1. Legal Ad

   Documents: 2-4-15 LEGAL AD.DOCX
2. Agenda - 2-4-15

   Documents: 2-4-15 AGENDA.DOCX
3. House Island - Doctors Residence

   Documents: HOUSE ISLAND - CONSENT REVIEW.PDF
4. HP Memo - House Island - New Construction

   Documents: HP MEMO - HOUSE ISLAND - NEW CONSTRUCTION.PDF

   4.I. Applicant Submission

   Documents: SUBMISSION.PDF
5. HP Memo - 714 Stevens Avenue

   Documents: HP MEMO - 714 STEVENS AVENUE.PDF

   5.I. Applicant Submission

   Documents: APPLICANT SUBMISSION.PDF

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

On Wednesday, February 4, 2015, 5:00 p.m., Room 209, 2nd Floor, City Hall, the Portland Historic Preservation Board will hold a meeting to review the following items:

I. PUBLIC HEARING

1. Certificate of Appropriateness for Porch Expansion; FORMER DOCTOR'S RESIDENCE, HOUSE ISLAND; Vincent and Christina Mona, Applicant.

2. Certificate of Appropriateness for New Construction (Guest House/Energy Building); HOUSE ISLAND; Vincent and Christina Mona, Applicant.

II. WORKSHOP

1. Preliminary Review of Proposed Demolition and New Construction; UNE CAMPUS, Vicinity of Alumni Hall; University of New England, Applicant.

Break for Dinner; Meeting Resumes at 7:30

WORKSHOP continued

2. Preliminary Review of Proposed India Street Historic District; VICINITY OF INDIA STREET; City of Portland, Applicant.

III. CONSENT AGENDA

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

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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

HISTORIC PRESERVATION BOARD AGENDA
February 4, 2015, 5:00 p.m. - Room 209, Portland City Hall

Public comment is taken at all meetings.

1. ROLL CALL AND DECLARATION OF QUORUM
2. COMMUNICATIONS AND REPORTS
3. REPORT OF DECISIONS OF JANUARY 21, 2015:

i. Certificate of Appropriateness for Antennae Installation; Water Tower, Diamond Cove; Diamond Cove Homeowners Association, Applicant.

ii. Certificate of Appropriateness for Installation of Solar Panel Array; 44 Winter Street; Lin and Elizabeth Parsons, Applicant.

4. CONSENT AGENDA

i. Certificate of Appropriateness for Porch Expansion; FORMER DOCTOR'S RESIDENCE, HOUSE ISLAND; Vincent and Christina Mona, Applicant.

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HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

CONSENT REVIEW
FORMER DOCTOR'S RESIDENCE, HOUSE ISLAND

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: January 30, 2015

RE: February 4, 2015 Consent Review of Proposed Porch Expansion

Address: House Island Public Health Officer's Residence (Doctor's Residence)

Property Owners: Vincent "Cap" and Christina Mona

Project Manager: Lynn Dubois

Project Architect: Mike Richman, Custom Concepts, Inc.

Introduction

At the Board's January 21st meeting, architect Mike Richman and project manager Lynn Dubois presented plans for the expansion of the existing side porch on the former doctor's residence at House Island. Following considerable discussion, the Board and applicant agreed that a scaled-back expansion would better preserve the original architectural character of the building and still allow for expansion of the porch at the first and second floor levels of the building's south elevation.

Given the thorough nature of the discussion, Board members agreed that final approval of the porch proposal could be handled at the administrative level. As the drawings were submitted before the mailing of next week's meeting packet, staff has elected to include the application on the Board's consent agenda for endorsement of the plans and elevations as submitted.

Attachments

1. E-mail from Mike Richman, Custom Concepts Inc.
2. Revised plans and elevations Note: *"approved"* on the plans means *as originally approved* by the Board in December, prior to the applicant's proposal to expand the porch.

Deb Andrews - House Island - Bldg #2 - Smaller upper deck & lower deck extension

From: "Mike Richman / Custom Concepts, Inc." <mike@customconceptsinc.com>
To: "Deb Andrews" <DGA@portlandmaine.gov>
Date: 1/29/2015 9:29 PM
Subject: House Island - Bldg #2 - Smaller upper deck & lower deck extension
CC: "lynn DuBois" <dubois.lynn@gmail.com>
Attachments: House Island - Bldg #2 - HP Board - A4.pdf; House Island - Bldg #2 - HP Board - A3.pdf; House Island - Bldg #2 - HP Board - A2.pdf; House Island - Bldg #2 - HP Board - A1.pdf

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Hello Deb,

Attached you will find revised drawings for Building #2 as discussed.

Please note the following:

- The upper deck is centered directly over the columns, door and stair below.
- I raised the height of the new half wall (the short wall below the new handrail) to meet the side wall of the house approximately at the top of the sweep. I think this looks better as it also makes the new deck newels move a little closer to the house therefore making the lower deck still much more prominant than the new upper deck.

- The extension to the lower deck really does not show much at all. In fact you may have a hard time seeing it on the elevations since the newels align with the posts behind it when viewed from the front, and the side of the deck aligns with the water table.

I will be happy to discuss more during the meeting.

Thank you,

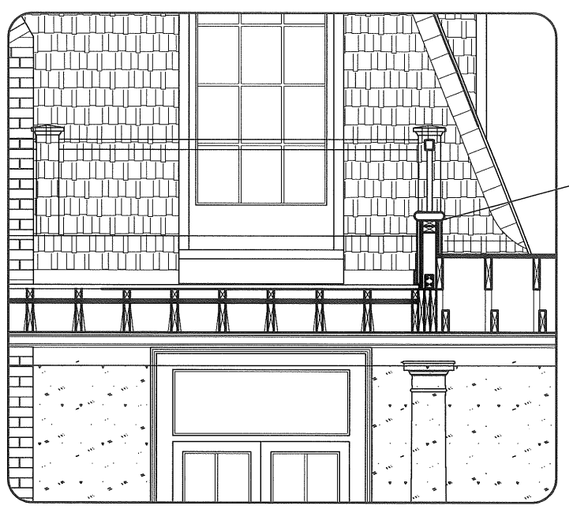
Mike Richman
Custom Concepts Inc. Architecture
MER Development
207-883-0083

This email is free from viruses and malware because avast! Antivirus protection is active.

Approved

Right Elevation

Proposed



New upper deck

Align top of kneewall with top of sweep on sidewall

Expanded lower deck

Right Elevation

NO.	DATE	DESCRIPTION

REVISIONS

CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 1a - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM

PROJECT: House Island – Bldg. #2 Former Doctor's Residence JOB NUMBER: 9289-14

DRAWING TITLE: Proposed Upper & Expanded Lower Deck DRAWN BY: MER

SCALE: As noted

OWNER APPROVAL:

☑ Preliminary Design ☐ Design Development ☐ Construction Documents

DATE: Jan 28, 2015

A4

Approved

Main Elevation

Rear Elevation

Proposed

Main Elevation

Rear Elevation

NO.	DATE	DESCRIPTION

REVISIONS

CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 1a - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0583 WWW.CUSTOMCONCEPTSINC.COM

Preliminary Design ☐ Development ☐ Contract Documents

PROJECT: House Island – Bldg #2 Former Doctor's Residence JOB NUMBER: 9289-14

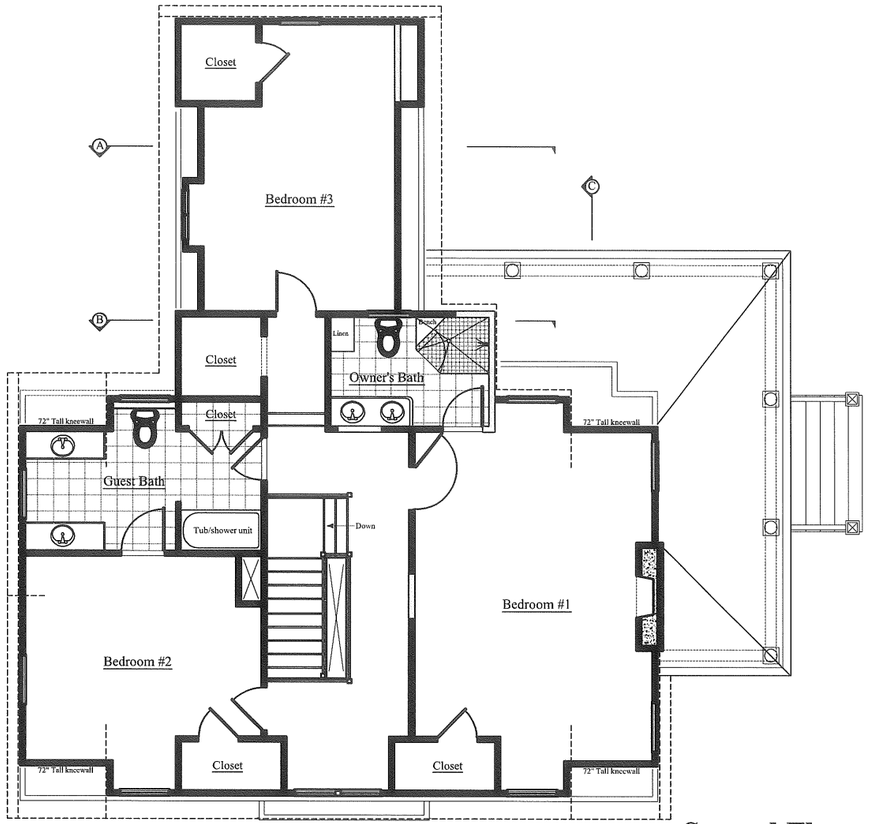
DRAWING TITLE: Proposed Upper & Expanded Lower Deck DRAWN BY: MER

OWNER APPROVAL: SCALE: As noted

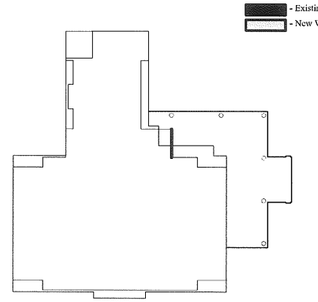
DATE: Jan 28, 2015

A3

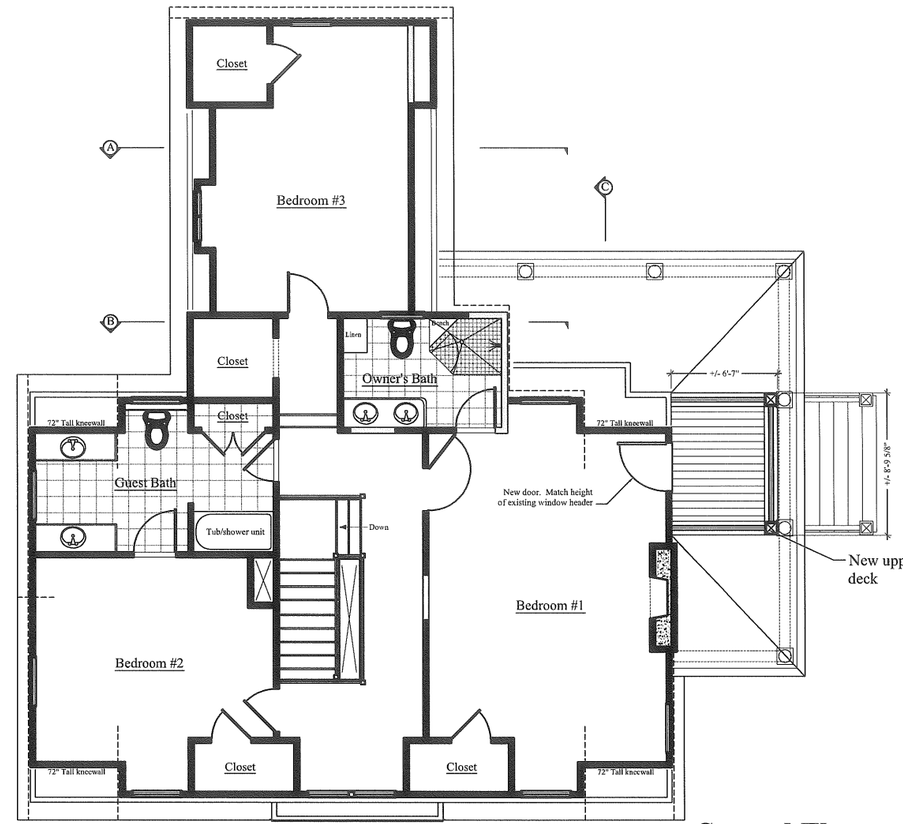
Approved



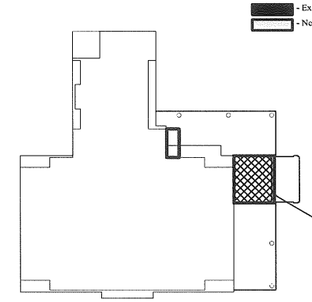
Second Floor
Proposed
- Existing Wall
- New Wall



Proposed



Second Floor
Proposed
- Existing Wall
- New Wall



NOTE: SCALES SHOWN ON ALL DRAWINGS ARE APPLICABLE TO FULL-SIZE PRINTS (24x36) ONLY. OTHER PRINT SIZES ARE TO BE CONSIDERED "NOT TO SCALE"

- PLEASE DO NOT SCALE DRAWINGS - CONTACT ARCHITECT IF REQUIRED

Project North

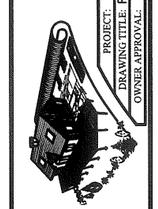
NO.	DATE	DESCRIPTION
1	12-29-2014	New Master bathroom layout

REVISIONS

CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 1a - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM

Preliminary Design | Design Development | Contract Documents

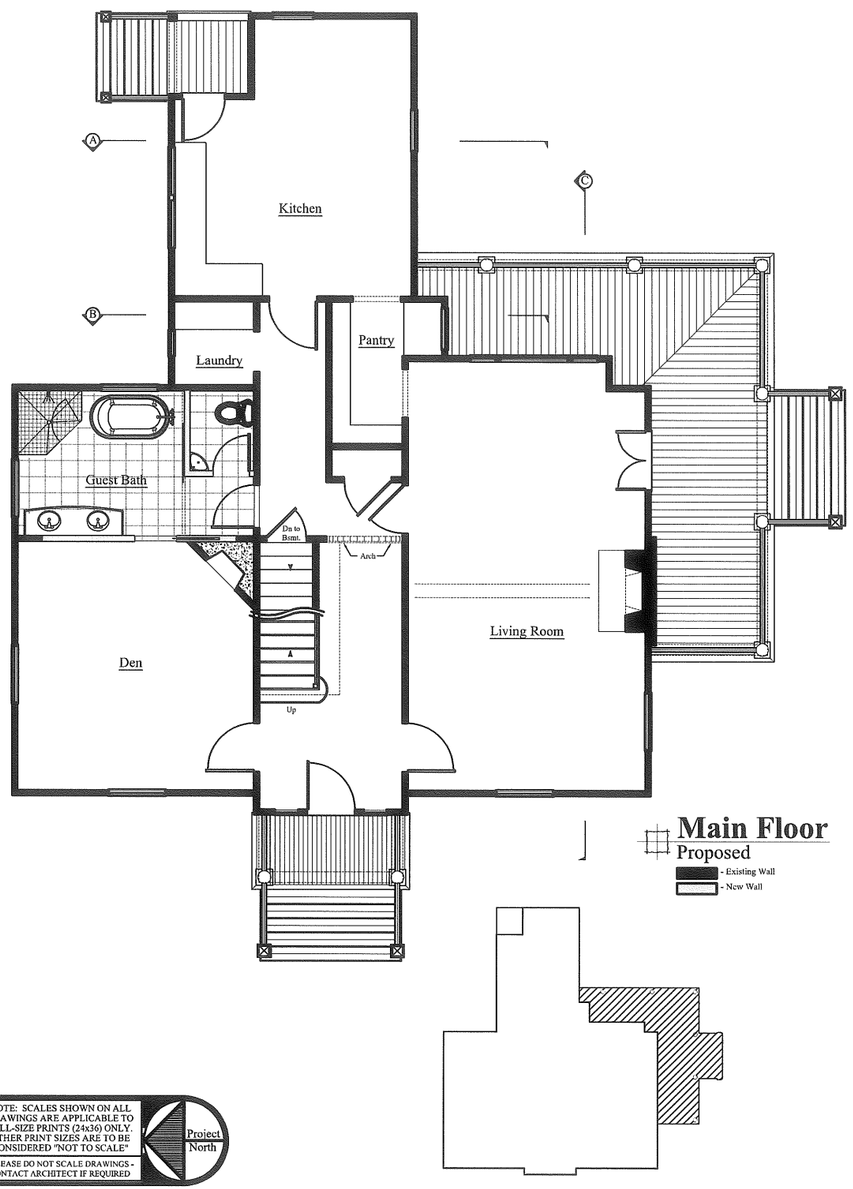
PROJECT: House Island – Bldg #2 Former Doctor's Residence JOB NUMBER: 9269-14
DRAWING TITLE: Proposed Upper & Expanded Lower Deck DRAWN BY: MER
OWNER APPROVAL: SCALE: As noted



DATE: Jan 28, 2015

A2

Approved



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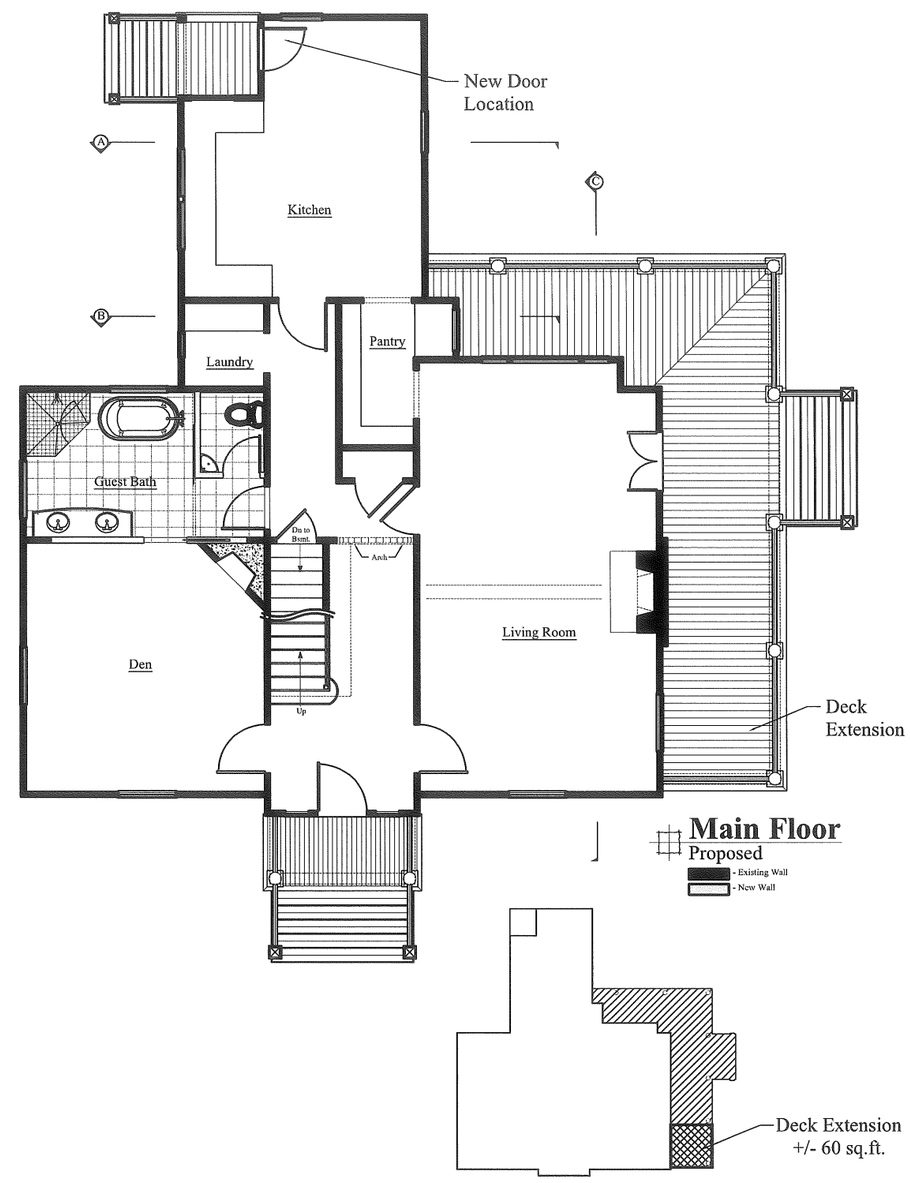
- PLEASE DO NOT SCALE DRAWINGS - CONTACT ARCHITECT IF REQUIRED

Project North

Proposed



NO.	DATE	DESCRIPTION

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OWNER APPROVAL: SCALE: As noted

☑ Preliminary Design ☐ Permit Documents ☐ Design Development ☐ Construct. Documents

DATE: Jan 28, 2015

A1

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
HOUSE ISLAND

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager
Rob Wiener, Preservation Compliance Coordinator

DATE: January 29, 2015

RE: February 4, 2015 PUBLIC HEARING

Application For: Certificate of Appropriateness for New Construction

Address: House Island

Property Owners: Vincent "Cap" and Christina Mona

Project Manager: Lynn Dubois

Project Architect: Mike Richman, Custom Concepts, Inc.

Introduction

Mike Richman and Lynn Dubois, representing applicants Cap and Christina Mona, have requested a public hearing to present revised plans for new construction on House Island. The multi-purpose structure known as Building 4, or the "Energy Building," will include: storage for island vehicles and equipment; a broad roof plane to accommodate a solar array for energy requirements; and living quarters for a caretaker. Mr. Richman and Ms. Dubois presented preliminary plans in a workshop with the Board at the January 21, 2015 meeting.

The architect's revised drawings do not present any radical departures from the concept presented at the January workshop, reflecting the Board's generally favorable response to the preliminary design's form, massing, location, orientation, and most of the general design features. Revisions presented for the February 4 public hearing include several changes in response to Board members' comments - noted in the attached email from the architect. Also provided are new floor plans and elevations, a site plan that includes a site section, and product information on proposed roofing, siding, exterior trim, windows, and garage doors. Because the January 21 workshop session was so recent, staff will only reproduce selected pages of submission materials for that meeting, and will focus instead on summarizing the Board discussion.

Board Responses to Workshop Submission, and Revised Proposal

As noted, Board response to the concept drawings presented at the workshop was generally quite favorable. Mr. Richman's goal was to propose a "utilitarian service building" that respects its special context by fitting into the landscape, and using compatible materials and details that avoid competition with existing buildings on the island. While finding the concept largely successful, the Board had suggestions or questions concerning some key elements.

Relationship to Existing Buildings: Some members expressed a desire for more information about the relative heights of the proposed building to Buildings 1 and 2, and the elevations of their respective sites – hence, the request for a site section. Note that Mr. Richman may be able to visit the site again before February 4, to check the relationship between the design and the topography.

Relationship of the Main, Gabled Building to the Attached, South-Facing Shed Section: A desire to see the gabled garage section more dominant prompted suggestions about either reducing the mass of the shed section or increasing the size of the main section. At least one Board member speculated that the site and the design could handle an increase in the size of the building. Mr. Richman's newest submission increases the length of the main section by four feet, while the dimensions of the south shed are unchanged. As a result there is two more feet of wall space showing at either end of the building, when viewed at the south elevation.

Cupola: Some Board members questioned whether the cupola should be omitted entirely or altered in some way to make it fit better. In response the architect has supplied three alternatives: a wider cupola with two mulled windows instead of one; the same cupola with louvered vents instead of windows; and elevations showing no cupola at all. Though the revised cupola is no shorter than in the 1/21/15 elevations, it appears substantially less vertical.

Siding: Mr. Richman and several Board members discussed the possibility of vertical, board and batten siding instead of cedar shingles, to reflect the service functions of the building. Product information is included for a 12" wide (including one board and one batten) vinyl siding product backed with thin foam insulation.

Other Materials: The Consultants have provided cut sheets on proposed vinyl clad windows, composite trim, asphalt roofing, and garage doors. Elevations show more detail on the configuration of the garage doors as well as other entrances, but trim details and exact dimensions are not yet shown. Staff has questions about the window details which may not be answered in time to be included in this memo; if we are unable to reach the architect in time for the memo, the information will be provided for the 2/4/15 meeting.

Staff Comments

In considering the workshop submission, neither staff nor the Board questioned the proposed addition of a building for the north end of the island. The newly provided site section, which does not show vegetation, does not make Building 4 appear competitive with the older buildings, nor do the scale comparison and conceptual view from the west that were provided for 1/21/15.

Viewed from north and south, the main building appears low and horizontal – accentuated by lowering the ground floor partially below grade. Among the questions about proportion, form, and apparent mass the Board may want to discuss:

- Could the dimensions of the shed be diminished slightly in either or both directions, to emphasize its lower rank in the hierarchy of building sections?
- Does the long (44' in the proposed revision,) gable roof of the main section benefit from the interruption and added vertical element of the cupola?

In terms of details, other questions include:

- Is the cupola more suitable with its new proportions (as opposed to the 1/21/15 submission,) and does it fit better with the barn-like character of the building with louvered vents, instead of windows?
- Are the proposed materials, which are apparently chosen for a low-maintenance, durable exterior, suitably "wood-like" as viewed from the water as to be visually appropriate?
- It appears the architect intends the windows to mimic traditional windows, with painted trim (of unspecified dimensions) and simulated divided lights. The Board might ask for clarification on the window specifications.

Applicable Review Standards

In reviewing this application, the ordinance's Standards for Review of Construction shall apply. The following Standards for Review of Alterations are applicable as well:

(1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*

(2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*

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Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 2-4-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed new construction at House Island **meets (fails to meet)** the historic preservation ordinance review standards, specifically Standards……., (subject to the following conditions…….)

Attachments

1. Architect's email describing changes to design
2. Site plan, elevations, and floor plans provided by architect
3. Staff photo of Doctor's residence (Building 2) and proposed building site
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5. Elevations, Scale Comparison, and Conceptual View from the West, provided at 1/21/15 workshop

Deb Andrews - Re: House Island - Building #4 - Energy / Caretaker's - Revised for HPB

From: "Mike Richman / Custom Concepts, Inc." <mike@customconceptsinc.com>
To: "Deb Andrews" <DGA@portlandmaine.gov>
Date: 1/28/2015 4:54 PM
Subject: Re: House Island - Building #4 - Energy / Caretaker's - Revised for HPB
CC: "lynn DuBois" <dubois.lynn@gmail.com>
Attachments: House Island - Building #4 for HPB - Revised 1-28-2015 - #5.pdf; House Island - Building #4 for HPB - Revised 1-28-2015 - #4.pdf; House Island - Building #4 for HPB - Revised 1-28-2015 - #3.pdf; House Island - Building #4 for HPB - Revised 1-28-2015 - #2.pdf; House Island - Building #4 for HPB - Revised 1-28-2015 - #1.pdf

Hello Deb,

Thank you for your phone call the other day and the continued support.

We have been working to respond to the feedback received during our last presentation.

Lynn and I feel that this is a collaborative process, and that there is so much talent on the Board that we are looking for some guidance on the cupola.

Attached you will find the following support drawings for the next Board meeting;

#1 - Floorplan showing that we "stretched" the main garage section of the building an additional 2' back and 2' forward. This creates a 4' jog in the building between the main garage structure and the lean-to structure therefore enhancing the traditional feel of the lean-to.

#2 - Elevations representing the floorplan as described above with a revised (and much better) cupola with glass windows in it.

#3 - Elevations with a similar cupola with typical ventilation slats rather than windows.

#4 - Elevations without a cupola at all (we think it looks sad as if it is missing something)

#5 - Overall site plan of the island including a rough site section. Putting this together makes me realize that I need to visit the site again to ensure that my proposed drops in the design work with the topographic survey. I will try to visit the site before the meeting.

Lynn is going to send you product information in subsequent e-mails.

Please let us know if there is anything further that we can provide.

Thank you,

Mike Richman
Custom Concepts Inc. Architecture
MER Development
207-883-0083

House Island – Energy Building
Exterior Products

Part 1 — Roofing – Certainteed Landark Pro, Color Charcoal Black

Part 2
- Siding – Certainteed Board & Batten, Color Cypress
- Exterior Trim – Composite painted Cypress
- Windows – Anderson 400 Series Double Hung

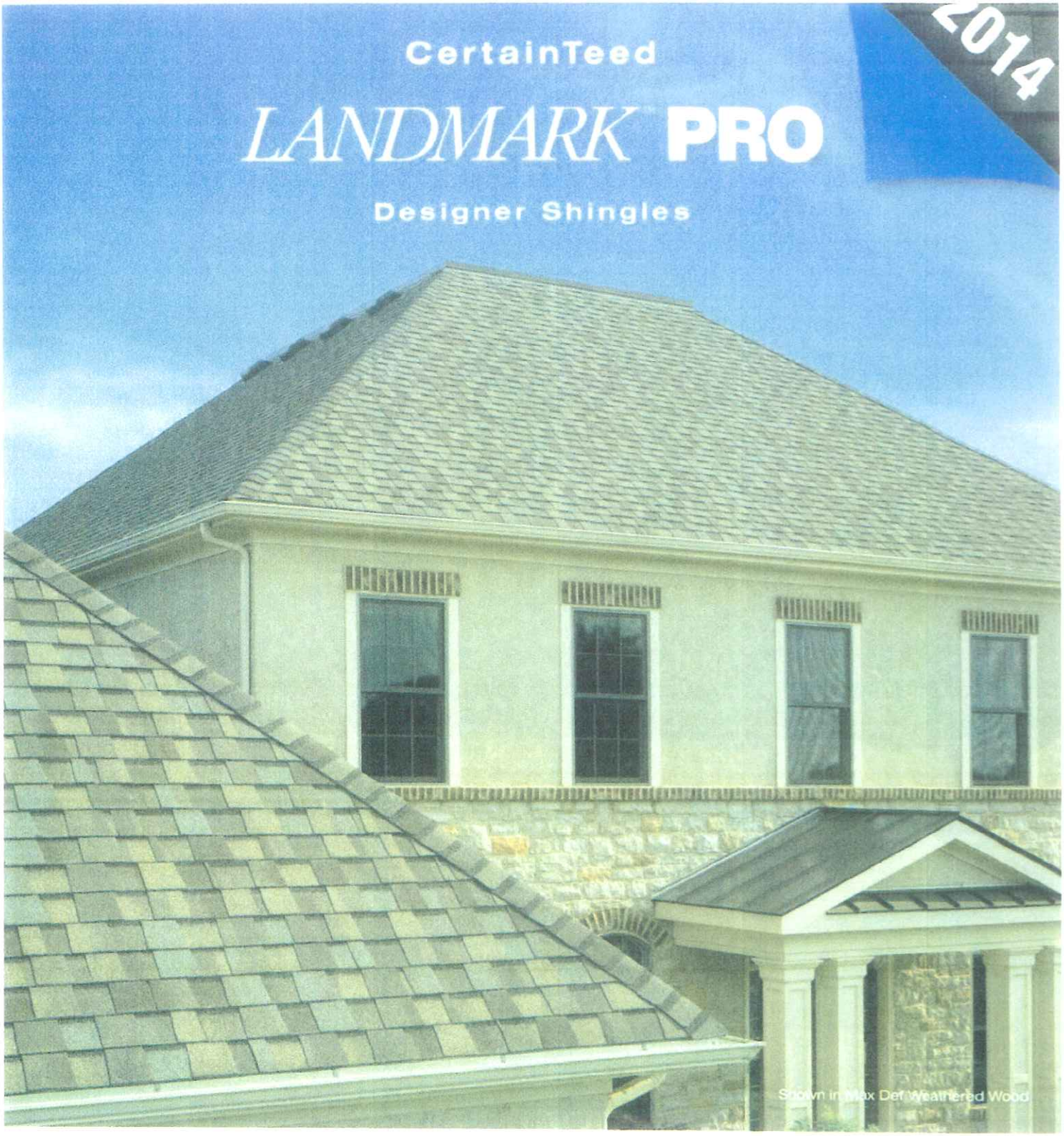
Part 3 — Garage Doors – Clopay Canyon Ridge Series, Color Walnut

CertainTeed

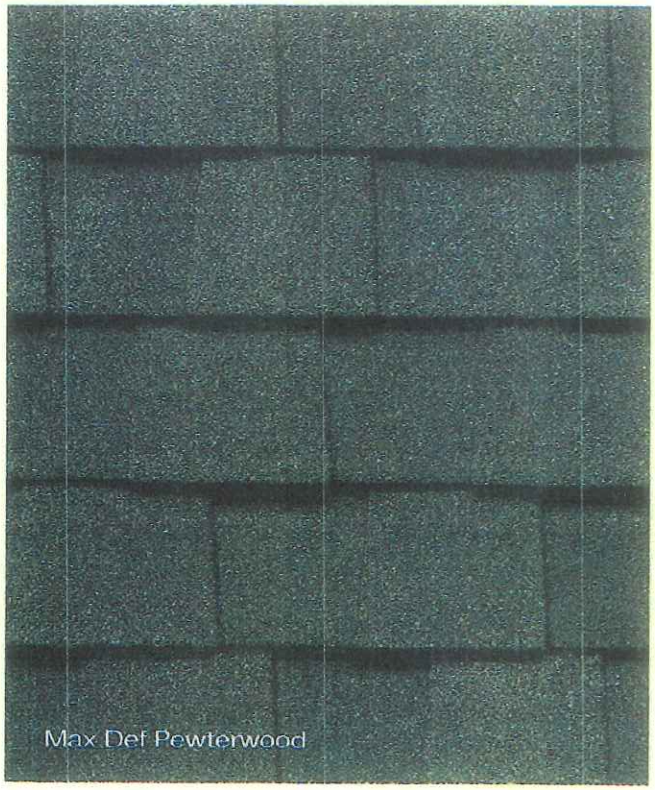
LANDMARK™ PRO

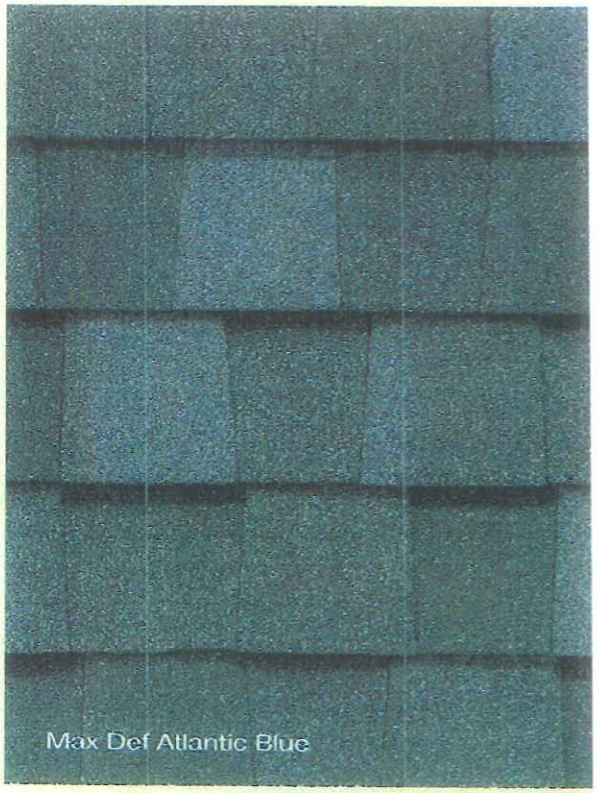
Designer Shingles

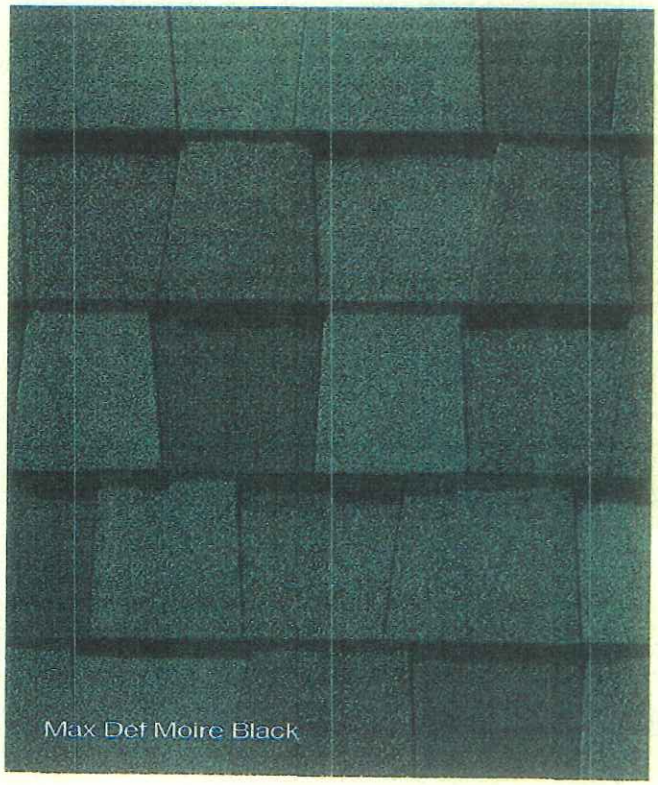
2014

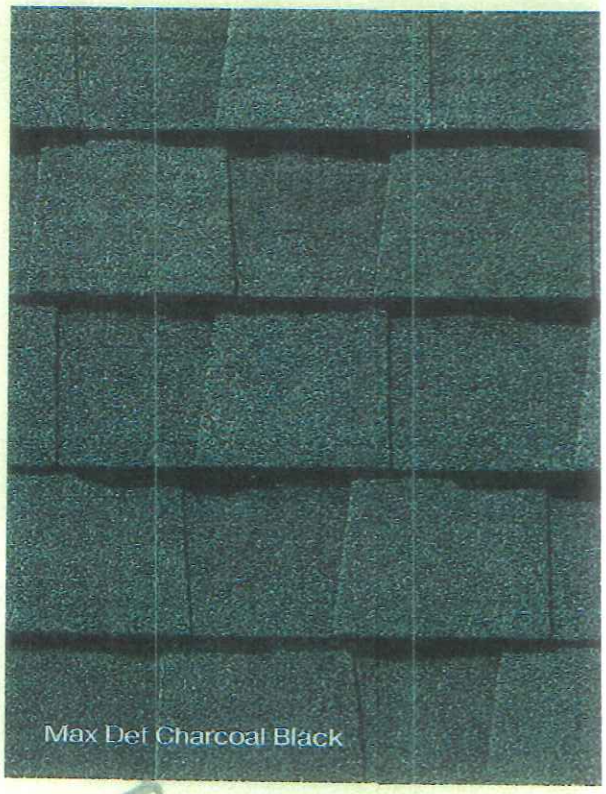


CertainTeed
SAINT-GOBAIN


Max Def Pewterwood


Max Def Atlantic Blue

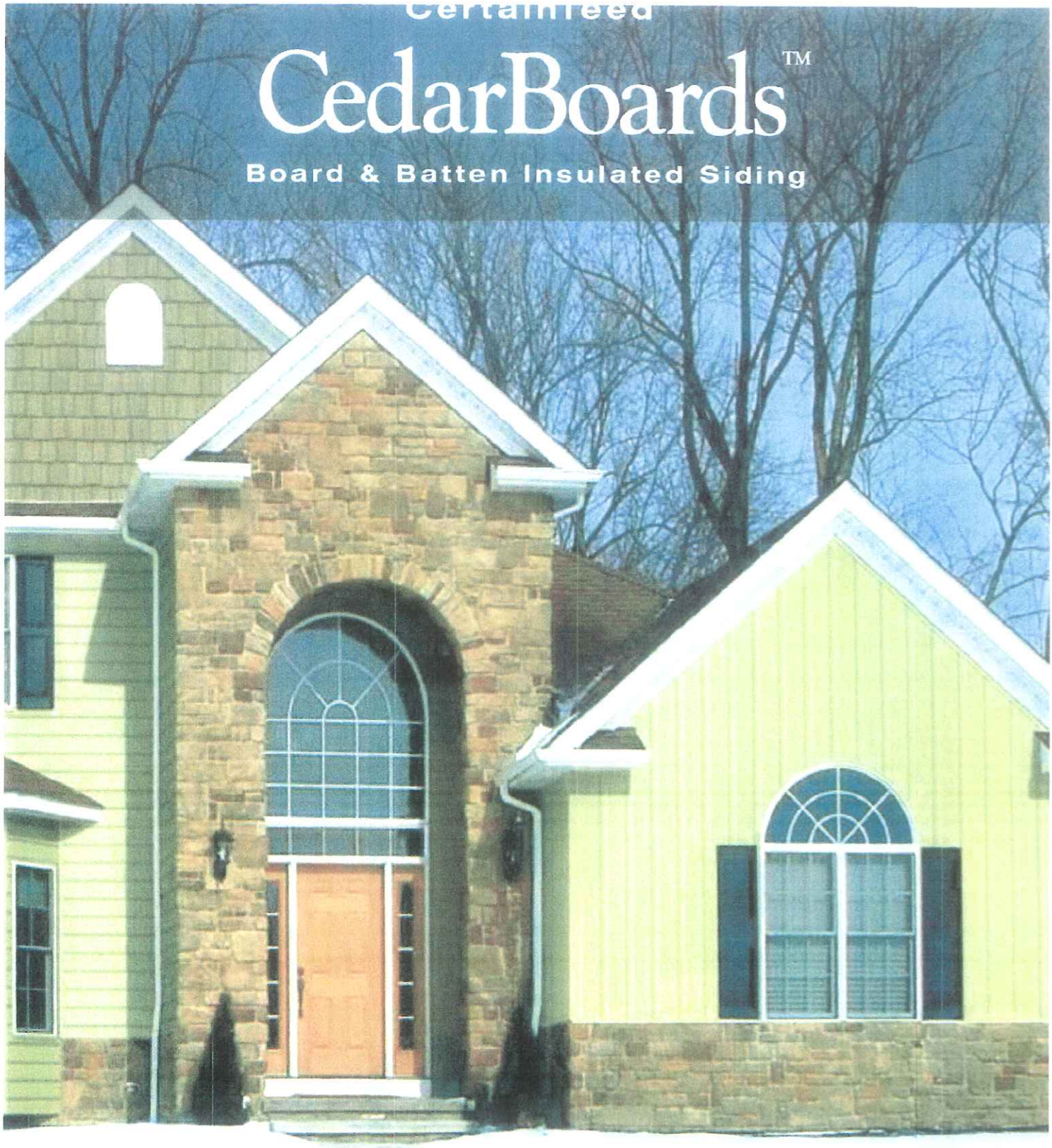

Max Def Moire Black


Max Def Charcoal Black

CertainTeed

CedarBoards™

Board & Batten Insulated Siding

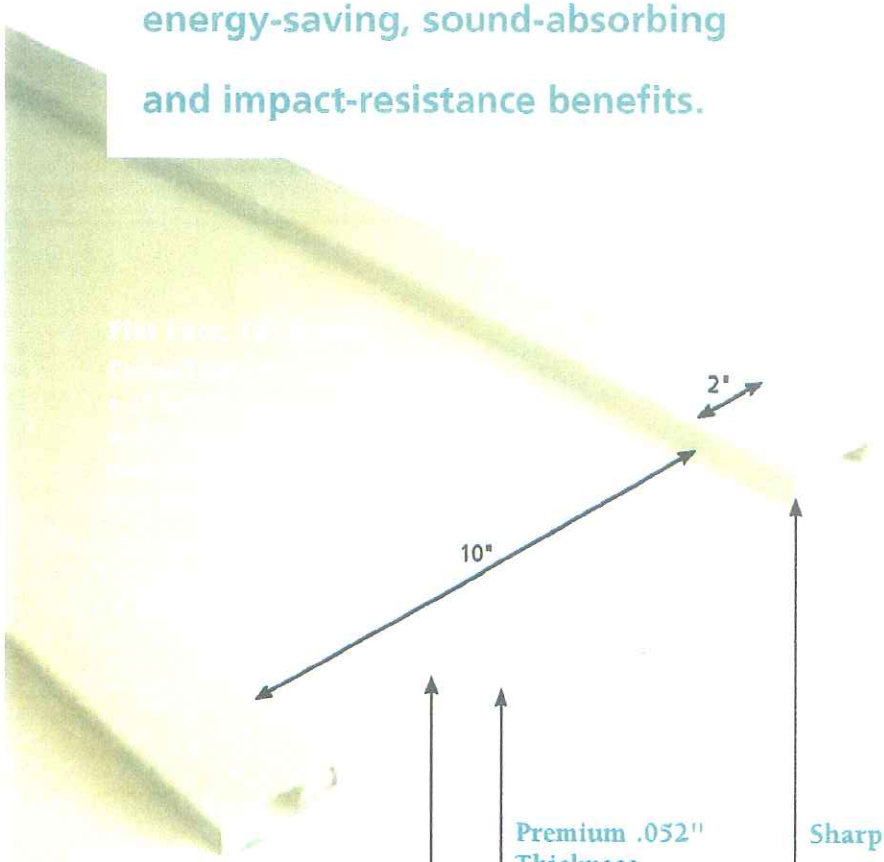


CertainTeed

Quality made certain. Satisfaction guaranteed.™

With CedarBoards™ Board & Batten, CertainTeed has combined a popular historic siding with innovative foam insulation technology to provide a classic vertical siding with impressive energy-saving, sound-absorbing and impact-resistance benefits.

- Wide 10" board with a 2" batten creates a 12" panel with the widest vinyl board span.
- Ideal for whole house or accent applications.
- Flat face board design results in a straight, even surface.
- Straight-edged battens for a sharp, carpentered look.
- 5/8" custom contoured foam provides strength, rigidity and increased R-value.
- Can increase the overall thermal performance, helping to reduce heating and cooling costs.
- Helps block sound and exterior noise.
- Insulation treated with Fire Retardant and Insect Repellent Vapor "breather".
- Does not promote the growth of mold or mildew.
- TrueTexture™ rough cedar finish molded from real cedar boards.
- 5/8" batten height for dramatic shadow lines.
- 12 low-gloss colors with a wide variety of coordinating trim.
- .052" premium thickness.
- Virtually maintenance free, never needs painting.
- Class 1(A) fire rating.
- Lifetime limited warranty.



Premium .052" Thickness

Board & Batten panels have a thickness of .052" for outstanding strength and durability.

Sharp Batten Edge

The straight-edged design of the batten creates a finely crafted, real-wood look.

CedarBoards Custom Contoured Foam

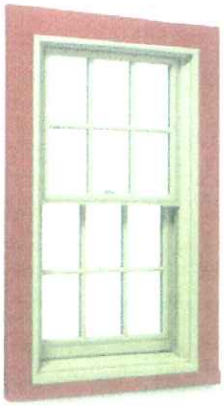
CedarBoards 5/8" custom contoured foam backing increases R-value, improving the home's thermal efficiency. It also adds strength and rigidity

Rough Cedar Finish

CertainTeed was the first to utilize a direct transfer system from real cedar boards creating a natural woodgrain texture.

Granite Gray
Oxford Blue
Cypress
Natural Clay
Savannah Wicker
Sterling Gray
Light Maple
Desert Tan
Heritage Cream
Sandstone Beige
Snow
Colonial White

400 SERIES TILT-WASH DOUBLE-HUNG WINDOW



INTERIOR WOOD (1)

INTERIOR FINISH (2)

HARDWARE FINISH (12)

EXTERIOR COLOR (6)

EXTERIOR TRIM COLOR (11)

EXTERIOR TRIM PROFILES (6)

OVERVIEW

Double-hung windows have two sash in a single frame which slide up or down to provide ventilation. Because their sash remain flush with the wall while the window is open, they are a good choice for placement adjacent to patios, decks and walkways.

Our best-selling double-hung window, the Andersen® 400 Series tilt-wash double-hung window is extremely energy efficient and gives you a wide array of decorative and performance options.

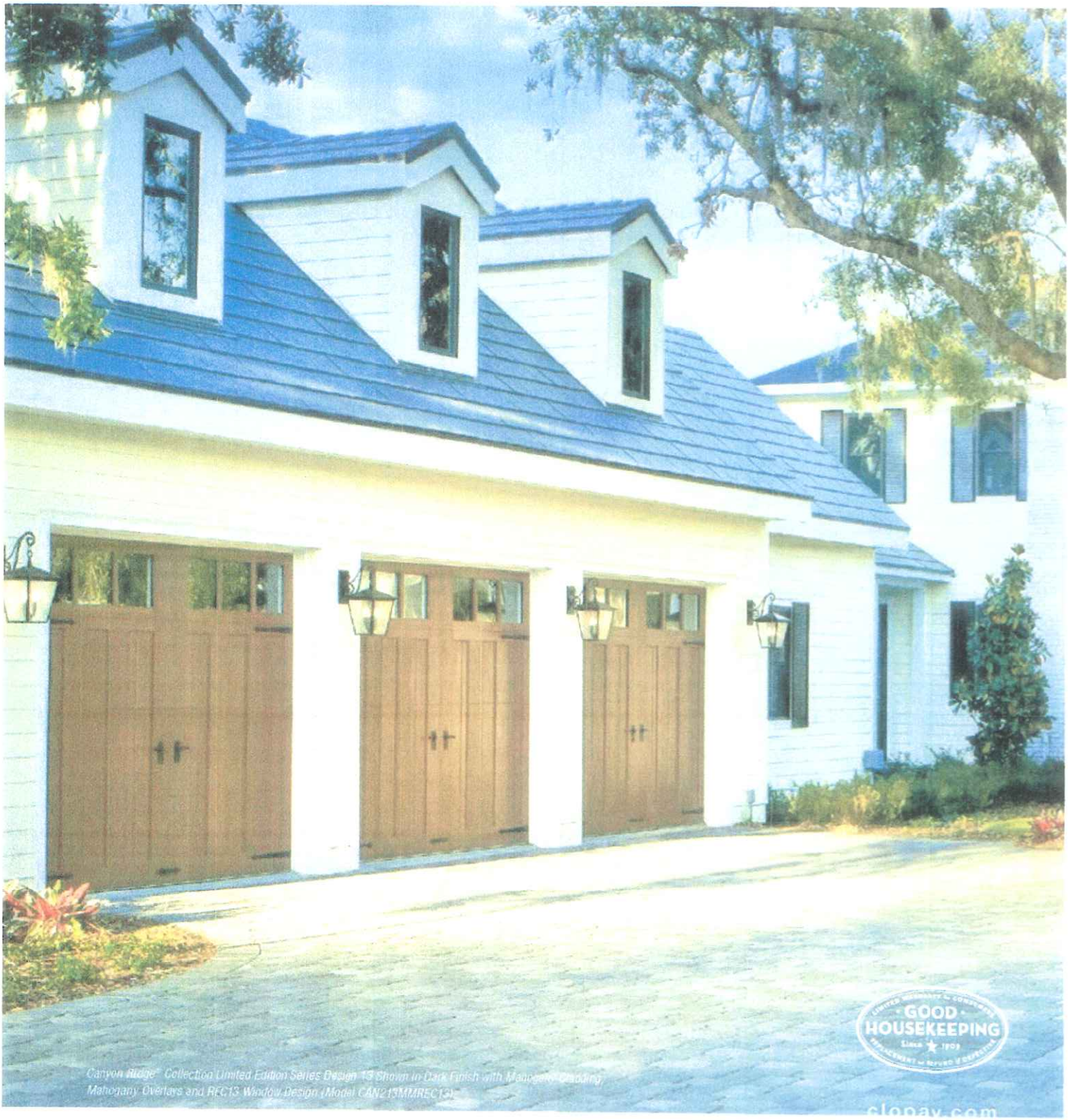
- Six exterior colors
- Natural pine or white interiors
- Energy efficient
- Dual-layer, compressible bulb weatherstripping seals out dust, wind and water
- Variety of hardware styles and finishes

CANYON RIDGE®
collection

LIMITED EDITION SERIES | ULTRA-GRAIN' SERIES

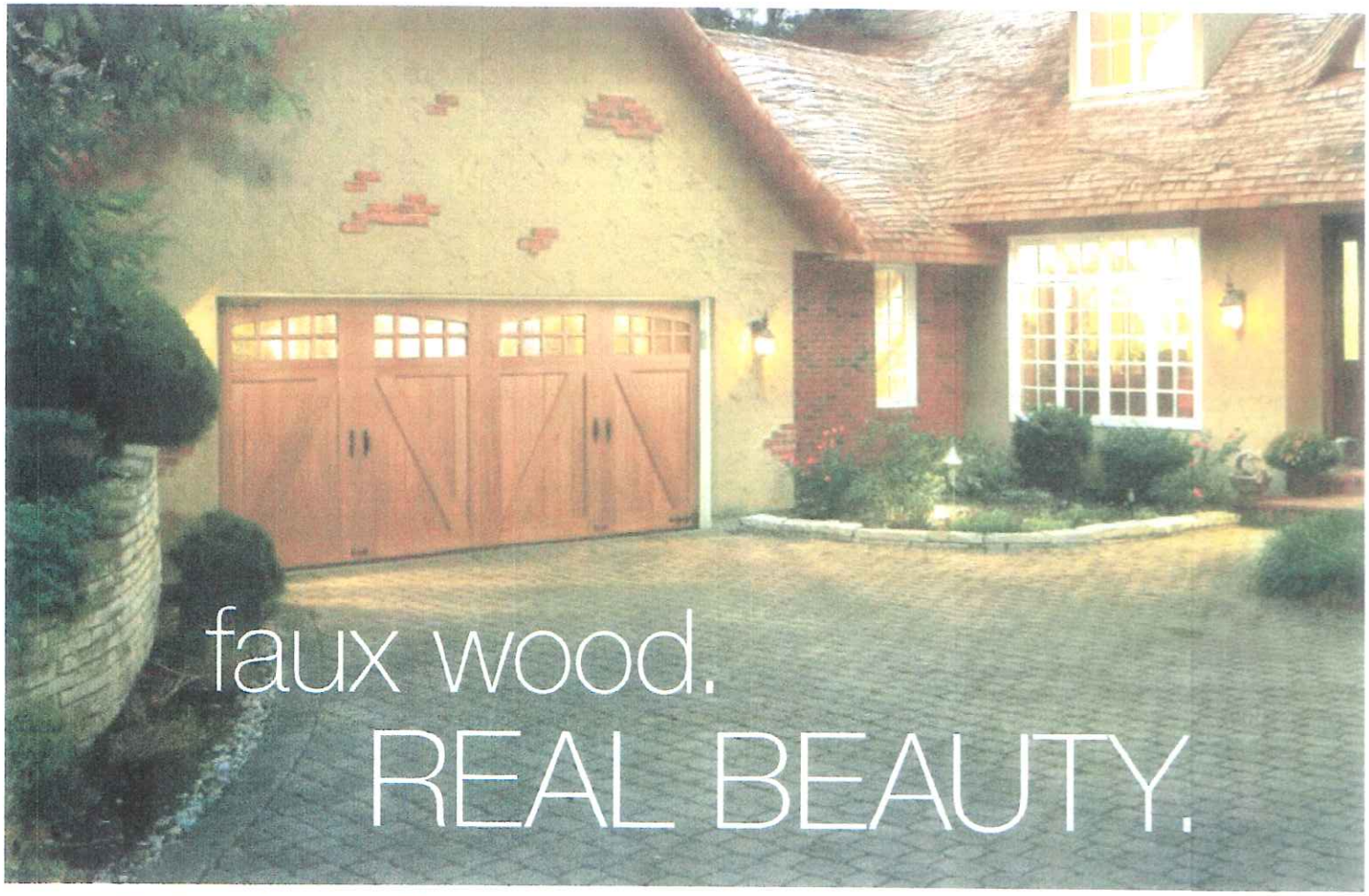
Clopay®

America's Favorite Garage Doors®



Canyon Ridge® Collection Limited Edition Series Design 13 Shown in Dark Finish with Maple and Grading, Mahogany Overlays and REC13 Window Design (Model CAN213MMREC13)

clopay.com



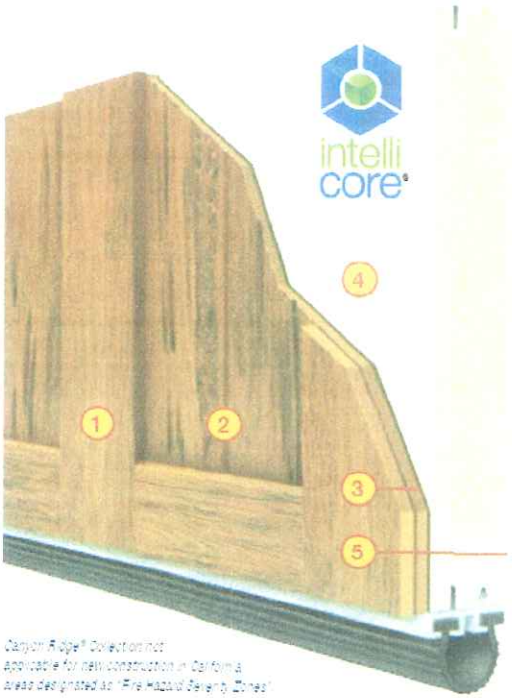
Canyon Ridge® Collection Limited Edition Series Design 22 Shown in Medium Finish with Clear Cypress Cladding, Mahogany Overlays and ARCH4 Window Design (Model: CAN22COMARCH4)

LIMITED EDITION SERIES **5-LAYER CONSTRUCTION**

intellicore®
insulation technology

Warmer. Quieter. Stronger.

Canyon Ridge® Collection Limited Edition Series doors featuring Intellicore® insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicore is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 20.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.



Canyon Ridge® Overlays not applicable for new construction in California areas designated as "Fire Hazard Severity Zones"

1. Composite Overlay
2. Composite Cladding
3. Steel
4. 2" Intellicore® Polyurethane Insulation
5. Steel

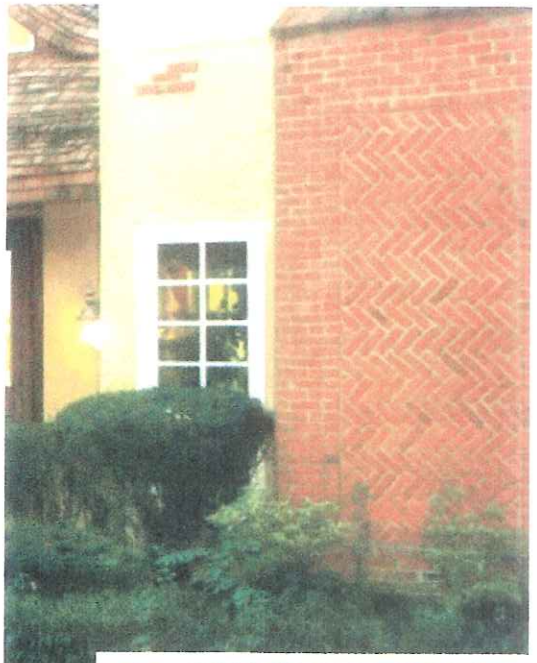
2" POLYURETHANE INSULATION

OVERLAYS OVERLAY DELAMINATION LIMITED 5 YR WARRANTY

EFFICIENCY 20.4 R-VALUE

WARRANTY LIMITED 5 YR WARRANTY

Calculated door section R-value in accordance with DASMA TDS-163



MATERIAL DESIGN OPTIONS

Composite Cladding Materials	C Clear Cypress	M Mahogany	P Pecky Cypress
Composite Overlay Materials	C Clear Cypress	M Mahogany	

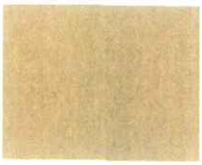
Note: Cladding and Overlay material colors may be mixed and matched.

Canyon Ridge® Collection Limited Edition Series Design 12 Shown in Whitewash Finish with Mahogany Cladding, Mahogany Overlays and SD23 Window Design (Model CAN212MMSD23)

COLORS

Walnut Finish

Dark Finish



Medium Finish

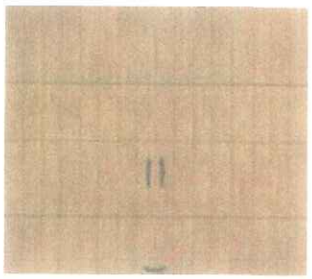
Whitewash Finish

Primed

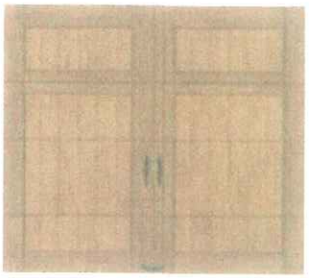
Cladding and Overlays are finished in the same color. Whitewash Finish available only on Mahogany Cladding and Overlays. Doors can be ordered primed for those homeowners wishing to custom paint or stain their doors. Due to the printing process, above colors may vary.

DOOR DESIGNS

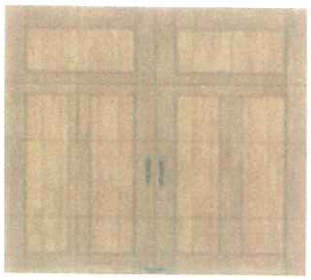
SERIES 1



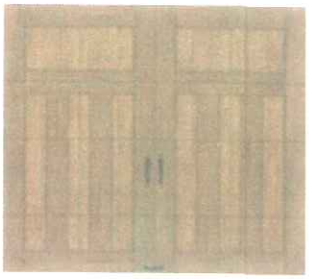
Design 01



Design 11

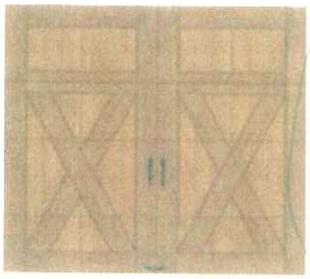


Design 12

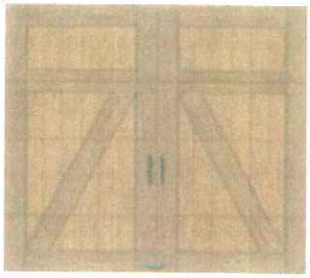


Design 13

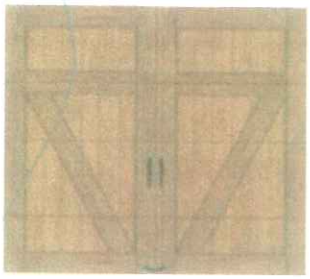
SERIES 2



Design 21

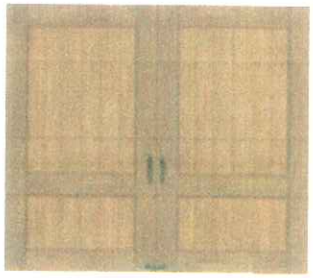


Design 22

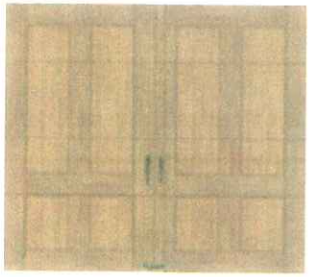


Design 23

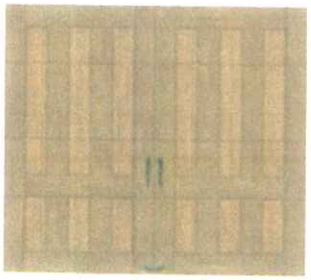
SERIES 3



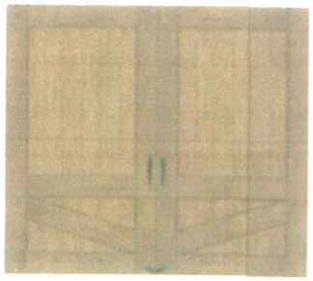
Design 31



Design 32



Design 33



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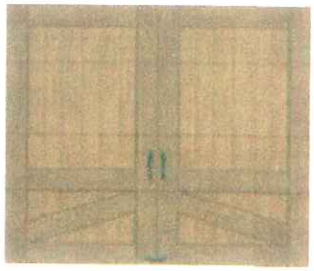
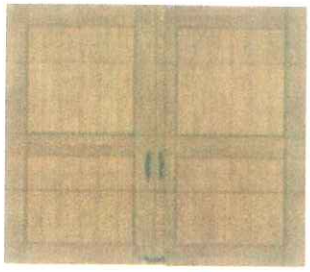
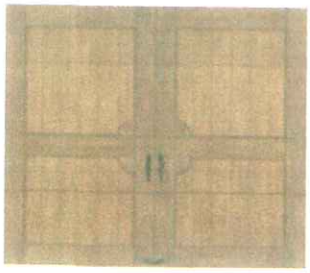


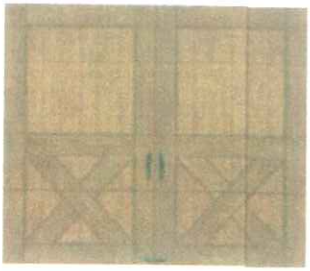
Design 35



Design 36

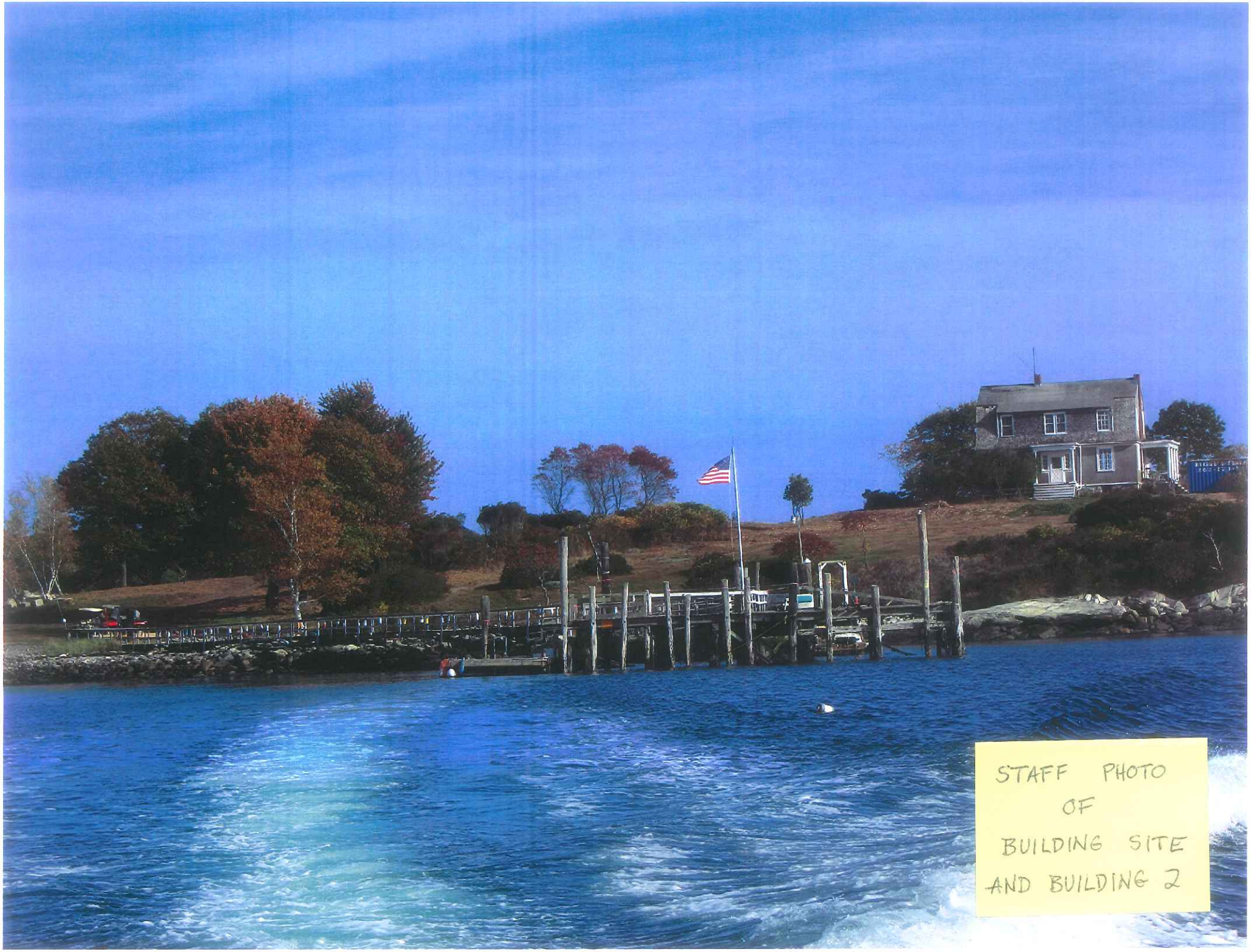


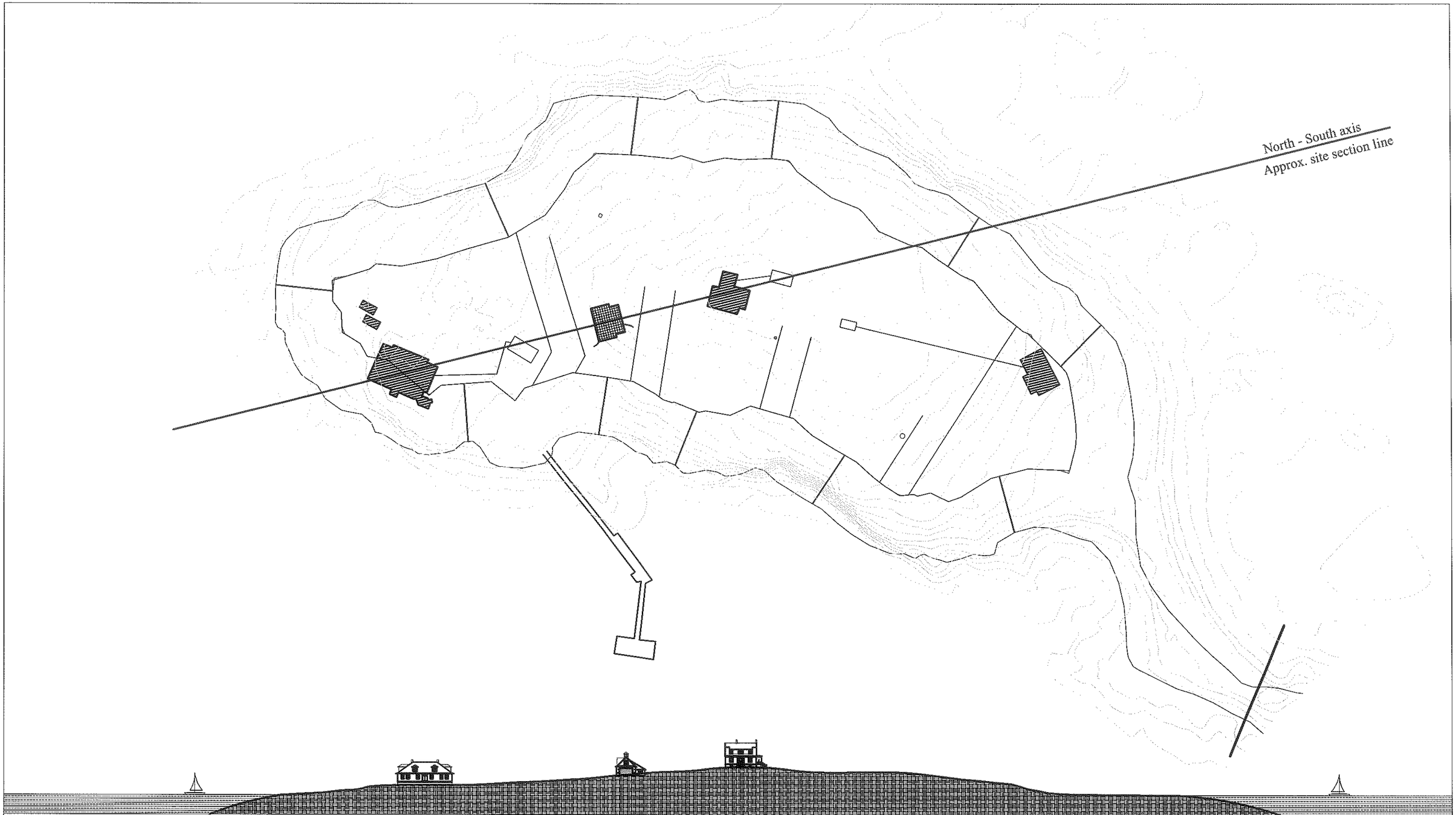
Design 37



Design 38

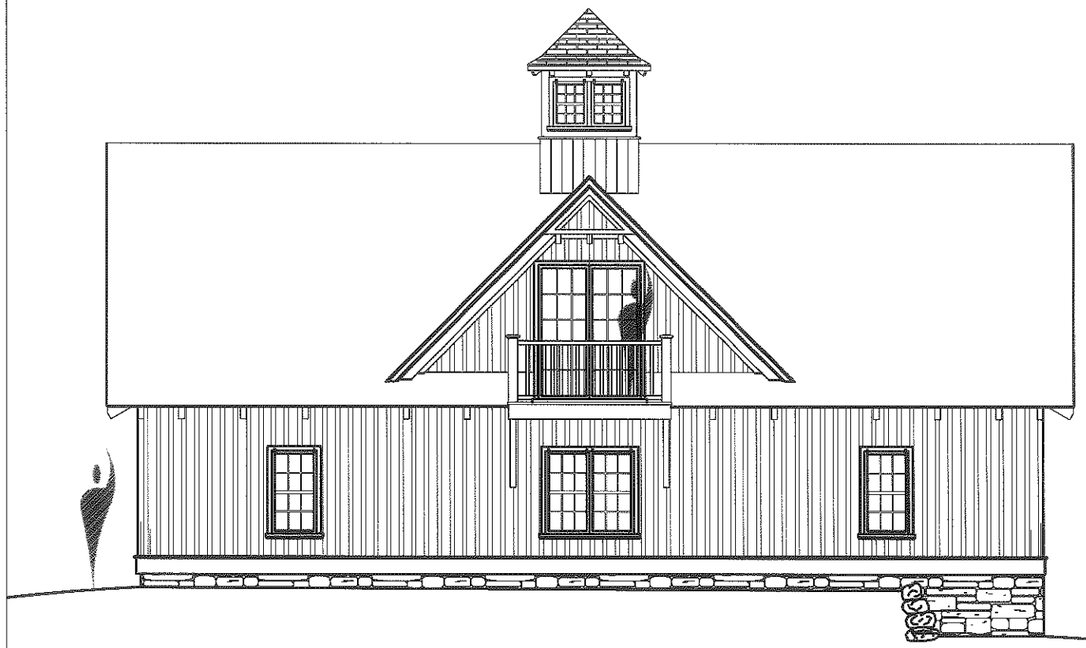
Door widths available 6'0" to 20'0" wide in 2" increments. Designs 22, 23, 34 and 38 are not available [illegible] wide.
Door heights available 6'0" to 10'0" high in 2" increments. 6'0" high doors are not available with windows. [illegible]


STAFF PHOTO
OF
BUILDING SITE
AND BUILDING 2

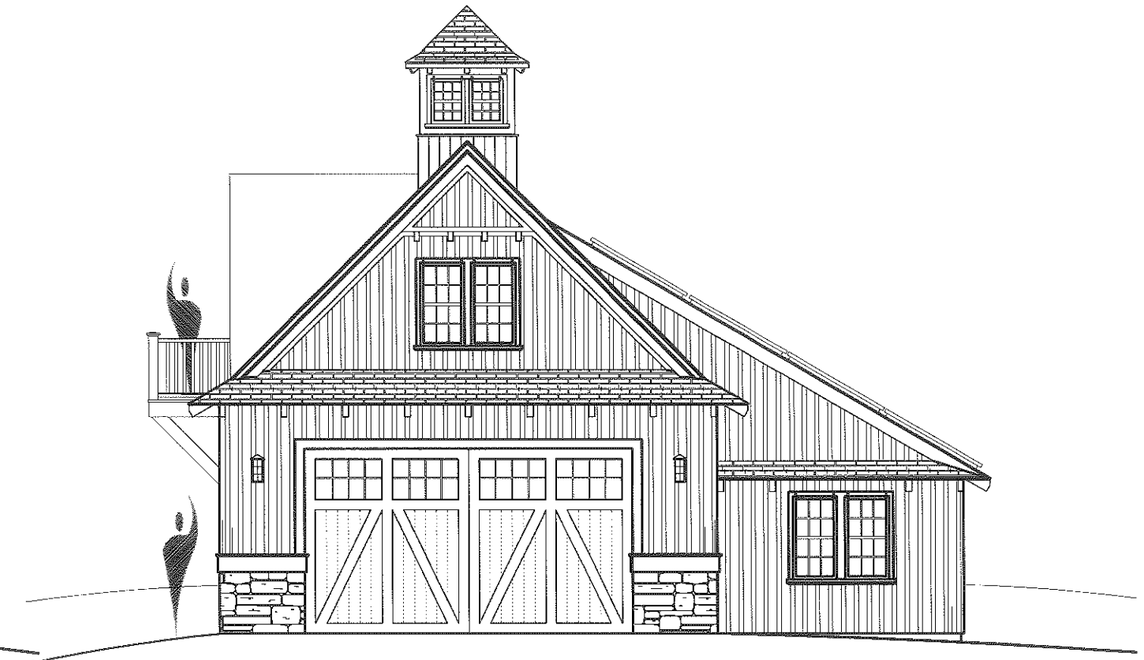


House Island - Proposed Energy Building
Preliminary for Historic Preservation Review
Overall site and site section

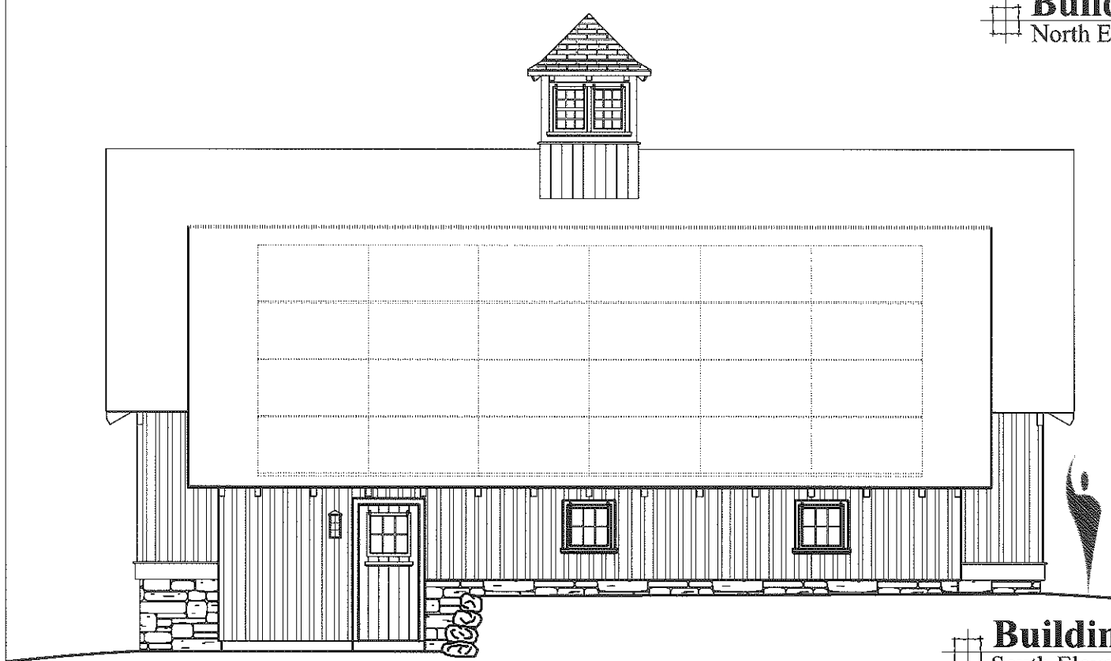
CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 1a - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM



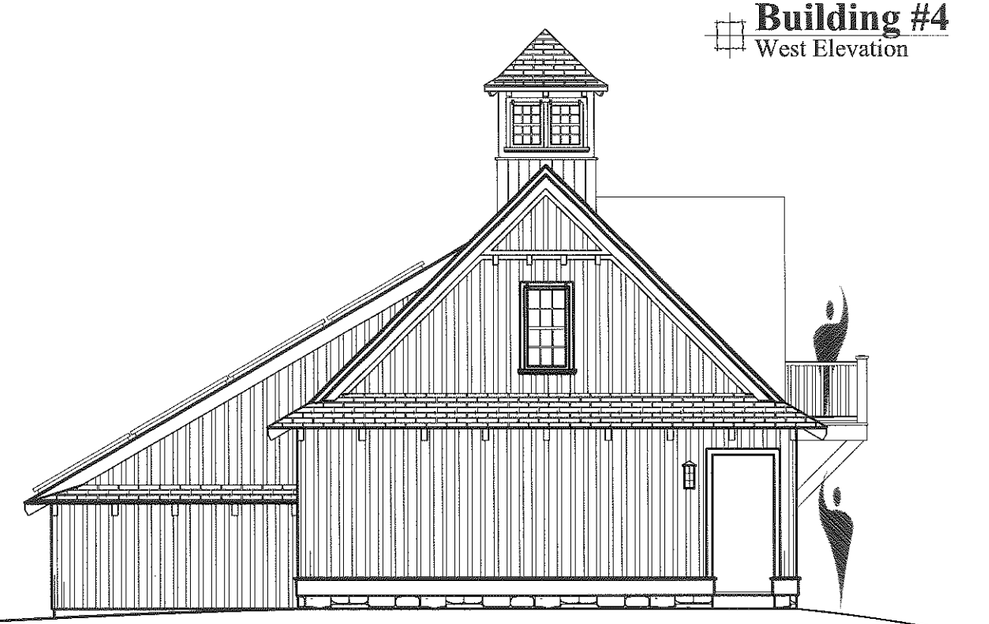
Building #4
North Elevation



Building #4
West Elevation



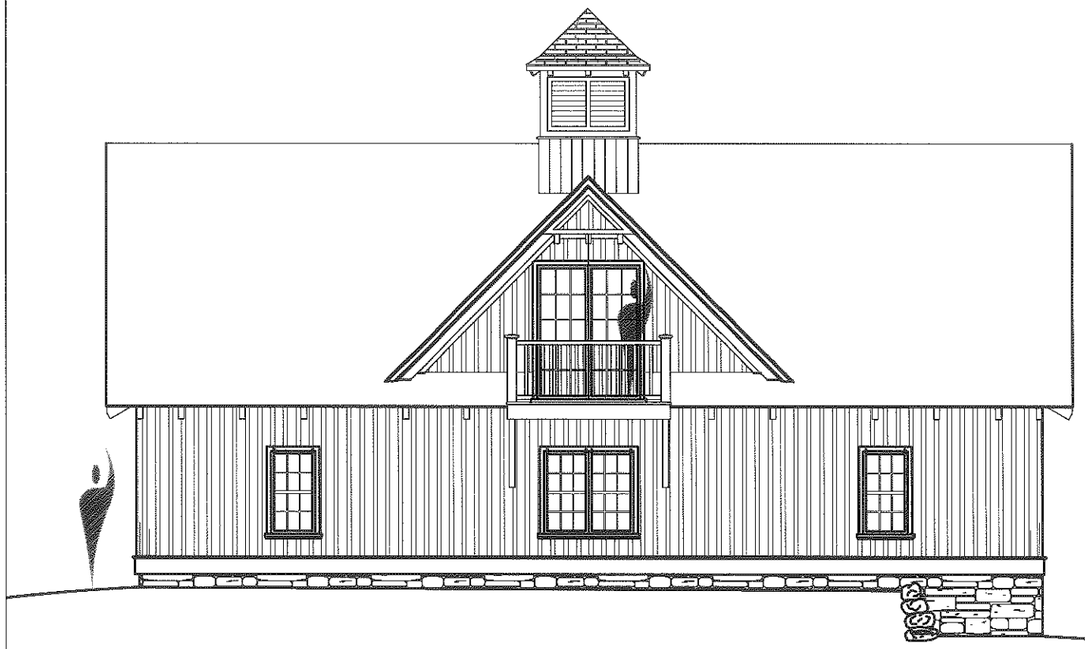
Building #4
South Elevation



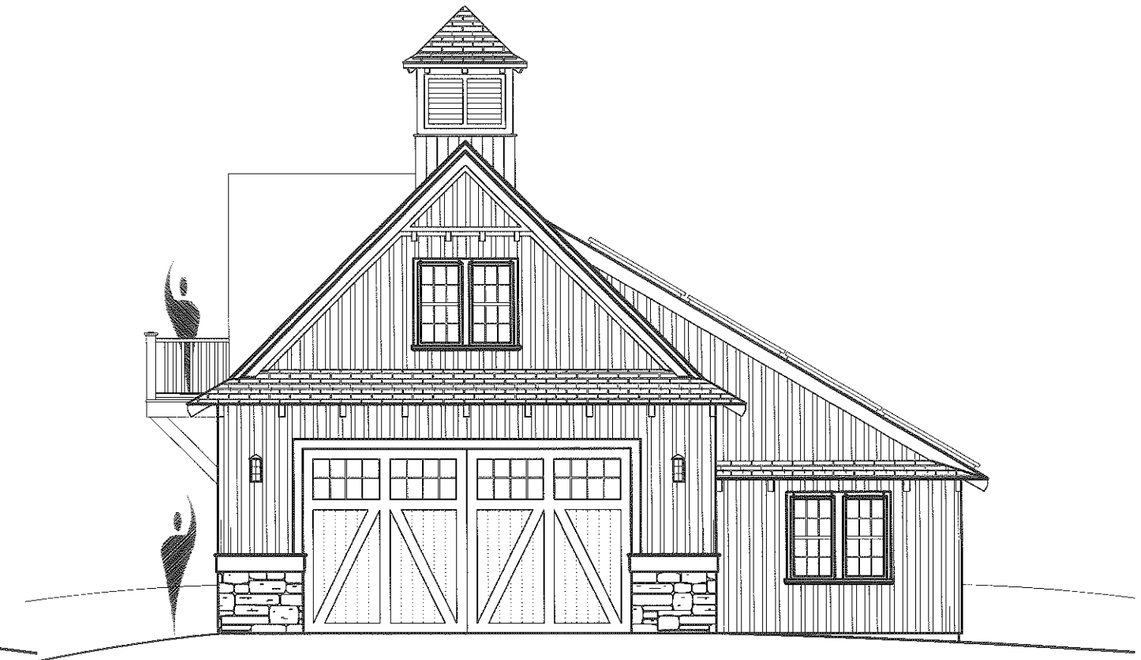
Building #4
East Elevation

House Island - Proposed Energy Building
Preliminary for Historic Preservation Review
Elevations - New cupola with glass panels

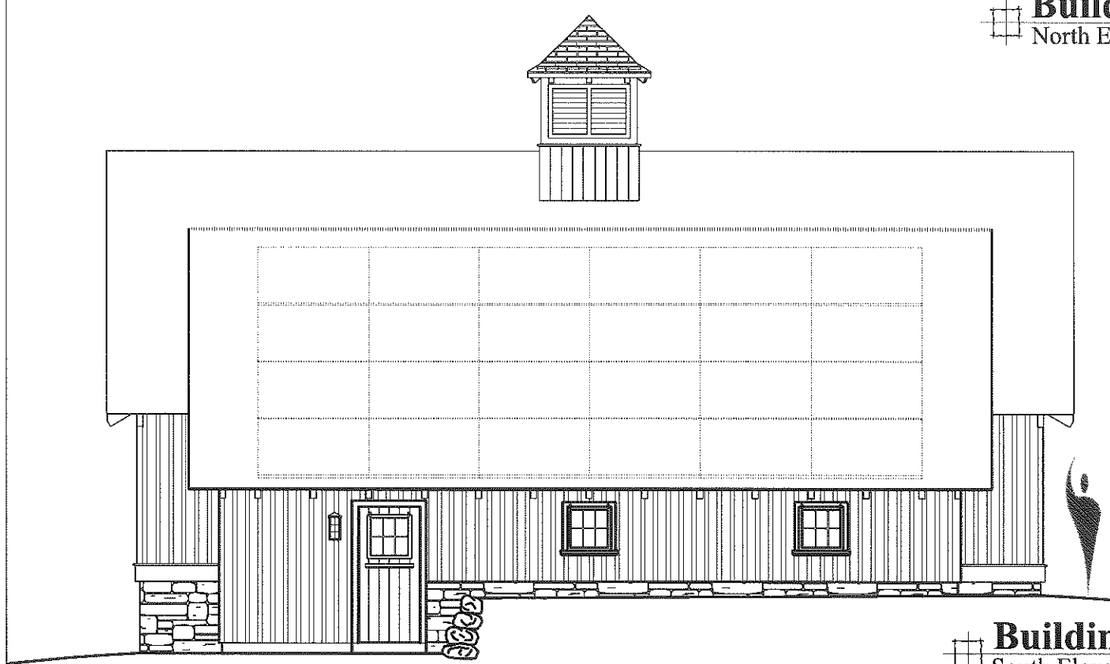
CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 1a - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM



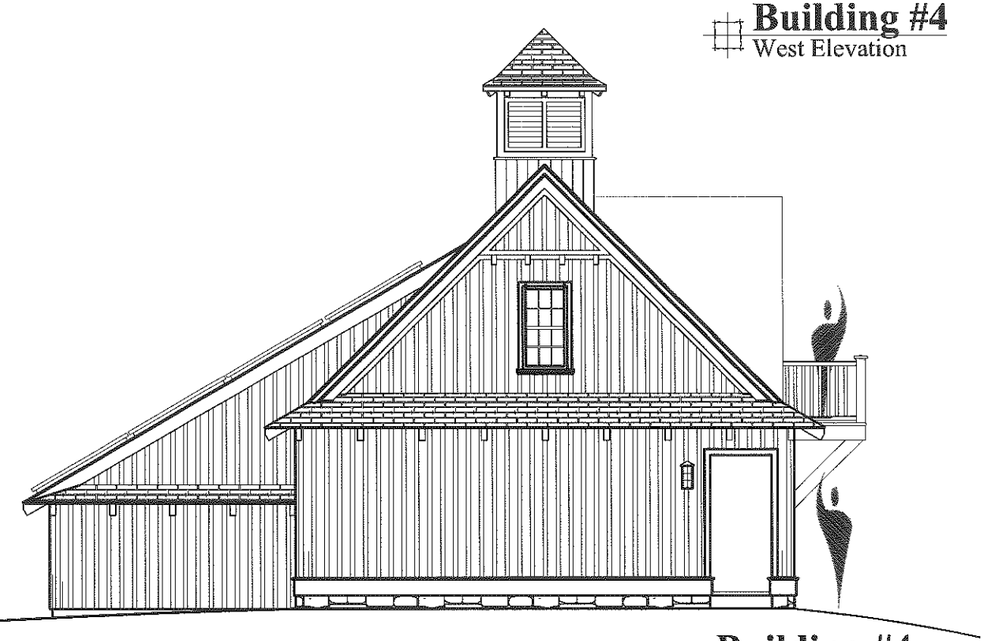
Building #4
North Elevation



Building #4
West Elevation



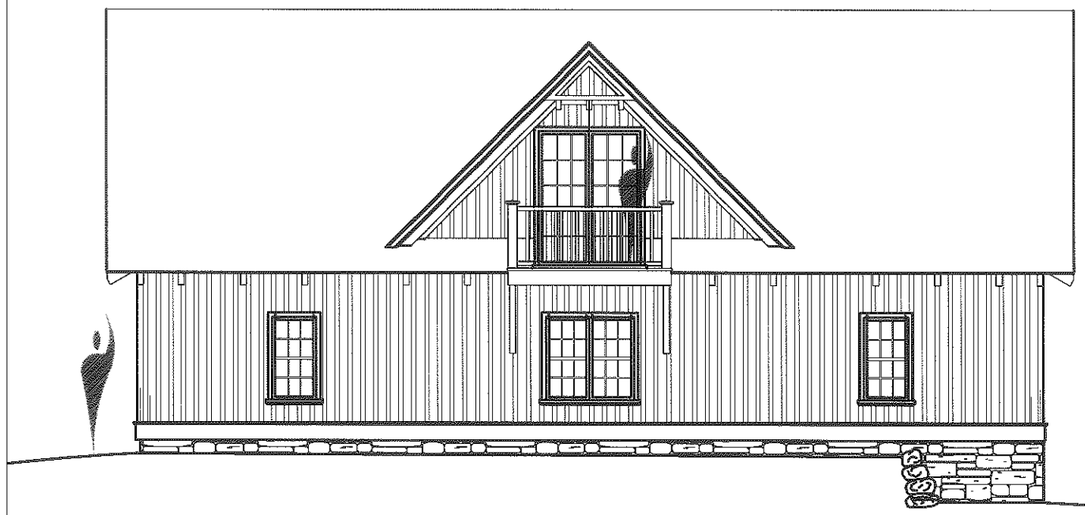
Building #4
South Elevation



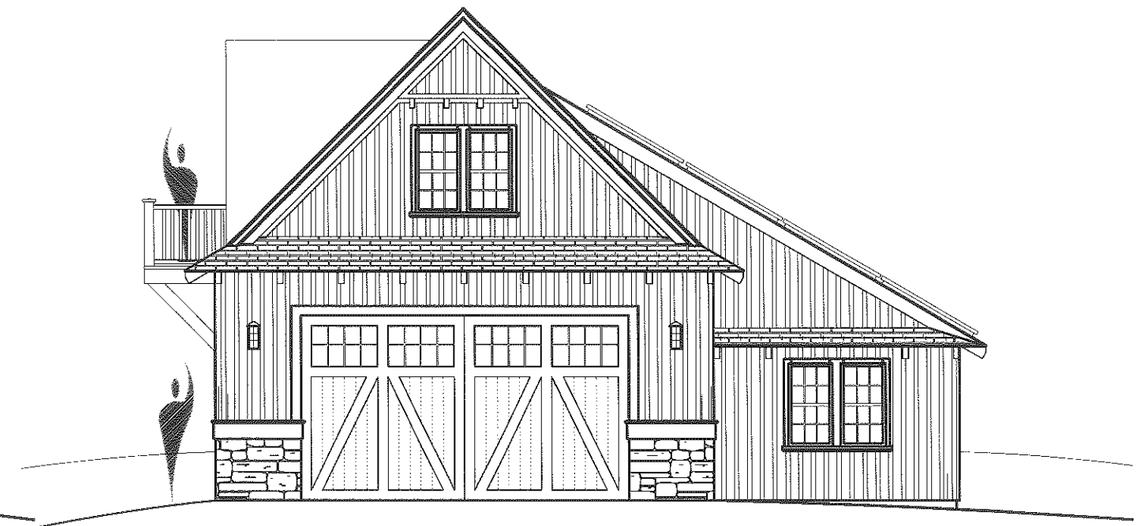
Building #4
East Elevation

House Island - Proposed Energy Building
Preliminary for Historic Preservation Review
Elevations - New cupola with louvers

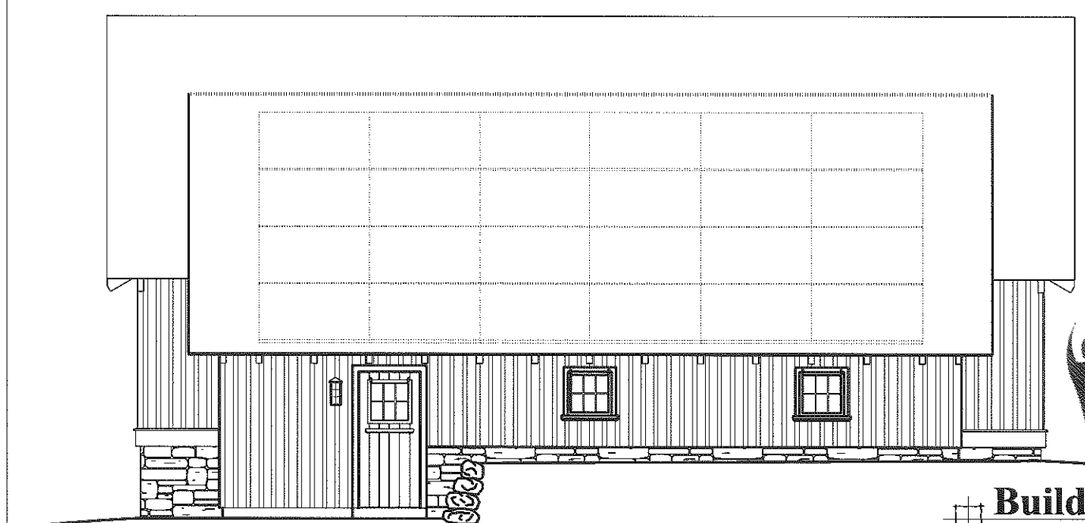
CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 1a - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM



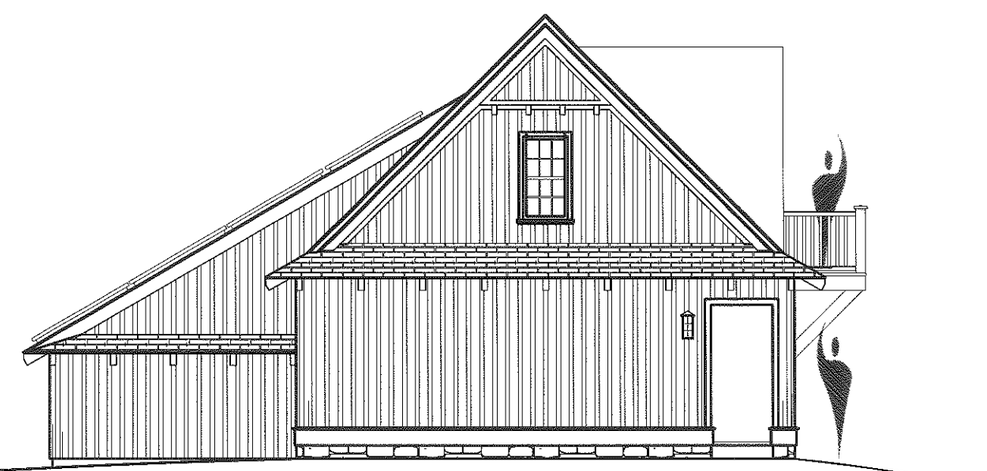
Building #4
North Elevation



Building #4
West Elevation



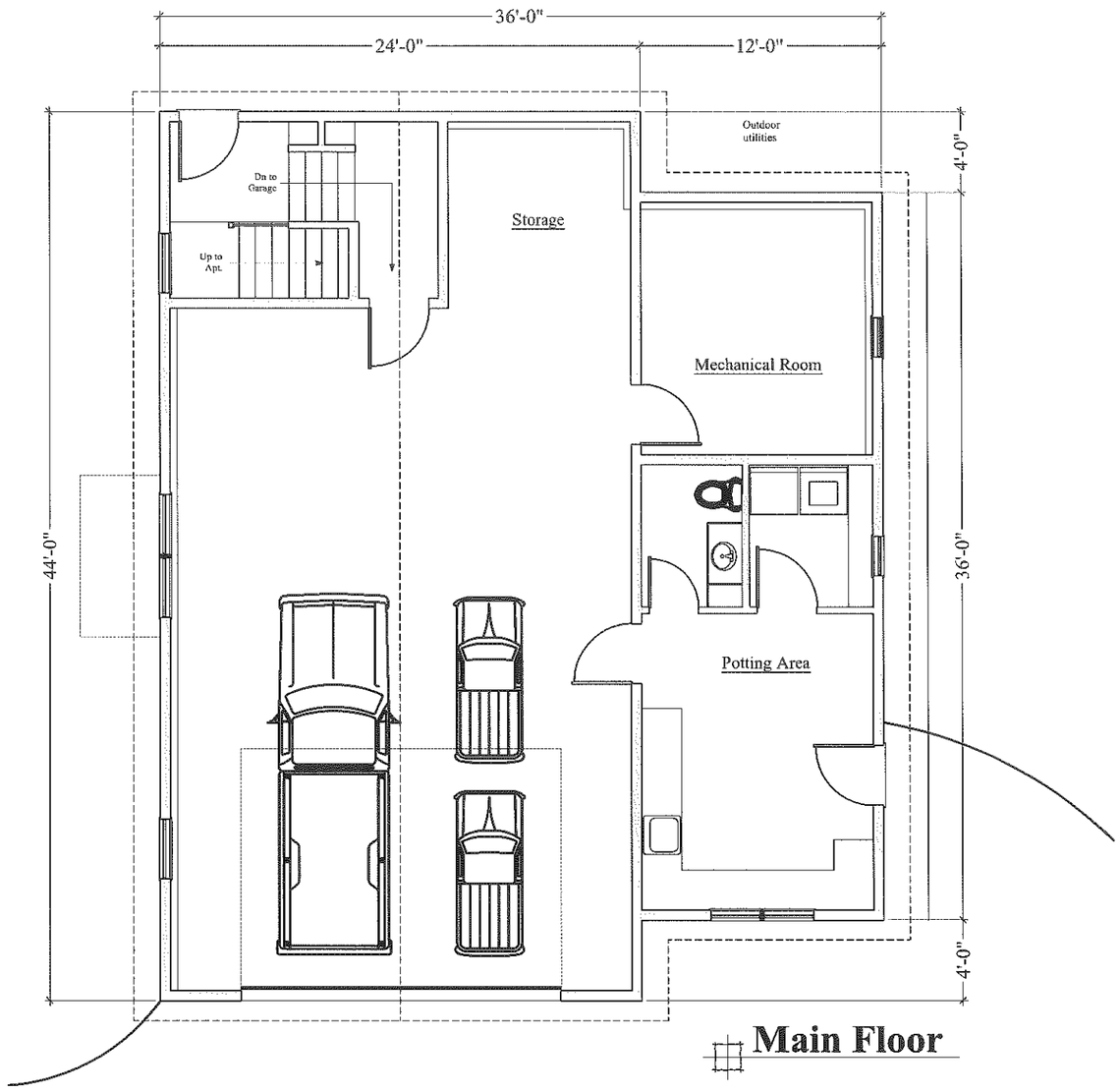
Building #4
South Elevation



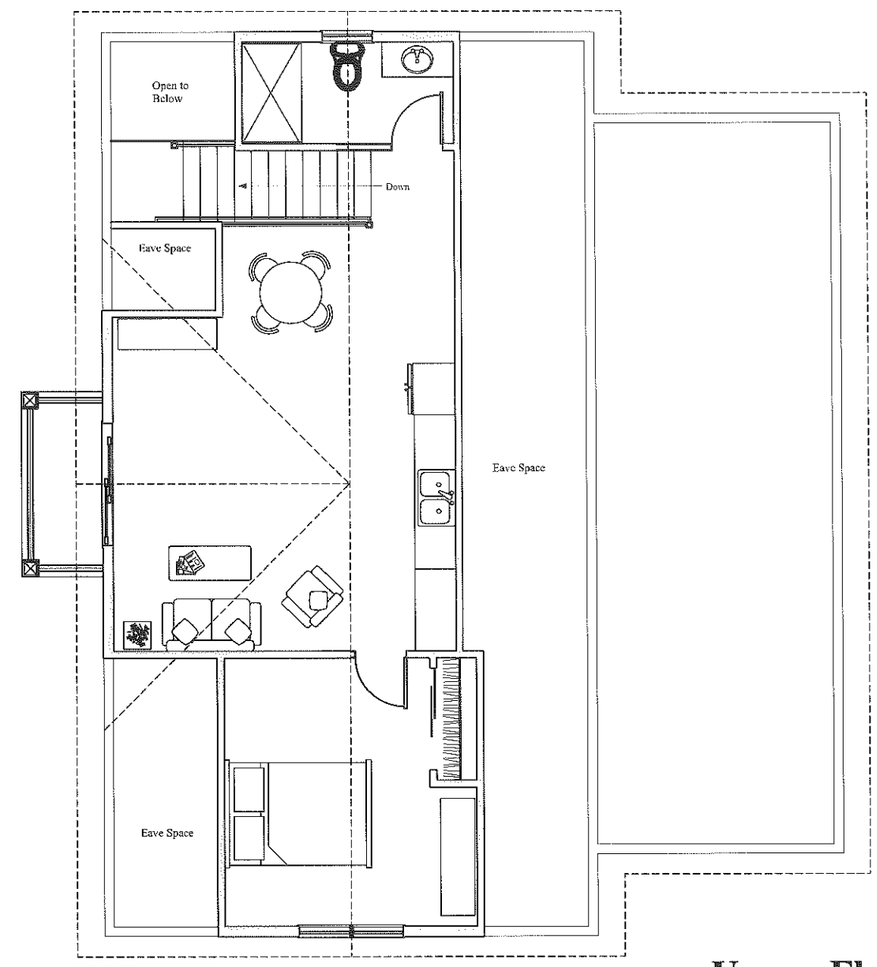
Building #4
East Elevation

House Island - Proposed Energy Building
Preliminary for Historic Preservation Review
Elevations - Without a cupola

CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 1a - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM



Main Floor

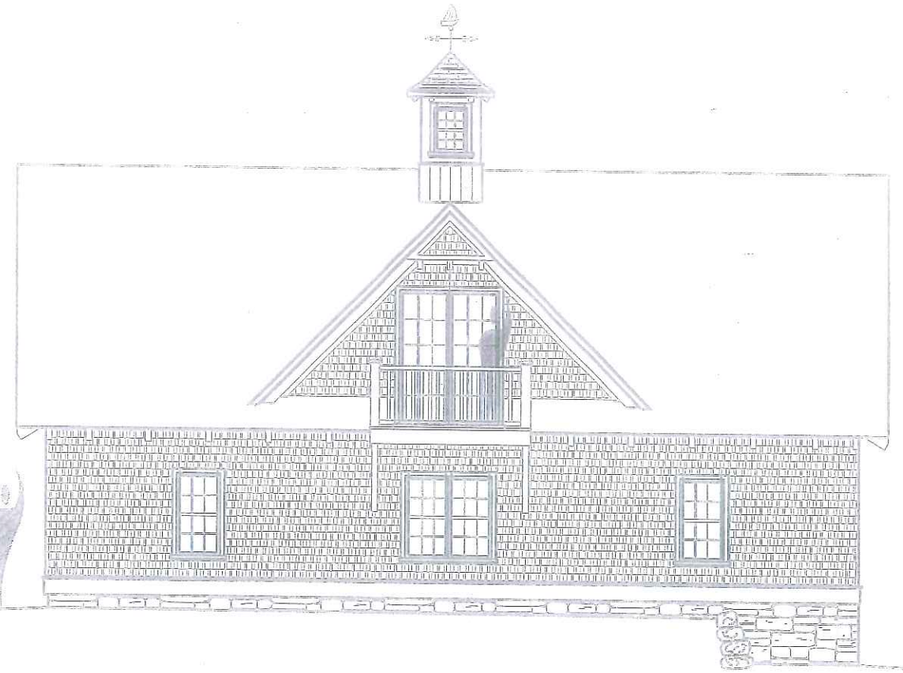


Upper Floor

House Island - Proposed Energy Building
Preliminary for Historic Preservation Review
Floorplans

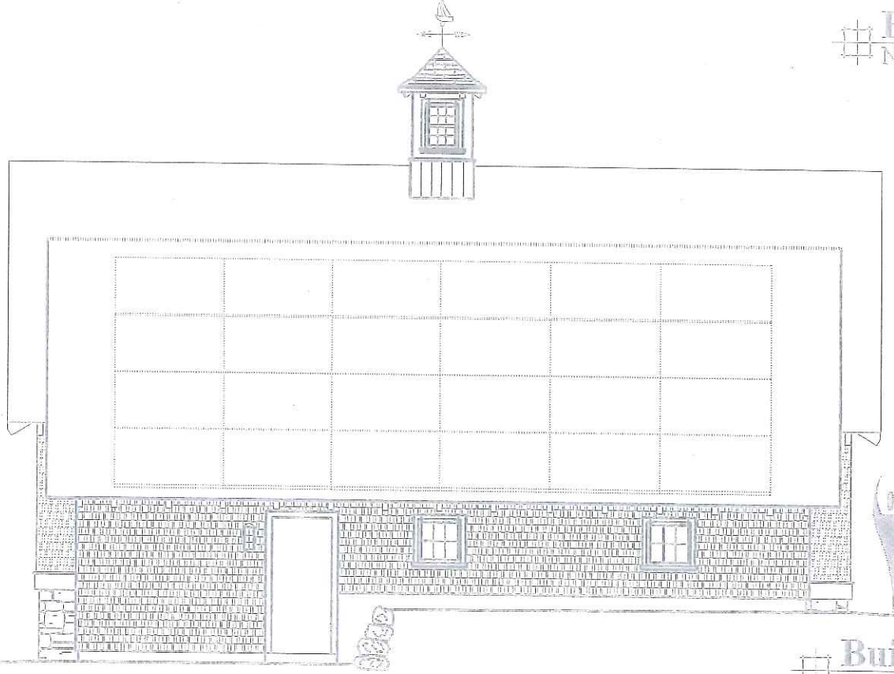
CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 1a - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM

PRELIMINARY DRAWING FOR 1/21/15 WORKSHOP

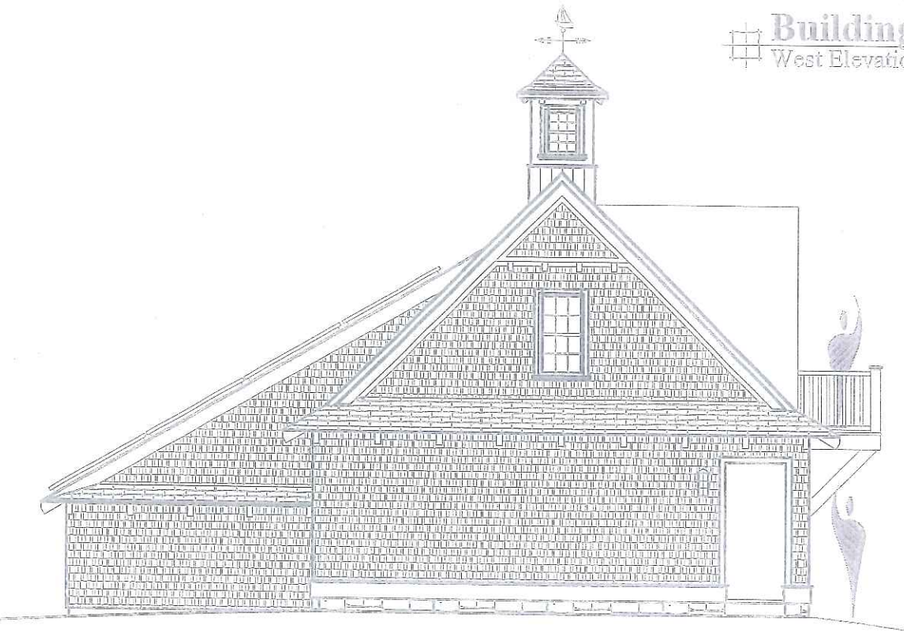


Building #4
North Elevation

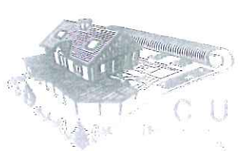
Building #4
West Elevation



Building #4
South Elevation



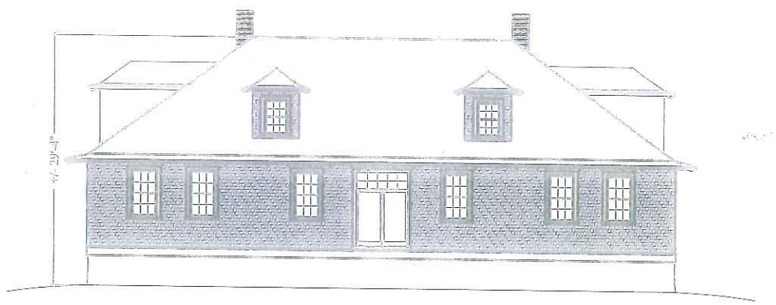
Building #4
East Elevation

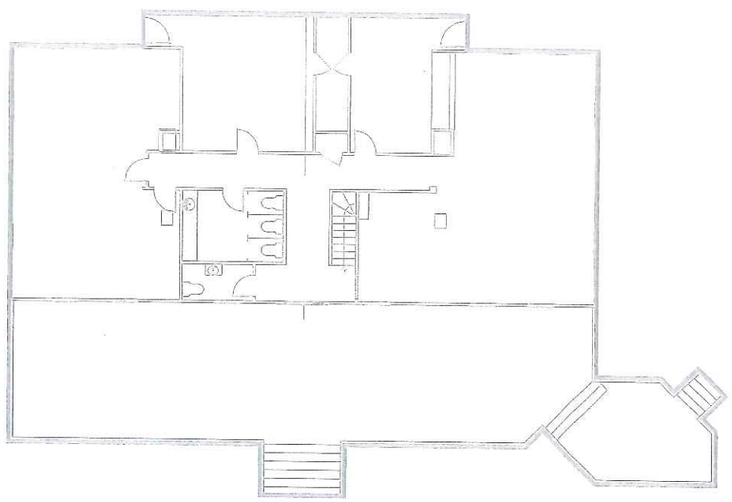


House Island - Proposed Energy Building
Preliminary for Historic Preservation Review
Elevations

CUSTOM CONCEPTS, INC.

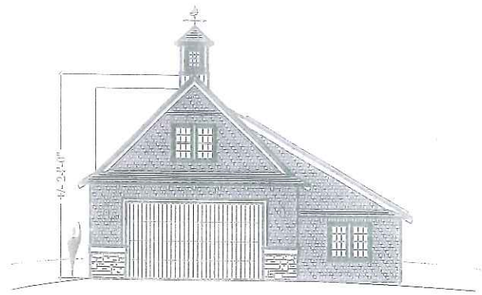
Building #1
Shown for Scale Comparison

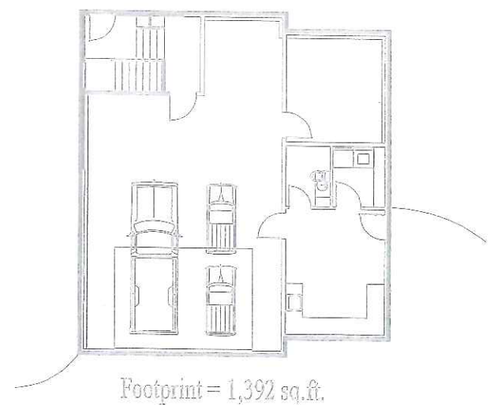




Footprint = +/- 3,649 sq.ft.

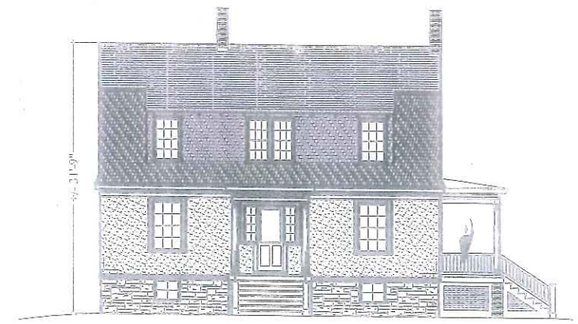
Proposed Energy Building & Caretaker's Residence

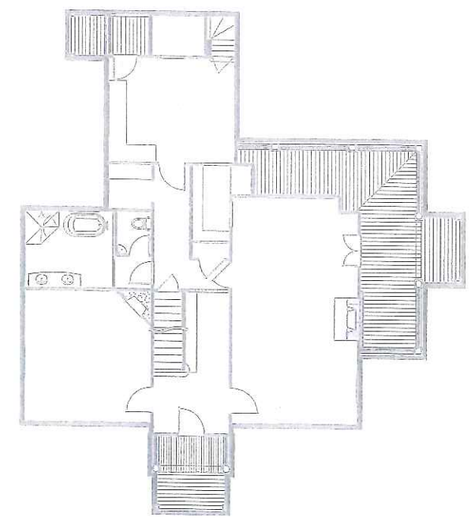




Footprint = 1,392 sq.ft.

Building #2
Former Doctor's Residence
Shown for Scale Comparison





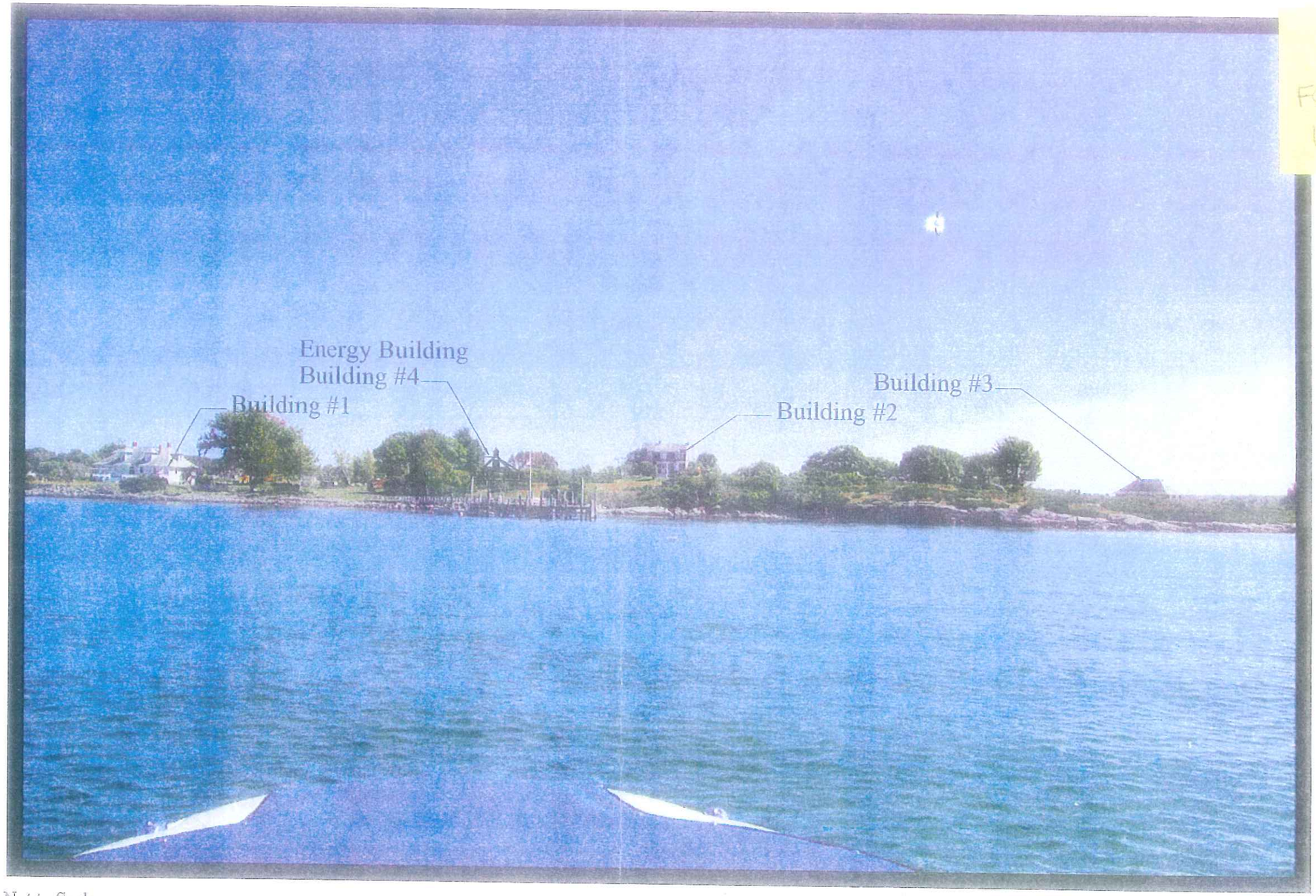
Footprint = +/- 1,830 sq.ft.

PROVIDED FOR 1/21/15 WORKSHOP

House Island - Proposed Energy Building
Preliminary for Historic Preservation Review
Shown for Scale Comparison

CUSTOM CONCEPTS, INC
ARCHITECTURE

PROVIDED
FOR 1/21/15
WORKSHOP



Not to Scale

House Island - Proposed Energy Building
Preliminary for Historic Preservation Review
Conceptual View from the West

CUSTOM CONCEPTS, INC.

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP (2nd)
UNE CAMPUS, VICINITY OF ALUMNI HALL

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: January 29, 2015

RE: February 4, 2014 Workshop (2nd) – Preliminary Review of Proposed Building Rehabilitation, Demolition and New Construction

Address: Alumni Hall and Abutting Annex
University of New England (Portland campus)
Stevens Avenue

Applicant: University of New England

Architect: Lita Semrau, Port City Architecture

Introduction

Following a site visit and preliminary workshop on November 19th, representatives of the University of New England are requesting a follow-up workshop to present more detailed plans for the rehabilitation of Alumni Hall and the construction of a new annex at the rear of the building. The proposed new addition consists of two elements: a stair/elevator tower to serve Alumni Hall and a new annex that will replace what remains of an historic structure behind Alumni Hall. UNE plans to convert Alumni Hall (which has been vacant since 2012) to administrative offices, conference and meeting space and create a student lounge within the new annex.

The November workshop, which included a site visit, focused primarily on the question of whether the Board would support the removal of the historic structure that has functioned for some time as the annex to Alumni Hall. At that meeting the Board concluded that the historic structure has been significantly compromised over time due to a series of renovations and that it no longer exhibited sufficient historic or architectural integrity to require its preservation. In the context of the discussion on the merits of the existing annex, members of the design team and representatives of the UNE did share preliminary plans for the new structure that would replace it. Recognizing that the plans were still strictly conceptual, Board members did provide some general feedback on the proposed replacement structure and its visual impact on Alumni Hall, especially at its point of connection to Alumni. Now that the question regarding demolition has been answered, Wednesday's workshop will focus on the proposed new addition and the rehabilitation of Alumni Hall itself.

As the written narrative submitted by project architect Lita Semrau describes, the preliminary plans for the new addition that were shown in November have been revised in response to early feedback received from the Board as well as recent input from university administrators.

Alumni Hall, Existing Rear Annex and Immediate Context

Alumni Hall, built in 1834 in the Federal style, was the first structure built for the Westbrook Seminary. Westbrook Seminary later became Westbrook Junior College, then Westbrook College. In 1996 Westbrook College was absorbed by the University of New England, and the Stevens Avenue campus became UNE's Portland base.

Alumni Hall's signature bell tower came from Portland's Market House of 1825, which stood in what is now Monument Square. Although Alumni Hall has been altered somewhat over time (for example, the original balustrades were removed at some point and tall Italianate entrance doors were introduced), the building retains much of its original architectural character and is a much cherished focal point within the campus.

The rear annex, which was the focus of the November 19th workshop, was built circa 1849 in the Greek Revival style. Originally located near Allen's Corner, the one-story wood frame structure was moved to a field just south of Alumni Hall sometime before 1860. It was moved again to the rear of Alumni around 1869, where it served as a chapel. The building was renovated in 1938 and again in 1987 as part of a much larger construction project. In that year the Abplanalp library was built, connecting the rear of the annex to the rear of the McArthur Gymnasium. The 1987 project resulted in the creation of a horseshoe-shaped quad where historic and contemporary structures frame a raised, landscaped courtyard bisected by a center walkway.

While the 1987 project was quite successful in creating a defined "node" within the larger campus as well as a pleasant landscaped oasis, the alterations it entailed for the annex building—including burying much of its foundation-- effectively destroyed most of what was left of the building's original architectural integrity.

Summary of November 19 Site Visit and Workshop

As noted above, much of the November 19 workshop was focused on the question of removing the historic annex. The workshop began with a site visit which allowed a close inspection of the annex and Alumni Hall as well as an opportunity to evaluate the general context of the proposed project. At the conclusion of the workshop, following the annex discussion, the project team briefly reviewed its plans for the new construction, which would include a two-story elevator and stair tower addition directly behind Alumni Hall and a student lounge beyond. (As the elevations were provided only in a powerpoint presentation, they cannot be included here for reference.)

Recognizing that the plans were still preliminary, Board members nevertheless expressed caution about the extent to which the proposed new addition obscured the rear elevation of Alumni Hall and suggested that the design be reconsidered to reduce the addition's impact.

Upcoming Workshop

On Wednesday project architect Lita Semrau will review the proposed scope of exterior repairs and alterations at Alumni Hall as well as plans for the new stair/elevator addition and annex.

Alumni Hall: Major exterior work at Alumni Hall includes re-roofing the main structure, replacing the cupola's asphalt roof with copper, masonry repairs as needed, repainting of the brick exterior, and comprehensive window replacement. (The existing windows are neither original nor historic.) The enclosed submission calls for 12/12 aluminum-clad wood windows.

Stair/elevator tower and annex: Plans for the new addition and stair/elevator tower have changed significantly since the Board's November workshop. As Ms. Semrau notes in her written narrative, the new design approach was prompted not only by the feedback received from members of the Historic Preservation Board in November, but also by input received from UNE's administration. Like members of the Board, UNE administrators did not support the extent to which the stair/elevator tower obscured the rear elevation of Alumni Hall. Administrators also voiced a strong preference for making the annex addition a single-story structure, like the building it will replace, and re-establishing the essential character of the historic annex. In the revised proposal, the student lounge will be located in the basement level of the addition. (The initial proposal, which called for a two-story building, located the student lounge on the first floor.)

In the revised proposal, the footprint of the two-story stair/elevator connector has been reduced and centered on the rear elevation, allowing more of the historic structure to be exposed. (Elevation A2.2 best depicts the width of the new stair tower and the extent of coverage of Alumni Hall's rear elevation.) Note that the height of the connector has been held at or below the roof edge of Alumni.

As noted above, the design of the new annex has been informed in great part by the historic structure it will replace. The stair tower connector and the connector at the opposite end share a similar architectural treatment, appearing as "bookends" to the annex.

In reviewing Elevation A2.3, it appears that the sills of the new annex are almost at grade level, similar to the condition of the existing structure. (Its foundation was buried when the grade was raised for the interior courtyard in 1987.) Board members will want to confirm the proposed condition; perhaps the grade is lower at the building face and transitions to a higher grade at the center of the courtyard.)

Staff Comments

The new design proposal appears much improved in terms of the stair/elevator tower's impact on the rear of Alumni Hall. Under the new plan, more of the rear elevation of the landmark structure is exposed to view. However, UNE's desire to essentially replicate the appearance of the historic annex it replaces raises some questions in terms of conformance with the ordinance standards. On the one hand, Standard #6 (see below) addresses circumstances where replication of deteriorated features is necessary. It instructs that the new work faithfully match the original feature (where it still exists) or be based on clear pictorial evidence. It discourages conjectural designs. Standard # 3, on the other hand, discourages alterations that have no

historical basis and which seek to create an earlier appearance. Standard # 9 states that "contemporary design for alterations and additions…shall not be discouraged" and certainly the tradition of Portland's Historic Preservation Board has been to encourage new construction that is a clear product of its own time. The structure that the new building is to be patterned after was altered numerous times as part of previous building campaigns. Its principal façade was removed long ago, leaving only its side elevations exposed. It also appears that the side elevations were altered somewhat. So the option of faithful replication is not applicable in this instance. If UNE wishes to base the design of the new annex on that of the historic annex, it will be important that the new structure deviate in some respects--however subtle—in order to clear about its period of construction and true to its own time.

Applicable Ordinance Review Standards

New Addition and Stair/Elevator Connector

(3) All sites, structures and objects shall be recognized as products of their 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 be discouraged.

(6) 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 rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

(10) Wherever possible, new additions or alterations to structures and objects 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 historic property would be unimpaired.

Alterations to Alumni Hall

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a structure, object or site and its

environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.

(6) 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 rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

Attachments:

1. Applicant submission

CITY OF PORTLAND

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
WORKSHOP #2

ALUMNI HALL – UNE WESTBROOK COLLEGE

January 22, 2014

PORT ▪ CITY
ARCHITECTURE

University of New England

Alumni Hall – UNE Westbrook College

Historic Preservation Application for Certificate of Appropriateness
Workshop #2

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    - D1.2 – Existing First Floor Plan
    - D1.3 – Existing Second Floor Plan
    - D1.4 – Existing Cupola Base Plan
    - D1.5 – Existing Cupola Tower and Roof Plan
    - D2.1 – Existing Exterior Elevations
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    - D4.1 – Existing Window Details
    - A1.1 – Basement plan
    - A1.2 – First Floor Plan
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PORT ▪ CITY
ARCHITECTURE

Date: January 22, 2015

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

PROJECT ADDRESS:

714 Stevens Avenue Portland Maine

CHART/BLOCK/LOT: 145 A 003

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

SEE NEXT PAGE FOR PROJECT DESCRIPTION

Address:

714 Stevens Avenue

Chart Block Lot:

145 A 003

Project Description:

The University of New England requests a second workshop with the Historic Preservation Board to review a proposed new design direction for the rehabilitation of Alumni Hall at its Historic Westbrook College Campus in Portland. UNE continues to fund raise for a complete rehabilitation of Alumni Hall.

The building was the first structure built for the Westbrook Seminary in 1834 in the Federal Style. It presents a central bell tower that was removed from Portland's Market House, which was renovated into Portland's first City Hall in Market Square, now Monument Square. Alumni Hall served as a classroom facility for up to 124 students until it was mothballed in 2012. The program to be housed in the rehabilitated structure will include executive offices, Alumni Affairs offices and conference and meeting space, as well as a student lounge. UNE's mission includes the stated goal of fostering collaborative learning by mixing administrative, teaching and student spaces. In this spirit, the design intent is to provide student lounge space within the rehabilitation project. As before, the building will require a new code compliant elevator and egress stair in order to meet code requirements.

As described previously, Alumni Hall creates the southeast anchor of a horse-shoe shaped collection of buildings from multiple eras. Mirroring Alumni to the north is the Francis Fassett designed McArthur Gymnasium, built in 1900 in a Victorian Eclectic style and since converted to library space. Immediately behind Alumni is a simple one story wood framed Annex that was moved from Allen's Corner sometime after it was constructed in 1849 to a field just south of Alumni. it was moved to the rear of Alumni around 1869 and served as a chapel. In 1938 a compatible addition was added perpendicular to the rear of the Annex and included the addition of a new entry at the south facade of the Annex. Finally, in 1987 Abplanalp Library was added as a connector between the rear of McArthur Gymnasium and the rear of the original Annex. The 1938 addition of the Annex was demolished and a portion of the original one room Annex was reworked to include a fire stair for the new addition. The Abplanalp Library addition was designed in the Post Modern style and created a raised interior courtyard between the collection of buildings.

Since the workshop conducted November 19, 2014, the University has determined that the previously envisioned design was too impactful to Alumni Hall and presented too drastic a departure from the current aesthetic of a primary two story block with a one story rear ell.

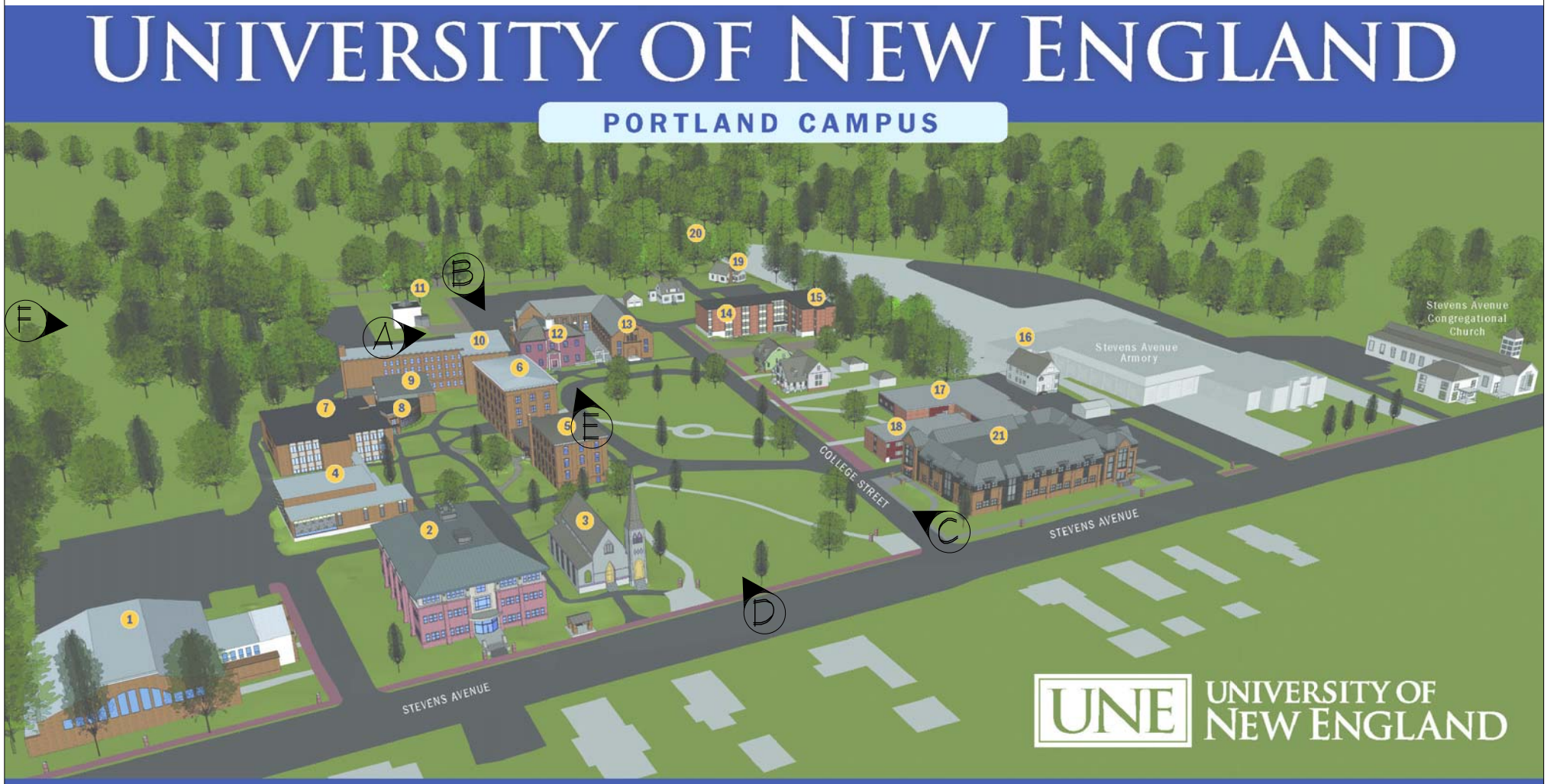
The design presented at the last workshop envisioned the removal of the one story wood-framed Annex to make way for a full two story addition between Alumni Hall and Abplanalp Library. The current approach continues to call for the removal of the Annex, but introduces massing that the University feels is more compatible with the historic Alumni block. The new egress stair is now within the footprint of Alumni Hall itself, and places the new two story elevator addition just to the rear of Alumni. The

first floor of the proposed addition continues to house the reception function space, but moves the student lounge to a newly created full basement space below. The massing and detailing of the addition harkens back to the memory of the original Annex with a one story primary, four bay, pitched roof block set midway between Alumni Hall an Abplanalp Library. New bookending connector elements will join the primary block of the addition to Alumni at the south and Abplanalp to the north.

Consigli Construction continues to provide the Owner and design team with preconstruction services including investigative demolition and cost estimating. Based upon previous inspection of selective demolition the Owner and the project team have concluded that it is not cost effective to salvage the Annex as it requires substantial structural repair and upgrades. UNE would like confirmation from the Board that removal of the Annex continues to be a viable approach.

It remains UNE's intent to remove the 1968 era nine-over-nine wood double hung windows at Alumni Hall and replace them with twelve-over-twelve metal clad wood double hung sash.

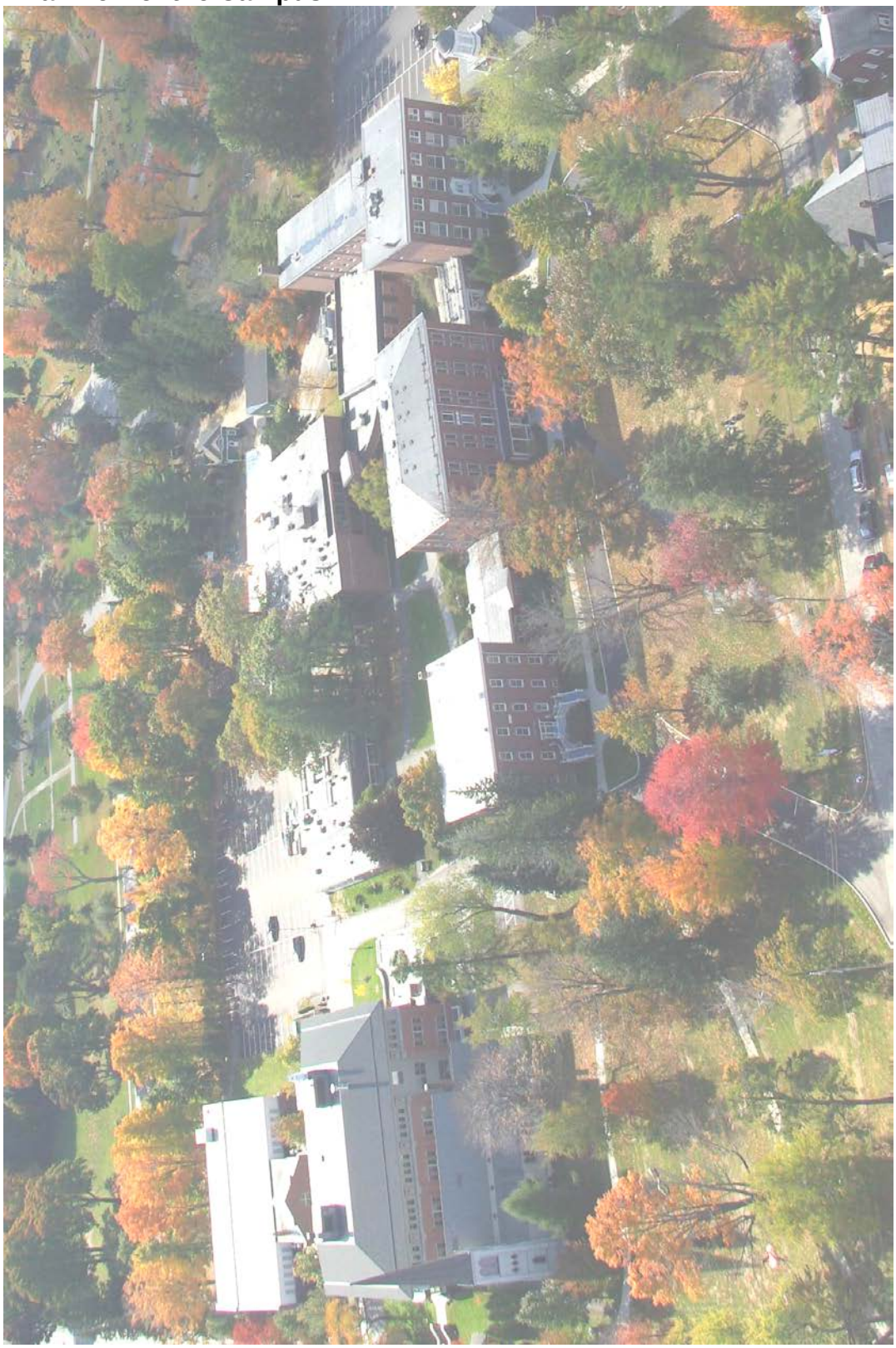
CAMPUS AND PHOTO MAP



The UNE Portland Campus is proud to be on the National Register of Historic Places (1977) and the original home of Westbrook Seminary (1831–1929), Westbrook Junior College (1929–1970) and Westbrook College (1970–1996).

1. Beverly Burpee Finley '44 Recreation Center
2. College of Pharmacy
3. Eleanor DeWolfe Ludcke '26 Auditorium
4. Coleman Dental Hygiene Building
5. Goddard Hall
6. Hersey Hall
7. Blewett Hall
8. Parker Pavilion
9. Interactive Classroom
10. Proctor Hall
11. Art Gallery
12. Alumni Hall
13. Josephine S. Abplanalp '45 Library
14. Ginn Hall
15. McDougall Hall
16. Facilities Management
17. Alexander Hall
18. Linnell Hall
19. Safety and Security/ Shuttle Terminal
20. Gulliver's Field
21. Oral Health Center

Arial View of the Campus



Alumni Hall Rehabilitation
University of New England
Historic Preservation Review
January 22, 2014

Alumni Hall

Front Entry

Front Door

Entrance to Courtyard shared with McArthur

Alumni from the Courtyard

The Annex from the Courtyard

View of the Courtyard and Annex from Alumni Hall Second Floor

The South Facade of Abplanalp

The South Façade of Annex

View of Annex from Parking Lot

Roof top connection between Alumni and Annex

Typical Alumni Window

Alumni Entry Window

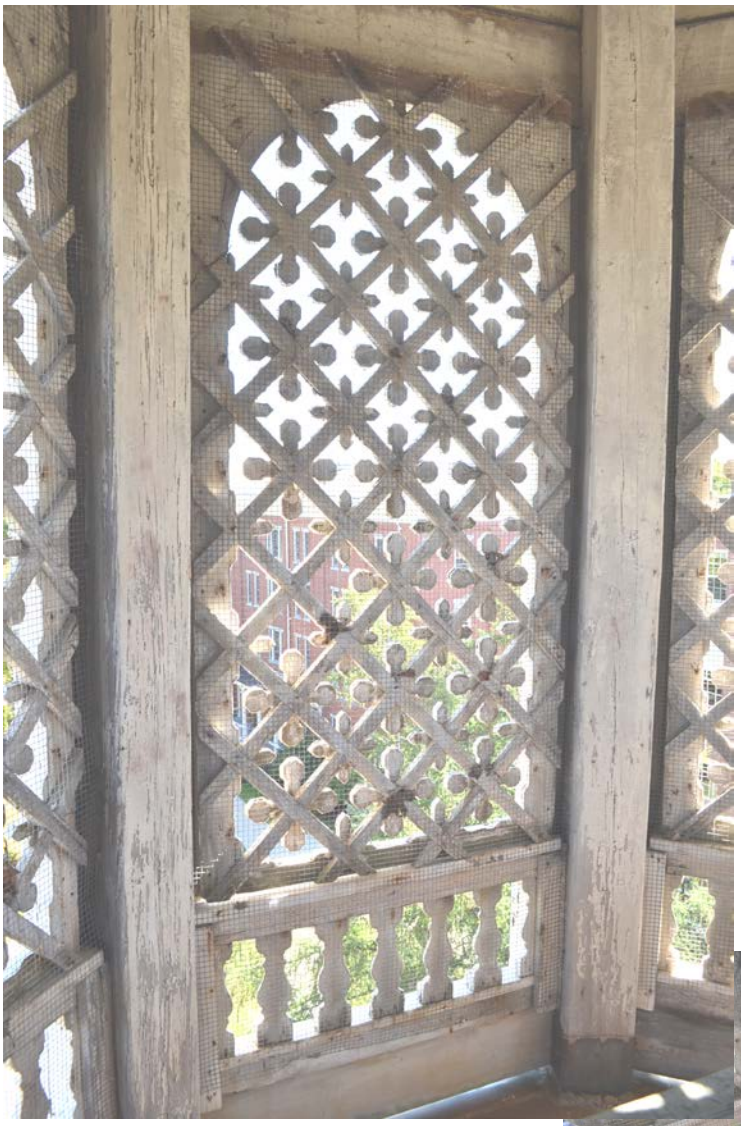
Typical Annex Window

Alumni Scraphiti

Alumni Eave

Annex Eave

Lattice and Bell in the Cupola



A: Abplanalp, annex and Alumni from Parking Lot

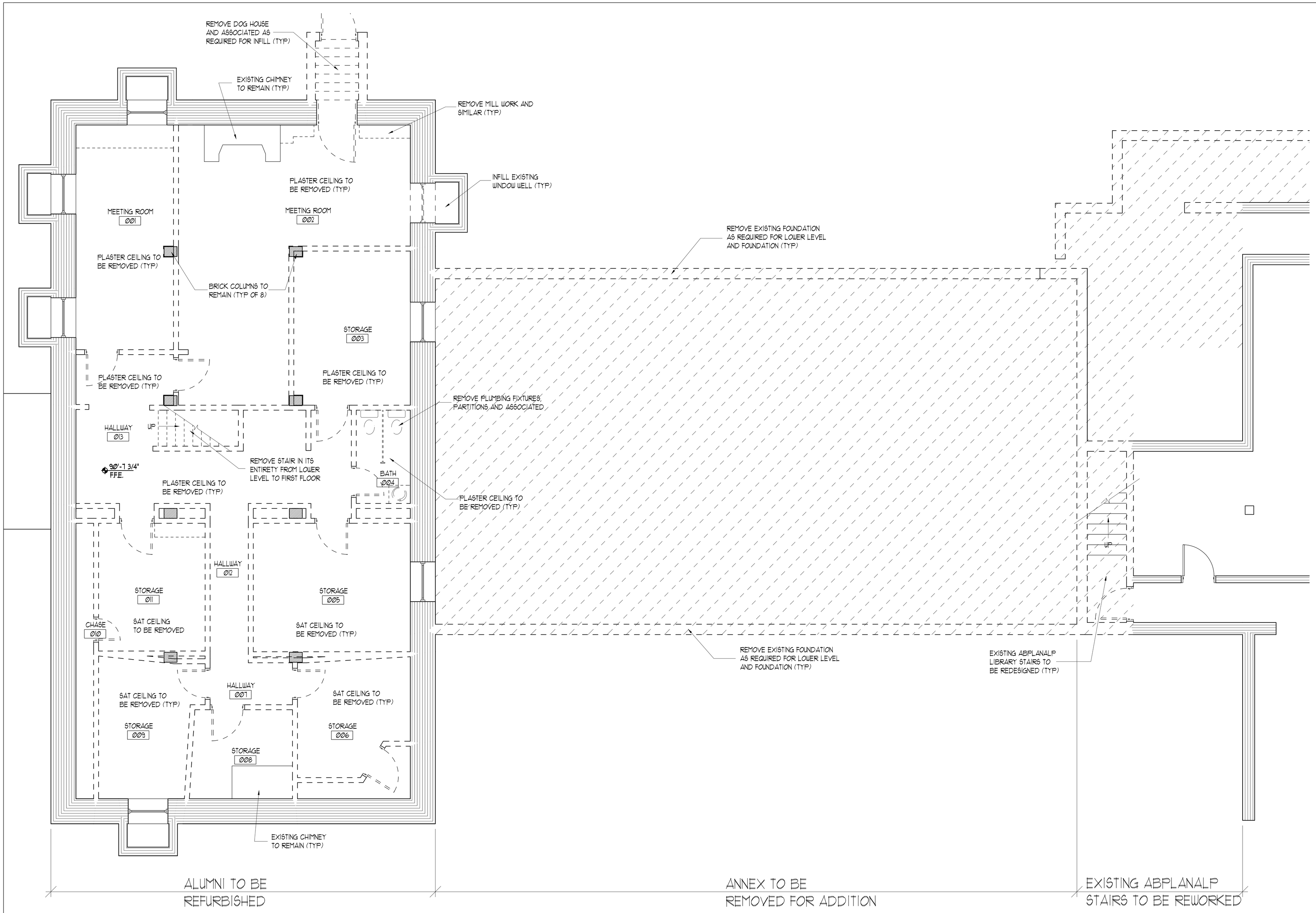
B: Abplanalp with Alumni in the Background from Parking Lot

C: View towards Alumni Hall from College Ave

D: View towards Alumni Hall from Stevens Ave

E: View of Alumni Hall from Hersey Hall

F: View towards Alumni Hall from Cemetery Road



1 EXISTING LOWER LEVEL PLAN

0 8'-0" SCALE: 1/4" = 1'-0"

65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
info@portcityarch.com
WWW.PORTCITYARCH.COM

UNE UNIVERSITY OF NEW ENGLAND

Allied Engineering
Structural Mechanical Electrical Commissioning

CONSIGLI
Est. 1905

BECKER
STRUCTURAL ENGINEERS

PRELIMINARY SCHEMATIC PLAN NOT FOR CONSTRUCTION

REVISIONS

No.	Description	Date
-	-	-

PRELIMINARY NOT FOR CONSTRUCTION

UNIVERSITY OF NEW ENGLAND

PORTLAND, MAINE

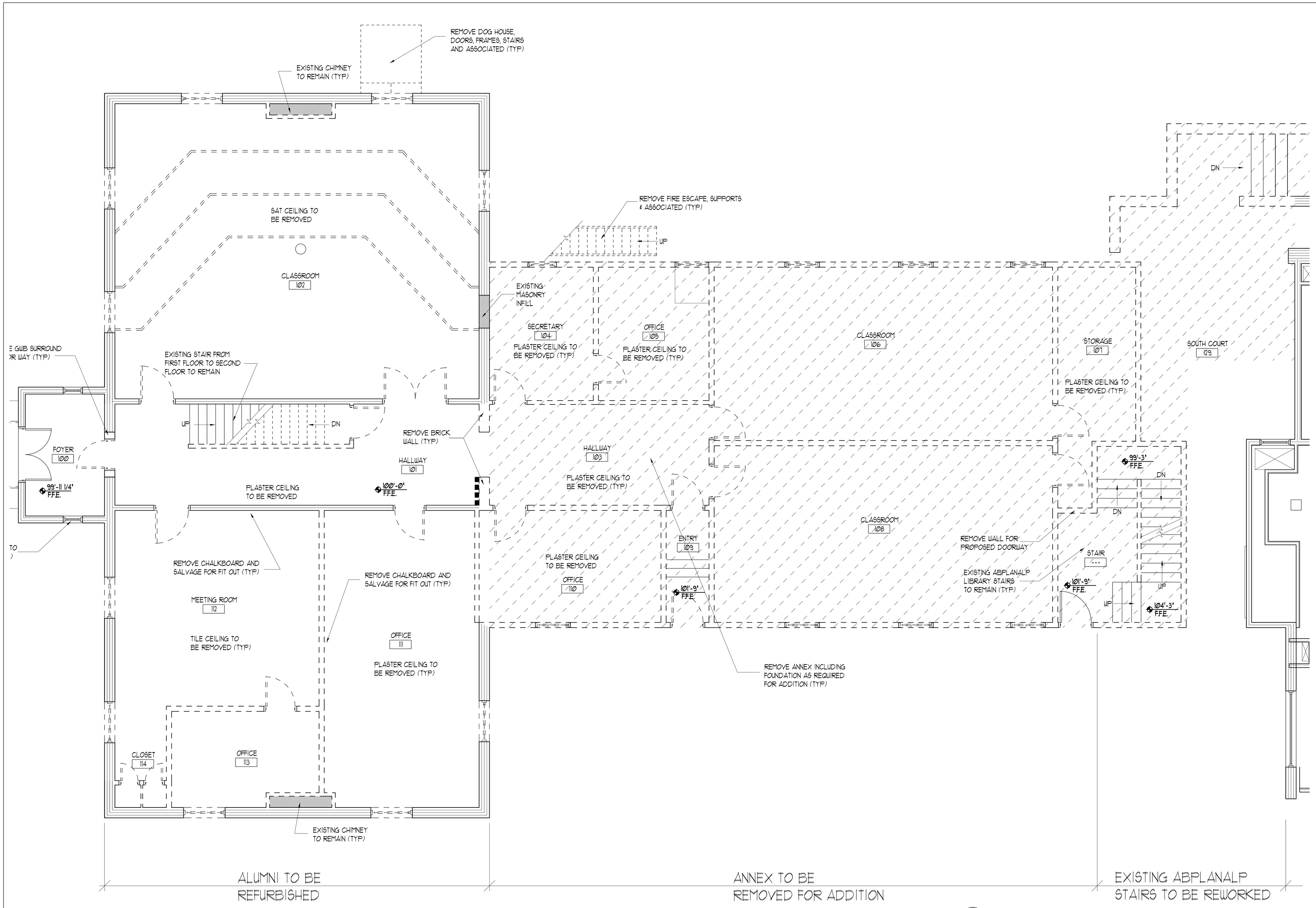
ALUMNI HALL RENOVATION

LOWER FLOOR PLAN

Project Number	14525
Date	January 22, 2015
Drawn by	JP TS SM CR
Checked by	LAS

D1.1

Scale AS NOTED



1 EXISTING FIRST FLOOR

0 8'-0' SCALE: 1/4" = 1'-0"

65 NEWBURY STREET
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Allied Engineering
Structural Mechanical Electrical Commissioning

CONSIGLI
Est. 1905

BECKER
STRUCTURAL ENGINEERS

PRELIMINARY SCHEMATIC PLAN NOT FOR CONSTRUCTION

REVISIONS

No.	Description	Date
-	-	-

PRELIMINARY NOT FOR CONSTRUCTION

UNIVERSITY OF NEW ENGLAND
PORTLAND, MAINE

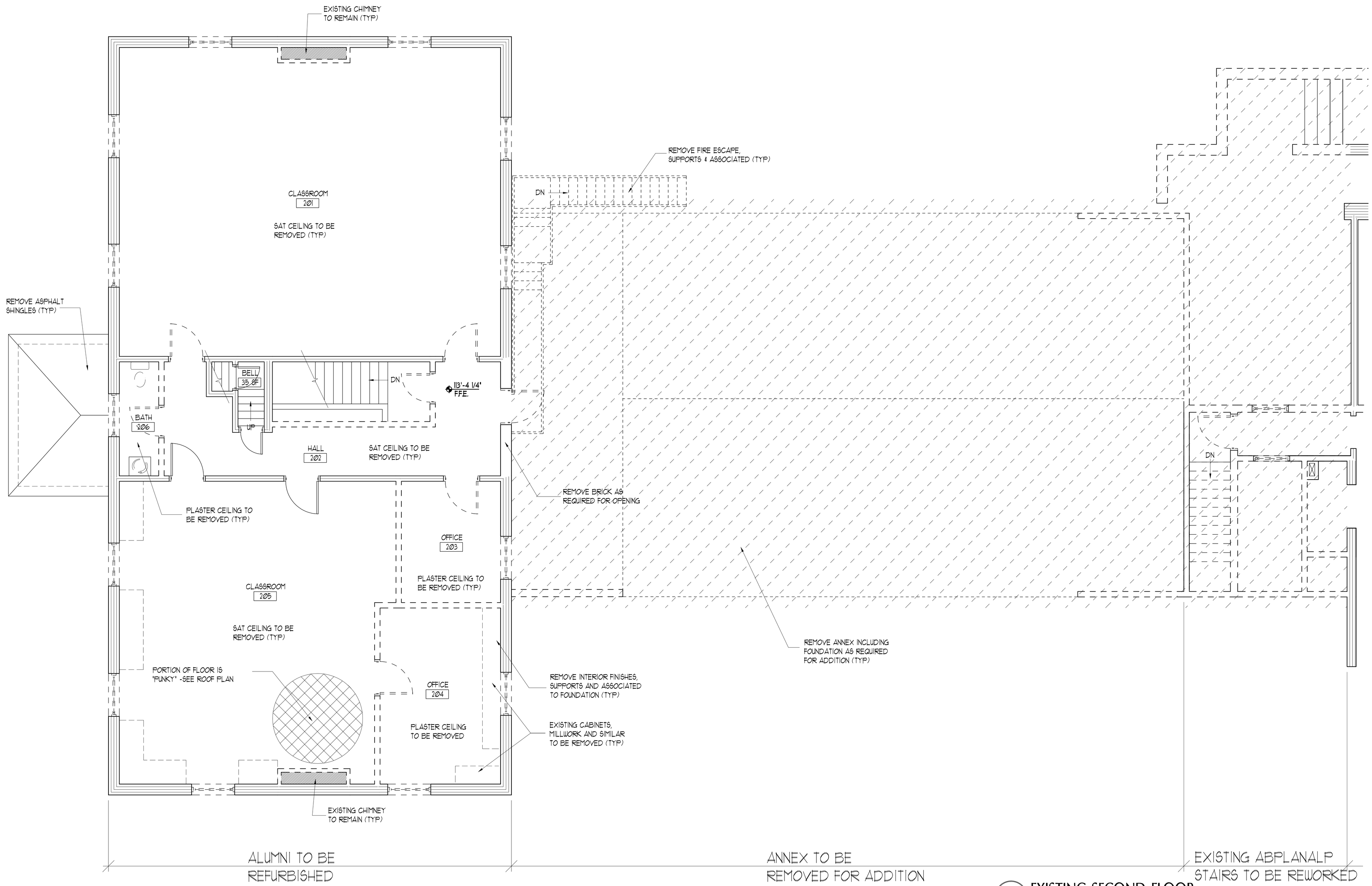
ALUMNI HALL RENOVATION

FIRST FLOOR PLAN

Project Number	14525
Date	January 22, 2015
Drawn by	JP TS SM CR
Checked by	LAS

D1.2

Scale AS NOTED



1 EXISTING SECOND FLOOR

0 8'-0" SCALE: 1/4" = 1'-0"

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REVISIONS

No.	Description	Date
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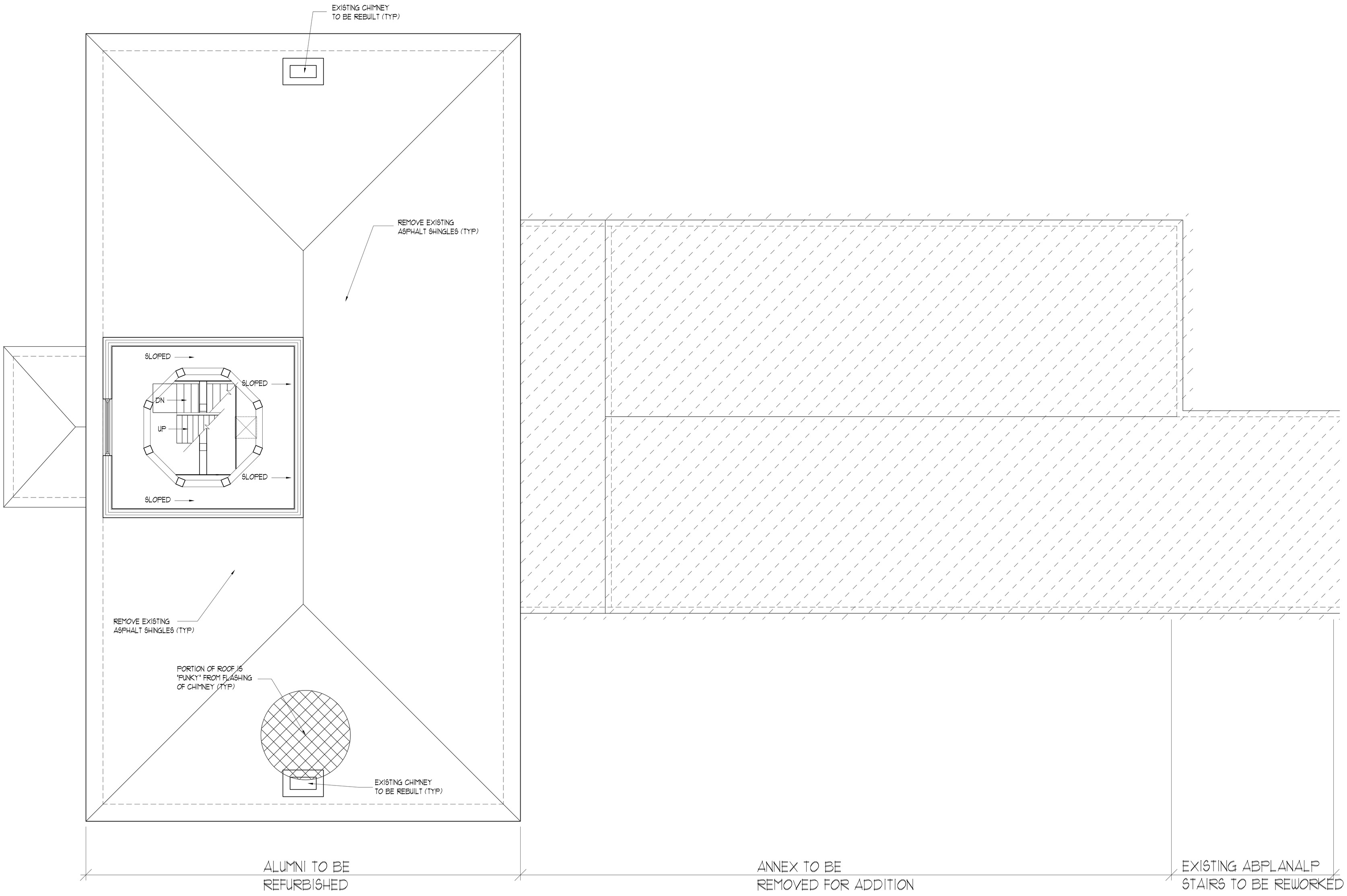
ALUMNI HALL RENOVATION

SECOND FLOOR PLAN

Project Number	14525
Date	January 22, 2015
Drawn by	JP TS SM CR
Checked by	LAS

D1.3

Scale AS NOTED



1 CUPOLA BASE PLAN

0 8'-0" SCALE: 1/4" = 1'-0"

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CUPOLA BASE PLAN

Project Number	14525
Date	January 22, 2015
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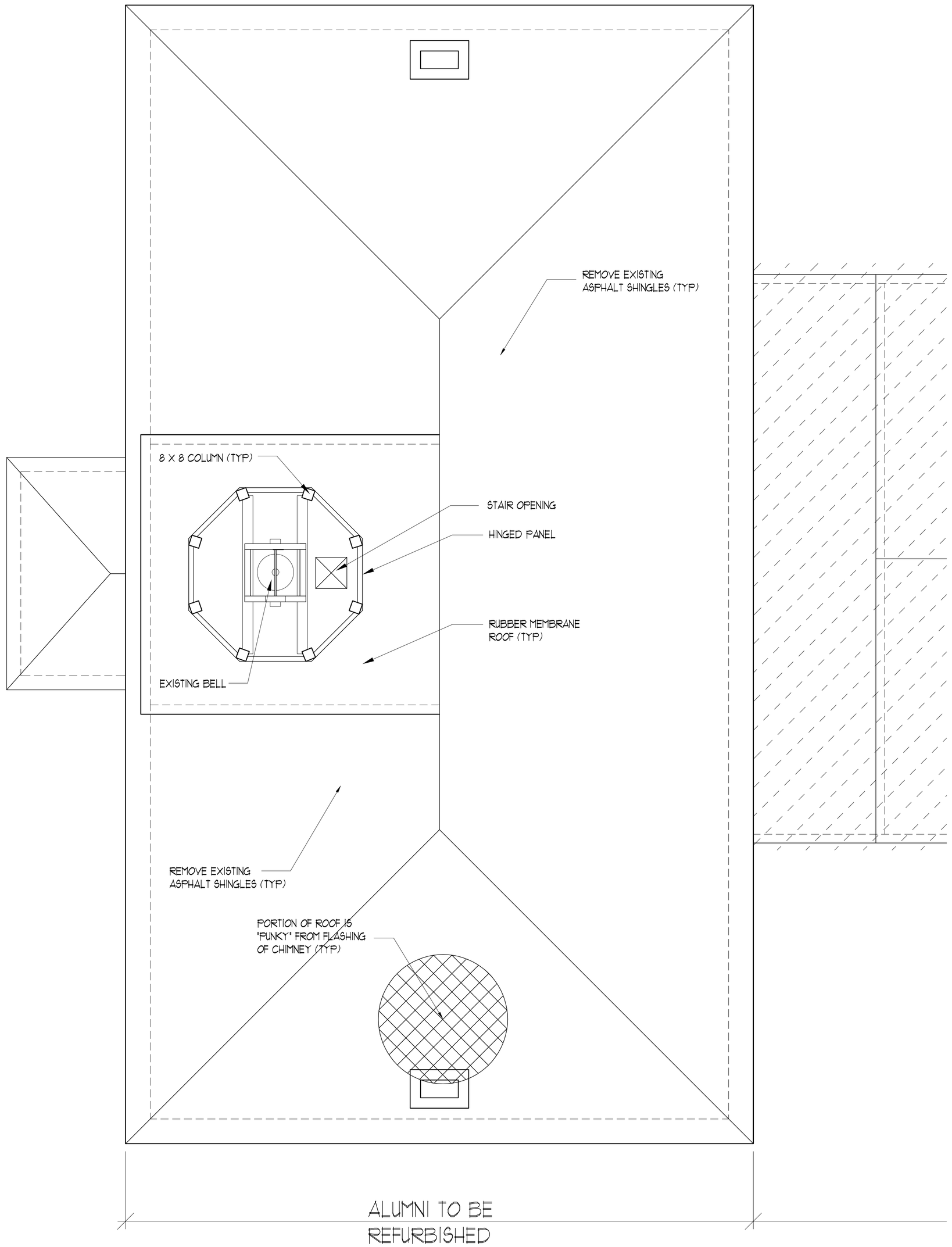
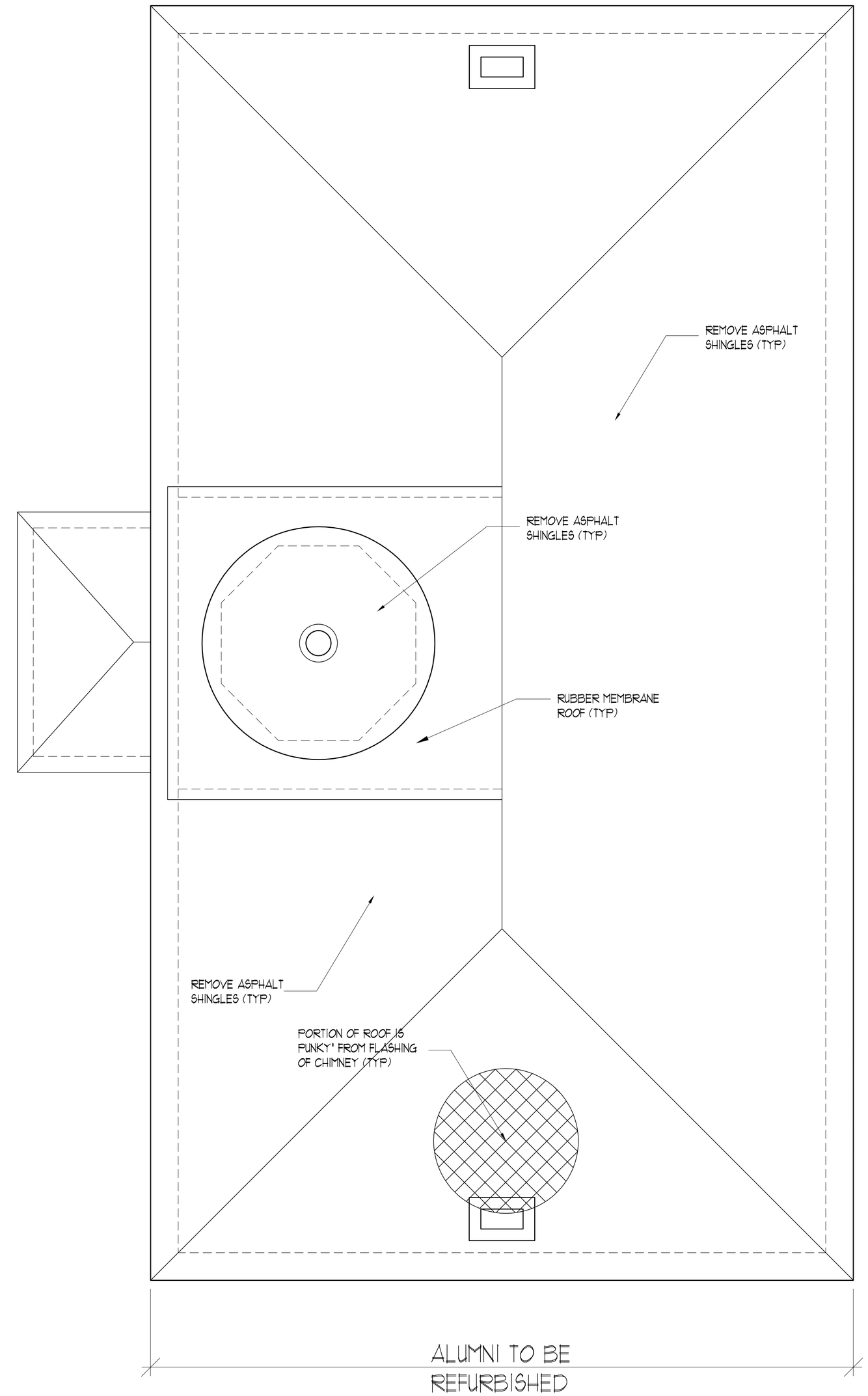
D1.4

Scale AS NOTED



2 CUPOLA TOWER PLAN

0 8'-0" SCALE: 1/4" = 1'-0"



1 ROOF PLAN

0 8'-0" SCALE: 1/4" = 1'-0"

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ALUMNI HALL RENOVATION

CUPOLA BASE PLAN

Project Number	14525
Date	January 22, 2015
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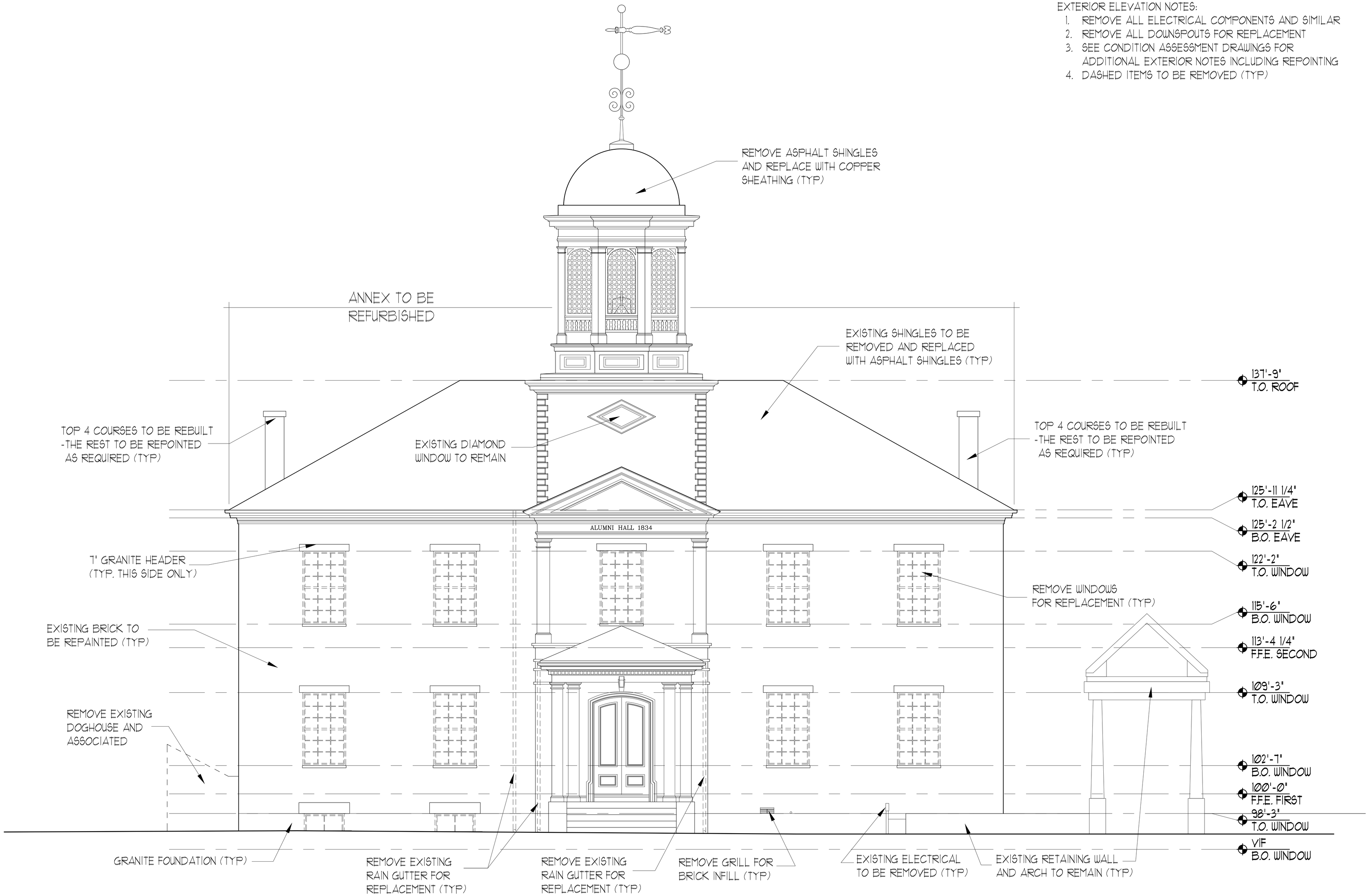
D1.5

Scale AS NOTED

EXTERIOR ELEVATION NOTES:

1. REMOVE ALL ELECTRICAL COMPONENTS AND SIMILAR
2. REMOVE ALL DOWNSPOUTS FOR REPLACEMENT
3. SEE CONDITION ASSESSMENT DRAWINGS FOR ADDITIONAL EXTERIOR NOTES INCLUDING REPOINTING
4. DASHED ITEMS TO BE REMOVED (TYP)



1 EXISTING EAST ELEVATION

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

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ALUMNI HALL RENOVATION

EXTERIOR ELEVATIONS

Project Number	14525
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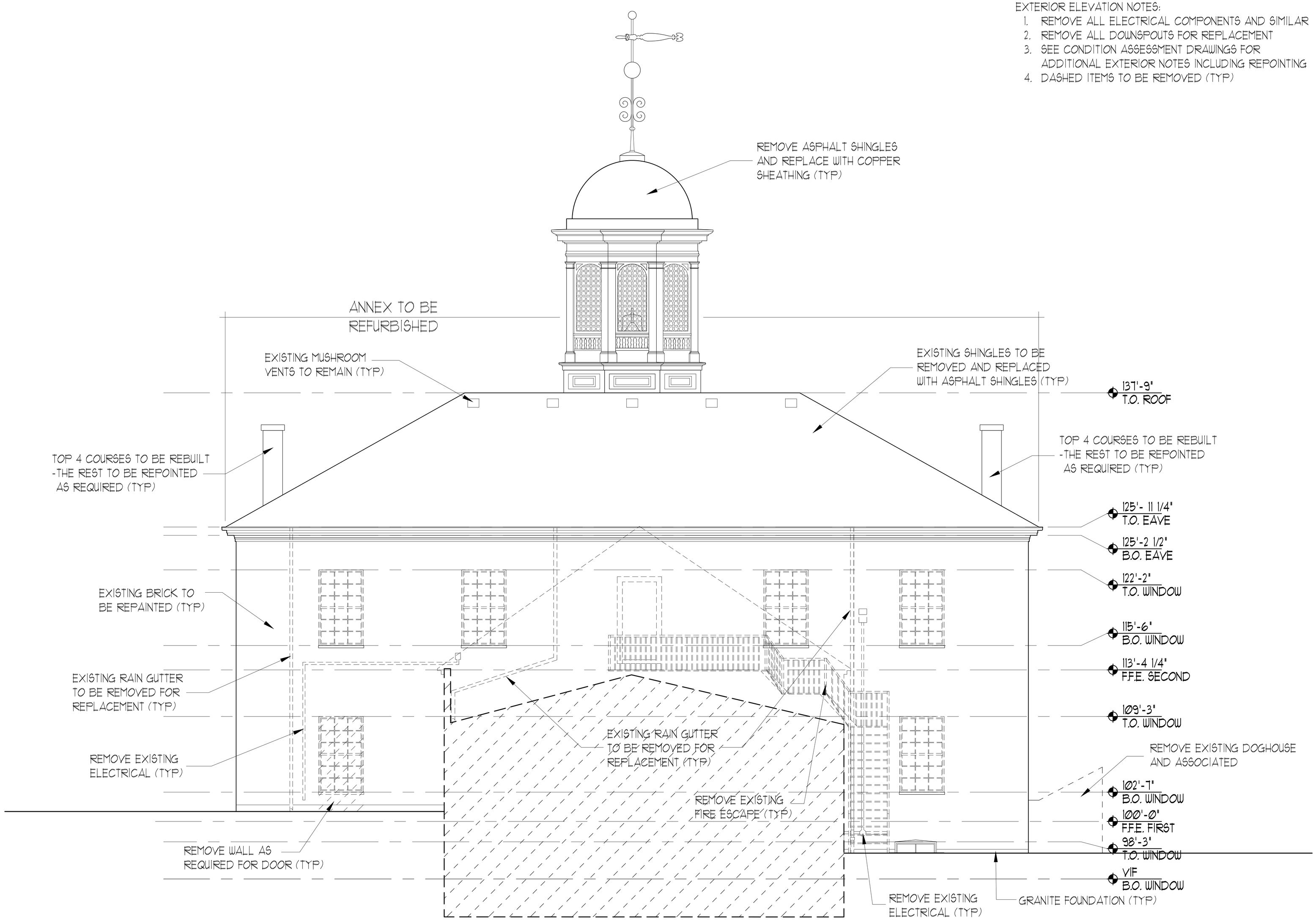
D2.1

Scale AS NOTED

EXTERIOR ELEVATION NOTES:

1. REMOVE ALL ELECTRICAL COMPONENTS AND SIMILAR
2. REMOVE ALL DOWNSPOUTS FOR REPLACEMENT
3. SEE CONDITION ASSESSMENT DRAWINGS FOR ADDITIONAL EXTERIOR NOTES INCLUDING REPOINTING
4. DASHED ITEMS TO BE REMOVED (TYP)



1 EXISTING WEST ELEVATION

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

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ALUMNI HALL RENOVATION

EXTERIOR ELEVATIONS

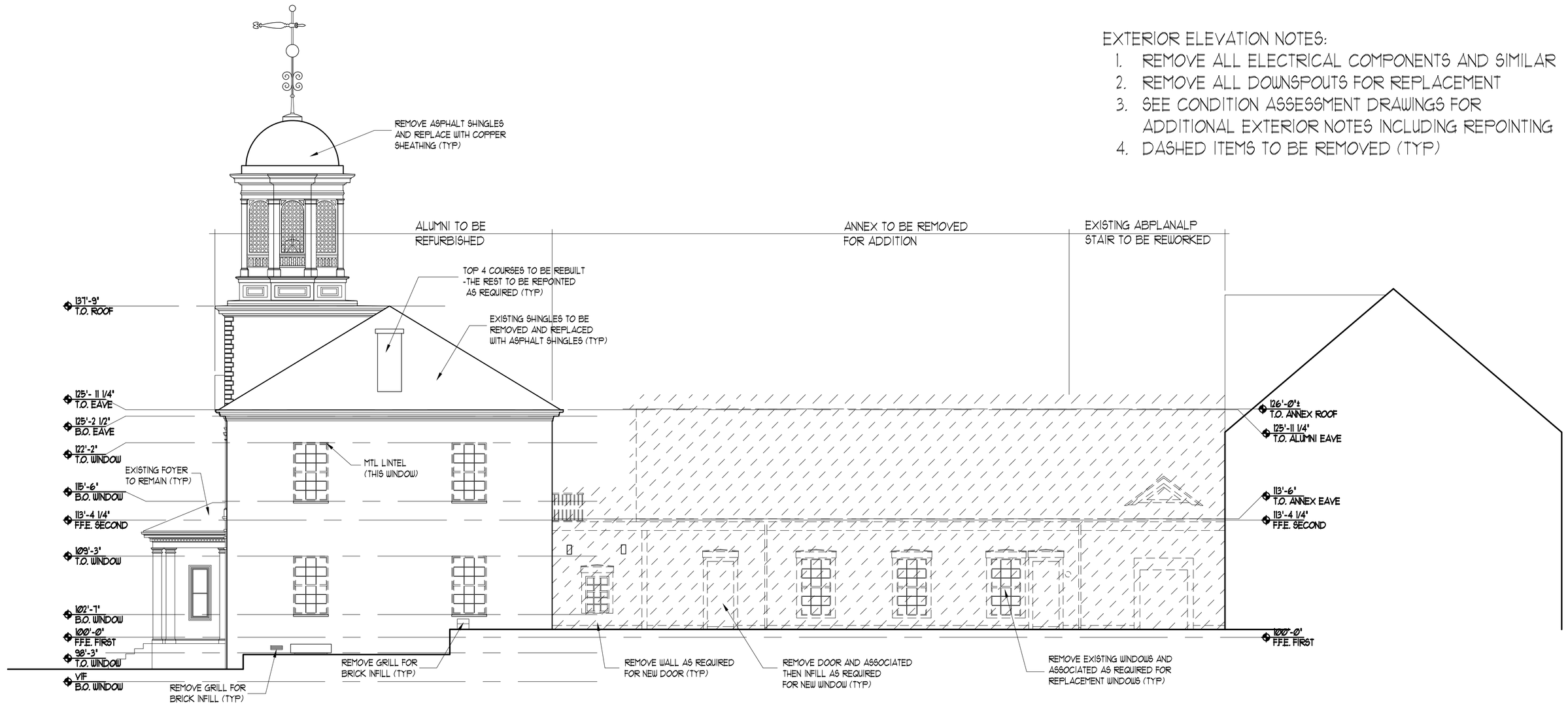
Project Number	14525
Date	January 22, 2015
Drawn by	JP TS SM CR
Checked by	LAS

D2.2

Scale AS NOTED

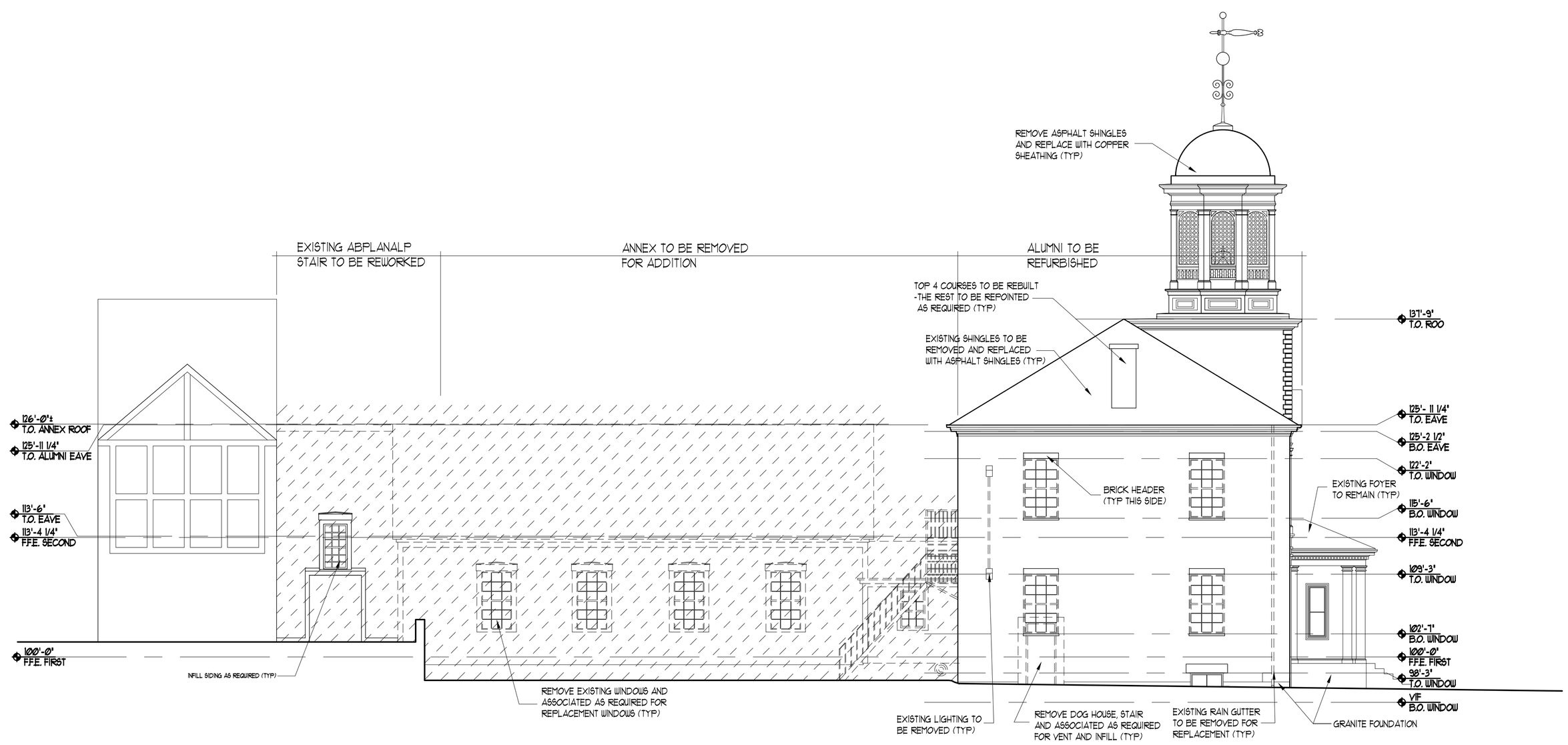
EXTERIOR ELEVATION NOTES:

1. REMOVE ALL ELECTRICAL COMPONENTS AND SIMILAR
2. REMOVE ALL DOWNSPOUTS FOR REPLACEMENT
3. SEE CONDITION ASSESSMENT DRAWINGS FOR ADDITIONAL EXTERIOR NOTES INCLUDING REPOINTING
4. DASHED ITEMS TO BE REMOVED (TYP)



2 EXISTING NORTH ELEVATION

0 8'-0" SCALE: 1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION

0 8'-0" SCALE: 1/8" = 1'-0"

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ALUMNI HALL RENOVATION

EXTERIOR ELEVATIONS

Project Number	14525
Date	January 22, 2015
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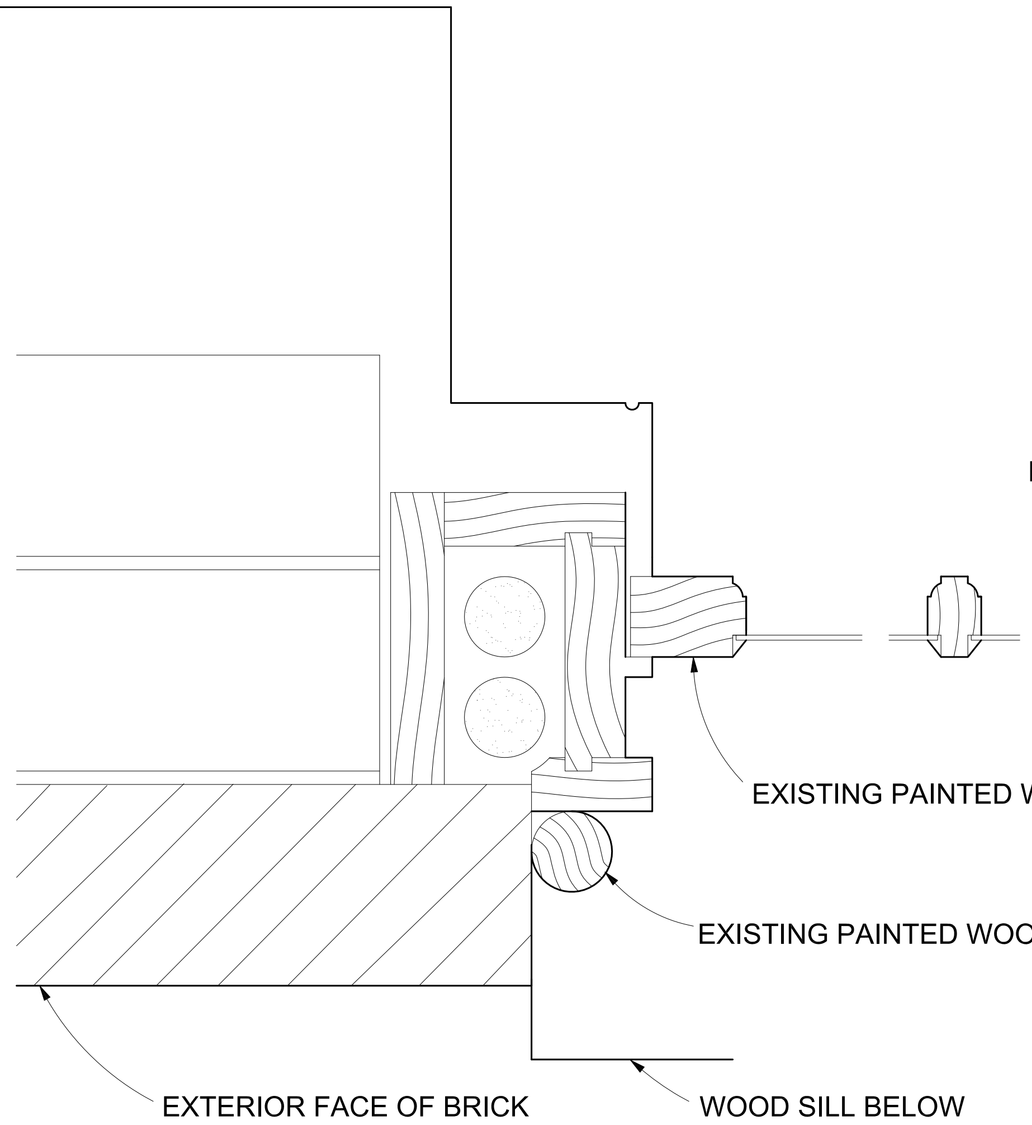
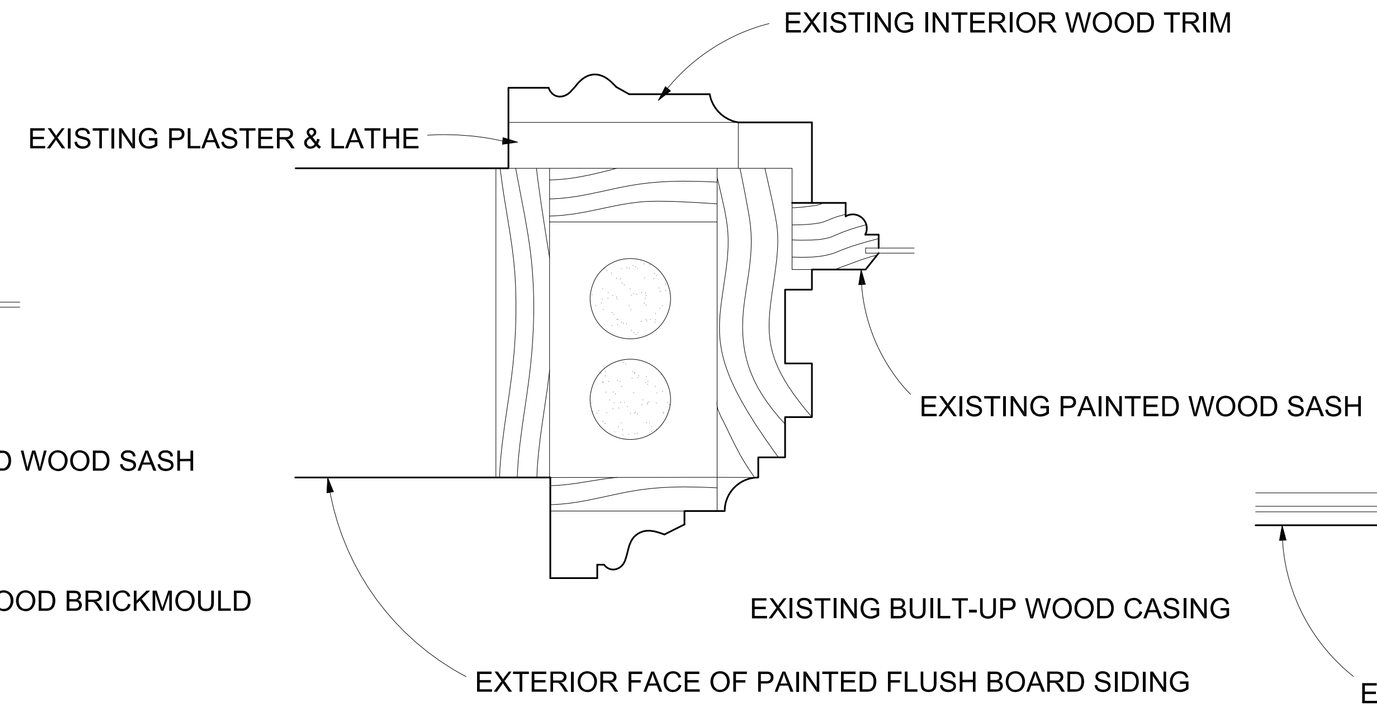
Scale AS NOTED



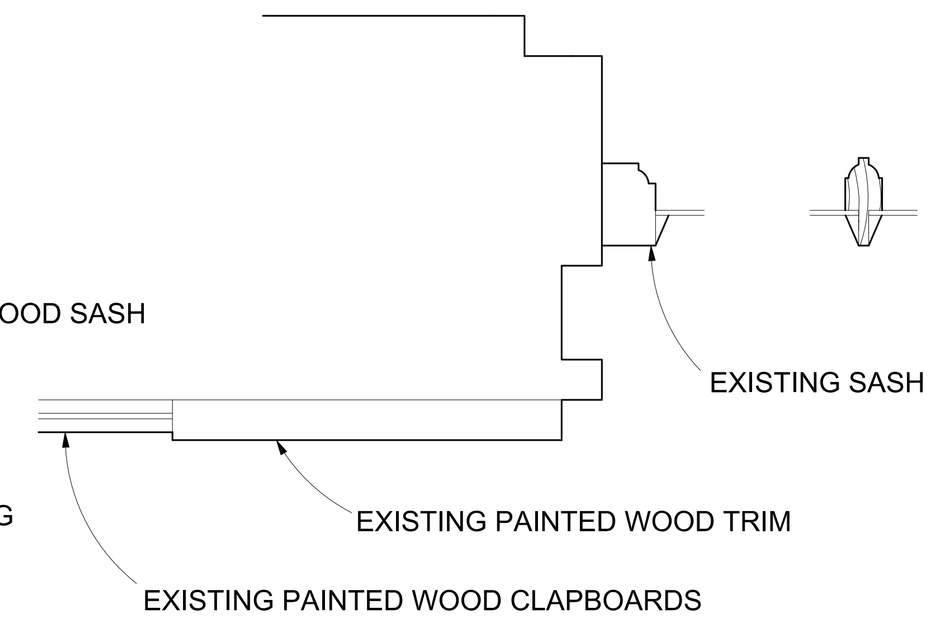
1 EXISTING JAMB - ALUMNI TO BE REPLACED

0 0'-4" SCALE: 3" = 1'-0"



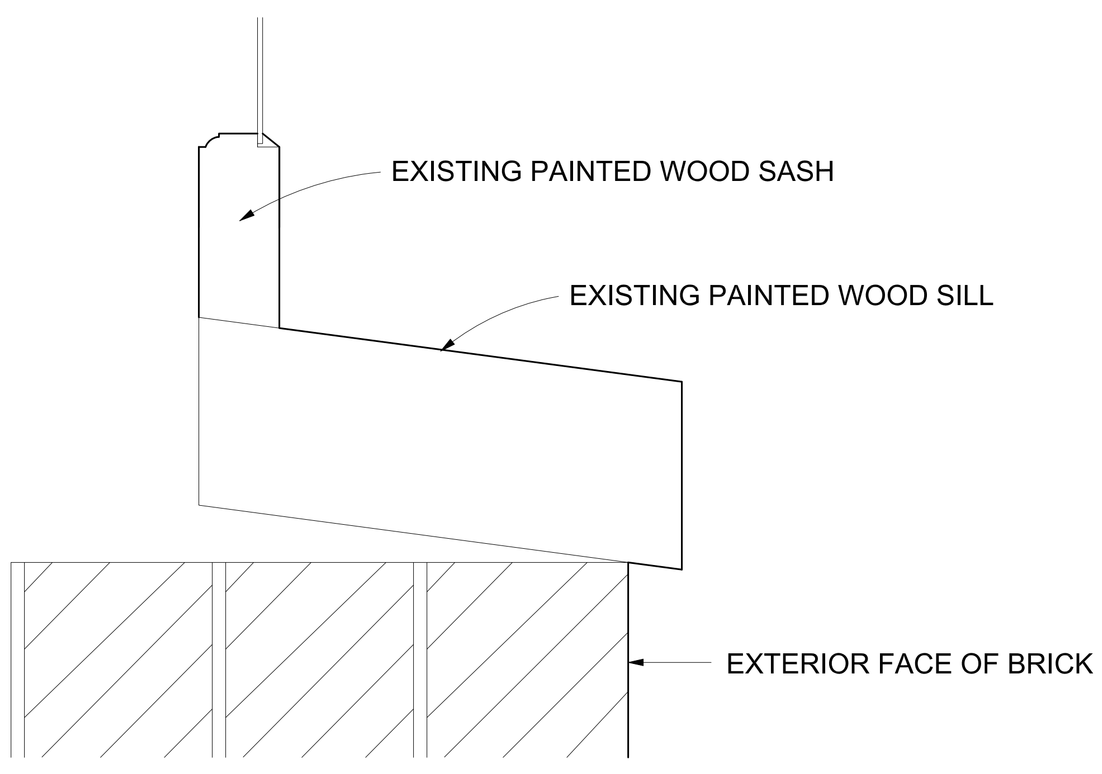
2 EXISTING JAMB - ALUMNI PORTICO TO BE REBUILT

0 0'-4" SCALE: 3" = 1'-0"



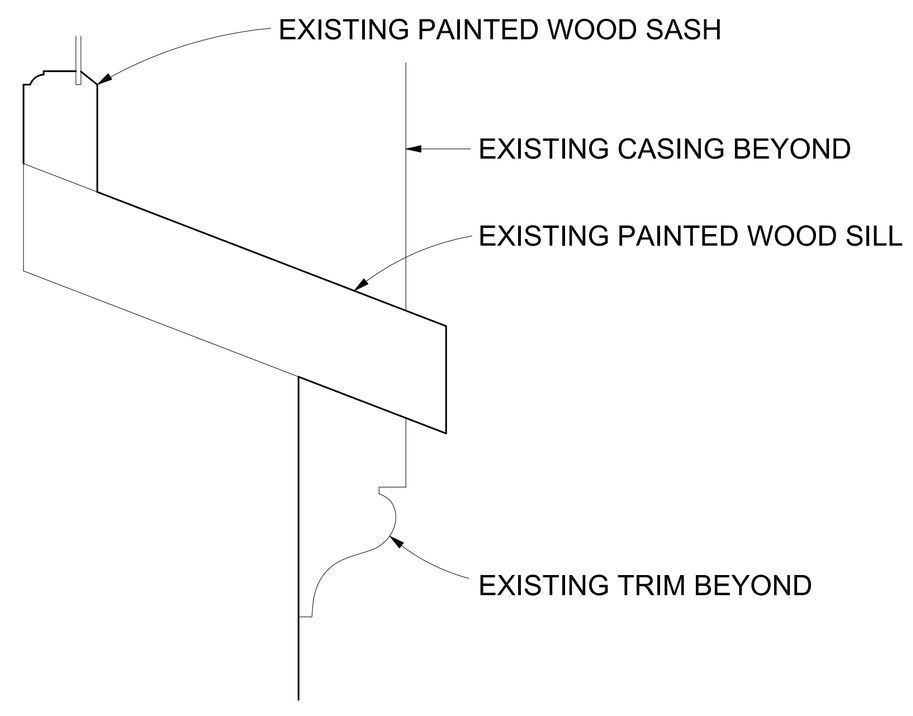
3 EXISTING JAMB - ANNEX BUILDING TO BE REMOVED

0 0'-4" SCALE: 3" = 1'-0"



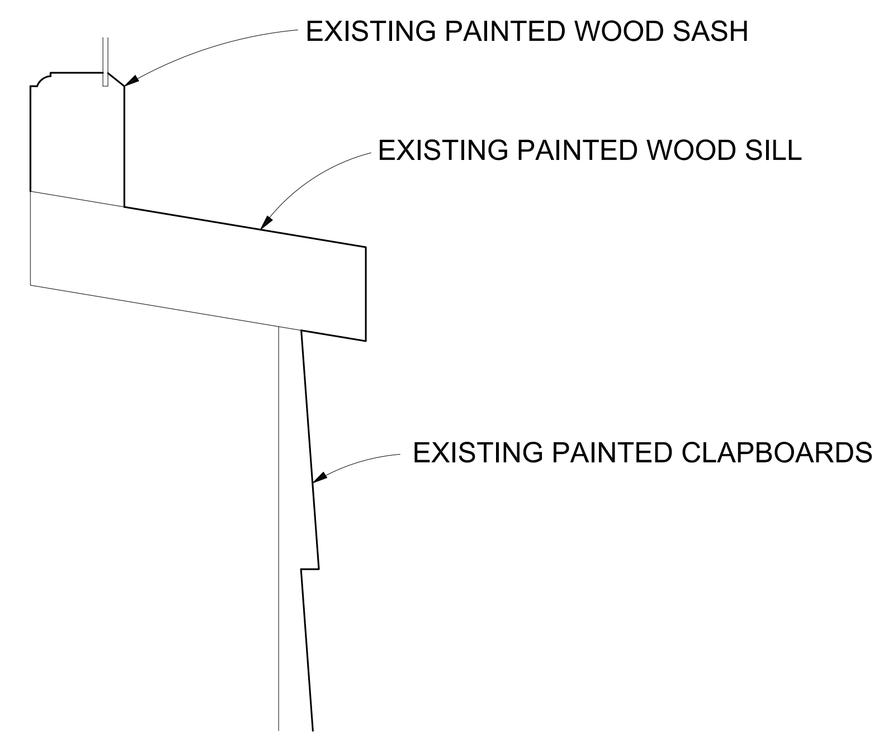
4 EXISTING SILL - ALUMNI TO BE REPLACED

0 0'-4" SCALE: 3" = 1'-0"



5 EXISTING SILL - ALUMNI PORTICO TO BE REBUILT

0 0'-4" SCALE: 3" = 1'-0"



6 EXISTING SILL - ANNEX BUILDING TO BE REMOVED

0 0'-4" SCALE: 3" = 1'-0"

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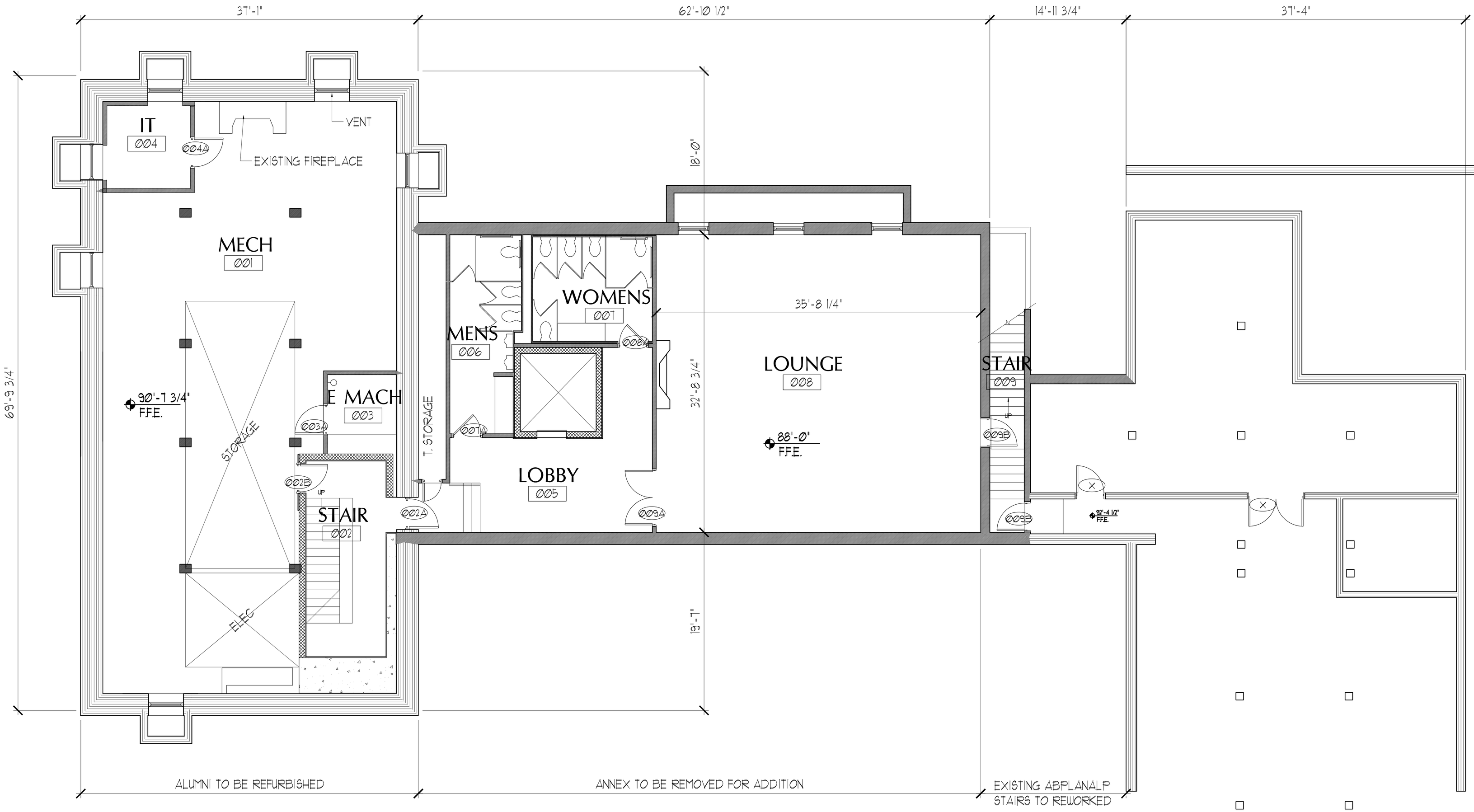
ALUMNI HALL RENOVATION

WINDOW DETAILS

Project Number	14525
Date	January 22, 2015
Drawn by	JP TS SM CR
Checked by	LAS

D4.1

Scale AS NOTED



1 LOWER FLOOR PLAN

SCALE: 3/16" = 1'-0"

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LOWER FLOOR PLAN

Project Number	14525
Date	January 22, 2015
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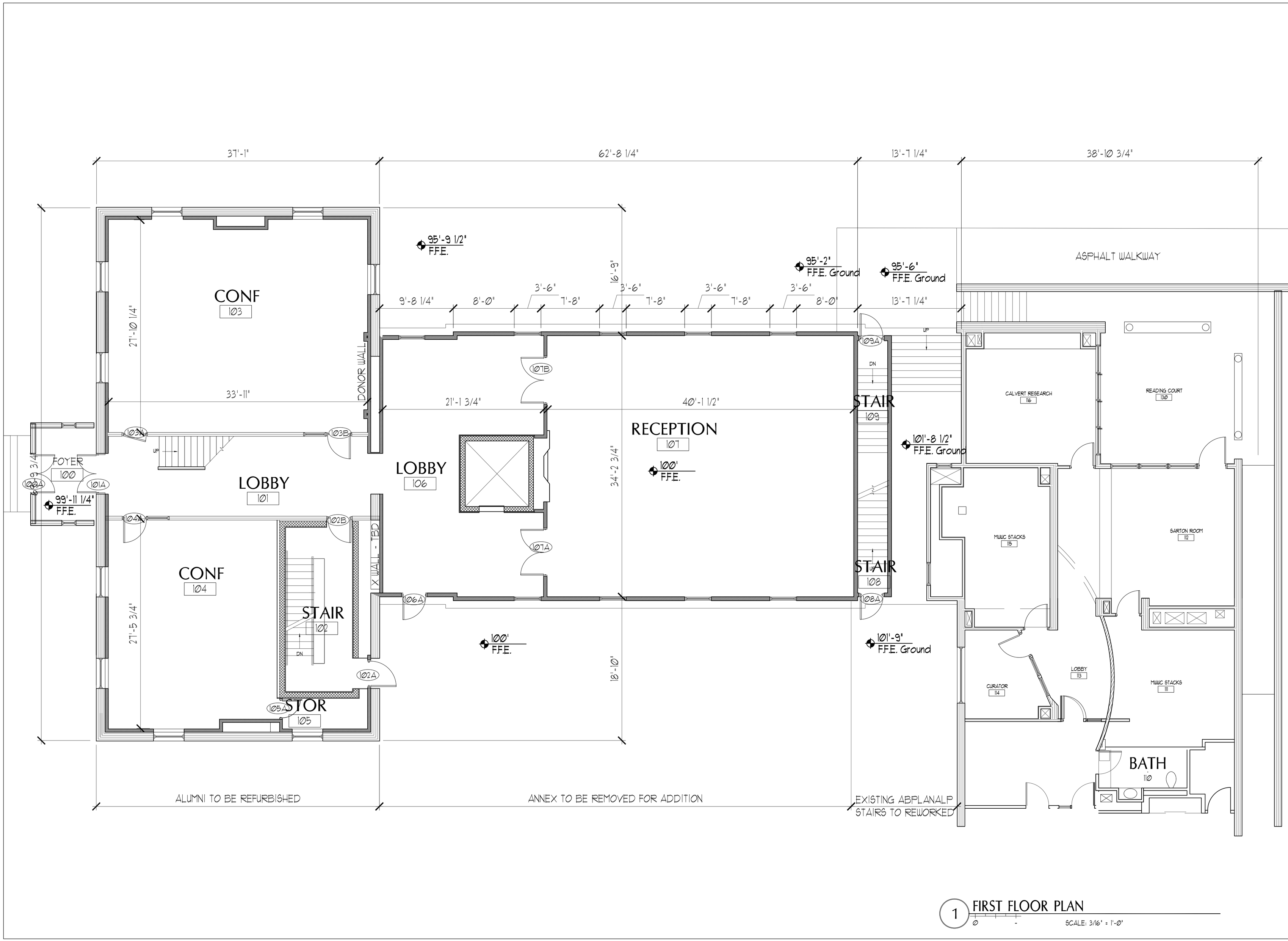
A1.1

Scale AS NOTED



1 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

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ALUMNI HALL RENOVATION

LOWER FLOOR PLAN

Project Number	14525
Date	January 22, 2015
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Scale AS NOTED

1 SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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ALUMNI HALL RENOVATION

LOWER FLOOR PLAN

Project Number	14525
Date	January 22, 2015
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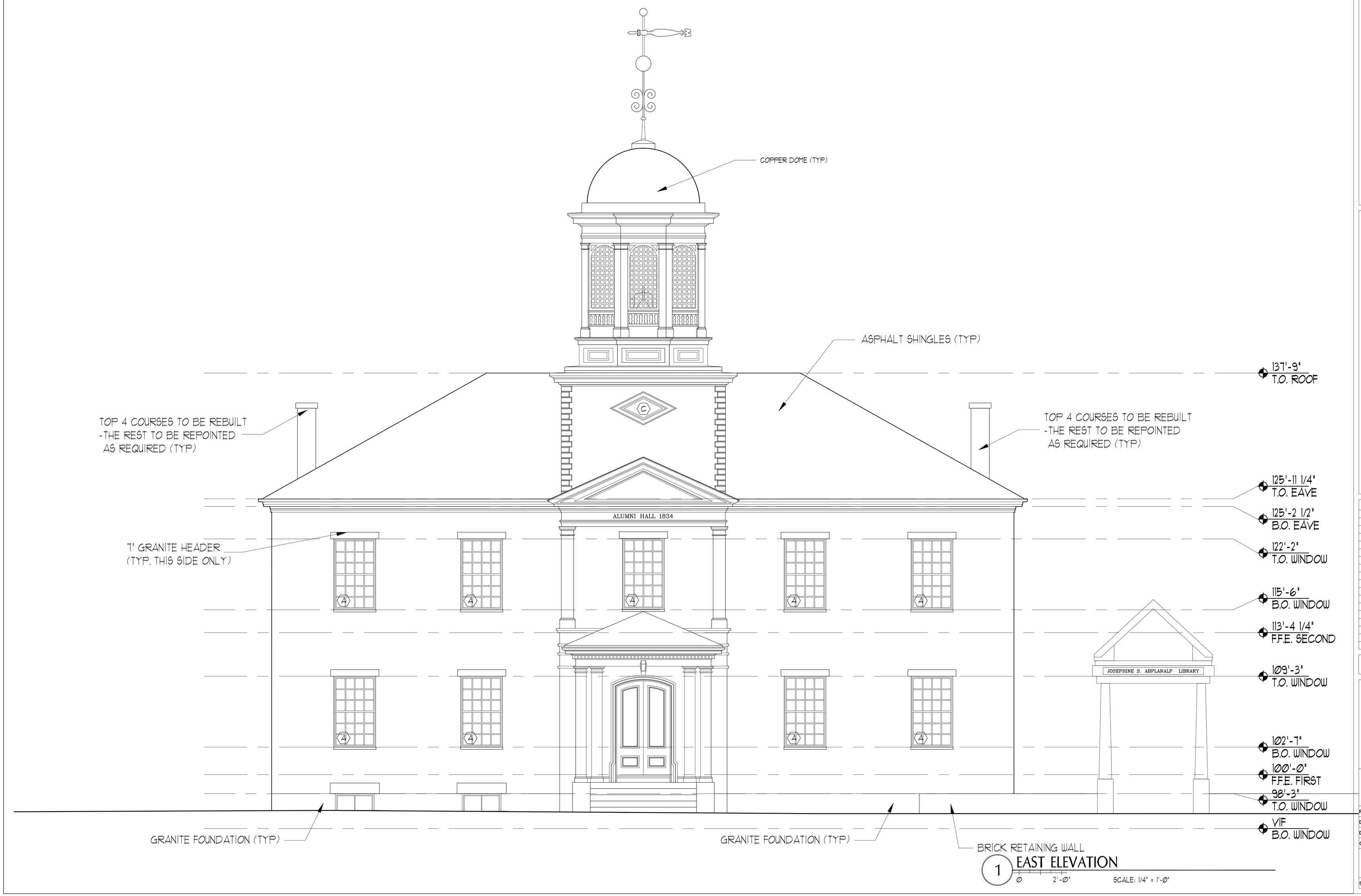
A1.3

Scale AS NOTED



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ALUMNI HALL RENOVATION

EXTERIOR ELEVATIONS

Project Number	14525
Date	January 22, 2015
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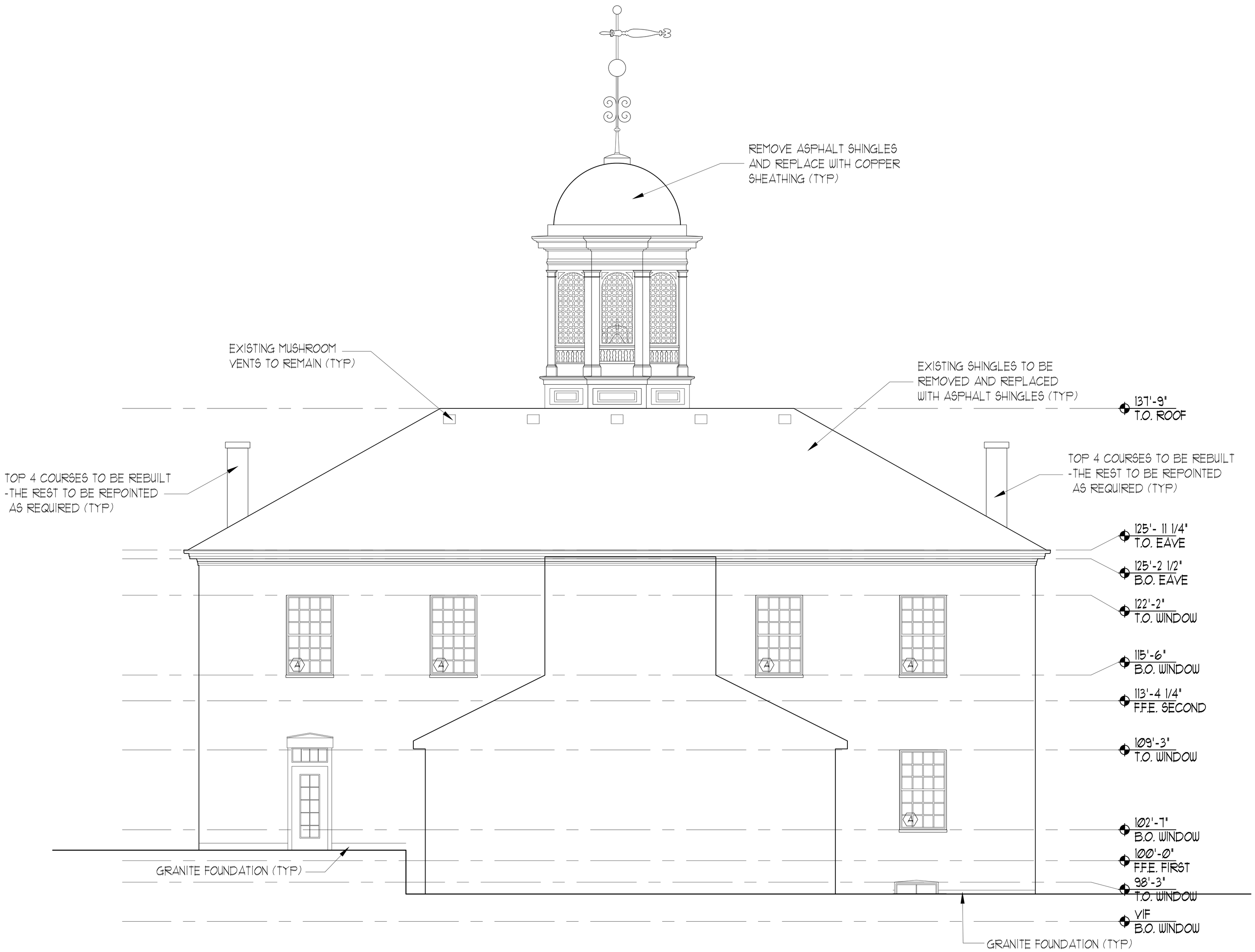
A2.1

Scale AS NOTED



1 WEST ELEVATION

0 2'-0" SCALE: 1/4" = 1'-0"

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ALUMNI HALL RENOVATION

EXTERIOR ELEVATIONS

Project Number	14525
Date	January 22, 2015
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A2.2

Scale AS NOTED

1 REAR ELEVATION

SCALE: 3/16" = 1'-0"

1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

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ALUMNI HALL RENOVATION

ELEVATIONS

Project Number	14525
Date	January 22, 2015
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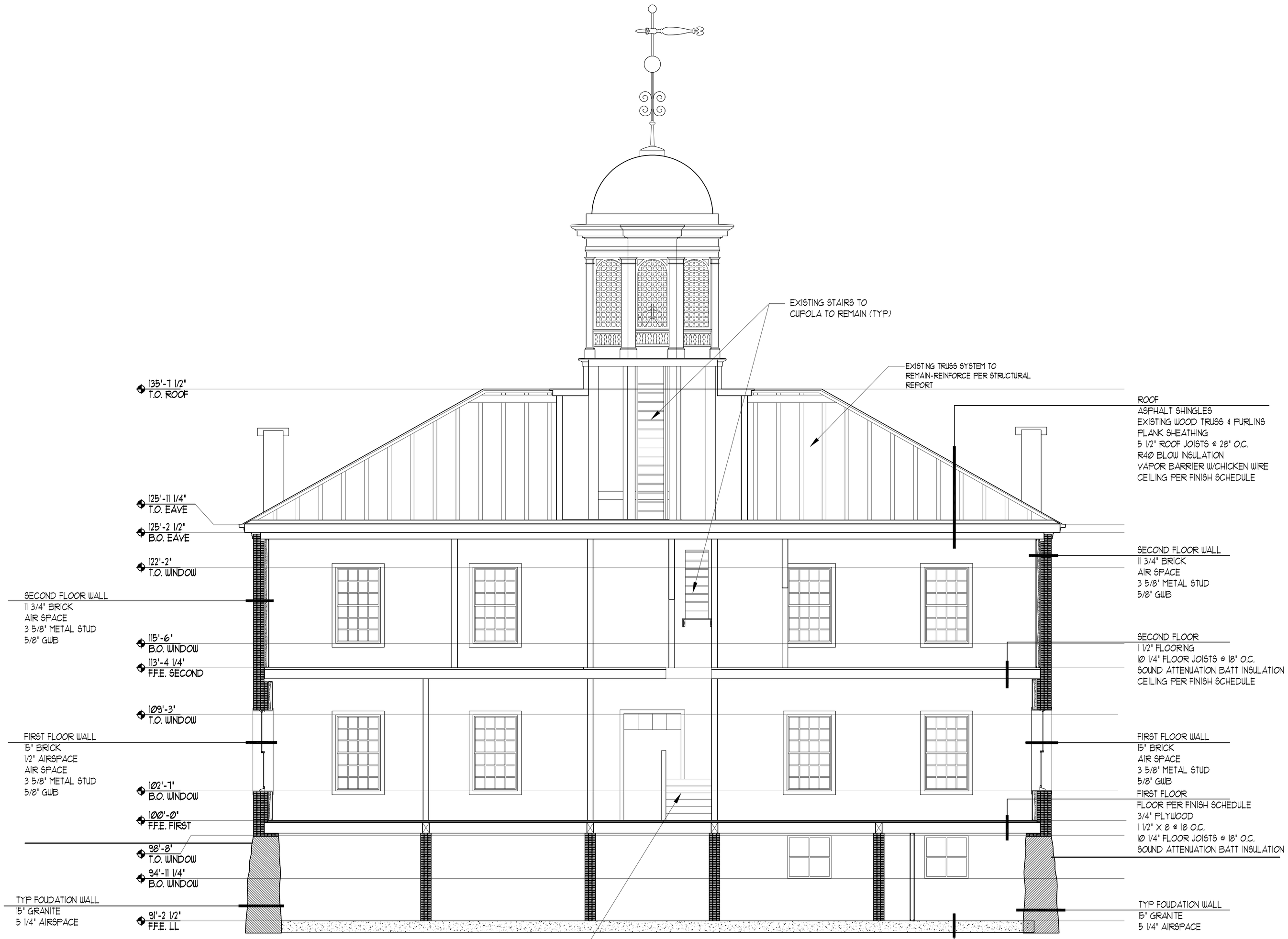
A2.3

Scale AS NOTED



NOTE:
X STRUCTURE UPDATED 1/12/15
- ANNEX
- ALUMNI

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ALUMNI HALL RENOVATION

SECTION

Project Number	14525
Date	January 22, 2015
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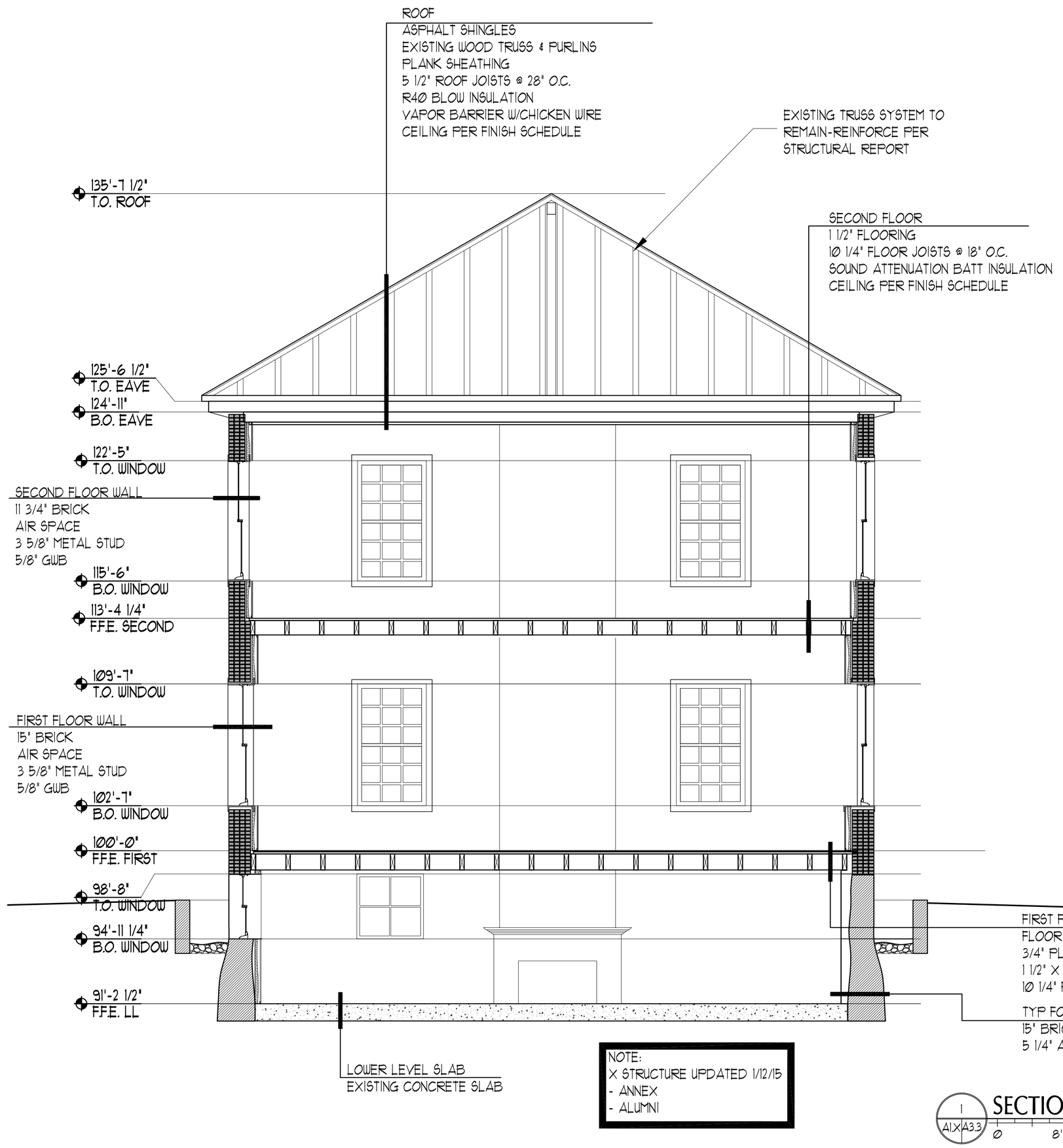
A3.1

Scale AS NOTED



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