

Historic Preservation Board

Wednesday, July 16, 2025 at 5:00 PM
Room 24 (Ground Level of City Hall) and
Zoom.



MEMBERS

Brad Miller, Chair
Valerie Paquin-Gould, Vice Chair
Hilary Bassett
Michael Hutchins
Robert O'Brien
Brian Sosebee
Rob Whitten

The Historic Preservation Board invites the public to attend the meeting **in person or Zoom** pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Prior to the meeting, please check the Agenda Center <https://portlandme.portal.civicclerk.com> to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting.

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting. For more information on how to use zoom, please go here: <https://content.civicplus.com/api/assets/18148b5d-f26e-472f-8d2c-245db97e5c27?cache=1800>

Please click the link below to join the webinar:

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Join via audio:

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+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

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Webinar ID: 833 5984 1101

International numbers available: <https://portlandmaine-gov.zoom.us/j/kUDQ28OC>

PUBLIC COMMENT INFORMATION:

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

AGENDA:

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON JUNE 18, 2025

i. Public Hearing

Adoption of Historic Preservation Board Procedural Rules. Bassett, Hutchins, Miller, O'Brien, Paquin-Gould, Sosebee, and Whitten present.

Certificate of Appropriateness for Revisions to Rehabilitation and Interpretive Elements; 1 Bean Pot Circle (B&M Cannery Building). Bassett, Hutchins, Miller, O'Brien, Sosebee, and Whitten present. Paquin-Gould recused.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 18, 2025

i. Adoption of Historic Preservation Board procedural rules. The Board voted unanimously to approve the rules as drafted.

Election of Vice Chair Pro Tempore; The Board voted 6 in favor, 1 recused to elect Member Bassett as Vice Chair Pro Tempore with the recusal of Vice Chair Paquin-Gould.

Certificate of Appropriateness for Revisions to Rehabilitation and Interpretive Elements; 1 BEAN POT CIRCLE (B&M CANNERY BUILDING); Northeastern University, Applicant. Plan Number: HPBR-002723-2023. The Board voted 6 in favor, 1 recused to approve the revisions with conditions.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

i. Review of Addition; 710 Stevens Avenue (All Souls Universalist Church); University of New England, Applicant. Plan Number: HP-00005-2025.

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: July 11, 2025
RE: 710 Stevens Avenue – PUBLIC HEARING – Addition
PROJECT ID: HP-00005-2025
MEETING: July 16, 2025

Owner: University of New England, Represented by Steven Duhaime
Architect: John Turk, Turk Architecture
Lita Semrau, Port City Architecture

A sign announcing the Historic Preservation Board's meeting on July 16, 2025 was posted at the property on July 3, 2025, and 26 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Remove existing non-historic rear addition and associated decks.

Construct a new addition at the rear of the former church building to provide a new ADA-compliant accessible entrance to the building.

Dimensions:

Overall Height: ~34 feet
Footprint: ~26 feet x 27 feet

Material Specifications:

Foundation	Brick and cast stone over concrete
Siding	Board and Batten vertical siding and metal
Trim	Metal
Roofing	Asphalt
Windows	Composite
Doors	Composite

SUMMARY OF HISTORIC CONTEXT

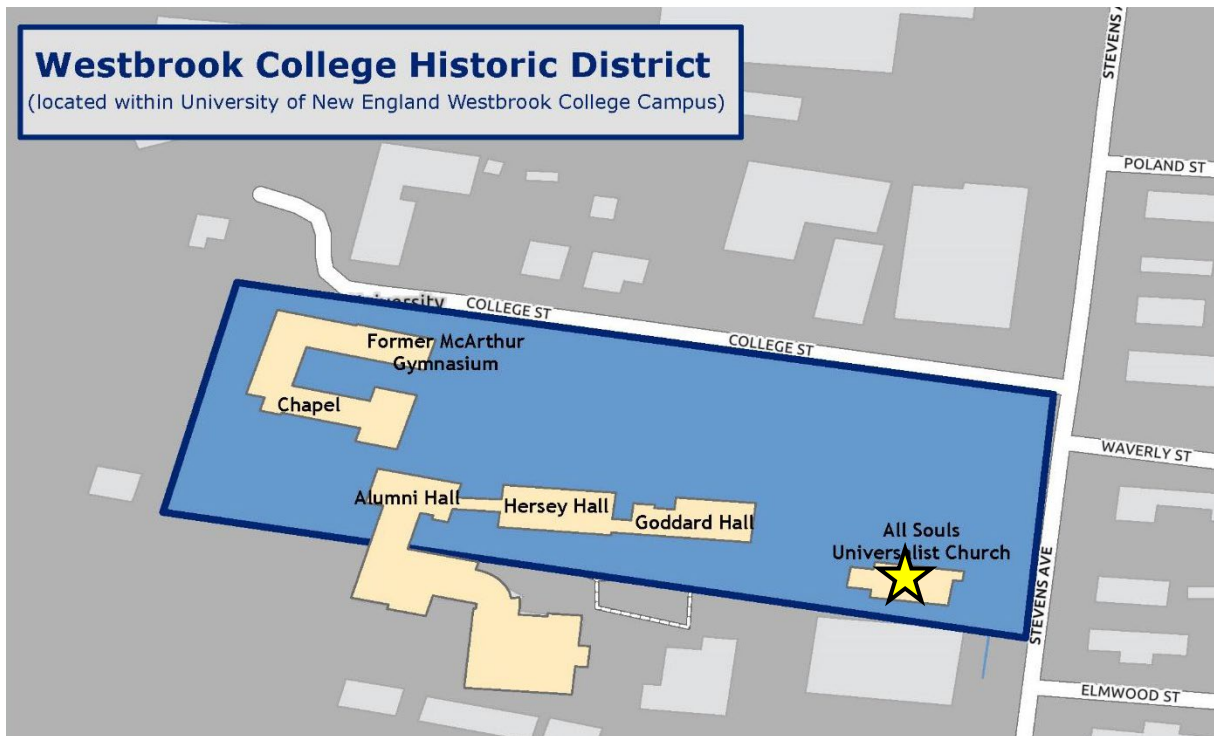


Figure 1: Map of Westbrook College Historic District showing location of 710 Stevens Avenue with star.

All Souls Universalist Church was constructed around 1868 and is classified as a landmark within the Westbrook College Historic District. The structure was designed by local architect Francis Fassett in the Carpenter Gothic revival style. The building features many typical Gothic Revival characteristics including a steeply pitched gabled roof, lower aisle roofs, decorative clerestory windows, pointed arch windows and doors with hood moldings, elaborate tracery windows, and a tall corner steeple which features complex buttressing. The building is constructed primarily of wood and is clad in board and batten vertical siding. These design characteristics are typical of buildings constructed in the Carpenter Gothic revival style in particular. This style was popular throughout New England in the mid-nineteenth century, but fine extant examples of the style are somewhat rare.

The church was transferred to the Westbrook Seminary (now the University of New England) in 1971 and has since served as a library and most recently as an auditorium. In the 1980s, the small apse at the rear of the church was subsumed by the larger addition and decks that are extant today. The addition was constructed using details to match the primary church structure, including a number of faux-historical elements such as the elaborate Gothic Revival railing around the rear decks. The present addition obscures the original form of the apse and gives an impression that the current rear addition may be original to the building.

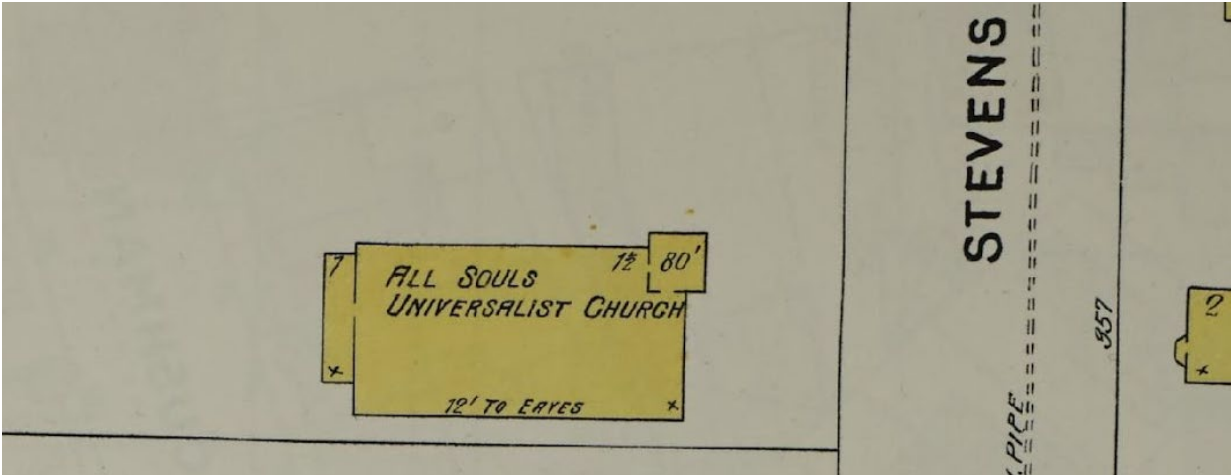


Figure 2: Excerpt from the 1896 Sanborn Fire Insurance Maps showing the footprint of All Souls Universalist Church, including the rear apse.



Figure 3: 1929 photograph of All Souls Universalist Church showing the rear apse projection. From the UNE Westbrook College History Collection.

Additional information on the Westbrook College Historic District can be found on the city website: <https://www.portlandmaine.gov/1548/Historic-Designations>

STAFF COMMENTS

The University of New England is proposing to convert the former All Soul's Universalist Church from an auditorium into a student commons. The applicant is proposing to remove an existing non-historic addition at the rear of the property to construct a new, modern addition which would incorporate an improved accessible entrance and allow for the planned changes to the interior programming of the former church. The applicant had previously worked with Historic Preservation staff to administratively approve a program of repairs and restoration at the exterior of the sanctuary.

One significant item that arose during staff review of the proposed addition was the historic presence of a rear apse that projected outside of the primary volume of the sanctuary. This detail was identified through the review of historic images and Sanborn maps. The apse is still extant at the interior of the building, and this led staff and the applicant to understand that the roof of the 1980s addition was likely an extension of the apse roof and that the apse was subsumed by the addition. Staff therefore encouraged the applicant to consider whether the historic form and depth of the apse should be respected in the design of the new addition. The applicant then proposed having the new addition match the roofline and width of the existing addition and apse, but with a differentiated exterior siding treatment to demarcate the areas of new construction.

The scale and placement of the proposed addition are generally very sensitive to the historic structure, being smaller in volume than the sanctuary, and matching the volume of the apse. The addition is proposed at the rear façade, which was already impacted by the construction of the existing addition, meaning that no other historic materials or details need to be compromised to construct the new addition. The proposed addition would be clearly differentiated from the historic structure through the use of a metal-clad structural wood frame and extensive glazing, with the one exception being the portion of the addition that is the same volume as the historic apse. In that area the siding would be new board and batten wood siding to match the historic structure. The roof form of the addition would largely follow that of the existing addition which emulates the multi-slope roof form of the main sanctuary roofs.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Subsection 16.6.3 - Standards for review of alterations to contributing properties:

Standard A. Compatible use	
When the use of a property is being changed, every reasonable effort shall be made to minimize the alteration of the character-defining features of the building, structure, object, or site.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to change the use of the existing structure from an auditorium to a student common. As in the previous changes from the use of the structure for religious worship to a library and auditorium, the new use would take advantage of the building's expansive interior volume and large windows, and therefore would require no changes to the three primary facades.

Standard B. Retain historic features	
The distinguishing original qualities or character of the building, structure, object, or site shall be retained and preserved. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
	Not applicable.

Standard C. Historical accuracy	
The building, structure, object, or site shall be recognized as a product of its own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall not be undertaken.	
Standard Met?	Staff Comments
Yes	The proposed addition would utilize the historic roof form and a historic siding material to represent the volume of the historic apse, and differentiate it from the proposed addition.

Standard D. Acquired significance	
Changes which may have taken place in the course of time are evidence of the history and development of the building, structure, object, or site. Changes that have acquired significance in their own right shall be retained and preserved.	
Standard Met?	Staff Comments
	Not applicable.

Standard E. Distinctive features	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize the building, structure, object, or site shall be retained and preserved.	
Standard Met?	Staff Comments
	Not applicable.

Standard F. Repair rather than replace	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence.	
Standard Met?	Staff Comments
	Not applicable.

Standard G. Surface cleaning	
The surface cleaning of the building, structure, or object, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
	Not applicable.

Standard H. Archaeological resources	
Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.	
Standard Met?	Staff Comments
	Not applicable.

Standard I. Differentiation and contemporary design	
Alterations and additions shall not destroy the character-defining features of the building, structure, object, or site. New work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the building, structure, object, or site. Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not destroy significant materials or features that characterize the building, structure, object, or site.	
Standard Met?	Staff Comments
Yes	The proposed addition would not require the removal of any historic character-defining features. The new addition would be constructed from a metal-wrapped structural wood frame infilled with modern glazing which would differentiate the addition from the volume of the historic apse and the historic sanctuary.

Standard J. Reversibility	
Wherever possible, new additions or alterations to the building, structure, object, or site shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.	
Standard Met?	Staff Comments
Yes	The proposed addition would not impact any portions of the existing structure beyond those which have already been impacted by the construction of the existing condition. This means that the proposed addition could be easily reversed without causing additional destruction of historic materials.

Subsection 16.6.4 - Standards for review of additions and new construction:

Standard A. Scale and form	
<u>1. Height</u> The height of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The proposed addition would be shorter than the height of the sanctuary and the same height as the historic apse, creating a compatible relationship with the apse, and a respectfully subordinate relationship with the sanctuary.

<u>2. Width</u> The width of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The proposed addition would be narrower than the width of the sanctuary and the same width as the historic apse, creating a compatible relationship with the apse, and a respectfully subordinate relationship with the sanctuary.
<u>3. Proportion of principal facades</u> The relationship of the width to the height of the principal facades shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The proportions of the proposed addition would be the same as the proportions of the facades of the historic rear apse.
<u>4. Roof shape</u> The roof shape of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The roof shape of the proposed addition would be the same as the roof shape of the facades of the historic rear apse, which also emulates the multi-sloped roof of the sanctuary.
<u>5. Scale</u> The size and mass of the addition or new construction in relation to open spaces, windows, doors, porches, and balconies shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The scale of the proposed addition would be comparable to the scale of the historic apse, which is smaller than the primary volume of the sanctuary.

Standard B. Composition of principle facades	
<u>1. Proportion of openings</u> The relationship of the width to height of windows and doors shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	The proposed addition would have a variety of window proportions; however, the majority of windows, including the largest window would have vertical proportions that relate to the vertically-oriented windows of the historic sanctuary. The largest windows on the side elevations would generally align with the sills and peaks of the windows along the aisles of the sanctuary.

<u>2. Rhythm of solids to voids</u> The relationship of solids to voids in the principal facades shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	The proposed addition would include significantly more glazing than the historic sanctuary which is more solid wall than window. However, the glazing would maintain a rhythm of groups of vertically-oriented windows broken up by vertical structural elements. Additionally, the proposed addition would be located at the rear of the building, which is not a primary façade. Typically, additional design flexibility is allowed at secondary and rear facades.
<u>3. Rhythm of entrances, porches, and other projections or recesses</u> The relationship of entrances, porches, and other projections or recesses to sidewalks shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
	Not applicable.
<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the principal facades shall be visually compatible with the predominant materials used on the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	The proposed addition would be clad in an asphalt shingle roof to match the historic building. The walls would be a metal-wrapped wood frame over a brick base. The brick would match the restored foundation of the historic structure, while the smooth texture of the metal siding would generally be compatible with the smooth finish of the painted wood board and batten siding. Additionally, the vertical mullions and framing elements of the addition would relate to the vertical board and batten siding.

Standard C. Relationship to street	
<u>1. Walls of continuity</u> Facades and site features, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the context, form cohesive walls of enclosure along the street to ensure visual compatibility with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
	Not applicable.

<u>2. Rhythm and spacing along streets</u> The relationship of the addition or new construction to the open space between it and adjacent buildings, structures, objects, or sites shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
	Not applicable.
<u>3. Directional expression of principal facades</u> The addition or new construction shall be visually compatible with the directional character of the contributing buildings, structures, objects, and sites of the historic designation, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
Yes	The historic structure features a largely vertical expression, accentuated by the windows, siding, and overall proportions of the building. The structure is accentuated by prominent horizontal datums such as the water table and cornices, producing multi-directional facades. The proposed addition would also use a combination of primarily vertical elements broken up with strong horizontal lines at the foundation and eaves.
<u>4. Streetscape and pedestrian improvements</u> Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to any addition or new construction shall not be incongruous with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	The only streetscape and pedestrian improvements that are proposed are for the reconfiguration of several existing walkways within the site. The proposal would involve eliminating several walkways to create a simplified circulation pattern that would restore more of the open lawn of the historic site.

MOTION FOR CONSIDERATION

I move to APPROVE application HP-00005-2025 for an addition at 710 Stevens Avenue on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets subsections 16.6.3 standards for review of alterations to contributing properties & 16.6.4 standards for review of additions and new construction.

ATTACHMENTS

1. Cover Letter
2. Images
3. Drawings
4. Product Cut Sheets
5. 710 Stevens Avenue Property Description

TURK architecture

6 June 2025

Evan Schueckler eschueckler@portlandmaine.gov
Historic Preservation Program Manager
City of Portland
389 Congress Street
Portland, ME 04101

Re: University of New England, Ludcke Auditorium Exterior Restoration

Mr. Schueckler,

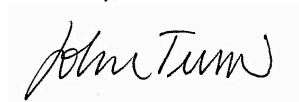
The University of New England is pleased to submit this application for the comprehensive rehabilitation of the c. 1867 Francis Fassett designed Universalist Church, currently known as UNE's Ludcke Auditorium. The landmark structure is currently being programmed to become a café and bookstore at its Main Level with classrooms and mechanical spaces at its Lower Level.

The proposed work is illustrated in the attached set of design development level drawings and includes the removal of the 1980's era rear addition to make way for a code compliant, accessible entry including an elevator to each level. The massing of the addition directly relates to the historic roofline of the Apse, yet is articulated with modern, glass window walls and flat-seam, zinc siding skinning its mass-timber frame. The memory of the historic Apse will be expressed with a traditional board and batten siding treatment spanning its original six-foot depth. To obtain proper ADA access, the floor elevation of the addition is placed at a half-level between the historic Main Level and Lower Level. This allows for the grade to be "shaved down" and reconfigured to its original contours pre-1980's. In addition, all shrubs abutting the building and three large trees obscuring the front of the building will be removed, allowing the structure to be visible from Stevens Avenue and the historic campus green. In addition, the overhead electric feed will be buried, returning the character of the site to a more pastoral setting with simple, logical pathways and green lawn extending directly to the building's brick base.

Once a Certificate of Appropriateness is obtained, UNE plans to proceed with remaining permitting and begin construction this fall. To facilitate scheduling, we hope to secure a hearing date for July 16. The college, builders and design team are thrilled to see the adaptive reuse of this significant historic resource and look forward to discussing the project with the Board.

Please let me know if you have any questions or require additional information.

Sincerely,



John Turk, AIA

63 washburn avenue
portland, me 04101
207.761.9662
turk-architecture.com

CITY OF PORTLAND
Planning & Urban Development Department

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

Know all Men by these Presents,

That UNIVERSALIST CHURCH OF PORTLAND, a corporation organized and existing under the laws of the State of Maine and located at Portland in the County of Cumberland and State of Maine,

in consideration of ONE DOLLAR (\$1.00) and other valuable consideration

paid by WESTBROOK COLLEGE, a corporation organized and existing under the laws of the State of Maine and located at said Portland,

the receipt whereof it does ~~not~~ hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said

WESTBROOK COLLEGE, its successors

~~hereby~~ and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Stevens Avenue in said Portland and bounded and described as follows:

Beginning on the northwesterly side of said Stevens Avenue on the line which was the former division between land of the Grantee herein from land of Cordelia S. Pierce; thence running northwesterly along said dividing line one hundred twenty (120) feet to a stake; thence running northeasterly on a line parallel with said street sixty (60) feet to a stake; thence running southeasterly on a line parallel with first named line about one hundred twenty (120) feet to said street; thence southwesterly by said street sixty (60) feet to the point of beginning. Being the same lot on which a church or meeting house has been erected.

Also a certain small strip of land on the westerly side of Stevens Avenue in said Portland and bounded and described as follows:

Beginning on said westerly side of Stevens Avenue at the northeasterly corner of the lot of land conveyed by Westbrook Seminary to All Souls Church Parish by deed dated October 27, 1917 and recorded in Cumberland County Registry of Deeds in Book 1047, Page 89; thence by land of said Church on a course of North sixty-five degrees eight minutes West (N 65° 08' W) one hundred twenty (120) feet to the northwesterly corner of said Church lot; thence on a line parallel to said westerly line of Stevens Avenue and on a course of North twenty-one degrees fifty-six minutes East (N 21° 56' E) two (2) feet to a point and other land of the Grantee herein; thence by land of said Grantee on a course of South sixty-five degrees eight minutes East (S 65° 08' E) one hundred twenty (120) feet to said westerly side of Stevens Avenue; thence by said westerly side of Stevens Avenue on a course of South twenty-one degrees fifty-six minutes West (S 21° 56' W) two (2) feet to the point of beginning.

Also another certain lot or parcel of land situated in said Portland and bounded and described as follows:

Beginning at the northwesterly corner of the lot of land conveyed by Westbrook Seminary to All Souls Church Parish by deed dated October 27, 1917 and recorded in said Registry of Deeds in Book 1047, Page 89, said point being distant one hundred twenty (120) feet from the westerly side of Stevens Avenue; thence by land of the Grantor herein, being the first parcel hereinabove described, on a course of South twenty-one degrees fifty-six minutes West (S 21° 56' W) sixty (60) feet to other land formerly of the Grantor herein now of the Grantee herein; thence by said land of the Grantee on a course of North sixty-five degrees eight

minutes West (N 65° 08' W) twenty-five (25) feet to a stake; thence by other land of the Grantee herein and parallel to said westerly line of Stevens Avenue on a course of North twenty-one degrees fifty-six minutes East (N 21° 56' E) sixty-two (62) feet to an iron stake; thence by other land of the Grantee herein on a course of South sixty-five degrees eight minutes East (S 65° 08' E) twenty-five (25) feet to the northwesterly corner of the lot of land next hereinabove described and conveyed and on a course of South twenty-one degrees fifty-six minutes West (S 21° 56' W) two (2) feet to the point of beginning.

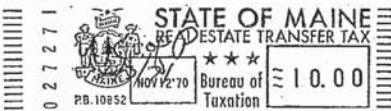
Said above courses are magnetic and of the date of 1935.

The first parcel hereinabove described is the same conveyed by Westbrook Seminary to All Souls Church Parish by deed dated October 27, 1917 and recorded in said Registry of Deeds in Book 1047, Page 89.

The last two parcels hereinabove described are the same premises conveyed by Westbrook Seminary and Junior College to All Souls Universalist Church of Portland, Maine by deed dated February 8, 1940 and recorded in said Registry of Deeds in Book 1598, Page 258. See also Agreement of Consolidation recorded in said Registry of Deeds in Corporation Book 87, Page 201.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to it the said

WESTBROOK COLLEGE, its successors

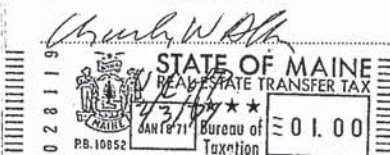


herein and assigns forever.

In Witness Whereof, the said UNIVERSALIST CHURCH OF PORTLAND has caused its corporate name to be signed and its corporate seal to be affixed by Willard P. Gray its President, thereunto duly authorized

joining in this deed as Grantor, and relinquishing and conveying right by descent and all other rights in the above described premises, have hereunto set hand and seal this 29th day of January in the year of our Lord one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered in presence of



State of Maine,
Cumberland

UNIVERSALIST CHURCH OF PORTLAND

By *Willard P. Gray*
Its President

January 29 1971

Personally appeared the above named *Willard P. Gray*, President, of said Grantor Corporation and acknowledged the above instrument to be his free act and deed, in his said capacity, and the free act and deed of said Grantor Corporation.

Before me, *Charles W. [Signature]*
Justice of the Peace.

FEB 3 1971
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 4 H 30 M P. M. and recorded in
BOOK 3159 PAGE 214

UNE Ludcke Auditorium Restoration

- c. 1867 Universalist Church, Westbrook Seminary
- c. 1883 All Souls Church
- c. 1943 Messiah – All Souls Universalist Church
- c. 1970 Westbrook College, Library-in-a-Church
- c. 1986 Eleanor deWolfe Ludcke (class of 1926) Auditorium

University of New England, Portland Campus

Historic Preservation Application

February 14, 2025



Lita Semrau, NCARB
Port City Architecture
Portcityarch.com

john turk, aia
TURK architecture
turk-architecture.com



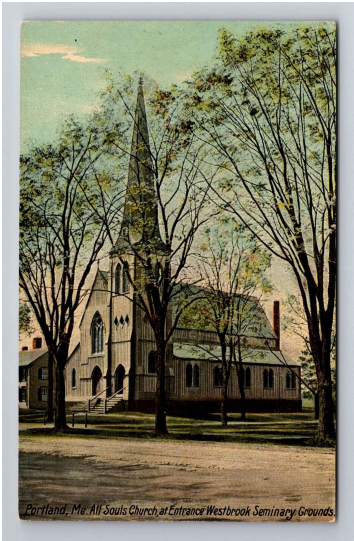
Francis Fassett Designed Church



c. 1868 Universalist Church at Westbrook Seminary



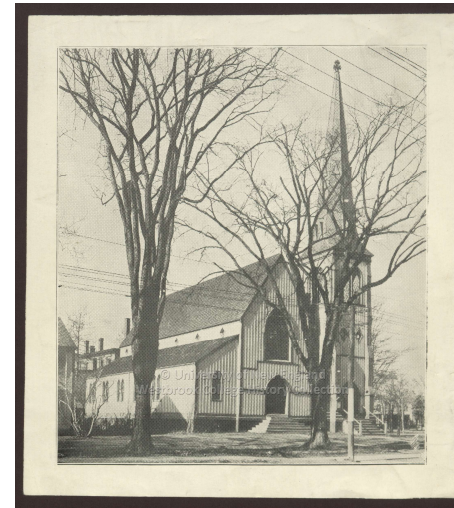
Iterations of Building Use



c. 1868 Universalist Church



c. 1929 All Souls Church



c. 1943 Messiah—Universalists



c. 1970 Westbrook College – Library-in-a-Church



2023 UNE Ludcke Auditorium

UNE Ludcke Auditorium Context Images



UNE Ludcke Auditorium Context Images



UNE Ludcke Auditorium Context Images



UNE Ludcke Auditorium Existing Conditions



UNE Ludcke Auditorium Existing Conditions



UNE Ludcke Auditorium Existing Conditions



UNE Ludcke Auditorium Existing Conditions



UNE Ludcke Auditorium Existing Conditions



Window and Electrical to be Removed From SE Front Facade

UNE Ludcke Auditorium Existing Conditions



Front Tower Bottom Left Buttress



Front Tower Bottom Right Buttress



UNE Ludcke Auditorium Existing Conditions



Front Tower Facade



South Facing Louvers and Eave at Tower



UNE Ludcke Auditorium Existing Conditions



Image Showing Typical Buttress Condition



UNE Ludcke Auditorium Existing Conditions



Tower Frieze Closeup



UNE Ludcke Auditorium Existing Conditions



Spring Line at Tower Door



Entry Threshold to be Reworked



UNE Ludcke Auditorium Existing Conditions



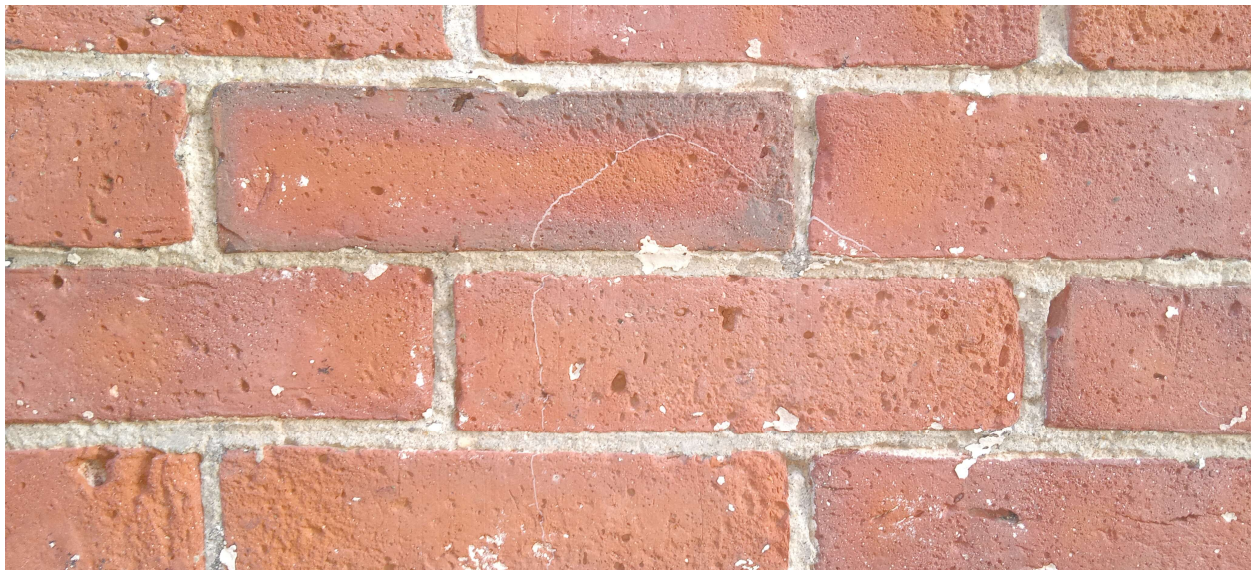
Previously Painted Brick Base



UNE Ludcke Auditorium Existing Conditions



Typical Brick Base



Eroded and Pitted Brick Showing Color and Hints of Flash



UNIVERSITY OF NEW ENGLAND

Ludcke Commons Rehabilitation Project

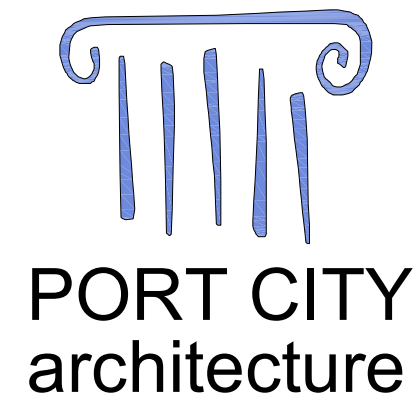


Image: 1868 Universalist Church on Stevens Plains at Westbrook Seminary

710 Stevens Avenue
Portland, Maine 04103

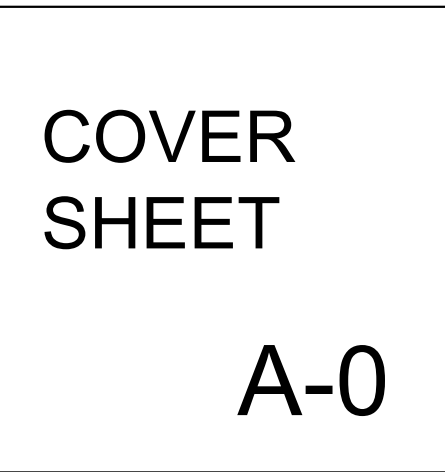
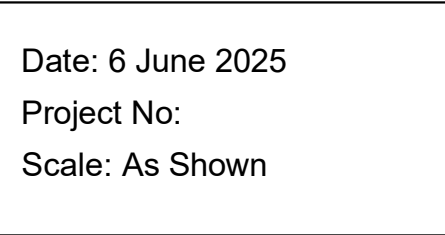
HISTORIC PRESERVATION REVIEW

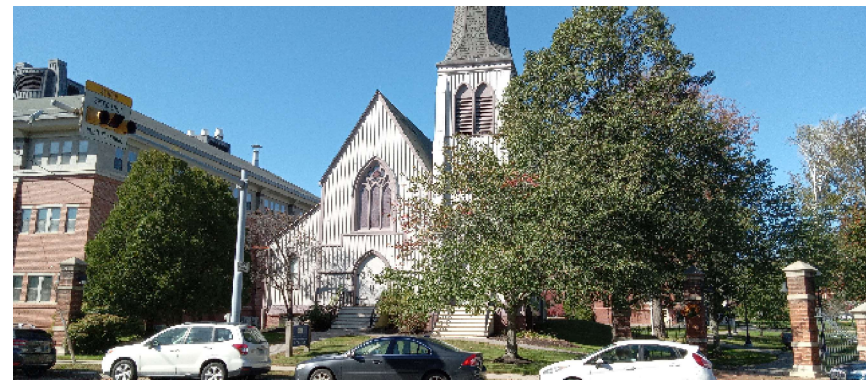
HISTORIC PRESERVATION APPLICATION - 6 JUNE 2025



Drawing List

- C-1 Existing Site Plan
- C-2 Modified Site Plan
- E-1 Existing North Elevation (facing Campus Green)
- E-2 Existing West & East Entry Elevations
- E-3 Existing West Elevation (facing Pharmacy)
- A-1 Main Level Floor Plan with Addition
- A-2 New Addition West Elevation & Building Section
- A-3 New Addition Building Sections
- A-4 North Elevation with Addition
- A-5 South Elevation with Addition
- A-6 Plan Details at Addition
- A-7 Plan and Section Details at Addition





1 PHOTO FROM ACROSS STEVENS AVENUE LOOKING WEST - SCHOOL OF PHARMACY TO THE LEFT



2 PHOTO FROM ACROSS STEVENS AVENUE LOOKING NORTHWEST



3 PHOTO FROM SIDEWALK SHOWING FRONT LAWN AND PRIMARY ENTRIES



4 PHOTO FROM SIDEWALK LOOKING SOUTHWEST AND SHOWING ENTRY TO CAMPUS GREEN



5 PHOTO FROM CAMPUS GREEN LOOKING SOUTH AND SHOWING REAR 1986 ADDITION



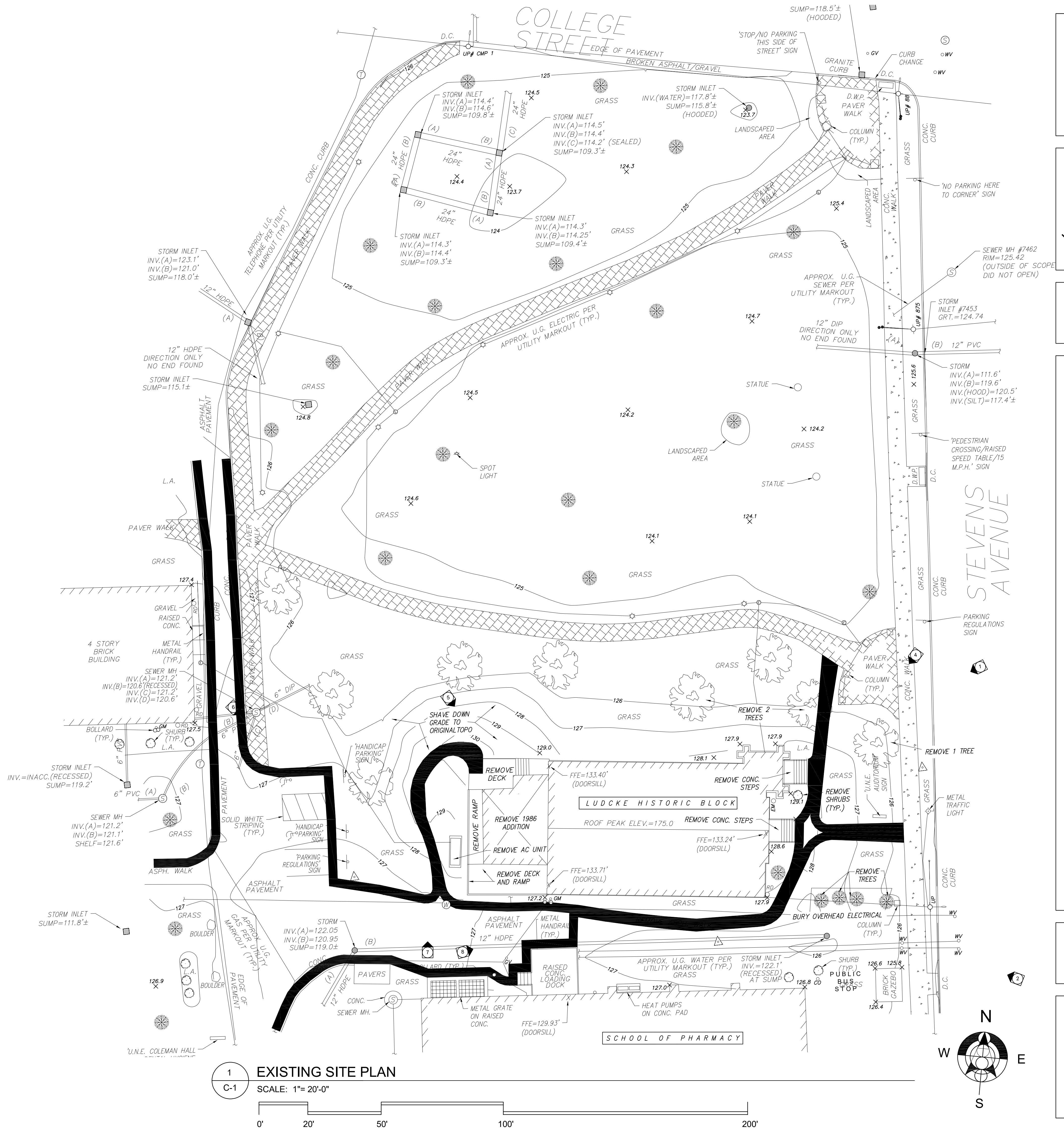
6 PHOTO FROM REAR DRIVE LOOKING EAST - SCHOOL OF PHARMACY TO THE RIGHT



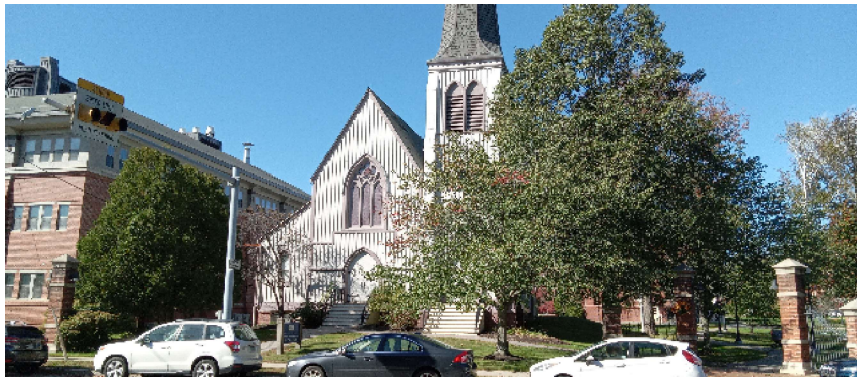
7 PHOTO FROM ALLEYWAY BETWEEN LUDCKE AND PHARMACY - CAMPUS GREEN BEYOND



8 PHOTO FROM ALLEYWAY BETWEEN LUDCKE AND PHARMACY LOOKING EAST



1 EXISTING SITE PLAN
SCALE: 1"= 20'-0"



1 PHOTO FROM ACROSS STEVENS AVENUE LOOKING WEST - SCHOOL OF PHARMACY TO THE LEFT



2 PHOTO FROM ACROSS STEVENS AVENUE LOOKING NORTHWEST



3 PHOTO FROM SIDEWALK SHOWING FRONT LAWN AND PRIMARY ENTRIES



4 PHOTO FROM SIDEWALK LOOKING SOUTHWEST AND SHOWING ENTRY TO CAMPUS GREEN



5 PHOTO FROM CAMPUS GREEN LOOKING SOUTH AND SHOWING REAR 1988 ADDITION



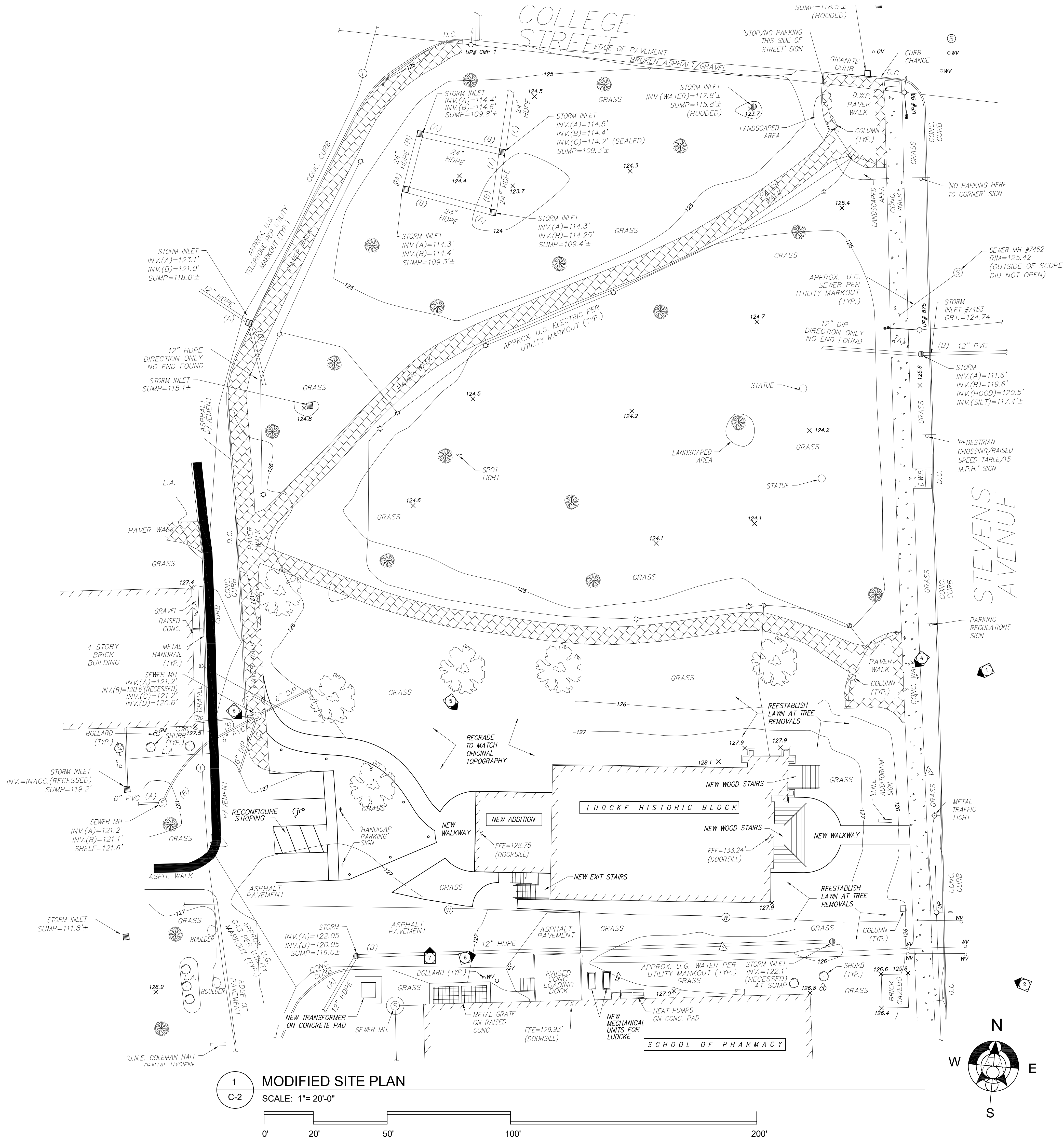
6 PHOTO FROM REAR DRIVE LOOKING EAST - SCHOOL OF PHARMACY TO THE RIGHT



7 PHOTO FROM ALLEYWAY BETWEEN LUDCKE AND PHARMACY - CAMPUS GREEN BEYOND



8 PHOTO FROM ALLEYWAY BETWEEN LUDCKE AND PHARMACY LOOKING EAST



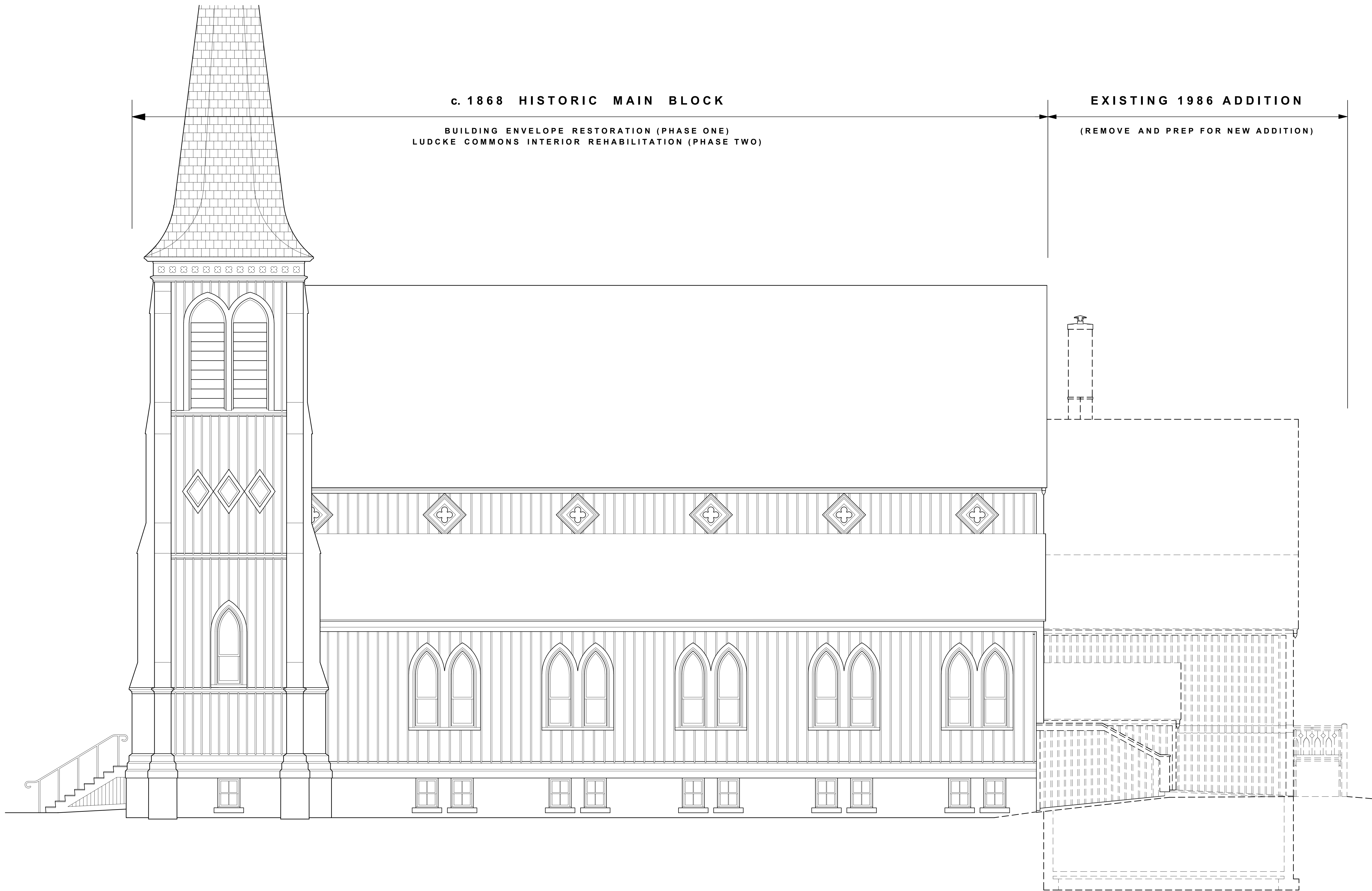
Historic Preservation
PROGRESS SET
for Review

TURK
architecture

LUDCKE COMMONS REHABILITATION
UNIVERSITY OF NEW ENGLAND
PORTLAND CAMPUS

Date: 6 June 2025
Project No:
Scale: As Shown

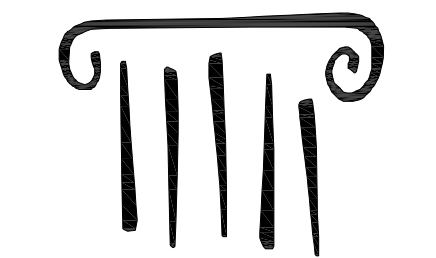
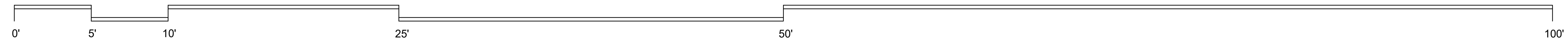
Title:
MODIFIED
SITE PLAN
Sheet No: C-2



1
E-1

EXISTING NORTH ELEVATION (View from Campus Green)

SCALE: 1/4" = 1'-0"



PORT CITY
architecture

Historic Preservation
PROGRESS SET
for Review

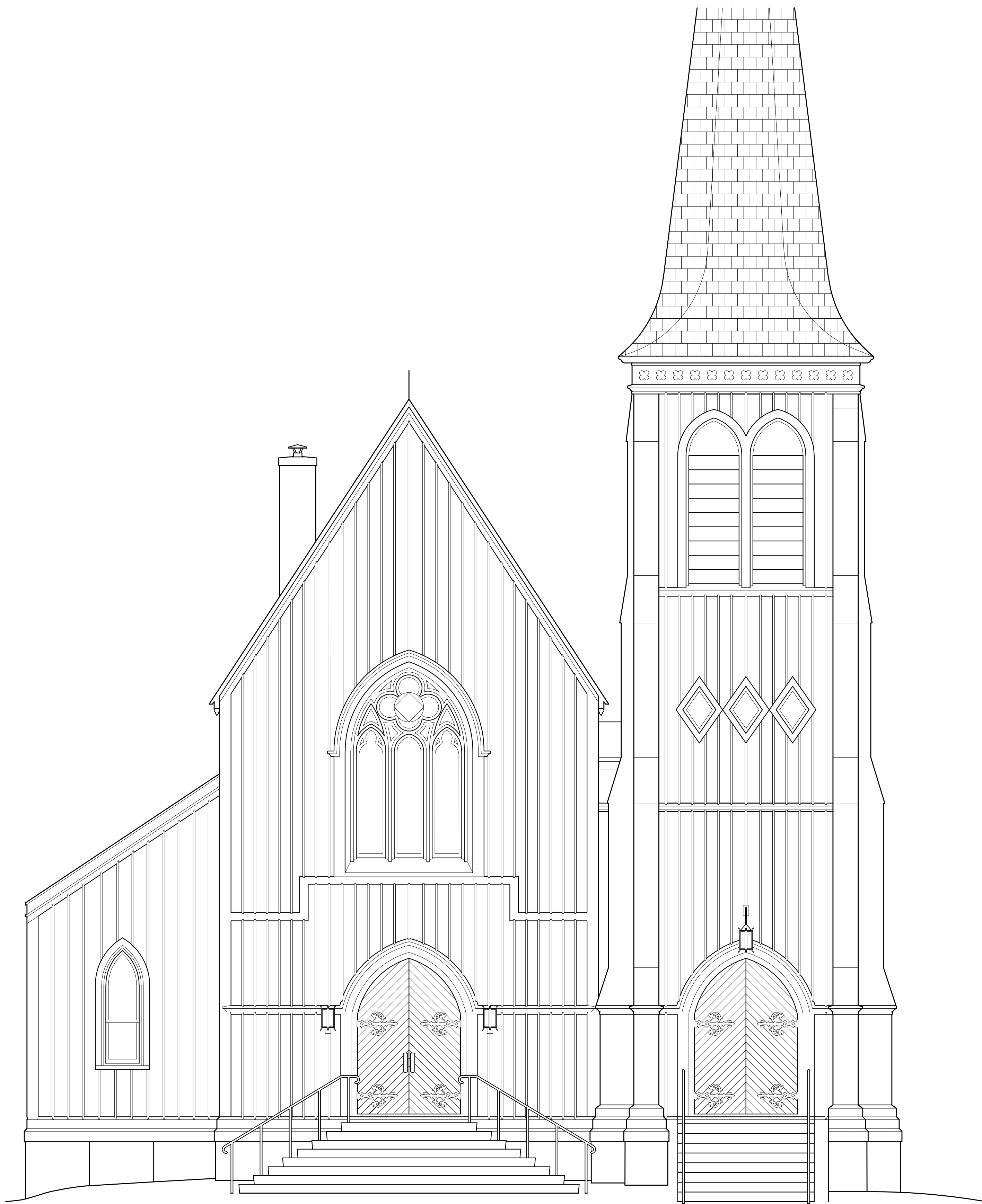
TURK
architecture

LUCKE COMMONS REHABILITATION
UNIVERSITY OF NEW ENGLAND
PORTLAND CAMPUS

Date: 6 June 2025
Project No:
Scale: As Shown

Title:
EXISTING
NORTH
ELEVATION

Sheet No: **E-1**



1

E-2

EXISTING EAST ELEVATION (View from Forest Avenue)

SCALE: 1/4" = 1'-0"

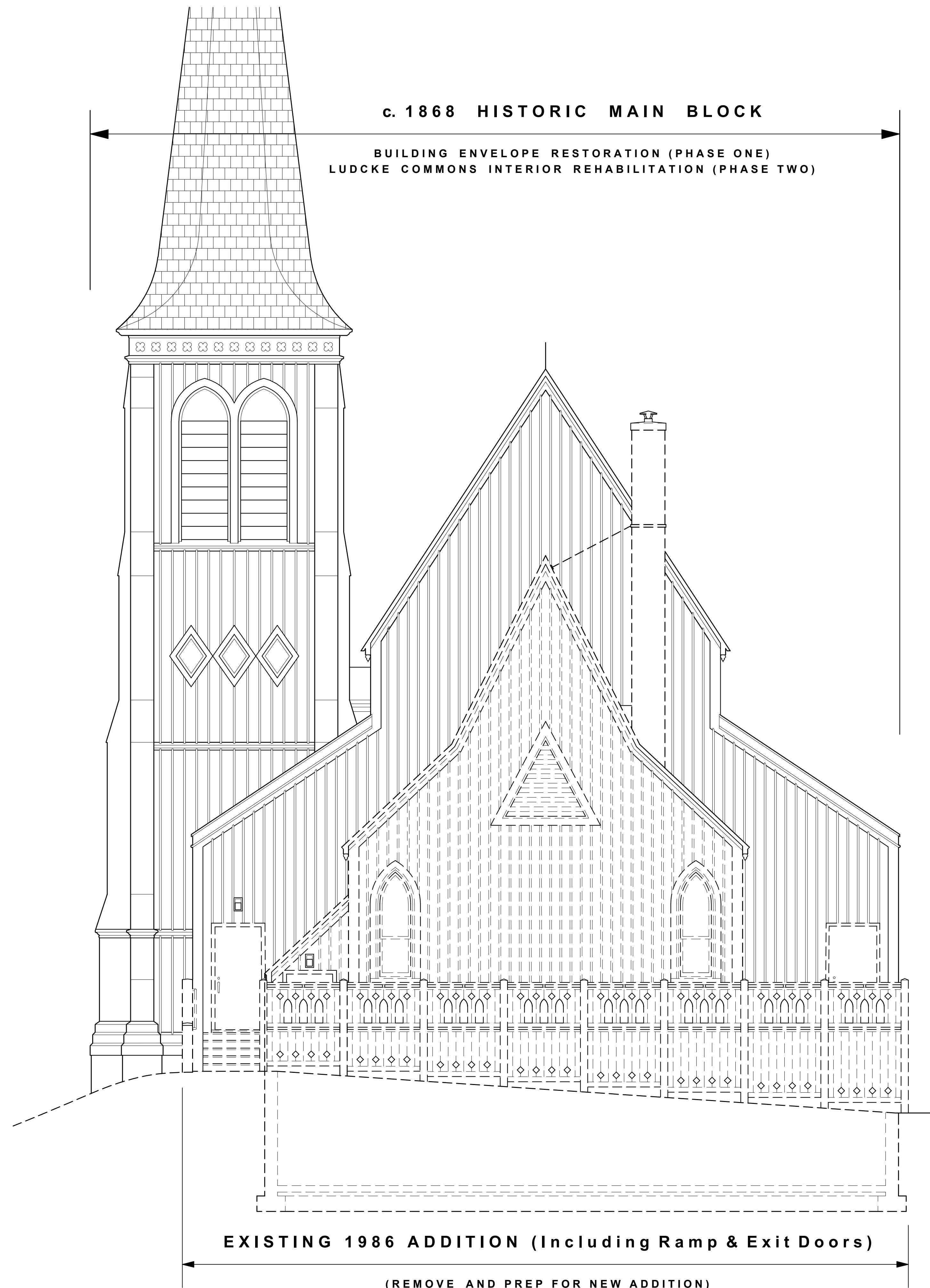
0'

5'

10'

25'

50'



2

E-2

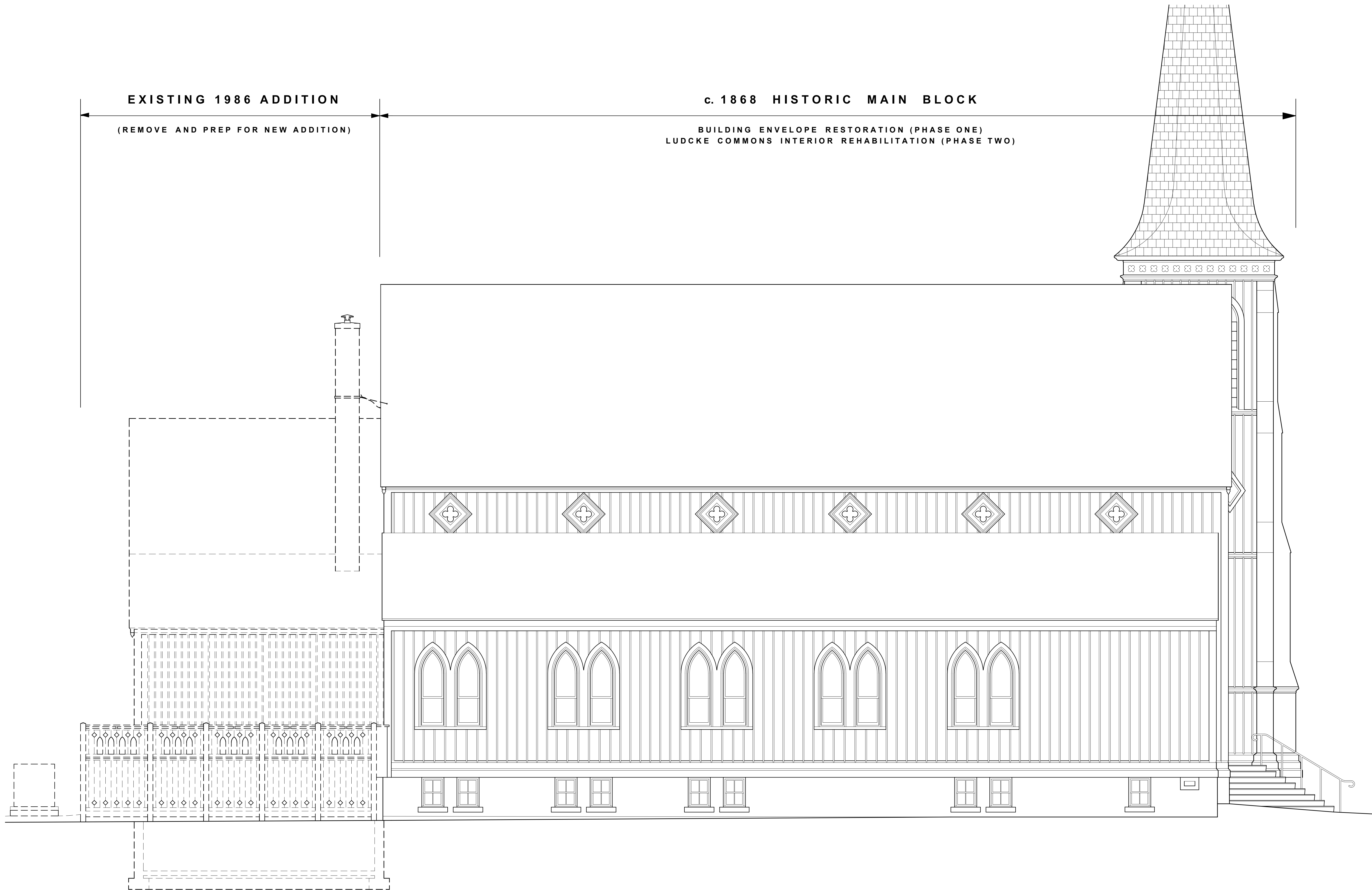
EXISTING WEST ELEVATION (View from Inner Campus)

1/4" = 1'-0"

0'

50'

100'



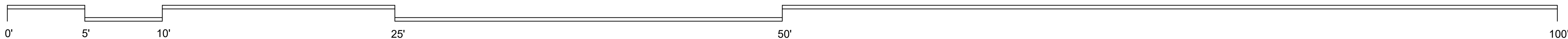
EXISTING 1986 ADDITION

(REMOVE AND PREP FOR NEW ADDITION)

c. 1868 HISTORIC MAIN BLOCK

BUILDING ENVELOPE RESTORATION (PHASE ONE)
LUDCKE COMMONS INTERIOR REHABILITATION (PHASE TWO)

1 EXISTING SOUTH ELEVATION (View from School of Pharmacy)
E-3 SCALE: 1/4" = 1'-0"



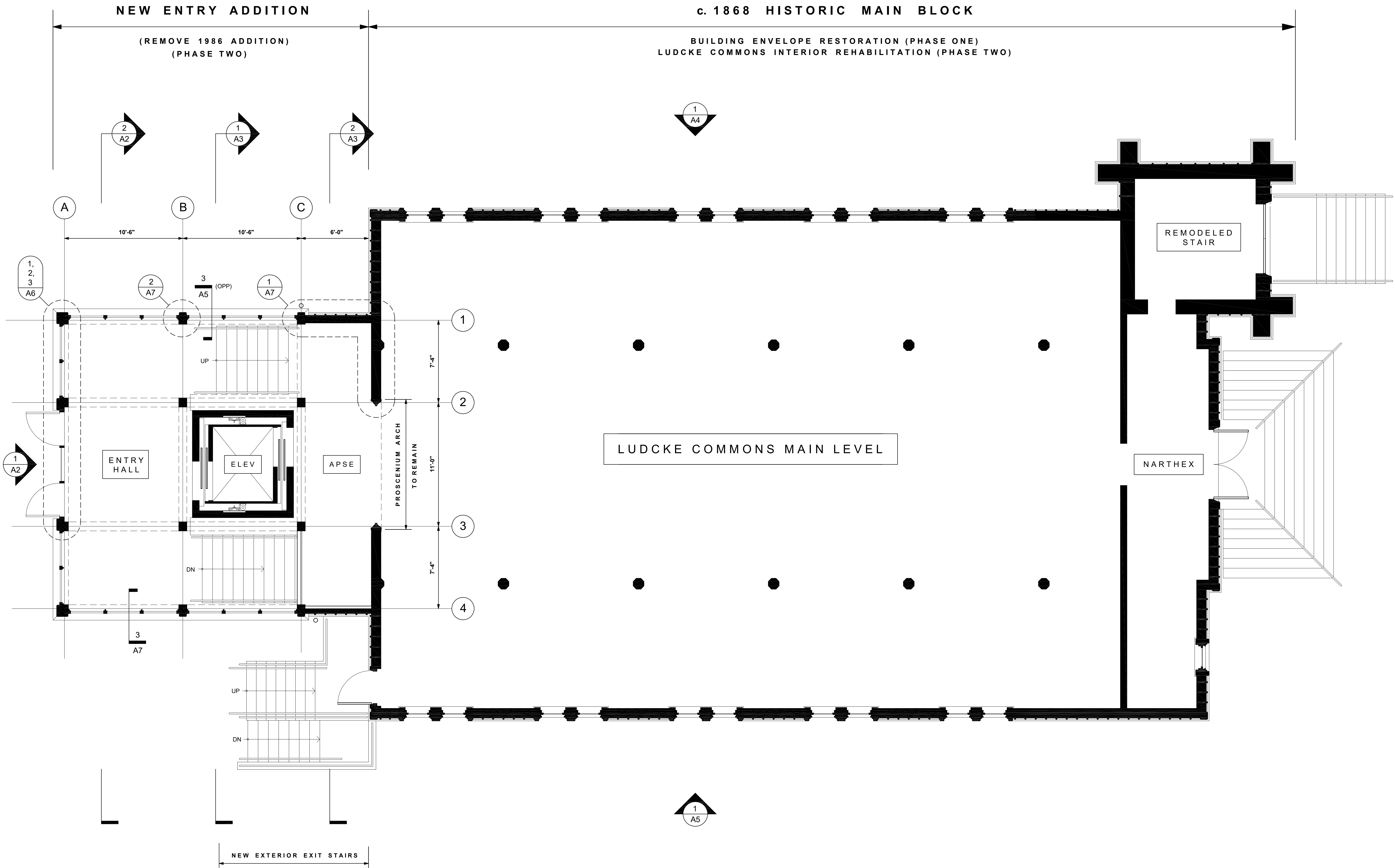
Historic Preservation
PROGRESS SET
for Review

TURK
architecture

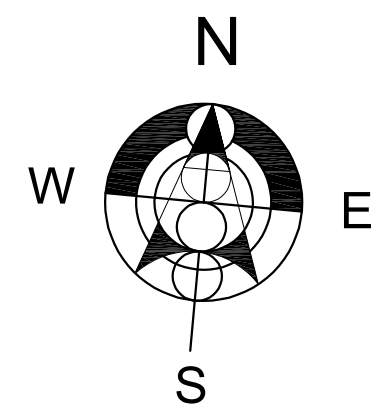
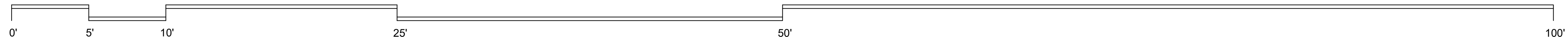
LUDCKE COMMONS REHABILITATION
UNIVERSITY OF NEW ENGLAND
PORTLAND CAMPUS

Date: 6 June 2025
Project No:
Scale: As Shown

Title:
EXISTING
SOUTH
ELEVATION
Sheet No: E-3



1
A-1
MAIN LEVEL PLAN SHOWING NEW ENTRY ADDITION
SCALE: 1/4" = 1'-0"



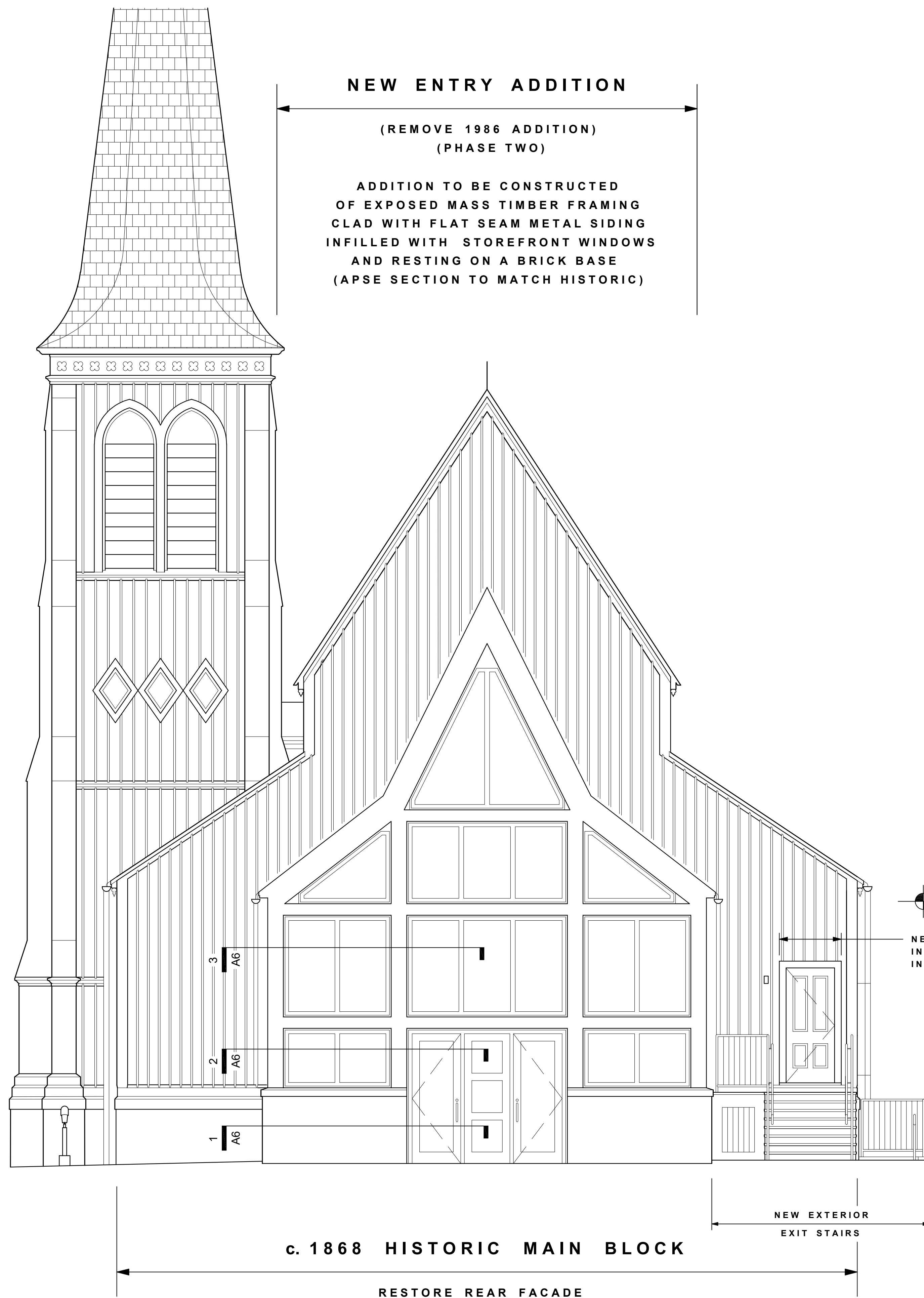
Historic Preservation
PROGRESS SET
for Review

TURK
architecture

LUCKE COMMONS REHABILITATION
UNIVERSITY OF NEW ENGLAND
PORTLAND CAMPUS

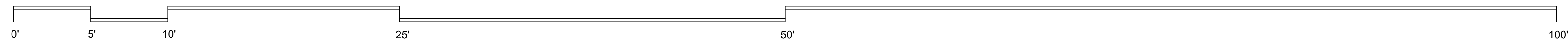
Date: 6 June 2025
Project No:
Scale: As Shown

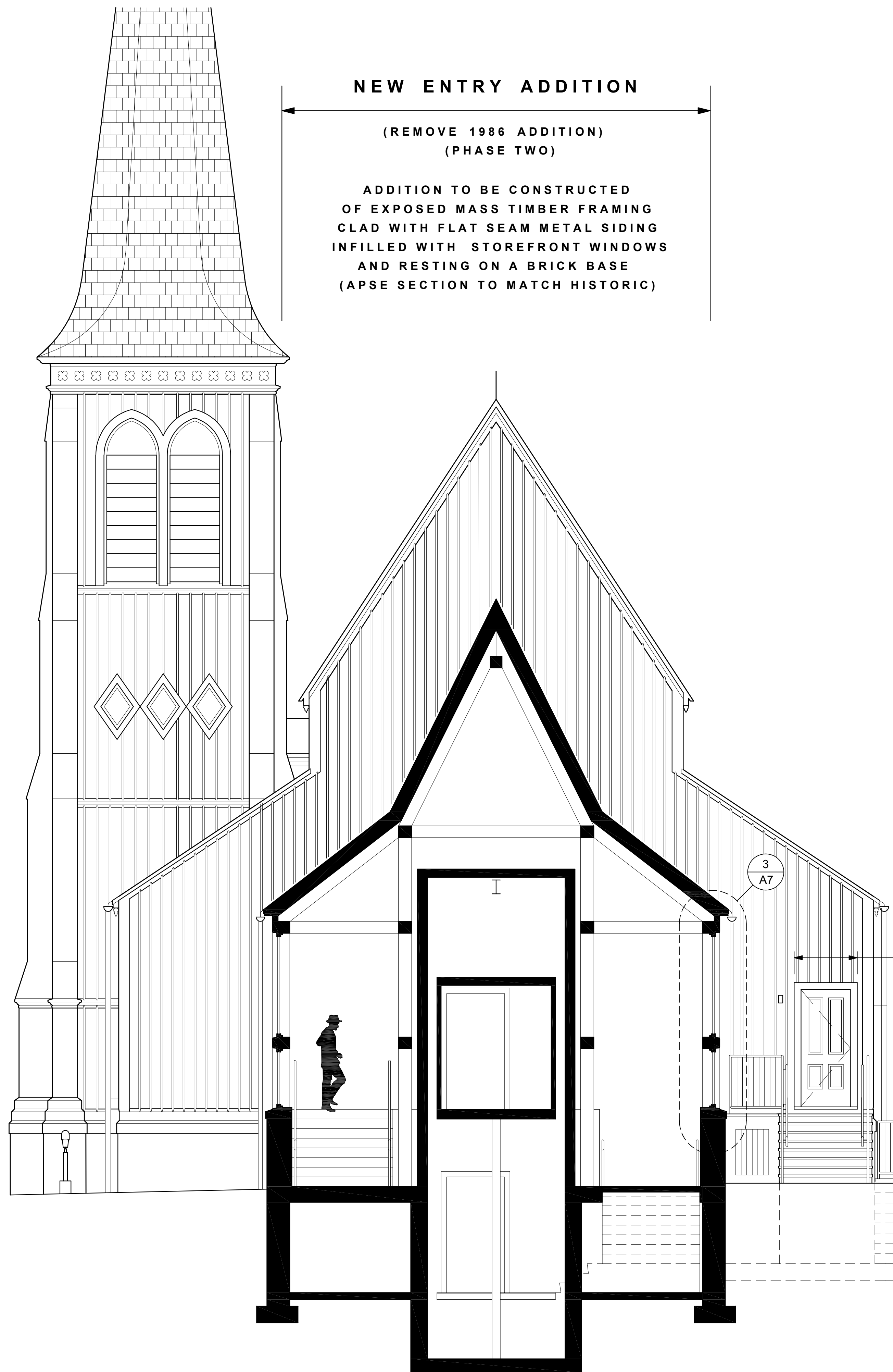
Title:
PHASE 2 PLAN
OF MAIN LEVEL
Sheet No: **A-1**



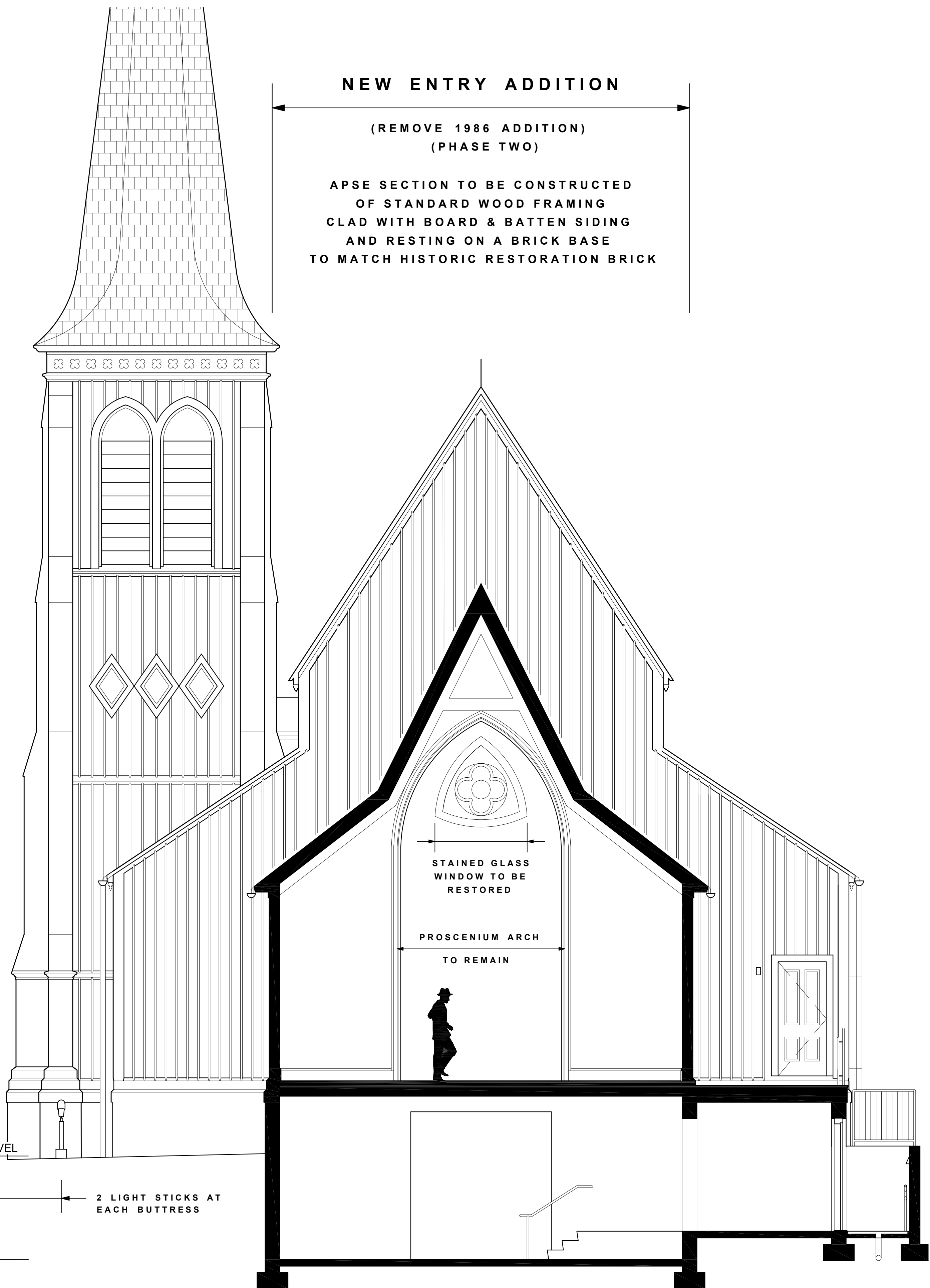
1 WEST ELEVATION SHOWING ADDITION (View from Inner Campus)
A-2 SCALE: 1/4" = 1'-0"

2 BUILDING SECTION THROUGH NEW ADDITION (Entry Hall Section)
A-2 SCALE: 1/4" = 1'-0"

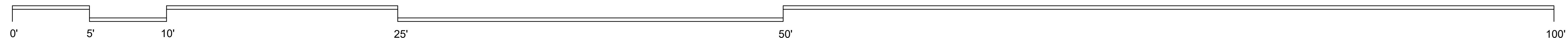




1 BUILDING SECTION THROUGH NEW ADDITION (Elevator Section)
A-3 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION THROUGH NEW ADDITION (Apse Section)
A-3 SCALE: 1/4" = 1'-0"



c. 1868 HISTORIC MAIN BLOCK

NEW ENTRY ADDITION

BUILDING ENVELOPE RESTORATION (PHASE ONE)
LUDCKE COMMONS INTERIOR REHABILITATION (PHASE TWO)

(REMOVE 1986 ADDITION)
(RESTORE REAR FACADE
OF HISTORIC BLOCK)



Historic Preservation
PROGRESS SET
for Review

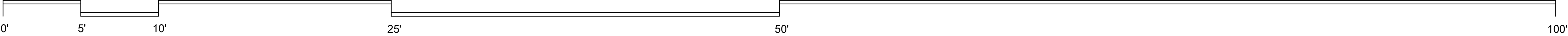
TURK
architecture

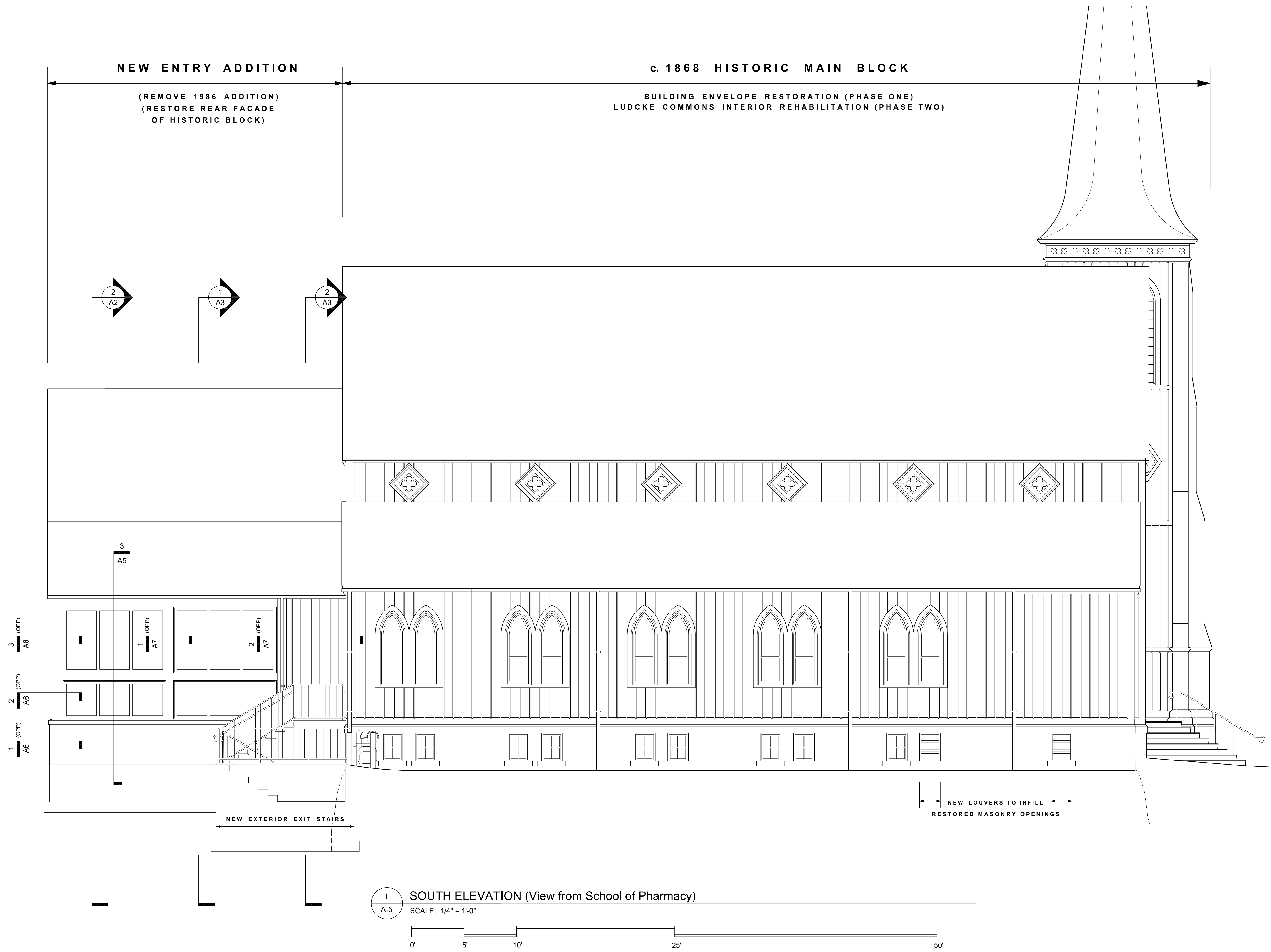
LUDCKE COMMONS REHABILITATION
UNIVERSITY OF NEW ENGLAND
PORTLAND CAMPUS

Date: 6 June 2025
Project No:
Scale: As Shown

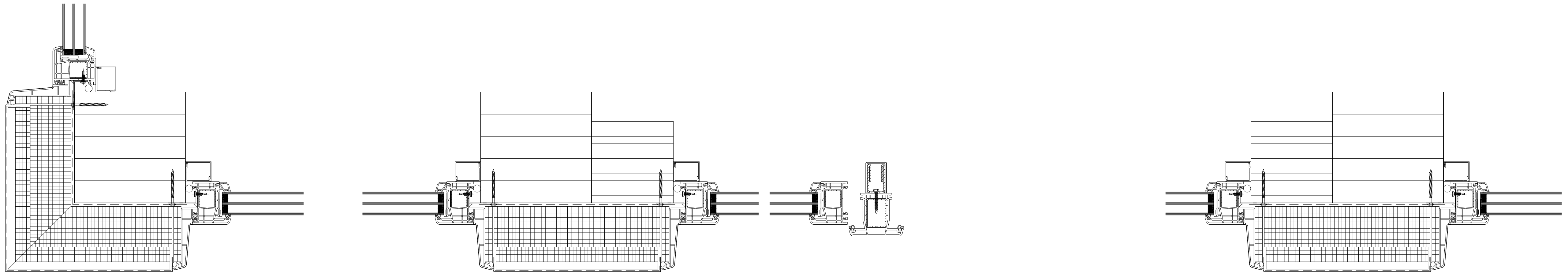
Title:
NORTH
ELEVATION
OF ADDITION
Sheet No: **A-4**

1 NORTH ELEVATION SHOWING ADDITION (View from Campus Green)
A-4 SCALE: 1/4" = 1'-0"

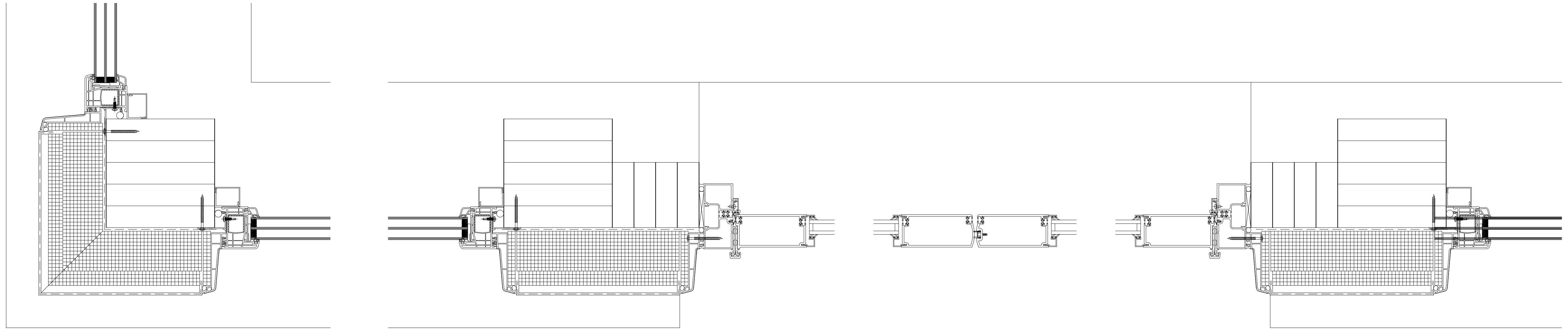




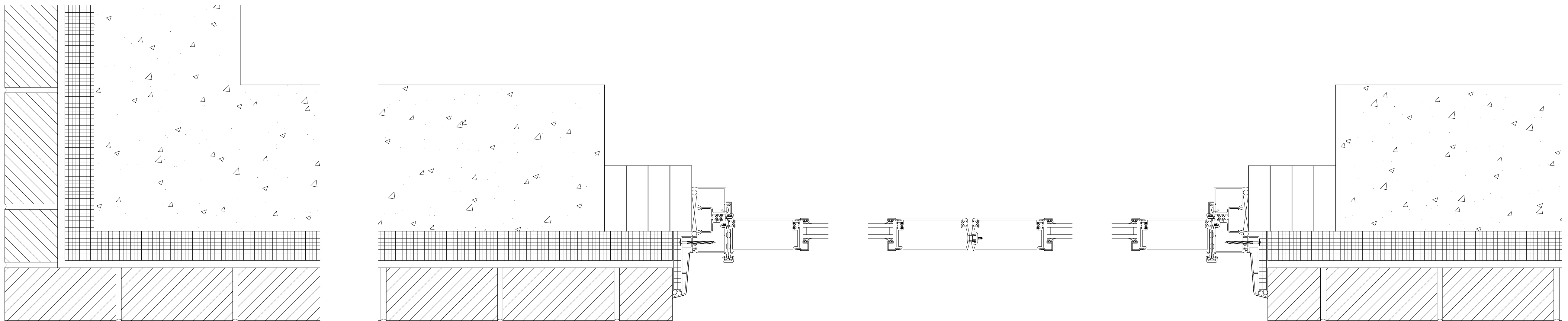
1 SOUTH ELEVATION (View from School of Pharmacy)
A-5 SCALE: 1/4" = 1'-0"



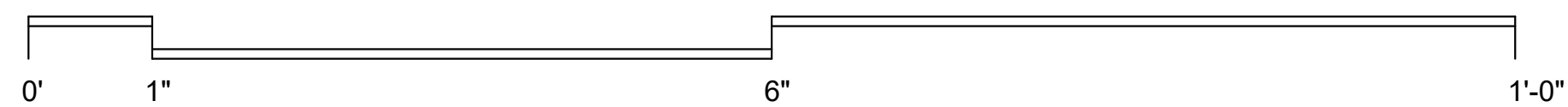
3 PLAN DETAILS @ UPPER WOOD FRAMED WALL
SCALE: 3" = 1'-0"

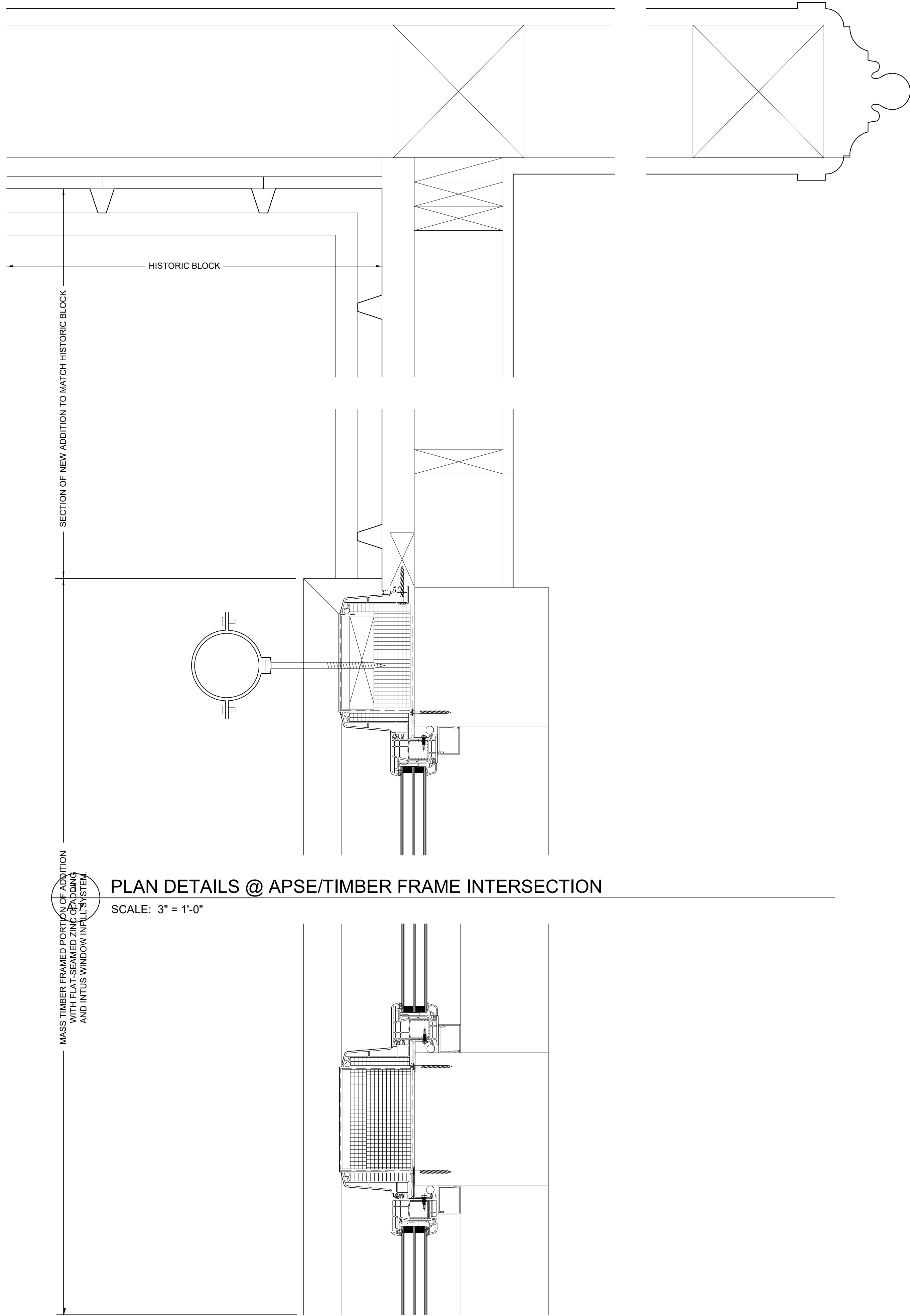


2 PLAN DETAILS @ LOWER WOOD FRAMED WALL
SCALE: 3" = 1'-0"



1 PLAN DETAILS @ BRICK BASE
SCALE: 3" = 1'-0"



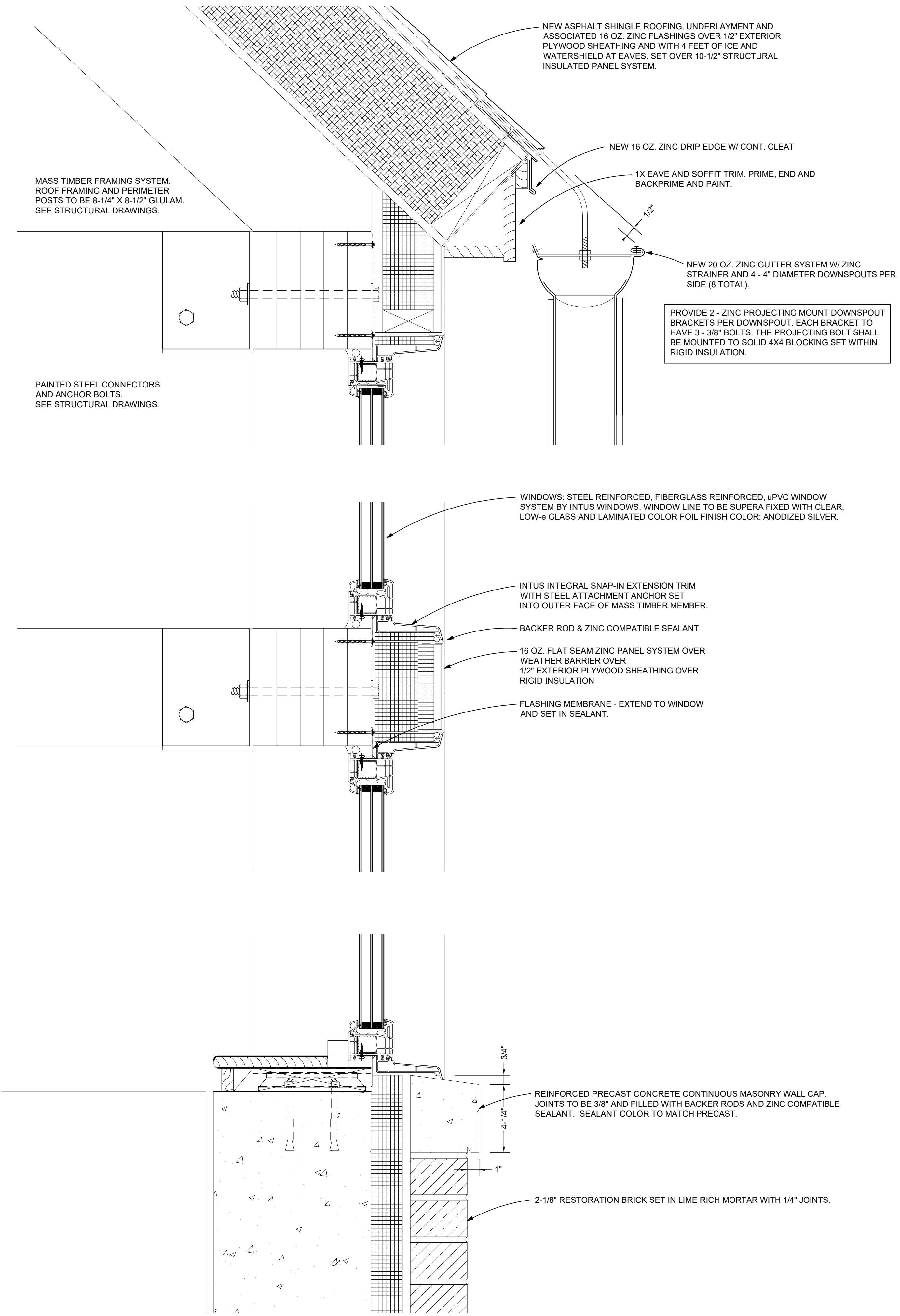
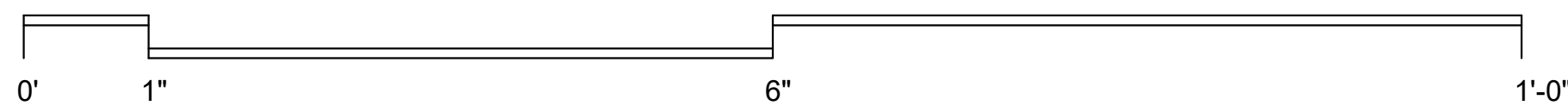


PLAN DETAILS @ APSE/TIMBER FRAME INTERSECTION

SCALE: 3" = 1'-0"

PLAN DETAIL @ TIMBER POST

SCALE: 3" = 1'-0"



SECTION DETAILS @ SIDE WALLS

SCALE: 3" = 1'-0"



Historic Preservation
PROGRESS SET
for Review

TURK
architecture

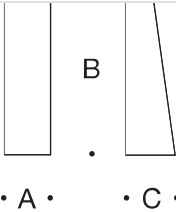
LUCKE COMMONS REHABILITATION
UNIVERSITY OF NEW ENGLAND
PORTLAND CAMPUS

Date: 3 July 2025
Project No:
Scale: As Shown

Title:
PLAN &
SECTION
DETAILS
Sheet No: **A-7**

Wall luminaire

Directed light



[View all photos](#)
[View catalog page](#)

Directed light

	LED	EXPRESS		A	B	C
33 513	2.1W	ADA	159 lm	2⅞	5½	2⅜
33 514	3.0W	ADA	211 lm	2⅞	7⅞	2⅜

Technical Specs

Photography



Wall luminaire

Directed light

A series of LED wall mounted luminaires with directed light. As individual luminaires with low mounting height, they can be used for marking danger areas or in rows for illuminating corridors and passageways.

2700K (K27), 3000K (K3), 3500K (K35), 4000K (K4)

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.



Lighting

Furniture

Projects

Resources

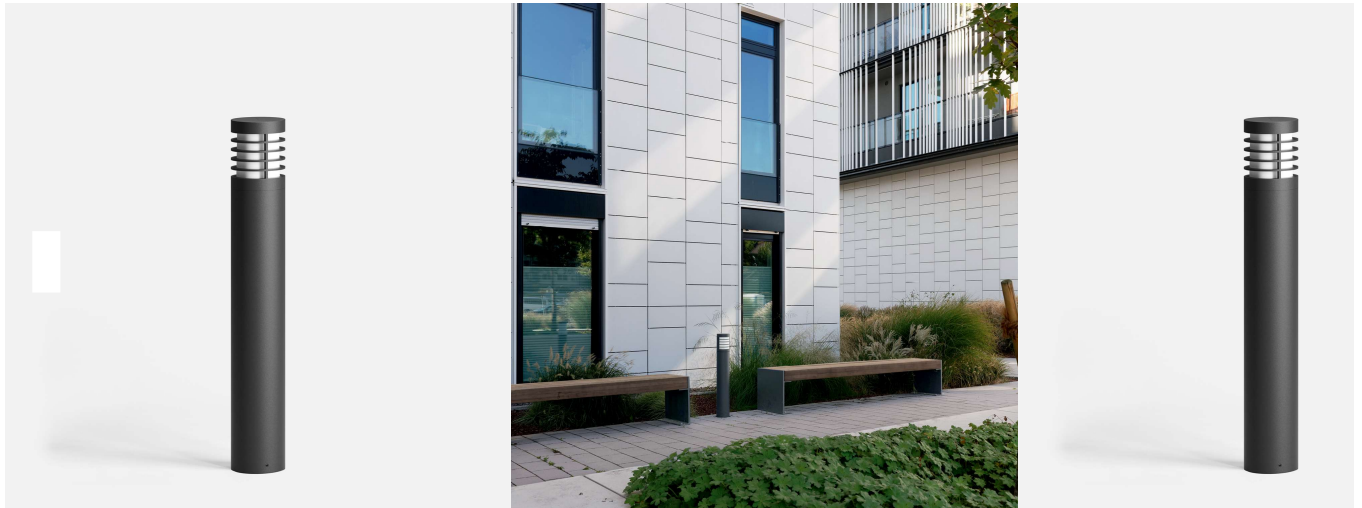
Purchase



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Bollard

Unshielded with safety guard



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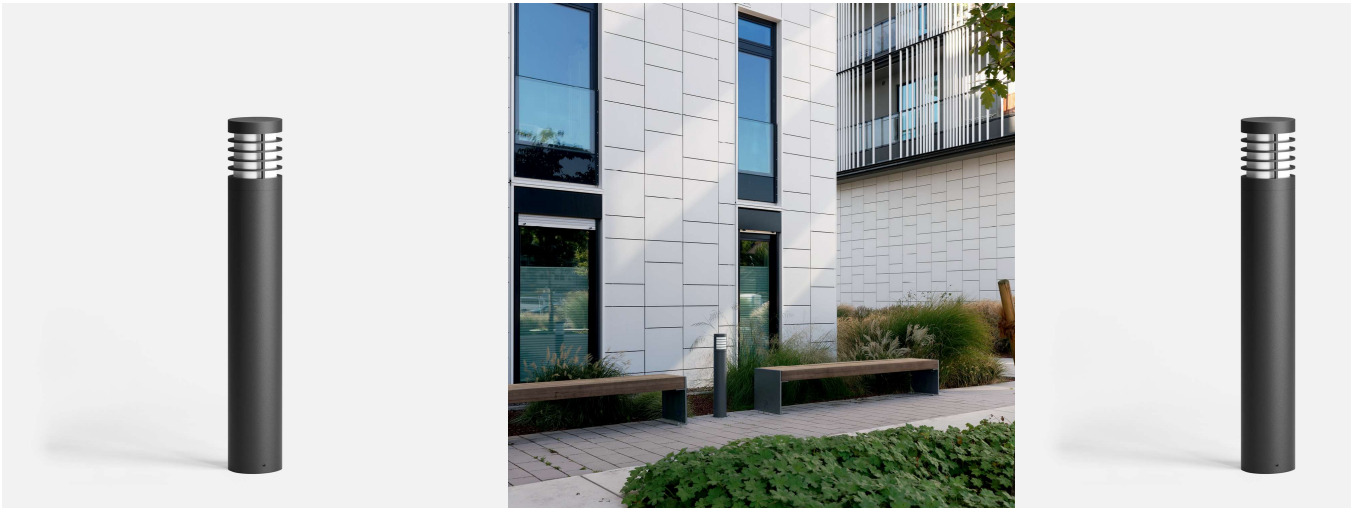
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[Accept](#) [Deny](#)

BEGA > Products > Exterior > Bollard > Bollard

Bollard

Unshielded with safety guard



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84 429	3.9W	195 lm	4%	28%
84 430	8.0W	364 lm	5½	35%

Technical Specs



Bollard

Unshielded with safety guard

A series of bollards with unshielded light distribution and safety guard. Luminaires in this family are provided with hand-blown three-ply opal glass for even illumination. Designed for use in the illumination of gardens and residential installations.

2700K (K27), 3000K (K3), 3500K (K35), 4000K (K4)

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

NRTL listed to North American Standards, suitable for wet locations

IP 65

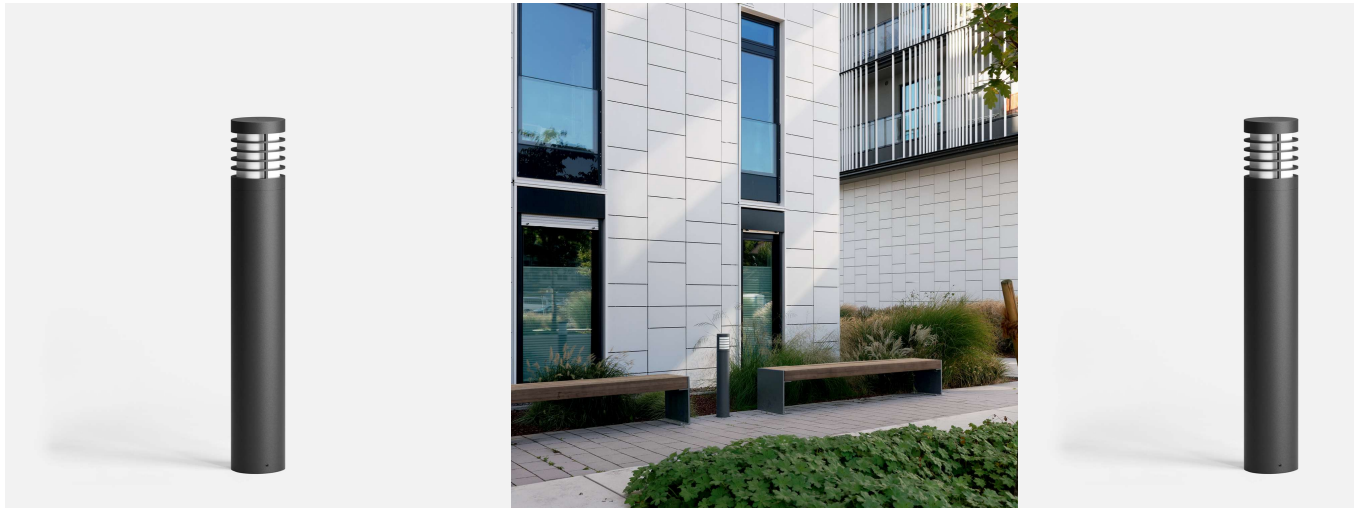
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Bollard

Unshielded with safety guard



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Deny

DÉCOR DESIGNER SM

Surface Mount Outdoor LED Emergency Egress Lights

The Décor Designer SM combines emergency and night lighting in a sleek, designer fixture. It provides powerful emergency and normal lighting for over-door and other exterior locations, with full 90° cut-off. The lamp housing and canopy are fabricated from extruded aluminum, in enamel or anodized finishes, with rugged sealed diffuser lens and stainless hardware, for wall or ceiling mount.



CONSTRUCTION

- Extremely low profile, formed aluminum housing. Standard finish is white satin paint; custom colors are available, including brushed aluminum anodized finishes
- Emergency lighting with optional dual function operation for night or security lighting
- Wet location listed, UL924 and certified IP66
- Uniform elongated lighting pattern over required path of Egress
- Full 90° cut-off
- Offered in AC only or EM battery backup models, 120 / 277VAC

ELECTRICAL

- Very low power consumption in optional night / security mode. The security lighting circuit is independent of emergency lighting and may be switched manually, by an exterior photocell, or other automatic means
- Lamps are connected in parallel. If one lamp fails, one or more lamps will continue in operation
- Universal 120 / 277 VAC input for standard battery or AC unit
- Power supply delivers regulated current and voltage to LED lamps at optimum levels to maximize lamp life
- Automatic battery diagnostics available for all battery Models

ILLUMINATION

- Over 50,000 hour lamp life in normal use
- Lamps connected in parallel assure continued illumination, meeting NEC and NFPA requirements
- LED color temperature standard 5300K; Optional outputs available 2900K, 3200K, 3800K
- Lumen output 494 initial Lumens, 46 Lumens per watt

SECURITY LIGHTING CONTROL

- EM Models:** Requires Option '-SB120' for connection to 120 VAC Requires Option '-SD277' for connection to 277 VAC
- EM-SD Models:** Requires Option '-NL' for connection to 120 / 277 VAC

CERTIFICATION

- Manufactured and tested to UL Standard 924 and NFPA Life Safety Code 101
- Rated IP 66: suitable for wet locations
- Ambient temperature limits:
Standard "EM" models: -20° C to +40° C
Remote models: -40° C to +50° C
(Security Lighting is REQUIRED for operations at -40° C
Fixtures will operate when ambient drop below -20° C)

WARRANTY

- 5 year limited warranty- view complete warranty terms online at www.evenlite.com/terms-warranty.

SPECIFICATIONS

- Install SM architectural emergency lighting fixture. The SM assembly shall be listed for installation in wet locations in compliance with UL 924 and IP66 standards, available as unit equipment or as a remote connected to a central battery power source
- Upon loss of AC building power, lighting will be activated for a minimum of 90 minutes under battery power, in compliance with UL 924 and NFPA LSC Code 101
- In remote configuration, the unit may be specified to operate continuously for security or night lighting, as required
- The battery charger and power supply shall have universal input of 120 / 277 VAC, with brownout and LVD circuit protection
- Auto battery diagnostics shall be available for all models and shall perform all test functions specified by UL 924 and NFPA 101

SELF-TEST DIAGNOSTIC

EM MODELS WITH SD FUNCTION	
STATUS	LED DISPLAY
GREEN ON	Normal Full Charge
ORANGE ON	Normal Fast Charge
RED FLASH FAST [X2]	Failed Battery
GREEN FLASH [X3]	Failed Lamp
ORANGE FLASH [X2]	Failed Transfer
RED FLASH SLOW [X2]	Failed Charger

ORDERING GUIDE

SM-EM-10-WH-T-SD

MODEL	OPERATION	POWER	HOUSING COLOR	MOUNTING
SM	AC AC Only 120 / 277 VAC	10 10 Watts ²	WH White	T Top
	EM Battery Backup Emergency ¹	20 20 Watts ²	SL Silver	W Wall
			BZ Bronze	
			BK Black	
SM				
OPTIONS			ORDERING NOTES	
SD	Self-test diagnostics ³	CW2	3200K Color Temp	1 Includes RPS
NL	Night Lighting Control Switch for Model with SD Option 120 / 277 VAC	CW3	2900K Color Temp	2 Emergency and Normal on Power
SB120	Night Lighting Control Switch for Standard EM Models 120 VAC	DKV1	Two Circuit Input 120 VAC ⁴	3 Em Models Only
SB277	Night Lighting Control Switch for Standard EM Models 277 VAC	DKV2	Two Circuit Input 277 VAC ⁴	4 AC Models Only
CW1	3800K Color Temp	LT	Low Temp Operation (~40° C) ⁵	5 Requires RPS

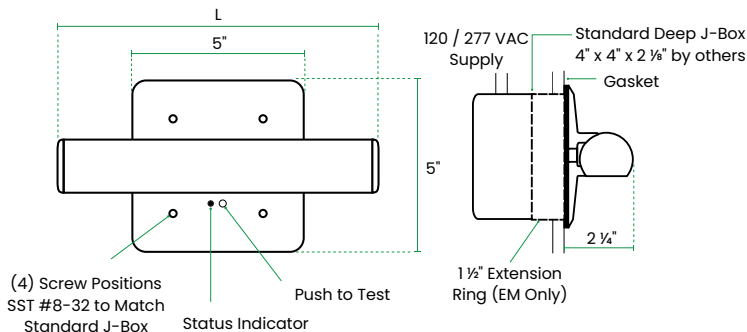
Fill in fields from categories above and complete type and part number.

Type No:

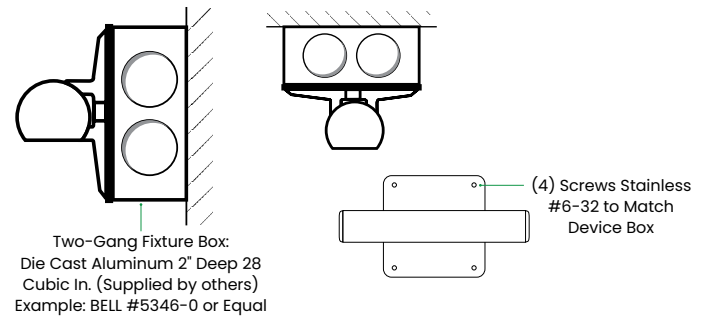
Full Part No:

MOUNTING

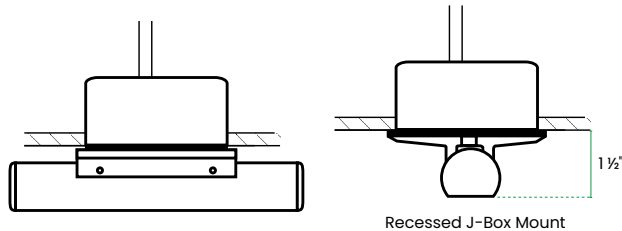
WALL MOUNT



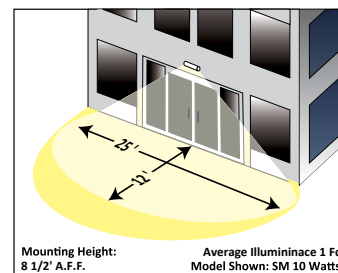
SURFACE MOUNT-FITTED



CEILING MOUNT



SPACING GUIDE

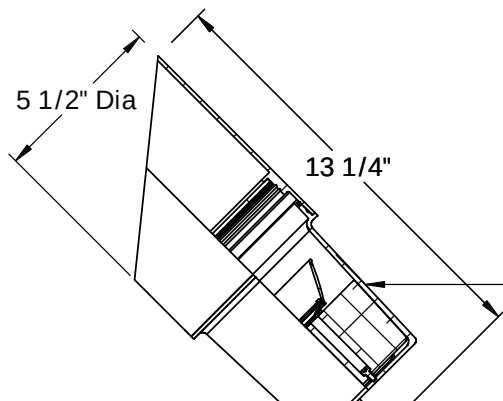


NOTE: FOR REFERENCE ONLY.
STANDARD REFLECTANCE 80 / 50 / 20.

LENGTH TABLE

POWER	L
10 Watts	10"
20 Watts (AC Model Only)	20"

EM WATTS	POWER WATTS
10	10



Machined Aluminum K2
Style Fixture with Solid State System
(Specify Watts & CCT):
x43 - 34W/2.7K x46 - 42W/2.7K x49 - 57W/2.7K
x44 - 34W/3K x47 - 42W/3K x50 - 57W/3K
x45 - 34W/4K x48 - 42W/4K x51 - 57W/4K

(Specify Optics):
NSP (18°) Only Available for x43, x44 & x45
NFL(25°)
FL(40°)
WFL(60°)

Lens/Shielding Type:
#11 Honeycomb Baffle
#12 Soft Focus

(Specify Cap Style): "A," "B," "C," "D" or "E"

ACV Valve
360HD Mounting
System

26 3/4"

24"

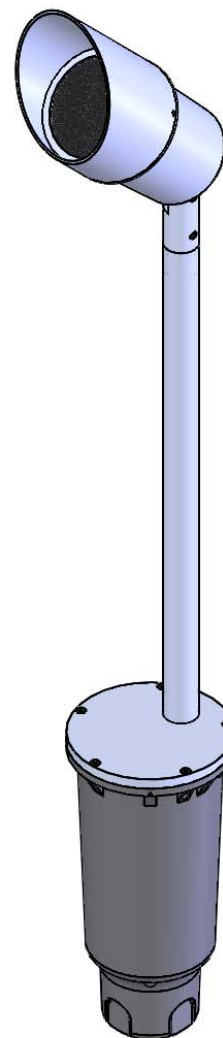
14 1/2"

High Temperature
Silicone O-Ring
Corrosion Free
Composite Housing

0-10V Dimming Driver
Specify Voltage: 120V-277V

High Temperature
Silicone O-Ring
Anti-Siphon Wire pass
Thru with Quick Disconnect

Watertight Connectors
(8) Supplied with Fixture
(2) #10 and (1) #18 Max.
(2) #12 and (1) #18 Min.

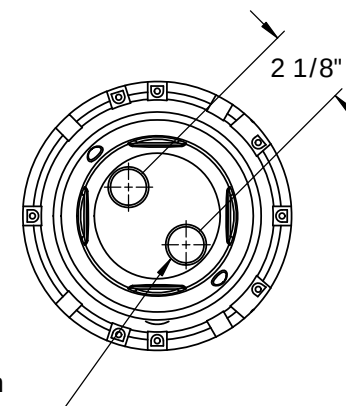


(5) Captive Stainless Steel
Flat Head , Hex Drive
Mounting Screws with Black
Oxide Finish

Machined Aluminum
Faceplate

7" Dia

**Specify Any Standard
B-K Lighting Powder
Coat Finish**



(2) 3/4" NPT Female
Conduit Entries with
Knockout Plugs

Bottom Detail

ALL DIMENSIONS INDICATED ON THIS SUBMITTAL ARE NOMINAL. CONTACT TECHNICAL SALES IF YOU REQUIRE MORE STRINGENT DIMENSIONAL SPECIFICATIONS.

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K2 SOLID STATE ON 24" STEM HP2-MT

04/29/19

B-K LIGHTING, INC.

DRAWING NUMBER
CUS-1832-47

DATE:	PROJECT:	TYPE:
-------	----------	-------

CATALOG NUMBER LOGIC:



Driver housing required. Configure separately.

**Available for x43, x44, and x45 only.*

CATALOG NUMBER LOGIC

Example: K2 - LED - x43 - NSP - SAP - 12 - 11 - B

MATERIAL

Aluminum

SERIES

K2 - K2

SOURCE

LED - Chip on Board Technology

LED TYPE

x43 - 34W LED/2700K x46 - 42W LED/2700K x49 - 57W LED/2700K

x44 - 34W LED/3000K x47 - 42W LED/3000K x50 - 57W LED/3000K

x45 - 34W LED/4000K x48 - 42W LED/4000K x51 - 57W LED/4000K

OPTICS

NSP - Narrow Spot (18°)* FL - Flood (40°)

NFL - Narrow Flood (25°) WFL - Wide Flood (60°)

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

LENS TYPE

12 - Soft Focus

SHIELDING

11 - Honeycomb Baffle

CAP STYLE

A - 45°

B - 90°

C - Flush

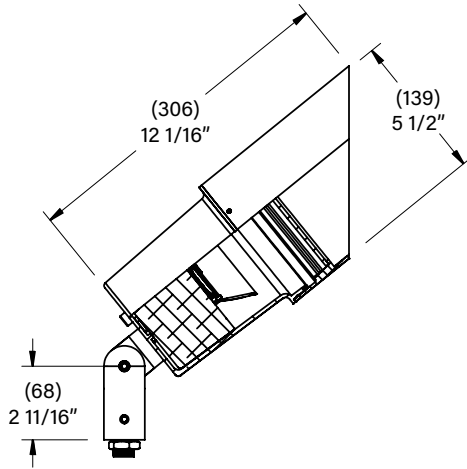
D - 45° Less Weephole (Interior use only)

E - 90° Less Weephole (Interior use only)

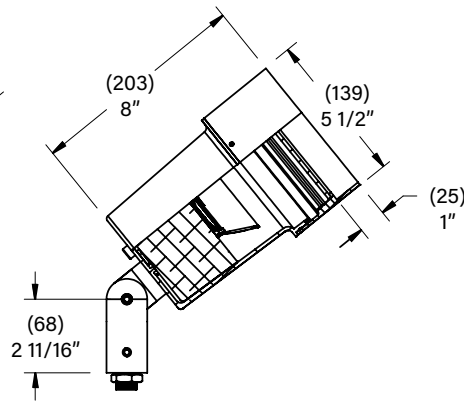
DATE:

PROJECT:

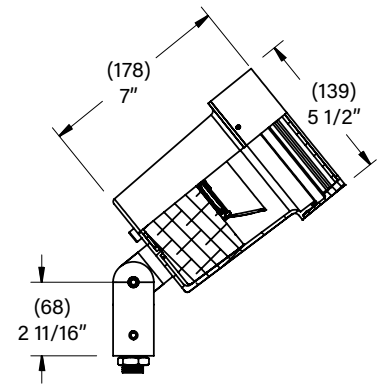
TYPE:



"A/D" CAP



"B/E" CAP



"C" CAP

STANDARD FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

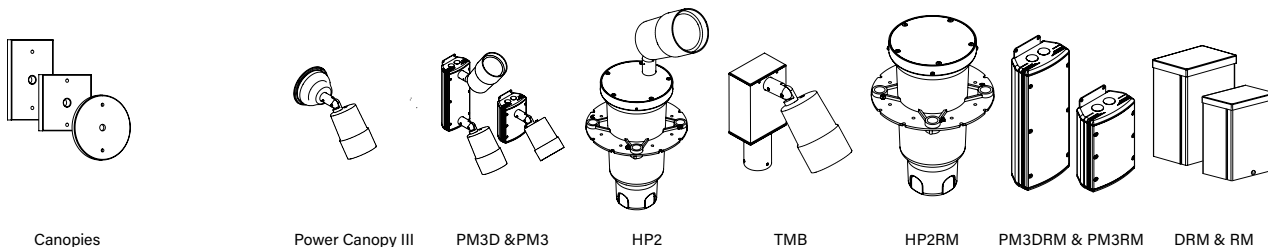
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12/06/2022 SKU-1087
SUB-2130-00

DATE:	PROJECT:	TYPE:
-------	----------	-------

Accessories (Configure separately)



Canopies

Power Canopy III

PM3D & PM3

HP2

TMB

HP2RM

PM3DRM & PM3RM

DRM & RM

SPECIFICATIONS

ELECTRICAL	WATTAGE	34W, 42W, or 57W LED
	WIRING	Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard. Leads extend 6" beyond knuckle.
	REMOTE DRIVER	For use with remote LED Driver. See remote driver submittal(s) to determine remote distance, dimming range, and wiring requirements prior to detailing field installation of any remote wiring.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6).
	BODY	Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet.
	KNUCKLE	360HD Mounting System features a mechanical taperlock, allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting. Biaxial source control additionally provides 360° horizontal rotation in addition to vertical adjustment. Aim & Lock technology allows precision adjustment without the redundant tightening and loosening of knuckle screw. 360HD hardware is stainless steel with black oxide treatment for additional corrosion resistance.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. LM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens (L70). LED technology provides long life, significant energy reduction and exceptional thermal management.
	COLOR MANAGEMENT	Chip on board technology delivers natural white light. Exact color point conformity exceeds ANSI C78.377 standard. Module exceeds 80 CRI (RA>80, R9.16). Color point uniformity 2 SDCM color control for 2700K-4000K CCT.
	OPTICS	Interchangeable OPTIKIT modules permit optical field changes. Color-code: Narrow Spot (NSP) = red; Spot (SP) = green; Medium Flood (MFL) = yellow; Wide Flood (WFL) = blue.
	WATER MANAGEMENT	Patented Anti-Condensation Valve (ACV) vacuum seals optical chamber and eliminates internal condensation. Spring loaded exterior mounted ACV button facilitates removal of vacuum sealed cap for service and re-initiates vacuum seal through normal fixture operation.
	HARDWARE	Tamper-resistant, stainless steel hardware. 360HD hardware is black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.



B-K LIGHTING

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LAMP & DRIVER DATA (x43, x44, x45, x46, x47, x48, x49, x50, x51)

DATE:

PROJECT:

TYPE:

LM79 DATA

L70 DATA

OPTICAL DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L ₇₀)	Angle	CBCP	Delivered Lumens
x43	2700K	80	34W	50,000	18°	19118	2591
	2700K	80	34W	50,000	25°	5435	1915
	2700K	80	34W	50,000	40°	3840	2212
	2700K	80	34W	50,000	60°	2697	1860
x44	3000K	80	34W	50,000	18°	19949	2703
	3000K	80	34W	50,000	25°	5672	1998
	3000K	80	34W	50,000	40°	4007	2308
	3000K	80	34W	50,000	60°	2814	1941
x45	4000K	80	34W	50,000	18°	20780	2816
	4000K	80	34W	50,000	25°	5908	2081
	4000K	80	34W	50,000	40°	4174	2404
	4000K	80	34W	50,000	60°	2931	2022
x46	2700K	80	42W	50,000	18°	~	~
	2700K	80	42W	50,000	25°	15755	3817
	2700K	80	42W	50,000	40°	4985	3288
	2700K	80	42W	50,000	60°	3386	2707
x47	3000K	80	42W	50,000	18°	~	~
	3000K	80	42W	50,000	25°	16805	4071
	3000K	80	42W	50,000	40°	5317	3507
	3000K	80	42W	50,000	60°	3612	2888
x48	4000K	80	42W	50,000	18°	~	~
	4000K	80	42W	50,000	25°	17505	4241
	4000K	80	42W	50,000	40°	5539	3653
	4000K	80	42W	50,000	60°	3725	3008
x49	2700K	80	57W	50,000	18°	~	~
	2700K	80	57W	50,000	25°	20563	4958
	2700K	80	57W	50,000	40°	6507	4271
	2700K	80	57W	50,000	60°	4420	3517
x50	3000K	80	57W	50,000	18°	~	~
	3000K	80	57W	50,000	25°	22181	5348
	3000K	80	57W	50,000	40°	7019	4607
	3000K	80	57W	50,000	60°	4767	3794
x51	4000K	80	57W	50,000	18°	~	~
	4000K	80	57W	50,000	25°	23105	5571
	4000K	80	57W	50,000	40°	7311	4799
	4000K	80	57W	50,000	60°	4966	3952

OPTICS

Optic	Angle
Narrow Spot	18°
Narrow Flood	25°
Flood	40°
Wide Flood	60°

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DATE:	PROJECT:	TYPE:
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CATALOG NUMBER LOGIC:



*For use with VNSP, Tamper Resistant must be selected.

**Accommodates up to 2 lens/shielding media.

***120V only.

CATALOG NUMBER LOGIC

Example: SQ-RI - LED - TR - e130 - SP - BLP - 9 - 13 - 11 - C - 1 - INC - MT - TE

MATERIAL

Aluminum

SERIES

SQ-RI - Square Rio

SOURCE

LED - with Integral Dimming Driver

HOUSING

TR - Integral Driver

LED TYPE

e130 - 14W LED/2700K/80CRI e132 - 14W LED/3500K/80CRI

e131 - 14W LED/3000K/80CRI e133 - 14W LED/4000K/80CRI

e134 - 14W LED/2700K/90CRI e136 - 14W LED/3500K/90CRI

e135 - 14W LED/3000K/90CRI e137 - 14W LED/4000K/90CRI

OPTICS

VN-SP - Very Narrow Spot (6°)* NSP - Narrow Spot (13°) SP - Spot (23°)

MFL - Medium Flood (34°) WFL - Wide Flood (56°)

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

LENS TYPE**

9 - Clear (Standard)

13 - Rectilinear

SHIELDING**

11 - Honeycomb Baffle

CAP STYLE

A - 45°

B - 90°

C - Flush

D - 45° Less Weep Hole (Interior use only)

E - 90° Less Weep Hole (Interior use only)

KNUCKLE OPTION

1 - Rear Knuckle

CONTROL

ELV - Dimming Driver (For use with electronic low voltage dimmer) ***

INC - Dimming Driver (For use with incandescent dimmer) ***

010 - Dimming Driver (For use with 0-10 dimmer)

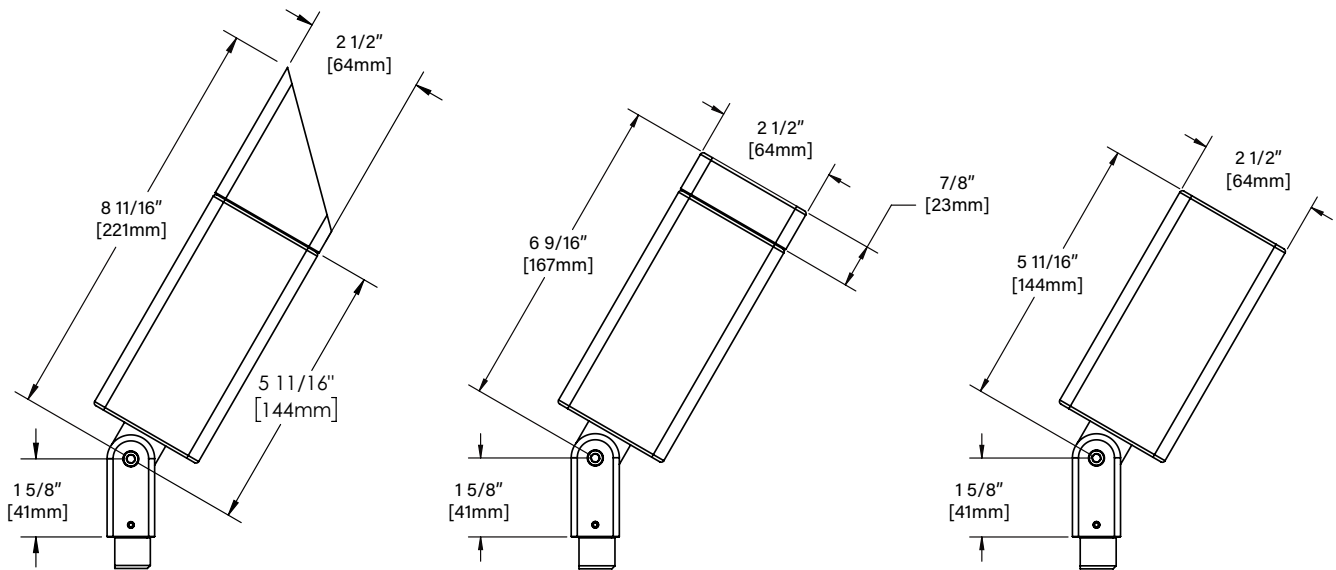
INPUT VOLTAGE

MT - 120-277 VAC

OPTIONS

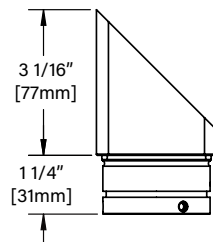
TE - Tamper Resistant

DATE:	PROJECT:	TYPE:
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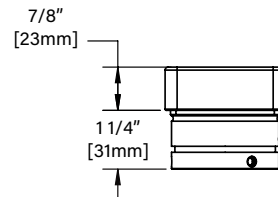


NOTES:

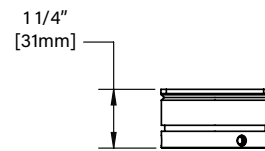
- EPA - A/D Cap $\approx .16\text{ft}^2$
- B/E Cap $\approx .12\text{ft}^2$
- C Cap $\approx .11\text{ft}^2$



A/D CAP



B/E CAP



C CAP

STANDARD FINISHES



PREMIUM FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

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01/16/2025 SKU-1355
SUB-2843-00

DATE:	PROJECT:	TYPE:
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Accessories (Configure separately)

SPECIFICATIONS

ELECTRICAL	WATTAGE	14W LED
	WIRING	18GA Stranded, XLPE, 150°C, 600V wire.
	DRIVER	With one (1) 440mA, Class II, constant current integral driver. 50/60Hz. >0.9 Power Factor, 5A in-rush current (typical at 120VAC), ≤20%THD (nominal at 120VAC full load). Output over-voltage, over-current, and short circuit protection with auto recovery. Dimming driver for use with 0-10V(≤3-100% range), Incandescent or ELV dimmers (1-100% dimming range). *INC/ELV dimming at 120VAC only
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6)
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.
	CAP	Fully machined and offered with both tool-less and tamper-resistant options. For VN5P, Tamper Resistant must be selected. One (1) set screw will be present to secure the cap.
	LENS	Shock resistant, tempered, 1/8" thick soda lime glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements.
	WARRANTY	5-year limited warranty.
	CERTIFICATION AND LISTING	UL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations and for installation within 4' of the ground. IP66 Rated. Made in USA with sustainable processes.



RoHS



B-K LIGHTING

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LAMP & DRIVER DATA

DATE: PROJECT: TYPE:

LM79 DATA FORMAT				OPTICAL DATA				
LM79 DATA	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of Initial Lumens (L70)	Angle	CBCP	Delivered Lumens	Multiplier
e130	2700K	80	14W	50,000	6	37,868	781	0.97
e130	2700K	80	14W	50,000	13	11,467	811	0.97
e130	2700K	80	14W	50,000	23	2,874	698	0.97
e130	2700K	80	14W	50,000	34	1,631	704	0.97
e130	2700K	80	14W	50,000	56	822	752	0.97
e131	3000K	80	14W	50,000	6	37,498	774	0.96
e131	3000K	80	14W	50,000	13	11,355	803	0.96
e131	3000K	80	14W	50,000	23	2,846	692	0.96
e131	3000K	80	14W	50,000	34	1,615	697	0.96
e131	3000K	80	14W	50,000	56	814	745	0.96
e132	3500K	80	14W	50,000	6	39,718	819	1.01
e132	3500K	80	14W	50,000	13	12,027	851	1.01
e132	3500K	80	14W	50,000	23	3,015	733	1.01
e132	3500K	80	14W	50,000	34	1,710	739	1.01
e132	3500K	80	14W	50,000	56	862	789	1.01
e133	4000K	80	14W	50,000	6	39,163	808	1.00
e133	4000K	80	14W	50,000	13	11,859	839	1.00
e133	4000K	80	14W	50,000	23	2,973	722	1.00
e133	4000K	80	14W	50,000	34	1,687	728	1.00
e133	4000K	80	14W	50,000	56	850	778	1.00
e134	2700K	90	14W	50,000	6	31,302	646	0.87
e134	2700K	90	14W	50,000	13	9,479	670	0.87
e134	2700K	90	14W	50,000	23	2,376	577	0.87
e134	2700K	90	14W	50,000	34	1,348	582	0.87
e134	2700K	90	14W	50,000	56	679	622	0.87
e135	3000K	90	14W	50,000	6	34,355	709	0.96
e135	3000K	90	14W	50,000	13	10,403	736	0.96
e135	3000K	90	14W	50,000	23	2,608	634	0.96
e135	3000K	90	14W	50,000	34	1,480	639	0.96
e135	3000K	90	14W	50,000	56	745	682	0.96
e136	3500K	90	14W	50,000	6	36,204	747	1.01
e136	3500K	90	14W	50,000	13	10,963	775	1.01
e136	3500K	90	14W	50,000	23	2,748	668	1.01
e136	3500K	90	14W	50,000	34	1,559	673	1.01
e136	3500K	90	14W	50,000	56	785	719	1.01
e137	4000K	90	14W	50,000	6	35,880	740	1.00
e137	4000K	90	14W	50,000	13	10,865	768	1.00
e137	4000K	90	14W	50,000	23	2,723	662	1.00
e137	4000K	90	14W	50,000	34	1,545	667	1.00
e137	4000K	90	14W	50,000	56	778	712	1.00

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DATE:

PROJECT:

TYPE:

OPTICS	
Optic	Angle
Very Narrow Spot	6°
Very Narrow Spot w/ 13	7 x 35
Narrow Spot	13°
Narrow Spot w/ 13	13 x 53
Spot	23°
Medium Flood	34°
Wide Flood	56°

[Home](#) > [Products \(/products\)](#) > [Air Control \(/products/air-control\)](#) > [Louvers \(/products/air-control/louvers\)](#) > [Stationary Louvers \(/products/air-control/louvers/stationary-louvers\)](#) > [Sightproof Louvers](#)



Sightproof Louvers

Stationary extruded aluminum louver designed for security and the prevention of visual access.

Sightproof extruded aluminum louvers integrate chevron-style louver blades to restrict visual access from any angle. A typical application may include concealing equipment as a screen. Sightproof louvers are available in non-drainable or drainable blade configurations.



SED-501

Five-inch depth, extruded aluminum stationary drainable sightproof louver.

[VIEW SED-501](#)

[\(/products/air-control/louvers/stationary-louvers/sightproof-louvers/sed-501\)](#)



()

up.com/)



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- SHOP

Dimensional Data

Figure 38. 12.5, 15 ton air handler, dual circuit – in (mm)

Note: Duct flange is a field-installed accessory.

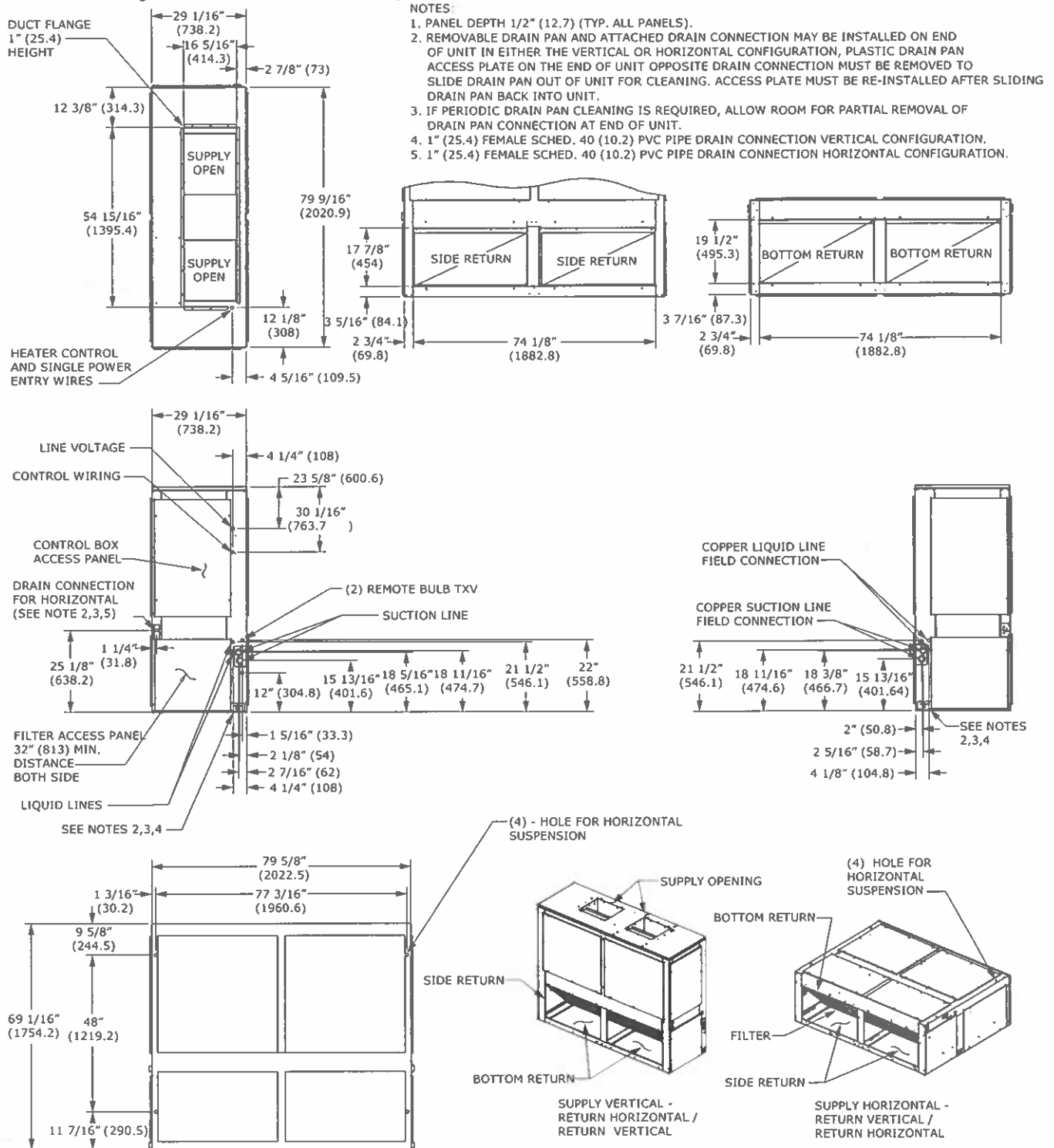
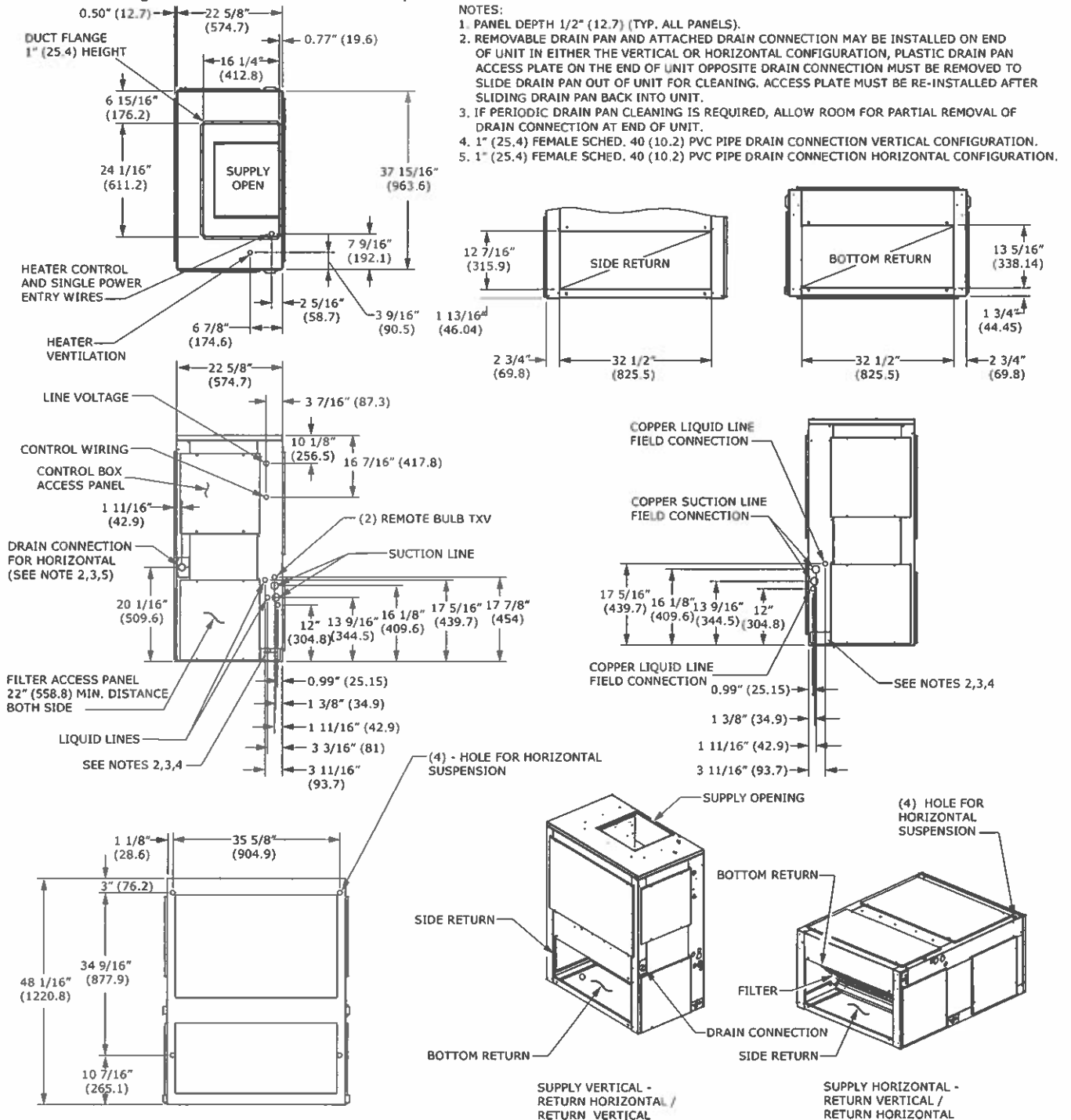


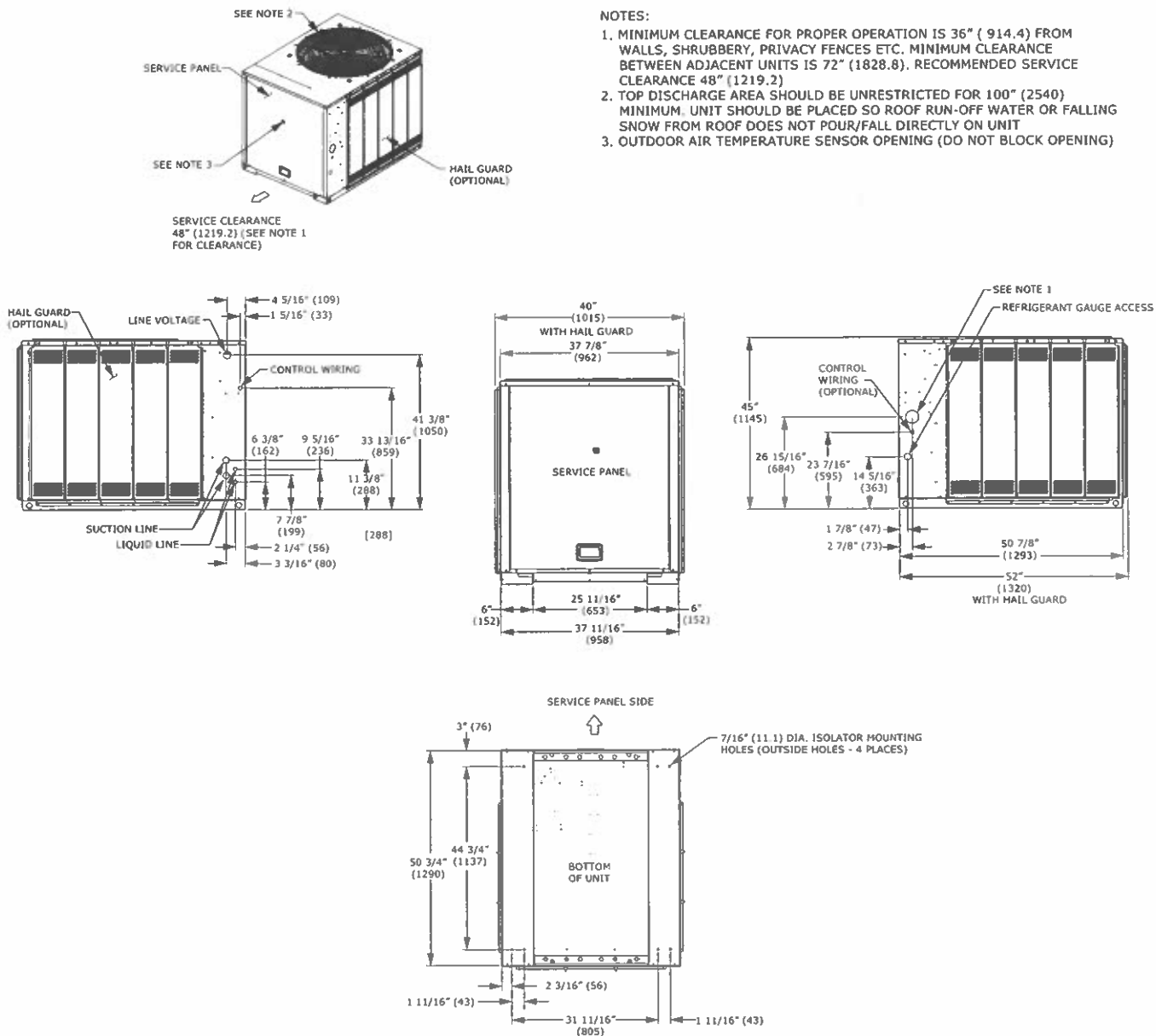
Figure 33. 5 ton air handler, dual circuit – in (mm)

Note: Duct flange is a field-installed accessory.



Dimensional Data

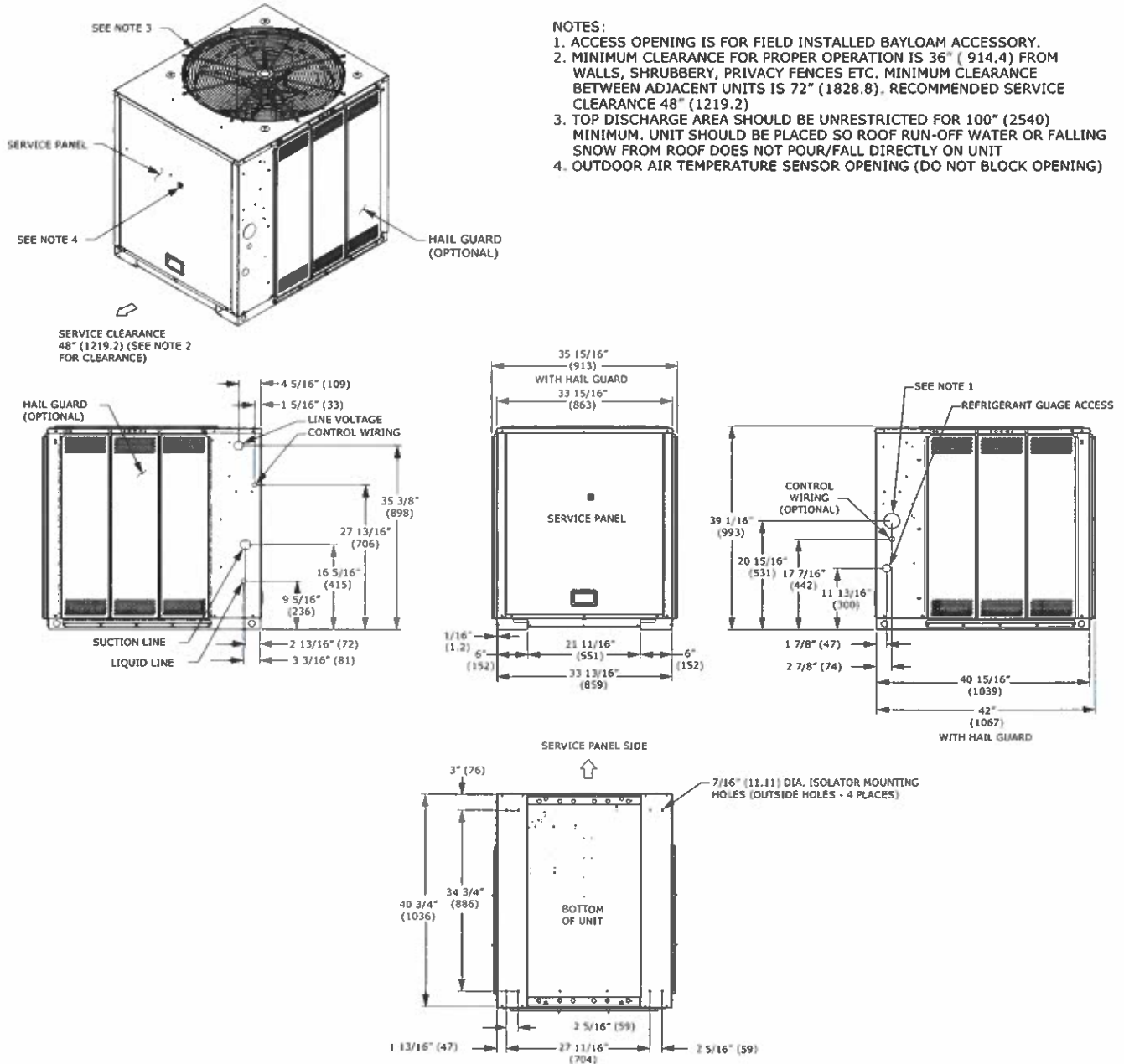
Figure 28. 12.5 ton condensing, dual compressor – in (mm)



Dimensional Data

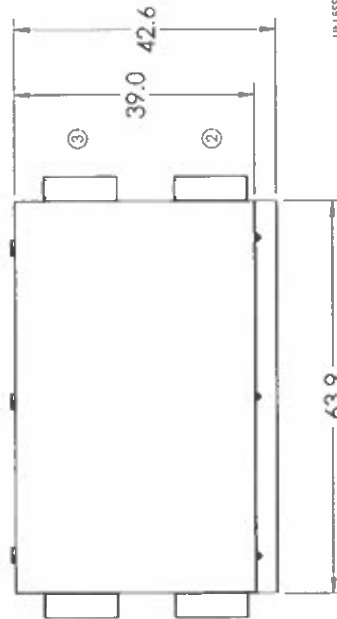
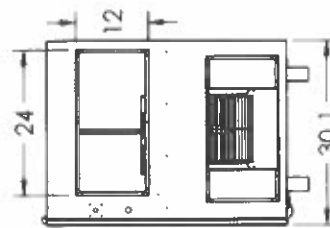
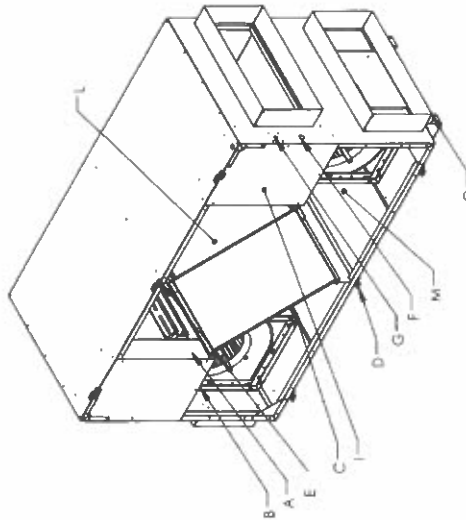
Cooling Condenser

Figure 24. 6, 7.5 ton condensing, single compressor – in (mm)



ERV-1

FEATURES	
A	FORWARD CURVE DUAL INLET IMPELLER (2)
B	DEFROST SWITCH
C	HEAT EXCHANGER CORE SENSIBLE OR TOTAL
D	LATCH (3)
E	HINGE (3)
F	ELECTRICAL CONNECTION - HARD WIRED
G	CONTROL TERMINALS
H	
I	F FCTRICAL BOX
J	
K	
L	FILTERS (2)
M	5/8" DRAINS (2)
N	
O	DUCT COLLARS 24X12"



① ② ③ ④

nu-air
Sustainable Through Innovation

FILE	
NAME	NU1824 Shop Drawing
DATE	2/03/2012
DRAWN	MO 36 N-HOMAI ONE
MODEL NAME	NU2200 General Assembly
MODEL REVISION LEVEL	AA+
DRAWING REVISION LEVEL	AA
SIZE	72100
DWG. NO.	AA+
SCALE	1:24
WEIGHT	
SHEET	1 OF 1

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES: ±0.01
ANGULAR: 8°/10° ±0.01
FINISH: 1-1/2" PLATE, 1-1/2" PLATE, 1-1/2" PLATE, 1-1/2" PLATE
MATERIAL: ALUMINUM
PROPERTY AND CORRELATION:
DRAWING IS THE SOLE PROPERTY OF
NU-AIR VENTILATION SYSTEMS INCORPORATED.
ANY REPRODUCTION IN PART OR AS A WHOLE
WITHOUT THE WRITTEN PERMISSION OF
NU-AIR VENTILATION SYSTEMS INCORPORATED
IS PROHIBITED.

PORT DESIGNATIONS	
1	OUTSIDE AIR / FRESH AIR FROM OUTSIDE
2	SUPPLY AIR / FRESH AIR TO SPACE
3	RETURN AIR / EXHAUST AIR FROM SPACE
4	EXHAUST AIR / EXHAUST AIR TO OUTSIDE



Universalist Church (#1) - 706 STEVENS AVE, 1993-1



Universalist Church (#1) - 706 STEVENS AVE, 1993-2

Portland Historic Resources Inventory

Property Address: 706 Stevens Avenue

Inventory #: WC-1

Assessor's C/B/L:

District: Westbrook College Map #: 1

Rating:

Local Code: LANDMARK

National Register: Ind. Listing N/A District Westbrook College

Date of Placement: Local 08/01/1990 National 02/16/1973

Description of Significant Features and Subsequent Alterations:

The present day Westbrook College Auditorium was built as the First Universalist Church of Westbrook adjacent to Westbrook Seminary, but was not owned by it, thus, its orientation is toward the street and not the campus. As part of its deed, should the church be sold it would revert to the Seminary, which occurred in 1971. Initially it was used by Westbrook College as a library but is now an auditorium.

Designed in 1867, the church was one of Francis Fassett's earliest Ecclesiastical Commission in the Portland area. He had recently arrived from Bath and Augusta and quickly took his place as Portland's most prolific architect for the next 20 years. The church is designed in the Gothic style, it is of frame construction with board and batten siding. The asymmetrical facade is dominated by a corner tower and a steeply pitched front gable. Side naves are pierced by regularly spaced paired lancet windows. On the tower there are three lozenge shaped openings, a form repeated on the side elevation above the naves. Lancet openings filled with lowers are in the uppermost story of the tower. The tower is articulated by string courses and highlighted with buttresses on each corner. Beneath the shingled spire is a frieze of recessed quatrefoil shapes. In the center gable of the facade are two openings: a lancet shaped door and a tripartite window topped by a quatrefoil window.

City Review of Certificates:

Date	Action	Type	Summary of Work
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Property Name: The All Souls Universalist Church

Property Name(Other): Westbrook College

Street Address: 706 Stevens Avenue

Town: Portland County: Cumberland

Date Surveyed: 03/1993 Surveyor: Rick Redlon

Updated: - by (date) (surveyor)
by
by

Owner Name: Westbrook College

Owner Address: 706 Stevens Avenue

Condition: GOOD

ARCHITECTURAL DATA

Primary Stylistic Category: GOTHIC

Other Stylistic Category:

Height: 1 STORY

Primary Facade Width (Main Block; Use Ground Floor): 3 Bay

Appendages: TOWER REAR ELL

Porch:

Plan: CENTRAL HALL

Primary Structural System: BALLOON FRAME

Chimney Placement: INTR FRONT/REAR

Roof Configuration: GABLE FRONT

Roof Material: ASPHALT

Exterior Wall Materials: BOARD/BATTEN

Foundation Material: BRICK

Outbuildings/Features: LANDSCAPE/PLANT

HISTORICAL DATA

Documentated Date of Construction: 1867

Estimate Date of Construction:

Date Major Additions/Alterations:

Architect: Francis H. Fassett

Contractor:

Original Owner: All Souls Universalist Church

Subsequent Signific. Owner: Westbrook College

Dates: 1971- pre

Cultural/Ethnic Affiliation:

Historic Context(s): RELIGION

Comments:

Portland City Guide, WPA, 1940, p. 297. Richard's 1914 Atlas; Earle Shettleworth, Jr. Portland Evening Express article, 8/2/67 p. 22; Historic District File contains 1977 National Register Nomination Form

706 Stevens

Historical Drawings Exist N

Location:

ENVIRONMENTAL DATA

Site Integrity: Original Y Moved N Date Moved