



Fort Williams Park

Town of Cape Elizabeth
Shore Road
Cape Elizabeth, Maine 04107

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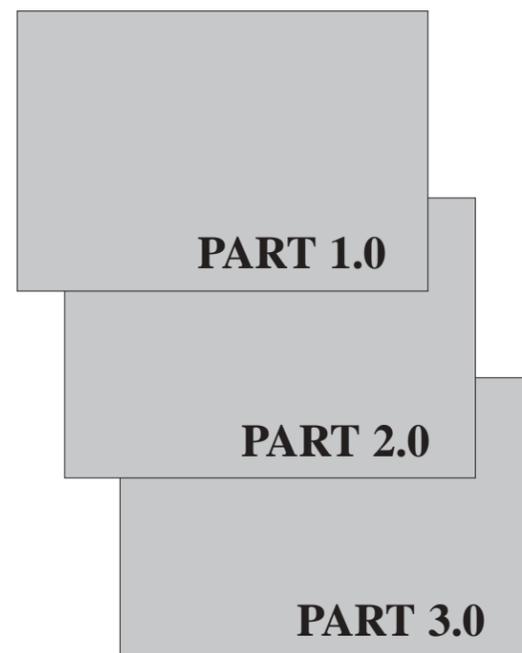
USERS' GUIDE

The Master Plan update primarily addresses issues and concerns within the Park that are necessary to preserve and maintain its existing functions in the community.

The genesis of the Master Plan update report was the original 1990 Master Plan of Fort Williams Park, prepared by Terrien Architects. It provided excellent guidance over the years 1990 - 2000 and many of its recommendations have been implemented. In essence, the different areas of the Park are a "park within a park" each with its own character that we want to retain. As a result, the report is divided into 3 major parts that can be recognized by their divider pages.

1.0 INTRODUCTION

The introduction includes contextual and background information that is valuable to the report's intention to provide continuity in the planning and administration of Fort Williams Park. Part 1.0 includes an overview of the 1990 master plan report, a timeline of Fort Williams' history and a "primer" describing the characteristics and features of the Park's sub-areas.



2.0 PARK-WIDE ISSUES AND CONCERNS

Park-wide issues and concerns address conditions or needs in Fort Williams Park that occur in more than one of the identified Park sub-areas.

3.0 AREA SPECIFIC ISSUES AND CONCERNS

Area specific issues and concerns address conditions or needs in Fort Williams Park that occur specifically in one of the identified Park sub-areas.

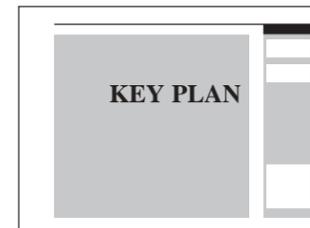


*An aerial view of the entire Fort Williams Park is used as a key plan for **PARK-WIDE** issues and concerns.*

Each section of the report that covers either a park-wide item or sub-area typically has 3 topics.

The 7 park-wide issues and concerns are:

- 1 Circulation and Parking
- 2 Signage
- 3 Utilities / Sanitation
- 4 Structures
- 5 Park Ecology
- 6 Landscape Materials and Features
- 7 Park Management, Administration and Maintenance



Fort Williams Park is divided into 10 sub-areas in which area specific issues and concerns are addressed.

- Area 1 The Meadow and Chapel Road
- Area 2 Goddard Mansion to Battery Keyes
- Area 3 Battery Knoll
- Area 4 Cliff Walk
- Area 5 Portland Head Light Grounds
- Area 6 The Green and Battery Garesche
- Area 7 The Pond to Parade Grounds
- Area 8 Officers' Row
- Area 9 Battery Blair and Central Parking
- Area 10 Southwest Preserve



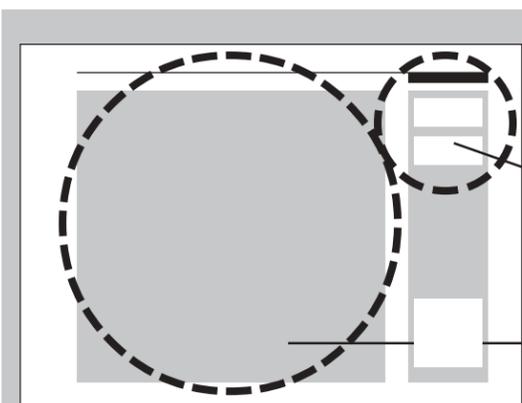
*Sections covering **AREA SPECIFIC** issues and concerns have a key plan with a selected portion of the overall aerial Park view to define each sub-area.*

TYPICAL REPORT PAGE FORMAT

Each page of the report follows a basic format that includes these specific parts:

Page Title Block - identifying the page's place in the report and its content. The titles and numbers match those in the Table of Contents.

Page Body - containing report information.



Fort Williams Park

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Land Use Consultants, Inc.

*EXECUTIVE
SUMMARY
and Attributions*

Attributions

Cape Elizabeth Town Council

John (Jack) E. Roberts, Jr. Chairman
Henry Berry
Penelope P. Carson
Carol Fritz
Mary Ann Lynch
Anne Swift-Kayatta
John W. McGinty

Michael K. McGovern Town Manager

Fort Williams Advisory Commission

Paul Phillipps Chairman 2002
Elizabeth Crane Secretary 2002
Alan Barthelman Chairman 2003
Daniel Fisher
Glenn Israel
Charles McCarthy
Steve Parkhurst
New Members (January 2003)
Tina Harnden Secretary 2003
John Snowden

Robert C. Malley Director of Public Works

Executive Summary

The Town Council, at the request of the Fort Williams Advisory Commission (FWAC), agreed that there was a need to address a variety of issues and needs within Fort Williams Park. Land Use Consultants, Inc. of Portland, Maine was retained by the Town to work with FWAC to prepare an update of the original 1990 Fort Williams Master Plan Report. The complete report follows this summary.

The Fort Williams Advisory Commission identified the issues and needs to be addressed by the master plan update report. The **overall goal** of the master plan update report was to preserve and maintain the character of Fort Williams Park. The **purpose** of the report included:

- To serve as a reference for new FWAC members.
- To provide a continuum from Commission to Commission for implementing public policy.
- To serve as a basis for more detailed studies, e.g., improvements to Battery Garesche.
- To assist future FWAC members in annual goal setting.
- To assist in fund raising efforts for the Park.

It is noted that the Portland Head Light was not a focus of the report.

Policies that guided the conclusions and recommendations presented in the report included:

1. The Park's parking facilities will not chase the demand: no additional parking spaces will be constructed.
2. The assessment and development of recommendations regarding the Park's sanitary utility needs will not cater to tour buses.
3. A comprehensive list of maintenance needs will be prepared as part of an annual budget process. This list will include:
 - Roads and parking
 - Sidewalks and steps
 - Stone walls
 - Defense structures
 - Buildings
 - Fields and lawns and landscaping.
4. The regulatory boundary of the Southwest Preserve would be adjusted.

The report was divided into two basic **categories: Part 2.0 - Park-wide Issues and Concerns** and **Part 3.0 - Area Specific Issues and Concerns**. The fundamental organization of the update was to reflect the 1990 Park Master Plan. **Part 2.0 - Park-wide Issues and Concerns** included:

- Circulation and parking
- Signage
- Utilities (with emphasis upon sanitation)
- Structures
- Park ecology
- Landscape materials and features
- Park management

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EXECUTIVE SUMMARY

Executive Summary (continued)

Part 3.0 - Area Specific Issues and Concerns were organized according to the identified Park areas. These included:

Area 1	The Meadow and Chapel Road (including Ship Cove)
Area 2	Goddard Mansion to Battery Keyes
Area 3	Battery Knoll
Area 4	Cliff Walk
Area 5	Portland Head Light Grounds
Area 6	The Green and Battery Garesche
Area 7	The Pond to Parade Grounds
Area 8	Officers' Row
Area 9	Battery Blair and Central Parking Area
Area 10	Southwest Preserve

Issues and concerns specifically identified in these areas included:

- Parking and circulation
- Preservation of historic structures
- Maintenance and preservation of landscape features
- Preservation of desired views
- Protection of natural resources
- Recognition of educational resources and opportunities
- Public safety
- Maintenance
- Preservation of Park character
- Park amenities

The **conclusions and recommendations** of the master plan update report are as follows:

- It was agreed that the Fort Williams Park philosophy adopted in 1976 remains applicable as a guide for the Park's management and administration.

- The master plan update primarily addresses issues and concerns within the Park that are necessary to preserve and maintain its existing functions within the community. The need for a master plan update was not perceived as a request for capital improvements. Accordingly, the report contains only selected proposals for new construction.

Recommendations for **new construction** were limited to the following items:

1. Complete the plans for landscape improvements to the Portland Head Light Grounds and implement.
2. Extend the Cliff Walk Trail southward to Battery Garesche.
3. Reconstruct Ship Cove Parking Lot.
4. Relocate playground to open space behind Officers' Row.
5. Upgrade of sanitary facilities based upon FWAC's decision regarding use of either porto-lets or a central rest facility. This issue will be further discussed and debated.

- The update is based upon extensive field inventory and documentation of the Park's existing conditions. It uses a combination of aerial and field photography. The update is a completely electronic document. This technological advance from the 1990 Master Plan Report offers a document that can be used for ongoing planning and decision-making purposes by the Town and the FWAC.

- The recommendations presented in both the park-wide and area specific categories are presented in a manner that allows present and future Fort Williams Advisory Commissions to **select and define their own priorities** and agendas. Each section provides clear descriptions of how the recommended work or activity may be approached. The recommendations presented enable the Commission(s) to set time schedules and budgets according to available resources.

In conclusion, The Fort Williams Advisory Commission wishes to thank the Town Council, Town Manager, Michael K. McGovern and the Town Public Works Director, Robert C. Malley for their support and guidance. We also wish to thank Land Use Consultants, Inc. for their work. Since 1964 when Fort Williams Park became the responsibility of Cape Elizabeth, its value, meaning, and significance to the Town's people has grown. Cape Elizabeth is better prepared, by virtue of this master plan update, to address the needs of Fort Williams Park and thereby preserve a cherished community resource.

Respectfully submitted,

Fort Williams Advisory Commission

Paul Phillipps	Chairman 2002
Elizabeth Crane	Secretary 2002
Alan Barthelman	Chairman 2003
Daniel Fisher	
Glenn Israel	
Charles McCarthy	
Steve Parkhurst	
Tina Harnden	Secretary 2003
John Snowden	

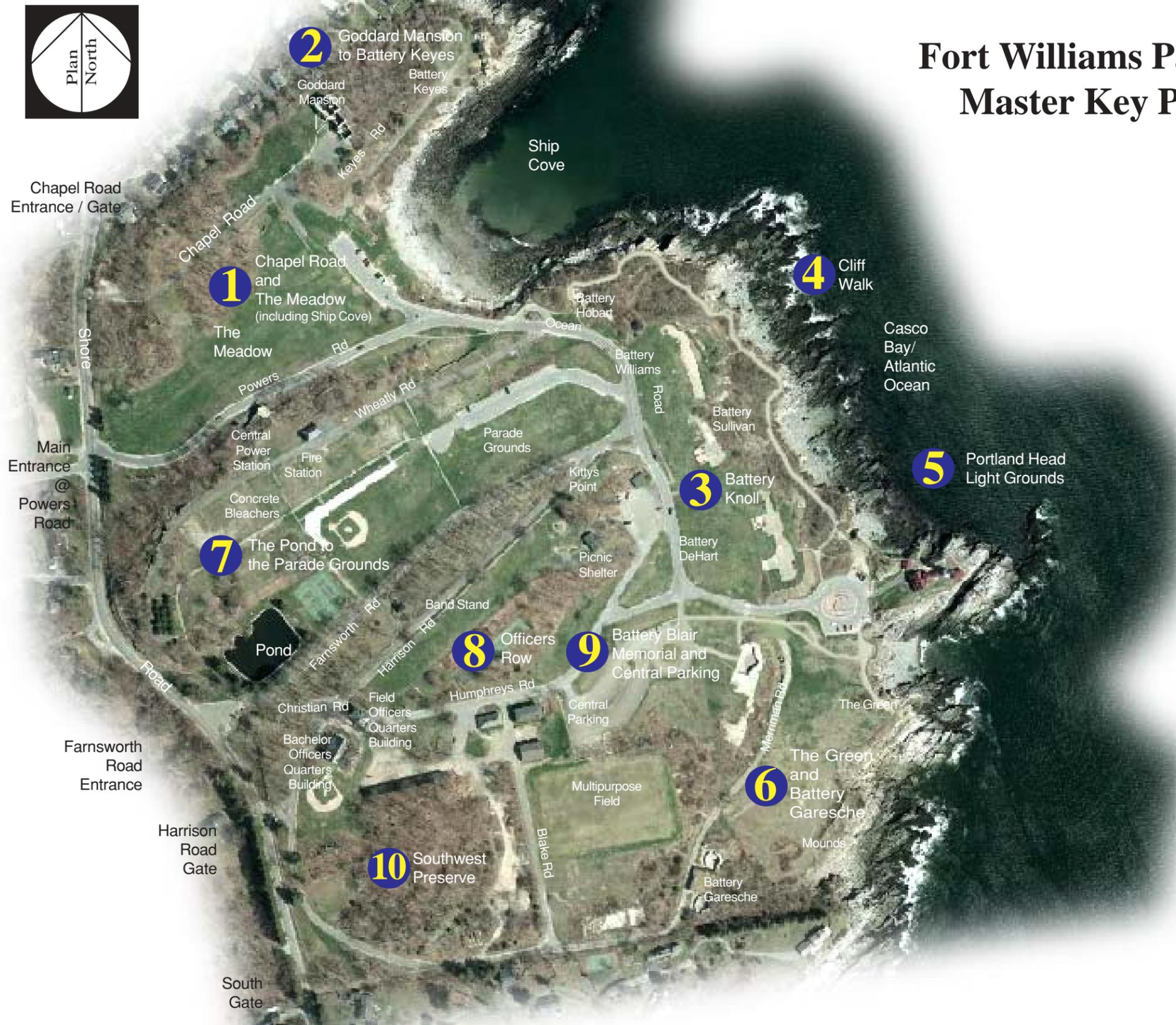
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Land Use Consultants, Inc.

Fort Williams Park Master Key Plan



- Area 1** THE MEADOW and CHAPEL ROAD (including SHIP COVE)
- Area 2** GODDARD MANSION to BATTERY KEYES
- Area 3** BATTERYKNOLL
- Area 4** CLIFFWALK
- Area 5** PORTLAND HEAD LIGHT GROUNDS
- Area 6** THE GREEN and BATTERY GARESCHÉ
- Area 7** THE POND to PARADE GROUNDS
- Area 8** OFFICERS' ROW (including KITTY'S POINT, PICNIC SHELTER, and FIELD OFFICERS' and BACHELOR OFFICERS' QUARTERS BUILDINGS)
- Area 9** BATTERY BLAIR and CENTRAL PARKING AREA
- Area 10** SOUTHWEST PRESERVE

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PART 1.0 INTRODUCTION

1.1 Cape Elizabeth Town Council Policy Statement

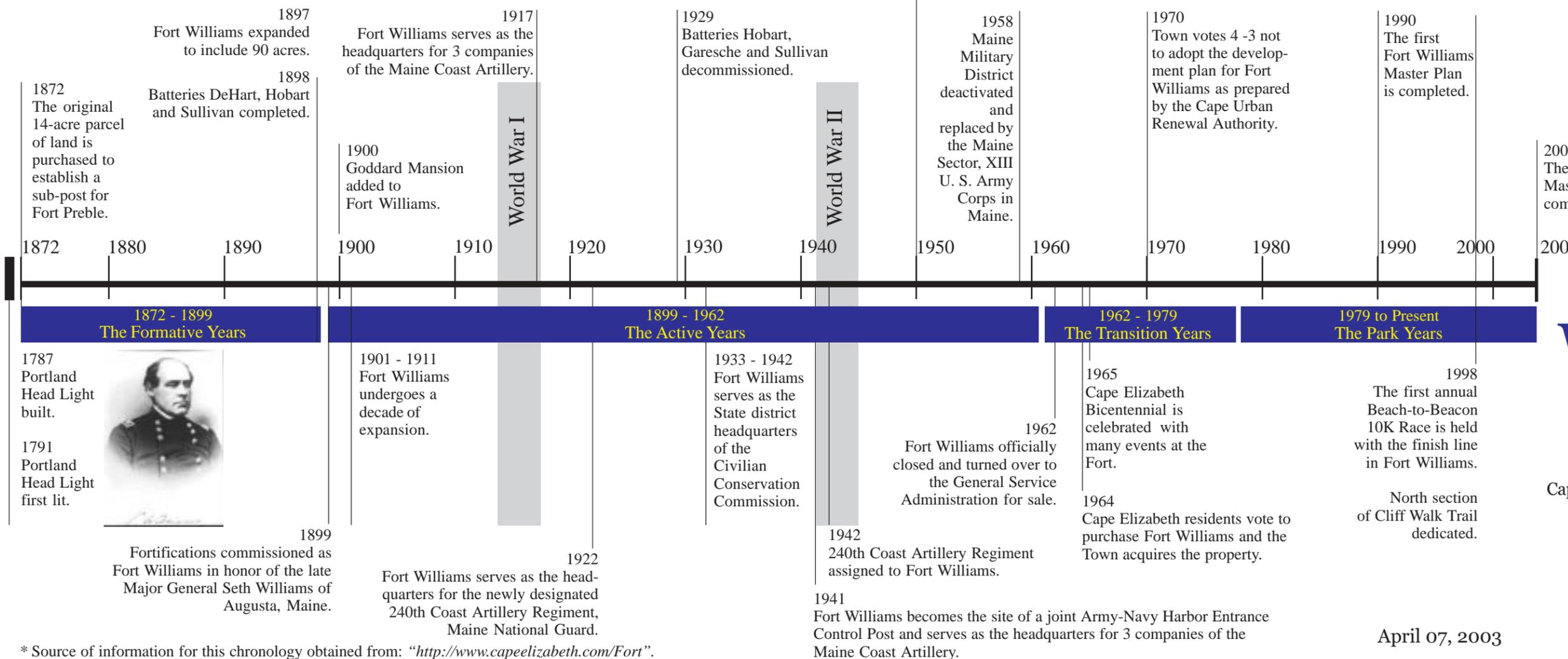
1.2 Fort Williams Park: An Historical Chronology

PART 1 INTRODUCTION

1.1 Cape Elizabeth Town Council Policy Statement (1976)

“Fort Williams is a unique community resource which has irreplaceable scenic, natural and historical qualities. As such it should be dedicated to predominantly park, recreational, and cultural uses, which uses preserve or enhance, or are otherwise fully compatible with its unique qualities, and which uses are within the financial capabilities of the Town.”

1.2 Fort Williams Park: An Historical Chronology*



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* Source of information for this chronology obtained from: "<http://www.capeelizabeth.com/Fort>".

PART 1 INTRODUCTION

1.3 Fort Williams Park: A "Primer"

FORT WILLIAMS PARK: A "Primer"

The long-term benefit of a Park master plan is realized in its ability to protect the quality of what is traditionally viewed to be the experiences the Park offers its visitors. These experiential qualities are the Park's legacy and enables it to endure as a memorable part of the Cape Elizabeth community.

Preserving and maintaining Fort Williams as a community resource requires the ability to "read" it. More than seeing its physical parts and pieces, reading the Park includes viewing it from the vantage points of time and experience.

The Park 'primer' is a record of impressions that describes the experiential qualities and characteristics of places and spaces in the Park. For the Park to retain a sense of its historic significance and its value to the community, these qualities and characteristics need to be recognized and acknowledged as inherent to the Park's unique identity.

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Area 1 THE MEADOW and CHAPEL ROAD

(including SHIP COVE)

An arrival area to the Park, the Chapel Road Preserve creates a shady, cool Park entrance. Its high canopy and mature trees frame limited views of the sky, the grassy expanse of the Meadow, a community "green", and the sea beyond. This area of the Park combines the refuge of a coastal New England woodland with the vastness of the ocean as an attractive point of departure from the sounds and activities of the town. The beach at Ship Cove provides access to the ocean and a much enjoyed view of Portland Harbor entrance.

Area 2 GODDARD MANSION to BATTERY KEYES

This area of the Park is a time capsule that speaks of people and events long ago. Goddard Mansion and Battery Keyes evoke visitors' imaginations and offer an historic perspective. The Park's most northeasterly point presents unique views into the Park from a point almost beyond its borders. The rocky coastline is a place of prospect. Here visitors are exposed to the wildness of nature juxtaposed to remnants of man-made fortifications.

Area 3 BATTERYKNOLL

This knoll is a high and broad expanse of lawn that sits between the Park interior and its coastal edge. In every season, the knoll offers a pure coastal experience of sky, water and the eastern horizon.

Area 4 CLIFF WALK

Residents and visitors are given the opportunity to walk along and above the Park's ragged edge. The path and benches provide a scenic refuge where the sea and the land dramatically merge.

Area 5 PORTLAND HEAD LIGHT GROUNDS

The Head Light is a landmark with signature quality. As the oldest lighthouse in Maine, the light and its associated structures are iconic images of the region's seafaring tradition and our nation's earliest identity. Undoubtedly the most popular venue in the Park, it is the center of much activity.

Area 6 THE GREEN and BATTERY GARESCHÉ

The Green has become a focal point as the terminus of the annual People's Beach-to-Beacon Race. The flat stretch of lawn with its unbroken ocean vistas is a valued community gathering area. Its place in the Park's southeastern corner makes it a suitable site for the extension of the Cliff Walk as a connection to the residential areas to the south.

Battery Garesché is a valuable remnant of the Park's military history. The defensive structures and residential quarters provide insights into the people who manned Fort Williams and the conditions in which they lived that has almost been lost to the Park.

Area 7 THE POND to PARADE GROUNDS

Truly a space away from the main Park, the area offers a welcomed refuge in which people can walk, sit and enjoy the Park's simpler beauties. The more formalized garden pond landscape is an intimate setting for those who seek to enjoy the Park on a smaller scale.

Area 8 OFFICERS' ROW

A place of long views and vistas of the Park's interior, Officer's Row provides a setting and amenities for group activities or events. The woodland preserve along its northern edge is a pastoral setting for the Park's bandstand. Kitty's Point is a lofty vantage point that affords an unbroken view of the entrance to Portland Harbor, the ocean horizon and the Park's entire eastern edge.

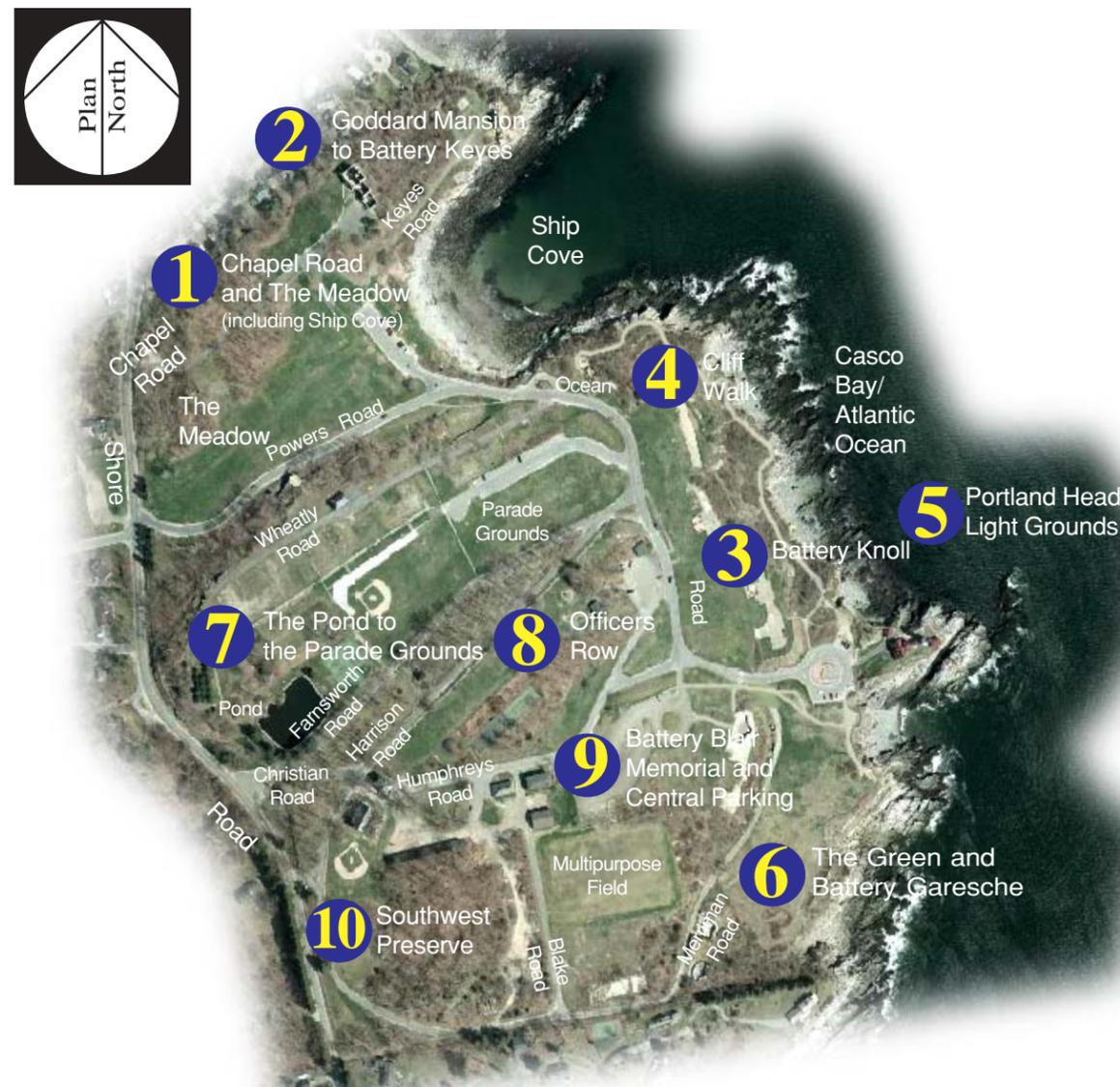
Area 9 BATTERY BLAIR and CENTRAL PARKING AREA

The Central Parking Area is often the first destination for visitors. It is a simple and functional focus of activity around the Head Light Grounds, the Green and the Park's multipurpose recreation fields.

Battery Blair is the Park's most visited place of remembrance and commemoration for Fort Williams. Recent landscape improvements have enhanced the site's ability to accommodate the many visitors that are drawn to this area of the Park. The blending of man-made and natural features give it a more formal and solemn quality.

Area 10 SOUTHWEST PRESERVE

A substantial woodland preserve, its mature stands of trees, limited undergrowth and lush canopy give visitors a strong sense of enclosure and separation or seclusion. It serves as an effective buffer between the Park and the neighborhood to the south. Smaller lawn areas around its western edge make it suitable for use by limited groups.



PART 1 INTRODUCTION

1.4 Fort Williams Park Master Plan 1990 Overview

1.4 Fort Williams Park Master Plan 1990 – Overview

The previous Park master plan was prepared in 1990. The report represents the Town's initial planning efforts for the preservation of Fort Williams as a recreational and historical resource for the community of Cape Elizabeth. It provided a valuable and accurate reporting of the Park's issues and concerns at that time. The needs and improvements proposed in the report, many of which have been implemented in the intervening years, effectively shaped the physical appearance of the Park and helped the Town to establish policies for its administration and management.

1.5 Fort Williams Park Master Plan Update 2003 – Overview

1.5.1 Commission Request

The Fort Williams Advisory Commission's request to its consultant, Land Use Consultants, Inc., included the following:

- a. Prepare a master plan update for Fort Williams Park (FWP)
- b. Integrate data from the 1990 FWP Master Plan;
- c. Avoid redrawing base materials;
- d. Develop an approach that reinforces, supports or demonstrates the administration of the existing policy statement;
- e. Develop an approach to the identification of park needs; and
- f. Assist the Commission in directing financial resources to identified park needs.

1.5.2 Purpose

The purpose of the master plan update is to provide a planning tool based upon an inventory and assessment of the Park's current issues and concerns. The document is intended to serve as a record and a guide. It combines information and ideas from the 1990 Park Master Plan with an understanding of the Park's present day conditions and its future performance. The Fort Williams Advisory Commission will rely upon the master plan update to prioritize its responses to Park issues and concerns and to develop budgets for proposed projects.

1.5.3 Goals

The development of a master plan that can serve as an effective administrative tool for the preservation, enhancement and protection of a valued resource such as Fort Williams Park requires a set of goals. The goals must be written to uniquely reflect the Park's identity, intrinsic qualities, and its value to the Town. The Town Council's policy statement of 1976 represents a "mission statement" for the Park.

1.5.3 Goals (continued)

A set of goals for FWP would describe how this mission would be fulfilled given the Park's cultural and natural features, conditions, qualities and characteristics. These goals are:

Goal One **Promote safe access, circulation and easy way finding for Park visitors.**

Goal Two **Enhance visitors' awareness and understanding of Park resources.**

Goal Three **Preserve and protect Park resources.**

Goal Four **Maintain and strengthen Park identity.**

Goal Five **Facilitate implementation of compatible uses within the Park.**

1.5.4 Process

The development of the master plan update has been an iterative process of meetings, field research, draft publications and reviews. The planning consultants, Land Use Consultants, Inc. (LUC) of Portland, Maine, were initially advised of the Fort Williams Advisory Commission's (FWAC) concerns and needs. Subsequent meetings between the FWAC and LUC included the review of materials to further refine, define and focus the Park's issues and concerns.

1.5.5 Methods

The methods used for preparing the master plan update involved both traditional site and master planning techniques combined with the added advantage and innovation of aerial photography, digital imagery and desktop publishing. LUC conducted a series of site visits in order to collect information as a basis for a comprehensive site inventory of the Park's current conditions. Simultaneously, an extensive photographic library of digital images was compiled. These images, combined with the Town's aerial photography of the Park, became the key components to the presentation of a comprehensive and unified master plan update.

1.5 Fort Williams Park Master Plan Update 2003 Overview

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Land Use Consultants, Inc.

PART 1 INTRODUCTION

1.5 Fort Williams Park Master Plan *Update 2003*
Overview

1.5.6 Values and Benefits

1.5.6 Values and Benefits

- a. The **value** of the described approach is:
 - **Objectivity:** Enables critical evaluation of issues and concerns by means of identified goals and stated planning and design criteria.
 - **Rationale:** Improves effectiveness of decision making by providing a clear structure and organization.
 - **Accessibility:** Invites public participation by providing tools that assist in the organization and management of volunteers.
- b. The **benefits** of the described approach to updating the Park's master plan are:
 - Supports Town Council's Policy Statement of 1976.
 - Assures continuity in decision making regarding Park goals.
 - Improves understanding of the Park's issues and concerns in an organized and unified way.
 - Enables critical evaluation of the functional performance of specific Park features and conditions.
 - Supplies critical information for addressing the weaknesses of any Park system.
 - Enables development of both immediate and long-range plans for capital improvements.
 - Enables effective use of financial resources.
 - Facilitates planning and design processes for future Park needs.

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PART 2.0
PARK-WIDE ISSUES AND CONCERNS

Introduction

Fort Williams Park sits upon a 90-acre parcel of land along Cape Elizabeth's Casco Bay coastline and encompasses a broad variety of uses and amenities. It has been noted that almost every citizen of the Town "loves the Park for what they love it for". Consequently, everyone comes to the Park for their own reasons. This presents a challenge to the managers and administrators of the Park. Cape Elizabeth is committed, however, to preserving and maintaining the Park in ways that will ensure that townspeople and visitors will enjoy its unique history and ecology for years to come.

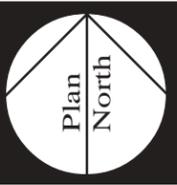
In light of this goal, the Park can be viewed from both general or park-wide and area specific points of view to understand its issues and concerns. **Part 2.0 Park-wide Issues and Concerns** addresses conditions and concerns that are found throughout the Park. In addition to being recurring issues, these conditions frequently serve as important connections between sub-areas in the Park or significantly contribute to the integrity of its overall identity. By recognizing these concerns, the master plan update seeks to recommend measures or efforts that may be implemented to preserve the Park as a valued community resource and as a destination for visitors to the region from around the world.



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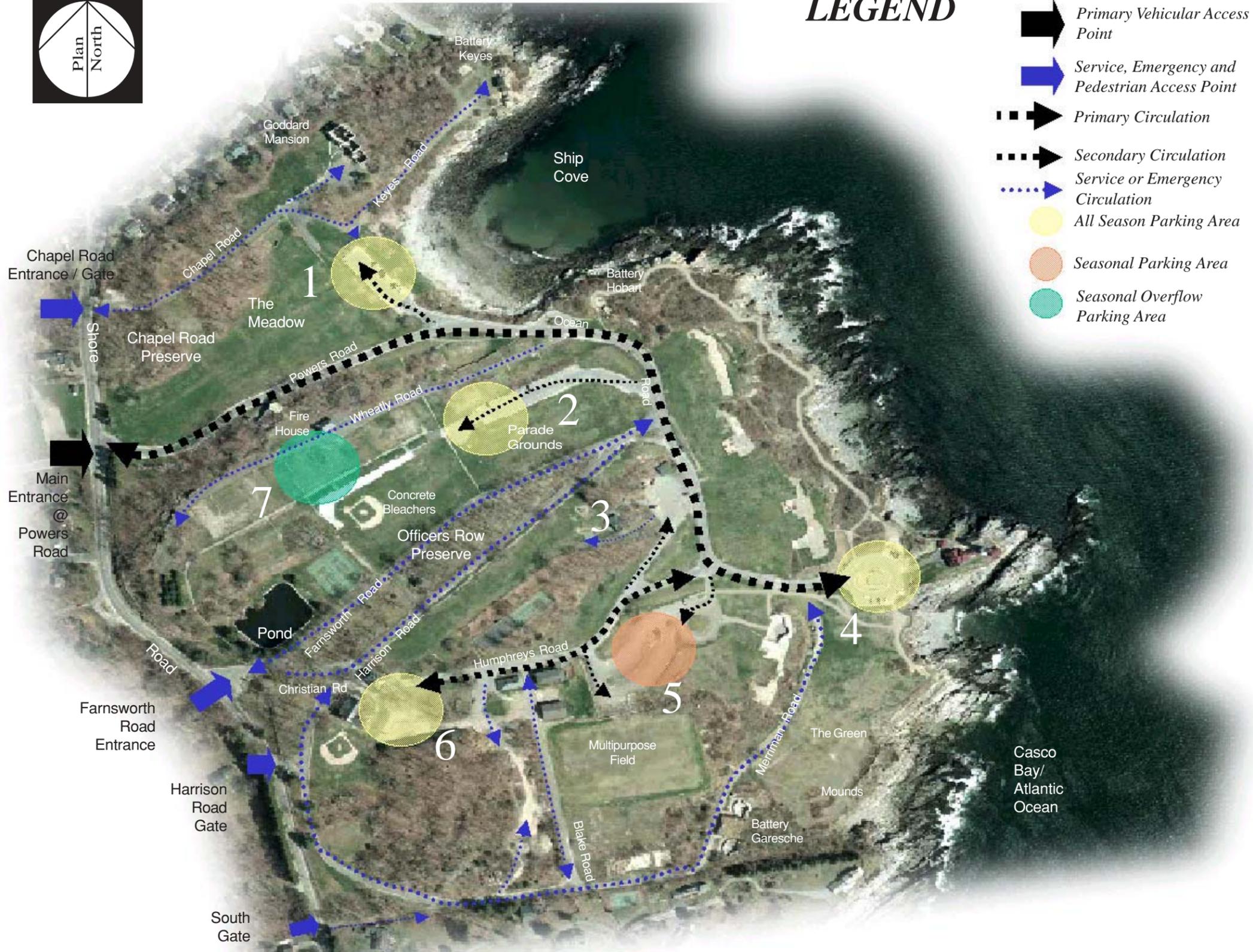
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LEGEND

- Primary Vehicular Access Point
- Service, Emergency and Pedestrian Access Point
- Primary Circulation
- Secondary Circulation
- Service or Emergency Circulation
- All Season Parking Area
- Seasonal Parking Area
- Seasonal Overflow Parking Area



PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.1 Circulation and Parking

2.1.1 Vehicular Circulation and Parking

Plan Key

- 1 Ship Cove Parking Area
- 2 Fogg Road Parking Area
- 3 Picnic Shelter Parking Area
- 4 Head Light Parking Area
- 5 Central Parking Area
- 6 Maintenance Parking Area
- 7 Upper Parade Ground Parking Overflow Area

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PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.1 Circulation and Parking

2.1.1 Vehicular Circulation and Parking

Existing Conditions Inventory



Main Entrance to Fort Williams Park at Shore Road

Issue: The public's view over the Meadow to the Ship Cove Beach area (and the ocean) is interrupted by the sight of cars and play equipment at Ship Cove.



Wheatly Road Entrance from Ocean Road

Issue: The limited width and condition of the access road to the overflow parking area in the Upper Parade Ground Lawn Area reduces its ability to meet the Park's seasonal parking needs.



Entrance to Ship Cove Parking Area from Ocean Road

Issue: The current configuration of the parking lot and its entrance reduces its capacity and effectiveness.



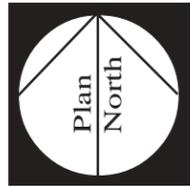
Overflow Parking Area at Upper Parade Ground Area

Issue: Current condition of the access road to the Upper Parade Ground Area reduces its ability to meet overflow parking needs. Possible relocation of the Ship Cove Parking Area to this area raises issues of accessibility and possible impacts on the character of this unique Park area.

Fort Williams Park

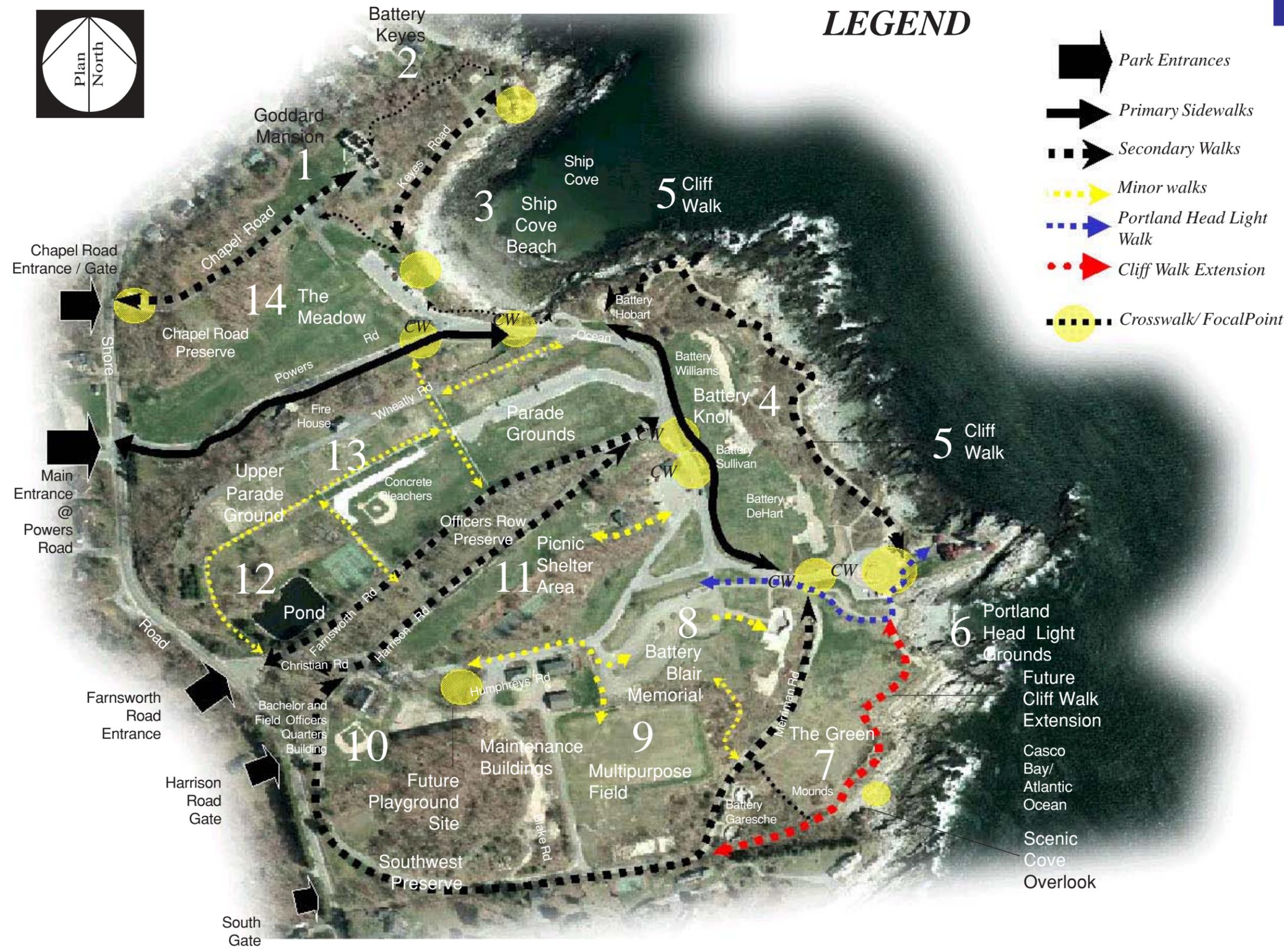
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LEGEND

- Park Entrances
- Primary Sidewalks
- Secondary Walks
- Minor walks
- Portland Head Light Walk
- Cliff Walk Extension
- Crosswalk/FocalPoint



**PART 2.0
PARK-WIDE ISSUES AND CONCERNS**

2.1 Circulation and Parking

2.1.2 Pedestrian Circulation

Plan Key

- 1 Goddard Mansion
- 2 Battery Keys
- 3 Ship Cove Beach
- 4 Battery Knoll
- 5 Cliff Walk
- 6 Portland Head Light Grounds
- 7 The Green
- 8 Battery Blair Memorial
- 9 Multipurpose Field
- 10 Historic Buildings
- 11 Officer's Row and Picnic Shelter Area
- 12 The Pond
- 13 Parade Grounds
- 14 The Meadow

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*PART 2.0
PARK-WIDE ISSUES AND CONCERNS*

2.1 Circulation and Parking

2.1.2 Pedestrian Circulation

Existing Conditions Inventory



Ship Cove Parking and Beach Area.

Issue: Access to picnic area and Keyes Road for visitors with physical disabilities is limited due to lack of sidewalks and uneven terrain.



Pedestrian crossing at crest of Ocean Road. (between Kitty's Point and Battery Knoll flagpole)

Issue: The crossing is not clearly signed which increases possible conflicts between pedestrians and cars.



Alternative access to Ship Cove Beach from upper Parade Ground lot area.

Issue: Pedestrian route follows Wheatly Rd. (upper left in photo) down stone steps, across existing lawn area to painted cross walk in foreground. Accessible route would follow length of Wheatly Rd. (see photo of Wheatly Rd. entrance, page 13.)



Esplanade between Ocean Road and Picnic Shelter Parking Area. (looking towards Central Parking Area)

Issue: The lack of effective separation between cars and pedestrians crossing from the parking lot towards Battery Knoll and the Portland Head Light Grounds reduces pedestrian safety.

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PART 2.0
PARK-WIDE ISSUES AND CONCERNS

2.1 Circulation and Parking

2.1.2 Pedestrian Circulation

Existing Conditions Inventory



View of road from Head Light Parking Area and Turn Around looking towards Central Parking Area - Photograph illustrates a common occurrence: pedestrians using the access road as a sidewalk. Recent landscape improvements including fencing and a new sidewalk directing people to the Head Light, were specifically intended to enhance visitor safety around the site.



Head Light Parking Area and Turn Around - Efforts to effectively separate people and cars in this very active area are intended to reduce the possibility of conflicts and to increase safety.

BEFORE



Pathway towards Head Light from Battery Blair. (Prior to 2001 site improvements.)



Access to Battery Blair Memorial. (Prior to 2001 site improvements.)



Entrance to Battery Blair Memorial. (Prior to 2001 site improvements.)

AFTER



Sidewalk to Portland Head Light. (After 2001 site improvements.)



Steps up hillside to Battery Blair Memorial. (After 2001 site improvements.)



Entrance to Battery Blair Memorial. (After 2001 site improvements.)

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2.1.1 Vehicular Circulation and Parking - Conclusions

Existing Conditions Description

The Park has several issues and areas of concern that pertain to the movement of vehicles in the Park, where they are parked and potential conflicts with pedestrians. These include:

- The **Ship Cove Parking Area** intrudes on a desired scenic view to the ocean from the Park's main entrance (Powers Road) off Shore Road. A remedy to this conflict is sought.
- Seasonal **overflow parking** is needed for events in the Park. The Commission expressed concerns about Wheatly Road's ability to safely serve the needs as an access route to and from the overflow parking area. A review of the road's capacities is needed.
- The Park's **parking capacity** has reached a limit. Recommendations are sought to the congestion frequently observed during high-volume days or events.

The Commission made no other specific requests, however, other concerns pertain to conditions observed in the Park. These include:

- **Maintenance** appears as an issue in reference to parking and circulation. Specifically, the lack of definition to the edges of the Central Parking Area and parking around the Maintenance Buildings present challenges to both the maintenance of the lots and the lawn areas within and around them. A solution to this issue in these areas is needed.
- The **condition of pavements** on Park roads and parking lots is both a maintenance concern and an issue of accessibility. The condition of roads and parking lots, either asphalt or gravel, need to be regularly monitored.

Goals

- Promote safe vehicular circulation.
- Insure accessibility.
- Provide on-going maintenance.

Recommendations

1. Set current parking capacity as a limit - don't chase demand.
2. Continue to use lawn areas for periodic overflow-event parking.
3. Study options for Ship Cove Parking.

2.1.2 Pedestrian Circulation - Conclusions

Existing Conditions Description

The Park has several issues and areas of concern that pertain to pedestrian circulation.

Pedestrian safety is of paramount concern. Two areas in the Park where safety issues exist are:

a) **Between the crest of Ocean Road (in the area of Kitty's Point and Battery Knoll) and along the length of the Picnic Shelter Parking Lot.** The separation of people and cars is minimal and the absence of substantive buffers or barriers between the parking lot and the road allows people to walk across the existing esplanade to Battery Knoll. In addition to landscape improvements, a dedicated cross walk should be added.

b) **In the parking area/turn around at the Portland Head Light.** People in cars and people on foot sharing the same intention to get to the Head Light risk running into each other. This has been a perennial issue and has been mitigated through the construction of The Head Light Walk in 2001. Nonetheless, visitors' attraction to the Portland Head Light continues to put pedestrians and vehicles in conflict. To some extent the congestion serves to slow traffic but this area should continue to be reviewed for possible pedestrian safety, and if necessary, further pedestrian controls/ barricades may be warranted.

Goals

- Promote safe pedestrian circulation.
- Insure accessibility.
- Maintain naturalized walking areas.

Recommendations

1. Improve buffers that effectively separate people and cars.
2. Improve the location and identification of pedestrian crossings.
3. Give drivers advanced warning of the presence of pedestrian crossings or instances where people may be in the road.
4. Minimize or avoid situations where people are allowed to use Park roads as sidewalks.

PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.1 Circulation and Parking

2.1.1 Vehicular Circulation and Parking

2.1.2 Pedestrian Circulation

Conclusions

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PART 2.0
PARK-WIDE ISSUES AND CONCERNS

2.2 Signage

Key Plan

Park signage is organized as follows:

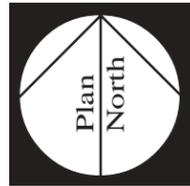
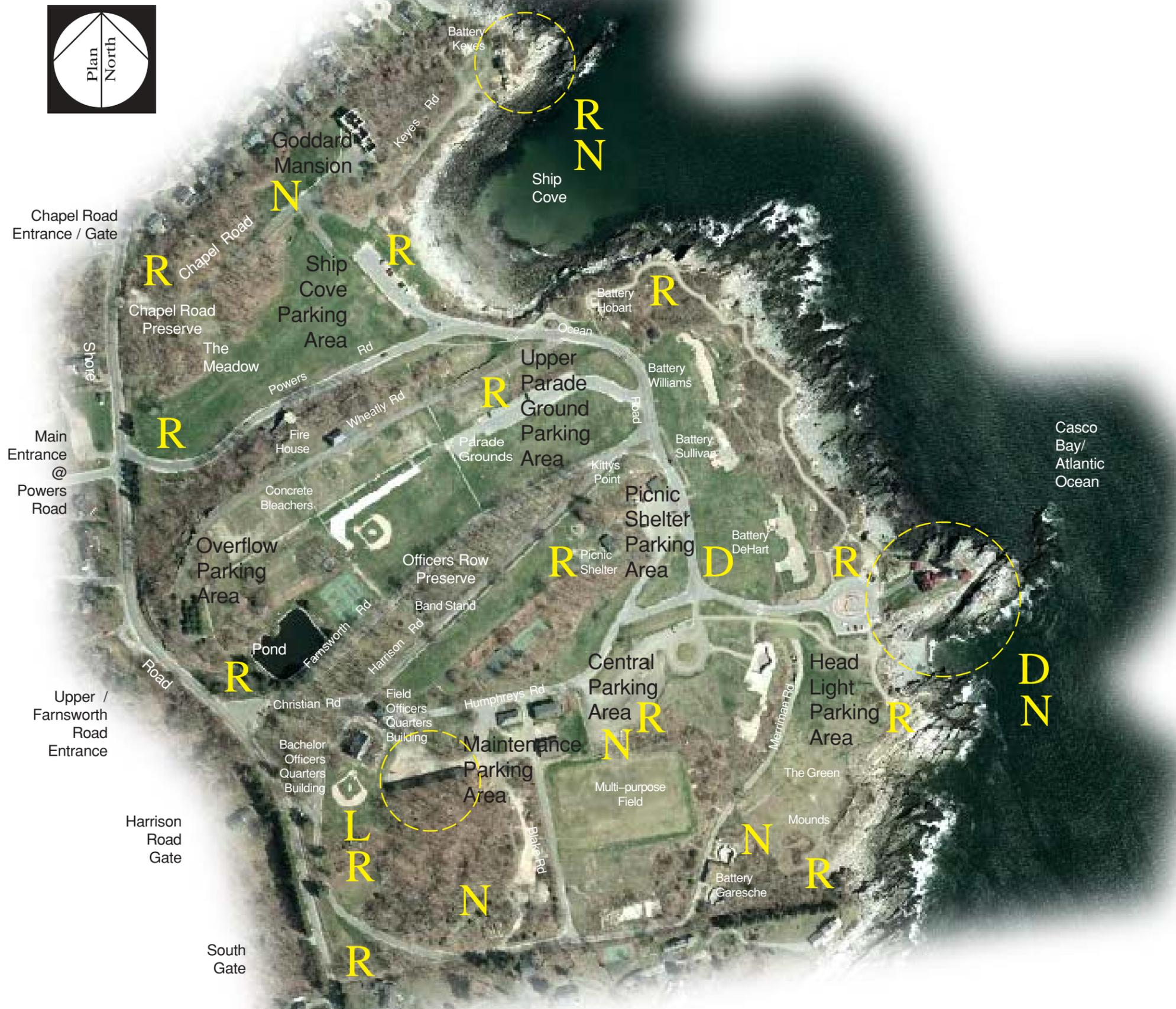
- L** Identification
- N** Interpretation
- R** Regulatory
- D** Directional
- I** Informational

Locations on this map identify places within the Park where issues have been observed that pertain to Park signage. Most identify where current deficiencies in the system need to be addressed.

Descriptions of the issues specifically pertaining to Park signage can be found on 2.2 Signage - Existing Conditions Inventory (page 19).

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PART 2.0
PARK-WIDE ISSUES AND CONCERNS

2.2 Signage

Existing Conditions Inventory

Description of Issues

Uniformity: Current Park signage consists of signs of different sizes, shapes, materials, colors and fonts. Consistent use of a uniform signage system would reduce visual clutter and improve legibility.

Visibility: The variable locations and methods of installation for Park signs creates disorder for visitors and makes the signs difficult to read.

Compatibility with Park Character: The diverse appearance of the Park signs often conflict with its historic and regional character. A defined set of signage standards would enhance the Park's visual quality.

Maintenance: Different types of signs increase maintenance demands upon Park personnel. A set of uniform Park signage standards could reduce Park maintenance costs.

Fort Williams Park

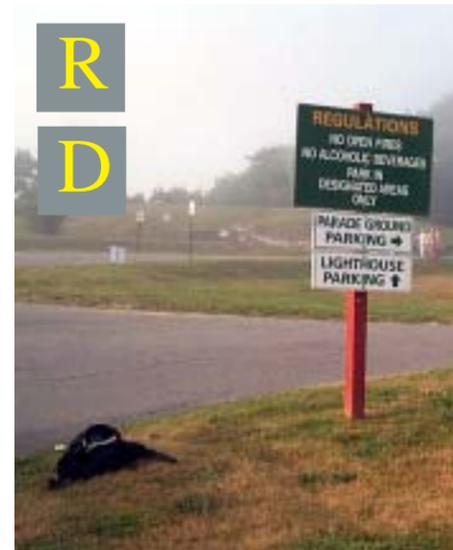
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Entry Sign for Powers Road Entrance @ Shore Road
Signage Type: L (Identification)



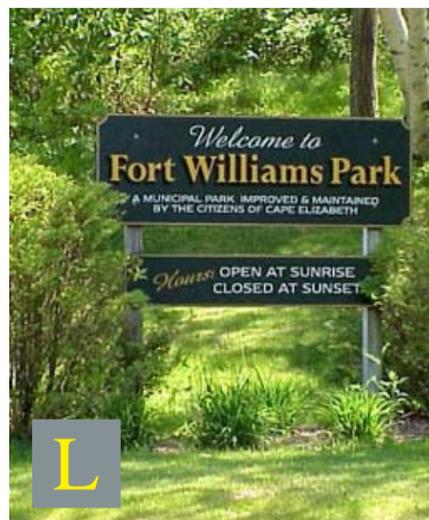
Intepretive Signage at Artillery Engineers Building
Signage Type: N (Interpretive)



Signage along Ocean Road @ Fogg Road Parking Area
Sign Type: R (Regulatory) D (Directional)



Signage @ Portland Head Light Parking Area
Signage Type: R (Regulatory) and I (Informational)



Entry Sign along Powers Road
Signage Type: Identification (L)

The numerous historic sites within the park are valuable cultural resources. The educational benefit of this resource is best served by a consistent and readable system of signs. These signs should be readily identifiable and accessible to all visitors.

Signage Key

- L** Identification
- N** Interpretation
- R** Regulatory
- D** Directional
- I** Informational



Detail / Signage along Ocean Road @ Fogg Road Parking Area
Signage Type: R (Regulatory) and D (Directional)

Directional and regulatory signs are two of the most important types of Park signs. Careful placement of these signs and improved legibility enhance visitors' way-finding abilities and Park officials' abilities to enforce rules.



Signage at north Park boundary by Battery Keys
Signage Type: I (Informational)

Informational and regulatory Park signage serves the public's health, safety and welfare. Therefore, the placement of Park signage needs to be carefully considered. An effective signage system contributes to the quality of each visitor's experience.

The high quality of construction and appearance visible in these signs needs to be carried throughout the Park. The consistency in their colors and lettering styles make them suitable candidates as models upon which other Park signs could be based.

PART 2.0
PARK-WIDE ISSUES AND CONCERNS

2.2 Signage

Conceptual Design Studies

The following is a set of design concepts for a park-wide signage system. The system is designed to be a part of both pedestrian and vehicular circulation systems. A full range of signage needs are addressed within a more consolidated system that reduces the number of signs and improves clarity.

The concepts illustrate several goals:

Simplicity of materials and forms to achieve consistency in a unified signage system.

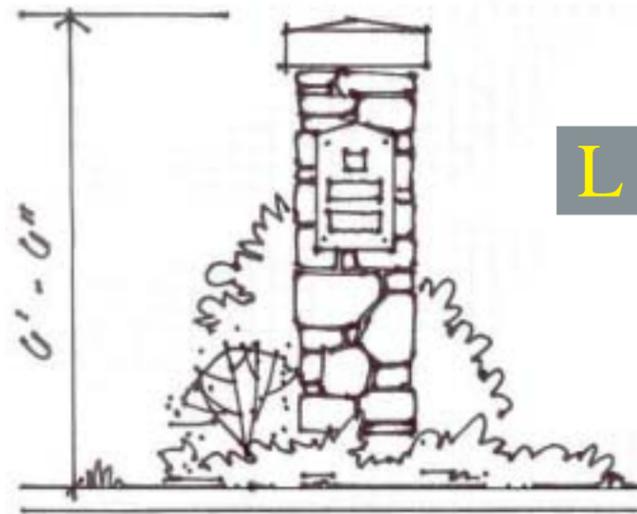
Compatibility of signage materials and scales with Fort Williams Park's history and natural environment.

Application of sizes and standards to improve the legibility of Park signs.

Efforts to reduced maintenance costs through the selection of materials or the placement of signs to increase efficiency and minimize costs.

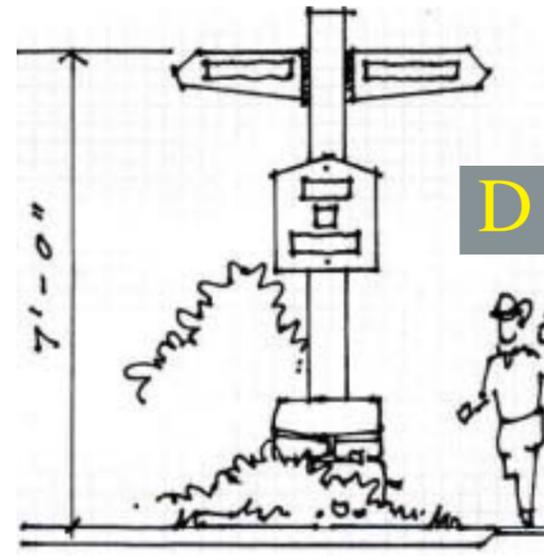
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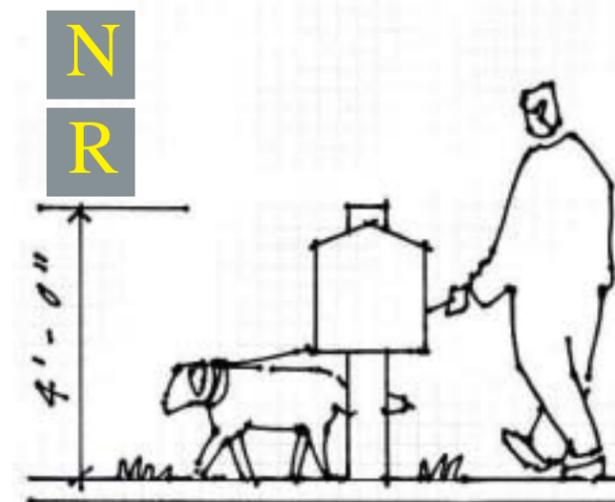
Conceptual Design Study
Signage Type: L (Identification)

Description - An example of a signage concept for pedestrian entrances to the Park. The stone column reflects the Park's stone walls and ledge outcroppings and complements its natural character.



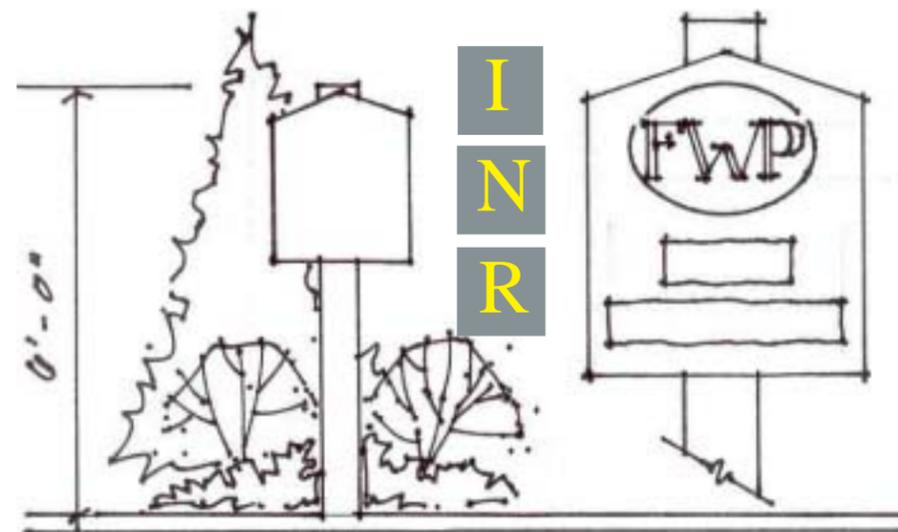
Conceptual Design Study
Signage Type: D (Directional)

Description - An example of a signage concept for use along pedestrian paths that is designed for visibility and compatibility with the Park's natural environment.



Conceptual Design Study
Signage Type: I, N and R

Description - An example of a signage concept for use as part of a regulatory, interpretation or informational signage system for the Park. The sign is designed to be easily constructed, require minimal maintenance, compatible with the shape and style of other signs in the system.



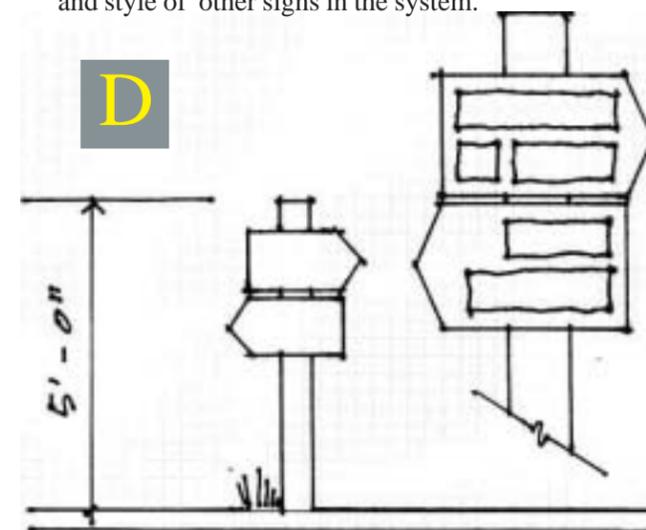
Conceptual Design Study
Signage Type: I, N, and R

Description - An example of a signage concept for use along roadways and in parking areas. This signage type can be used for either informational, interpretation or regulatory uses. Where it is desirable to have multiple items listed, the sign can be lengthened without creating visual clutter.

The post provides an opportunity for the posting of I (Informational) or R (Regulatory) signage.

Signage Key

- L** Identification
- N** Interpretation
- R** Regulatory
- D** Directional
- I** Informational



Conceptual Design Study
Signage Type: D (Directional)

Description - An example of a signage concept for use with either vehicular or pedestrian circulation patterns. A standardized sign shape is adapted to indicate direction.

2.2 Signage - Conclusions

Fort Williams Park requires a comprehensive set of approved planning and design standards for the organized and coordinated installation of Park signage. The goals of these standards would be to reduce visual clutter and to improve communication.

Planning and design standards for a park-wide signage system would typically include drawings and specifications describing signage types, methods of installation, locations of each specific sign and detailed descriptions of the content and composition (i.e., text, letter size, color, organization, etc...) of each sign, either by type or by each specific sign.

Existing Conditions Description

Signage is a critical element in any public environment. The size of the Park and the diverse amenities and opportunities it offers makes it imperative to provide guides and directions to desired destinations. Effective way finding contributes to every visitor's safe and enjoyable Park experience. Currently, the Park's signage can be described as:

- a collection of sizes, colors and font styles,
- randomly placed,
- excessive signage without improved clarity of information.

Goals

- Promote accessibility and safe pedestrian circulation.
- Promote safe vehicular circulation.
- Enhance the educational benefit of the Park's valued cultural (historic) resources.

Recommendation

Develop a comprehensive signage system to serve the needs of pedestrian and vehicular circulation, as well as educational and interpretative services within the Park. Such system should balance the goal improved communication with minimal number of signs.

A comprehensive signage system would include the following:

- Uniform design standards with clear identification of materials, forms and construction methods.
- A clearly organized hierarchy of signage types and sizes for both vehicular and pedestrian circulation uses.
- A comprehensively documented inventory of existing Park signage types, locations and texts.

PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.2 Signage

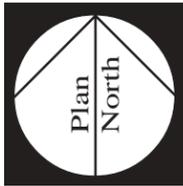
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Land Use Consultants, Inc.



Chapel Road Entrance / Gate

Main Entrance @ Powers Road

Upper / Farnsworth Road Entrance

Harrison Road Gate

South Gate

Ship Cove Rest Facilities
(2 units)

Picnic Shelter Rest Facilities
(2 units)

Bleacher Rest Facility
(1 unit)

Head Light Rest Facilities
(6 units)

PART 2.0
PARK-WIDE ISSUES AND CONCERNS
2.3 Utilities / Sanitation (rest facilities)

Key Plan

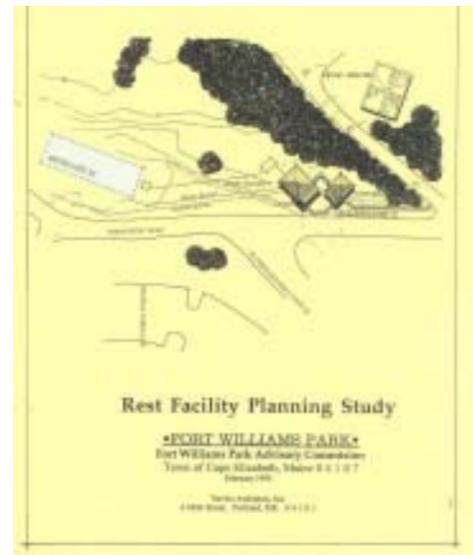
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*PART 2.0
PARK-WIDE ISSUES AND CONCERNS*

2.3 Utilities / Sanitation (rest facilities)

Existing Conditions Inventory



Rest Facility Planning Study, Terrien Architects Feb 1995.



Existing Porto-lets at Ship Cove and Chapel Road Maintenance log and “overuse” of facility in spite of cleaning every other day.



View of Existing Porto-lets at Ship Cove Parking Area with cedar stockade fence enclosure. Diapers often left in and around these facilities.



Prototypical Rest Facility layout from February 1995 Study.



Preferred Site for Rest Facility (a concession stand was considered at the time) and Septic System location from 1995 Study.



View of Site recommended for Leach Field and Rest Facility per 1995 Study.

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2.3 Utilities / Sanitation (rest facilities) - Conclusions

Fort Williams Park needs to consider toilet facilities that offer improved sanitation, reduced odor and more effective self-contained sanitation technology.

The issues related to this need are:

- public health and well-being
- increased demand due to growing park visitation
- maintenance costs
- visual appearance / compatibility with Park character

An effective solution to the Park's current sanitation needs would include the consideration of:

- cost of construction
- cost of maintenance
- compatibility with Park character
- number of units
- location
- screening
- accessibility

Existing Conditions Description

The Park currently offers porto-let units and enclosures in four specific locations. These are the Meadow, the Picnic Shelter Area, the Bleacher Area, and in the Head Light Grounds area. The Park's large volume of visitors, including concentration of users from tour buses, provides a rigorous test of the contracted provider's abilities to maintain the units in a healthy and functional condition. The Park's annual maintenance budget for the existing porto-let units is approximately \$8,000.00. Unfortunately, despite cleaning every other day, the units become unclean, emit odors, and are littered with debris and trash. This compromises the quality of the public's visit to the Park.

Goals

- Protect the health, safety and welfare of the community and visiting public.
- Balance user demand with ability to serve.

Recommendations

- Review the 1995 Rest Facility Report for Options and Costs.
- Determine how many facilities are to be provided throughout the Park.
- Research options for self-contained sanitation facilities.
- Present options and preliminary cost estimates to the Fort Williams Advisory Commission for review.
- Identify and recommend alternative sites.
- Review fit of unit enclosures with Park architecture.

Recommendation - Composting or Sanitary Sewer

With either of these alternatives, a centralized location away from the Portland Head Light would be desired. Each requires regular maintenance.

The 1995 Study indicated that public sewer is available near Shore Road at Little John Road. It was estimated at that time that the cost of extending sewer into the site would be in excess of \$100,000.

The 1995 Study recommended that the Rest Facility be located below the Picnic Shelter and to the South. The facility was sized for seasonal use only. The disposal field recommended was a "nonengineered" system with 1500-gallons per day capacity.

Flow rates are 5-GPD per Parking Space (171 parking spaces counted). The Building was sized based on the capacity of the disposal field. The Rest Facility, without concession stand, would have a women's room with 3 toilets and 1 lavatory. The men's room would have 3 toilets and one lavatory.

Cost in 1995 dollars for the Rest Facility and Septic Disposal field was approximately \$75,000.

Trash Disposal

The Town has a "carry in, carry out" policy for trash disposal in the Park. There is no proposed change to this policy, and no trash receptacles are proposed except as are provided for special events.

Any future planning for sanitation facilities should assess the impacts of the use of the public toilets as trash receptacles. Of concern is the cost of daily maintenance, control and periodic repairs due to improper use as trash receptacles.

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PARK-WIDE ISSUES AND CONCERNS

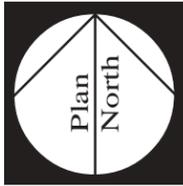
2.3 Utilities / Sanitation (rest facilities)

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PART 2.0
PARK-WIDE ISSUES AND CONCERNS

2.4 Structures
(preservation, restoration and maintenance)

Key Plan

1	Central Powerhouse	11	Gun Shed
2	Goddard Mansion	12	Militia Storehouse
3	Battery Keys	13	Field Officers' Quarters
4	Portland Head Light	14	Bachelor Officers' Quarters Building
5	Keepers Quarters	15	Garage / Storage Building
6	Gift Shop	16	Concrete Bleachers
7	Garden Shed	17	Bandstand
8	Battery Garesche	18	Picnic Shelter
9	Battery Blair	19	Concrete Storage Building
10	Artillery Engineer Storehouse	20	Fire House
		21	Circular Stone Enclosure

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Central Powerhouse - north elevation

Structure Identification

Name: **Central Power Station**

Master Plan Key / 1

Area: 1 / Chapel Road and The Meadow

Use / purpose: Remnant Structure

Comments:

General appearance fair to good, however structure prone to water damage and loading from landscaped roof above. Structural review recommended. Focal point at Park main entrance.

PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.4 Structures

(preservation, restoration and maintenance)

Existing Conditions Inventory



Wheatly Road - Old Fire House from west

Structure Identification

Name: **Fire House**

Master Plan Key / 19

Area: 7 / The Pond to Parade Grounds

Date of construction: 1911

Use / purpose: Prior use as fire station for Fort Williams, currently used for storage.

Comments:

General appearance fair to good. Slate roof and slate covered hose tower require inspection and repair.

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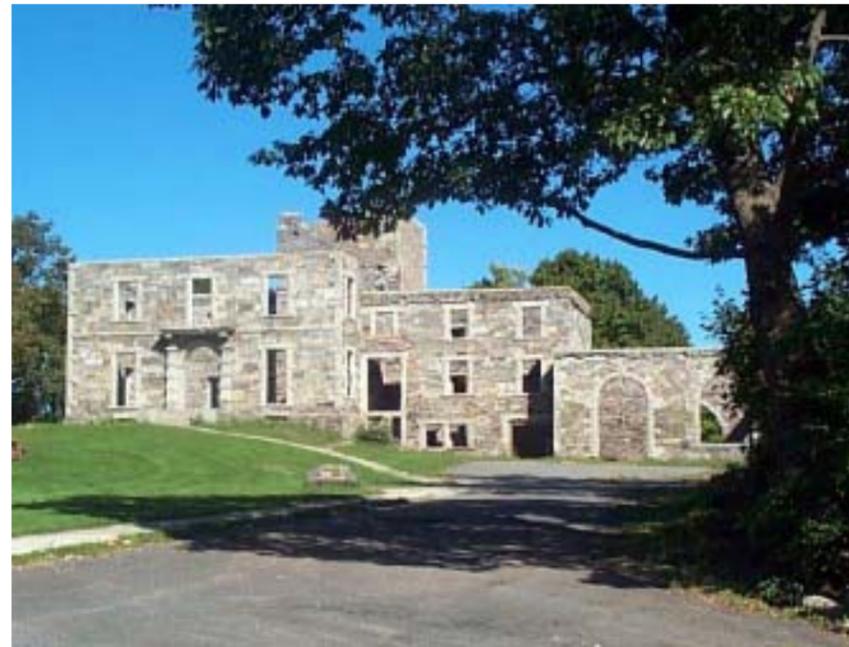


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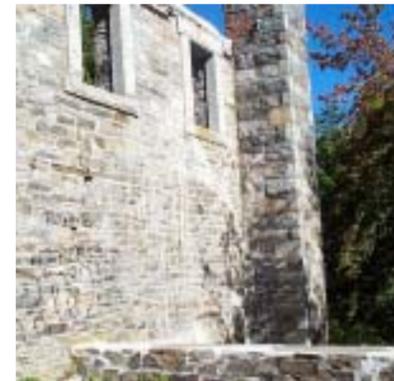
PARK-WIDE ISSUES AND CONCERNS

*2.4 Structures
(preservation, restoration and maintenance)*

Existing Conditions Inventory



Goddard Mansion from west on Chapel Road.



Structure Identification

Name: **Goddard Mansion**

Master Plan Key / 2

Area: 2 / Goddard Mansion to
Battery Keys

Date of construction: Mid-1800's

Added to Fort: 1900

Use / purpose:

Prior Residence now restored "ruin".

Comments:

Interior was burned out in 1981 as a controlled burn. Exterior stone work, lintels periodically repaired. Review structure for stability and safety.



Battery Keys - details of conditions of concrete structure.



Battery Keys from southwest / shore side.

Structure Identification

Name: **Battery Keys**

Master Plan Key / 3

Area: 2 / Goddard Mansion to
Battery Keys

Date of construction: 1906

Use / purpose: Coastal / Harbor Defense

Comments:

Significant structural repair required for spalling concrete posts and beams including exposed and corroded reinforcing.



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PARK-WIDE ISSUES AND CONCERNS

2.4 Structures

(preservation, restoration and maintenance)

Existing Conditions Inventory



Light tower interior looking up into circular stair. (Above)



Light tower exterior. (Right)

Structure Identification

Name: **Portland Head Light**

Master Plan Key / 4

Area: 5 / Portland Head Light Grounds

Date of construction: 1790, 1865

Use / purpose: Navigational Aid

Comments:

Ongoing regular interior / exterior painting and maintenance. Light was automated in 1989. Operated by USCG. The building is operated and maintained by the Town.



Handicap Access Ramp to Keeper's Quarters Museum.



Head Light from overlook at The Green.

Structure Identification

Name: **Portland Head Light**

Keeper's Quarters

Master Plan Key / 6

Area: 5 / Portland Head Light Grounds

Date of construction: 1891

Use / purpose: Keeper's Quarters were restored in the 1990's and converted to Portland Head Light Museum.

Comments: For details see architectural plans prepared by Van Dam and Renner Architects.

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PARK-WIDE ISSUES AND CONCERNS

*2.4 Structures
(preservation, restoration and maintenance)*

Existing Conditions Inventory



Gift Shop - south elevation.

Structure Identification

Name: **Museum Gift Shop**

Master Plan Key / 5

Area: 5 / Portland Head Light Grounds

Use / purpose: Museum Gift Shop

Comments:

Old garage renovated 1990's for use as Museum Gift Shop.

Issues:

The building is in good repair.



Gift Shop from Lighthouse.



Garden Shed - north elevation.

Structure Identification

Name: **Garden Shed**

Master Plan Key / 7

Area: 5 / Portland Head Light Grounds

Use / purpose: Storage.

Comments:

This small, attractive structure in a focal point on the lawn.

Issues:

Continue regular maintenance.

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Battery Blair Memorial and new landscaping from Central Parking Area turn around.



Battery Blair Memorial (above) and entrance to Memorial from Central Parking Area (below).

Structure Identification

Name: **Battery Blair Memorial**

Master Plan Key / 9

Area: 9 / Central Parking and Battery Blair

Date of construction: 1903

Renovations:

1999 Park Centennial Celebration

2000 Landscape Improvements

Use / purpose:

Memorial display, commemorative donor pavers, and second level observatory.

Comments:

Old concrete pavement requires replacement. Battery's concrete surface treatment needs to be monitored for ongoing maintenance and painting. Space is available for additional displays.



Battery Garesche is a large complex with both interior and exterior spaces.

Structure Identification

Name: **Battery Garesche**

Master Plan Key / 7

Area: 6 / The Green and Battery Garesche

Date of construction: 1906

Use / purpose: Coastal defense

Originally a battery. Unused at present.

Comments:

Concrete structure in need of inspection and repair. Main roof is loaded with soil and plantings. Interior in fair condition but subject to vandalism.



*PART 2.0
PARK-WIDE ISSUES AND CONCERNS*

*2.4 Structures
(preservation, restoration and maintenance)*

Existing Conditions Inventory

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PARK-WIDE ISSUES AND CONCERNS

*2.4 Structures
(preservation, restoration and maintenance)*

Existing Conditions Inventory



Gun Shed - north elevation.

Structure Identification

Name: **Gun Shed**

Master Plan Key / 11

Area: 9 / Central Parking and Battery Blair Memorial

Date of construction: 1934

Use / purpose: Military Storage for two 155mm guns and Holt Crawler Tractor. Currently used for general equipment storage.

Comments: General exterior appearance good. Damaged support column. Structural inspection recommended.



Artillery Engineer Storehouse - north elevation from Humphreys Road.



Upper story window in Artillery Engineer Storehouse.

Structure Identification

Name: **Artillery Engineer Storehouse**

Master Plan Key / 10

Area: 9 / Central Parking and Battery Blair Memorial

Date of construction: 1914

Use / purpose: Military communication system repair equipment storage facility. Now use for maintenance storage.

Comments: Building appearance good. Requires window repair, repainting and structural inspection.

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Northeast corner of Militia Storehouse at intersection of Blake Road and Humphreys Road.

Structure Identification

Name: **Militia Storehouse**

Master Plan Key / 12

Area: 9 / Central Parking and Battery Blair Memorial

Date of construction: 1915

Use / purpose: Coast Guard Artillery Regiment storage of tents and equipment. Currently used for storage

Comments: General appearance is good. Inspect for structural and maintenance needs.

PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.4 Structures

(preservation, restoration and maintenance)

Existing Conditions Inventory



North elevation. Future proposed playground site in the foreground.



Northeast corner of garage building.

Structure Identification

Name: **Garages / Storage Buildings**

Master Plan Key / 15

Area: 8 / Officer's Row

Use / purpose: Storage

Comments: Good to fair condition. East end has damaged and splayed wall.

Repainted in 2002.

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Looking southeast from Harrison Road. (above)



View / East entrance and elevation. (right)



Structure Identification

Name: **Field Officers' Quarters Building**
 Master Plan Key / 13
 Area: 8 / Officers' Row
 Date of construction: 1911

Use / purpose: Rental

Comments:
 Ongoing maintenance required. Reconstruct rear porch and steps. Repair and paint porches, steps, rails, and lattice.



North elevation view. (facing Harrison Road)



West elevation and porch detail. (right)



Structure Identification

Name: **Bachelor Officers' Quarters Building**
 Master Plan Key / 14
 Area: 8 / Officers' Row
 Date of construction: 1909

Use / purpose: Rental

Comments:
 Ongoing maintenance required. Repair and paint porches, steps, rails, and lattice.

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PARK-WIDE ISSUES AND CONCERNS
2.4 Structures
(preservation, restoration and maintenance)
Existing Conditions Inventory

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Concrete bleachers from southeast.

Structure Identification

Name: **Concrete Bleachers**
 Master Plan Key / 16
 Area: 7 / The Pond to Parade Grounds

Use / purpose: Athletic and Assembly events and High School Graduation.

Comments:
 Surfaces refinished in 1990 but not withstanding normal wear and weathering. Explore long term repair or reconstruction.



Picnic enclosure from southwest.



Detail stone wall and tree trunks.

Structure Identification

Name: **Circular Stone Picnic Enclosure**
 Master Plan Key / 21
 Area: 7 / The Pond to Parade Grounds

Use / purpose: Seating and picnicking

Comments:
 Stone work damaged by tree growth. Repair walls to prevent further damage from trees and normal weathering.



PART 2.0
PARK-WIDE ISSUES AND CONCERNS
2.4 Structures
(preservation, restoration and maintenance)
Existing Conditions Inventory

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Picnic Shelter from east - looking up from parking lot.



Structure Identification

Name: **Picnic Shelter**
Master Plan Key / 18
Area: 8 / Officers' Row
Date of construction: 1985

Use / purpose: Used by large groups on a reservation basis. Also used by individuals on an informal basis when available.

Comments:
Generally in good condition. Inspect chimney and stone work for scheduled maintenance and cleaning. Access and slope stabilization improvements ongoing. Painted in 1995 and in good condition.



Picnic Shelter interior stone fireplace & wood finishes.



View towards the Head Light.



Fireplace inside the Picnic Shelter.

PART 2.0
PARK-WIDE ISSUES AND CONCERNS

2.4 Structures
(preservation, restoration and maintenance)

Existing Conditions Inventory

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PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.4 Structures

(preservation, restoration and maintenance)

Existing Conditions Inventory



Concrete Block Storage Building from South.

Structure Identification

Name: **Concrete Storage Building**

Area: 8 / Picnic Shelter Parking Lot

Master Plan Key / 19

Use / purpose: General Storage

Comments:

Fair to poor condition. This structure included in 1995 study as possible conversion into a rest facility.



Bandstand from Northwest looking through the Officers' Row Preserve towards Harrison Road.

Structure Identification

Name: **Band Stand**

Master Plan Key / 17

Area: Officers' Row

Use / purpose: Seasonal performances

Comments:

Good condition. Underwent structural and cosmetic renovation in 1999. Provide ongoing maintenance and painting.

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2.4 Structures (preservation, restoration, maintenance) - Conclusions

Existing Conditions Description

Education and interpretation is an essential function of the Park as a community resource. The request of the Fort Williams Advisory Commission is to update the master plan's approach to preserving, restoring and maintaining the Park's historic and culturally significant buildings and structures.

The Park contains the remnants, ruins and impressions of a fully functioning military installation. Buildings, whole or in part, and formidable structures are the Park's inherited legacy. Maintaining them and preserving their value represents a significant challenge and financial responsibility. Visitors' prying curiosity and the unrelenting forces of nature found on an exposed point of Maine coastline take their toll on the Park's artifacts. The challenge is to critically evaluate the buildings' and structures' conditions, assess their needs, and to develop a comprehensive program of preservation, restoration and maintenance.

Goals

- Enhance the educational benefit of the Park's valued cultural (historic) resources.
- Improve security.
- Review safety and accessibility.
- Stabilize existing structures until more extensive repair and renovations are undertaken.

Recommendations

Develop an approach for providing educational and interpretive services for key historical features and conditions within the park. (The significant effort on Battery Garesche and other signage on historic buildings needs to be recognized.)

- Identify key historical features and conditions.
- Outline educational and interpretive goals.
- Develop educational and interpretive approaches to communicate historical significance of park features and conditions.
- Prepare preliminary prototype studies for educational and interpretive services for selected historical features and conditions.
- Prepare preliminary prototype format for inventory of all structures and buildings.
- Retain architects and engineers to prepare detailed assessment of historic structures and military structures; e.g. Battery Garesche. The costs associated with these services will determine how this work is done.
- Submit findings and recommendations to Fort Williams Advisory Commission for review.

PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.4 Structures

(preservation, restoration and maintenance)

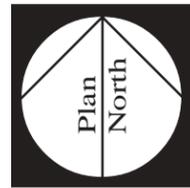
Conclusions

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LEGEND

-  Formal Landscape
-  Preserve Area
-  Successional Growth Area
-  Perimeter Buffer Area
-  Coastal Shrub Layer
-  Erosion Area

PART 2.0
PARK-WIDE ISSUES AND CONCERNS

2.5 Park Ecology

Key Plan

-  Woodland Preserves
-  Successional Growth Areas
-  Coastal Shrub Layer
-  Remnant Landscape
-  Formal Landscape
-  Perimeter Buffer

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*PART 2.0
PARK-WIDE ISSUES AND CONCERNS*

2.5 Park Ecology

Existing Conditions Inventory



Ecological Condition or Feature: **Woodland Preserve**

W

Issues: Large wooded areas are a distinctive part of the Park's character and identity. The trees and understory of these areas require an ongoing program that includes inspections and maintenance.



Ecological Condition or Feature: **Successional Growth Area**

S

Issues: Previously open and maintained areas of the Park have begun to be overtaken with vegetative growth. A maintenance program needs to be developed to evaluate this growth and to decide how it will be treated.



Ecological Condition or Feature: **Coastal Shrub Layer**

C

Issues: The vegetative growth along the Park's ocean edge represents a unique part of the Park's ecology. These areas require special consideration to preserve their well-being and to prevent them from blocking desired scenic views.



Ecological Condition or Feature: **Remnant Landscape**

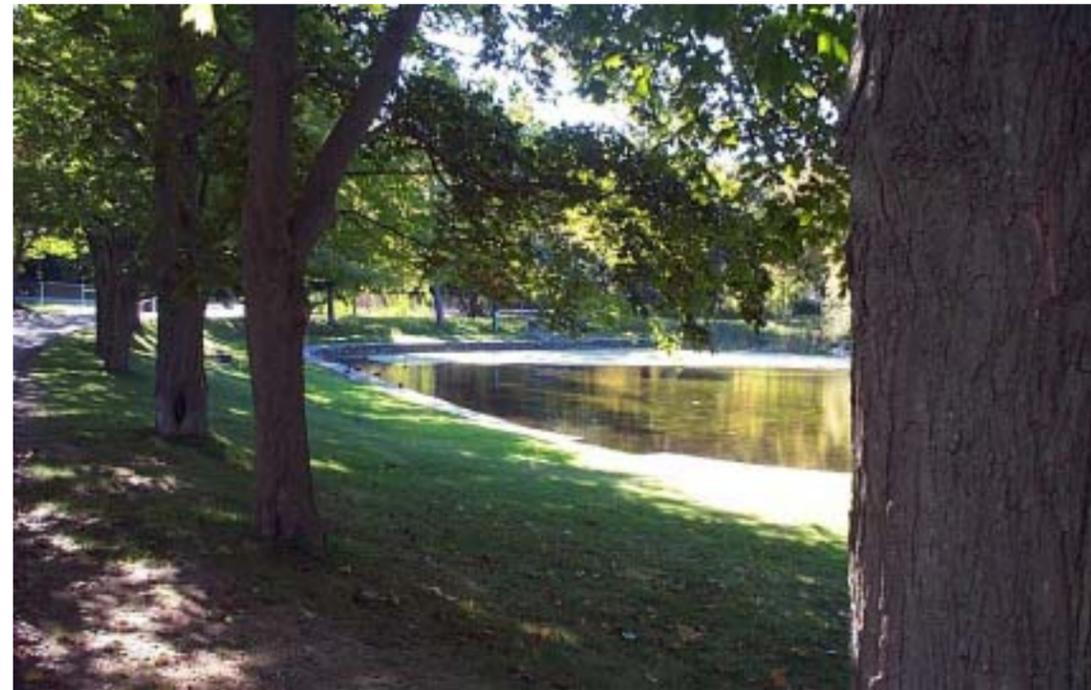
R

Issues: Areas in the Park bear evidence of its history. These areas need to be reviewed and evaluated so that an effective program can be developed for their preservation and maintenance.

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Ecological
Condition
or Feature:
**Formal
Landscape**

F

Issue: The Park contains small pieces of a landscape with a more formal character. These areas require their own review and assessment process to insure that they are properly maintained.

*PART 2.0
PARK-WIDE ISSUES AND CONCERNS*

2.5 Park Ecology

Existing Conditions Inventory



Ecological
Condition
or Feature:
**Perimeter
Buffer**

B

Issue: The northern and southern edges of the Park abut privately owned residential neighborhoods. The natural plantings along these edges provide buffers and screens that require management and maintenance.

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2.5 Park Ecology - Conclusions

Existing Conditions Description

The Park's ecology is an intrinsic part of its character and identity. The overall ecology includes both natural and man-made landscape features or conditions. The significant components of the Park's ecological system include:

- Existing Woodland Areas
- Successional Growth Areas
- Coastal Shrub Layer
- Existing Formal Landscapes
- Cultural Landscape Remnants
- Perimeter Buffers

The issues and needs associated with the various components of the Park's ecology:

▪ Existing Woodland Areas

The issues associated with the Park's woodland is preserving the healthy condition and appearance of the trees and shrubs. These areas require regular maintenance to preserve their naturalized appearance and to prevent overhead limbs from creating hazards to visitors.

▪ Successional Growth Areas

Various areas in the Park are undergoing a natural process of successional growth. Formerly maintained or otherwise used by people, these areas now support vegetation of different conditions or sizes. Successional growth serves to stabilize slopes and provide habitat for small mammals and birds. The issue in these areas is maintenance and appearance.

▪ Coastal Shrub Layer

The coastal environment supports a specific variety of plants, shrubs and trees that are distinctive in appearance and easily recognized as being different from the rest of the Park. The issue associated with this highly naturalized portion of the Park landscape is maintaining it in such a way that it keeps its natural appearance but does not block the scenic views that visitors desire. This area should be protected both for erosion control and habitat values.

▪ Existing Formal Landscapes

Selected Park areas qualify as "formal" landscapes. These are recognizable by the variety of plants they contain, the manner in which they are arranged and the presence of man-made features, i.e., a pond, entry sign or ornamental wall. The issue associated with these areas is the need for a maintenance program that addresses the needs of non-native plant materials and preserves them in a well kept appearance.

▪ Cultural Landscape Remnants

Portions of the Park landscape were the sites of historic buildings. These landscapes are part of the Park's cultural heritage and significance. They are a unique educational resource. The issues associated with these areas pertain to the research, documentation and decision-making process that is necessary to preserve or reconstruct them so that they can be seen and understood for their significance to the Park and its history.

▪ Perimeter Buffers

The northern and southern edges of the Park abut residential neighborhoods and provide them with separation from Park activities. A semi-continuous buffer of vegetation and topography runs adjacent to Shore Road and buffers the Park's interior from the intrusion of external sights and sounds. The issues associated with these buffers are maintenance, appearance and safety.

Goals

- Promote the well-being of the Park's ecology.
- Preserve the educational benefit of the Park's natural resources.
- Protect and enhance the traditional experiential character of the Park.
- Protect desired scenic views.

Recommendations

The general recommendation for the preservation and maintenance of the Park's ecology is to develop a forestry and arboriculture program for the Park's trees, shrubs and plants as part of an ongoing maintenance program. Implementation would include:

- Identify and locate specific trees / shrubs or areas of vegetation that require management.
- Meet with a Certified Arborist to request review and evaluation of existing vegetation.

Request recommendations for specific situations or trees.

- Meet with a Cape Elizabeth Tree Warden to review recommendations for specific situations or trees submitted by a Certified Arborist.
- Request preliminary cost estimates for recommended work.
- Submit findings and recommendations to Fort Williams Commission for review.

Specific recommendations include:

Re: Successional Growth Areas

- Meet with a Certified Arborist to request review and evaluation of existing vegetation.
- Request recommendations for specific situations.

Re: Coastal Shrub Layer

- Document location, focus and extent of specific desired scenic views that require maintenance or modification (pruning or thinning) of vegetation in shrub layer.

Re: Existing Formal Landscapes

- Consult a Landscape Architect to evaluate conditions of plant materials and to seek recommendations for preservation of landscape materials.

Re: Cultural Landscape Remnants

- Consult historical records of the Park and local historical commission to decide the relative value or significance of specific landscape remnants.
- Consult a landscape archaeologist for information about preservation or restoration options of specific landscape remnants.
- Develop an interpretive program for specific features in the remnant landscapes.

Re: Perimeter Buffers

- Work with abutters to understand buffering issues or concerns - buffering versus abutters' views into the park and to the ocean.
- Involve abutters in public meetings regarding proposed treatments of buffers.

PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.5 Park Ecology

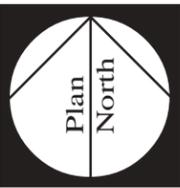
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LEGEND



**PART 2.0
PARK-WIDE ISSUES AND CONCERNS**

**2.6 Landscape Materials and Features
(preservation, restoration and maintenance)**

2.6.1 Existing Vegetation and Lawn Areas

Key Plan

- W** Woodlands (Preserves and Successional Growth Areas)
- B** Buffers
- L** Lawn Area
- C** Coastal Shrub



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Landscape Material or Feature: **Woodlands** **W**
(Preserves and Successional Growth Areas)

Issue: Provide regular review by professional arborist of health of trees and shrubs. Provide understory tree plantings to infill for damaged or diseased trees.



Landscape Material or Feature: **Buffers** **B**

Issue: Park edges are defined by fences and volunteer overstory and understory growth. Buffers help to mitigate potential noises from abutters. The south end of the Park has little space for buffer along property line.



Landscape Material or Feature: **Lawn Area** **L**

Issue: Lawn areas provide surfaces for passive and active recreation activities. Since much of the open areas of the Park were once building sites, periodic topdressing and overseeding is required to fill in small sink holes and repair burned out turf areas.



Landscape Material or Feature: **Coastal Shrub Layer** **C**

Issue: This layer provides shoreland protection from erosion, habitat for wildlife and horticultural diversity. Provide study of invasive species such as Honeysuckle. Some pruning for views but maintain cover.

*PART 2.0
PARK-WIDE ISSUES AND CONCERNS*

*2.6 Landscape Materials and Features
(preservation, restoration and maintenance)*

2.6.1 Existing Vegetation and Lawn Areas

Existing Conditions Inventory

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2.6.1 Existing Vegetation and Lawn Areas - Conclusions

Existing Conditions Description

The Commission requested a review and master plan update for several aspects of the Park's natural and built landscape. This included:

- **Existing Vegetation** - Fort Williams Park's natural and ornamental vegetation (trees and shrubs, specifically) require current forestry and landscape management practices.

The Park contains large areas that are predominantly natural vegetation and require a regular program of maintenance. These natural areas contain a diversity of plant materials and environmental conditions. These materials contribute to the Park's character, the experiences of visitors and the ecology composition. As part of that experience, overgrown conditions in the existing vegetation has begun to compromise desired views from the Park. Efforts shall be made to protect and maintain scenic views.

Additionally, specific areas within the Park have been sites of recent landscape improvements. Some of these projects have been recently installed (Portland Head Light Walk and Batter Blair Memorial) and others were parts of capitol improvements over the years. Whether new or old, plant materials in the built landscape require an ongoing program of maintenance. It is essential that a clear and accurate inventory of the Park's plant materials be made in order for such a program to be effective.

- **Existing Lawn Areas** - Fort Williams Park contains numerous lawn areas. These serve both active and passive recreational purposes. Visually, the lawns are prominent parts of what visitors see as they walk or drive through the Park. Their proper upkeep and management contributes significantly to the Park's visual quality, as well as its ability to serve the public. Special maintenance practices are followed for both areas of heavy use and those lawns that exist in soils conditions that are particularly susceptible to drought. Many of the lawn areas used for passive recreation are underlain by old foundations and rubble making them especially intolerant to drought and heavy foot traffic.

Goals

- Promote the well-being of the Park's ecology including diversity of vegetative cover, coastal shrub layer, understory trees and overstory trees.
- Preserve the educational benefit of the Park's natural resources.
- Protect and enhance the traditional experiential character of the Park.

Recommendations

General recommendations for addressing the issues and concerns identified in this area include:

Re: Existing Vegetation

Develop a forestry and arboriculture program for the Park's trees and shrubs as part of an ongoing maintenance program. Implementation of this recommendation would include:

- Identify and locate specific trees / shrubs or areas of vegetation that require management. (The findings would be recorded on a park base plan with a key.)
- Meet with a certified arborist to request review and evaluation of existing vegetation. Request recommendations for specific situations or trees.
- Request preliminary cost estimates for recommended work.
- Submit findings and recommendations to Fort Williams Commission for review.

Re: Existing Lawn Areas

Continue the program for the ongoing management and maintenance of the Park's lawns. Implementation of this recommendation would include:

- Identification and review of specific lawn areas including identification of specific maintenance needs for each lawn area given patterns of use or unique conditions of the location within the Park. Special attention should be given to areas used for passive recreation which, over time have settled leaving chuck holes or debris breaking through the surface. A one time reconstruction might include excavating the top 12-inches and screening debris, regrading, amending and reseeding. A more affordable approach may include targeted reconstruction and stone removal, chuck hole filling, and topdressing with a sandy loam to enhance drainage and minimize soils compaction.
- Irrigation is necessary for establishment and maintenance of healthy turf especially for active recreation use areas, ornamental areas in high-foot traffic and harsh growing conditions. However, for the general lawn areas of the Park emphasis should focus scheduled maintenance of topdressing, periodic turf renovation, overseeding, and a regular aeration.
- Coordination of maintenance needs and program with the Town's Parks Department.
- Submit findings and recommendations to Fort Williams Commission for review.

PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.6. Landscape Materials and Features (preservation, restoration and maintenance)

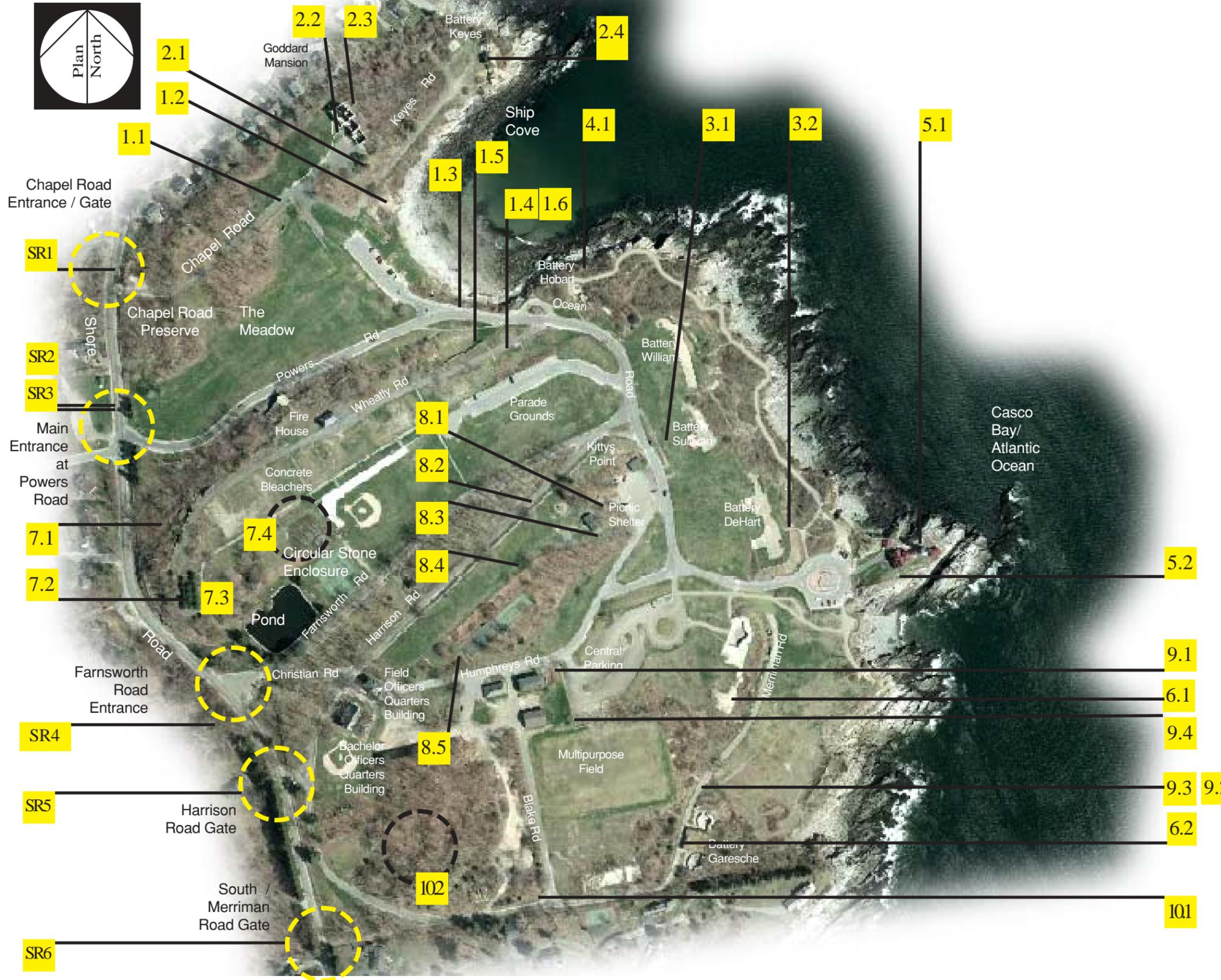
2.6.1 Existing Vegetation and Lawn Areas

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PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.6 Landscape Materials and Features
(preservation, restoration and maintenance)

2.6.2 Existing Walls

Key Plan

Area Reference Number*

1.1

Wall / Feature Reference Number

(* Designation "SR" refers to Shore Road walls.)

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PART 2.0

PARK-WIDE ISSUES AND CONCERNS

*2.6 Landscape Materials and Features
(preservation, restoration and maintenance)*

2.6.2 Existing Walls

Existing Conditions Inventory



Location **Chapel Road**
Key Reference Number

1.1

Condition Description

Fair to good. Replace missing stones and repoint with matching mortar to minimize weather damage.



Location **Ship Cove Beach**
Key Reference Number

1.2

Condition Description

Poor condition. This old foundation wall will provide the base for possible future picnic site above. Confirm regulatory constraints regarding repair/ reuse.



Location **Ship Cove/ Ocean Road**
Key Reference Number

1.3

Condition Description

Fair to poor condition. This stone retaining wall requires structural inspection. Loose and missing stones should be replaced to prevent further damage from weathering.



Location **Wheatly Road**
Key Reference Number

1.4

Condition Description

Fair. Replace missing stones and repoint.



Location **Below Wheatly Road**
Key Reference Number

1.5

Condition Description

Good to Fair. Some repairs undertaken. Repoint with matching mortar color. Stair repair within this section of stone wall.



Location **Below Wheatly Road**
Key Reference Number

1.5

Condition Description

Fair to poor condition. Steps have been repaired. Require further repair and matching stones w/ appropriate sizes.

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Location **Above Powers Road**
Key Reference Numbers

1.5

Condition Description
Fair to poor missing stones. Wall also hidden in brush beyond to south.



Location **Wheatly Road**
Key Reference Number

1.6

Condition Description
Dry-laid large stones good condition. Replace and chink missing stones. Mortar top joints with matching mortar to minimize frost damage.



Location **Goddard Mansion**
Key Reference Number

2.1

Condition Description
Fair to good. Leaning in some areas. Where serving as a retaining wall inspect for structural damage. Repoint wall as needed with matching mortar. Encloses the overlook above Ship Cove



Location **Goddard Mansion**
Key Reference Number

2.2

Condition Description
Poor. Site walls missing stones and leaning. Replace missing stones, rebuild and restore as required.



Location **Goddard Mansion**
Key Reference Number

2.3

Condition Description
Old Garden terrace retaining walls in very poor condition. Reconstruct/ repair for partial garden restoration.



Location **Battery Keys**
Key Reference Number

2.4

Condition Description
Retaining wall repair using pressure treated lumber rather than stone or masonry. Endeavor to use materials consistent with environment and original construction.

PART 2.0
PARK-WIDE ISSUES AND CONCERNS

2.6 Landscape Materials and Features
(preservation, restoration and maintenance)

2.6.2 Existing Walls

Existing Conditions Inventory

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Location **Battery Knoll**
Key Reference Number

3.1

Condition Description

Old concrete batteries used for picnic areas. Repair/enhance concrete surfacing as required.



Location **Battery Knoll/ Cliff Walk**
Key Reference Number

3.2

Condition Description

Wooden steps and handrail. Provide ongoing maintenance. Although a possible budget extravagance, consider stone steps and landscape similar to approach to Battery Blair from below. Key transition point from hill top to Cliff Walk and Head Light



Location **Battery Hobart and entrance to Cliff Walk**
Key Reference Number

4.1

Condition Description

Continue repair of concrete wall and steps at Battery Hobart.

*PART 2.0
PARK-WIDE ISSUES AND CONCERNS*

*2.6 Landscape Materials and Features
(preservation, restoration and maintenance)*

2.6.2 Existing Walls

Existing Conditions Inventory



Location **Portland Head Light Grounds - north side**
Key Reference Number

5.1

Condition Description

Preliminary design has been completed by LUC. Awaiting budgeting for final design.



Location **Portland Head Light Grounds - south side**
Key Reference Number

5.2

Condition Description

Preliminary design has been completed by LUC. Awaiting budgeting for final design.

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PART 2.0

PARK-WIDE ISSUES AND CONCERNS

**2.6 Landscape Materials and Features
(preservation, restoration and maintenance)**

2.6.2 Existing Walls

Existing Conditions Inventory



Location **Merriman Rd @ Battery Blair**
Key Reference Number

6.1

Condition Description
Retaining wall is fair condition. Leaning and missing some stones. Evaluate structure as is a retaining wall. Use matching mortar for repairs.



Location **Merriman Road near Battery Garesche**
Key Reference Number

6.2

Condition Description
Old stone steps built into slope. Risers irregular. Repair as required. A key link from "The Green" to MP Field and Battery Blair/ Central Parking.



Location **Wheatly Road (west end)**
Key Reference Number

7.1

Condition Description
High retaining wall in relatively good condition. Inspect for structural integrity and provide timely maintenance of loose or missing stones.



Location **Top of Item 7.1**
Key Reference Number

7.2

Condition Description
Inspect for loose and missing stones. Provide timely repair. (See 7.1)



Location **Pond @ Parade Grounds**
Key Reference Number

7.3

Condition Description
Lower wall has been reconstructed in 1998. Upper wall is scheduled for reconstruction. The adjacent tennis courts (in photo beyond the pond) were repaved in 1998.



Location **West End Parade Grounds**
Key Reference Number

7.4

Condition Description
Circular stone gazebo remnant (picnic area). Fair condition. Stones being dislodged by trees. Repair and prune trees.

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PARK-WIDE ISSUES AND CONCERNS

2.6 Landscape Materials and Features
(preservation, restoration and maintenance)

2.6.2 Existing Walls

Existing Conditions Inventory



Location **Picnic Shelter**
Key Reference Number

8.1

Condition Description

Ongoing construction at ramped steps including new drainage and slope stabilization work. Provided edge containment and additional landscaping.



Location **Picnic Shelter Detail**
Key Reference Number

8.1

Condition Description

Ramped steps, new drainage and slope stabilization work. Note patio wall in background.



Location **Harrison Road**
Key Reference Number

8.2

Condition Description

Old concrete steps once provided access to sidewalk leading to buildings on Officers' Row. Condition varies. Concrete sidewalk overlaid with asphalt. Heaving at joints.



Location **Barrette Road**
(Officers' Row)
Key Reference Number

8.3

Condition Description

This wall extends from Picnic Shelter driveway along old Barrette Road. Fair condition but leaning.



Location **Barrette Road**
Key Reference Number

8.4

Condition Description

See item "8.3". Note breaks in wall accented with pilasters.



Location **Basketball Court**
Key Reference Number

8.5

Condition Description

Low stone retaining wall supports portions of basketball court that also includes a tennis court. Wall in fair condition.

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PART 2.0

PARK-WIDE ISSUES AND CONCERNS

*2.6 Landscape Materials and Features
(preservation, restoration and maintenance)*

2.6.2 Existing Walls

Existing Conditions Inventory



Location **Central Parking Lot**
Key Reference Number **9.1**

Condition Description
Existing wall in good condition as pictured. Wall on south side of parking requires extensive repair.



Location **Battery Blair-south**
Key Reference Number **9.2**

Condition Description
"Sumac walk" link from Battery Blair to Battery Garesche. Hidden surprise. Repair walk and selectively prune to preserve enclosure.



Location **Merriman Road to Battery Blair**
Key Reference Number **9.3**

Condition Description
Narrow stone steps. Repair loose stones.



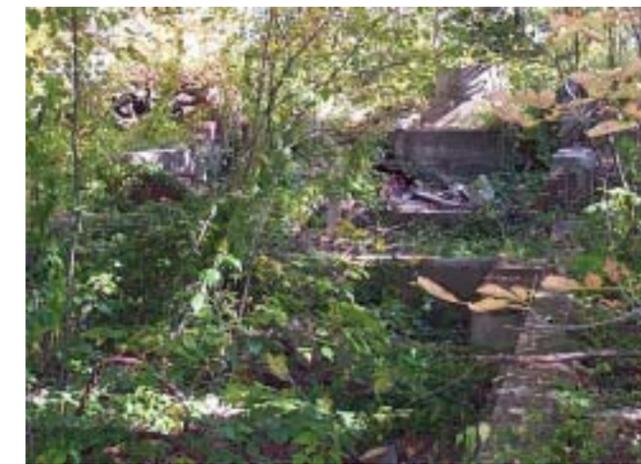
Location **Central Parking Lot**
Key Reference Number **9.4**

Condition Description
Concrete and stone wall sealed with parging. Resurface wall in SW end of parking lot.



Location **Merriman Road @ Blake Road**
Key Reference Number **101**

Condition Description
NW corner intersection wall is rubble. Clean up and landscape. Repair remaining walls beyond intersection.



Location **Southwest Preserve**
Key Reference Number **102**

Condition Description
"Disappearing Search Light" remnant foundation. Clear brush and repair remaining concrete and stone for historic reference.

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PART 2.0

PARK-WIDE ISSUES AND CONCERNS

*2.6 Landscape Materials and Features
(preservation, restoration and maintenance)*

2.6.2 Existing Walls

Existing Conditions Inventory



Location **Chapel Road @ Shore Road**
Key Reference Number

SR1

Condition Description
Wall in fair condition. Recent repairs completed in 2002. Repointing and wall capping treatment should be compatible with existing wall construction. This entry is for pedestrian, service and emergency access only.



Location **Shore Road**
Key Reference Number

SR2

Condition Description
Wall in fair condition. Varies in height and eventually disappears into grade.



Location **Main Entrance @ Powers Road**
Key Reference Number

SR3

Condition Description
Low flanking walls each side of Powers Road. Fair condition. Replace missing stones and repoint with matching mortar.



Location **Farnsworth Road Entry**
Key Reference Number

SR4

Condition Description
Distinct pillars and flanking walls in fair condition.



Location **Harrison Road @ Upper Entry**
Key Reference Number

SR5

Condition Description
Pillars in good condition. Wall in fair condition. Use matching mortar and consistent wall capping typical.



Location **South Gate**
Key Reference Number

SR6

Condition Description
Service and emergency access only. Wall ends 100 ft. north of gate. Wall at top of hill in poor condition.

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2.6.2 Existing Walls - Conclusions

Existing Conditions Description

The Commission requested a review and master plan update for several aspects of the Park's natural and built landscape. This included:

- **Stonewall Preservation and Restoration** - Fort Williams Park includes existing stonewalls whose conditions currently require review and assessment for the purpose of developing an approach for immediate and long-term maintenance.

Walls are a significant part of the built landscape in Fort Williams Park. They are vivid reminders of the Fort's history and contribute strongly to its identity. The Park's location exposes its stonewalls to natural forces that stress and potentially damage their structural integrity. A program for the preservation and restoration of the walls represents a commitment to the preservation of the Park's identity and value as a cultural resource.

Goals

- Protect and enhance the stone walls through an inventory and maintenance management program.

Recommendations

A preliminary inventory of the Park's walls was completed with the following findings:

- Stone Walls within the Park - 4,300 linear feet with almost 800 LF high retaining walls.
- Stone Walls along Shore Road - 6,200 linear feet with 8 Stone Pillars.
- Stone wall conditions vary from good to poor. It is strongly recommended that ongoing repairs take into consideration using matching mortar colors and a consistent wall cap treatment (mortared stone vs. poured concrete).
- Budgeting Implications: With over 6,000 linear feet of wall to maintain, a program of ongoing maintenance should be funded. While wall heights vary, if one assumes an average height of 24-inches, the total face square footage (FSF) is at least 12,410 FSF. With repair costs ranging from \$10-\$25/ FSF, the cost of maintaining all walls could range from \$124,000 to \$310,250. Amortised over 5-years, the FWAC would need to budget \$25,000-\$62,000, or amortised over 10-years, \$12,500-\$31,000 per year.

Caveat: Any major reconstruction to the "sea wall" at Ship Cove (260 LF) or the high retaining wall at the west end of Wheatly Road (250 LF) would require significantly greater capital investment. The Fort Williams Advisory Commission (FWAC) should:

- Assess maintenance and repair priorities.
- Develop preliminary unit cost estimates for types of recommended maintenance and repairs.
- Consult with structural engineers for retaining walls and with experienced stone masons in assessing repair needs and costs. An ongoing work relationship with a stone mason or masons would help assure a consistent quality of repair and attention to detail unique to the art and craftsmanship of stone wall construction.

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PARK-WIDE ISSUES AND CONCERNS

2.6. Landscape Materials and Features (preservation, restoration and maintenance)

2.6.2 Existing Walls

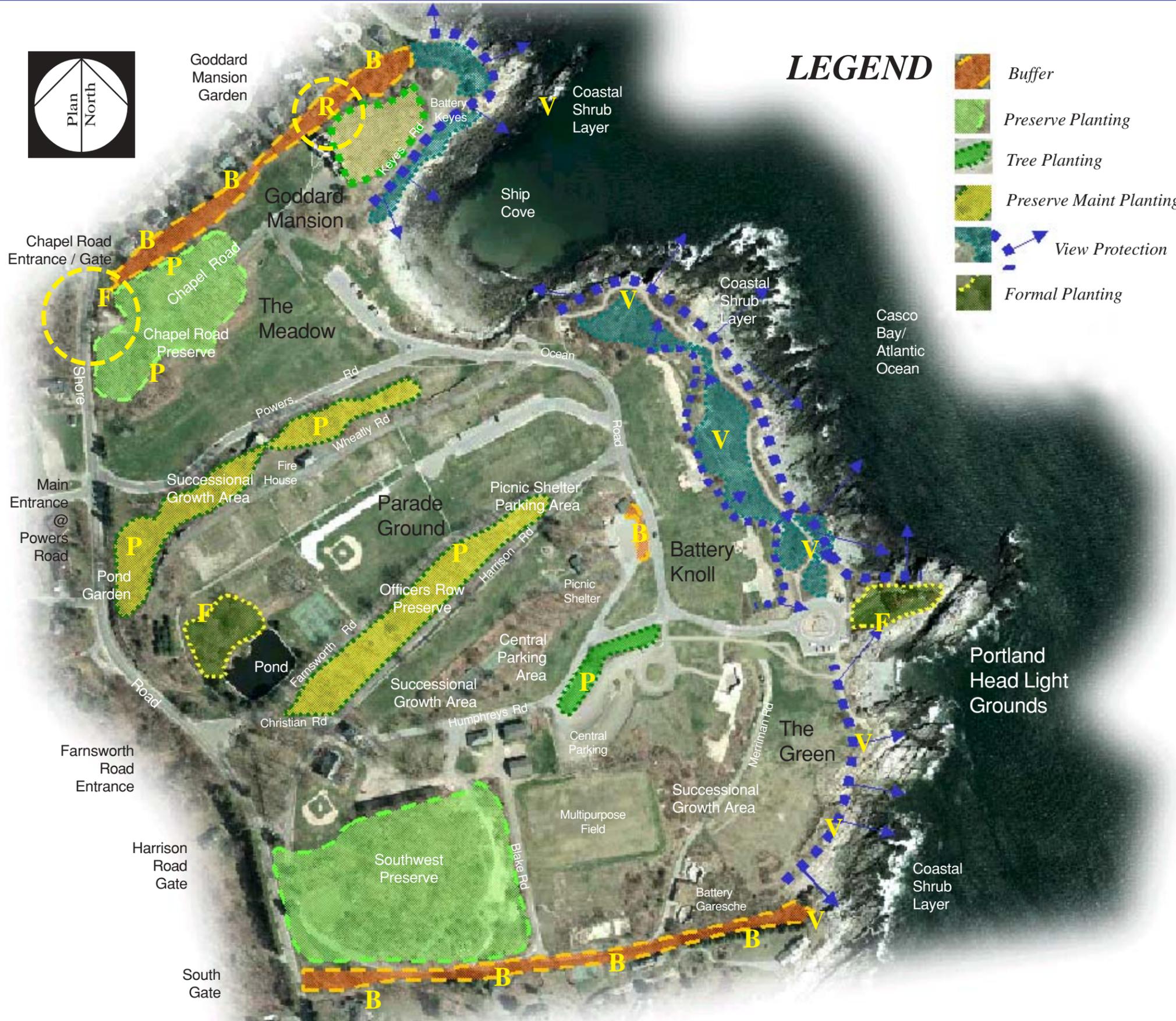
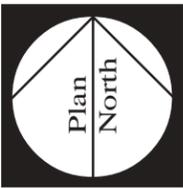
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LEGEND

- Buffer
- Preserve Planting
- Tree Planting
- Preserve Maint Planting
- View Protection
- Formal Planting

PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.6 Landscape Materials and Features
(preservation, restoration and maintenance)

2.6.3 Landscape Improvement Opportunities

Key Plan

- B** Vegetative Screens and Buffers
- F** Formalized Plantings
- P** Tree Plantings
- R** Landscape Restoration
- V** View Protection

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PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.6 Landscape Materials and Features
(preservation, restoration and maintenance)

2.6.3 Landscape Improvement
Opportunities

Existing Conditions Inventory



Landscape Improvement Opportunity
Vegetative Screens and Buffers

B

Plan Key

Existing narrow buffer along Merriman Road. Infill with evergreen, naturalized plantings. Coordinate with abutters to assess view preservation and buffer impact.



Landscape Improvement Opportunity
Formalized Plantings

F

Plan Key

Park Entrance at Chapel Road serves as a primary pedestrian entrance. Landscape enhancement would significantly improve this northerly gateway.



Landscape Improvement Opportunity:
Tree Planting

P

Plan Key

Central Parking Lot Area by Battery Blair and Portland Head Light. The parking lot sits in an exposed setting. A renewed program of in-fill tree planting would complement old apple trees, buffer and shade the open area and frame views to Head Light.



Landscape Improvement Opportunity
Landscape Restoration

R

Plan Key

Goddard Mansion East terrace is an example of the Park's history that is a visible part of its landscape. These features or conditions increase visitors' enjoyment and appreciation of the Park.



Landscape Improvement Opportunity
Landscape Restoration

R

Plan Key

Ship Cove Picnic Area provides an appropriate site for the re-naturalization of the coastal landscape through the introduction of landforms and plant materials.



Landscape Improvement Opportunity
View Protection

V

Plan Key

Panorama from overlook adjacent to Goddard Mansion. Scenic views of the coast and Casco Bay are essential parts of the Park's identity. Protection of scenic views is necessary to preserve this Park resource.

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2.6.3 Landscape Improvement Opportunities - Conclusions

Existing Conditions Description

The Commission requested a review and master plan update for several aspects of the Park's natural and built landscape. This included:

- **Park Amenities** - Benches, picnic tables, and trash receptacles need to be considered as part of a comprehensive master plan in the Park.

Scenic views are one of the Park's most cherished features. Specific points within the Park provide unique vistas of the coastline and the Park interior. Such vistas are essential parts of visitors' experiences. An ongoing program of maintenance is necessary to insure that this feature is protected and preserved.

- **Landscape Improvements** - Landscape improvements address specific needs:
 1. Buffers: Maintenance of perimeter landscape buffers through infill plantings
 2. Formalized or ornamental plantings: Accent entry points and significant landmarks such as the Main Entrance, Battery Blair Memorial and Portland Head Light areas.
 3. Tree plantings: Screen parking areas, minimize impact of high winds, and to accent major pathways.
 4. Landscape restoration: Reclaim historic landscapes such as the Goddard Mansion terrace and gardens.
 5. Preserve maintenance plantings: Infill the Woodland Preserves to assure an ongoing, healthy stand of overstory and understory trees.

Goals

- Promote the well-being of the Park's ecology.
- Protect and enhance the traditional landscape character of the Park, both natural and ornamental.
- Protect scenic views.

Recommendations

General recommendations for addressing the issues and concerns identified in this area include:

Re: Landscape Improvements

- Prepare a master planting plan program.
- Plant trees indigenous to the rugged climatic and growing conditions of the Park.
- All landscape improvements should assess ongoing maintenance requirements.
- Prepare preliminary cost estimates for recommended work.
- Submit findings and recommendations to FWAC for review.

Re: Benches, Tables and Trash Receptacles

- Continue Town Policy of "carry in, carry out. Trash receptacles are provided for special events only.
- Develop an approach to locating specific venues within the Park that are appropriate for siting benches and picnic tables.
 - Develop recommendations for the placement (or replacement) of benches, and picnic tables.
- Prepare preliminary cost estimates for recommended improvements.
- Submit findings and recommendations to FWAC for review.

PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.6. Landscape Materials and Features (preservation, restoration and maintenance)

2.6.3 Landscape Improvement Opportunities

Conclusions

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PART 2.0
PARK-WIDE ISSUES AND CONCERNS

**2.7 Park Management,
Administration and Maintenance**

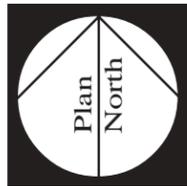
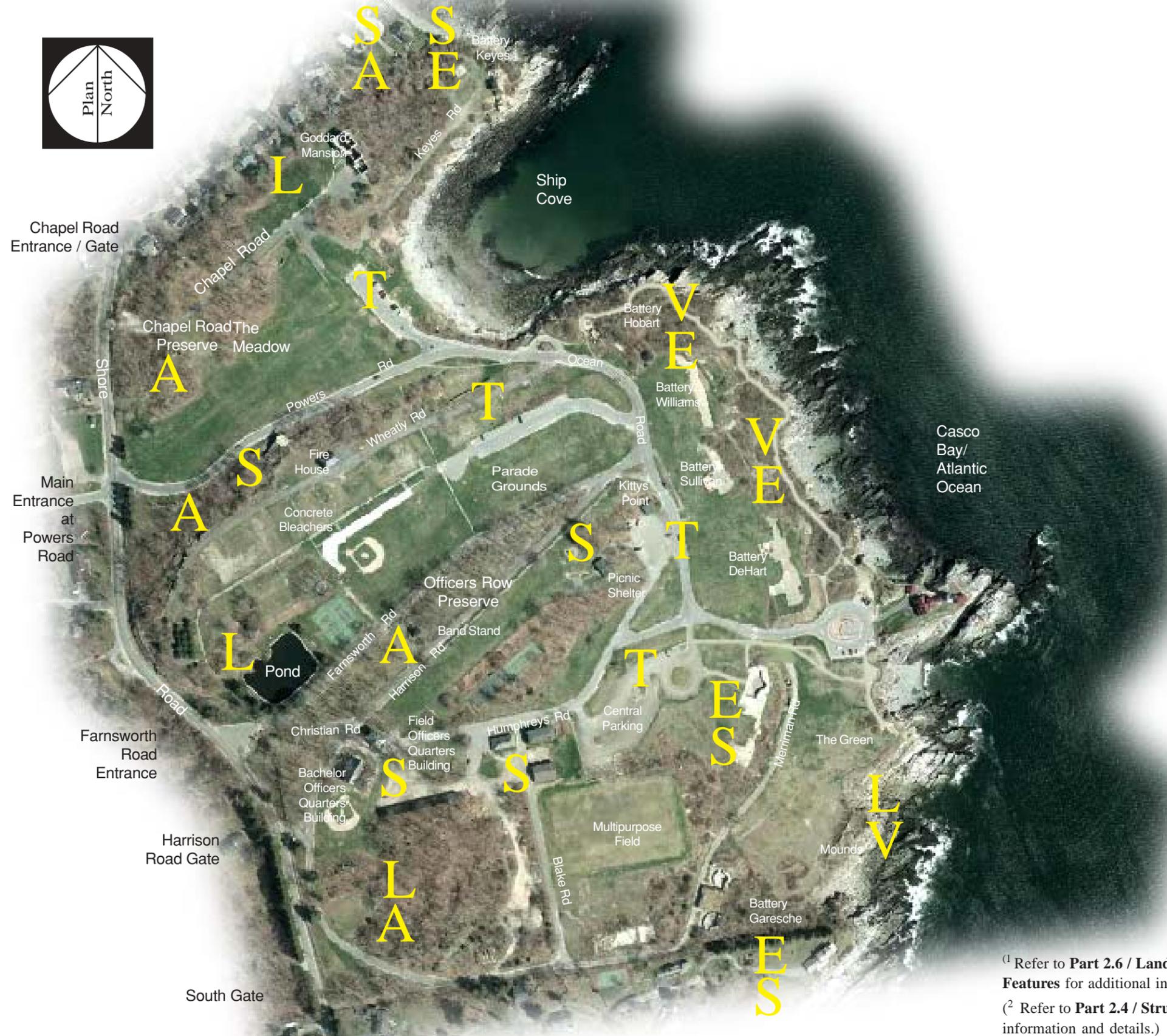
Ongoing Maintenance

Key Plan

- A** Arboriculture¹
- S** Structure Preservation²
- E** Educational and Interpretive Programs
- L** Landscape Preservation and Restoration¹
- V** Scenic View Protection
- T** Roadways and Parking Areas

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⁽¹⁾ Refer to **Part 2.6 / Landscape Materials and Features** for additional information and details.)

⁽²⁾ Refer to **Part 2.4 / Structures** for additional information and details.)

PART 2.0
PARK-WIDE ISSUES AND CONCERNS

**2.7 Park Management,
Administration and Maintenance**

Existing Conditions Inventory



Issue: **Arboriculture**¹
Plan Key

A

Description / The Park's vegetation requires an on-going program to insure its continued health and appropriate maintenance. Such a program would provide a schedule of regular review and assessment by either the Town Tree Warden or by a Certified Arborist. Reports of their findings would assist the FWAC to determine associated cost and budgetary considerations.



Issue: **Landscape Preservation and Restoration**¹
Plan Key

L

Description / The Park's woodland preserves and cultural landscape remnants represent significant maintenance and management projects. These areas of the Park require close review and assessment to determine their associated budgetary needs.



Issue: **Roads and Parking Areas**
Plan Key

T

Description / The Park's roadways, sidewalks and trails or pathways represent a significant infrastructure. As such, regular review and assessment of their condition would enable the FWAC to project maintenance and repair costs as part of the Park's operations budget.



Issue: **Structure Preservation**²
Plan Key

S

Description / The Park's buildings and structures require a comprehensive inventory and assessment to determine their conditions and needs. Only once such an assessment has been made can this part of the Park's infrastructure be effectively managed.



Issue: **Educational and Interpretive Programs**
Plan Key

E

Description / Diverse cultural and natural Park resources provide many alternatives for educational and interpretive programs within the Park. An assessment of these opportunities and a prioritization of associated Park needs by FWAC would assist in the effective management of this resource.



Issue: **Scenic View Protection**
Plan Key

V

Description / Park views need to be carefully defined and located. This effort is needed to enable the FWAC to effectively manage programs and budgets that may be required to protect one of the Park's most valued assets.

⁽¹⁾ Refer to **Part 2.6 / Landscape Materials and Features** for additional information and details.)

⁽²⁾ Refer to **Part 2.4 / Structures** for additional information and details.)

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2.7 Park Management, Administration and Maintenance / Ongoing Maintenance - Conclusions

The components of the Park's ongoing maintenance issues and concerns include:

- **Arboriculture**
- **Roadways and Parking Areas**
- **Educational and Interpretive Assets**
- **Landscape Preservation and Restoration/ lawn and play field maintenance.**
- **Structure Preservation**
- **Scenic View Protection**

Existing Conditions Description

The issues and concerns associated with the various components of the Park's ongoing maintenance needs are:

▪ **Arboriculture**

The issue associated with the ongoing maintenance of the Park's vegetation has to do with maintaining their health and appearance.

▪ **Roadways and Parking Areas**

The issue associated with the ongoing maintenance of the Park's roads and parking areas has to do with maintaining consistent and intact asphalt pavement or other surfaces that can be safely navigated by visitors' vehicles or Park service vehicles.

▪ **Educational and Interpretive Assets**

The issues associated with the ongoing maintenance of the Park's educational and interpretive assets are the preservation of historical or educational sites or features and the maintenance of an effective interpretive signage system.

▪ **Landscape Preservation and Restoration**

The issue associated with the ongoing maintenance of the Park's historic landscapes is the identification of their needs based upon their composition and the manner in which they are to be preserved or restored.

▪ **Structure Preservation**

The issues associated with the ongoing maintenance of the Park's historic buildings or service facilities are based upon the composition of the structures and their systems and the intended manner in which they are to be preserved and used.

▪ **Scenic View Protection**

The issues associated with the ongoing maintenance of the Park's scenic views has to do with potential ecological impacts, visitor safety and the effects that maintenance would have upon the visual appearance of the Park.

Goals

- Provide regularly scheduled maintenance to protect Park's assets.
- Protect and enhance the traditional experiential character of the Park.
- Protect the health, safety and welfare of the community and visiting public.
- Protect desired scenic views.

General Recommendations

The general recommendations for ongoing maintenance are outgrowths of the preservation and maintenance of the Park's component parts as identified and discussed elsewhere in the master plan. The Cape Elizabeth Parks Department is responsible for Park maintenance. The Parks Department is a part of the Town's Public Works Department and as such its activities include the maintenance of all the Town's public landscape and community facilities. The following components are currently addressed by ongoing maintenance programs:

- Road and parking maintenance/ resurfacing.
- Management of trees / shrubs or areas of vegetation.
- Management of lawn areas.
- Trash removal.
- Maintaining Park sanitation.
- Maintaining the health of the Park ecology.
- Monitoring Park safety and the mitigation of hazards to Park visitors.
- Maintaining sites and features of historic, cultural and educational significance.

Specific Recommendations

Specific recommendations for the implementation of ongoing Park maintenance programs include:

▪ **Arboriculture**

- Preparation of a complete inventory of the existing trees in the preserve areas.
- Preparation of a full assessment of the condition and health of trees in preserve areas.

▪ **Roadways and Parking Areas**

- Monitor the condition of pavements, driving and parking area surfaces.

▪ **Educational and Interpretive Assets**

- Maintain military structures for interpretive values..
- Coordinate activities with Cape Elizabeth Historic Commission.

▪ **Landscape Preservation and Restoration**

- Consult Cape Elizabeth Historic Commission to identify specific issues or concerns.
- Coordinate activities with Cape Elizabeth Historic Commission.

▪ **Structure Preservation**

- Prepare a complete inventory of the conditions and needs of historic structures, buildings and Park service structures.
- Establish budgets and priorities and plan for incremental repairs and reconstruction.
- Coordinate activities with Cape Elizabeth Historic Commission.

▪ **Scenic View Protection**

- Prepare a complete inventory and description of the Park's scenic views, including the identification of features or conditions which may potentially impact the condition of these views or public access to them.

PART 2.0

PARK-WIDE ISSUES AND CONCERNS

2.7 Park Management, Administration and Maintenance

Ongoing Maintenance

Conclusions

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PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

Introduction

Fort Williams Park represents a convergence and blending of cultural and natural forces. Its rich character is composed of a legacy of both man-made and natural features and conditions. Even though it is a relatively compact parcel of land, it contains a truly unique variety of areas and spaces. People who come to the Park are often pleased and surprised to “discover” new places in “their” Park when they have an opportunity to wander and explore. To protect and maintain the diverse quality of visitors’ experiences it is beneficial to recognize the identifiable areas that make up the Park. (For a full description of each area, please refer to the **Park ‘Primer’** at the front of this report.)

Part 3.0 Area Specific Issues and Concerns addresses conditions and concerns that are unique to each of the Park’s ten identifiable sub-areas. While this portion of the master plan update seeks to recognize the conditions and concerns that are unique to these areas, inevitably it touches on issues or needs that pertain to other Park areas or to the Park overall. Efforts have been made in these instances to refer the reader to those parts of the master plan update that address those issues more directly and in greater detail.

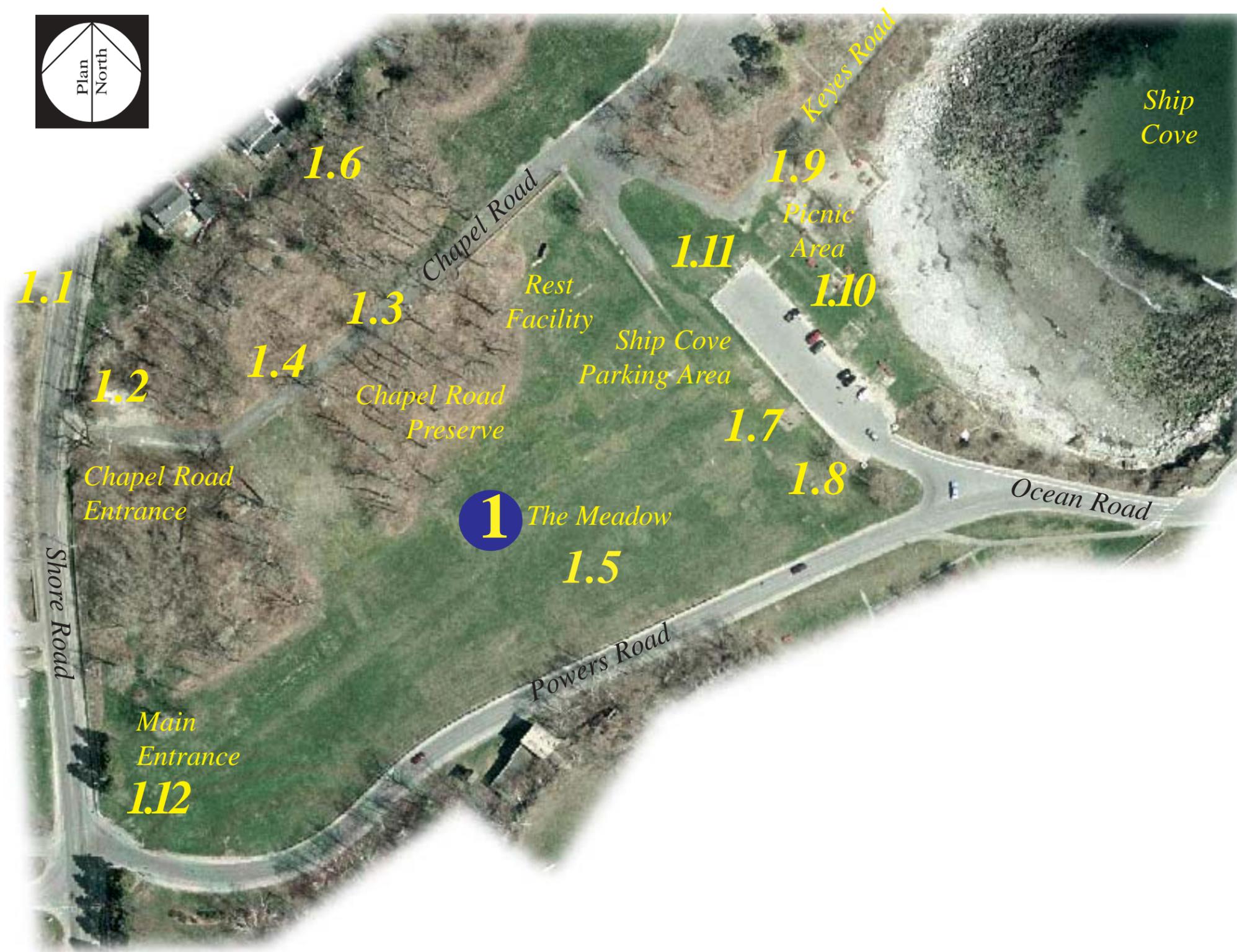
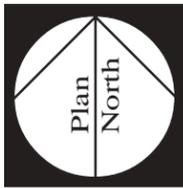
As previously described in **Part 1.0**, this portion of the master plan update also recommends those measures or efforts that may be implemented to preserve the Park as a natural and cultural resource for Cape Elizabeth.



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PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.1 Area 1 - The Meadow and Chapel Road (including Ship Cove)

Key Plan

- 1.1 Shore Road Entrance
- 1.2 Shore Road Parking Area @ Entrance
- 1.3 Chapel Road
- 1.4 Stone Steps
- 1.5 Meadow
- 1.6 Vegetative Buffer
- 1.7 Swings
- 1.8 Concrete Planters
- 1.9 Concrete Slab at Picnic Area
- 1.10 Picnic Grills
- 1.11 Ship Cove Parking Area
- 1.12 Main Entrance @ Powers Road

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*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

*3.1 Area 1 - The Meadow and Chapel
Road (including Ship Cove)*

Existing Conditions Inventory



View of Chapel Road entry to Park looking towards Goddard Mansion. (Note the overgrown with understory vegetation on either side of the road.)



View of The Meadow from immediately inside the Park's entry gate on Shore Road.



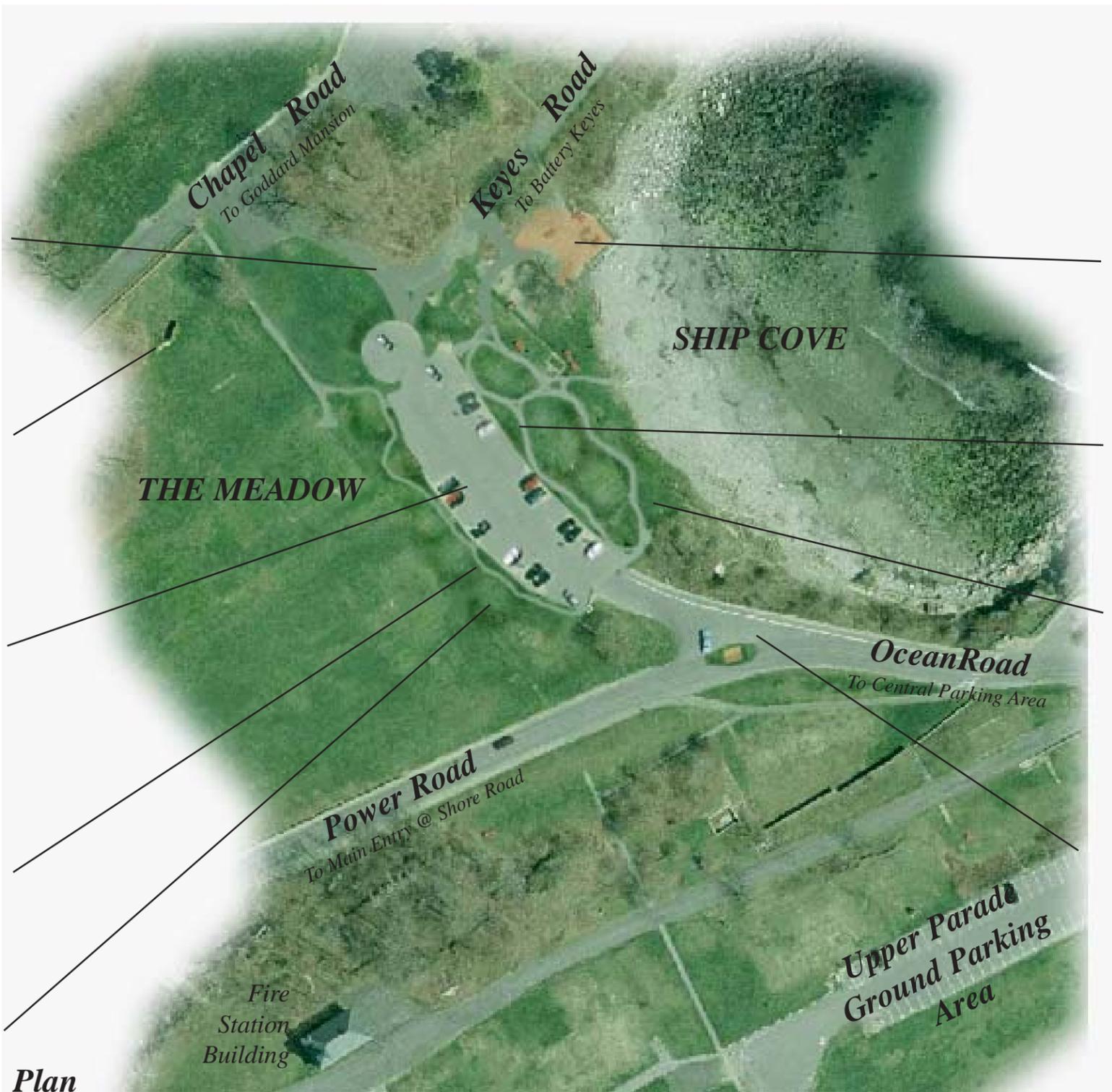
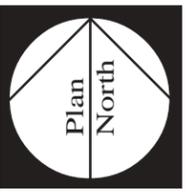
View of Ship Cove and picnic area on eastern end of The Meadow with Casco Bay beyond.



View of the Chapel Road Preserve beyond The Meadow. Shore Road and the Park fence is visible in the distance.

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Existing service road resurfaced to provide access to Goddard Mansion.

Existing porto-let unit relocated to fit with reconstructed parking area and turn around.

Reconstruct Parking Area: 46 spaces curved to echo beach..

Relocate existing swing set away from beach area or to proposed playground to be located in open space by Officers' Row.

Proposed berm at end of Meadow to screen views of parked cars.

Replace/ repair existing concrete pad picnic area with new surface and improved retaining wall on shore side.

Side walk through parking area representing northern extension of Cliff Walk trail

Restore area with naturalized shoreland vegetation.

Realigned entry/egress drive from Ship Cove Parking Area.

PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.1 Area 1 - The Meadow and Chapel Road (including Ship Cove)

SHIP COVE PARKING AREA
Concept Design Study Option A



Plan

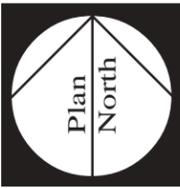
SHIP COVE PARKING AREA - Concept Design Study Option A

Scale: not to scale

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Existing service road pavement removed. Road base maintained to provide service access between Ship Cove and Goddard Mansion.

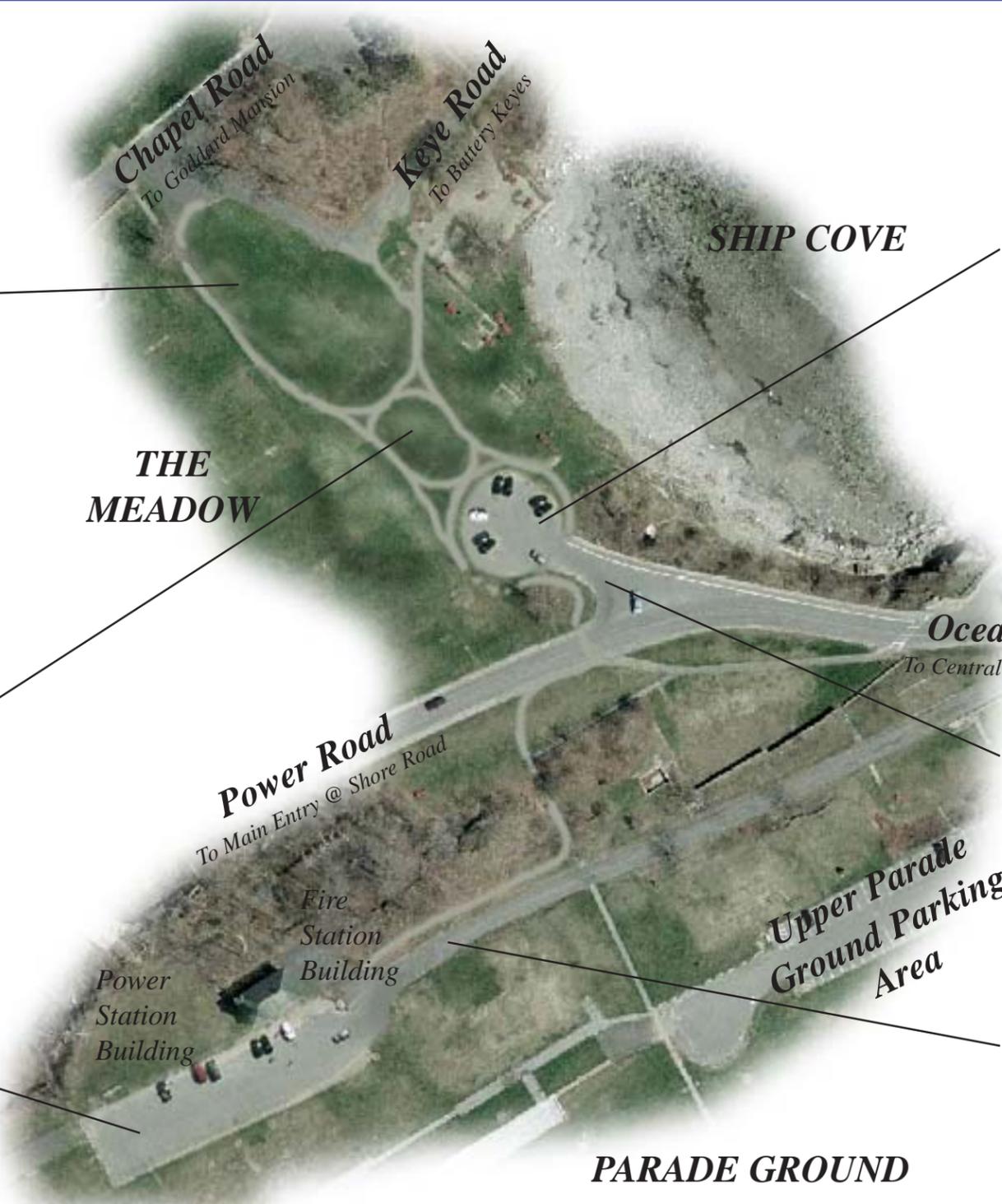
Former Ship Cove Parking Area: 46 spaces
Install new walks and seating berms.

Proposed relocated parking area: 46 spaces.

Plan

SHIP COVE PARKING AREA - Concept Design Study Option B

Scale: not to scale



SHIP COVE

THE MEADOW

Ocean Road
To Central Parking Area

Power Road
To Main Entry @ Shore Road

Upper Parade Ground Parking Area

PARADE GROUND

Proposed accessibility parking & emergency access. (Note Option B-1.) All parking removed, emergency driveway apron only.

Realigned entry/egress drive from Ship Cove Parking Area.

Proposed access drive from Wheatly Road. Provide improved sidewalk to Powers Road (and Ship Cove Area beyond).

PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.1 Area 1 - The Meadow and Chapel Road (including Ship Cove)

SHIP COVE PARKING AREA
Concept Design Study Option B

SHIP COVE PARKING AREA
Concept Design Study Option B¹

Description

- All existing parking spaces at Ship Cove Parking Area to be relocated to proposed parking area near Fire Station Building.
- All existing pavement at Ship Cove Parking Area to be removed.
- Existing parking lot sub-base to be maintained to provide base for service and emergency vehicle use.
- Access for service and emergency vehicles from Powers / Ocean Road to Ship Cove Parking Area and Chapel Road to be provided by means of a mountable curb.
- Accessibility for disabled visitors to be provided from proposed parking area at Fire Station Building.

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3.1 Area 1 - The Meadow and Chapel Road (including Ship Cove) - Conclusions

*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

3.1 Area 1 - The Meadow and Chapel Road (including Ship Cove)

Conclusions

Existing Conditions Description

- Pedestrian entrance from Shore Road is poorly maintained.
- Access to Park is not secure.
- Parking and access for service vehicles need to be improved.
- Stone steps on Chapel Road are in disrepair and are in danger of becoming overgrown and lost.
- Wooded area along north side of Chapel Road serves as an effective vegetative buffer, however quality and condition of growth would benefit from improved maintenance.
- Parking lot at Ship cove intrudes on view down Meadow from main entrance on Powers Road.
- Accessibility to Goddard Mansion and Battery Keyes from Ship Cove parking lot limited by uneven ground and steeply sloping topography.
- Meadow is in satisfactory condition.
- Visual appearance of porto-let units and enclosures is poor.
- Condition and structural integrity of Power Station needs to be regularly monitored and evaluated to prevent further deterioration and to insure safety.

Goals

- Promote public safety.
- Preserve the well being of the Park ecology particularly as seen in Chapel Road Preserve.
- Promote safe pedestrian circulation and accessibility.
- Protect desired views.
- Provide safe and functional public amenities.

Recommendations

General recommendations for addressing the issues and concerns identified in this area include:

- Continue installation of perimeter fence.
- Upgrade condition and appearance of pedestrian entry to Chapel Road.
- Renew surface of Chapel Road, clear shoulder, mow edges and selectively thin and prune overhead vegetation.
- Relocate swings to new playground area.

Design options for this area to be studied and evaluated include:

- Location and grading of Ship Cove Parking Area to preserve desired scenic view.
- Relocation of picnic tables to an area away from Meadow view.

Recommendations (continued)

Issues and concerns identified in this area and covered under other portions of the master plan include:

- Re: **Stone steps on Chapel Road** - Refer to “Part 2.6 - Landscape Materials and Features”.
- Re: **Vegetative buffer in Chapel Road Preserve** - Refer to “Part 2.6 – Landscape Materials and Features”.
- Re: **Power Station** - Refer to “Part 2.4 – Structures”.

A summary of preliminary cost estimates for capital improvements described in this area includes:

Concept Design Study Option A To include:
 - Demolition and Site Preparation
 - Parking Area (46 spaces) and Turn Around Construction
 - Sidewalk Construction
 - Picnic Area Renovations
 - Signage
 - Landscaping
Estimated Cost Allowance **\$75,000-\$115,000**

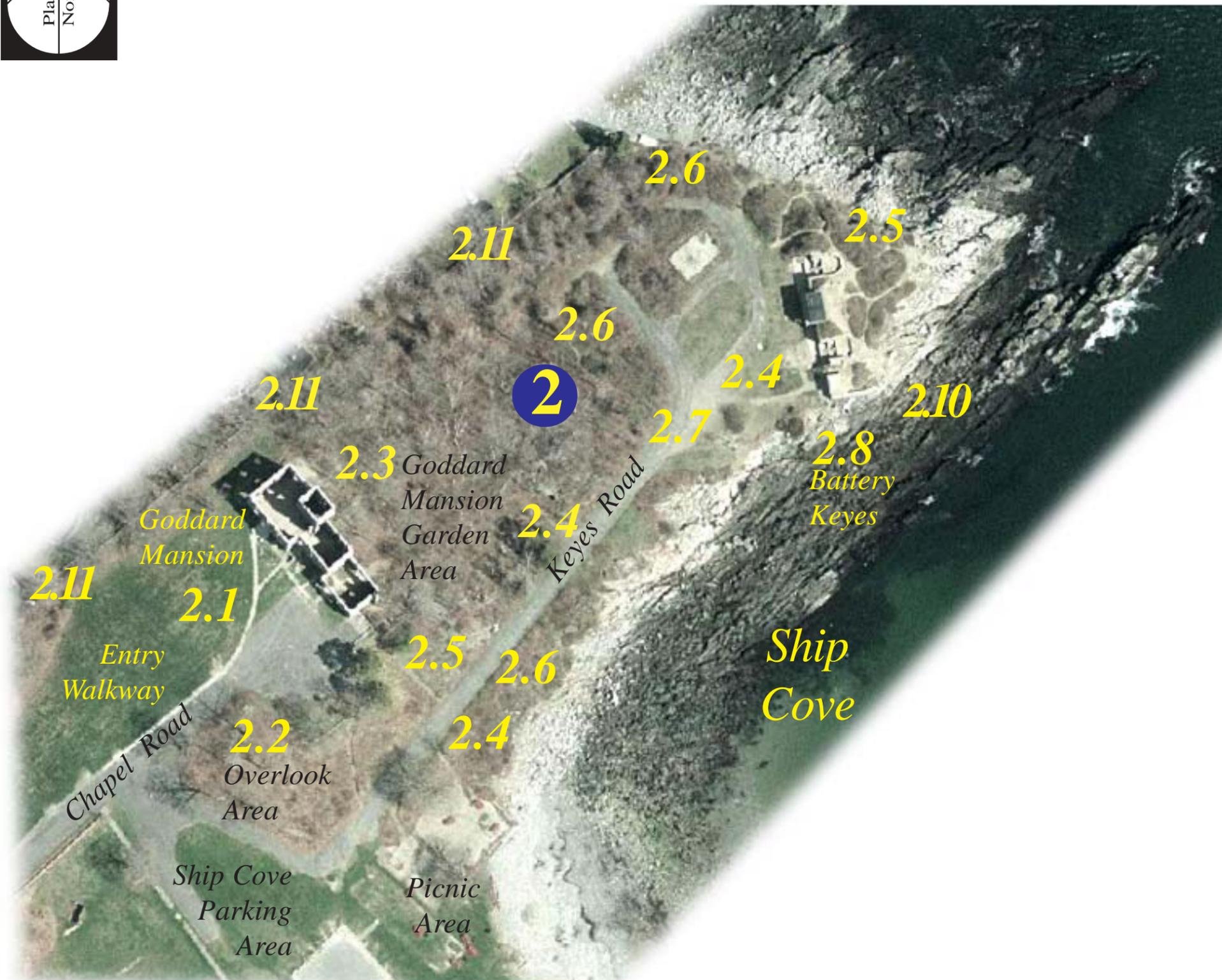
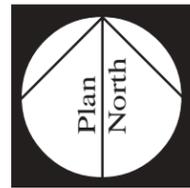
Concept Design Study Option B To include:
 - Demolition and Site Preparation
 - Parking Area (46 spaces) and Turn Around Construction
 - Sidewalk Construction
 - Picnic Area Renovations
 - Signage
 - Landscaping
Estimated Cost Allowance **\$85,000-\$125,000**

Concept Design Study Option B¹ To include:
 - Demolition and Site Preparation
 - Parking Area (46 spaces) and Turn Around Construction
 - Sidewalk Construction
 - Picnic Area Renovations
 - Signage
 - Landscaping
Estimated Cost Allowance **\$75,000-\$100,000**

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PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.2 Area 2 - Goddard Mansion to Battery Keyes

Key Plan

- 2.1 Entry Walkway
- 2.2 Overlook Area
- 2.3 Garden Area
- 2.4 Pedestrian Access
- 2.5 Social Trail / Path
- 2.6 Desired Scenic Views to Casco Bay
- 2.7 Keyes Road
- 2.8 Battery Keyes
- 2.9 Coastal Ecology Zone
- 2.10 Shoreline Area
- 2.11 Vegetative Buffer

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*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

*3.2 Area 2 - Goddard Mansion to
Battery Keyes*

Existing Conditions Inventory



View of Goddard Mansion from the eastern end of Chapel Road. (Note the large lawn area in the foreground.)



View of front entry to Goddard Mansion.



View of Ship Cove and Casco Bay beyond to the southeast from a shaded overlook located immediately southwest of the Mansion.



View down Keyes Road looking east. (Note the overgrown vegetation on both sides of the road.)



View from the eastern end of Keyes Road looking back into the Park over Ship Cove. (Note the parking area above the beach area at the right hand side of the image.)



Battery Keyes as viewed from the eastern end of Keyes Road.

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3.2 Area 2 - Goddard Mansion to Battery Keyes - Conclusions

*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

*3.2 Area 2 - Goddard Mansion to
Battery Keyes*

Conclusions

Existing Conditions Description

Goddard Mansion

- Goddard Mansion is in stable, though deteriorated, condition. Areas within the structure/shell represent safety hazards.
- Pedestrian access to Goddard Mansion is in poor condition and represents a limitation to safe pedestrian circulation.
- Severe grade changes and uneven surface conditions restrict accessibility to the Mansion for disabled visitors.
- Goddard Mansion garden to east of Mansion is overgrown limiting access and obscuring desired scenic views to Casco Bay.
- Steep and unstable slopes along Keyes Road limits access to garden area.
- Social paths over steeply sloping grades damage vegetation and promote soil erosion.

Battery Keyes

- Keyes Road is in fair condition and needs maintenance.
- Battery Keyes is deteriorating. Sections of concrete are spalling and exposed reinforcing bars are becoming weaker and pose a public hazard. The structure is the target of vandalism and graffiti. Its isolated location makes it an attractive location for unsupervised activities.
- Pedestrian access to Battery Keyes is limited and restricted by uneven terrain, eroding slopes and steep grades.
- Large amounts of litter and broken glass are found throughout the Battery.
- Social paths around the upper areas of the Battery have compacted the ground and have damaged vegetation. Exposed soils are vulnerable to erosion.
- The absence of fences along the seaward side of the Battery allows unrestricted access to steep and potentially dangerous grades.
- The proximity of the Battery to private residences north of the Park indicates the need to maintain the vegetative buffers and secure access.

Goals

- Control access and Park security.
- Promote buffer for private property owners.
- Preserve well-being of park ecology as recognized in the Goddard Mansion garden area and as found along the coastal and tidal edges.
- Protect integrity of Goddard Mansion and Military Structures.
- Enhance the educational value of cultural resources.
- Improve accessibility and safe pedestrian circulation.
- Enhance and protect desired scenic views.

Recommendations

General recommendations for addressing the issues and concerns identified in this area include:

Re: Goddard Mansion

- Improve access to Goddard Mansion.
- Improve access to garden area. Restore garden and terrace areas.
- Restrict/control casual or social circulation over areas of the site that are susceptible to soil erosion.
- Protect vegetation.

Re: Battery Keyes

- Resurface Keyes Road.
- Control access and improve security of site including improved visibility from Goddard Mansion and Keyes Road..
- Restrict/control casual or social circulation over areas of the site that are susceptible to soil erosion.
- Protect vegetation.
- Selectively thin and prune existing vegetation along Keyes Road to promote desired scenic views.
- Preserve existing vegetation along northern property line between the Park and adjacent neighborhood.
- Extend perimeter fence.

Design options for this area to be studied and evaluated include:

- Improved accessibility to the Goddard Mansion.

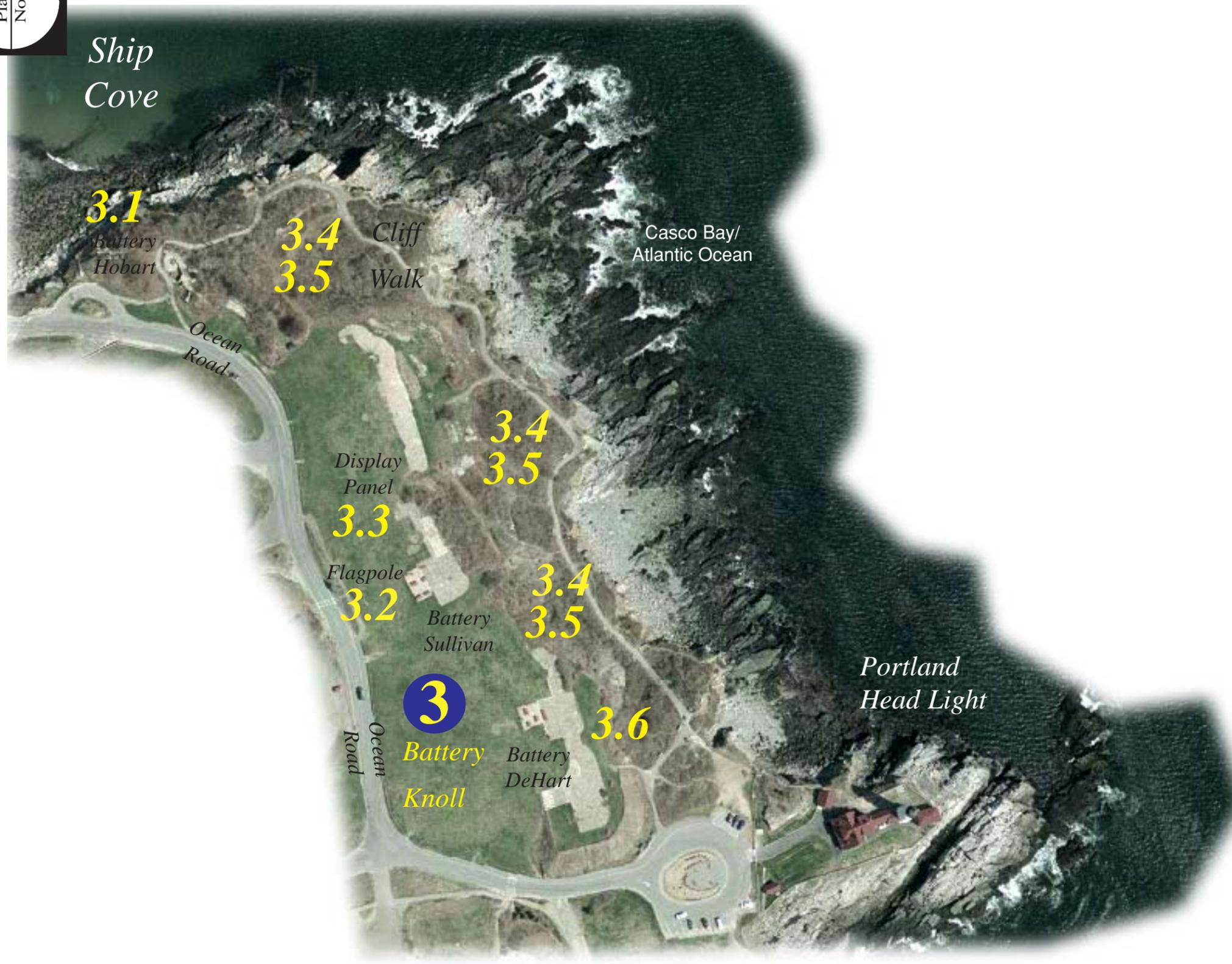
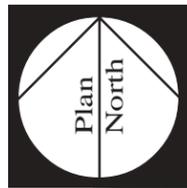
Issues and concerns identified in this area and covered under other portions of the master plan include:

- Re: **Goddard Mansion** - Refer to "Part 2.4- Structures".
- Re: **Battery Keyes** - Refer to "Part 2.4 - Structures".
- Re: **Goddard Mansion garden area** - Refer to "Part 2.6 - Landscape Materials and Features".

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PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.3 Area 3 - Battery Knoll

Key Plan

- 3.1 Battery Hobart
- 3.2 Flagpole
- 3.3 Display Panel
- 3.4 Natural Vegetation
- 3.5 Social Paths
- 3.6 Wooden Stairs

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*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

3.3 Area 3 - Battery Knoll

Existing Conditions Inventory



Battery Knoll viewed from Kitty's Point. (Note the flag pole and the wooden display case to the left.)



View of picnic area at the southern end of Battery Knoll.



View of Portland Head Light from atop Battery Knoll.



Wooden display case with a relief map of the islands in Casco Bay located adjacent to the flag pole and overlooking the Cliff Walk.



View of southern end of Battery Knoll from Battery Blair during a major public event. The Beach to Beacon 10K Road Race. The vast open area is a favorite site for kite enthusiasts.



Wooden steps at the southeastern edge of Battery Knoll provides the primary means of access between the knoll and the southern end of the Cliff Walk and Portland Head Light.

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3.3 Area 3 - Battery Knoll - Conclusions

*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

3.3 Area 3 - Battery Knoll

Conclusions

Existing Conditions Description

- Battery Hobart is becoming obscured by undergrowth. The concrete work of the Battery is deteriorating. Careful pruning will expand view of the Battery and concrete repair will enhance its historic significance as well as provide a focal point at the north entrance to the Cliff Walk.
- The wooden display case and map of Casco Bay by the flagpole is extremely weathered and is in need of repair or, possibly, replacement.
- Vegetation along the seaward side of Battery Knoll is overgrown and threatens to hide desired scenic views to the bay, the islands and the sea beyond.
- Existing wooden stairs at the south end of Battery Knoll to the Portland Head Light are in need of repair or, possibly, replacement. Current design limits and restricts access.

Goals

- Protect open turf areas of Battery Knoll.
- Enhance accessibility.
- Improve pedestrian circulation.
- Protect desired scenic views.
- Preserve and protect the cultural value and educational/interpretive value of park resources as seen in the remnants of Battery Hobart.
- Reduce or minimize Park maintenance costs.

Recommendations

General recommendations for addressing the issues and concerns identified in this area include:

- Identify significant views or vistas. Selectively thin and prune existing vegetation to protect and promote desired scenic views. This work should be coordinated with the siting and design of the interpretive display.

Design options for this area to be studied and evaluated include:

- Improved safety and accessible pedestrian circulation between Battery Knoll and Portland Head Light.
- New educational and interpretive display on Battery Knoll by the flagpole promoting knowledge, awareness, understanding, and appreciation of the Park’s cultural and natural resources. Consider a design option for an educational display located at high point of knoll with a 360-degree view map of Casco Bay, the entrance to Portland Harbor, and the outer islands.

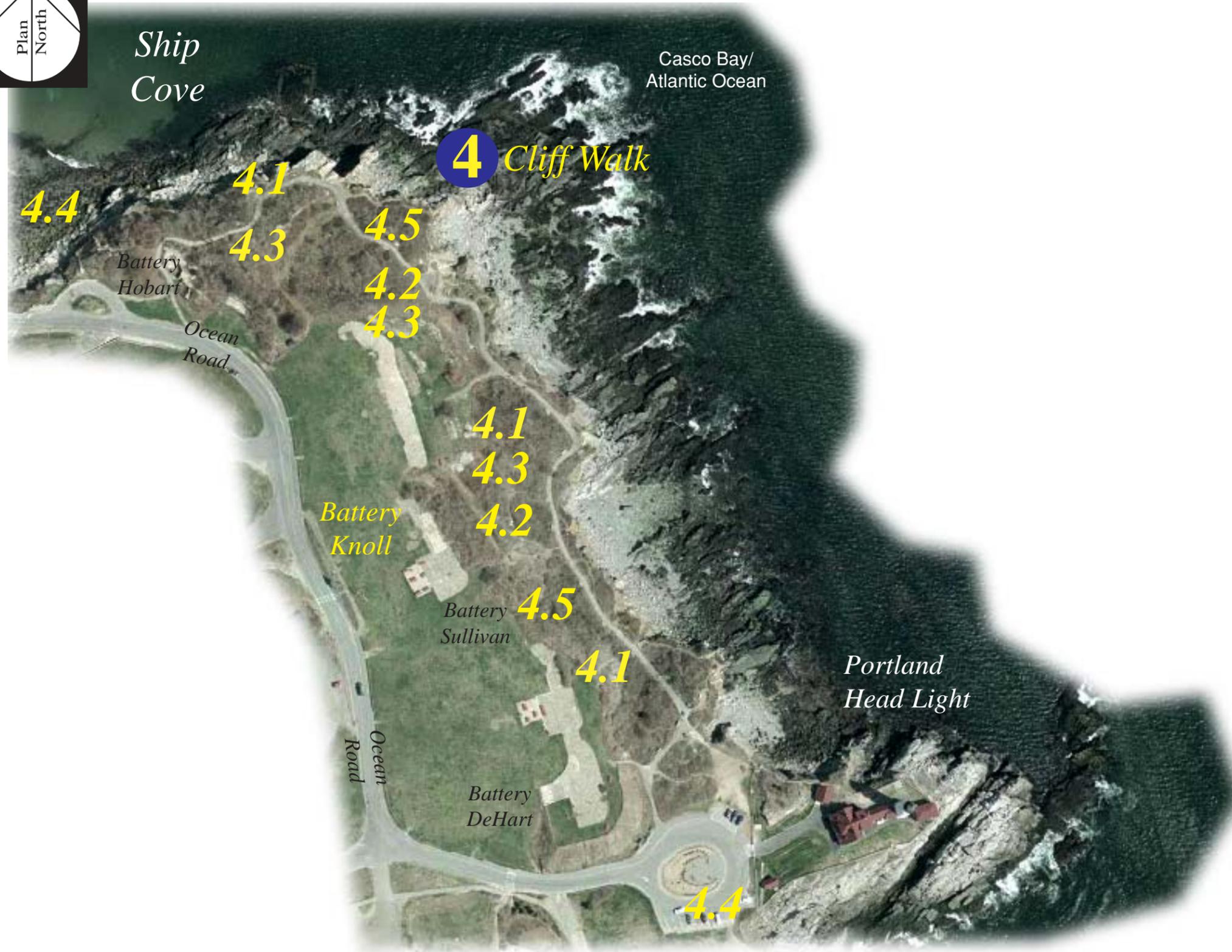
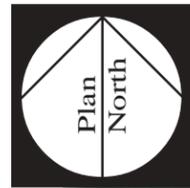
Issues and concerns identified in this area and covered under other portions of the master plan include:

- **Re: Preservation and restoration efforts at Battery Hobart and Battery Knoll Area** - Refer to “Part 2.4 – Structures”.
- **Re: Existing vegetation along seaward side of Battery Knoll** - Refer to “Part 2.6– Landscape Materials and Features”.

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PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.4 Area 4 - Cliff Walk

Key Plan

- 4.1 Existing Vegetation
- 4.2 Social Paths
- 4.3 Cliff Walk Benches
- 4.4 Cliff Walk Extension Areas
- 4.5 Cliff Walk

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*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

3.4 Area 4 - Cliff Walk

Existing Conditions Inventory



View of the Cliff Walk Trail currently extending northward from the Head Light towards Ship Cove. The Trail passes through an area of coastal shrub vegetation and offers unique and spectacular panoramic views of the Portland skyline, coast and islands in a setting of solitude. The Cliff Walk was originally established in 1998 and has become a popular destination for Park visitors and members of the Cape Elizabeth community.



Improvements to the Cliff Walk completed in 2001 included enhanced accessibility from the Head Light end of the walk, as well as landscape plantings.



View of Portland Head Light from the Cliff Walk adjacent to the parking lot and turn around.

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3.4 Area 4 - Cliff Walk - Conclusions

*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

3.4 Area 4 - Cliff Walk

Conclusions

Existing Conditions Description

- Some overgrown condition of existing vegetation limits or restricts desired views towards both seaward and inland sides of walk.
- Social paths between Trail and Battery Knoll damage vegetation and destabilize slopes and promote soil erosion.
- The success of this first portion of the Cliff Walk has fostered the desire to have it extended to other unique and desirable portions of the Park’s coastline.
- The walking surface of the Cliff Walk was constructed in 1998 and needs some period to be repaired due to intense use.
- Formworks around concrete base pads are visually unappealing.
- The areas around the bench pads have become compacted and will not support the growth of grass or low ground covers to protect grade from erosion.

Goals

- Promote safe pedestrian circulation and access.
- Protect well-being of Park ecology.
- Preserve unique experiential character of the Park.
- Protect desired scenic views.

Recommendations

General recommendations for addressing the issues and concerns identified in this area include:

- Remove wooden concrete forms and place mulch around the bench pads.
- Resurface Cliff Walk with originally specified materials as needed. The 3/4”-minus reclaimed material requires full compaction to assure durability. (The surface material has performed very well given the intensity of pedestrian traffic, coastal location, and some slopes in excess of 10-percent.)
- Selectively thin and prune existing vegetation to open and protect desired scenic views towards the sea and towards the land. But only after a thorough survey of vantage points. Maintain understory elsewhere for habitat value and erosion control.
- Prohibit private memorials or personal landscape improvements at or around benches.
- Continue to prohibit mountain bikes as they lead to erosion of the walking surface, are a danger to pedestrians and are in conflict with the serenity of this unique place.

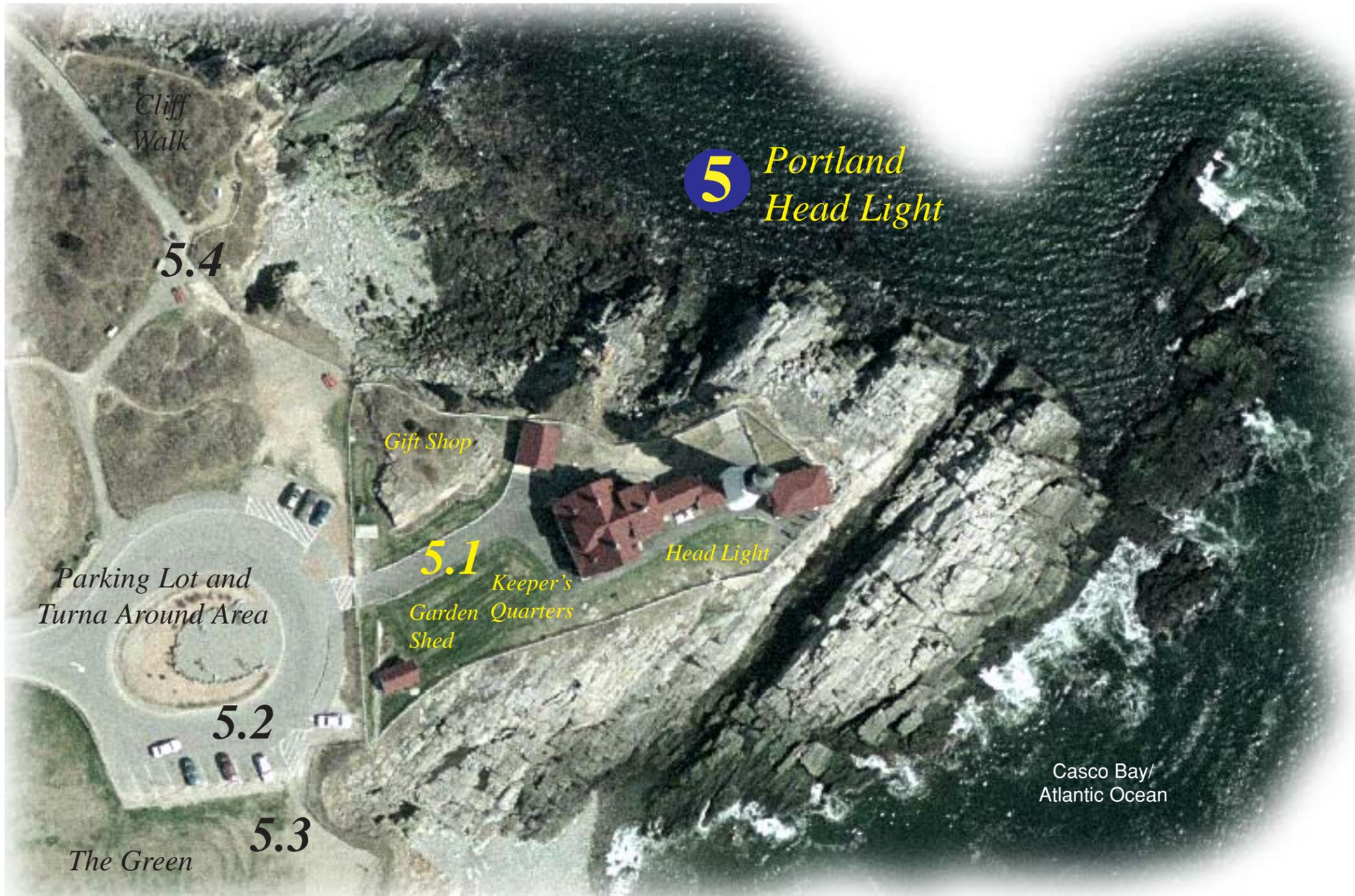
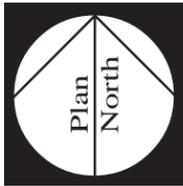
Issues and concerns identified in this area and covered under other portions of the master plan include:

- Re: **Extension of Cliff Walk Trail** - Refer to “Part 3.1 - Chapel Road and The Meadow” and “Part 3.6 - The Green and Battery Garesche”.

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PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.5 Area 5 - Portland Head Light Grounds

Key Plan

- 5.1 Head Light Grounds
- 5.2 Turn Around and Parking Area
- 5.3 Access to Portland Head Light Walk
- 5.4 Access to Cliff Walk
- 5.5 Area of Proposed Landscape Improvements and The Green

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*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

3.5 Area 5 - Portland Head Light Grounds

Existing Conditions Inventory



View of Portland Head Light from landscaped central island in turn around.



Lawn area in front of Keepers' Quarters at the Portland Head Light.



View of cliffs north of the Head Light. (Note fencing along top of cliffs at overlook to the east of the Gift Shop.)



Lawn area to the south of the Head Light.



View of south side of Head Light. (Note erosion in lawns and at overlook areas due to heavy pedestrian use.)



Overlook area on north side of Head Light. (Note extensive compaction and erosion of lawn areas due to heavy pedestrian use.)

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*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

3.5 Area 5 - Portland Head Light Grounds

Existing Conditions Inventory



The newly installed Head Light Walk provides direct access between the Central Parking Area and Battery Blair and the Head Light. (Note fencing and identified crosswalk to reduce conflicts between pedestrians and vehicles.)



Landscape elements provide visual and physical separation between pedestrian areas and parking.



Newly installed pavements at overlook areas are intended to reduce and minimize erosion in sensitive environmental areas of the Park.



A detail of pavement treatments at one of the overlooks indicates the types of treatments proposed for walkway areas around the Head Light that experience heavy pedestrian traffic.



Landscape improvements also include work on the connection to the Cliff Walk to provide improved accessibility. Similar treatments are proposed for the areas immediately around the Head Light.

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3.5 Area 5 - Portland Head Light Grounds - Conclusions

3.5 Area 5 - Portland Head Light Grounds

Conclusions

Existing Conditions Description

- Landscape improvements constructed in 2001 appear to be performing well in serving visitors' needs and their design intent.
- Newly installed irrigation lines have worked their way to the surface and should be reset to hide from view and to avoid tripping hazard.
- Town's efforts to maintain recent landscape improvements, i.e., lawn areas and plant materials appear to be thriving despite severe drought conditions recently experienced in the region and the high volume of visitors.
- Current use of metal upright and plastic chains along the outer edge of the sidewalk in the Head Light turn around/parking reflect the need for pedestrian traffic control.
- Visual appearance and condition of porto-let units and enclosures detract from visitors' experiences. Odors and accumulated debris, despite daily cleaning, and poor visual appearance indicate the possible need for alternative solutions to this Park amenity.
- Growing numbers of Park visitors results in an increased demand and potential of over use of existing facilities.

Goals

- Promote accessibility and safe pedestrian circulation.
- Preserve the integrity of this historic site.
- Provide finishes and landscape improvements to enhance visitors' experiences, and capable of enduring high number of pedestrians to this site.

Recommendations

General recommendations for addressing the issues and concerns identified in this area include:

- Complete the installation of the proposed landscape improvements at the Portland Head Light.
- Continue the use of private landscape contractor to maintain recently installed landscape improvements, i.e., lawn areas and plant materials.

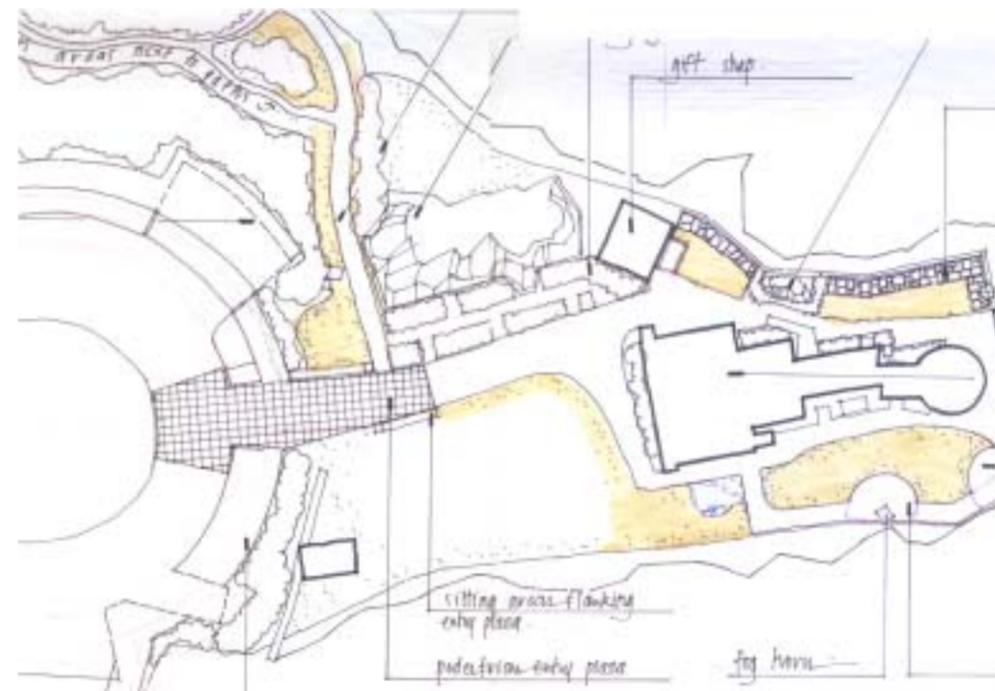
Recommendations (continued)

Design options for this area to be studied and evaluated include:

- Installation of a permanent underground watering system that will remain buried.
- Improved management / control of pedestrian circulation in the turn around/ parking area to reduce potential for conflicts between people and vehicles.

Issues and concerns identified in this area and covered under other portions of the master plan include:

- Re: **Porto-let units and enclosures** - Refer to "Part 2.3 – Utilities / Sanitation".



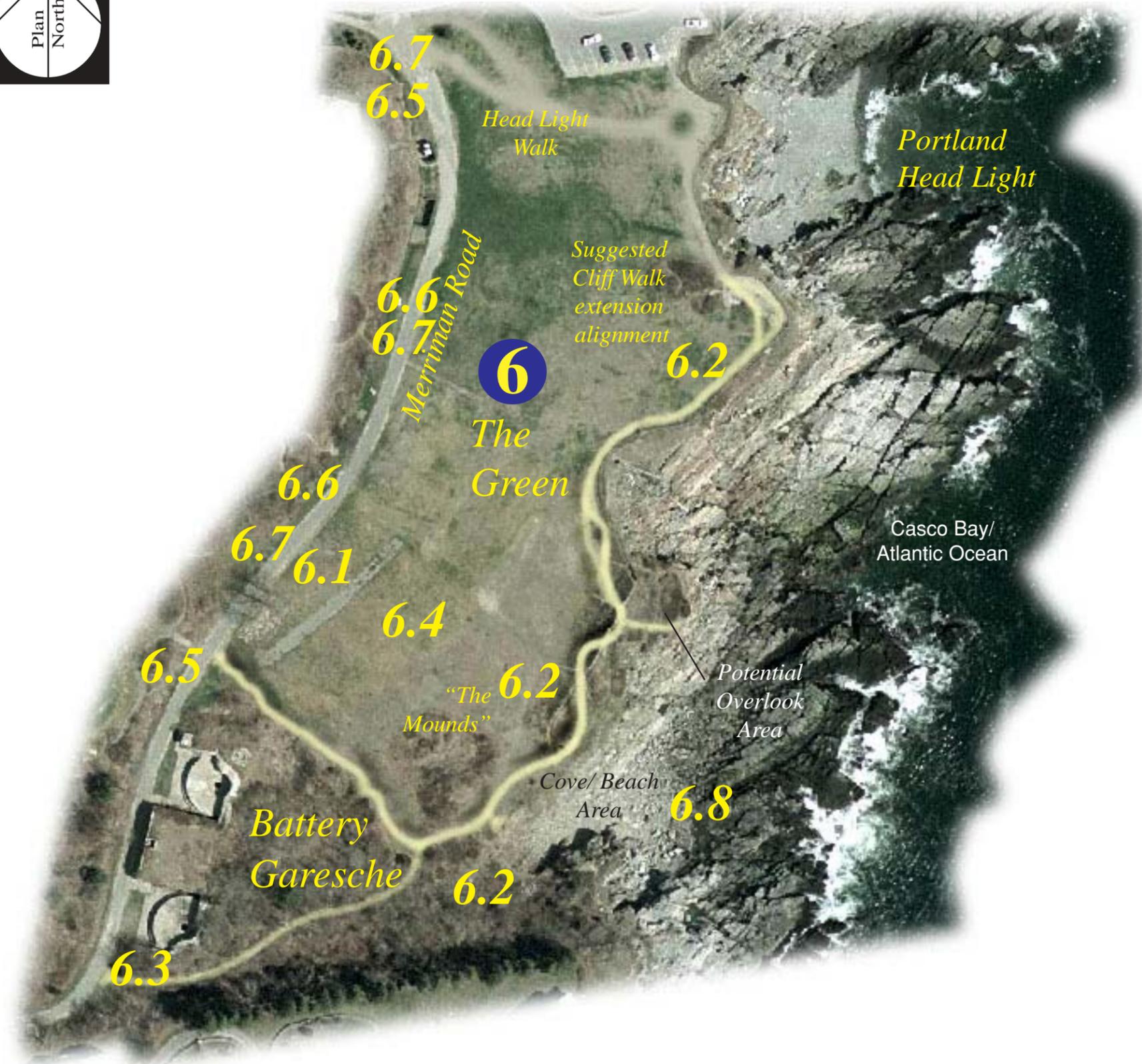
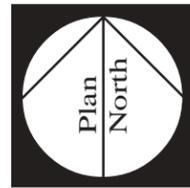
Conceptual Site Design Study of the Portland Head Light Grounds
(Prepared by Land Use Consultants, Inc. 2001)

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Land Use Consultants, Inc.



PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.6 Area 6 - The Green and Battery Garesche

Key Plan

- 6.1 Seating Area
- 6.2 Cliff Walk Extension Area
- 6.3 Battery Garesche
- 6.4 "The Mounds"
(former Firing Range)
- 6.5 Retaining Wall paralleling Merriman Road
- 6.6 Vegetation on slope above retaining wall
- 6.7 Social Paths
- 6.8 Beach Cove Area

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View across The Green to the Portland Head Light from the point marking the annual Beach-to-Beacon Road Race.



Overview of the recently installed Head Light walk connecting pedestrians from the Central Parking Area and Battery Blair Memorial to the Portland Head Light



Looking west along a section of Merriman Road at the southern edge of the Park. (Note vegetative buffer along property line to the left.)



View of the shoreline from atop The Mounds. (Note eroded pathway demonstrating use of area for access to the Beach Area at the south eastern edge of Park.)



Southerly view of The Green looking towards The Mounds above the shoreline and Battery Garesche in the background.

*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

*3.6 Area 6 - The Green and
Battery Garesche*

Existing Conditions Inventory

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*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

*3.6 Area 6 - The Green and
Battery Garesche*

Existing Conditions Inventory



View of northern gun mount in Battery Garesche as viewed from Merriman Road. Note dense vegetation beyond which screens views of the Battery from “The Green”. Greater visibility of the Battery may help to discourage vandalism.



View from Battery Garesche to Portland Head Light. Note density of rooftop landscape and volunteer shrub growth.



Top view of Battery Garesche. Note deteriorating condition of concrete, walls and impact of roof top vegetation.



View of Battery Garesche exterior wall from ground level. Note overhanging rooftop vegetation, spalling concrete, vandalized entrance gate, and graffiti painted wall. The concrete square surfacing paving pattern is the same found in front of Battery Blair.

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3.6 Area 6 - The Green and Battery Garesche - Conclusions

*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

3.6 Area 6 - The Green and Battery Garesche

Conclusions

Existing Conditions Description

- The shoreline south of Portland Head Light provides an opportunity to extend the Cliff Walk to the south end of the Park and link Battery Garesche.
- Unrestricted growth of vegetation above the wall paralleling Merriman Road may create a maintenance problem.
- The occurrence of social paths over the slopes (to the fields) above the retaining wall promotes soil erosion and increases the potential need for maintenance.
- The firing range mounds on the east edge of “The Green” provide topographic interest and opportunities for a vantage point. Past use as a firing range warrants careful investigation before disturbing soil.
- The physical condition and appearance of Battery Garesche is deteriorating. Unrestricted or compromised control of access to interior portions of the Battery has resulted in extensive damage and defacement of the ruins. The Battery’s isolated location, relative to the main portions of the Park, make it a target for vandalism and graffiti.
- Overgrowth of vegetation on top of Battery Garesche and to the north has both exacerbating the condition of the deteriorating structure, and further lead to the sense of isolation for this unique military landmark located in the far southeast corner of the Park.

Goals

- Promote accessibility and safe pedestrian circulation and recreation.
- Protect and utilize unique features in routing pedestrian trails.
- Preserve the open quality of “The Green” for passive recreation and as the finish area for the Beach to Beacon 10-K road race.
- Protect the cultural value and educational benefit of cultural resources as seen in Battery Garesche.
- Reduce or minimize maintenance costs.

Recommendations

General recommendations for addressing the issues and concerns identified in this area include:

- Maintain the open quality of “The Green”. Future reconditioning of the turf areas will help to reduce ongoing maintenance need.
- Continue to monitor condition and proliferation of social paths to prevent soil erosion above the retaining wall along Merriman Road.
- Monitor condition of existing vegetation on slope to assess possible needs for selective thinning and pruning.
- Monitor condition of existing vegetation on the south end of “The Green”. Selective clearing will open views to Battery Garesche, however, care should be exercised so as to protect the tree line and the purpose it serves in defining the perimeter of “The Green” and framing views to the north on Merriman Road.

Design options for this area to be studied and evaluated include:

- Cliff Walk Trail extension towards Battery Garesche and the southern end of the Park. Connect overlook, “The Mounds”, and beach cove to the south. Assess routes north and south of Battery Garesche with consideration for abutters to the south..

Issues and concerns identified in this area and covered under other portions of the master plan include:

- **Re: Restoration and preservation of Battery Garesche** - Refer to “Part 2.4 – Structures”.
- **Re: Educational value of Battery Garesche** - Refer to Interpretation under “Part 2.2 – Signage”.

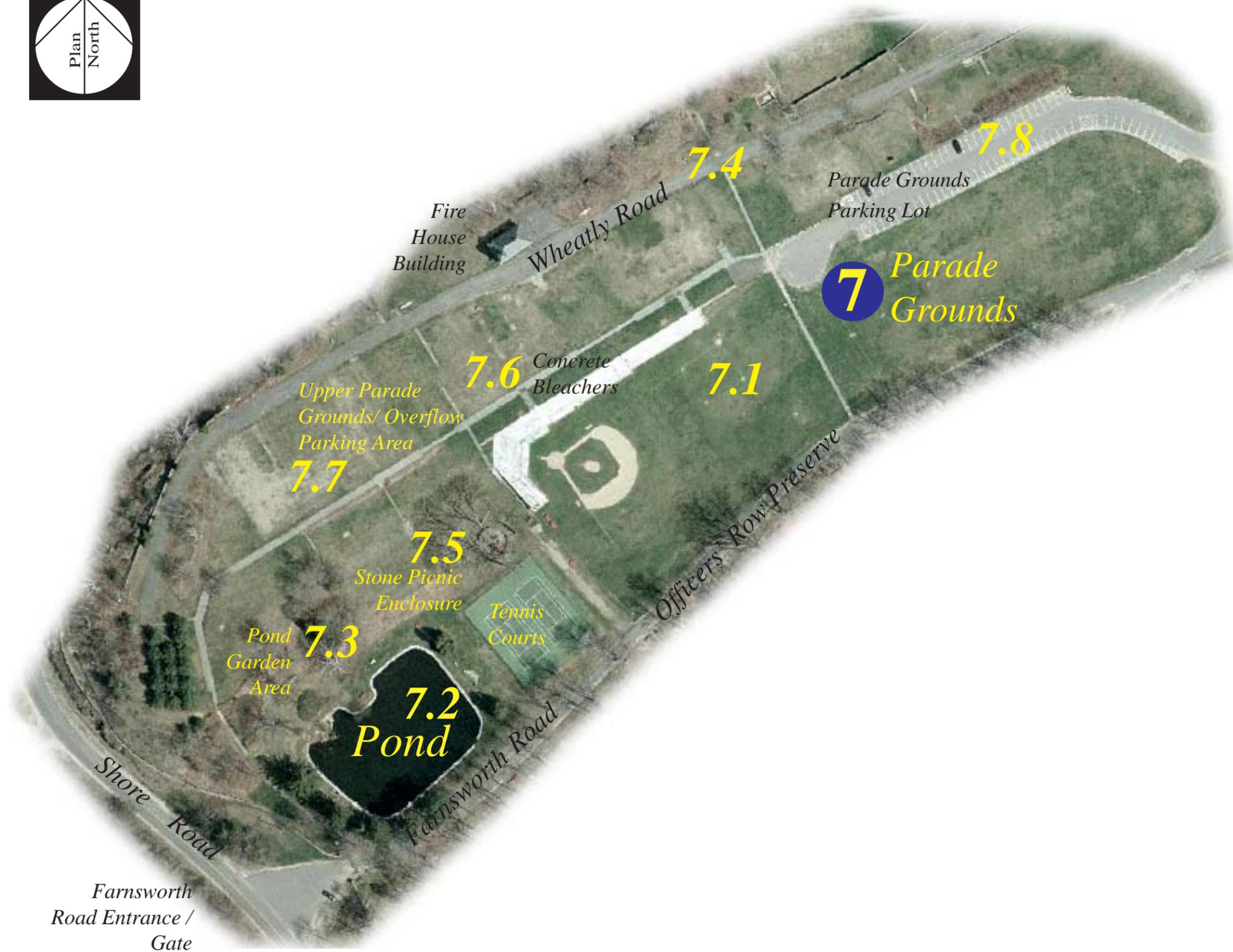
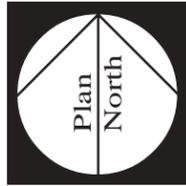
A summary of preliminary cost estimates for capital improvements described in this area includes:

Cliff Walk Trail Extension	To include:	
	- Demolition and Site Preparation	
	- Cliff Walk Trail Extension Construction 1,300 LF	
	- Overlook Construction	
	- Fence Installation	
	- Signage	
	- Landscaping	
Estimated Cost Allowance		\$60,000-\$75,000

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Farnsworth
Road Entrance /
Gate

PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.7 Area 7 - The Pond to Parade Grounds

Key Plan

- 7.1 The Parade Grounds
- 7.2 The Pond
- 7.3 Pond Garden Area
- 7.4 Wheatly Road
- 7.5 Stone Picnic Enclosure
- 7.6 Concrete Bleachers
- 7.7 Upper Parade Grounds
Overflow Parking Area
- 7.8 Parade Ground Parking Area

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*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

*3.7 Area 7 - The Pond to the
Parade Grounds*

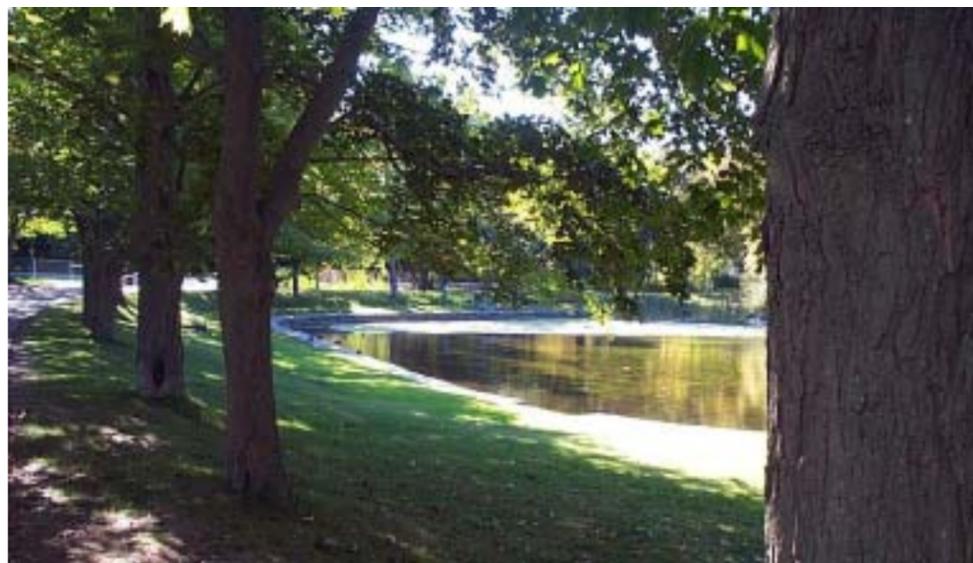
Existing Conditions Inventory



View of ball field located in the northwestern corner of the Parade Grounds with the concrete bleachers behind and the Fire Station beyond.



Winter view of the Parade Grounds looking southeasterly towards Officers' Row Preserve and Battery Knoll.



View of the Pond from Farnsworth Road. Most recent renovations to wall completed in 1998.



View across the Parade Ground looking northeasterly from the western end of the Officers' Row Preserve.

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3.7 Area 7 - The Pond to the Parade Grounds - Conclusions

*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

*3.7 Area 7 - The Pond to the
Parade Grounds*

Conclusions

Existing Conditions Description

- Condition of existing concrete bleacher indicates the need for extensive maintenance or possible alternative treatments.
- The northerly hillside and areas adjacent to the Pond areas designated for “Formalized” or ornamental landscape.
- The Pond water is susceptible to algae growth.
- Upper garden wall needs to be repaired.
- The condition of the existing bandstand is stable and good.
- The condition of the circular stone picnic enclosure is poor. Loose stones in the stonewalls and cracks in the walls and floors indicate the need for extensive repairs and maintenance.
- Compaction and erosion of ground areas beneath the mature trees along the lower edge of the Officers’ Row Preserve threatens their health and vitality.
- The width of Wheatly Road limits or restricts vehicular circulation when the Upper Parade Grounds Area is used for overflow parking.
- The tennis courts were resurfaced in 1998 and are in good condition. Users continue to park outside the Farnsworth Rd. gate when using the courts.

Goals

- Provide safe vehicular movement.
- Promote accessibility and safe pedestrian circulation and recreation.
- Preserve the well-being of Pond and adjacent forma landscaping.
- Monitor health of trees at Farnsworth Entrance and along roadway.

Recommendations

Design options for this area to be studied and evaluated include:

- Improvement of vehicle circulation on Wheatly Road during peak use times when overflow parking is needed.
- Improvement of landscape treatments in the area of the Pond and implement Phase-2 improvements.
- Monitor vigor of tree stands treatments in the area of the Pond and along Farnsworth Rd.
- Monitor “informal” parking outside Farnsworth Gate. If overused, reconfigure pavement and encourage use of Parade Ground Parking Lot for tennis courts.

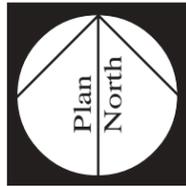
Issues and concerns identified in this area and covered under other portions of the master plan include:

- Re: **Concrete Bleachers** - Refer to “Part 2.4 - Structures”.
- Re: **Trees at lower edge of Officers’ Row Preserve** - Refer to “Part 2.6 – Landscape Materials and Features”.
- Re: **Upper garden wall** - Refer to “Part 2.6 – Landscape Materials and Features”.
- Re: **Circular stone picnic enclosure** - Refer to “Part 2.6 – Landscape Materials and Features”.

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PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.8 Area 8 - Officers' Row
(including Kitty's Point, Picnic Shelter and Field Officers' and Bachelor Officers' Quarters Buildings)

Key Plan

- 8.1 Picnic Shelter
- 8.2 Picnic Shelter Walkway
- 8.3 Playground Structure
- 8.4 Kitty's Point
- 8.5 Field Officers' Quarters
- 8.6 Bachelor Officers' Quarters
- 8.7 Proposed Playground Structure Site

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PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.8 Area 8 - Officers' Row
(including Kitty's Point, Picnic Shelter and Field Officers' and Bachelor Officers' Quarters Buildings)

Existing Conditions Inventory



View of Kitty's Point from northeast corner of Officers' Row area.



Close up of Kitty's Point marker.



Looking easterly along sidewalk at northern edge of lawn area in Officers' Row along Harrison Road.



Overview of lawn looking towards picnic shelter and playground structure at the eastern end of Officers' Row.



View of the Bandstand in the Officers' Row Preserve.



Looking westerly towards Field Officers' and Bachelor Officers' Quarters buildings.

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3.8 Area 8 - Officers' Row - Conclusions

*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

3.8 Area 8 - Officers' Row
*(including Kitty's Point, Picnic Shelter
and Field Officers' and Bachelor
Officers' Quarters Buildings)*

Conclusions

Existing Conditions Description

- Existing playground structures need extensive repair and maintenance to correct potential safety hazards. Provisions have been made to remove and replace this structure in another location.
- Existing picnic shelter is in good condition and repair.
- The walkway to the Picnic Shelter from the parking area below is steep and limits accessibility. The stability of the sloping walk is inconsistent and is subject to erosion. Accommodation for accessibility and service can be gained by vehicle along Barrette Rd. to the south.
- Condition of Kitty Point area and landmark is fair. The area's vegetation is overgrown and in need of maintenance.
- The pavement in the existing parking area below the Picnic Shelter is in need of repair and maintenance.
- The pedestrian crossing between Kitty's Point and Battery Knoll has limited visibility for cars on Ocean Road. The condition exposes pedestrians to a dangerous crossing situation.
- The condition of the porto-let units and enclosures is poor. These facilities have poor visual appearance, emit noxious odors and are severe maintenance problems.
- Visual inspection of the exterior conditions of the Field Officers' and Bachelor Officers' Quarters Buildings suggest the need for extensive maintenance and repair.

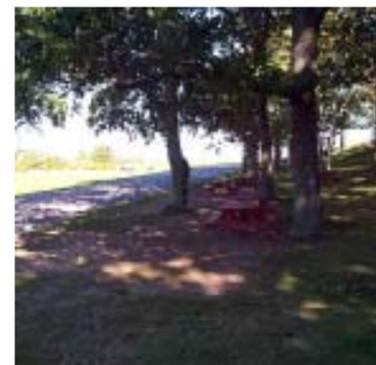
Goals

- Provide safe vehicular movement.
- Promote accessibility and safe pedestrian circulation.
- Preserve the well-being of Park ecology.
- Reduce or minimize maintenance costs.
- Protect the cultural value and educational benefits of the Park's cultural resources as seen in the Field Officers' and Bachelor Officers' Quarters Buildings.

Recommendations

Design options for this area to be studied and evaluated include:

- Study and evaluate design solutions for improving pedestrian accessibility to Picnic Shelter.
 - Study and evaluate design solutions for reducing hazard and improving safety of pedestrians crossing Ocean Road between Battery Knoll and Kitty's Point.
- Issues and concerns identified in this area and covered under other portions of the master include:
- Re: **Play Structure** - Refer to "Part 2.6 -Landscape Materials and Features".
 - Re: **Vegetation in area of Kitty's Point** - Refer to "Part 2.6 – Landscape Materials and Features".
 - Re: **Field Officers' and Bachelor Officers' Quarters Buildings** - Refer to "Part 2.4 – Structures".
 - Re: **Porto-let units and enclosures** - Refer to "Part 2.3 – Utilities / Sanitation".
 - Re: **Picnic Shelter** - Refer to "Part 2.4 –Structures".

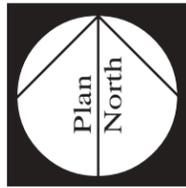


Evidence of erosion and possible root compaction within the Officers' Row Preserve

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PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.9 Area 9 - Battery Blair and Central Parking Area

Key Plan

- 9.1 Battery Blair Memorial
- 9.2 Battery Blair Memorial Entrance
- 9.3 Landscape Improvements Area
- 9.4 Central Parking Area

Rest Facilities

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PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.9 Area 9 - Battery Blair and Central Parking Area

Existing Conditions Inventory



Fort Williams interpretive signage placed at the Battery Blair Memorial. (Space is available for additional signs.)



Overview of Battery Blair Memorial with the Portland Head Light in the background. (Note gridded areas of original concrete pavement surrounding more recently installed decorative concrete pavers provided by naming donors.)



Battery Blair interpretive signage placed at the Battery Blair Memorial.



Recently installed steps and landscape materials to provide improved pedestrian access between the Memorial and the Head Light.



View of Battery Blair from the turn around area of the Central Parking Area. (Note recently installed landscape materials to define the entrance to the Memorial.)



Recently installed path materials and pavers around the entrance marker to the Battery Blair Memorial represent examples of significant landscape improvements to this area of the Park.

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3.9 Area 9 - Battery Blair and Central Parking Area - Conclusions

*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

**3.9 Area 9 - Battery Blair and
Central Parking Area**

Conclusions

Existing Conditions Description

- Recent landscape improvements appear to be performing well in serving their design intent and visitors’ needs.
- Opportunities and interest exists to expand the interpretive signage in the Battery Blair Memorial.
- Areas of concrete continue to spall from the walls around Battery Blair.
- The pavement within Battery Blair Memorial collects and retains storm water and run off when it rains or snows. This situation creates a public hazard.
- Portions of the pavement (concrete squares) within Battery Blair are uneven and promote the growth of weeds. This situation presents a safety hazard and maintenance costs and needs to be addressed.
- Parking areas in the vicinity of the public maintenance buildings are poorly defined and uneven.
- The Central Parking Area is very exposed and its appearance would be greatly enhanced if trees were planted. The poor soil conditions and exposed location present significant challenges to the success of trees planted in this area.
- Signage in the area approaching the Central Parking Area needs continued efforts to become organized and clarified.

Goals

- Promote accessibility and safe pedestrian circulation.
- Preserve the cultural value and educational benefit of the Park’s cultural resources as seen in the Battery Blair Memorial.
- Protect the public’s health and well-being.

Recommendations

Design options for this area to be studied and evaluated include:

- Correcting the drainage of the paved area within Battery Blair.
- Treatment of the concrete squares at the outer portions of Battery Blair Memorial to improve safe pedestrian movement and reduced maintenance.
- Installing additional trees in the Central Parking Area. Design plans for this area have been prepared previously and should be consulted. Poor soil conditions in the area prevented original tree plantings from thriving.
- Definition and resurfacing of the parking areas in the vicinity of the public maintenance buildings.

The Central Parking Lot surfacing should be periodically rolled to maintain surface quality. Absence of a storm drainage system in this area of the Park precludes this seasonal parking lot from being paved.

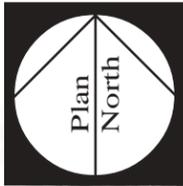
Issues and concerns identified in this area and covered under other portions of the master plan include:

- Re: **Battery Blair** - Refer to “Part 2.4 – Structures”.
- Re: **Signage at Central Parking Area** - Refer to “Part 2.2 – Signage”.
- Re: **Interpretive Signage in Battery Blair Memorial** - Refer to interpretive signage under “Part 2.2 – Signage”.

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PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS

3.10 Area 10 - Southwest Preserve

- 10.1** Successional Tree Growth
 - 10.2** Disappearing Search Light Site (approximate)
 - 10.3** Perimeter Vegetative Screen / Buffer
 - 10.4** Multipurpose Field
 - 10.5** Gun Shed
 - 10.6** Artillery Engineer Storehouse Building
 - 10.7** Militia Storehouse
 - 10.8** Garages
 - 10.9** South Gate
- - - Northerly Limit of Existing "Southern Section" FWP District per Zoning Ord. Recommended Delineation
- - - of Southwest Preserve and northerly limit of "Southern Section"

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*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

3.10 Area 10 - Southwest Preserve

Existing Conditions Inventory



View of lawn area to southwest of the Preserve.



View looking north along fence line at Shore Road with Harrison Road passing around the southwest corner of the Preserve.



Overgrown vegetation hiding remains of concrete foundations of the "Disappearing Search Light" reported to have been located in the central area of the current Preserve.



Pedestrian/ Service gate (South Gate) to southwest corner of the Park. View toward Shore Road.



Early race leaders pace through the Southwest Preserve during the 2002 Beach to Beacon 10-K Roadrace.



Stockpile and storage area located to the west of Blake Road used by community and park administration.

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3.10 Area 10 - Southwest Preserve - Conclusions

*PART 3.0
AREA SPECIFIC ISSUES AND CONCERNS*

3.10 Area 10 - Southwest Preserve

Conclusion

Existing Conditions Description

- The condition of the existing vegetation in the Southwest Preserve is overgrown and its maintenance needs should be assessed.
- Existing vegetation provides a valuable buffer between the Park and the adjacent private residences. This vegetation should be protected and maintained.
- The general location and condition of the “Disappearing Search Light” is overgrown and poorly documented.
- Pedestrian access into and through the Southwest Preserve is restricted by overgrown conditions and uneven terrain.
- The Southwest Preserve lies within a subarea of the Fort Williams Park zoning district called “Southern Section of Fort Williams Park.” Permitted uses are severely restricted within the Southern Section boundary. Playgrounds are not a permitted use.

Goals

- Promote accessibility and safe pedestrian circulation.
- Preserve the value of this area as a buffer and sanctuary.
- Preserve and enhance the cultural value and educational benefit of the Park’s resources as seen in the Disappearing Search Light site.

Recommendations

Design options for this area to be studied and evaluated include:

- Study and evaluate design options for the development of pedestrian trails / paths into the Southwest Preserve to the Disappearing Search Light site.
- Reconsider the northerly limit of the “Southern Section” to align with the Southwest Preserve. Allow playground adjacent to the Officers’ Row parking area.

Issues and concerns identified in this area and covered under other portions of the master plan include:

- **Re: Vegetation within the Southwest Preserve** - Refer to “Part 2.6 – Landscape Materials and Features”
- **Re: Vegetative buffer along the southern edge of the Park**- Refer to “Part 2.6 – Landscape Materials and Features”

A summary of preliminary cost estimates for capital improvements described in this area includes:

Southwest Preserve Trails

To include:

- Demolition and Site Preparation
- Trail Construction (~700LF)
- Signage

Estimated Cost **\$15,000-\$25,000**

**Fort
Williams
Park**

Town of Cape Elizabeth
Shore Road
Cape Elizabeth, Maine 04107



Fort Williams Park

Town of Cape Elizabeth
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Fort Williams Park

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Land Use Consultants, Inc.

Fort Williams Park

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Cape Elizabeth, Maine 04107



Land Use Consultants, Inc.

Fort Williams Park
Master Plan Update 2003
Draft revisions

3.10 Area 10 –Southwest Preserve – Conclusions

Existing Conditions Description

- The condition of the existing vegetation in the Southwest Preserve is overgrown and its maintenance needs should be assessed.

- Existing vegetation provides a valuable buffer between the Park and the adjacent private residences. This vegetation should be protected and maintained.

- The general location and condition of the “Disappearing Search Light” is overgrown and poorly documented.

- Pedestrian access into and through the Southwest Preserve is restricted by overgrown conditions and uneven terrain.

- The Southwest Preserve lies within a subarea of the Fort Williams Park zoning district called “Southern Section of Fort Williams Park.” Permitted uses are severely restricted within the Southern Section boundary. Playgrounds are not a permitted use. The Cape Elizabeth Public Works Department operates a staging area for maintenance projects in this section of the park.

Goals

- Promote accessibility and safe pedestrian circulation.

- Preserve the value of this area as a buffer and a sanctuary, reserved primarily for informal, non-intensive recreation.

- Preserve and enhance the cultural value and educational benefit of the Park’s resources as seen in the Disappearing Search Light site.

•Retain the existing area used for maintenance activities

Recommendations

Design options for this area to be studied and evaluated include:

- Study and evaluate design options for the development of pedestrian trails/paths into the Southwest Preserve to the Disappearing Search Light site.

- Reconsider the northerly limit of the “Southern Section” to align with the Southwest Preserve. Allow playground adjacent to the Officers’ Row parking area.

Issues and concerns identified in this area and covered under the other portions of the master plan include:

- Re: Vegetation within the Southwest Preserve – Refer to “part 2.6 – Landscape Materials and Features:

- Re: Vegetative buffer along the southern edge of the Park – Refer to “Part 2.6 – Landscape Materials and Features”

A summary of preliminary cost estimates for capital improvements described in this area includes:

Southwest Preserve Trails

To include:

- Demolition and Site Preparation
- Trail Construction (+ 700LF)
- Signage

Estimated Cost \$15,000-\$25,00