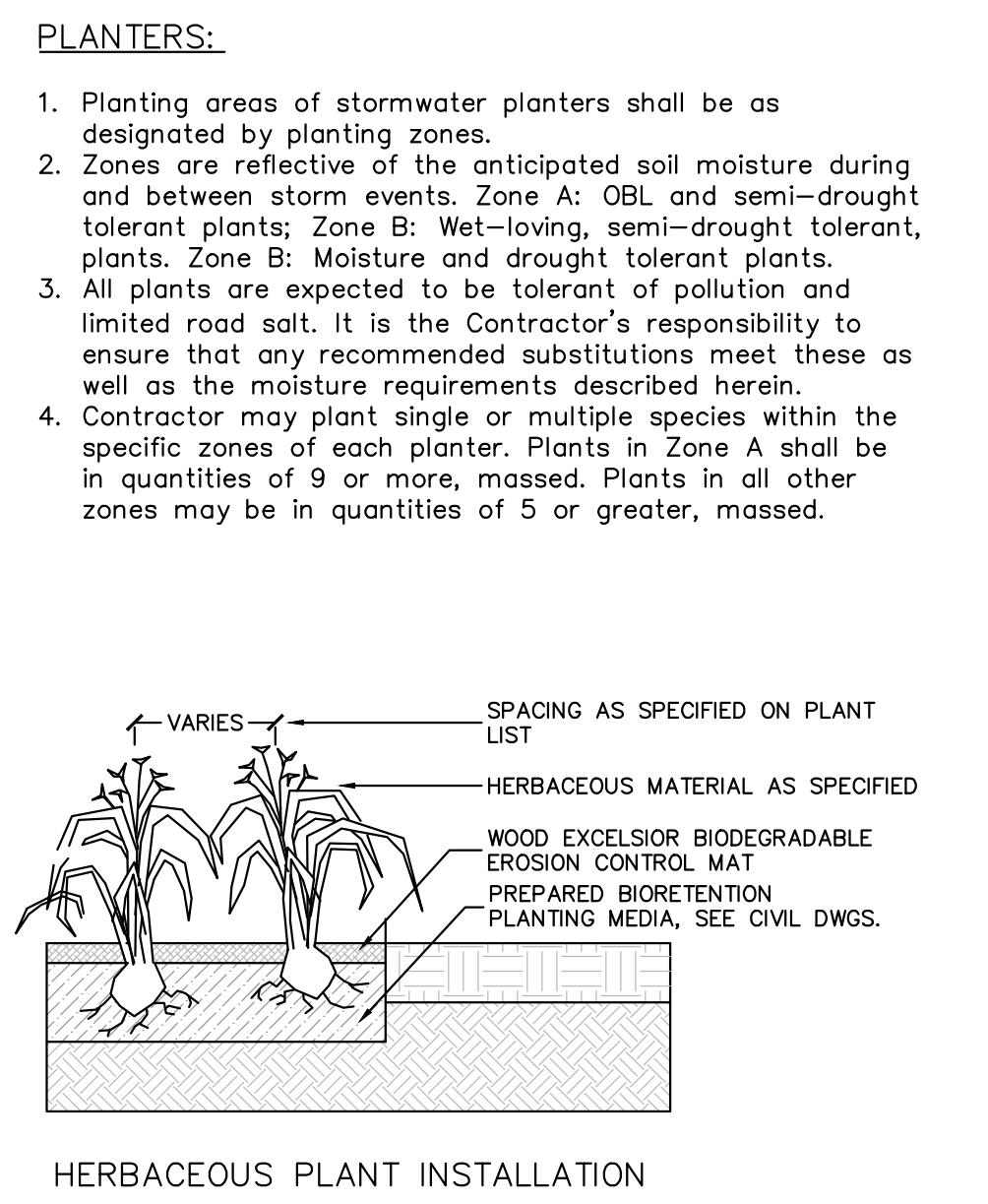
BOTANICAL NAME	COMMON NAME	SIZE/COND.
TREES		
3 <i>Ulmus a. 'Princeton'</i>	American Elm	2.5-3" cal.
PLANTS ZONE A		
x <i>Carex vulpinoides</i>	Brown Fox Sedge	plug
x <i>Juncus effusus</i>	Soft Rush	plug
PLANTS ZONE B		
x <i>Deschampsia c. 'Golden Dew'</i>	Tufted Hair Grass	#1 pot
x <i>Schizachrium s. 'Prairie Blues'</i>	Little Bluestem	#1 pot
PLANTS ZONE C		
x <i>Schizachrium scoparium 'Carousel'</i>	Little Bluestem	#1 pot
x <i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 pot
SEED MIXES		
Lawn Mix: "Yardshaping Mix"		
Supplier: Allen, Sterling & Lothrop, Falmouth, ME Tel. 207-781-4142		
Application Rate: 1 lb/200 sq. ft.		

PLANT QUANTITIES - BY PLANTER & ZONE

PLANTER	ZONE A	ZONE B	ZONE C	TOTAL
PLANTER N1: 72 SF	20 PLANTS	5 PLANTS	5 PLANTS	30 PLANTS
PLANTER N2: 42 SF	11 PLANTS	5 PLANTS	N/A	16 PLANTS
PLANTER N3: 100 SF	18 PLANTS	15 PLANTS	7 PLANTS	40 PLANTS
PLANTER N4: 138 SF	33 PLANTS	12 PLANTS	11 PLANTS	56 PLANTS
PLANTER N5: 164 SF	42 PLANTS	18 PLANTS	7 PLANTS	67 PLANTS
PLANTER S1: 70 SF	14 PLANTS	6 PLANTS	7 PLANTS	27 PLANTS
PLANTER S2: 124 SF	30 PLANTS	5 PLANTS	7 PLANTS	59 PLANTS
PLANTER S3: 96 SF	23 PLANTS	11 PLANTS	13 PLANTS	47 PLANTS
PLANT QUANTITIES, TOTAL	191 PLANTS	85 PLANTS	66 PLANTS	342 PLANTS

- PLANTING NOTES:**
- All materials shall conform to the guidelines established by the American Association of Nurserymen.
 - In the case of any discrepancies between species and quantities called out in the planting key and those shown on the plan, quantities and species shown on the plan shall over-ride.
 - All planting shall be done in accordance with acceptable horticultural practices.
 - All plants subject to approval by landscape architect. All substitutions must be submitted for approval by landscape architect prior to ordering or delivery of plant material on site. Landscape architect reserves the right to reject any plantings that do not conform to the drawings or specifications outlined herein.
 - Landscape architect shall approve final placement of all plant materials and reserves the right to make field adjustments to plantings as necessary.
 - Planting soils shall comply with the Specifications.
 - No plant shall be put into the ground before rough grading has been finished and approved by the landscape architect or owner's representative.
 - All plants shall be set plumb unless otherwise specified.
 - Contractor shall maintain and warranty plantings in compliance with the written Specifications.
 - The Contractor shall assume responsibility to ensure that all work is performed in compliance with all State and Local requirements.
 - Reference specific notes for stormwater planters, this sheet.
 - Features of the stormwater planters are approximate. Reference the civil plans for more information. Field adjust plantings as required.

- GRASS ESPLANADE AREAS:**
- Newly created grass esplanade areas shall be loamed and seeded. Reference the written technical specifications for direction.
 - Existing grass esplanade areas to remain shall be prepared for seeding and re-seeded per the written specifications.



DESIGNER: BUREAU OF ENGINEERING & SURVEYING, INC. 18, 56, 101
 CIVIL ENGINEER: Deering, Mellen to State 2013-08
 UNIT (LGA) PLAN: 47
 PWD (WATER) PLAN: AUG. 20, 2013 G5 PLAN
 TELEPHONE PLAN: 171
 CITY CLERK'S STREET RECORDS:
 Mellen St. RECORD 15-165
 Mellen St. RECORDS 9-225 & 15-266
 HIGH: 7/76/464
 FIELD BOOKS: 5 248 PP 54-61; 249 PP 1-49; 51-54
 L 886 PP 46-48; T 34 PG 27; T 35 P 173

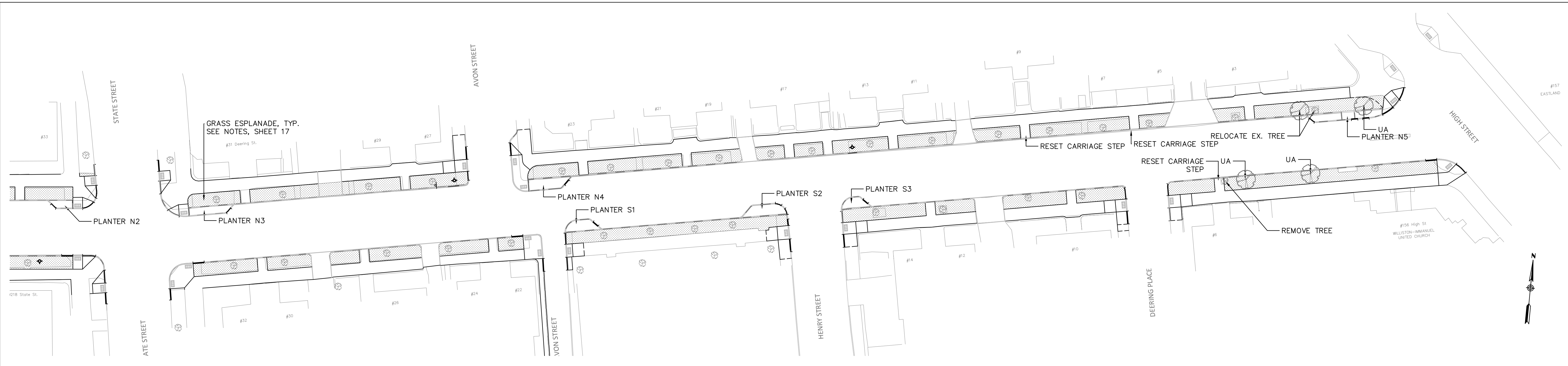
DESIGNED BY: RSL
 CHECKED BY: MJC, CITY
 SCALE: AS SHOWN
 DATE: MAY 9, 2014

TAX MAP: 47
 WORKING PLANS: VOLUME 1, PP 70, 78 & 92
 SEWER RECORD: SHEET 46

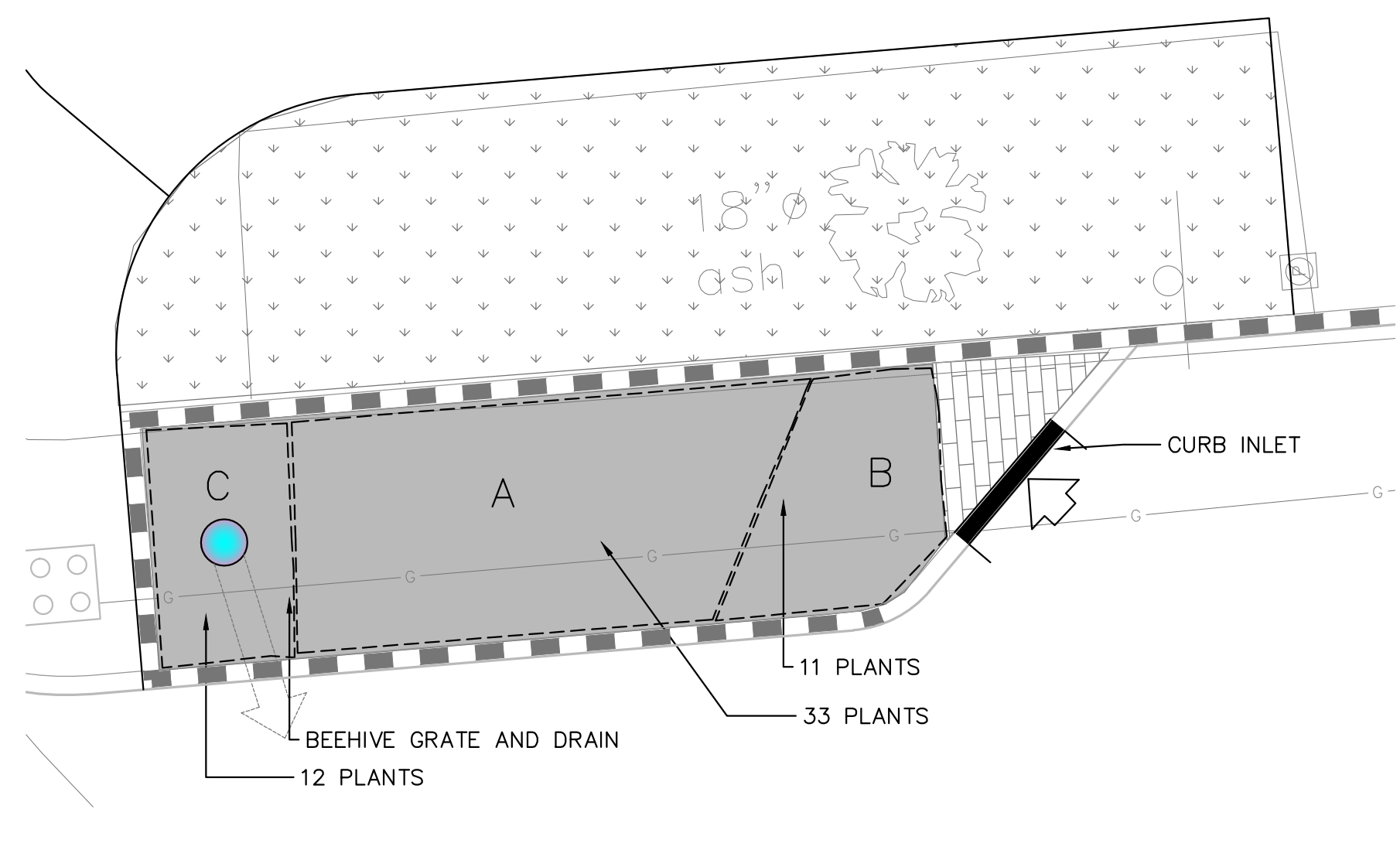
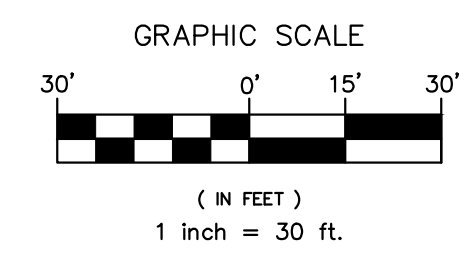
DEERING STREET SEWER REPAIR
 LANDSCAPE PLANS & DETAILS
 MELLEN STREET TO STATE STREET

CITY OF PORTLAND, MAINE
 PUBLIC SERVICES DEPARTMENT
 ENGINEERING SECTION

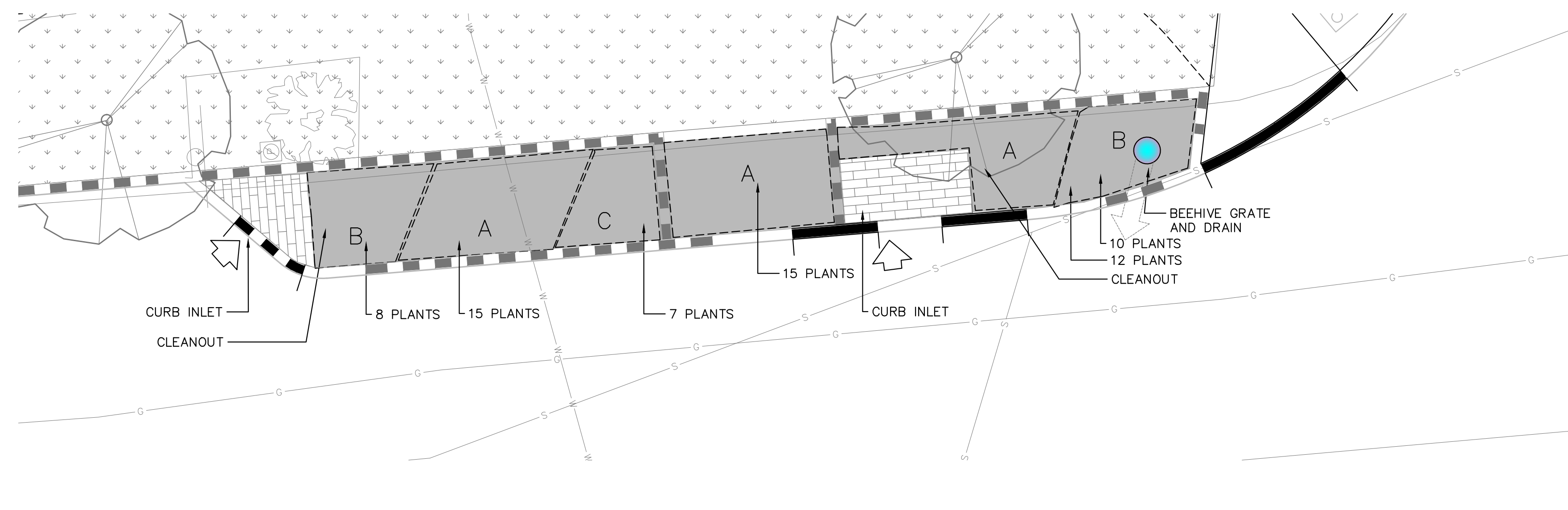
SHEET #
 17 OF 18
 PLAN NUMBER



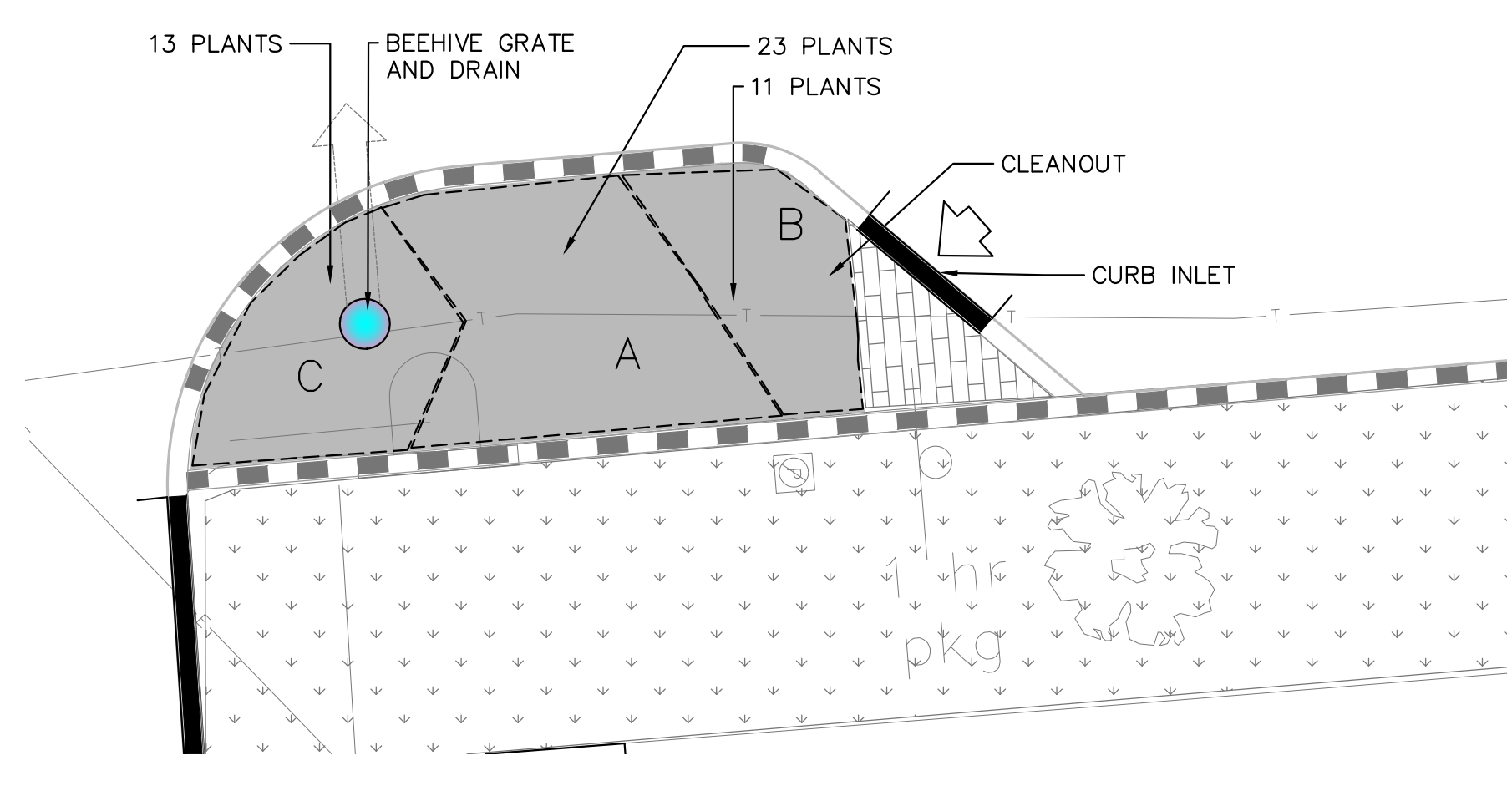
LANDSCAPE PLAN - STATE TO HIGH ST.



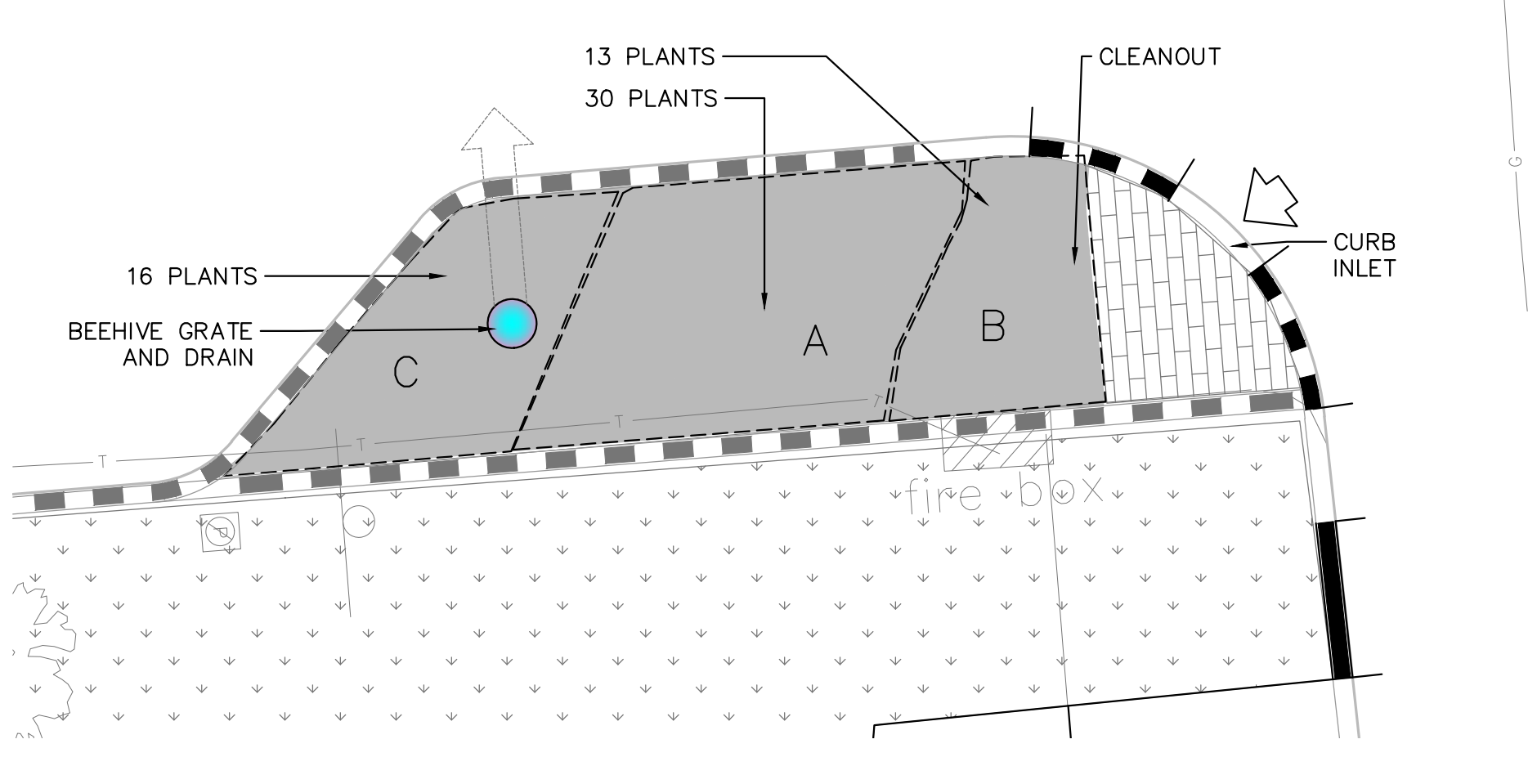
STORMWATER PLANTER N4



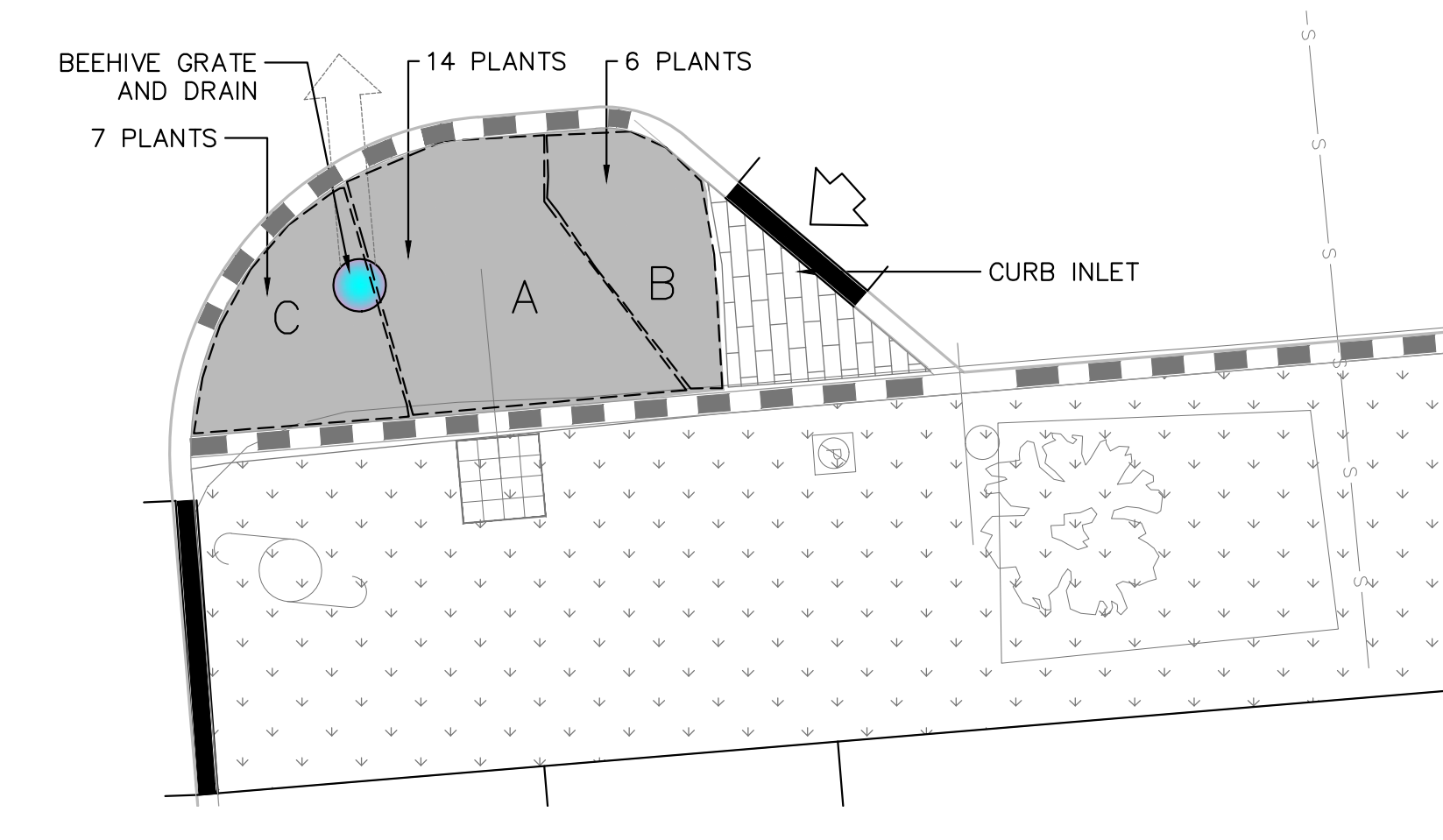
STORMWATER PLANTER N5



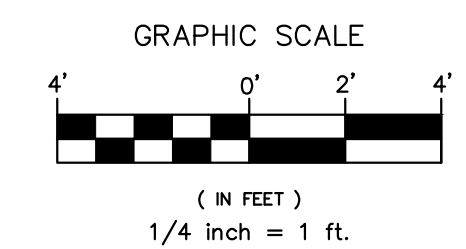
STORMWATER PLANTER S1



STORMWATER PLANTER S2



STORMWATER PLANTER S3



DESIGNED BY: [blank]
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 SCALE: AS SHOWN
 DATE: MAY 9, 2014

REFERENCES:
 CITY OF PORTLAND: DEERING STREET RECORDS: 2013-08
 PWD (WATER) PLAN: AUG. 20, 2013 GS PLAN
 TELEPHONE PLAN: 171
 CITY CLERK'S STREET RECORDS:
 Mellen St. RECORD 15-165
 HENRY ST. RECORDS 9-225 & 15-266
 HIGH ST. RECORD 15-266
 TAX MAP: 47
 WORKING PLANS: VOLUME 1, PP. 70, 78 & 92
 FIELD BOOKS: 5248 PP. 54-61, 249 PP. 1-49, 51-54
 SEWER RECORD: SHEET 46
 L886 PP. 46-48; T 34 PG. 27; T 35 P. 173

DEERING STREET SEWER REPAIR
 LANDSCAPE PLANTS AND DETAILS
 STATE STREET TO HIGH STREET

CITY OF PORTLAND, MAINE
 PUBLIC SERVICES DEPARTMENT
 ENGINEERING SECTION



SHEET #
 18 OF 18
 PLAN NUMBER