

1. Legal Ad

Documents: [3-18-15 LEGAL AD.PDF](#)

2. HP Agenda 3-18-15

Documents: [3-18-15 AGENDA.PDF](#)

3. 147 Congress Street

Documents: [HP MEMO - 147 CONGRESS ST.PDF](#)

3.I. Additional Plan For 147 Congress St.

Documents: [ADDITIONAL PLAN FOR 147 CONGRESS ST.PDF](#)

4. 58 Fore Street (THIS ITEM WAS POSTPONED TO THE APRIL 1, 2015 MEETING)

5. UNE Campus - Vicinity Of Alumni Hall

5.I. Memo

Documents: [HP MEMO - UNE.PDF](#)

5.I.i. HP Report - UNE Campus Vicinity Of Alumni Hall

Documents: [HP REPORT - UNE.PDF](#)

5.I.ii. Plans

Documents: [PLANS.PDF](#)

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

On Wednesday, March 18, 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:

1. PUBLIC HEARING

- i. Certificate of Appropriateness for Proposed Site Alterations, including Expansion of Parking Area; 147 CONGRESS STREET; Congress 127 Apartments, LLC, Applicant.
- ii. Certificate of Appropriateness for Proposed Demolition, New Construction and Site Alterations; UNE CAMPUS, VICINITY OF ALUMNI HALL; University of New England, Applicant.

Break for Dinner; Meeting Resumes at 7:15

2. WORKSHOP

- i. Preliminary Review of Proposed Historic District Designation, including Presentation on Findings of Building Condition Report; PORTLAND COMPANY COMPLEX, 58 FORE STREET; District Nomination initiated by Historic Preservation Board Members John Turk and Ted Oldham.

**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
March 18, 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 MARCH 3, 2015:**

There were not public hearing items to report on.

- 4. PUBLIC HEARING – 5:00 p.m.**
 - i. Certificate of Appropriateness for Proposed Site Alterations, including Expansion of Parking Area; 147 CONGRESS STREET; Congress 127 Apartments, LLC, Applicant.
 - ii. Certificate of Appropriateness for Proposed Demolition, New Construction and Site Alterations; UNE CAMPUS, VICINITY OF ALUMNI HALL; University of New England, Applicant.

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**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
147 CONGRESS STREET**

TO: Chair Benson and Members of the Historic Preservation Board

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

DATE: March 12, 2015

RE: March 18, 2015 Public Hearing

Application for: Certificate of Appropriateness for Site Alterations, including construction of driveway and expansion of parking

Address: 147 Congress Street

Property Owners: Congress 127 Apartments LLC

Agent: John Shumadine, Esq., Murray, Plumb & Murray

Project Engineer: Nancy St. Clair, St. Clair Associates

Landscape Designer: Anthony Muench

Introduction

Project Engineer Nancy St. Clair returns Wednesday for a public hearing on behalf of the owners of 147 Congress Street. After the Board tabled the initial proposal that featured six parking spaces on January 7, members gave the applicants feedback on three alternatives, each with five spaces, presented at the March 4 workshop. Board members were divided at the workshop on which sketch plan they most supported, and several still expressed serious reservations about adding any parking for a remote property that would impact the protected residence at 147 Congress. Nonetheless, there was consensus on March 4 on several key questions, and the discussion concerning the two preferred options illuminated the priorities under consideration. The applicants have now submitted a slightly revised version of Sketch Plan 14, one of the alternatives presented on March 4, as a final proposal.

Ms. St. Clair has submitted a thorough summary of the issues discussed in the last two meetings, and describes the attributes that make the submitted plan the applicants' first choice. In addition to the narrative and the slightly altered site plan, the new submission includes two

renderings prepared by landscape designer Anthony Muench showing views of the proposed parking area from Congress Street, both with a parked car and without any cars.

March 4 Workshop - Board Response to Alternative Proposals

At the March 4 workshop, several Board members reiterated their fundamental concerns about the impact of expanded parking on the value, viability, and appeal of the subject property, notwithstanding the reduction from six to five spaces. Yet despite reservations, the majority of Board members indicated that they might be able to support at least one of the alternatives presented, with perhaps some modifications. Several spoke in favor of a further reduction in the number of parking spaces, from five to four. One Board member was not comfortable supporting any of the proposed plans.

Following considerable discussion, the Board reached agreement on the following points:

- Sketch Plan 13 was not favored, and could be eliminated as an option.
- The fence and gate proposed in January to block visibility of rear parking spots from Congress Street should be eliminated.
- A consistent 10' width was favored for the driveway, all the way to the sidewalk.
- Providing green space as a buffer between the rear of the house and the parking will be key to any acceptable solution.
- Planting of trees and other vegetation could help soften the site and partly ameliorate the impact of added parking.
- The existing brick rear garden wall is a notable feature of the property, and care should be taken to protect it from neglect, the weight and pressure of cars and site alterations, poor drainage, and tree roots.
- All Board members appeared to favor more visibility of the brick garden wall than currently exists.

Sketch Plan 12 received support for the following attributes:

- It offers the most visibility of the brick garden wall.
- Most of the parking is not visible from Congress Street.
- Most of the parked cars are some distance from the wall, reducing the risk of harm to it.

Sketch Plan 14 was favored for the following reasons:

- It provides the most green space and buffer for the house, and adds the least amount of impervious surface.
- It provides more separation between the house and parking.
- There is separation between the two spaces for the house occupants and the three spaces for the condo owners.
- It has the potential for meeting the applicants' goal of creating five parking spaces, with the least negative impact on the property.

Revised Proposal

Ms. St. Clair's project description states the rationale in selecting SK-14 to address the Board's concerns while still meeting the needs of the property owners. The only significant change

made to the version presented on March 4 is in the width of the driveway – instead of increasing from ten feet at the interior of the lot to twelve feet wide at the sidewalk, it is now proposed to be ten feet for its whole length. This allows a slightly wider strip of green space on one or both sides of the driveway. The current proposed design appears to widen the green strip on the house side of the driveway.

Staff Comments

In the end the Board must decide whether the current proposal is compatible with maintaining the essential character and viability of the subject property. Ms. St. Clair's project description indicates that without the inclusion of three parking spaces for the condo association at 125 Congress Street, the proposed improvements such as the moving of the parking away from Congress Street and the demolition of the existing shed and wood-framed ell, porch, and stairs in the rear of the lot would not be possible. As they have since January, Board members will no doubt weigh the benefits offered by the proposed alterations against their uneasiness about the implications for the future of the property.

One Board member stated at the March 4th meeting, "We can't require the owner to maintain a garden on his land." At the same time, if the Board members decide that adding three parking to serve a remote property is an incompatible use, they will probably feel they must deny this request. Maintaining the status quo and not deeding parking rights to residents of another property would at least temporarily perpetuate existing conditions, but would also leave open the possibility that the present owners or some future owner of 147 Congress might make improvements at some point in the future.

Staff believes that if a compatible five space parking plan is possible for the property, Sketch Plan 14 is the direction that is most sensitive to the historic house. Sketch Plan 12, considered on March 4, emphasized the visibility of the brick garden wall and the invisibility of parked cars (both as viewed from the public way.) The final proposal, Sketch plan 14, is most sensitive to separating the rear of the house from parking, except for the two spaces designated for the residents of 147 Congress. Further, it provides the most viable, contiguous yard space behind the house. From the east side property line to the beginning of the deeded condo parking, the current proposal includes a rear yard that is more than thirty-five feet wide. (This "yard" includes the two parking spaces reserved for the house's residents.) Because the brick wall is tall and significant, it will still be visible with cars parked in the three western spaces (see Mr. Muench's rendering.) Staff does not believe the space behind the house – which is so important to creating a separation from the condo parking and green space for the residents – should be sacrificed for a totally unimpeded view of the wall.

On March 4, several Board members expressed support for one or another of the plans that might be contingent on a reduction from five to four parking spaces. Staff believes such a reduction would merely reduce the number of spaces offered to the residents of 147 Congress, as the applicants have made it clear they want to offer one space for each of three condos. If this current proposal is approved future owners of 147 Congress would be able choose to use only one parking space, and possibly expand the space available for other uses – unless a backing space is deemed necessary for the condo owners parking in the three spaces on the west side of the lot.

Among other considerations for the Board and the applicant:

- On March 4 several Board members mentioned the possibility of an alternative to asphalt for the surface of some or all of the rear parking and circulation area. (Staff does not believe that the parking surface will be visible from the street, however.)
- Trees and other plantings have been mentioned as potentially important enhancements to any approved plan; does the Board want to tie approval to submission of a landscaping and planting plan?
- Tree roots could endanger the brick wall if trees are planted too close to it.
- The project will also require a Level 1 Site Plan Review, as well as review by the Zoning Board of Appeals.
- An evaluation of the condition of the brick wall may be warranted.
- An engineering review of the potential impacts of parked cars near the brick wall may be warranted.

Applicable Review Standards

- (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.*
- (8) *Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 3-18-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed site alterations at 147 Congress Street **meet (fail to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

Attachments

1. Project description by engineer, dated 3/10/15
2. Revised Sketch Plan 14
3. Photo of existing conditions and renderings of proposed view, supplied by applicants



AH-1

14030

March 10, 2015

Deborah G. Andrews, Manager
Robert Wiener,
Historic Preservation Program
Department of Planning and Urban Development
City of Portland
City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

147 Congress Street

Request for Placement on March 18, 2015 Historic Preservation Board Agenda
Congress 127 Apartments, LLC

Dear Deb and Rob,

We appreciated the opportunity to meet with the Historic Preservation Board members during their March 4, 2015 workshop session to discuss the alternatives associated with the Applicant's proposed site improvements at 147 Congress Street. We have considered the input provided during the Historic Preservation Board (HPB) workshop meeting and have prepared additional information that we would like to present to the HPB during their upcoming meeting on March 18, 2015 for issuance of a Certificate of Appropriateness.

With the submittal of this letter/narrative and attached plans and renderings, we are hereby respectfully requesting continued review of this matter and that the prior application materials submitted to the HPB in support of the January 7th presentation and the March 4th workshop session be incorporated by reference into this package. We will have the prior renderings and plans on hand during our March 18th presentation to the HPB for reference during our discussions.

March 4, 2015 Workshop Session

As you know, during the workshop session there were three alternative sketches that were presented (SK-12, SK-13 and SK-14). Based on our notes and discussions with the members of the HPB during the March 4th workshop session, SK-13 was not identified as preferred by any of the Board members and was eliminated from further consideration that night.

There was also general consensus among the Board members that the existing fence should be removed in its entirety and that no new fence or gate be installed.

The Board members also agreed that the proposed driveway width should be a uniform width of 10', with no taper as shown on the prior plans. This information has been integrated into the updated plans included as part of this submittal.

Some Board members indicated their preference for SK-12, which focused on the view of the existing approximately 9' high brick wall at the rear of the site. This concept created a focal point with the existing wall and offered an approximately 24' wide unobstructed view of the wall. Four spaces were proposed to the rear of the building, with one parallel space located on the westerly side of the site.

It appeared that a number of Board members indicated their preference for SK-14. SK-14 was established to provide a logical separation between parking associated with the house and the condominiums. This plan integrates an L-shaped configuration similar to the original plan that was presented, and represents the least amount of new impervious area. Three spaces are proposed to face the existing wall at the rear of the site, while the two spaces nearest the house would be used by the homeowners.

As we discussed, this type of layout consolidates the maneuvering area to the extent practicable, thus providing for a larger greenspace area to the rear of the house and a larger block of greenspace in the northeasterly corner of the site. The block of greenspace in the northeasterly corner of the site (to the rear of the building and in the area of the shed) provides a sizeable area for use as a garden or other outdoor living activities. It was suggested during the March 4, 2015 HPB meeting that landscaping in this area include planting of a tree that could provide a focal point in the rear yard. This recommendation will be integrated into the proposed landscaping plan for this site. As discussed that night, placement of the tree to avoid proximity to the existing brick wall will be a key part of the design.

Existing Site Conditions

Before discussing the proposed layout included as part of this application package it is important to reiterate that there are a number of existing site conditions that detract from the view of the existing house. The proposed plan eliminates a number of these features and provides a dramatically enhanced view of the site from Congress Street.

Existing Head-on Parking Immediately off Congress Street

As noted in the prior presentations to the HPB in January and March, there is an approximately 18' wide by 28' long gravel parking area located on the westerly side of the house. This existing parking area is located immediately off Congress Street and partially overlaps onto a portion of the adjacent property. Vehicles park snugly between the existing historic house on the site and the abutting multi-family building.

This gravel parking area currently provides a head-on parking that is at least two vehicles wide and sometimes two-deep, thus providing 4 possible parking spaces immediately to the side of the house. Based on a review of prior site photos and aerial photos, it appears that sometimes vehicles have even parked three-wide in this area, allowing potential use of the area by up to six vehicles.

It is important to note that the Applicant is seeking approval for parking associated with 5 vehicles, all of which are located in an orderly manner at the rear of the site. This number is just one more than the number of vehicles which would commonly use the gravel pad. The proposed relocation of this parking to the rear of the site helps to remove this visual clutter which is currently so prominent on the site.

No View of the Existing Brick Wall

Vehicles park in front of an existing approximately 6' tall wooden fence that extends between the house and the abutting property. The fence is dilapidated and needs repair. Even when there are no cars parked on the gravel pad, the existing fence and mature evergreens provide a visual barrier that precludes the view of the existing brick wall from Congress Street. Recognizing that this brick wall is a key element of the site, the HPB supported removal of the old fence to expose the view of the wall which has likely not been seen for many years.

Existing Wooden Porch and Stairway Addition

The rear of the site includes a wooden porch addition and stairway area that were added on to the original brick residence and are in poor condition. There is also a free standing shed that is in very poor condition. The photos provided as part of our prior submittals speak volumes to the detrimental effects that these non-historic and poorly maintained building features have on the existing structure and the surrounding properties.

As noted, the rear (brick) wall of the existing residence will be restored to reflect the historic window configuration that existed prior to the wooden addition. The removal of these elements will serve to vastly improve the visual character of the site and will allow the brick house to stand on its own as it once did. The removal of these eyesores (and potential structural hazards) is included as part of the proposed site improvements.

Existing Hardscape Elements

Hardscape features in the yard include a concrete sidewalk that runs along the side and rear of the house. In addition, a stone and rubble wall extends along the area of the porch and stair addition and is approximately 12" to 15" high.

The existing tall brick wall that extends across the entire rear property line is in relatively good condition and will remain. The existing site features currently obscure the view of this wall. The abutter to the rear of the property has indicated that they have invested money in re-pointing the bricks on their side of the wall. It is recognized that preservation of this wall as part of the existing landscape will require future investment dollars to maintain and preserve this site element.

Existing Poor Quality Landscaping

Site photos also show the limited vegetation that is remaining in the rear of the site after the prior owner removed the plant materials that had been in the rear yard. The majority of the ground cover is hard packed exposed soil and loose rocks. A row of tall evergreens is located immediately to the rear of the fence described above.

One mature evergreen tree is located in the northwesterly corner of the site, against the front of the large brick wall. A couple of smaller deciduous trees are located near the house. These two trees are relatively small in caliper (approximately 1" to 2") and appear to have been planted within the past few years.

As discussed at length during the HBP workshop session, the proposed site changes will allow the integration of new landscaping on the site. Opportunities to add landscaping to enhance and soften the view of the site features are afforded by the conversion of the existing gravel parking area immediately off Congress Street to a new brick paver driveway which is flanked by new greenspace areas and landscaping on either side. The reduction of the driveway width to a uniform 10', as discussed during the workshop session, helps to increase the available greenspace immediately adjacent to the existing residence.

In addition, the proposed plan affords new opportunities for landscaping at the rear of the house (where the shed and wooden porch were) along with a buffer along the existing brick wall. With careful attention to detail and integration of the positive features to remain on the site (i.e. the existing brick residence and brick wall along the rear of the site), we are confident that a new landscaping design associated with the proposed site improvements will add to the visual quality of the site as seen from Congress Street. New plantings of trees and shrubs at the rear of the property and adjacent to the home will also enhance the features associated with the site.

Proposed Site Improvements

As you know, the Applicant prefers SK-14 based on the attributes discussed at the March 4, 2015 meeting. Based on the feedback obtained during the workshop session and further review and deliberation among the team members, SK-14 has been selected as the preferred Plan and has been updated based on the feedback obtained.

This includes the elimination of any proposed fencing and gate. The width of the driveway has been reduced to provide a uniform dimension of 10' for the paver section between the Congress Street frontage and the rear of the site. This width allows additional landscaping to be planted along either side of the proposed driveway. This is in the area currently used for parking between the house and the adjacent multi-family building.

In support of the HPB's consideration of the proposed design, we have prepared the enclosed renderings showing the anticipated view of the plan from the Congress Street perspective. The images show two conditions, the first image shows a vehicle parked in the center spot on the site. This spot is the most visible location to see a vehicle, as the existing buildings and vegetation on the site would shield and/or buffer the view of a car parked in any other spot. The second image shows the view with no car in that spot, as would be expected to be typical during the workday.

We are confident that these renderings clearly depict an improved view of the site where the building view is softened and enhanced by the proposed new landscaping and paver driveway. The existing brick wall at the site is also now part of the streetscape view, rather than being hidden behind a fence in poor condition.

Although a vehicle can be seen parked in the rear of the site, we are confident that the removal of the parking from the immediate and very prominent location along the street, coupled with the relative scale and elevation of the brick wall along the rear property line demonstrate that the change in parking configuration on the site, along with the various other site improvements combine to provide an acceptable site layout.

As we noted during our presentation to the HPB, the attributes to this design include:

- the removal of the highly visible parking from the frontage of the site
- the addition of new greenspace to the side of the residence
- conversion of an existing expanse of gravel to a defined brick paver driveway
- the reduction in the potential for vehicles backing into Congress Street
- consolidation of the parking layout in an L-shape to represent the least addition of impervious area
- logical demarcation between the two spaces proposed for the residence and the three private parking spaces provided for the nearby residential condominium units
- a reduction in demand for on-street parking in the Munjoy Hill neighborhood
- the removal of a non-historic wooden addition and shed in poor condition

Plant Material Theme for 147 Congress Street

The project Landscape Architect, Anthony Muench, has provided the following overview of potential plant materials for the site. These plant materials have been selected based on their native hardiness and their typical use in plantings consistent with the era of the existing residence.

Trees

Flowering Crab

Hornbeam

Fruit Trees [apple, pear]

Magnolia

Japanese Tree Lilac

Shrubs

Amur Privet

Common Lilac

'Miss Kim' Lilac

Hydrangea Varieties

Mapleleaf Viburnum

Shasta Viburnum

Rhododendron [Catawba]

Ground Covers & Perennials

Juniper Varieties [low spreading]

Ferns

Astilbe

Pachysandra

Daylily Varieties [seasonal bloom]

Dianthus

Alcea [hollyhocks]

Project Feasibility

It is important to note that the costs associated with the demolition and restoration effort to take down the rear porch and deck, the removal of the shed, and the investment in a new paver driveway and site landscaping are being offset by the value afforded by the applicant's ability to provide three parking spaces for his nearby residential condominiums. These improvements associated with the plan are only viable if the project can move forward with the inclusion of the three private vehicle spaces provided for the nearby condominium units on the corner of Congress and North Street that currently do not have off-street parking.

As you know, the applicant's original program included provisions for six parking spaces on the site. As part of the last review with the HPB, all of the concepts presented proposed only 5 spaces. The elimination of this one space came only after careful consideration by the applicant.

If the HPB requires the applicant reduce the number of proposed parking spaces down to 4, as some members discussed during the workshop session, the applicant has determined that the viability of the project becomes critically at risk. At that point it is likely that the applicant will need to withdraw his request and the project would not move forward, and no site improvements could be made. The existing site conditions would remain with no proposed changes to the elements that currently detract from the site.

We are confident that this plan dramatically improves the visual appearance of the property as seen from the street. The addition of new landscaping in this area, a new brick paver driveway and exposing the currently hidden historic brick wall, for the first time in many years, all combine to improve the view of this site from Congress Street.

The applicant is also removing dilapidated structures from the rear of the building and restoring the rear facade by replacing the existing door with a window. The applicant has made significant program concessions as suggested by the HPB in our prior review meetings. The expense of these improvements can only be justified if the applicant can achieve a parking area that will accommodate 5 vehicles.

If the HPB cannot allow for a 5 vehicle parking area, the investment in any of the improvements simply cannot be justified. We are hopeful that the HPB will recognize the attributes afforded by this plan and respectfully request approval of the application materials for issuance of a Certificate of Appropriateness at the upcoming meeting on March 18, 2015.

Application Materials

In addition to this cover letter, we have included 15 copies of the following items in support of this Meeting Request:

- Updated Site Plan
- Color Renderings by Anthony Muench

Closure

We look forward to working with you and other staff members in the City, along with the Historic Preservation Board to complete the local review process. We appreciate the opportunity to present the plans to the HPB during their upcoming meeting on March 18th, 2015.

In the interim, please contact me if you have any questions, or require any additional information. We look forward to hearing from you.

Sincerely,

ST CLAIR ASSOCIATES



Nancy J. St. Clair, P.E.

Vice President

NJS:njs

c: Congress 127 Apartments, LLC
Project Team

Att. 3

*Congress 127 Apartments, LLC
147 Congress Street, Portland, Maine*



Existing View from Congress Street

Photo
taken
November
2014

*Congress 127 Apartments, LLC
147 Congress Street, Portland, Maine*

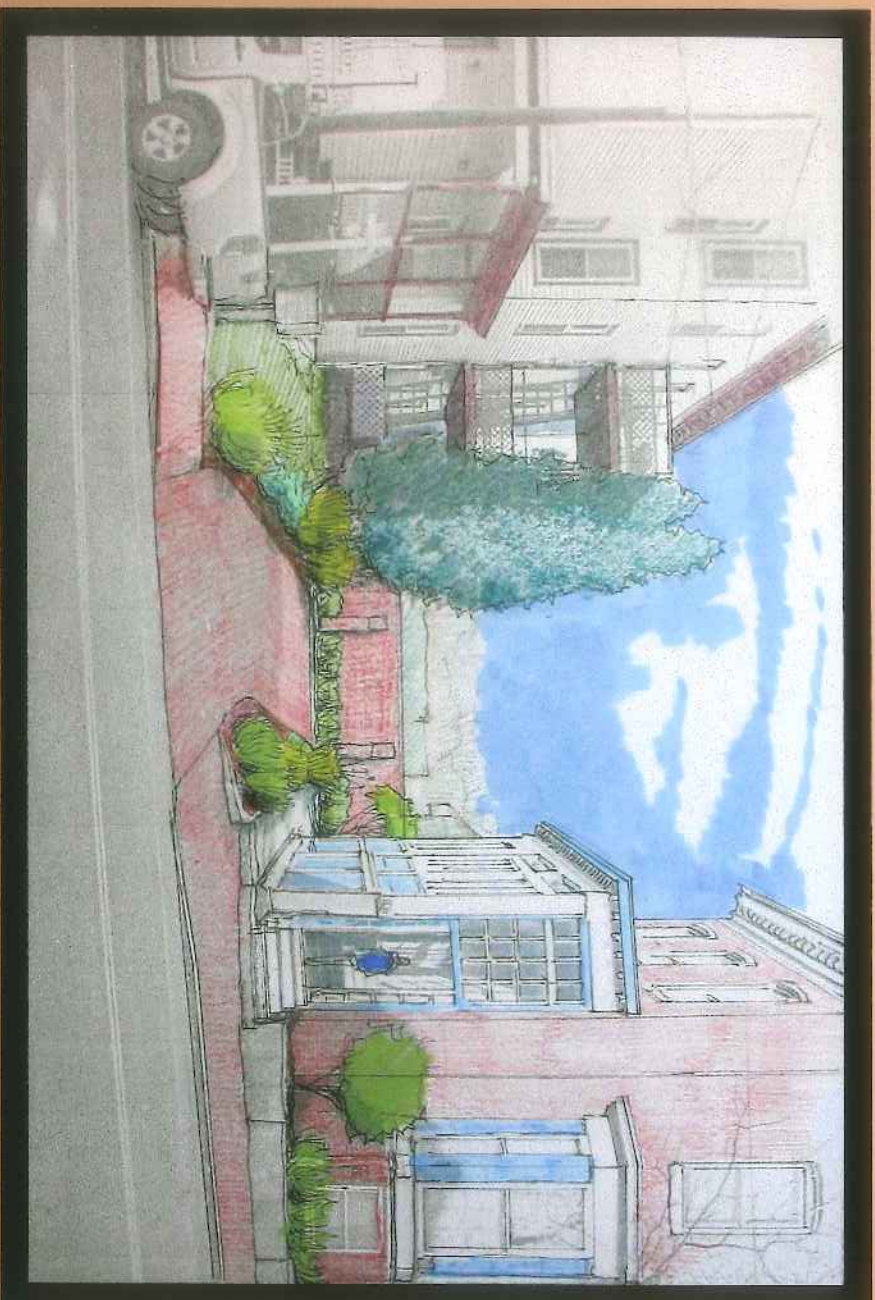


Photo
Rendering
prepared
by Anthony
Muench

Proposed View from Congress Street

*Congress 127 Apartments, LLC
147 Congress Street, Portland, Maine*

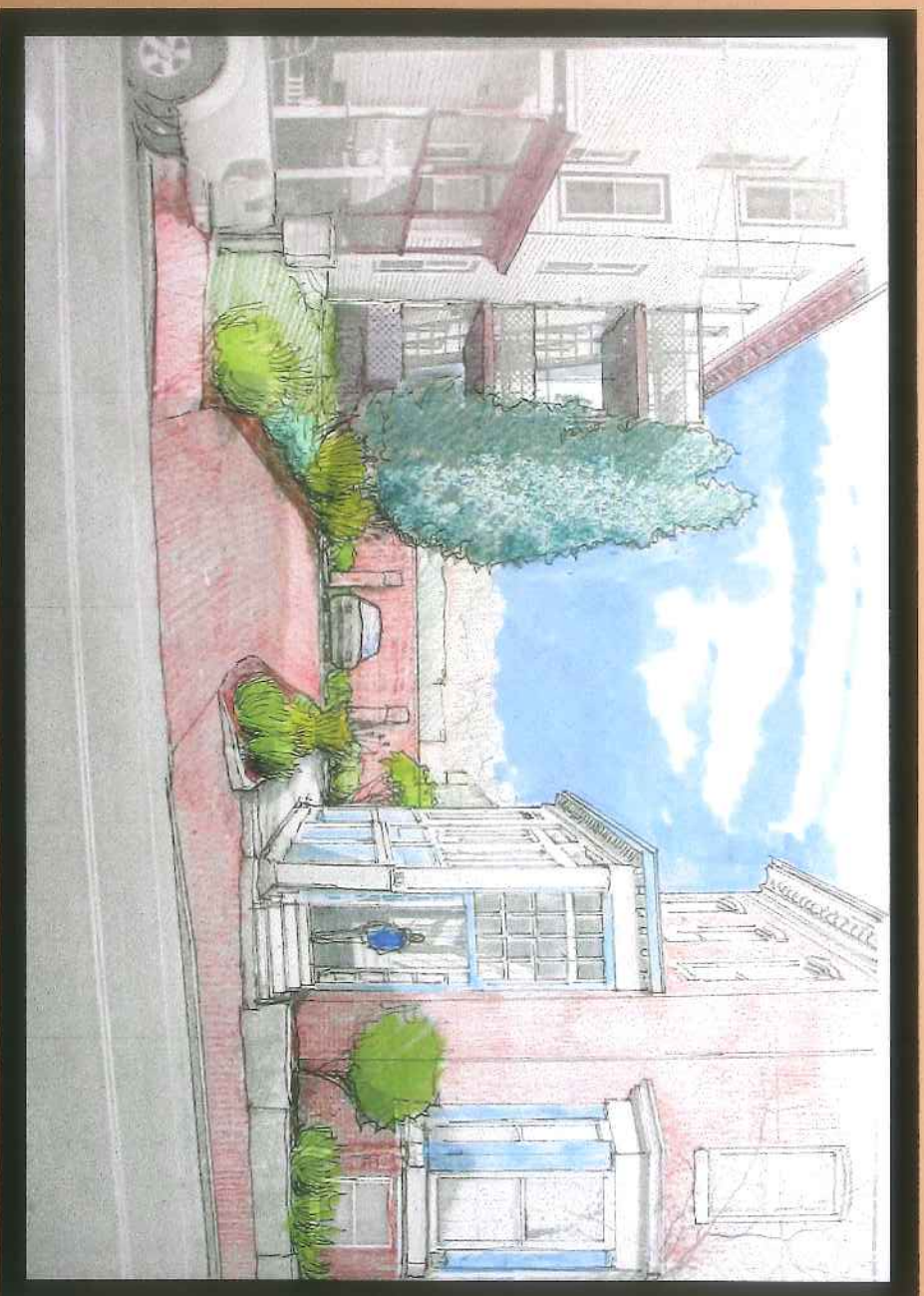
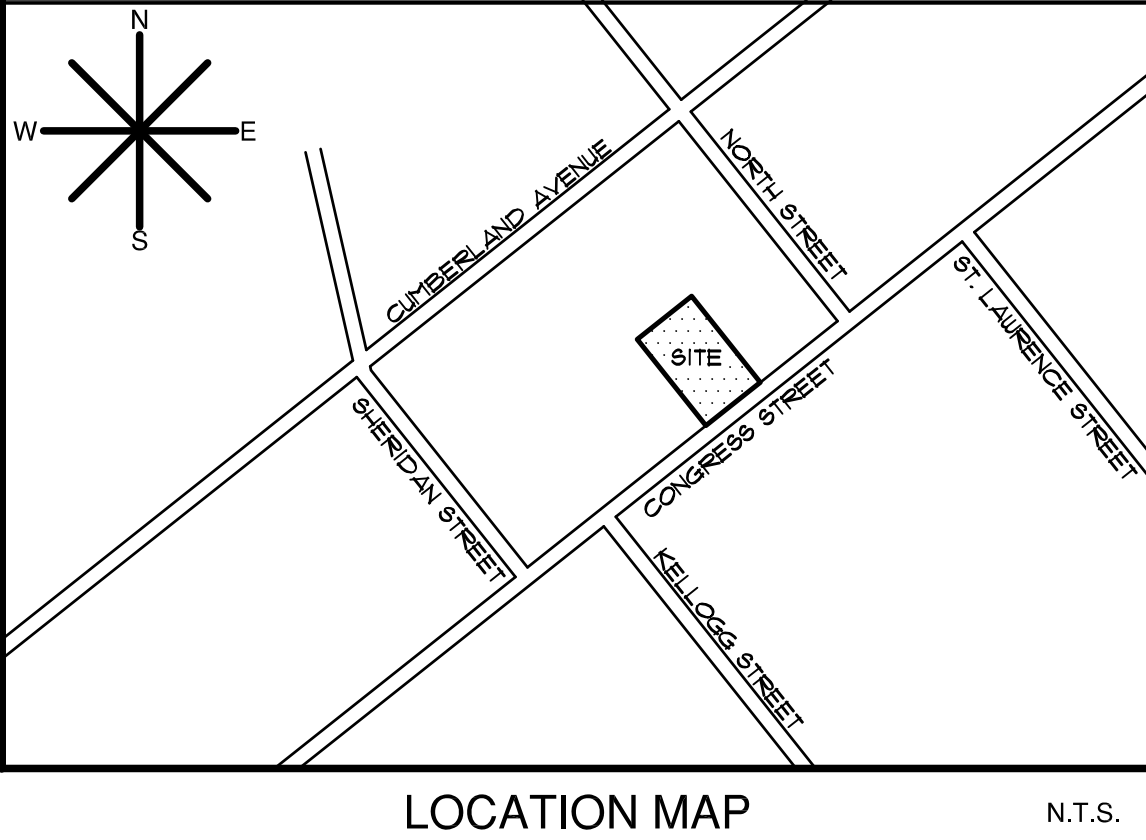
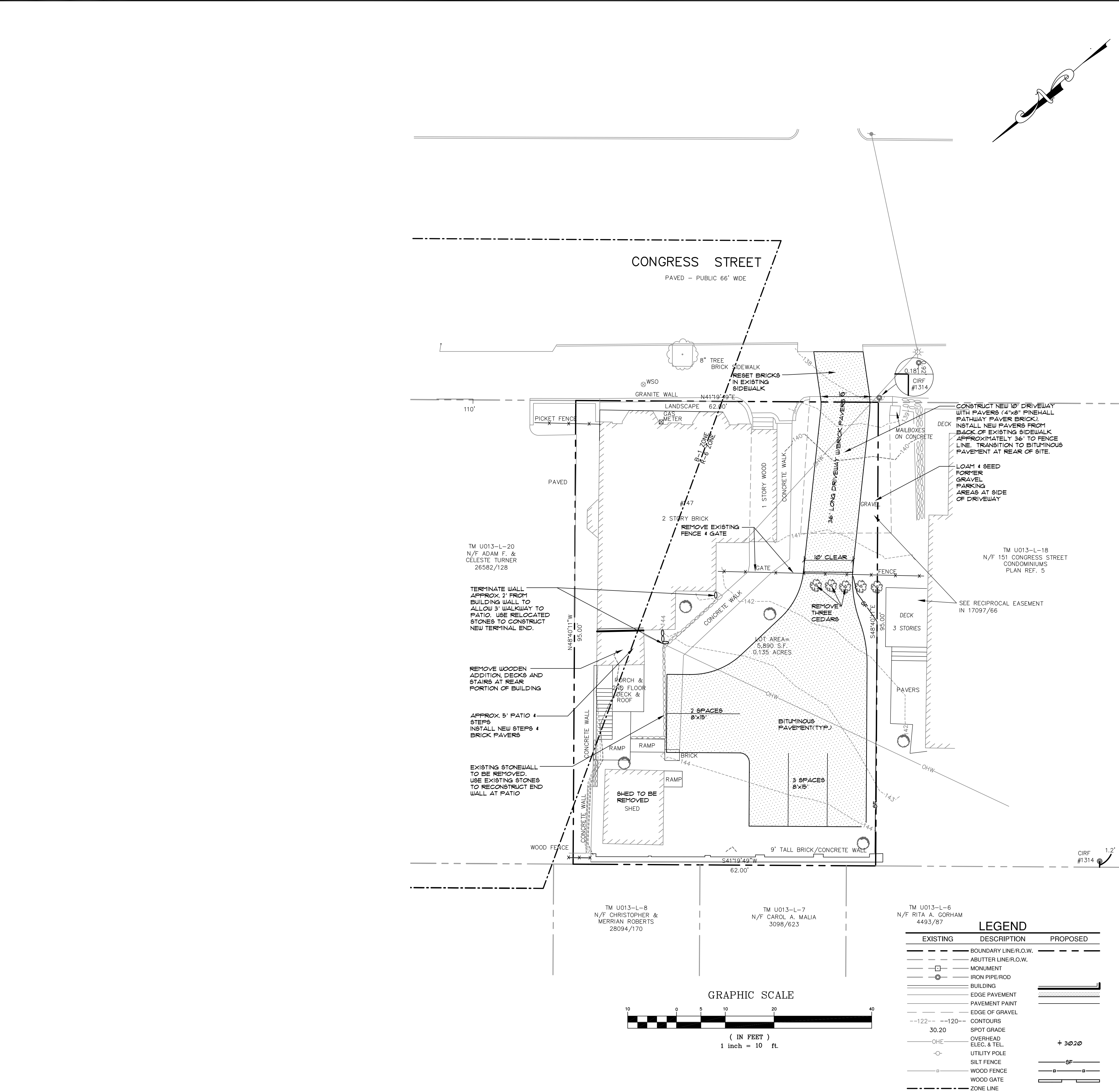


Photo
Rendering
prepared
by Anthony
Muench

Proposed View from Congress Street showing parked car



GENERAL NOTES

- 1) THE RECORD OWNER OF THE PROPERTY IS CONGRESS 127 APARTMENTS, LLC AS DESCRIBED IN A DEED OF KAREN E. RASMUSSEN & MANUEL PENA DATED DECEMBER 2, 2014 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31946 PAGE 150.
- 2) THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 13, BLOCK L, BEING SHOWN AS LOT 18-24.
- 3) THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD 83) MAINE WEST ZONE.
- CONTOURS AND ELEVATION DATA SHOWN HEREON ARE BASED UPON A FIELD SURVEY COMPLETED BY ST. CLAIR ASSOCIATES DURING NOVEMBER OF 2014. TOPOGRAPHIC DATA IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
- HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING A TOPCON GR5-1 DUAL-FREQUENCY GPS RECEIVER CAPABLE OF CENTIMETER ACCURACY AND HAS BEEN TIED TO HORIZONTAL AND VERTICAL CONTROL PROVIDED BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ENGINEERING OFFICE.
- 4) PLAN REFERENCES:
- 5) BOUNDARY SURVEY AT 141 CONGRESS STREET, PORTLAND, MAINE MADE FOR CONGRESS 135 MARKET, LLC, DATED SEPTEMBER 30, 2014 BY OWEN HASKELL, INC.
- 6) THE PROPERTY LINE INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE 4A ABOVE AND HAS BEEN ROTATED INTO NAD 83 AS REQUIRED BY THE CITY OF PORTLAND FOR SITE PLAN REVIEW. THE BASIS OF BEARING SHOWN ON PLAN 4A IS MAGNETIC NORTH. ST. CLAIR ASSOCIATES HAS NOT COMPLETED ANY BOUNDARY SURVEY WORK ON THIS SITE.
- 7) DURING CONSTRUCTION, THE CONTRACTOR SHALL INCORPORATE TREE PRESERVATION MEASURES AS OUTLINED IN SECTION 4 OF PORTLAND'S TECHNICAL DESIGN STANDARDS TO AVOID UNDUE DISTURBANCE OF THE EXISTING MATURE TREES ON THE SITE.
- 8) THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF PORTLAND COMMUNITY PANEL NUMBER 230091 0014 B HAVING AN EFFECTIVE DATE OF JULY 17, 1986.
- 9) THE LOCATION OF THE ZONE LINE SHOWN HEREON IS BASED UPON INFORMATION IN THE CITY OF PORTLAND GIS ONLINE DATABASE.

ST. CLAIR ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
34 Forest Lane
Cumberland, ME 04021
Tel (207) 829-5555

PROJECT NO. 14030
FIELD BOOK
DESIGN
CHKD
DRAWN
DATE
SCALE

DATE 11-11-14
SCALE 1"=10'

SHEET 1 OF 1

SKETCH PLAN - 14-REVISED
OF:
147 CONGRESS STREET
147 CONGRESS STREET
PORTLAND, MAINE
FOR:
CONGRESS 127 APARTMENTS, LLC
P.O. BOX 6285
CAPE ELIZABETH, ME 04107

DATE 11-11-14
SCALE 1"=10'

SHEET 1 OF 1

14030SK-14

14030SK-14

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
UNE CAMPUS, VICINITY OF ALUMNI HALL**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: March 13, 2015

RE: March 18, 2015 PUBLIC HEARING

Application For: Certificate of Appropriateness for Rehabilitation of Alumni Hall, Demolition
of Existing Annex and Replacement New Construction

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

Applicant: University of New England

Architects: Lita Semrau, Port City Architecture
John Turk, ttl-architects (consulting architect)

Staff report to follow.

Architectural drawing of the rear elevation of a building. The drawing shows a three-story structure with a central gabled section and a smaller section to the right. The building is rendered in a light blue color. The roof is dark grey. The walls are light blue. The windows are white with dark frames. The drawing includes height markers on the left and right sides, indicating dimensions from the ground to various roof and window levels. A scale bar and the text "REAR ELEVATION" are visible at the bottom right.

Height markers on the left side (from top to bottom):

- 8'-3" TO ROOF
- 8'-1 1/2" TO EAVE
- 8'-2 1/2" TO EAVE
- 8'-5" TO WINDOW
- 8'-4" TO WINDOW
- 8'-4 1/2" TO SECOND
- 8'-5" TO WINDOW
- 8'-7" TO WINDOW
- 8'-8" TO FIRST

Height markers on the right side (from top to bottom):

- 8'-1 1/2" TO ROOF
- 8'-4" TO ROOF
- 8'-5" TO EAVE
- 8'-6" TO FLOOR

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

REAR ELEVATION

PRELIMINARY
SCHEMATIC
PLAN
NOT FOR
CONSTRUCTION

[illegible]

UNIVERSITY OF
NEW ENGLAND
PORTLAND, MAINE

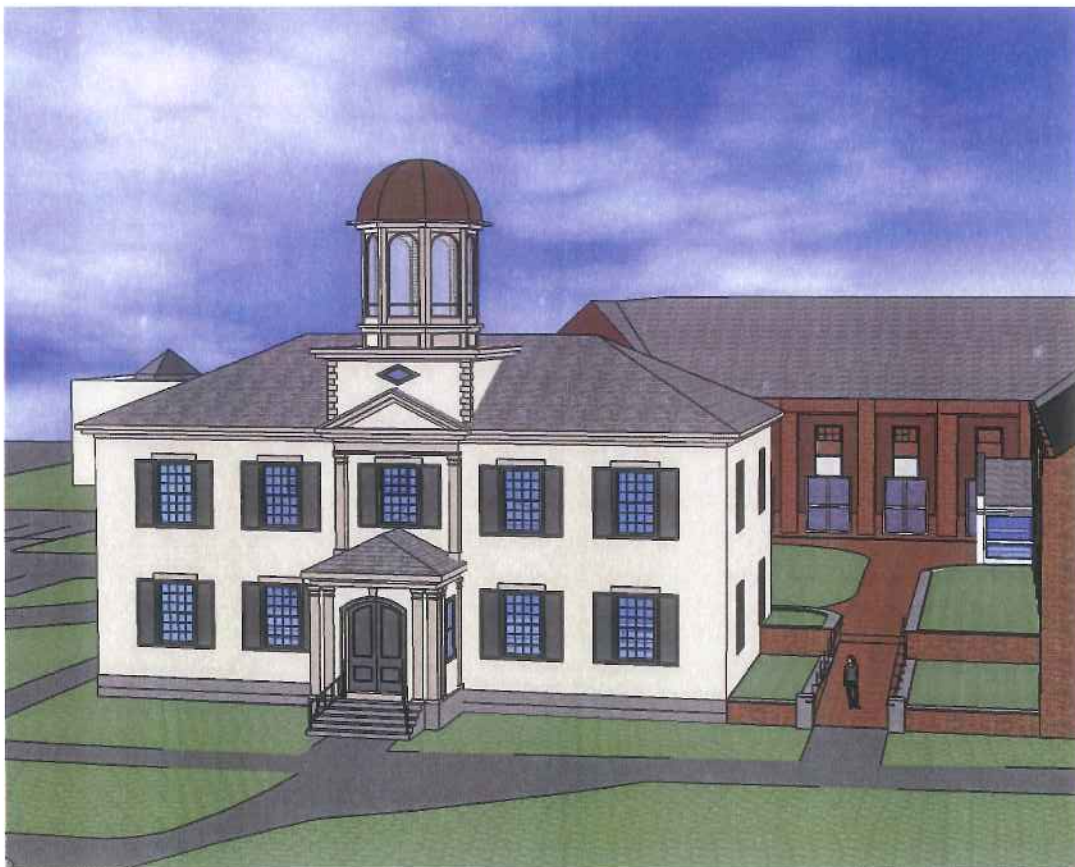
ALUMNI HALL
RENOVATION

Project Number	5
Date	January 22,
Drawn by	IP TS S!
Checked by	

Scale: AS NOTED

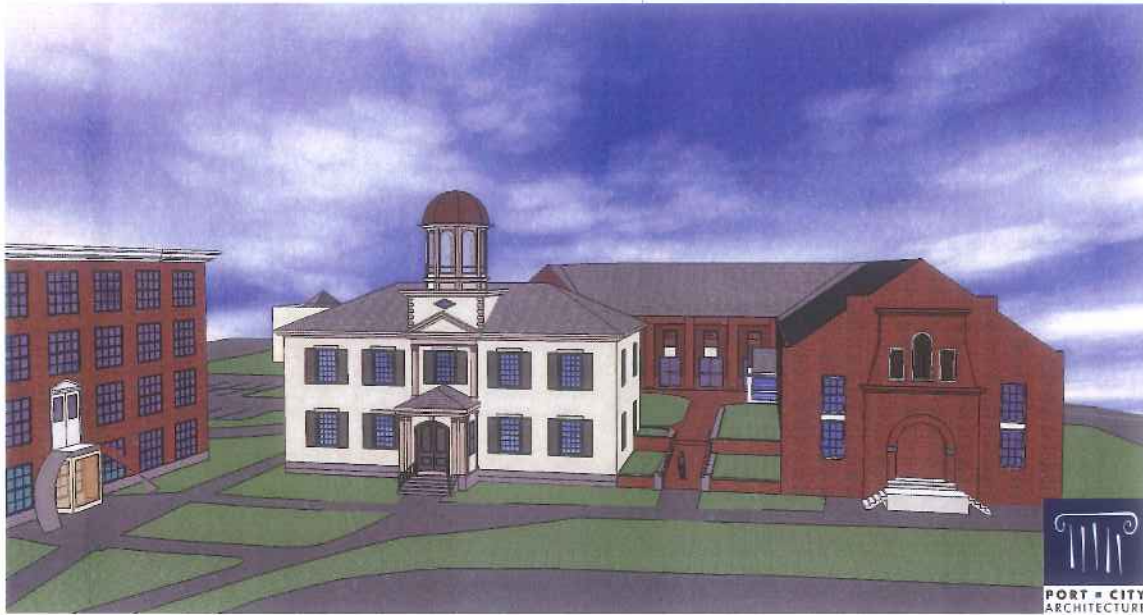
CITY OF PORTLAND
HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

ALUMNI HALL – UNE WESTBROOK COLLEGE



March 13, 2015





Proposed Renovation – Front Elevation



Proposed Renovation – Birds Eye View



Proposed Renovation – Parking Lot Elevation



Proposed Renovation – Interior of Courtyard

University of New England
Alumni Hall – UNE Westbrook College
Historic Preservation Application for Certificate of Appropriateness

Table of Contents

1. Application & Project Description
2. Existing Conditions Photos
3. Materials List
4. Drawings
 - CA1.1 – Existing Exterior Conditions
 - CA1.2 – Existing Exterior Conditions
 - CA1.3 – Existing Exterior Conditions
 - CA1.4 – Existing Exterior Conditions
 - A1.1 – Basement plan
 - A1.2 – First Floor Plan
 - A1.3 – Second Floor Plan
 - A1.4 – Roof Plan
 - A2.1 – Exterior Elevations
 - A2.2 – Exterior Elevations
 - A2.3 – Exterior Elevations
 - A2.4 – Exterior Elevations
 - A2.5 – Exterior Elevations
 - A2.6 – Exterior Elevations
 - A2.7 – Exterior Elevations
 - A2.8 – Exterior Elevations
 - A3.1 – Alumni Section
 - A3.2 – Alumni Section
 - A3.3 – Alumni Wall Section
 - A3.4 – Annex Section
 - A3.5 – Annex Section
 - A3.6 – Annex Section
 - A5.1. – Door Schedule
 - A5.2 – Window Schedule



Address:

714 Stevens Avenue

Chart Block Lot:

145 A 003

Project Description:

The University of New England requests a review of APPLICATION FOR CERTIFICATE OF APPROPRIATENESS 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 fundraise 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 in two workshops, 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.

This package contains more information and refinement to the proposed addition and restoration that was presented on February 4, 2015. The design shows the removal of the one story wood-framed annex and introduces massing that the University feels is more compatible with the historic Alumni block. The new egress stair is within the footprint of Alumni Hall itself, and places the new two story elevator addition just to the rear of Alumni. The 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 and 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 is still UNE's intent to remove the 1968 era nine-over-nine wood double hung windows at Alumni Hall and replace with twelve-over-twelve metal clad wood double hung sash. The building appears to have been painted white with black windows in photos from 1868. The current purple brick with cream colored window sash appears to have been introduced sometime in the first decade of the 20th century. The design team has not settled on window color or painted brick color and would like input from the Board.



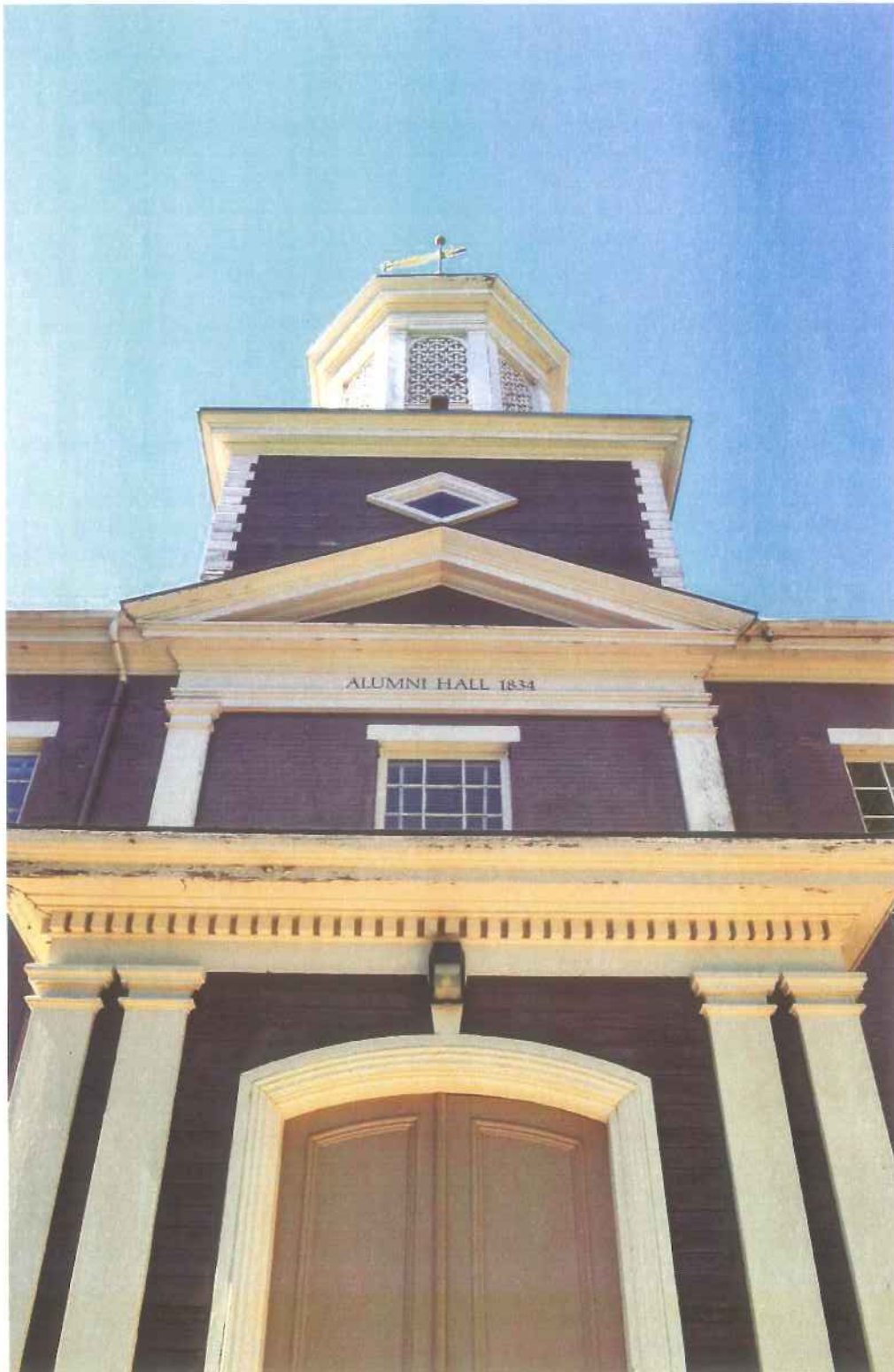
Alumni Hall Rehabilitation
University of New England
Historic Preservation Review
January 22, 2014



Alumni Hall



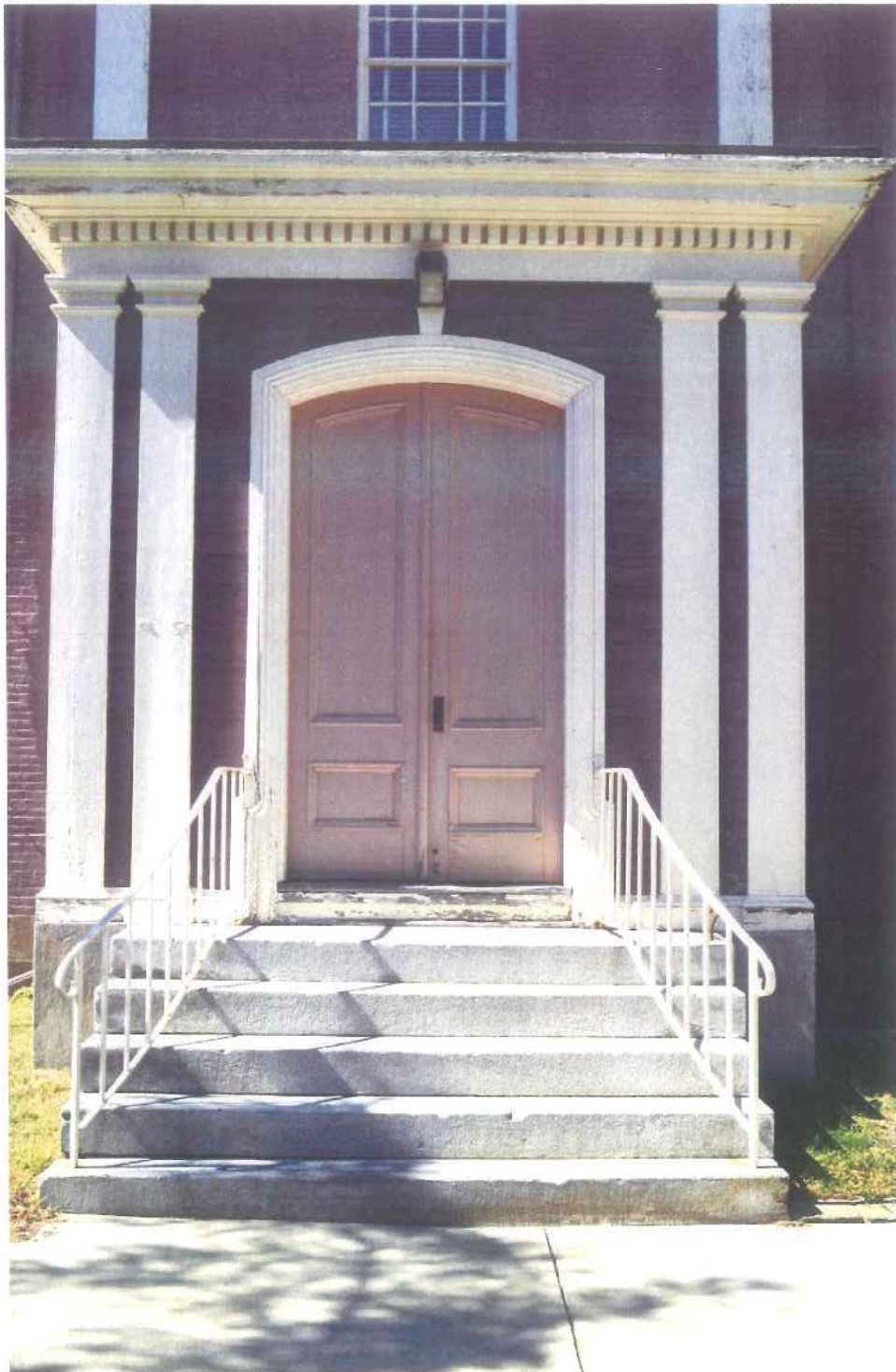
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Front Entry



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January 22, 2014



Front Door



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University of New England
Historic Preservation Review
January 22, 2014



Entrance to Courtyard shared with McArthur



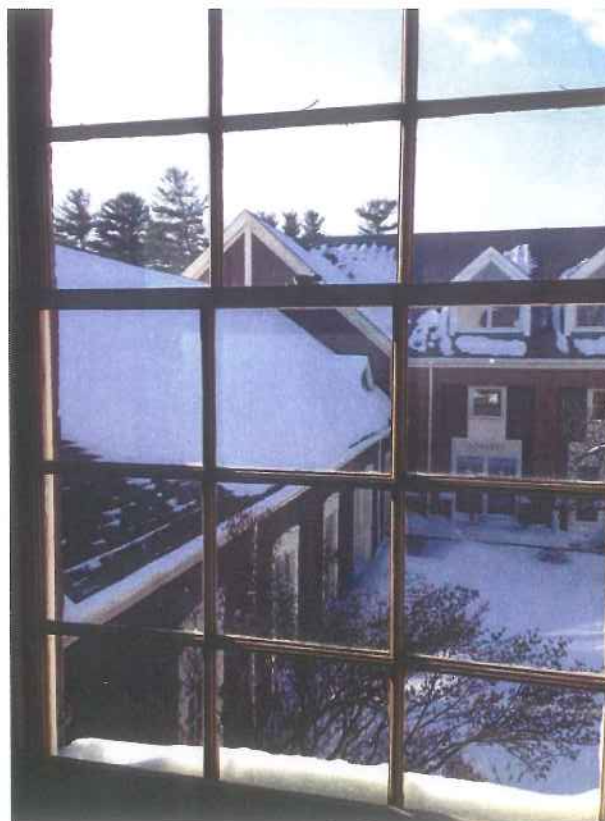
Alumni from the Courtyard



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University of New England
Historic Preservation Review
January 22, 2014



The Annex from the Courtyard

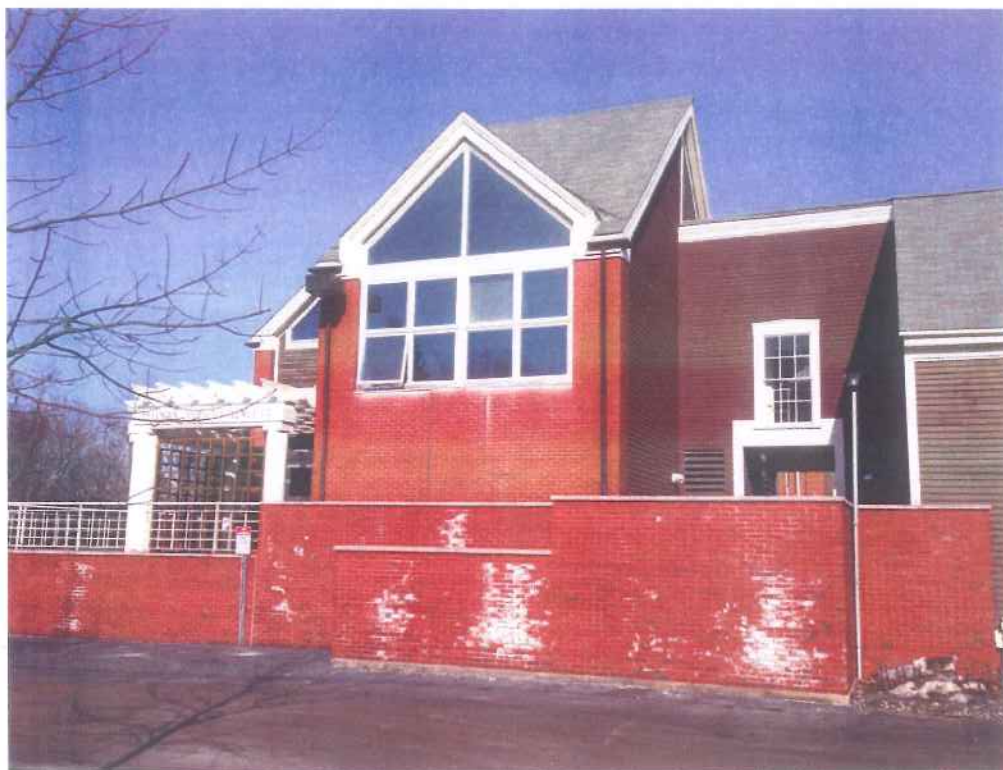


**View of the Courtyard and
Annex from Alumni Hall Second
Floor**





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University of New England
Historic Preservation Review
January 22, 2014



The South Facade of Abplanalp



The South Façade of Annex



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View of Annex from Parking Lot



Roof top connection between Alumni and Annex



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January 22, 2014



Typical Alumni Window



Alumni Entry Window



Typical Annex Window



Alumni Scraphiti



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Alumni Eave



Annex Eave



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January 22, 2014



**Lattice and Bell in the
Cupola**





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University of New England
Historic Preservation Review
January 22, 2014



A: Abplanalp, annex and Alumni from Parking Lot



B: Abplanalp with Alumni in the Background from Parking Lot



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



C: View towards Alumni Hall from College Ave



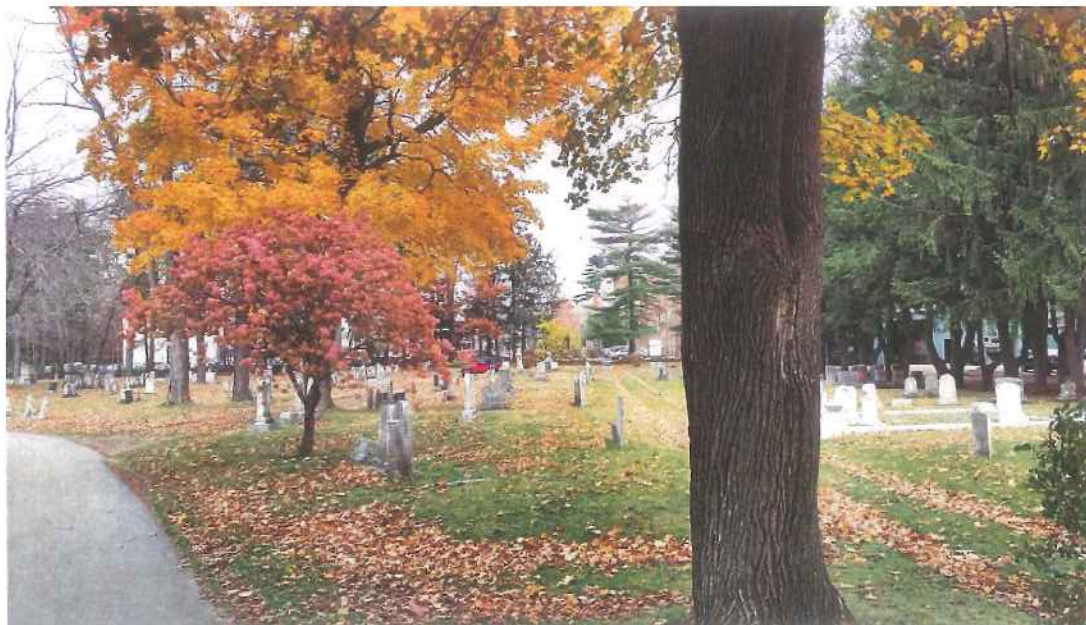
D: View towards Alumni Hall from Stevens Ave



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



E: View of Alumni Hall from Hersey Hall



F: View towards Alumni Hall from Cemetery Road

Alumni Hall Rehabilitation
University of New England
Historic Preservation Review
March 4, 2015

Materials List

1. Granite: reusing existing granite
2. Asphalt shingles:
 - a. CertainTeed XT25
 - b. Color Grey Frost
 - c. See Attached Cut sheet
3. Copper at the dome:
 - a) 20 oz with flat seem
4. Brick on Annex: To match Abplanalp brick.
5. Clap board:
 - a) Provide 4" exposed Western red cedar clapboards at the main part of the Annex and infill where clapboards as required on Abplanalp. Both are to receive a painted finishes.
6. Flush board:
 - a) Provide 1 x 6 Western red cedar board siding with no bevel at the Annex connector pieces.
7. Pavers:
 - a) Brick- reuse existing bricks
 - b) Trevia Tumbled Pavers
 - i. Color: granite blend
8. Lights:
 - a) Decorative Light -See attached cut sheet
 - b) Recessed lights :
 - i. Location: in brick- see attached cut sheets
 - c) Bollard lights in courtyard -existing to remain where they are currently located
9. Paint:
 - a) Colors to be provided at meeting
 - b) Exterior brick: Kiem- Exterior Paint for brick:
 - i. Keim Royalan exterior mineral silicate paint system or architect approved equal.
 - c) Exterior WD: Ben Moore, Sherwin Williams or similar exterior grad wood paint- 3 coat minimum
10. Shutters:
 - a) Grade: Premium.
 - b) Wood Species: Western red cedar-Spanish cedar is an alternate choice and shall be used only as approved by Architect.
 - c) Provide heavy duty exterior fixed louver of 1 3/8" thick cedar with with horns and mortise and tennon construction by Shutter Craft or architect approved equal.
Hardware: Flat strap steel hinges, bullet catch / brick holds. Provide ABR X-100 pre-treatment (before primer) on the wood components.

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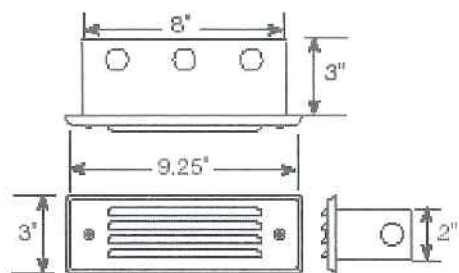
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- GASKET: Black neosponge closed cell; .190" thickness
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- LED lamp option: SC Base LED, 2700K, 50,000 hour average rated Operating range of 9v - 18v (OPTIMUM 10v-15v)
- SOCKET: Single contact bayonet, brass nickel plated lamp socket screw shell (Ba15s) with 200° C silicone lead wires
- WIRING: Black 3 foot 18/2 zip cord (12v. only)
- CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only)
- FINISH: Aluminum - Black texture polyester powder coat; optional finishes available



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**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
UNE CAMPUS, VICINITY OF ALUMNI HALL**

TO: Chair Benson and Members of the Historic Preservation Board

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

DATE: March 16, 2015

RE: March 18, 2015 PUBLIC HEARING

Application For: Certificate of Appropriateness for Rehabilitation of Alumni Hall, Demolition of Existing Annex, New Construction and Site Alterations

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

Applicant: University of New England

Architects: Lita Semrau, Port City Architecture
John Turk, ttl-architects (consulting architect)

Introduction

Representatives of the University of New England are returning for final review and approval of their plans for the rehabilitation of Alumni Hall; demolition and replacement of the existing rear annex; construction of a connector between Alumni and the new annex that accommodates an elevator; and associated site alterations. Wednesday's public hearing follows two preliminary workshops and a site visit. Consistent with the requirements for a public hearing, the enclosed submission is more detailed and comprehensive than previous submissions and includes wall sections, details, product specifications and additional information about proposed site alterations. While there are few significant design revisions since the Board's February 4th workshop, the modifications reflected in the final submittal respond to Board feedback received at that time.

In addition to the applicant's final submission, staff has enclosed for reference purposes a computer-generated image of the project as proposed at the February 4th workshop.

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.

Background, Previous Workshops

Board members will recall that the proposed project has been prompted by a desire to change the use of Alumni Hall and its adjoining annex to better meet UNE's programmatic needs. Alumni Hall, which has been vacant since 2012, will be rehabilitated to accommodate administrative offices as well as conference and meeting space. The rear annex will accommodate a student lounge and reception area.

In order to provide a second means of egress and handicap access to the upper floors of Alumni Hall, an additional stair and elevator is required. Given Alumni Hall's small footprint, introducing both an elevator and additional stair within the historic structure would occupy too much space, so a separate structure to accommodate an elevator shaft has been proposed to be constructed off the rear elevation of Alumni. An accessible, at-grade entrance to Alumni will be provided at this rear addition, which will also serve as a connector between Alumni Hall and the annex.

First Workshop (Nov. 9) Much of the initial workshop and site visit was focused on the question of removing and replacing the existing annex. Although historic and a fixture on campus since its move from Allen's Corner around 1860, the building had lost much of its

historic character through a series of renovations. At the November workshop, Board members agreed that the building had lost too much of its original character and building fabric to require its preservation.

The other key threshold question was the scale and massing of the proposed elevator/stair tower connector at the rear of Alumni. Responding to a preliminary drawing of the proposed connector, Board members expressed concern about the extent to which it obscured the rear elevation of Alumni and asked that its massing and footprint be reconsidered.

February 4 Workshop With the question regarding the status of the existing annex answered, the second workshop focused on the architectural treatment of the replacement annex, the scale and character of the tower connector, the scope of exterior work proposed for Alumni Hall, and the site alterations proposed for the courtyard framed by Alumni, Abplanalp Library and McArthur Gymnasium.

By the time of the February workshop, the project architects had received additional input from UNE administrators regarding the uses within each building and the design direction for the replacement annex. UNE favored a design treatment for the annex patterned closely after the original annex. Accordingly, the design presented at the February workshop was very traditional, with a clapboard exterior and multi-lite sash. The roof of the replacement annex presented itself as a simple gabled form as viewed from the courtyard and the parking lot, but was flat at the ridge. Based on the administration's decision to locate the student lounge within the basement, the design featured a long, continuous window well on the side facing the parking lot to provide daylight into the lounge.

The elevator tower had been significantly reduced in footprint, allowing more of Alumni Hall's rear elevation to be exposed. (The reduction in footprint was made possible by adding the second stair within Alumni itself.) The project architects elected to employ the same design treatment for the elevator connector and the connector at the other end of the annex, thereby framing the annex by "bookends." Flushboard siding and 2/2 windows served to distinguish these connector elements from the annex itself.

Regarding the exterior alterations proposed for Alumni Hall, the project architects explained that much of the work was restoration or replacement in kind, except for the proposed program of window replacement. While clad, the new windows would be more consistent in appearance with the originals than the existing. The project architects noted that a color scheme had not yet been selected for the building and sought the Board's guidance on the issue of highlighting the trim, as shown in several historic photographs of the building. Representatives of UNE also indicated that some elements of the exterior work—for example, the addition of shutters--would be considered as "add alternates" and would be dependent on budget.

Finally, proposed site alterations were discussed as well. In order to provide at-grade access to the elevator connector from the courtyard, the grade would need to be altered. This would necessitate removal of existing vegetation, granite steps and some of the existing retaining walls.

The Board was generally very positive about the proposed design direction, particularly as regards the reduction in footprint of the elevator connector that allowed for more of the rear of Alumni Hall to be exposed. That said, the Board did express several concerns and comments for consideration by the project architect. Following is a summary of the Board's comments:

- Board members were supportive of employing similar design elements for the connectors at the opposite end of the annex. They agreed with creation of two similar connectors (despite varied first floor elevations because of entrance requirements) that would be differentiated from, and subordinate to the library, the annex, and Alumni Hall.
- A resolution is needed for the relationship between the high grade on the west (courtyard) side of the annex and the windows on that elevation. The windows appear too low to the ground but cannot be raised because of interior constraints. Some sort of different treatment below the windows is needed – such as a base of a different material. Perhaps the grading could also be handled differently.
- The Board unanimously supported the elimination of the existing freestanding, pedimented gateway to the west courtyard between Alumni Hall and the old gymnasium. Members spoke of the gate as a dated element and one that compete for attention with its flanking historic buildings. An alternate landscape solution will be required, with perhaps more modest posts, retaining walls, and grading.
- The palette of exterior wall finishes was discussed, with questions raised about the flush boards proposed for the walls of the two connectors. It was suggested that the architects employ a fairly limited palette of materials to unify and quiet a busy assemblage of buildings.
- Board members were willing to consider clad windows with appropriate configurations and details, but will want to review the color in the context of the color scheme for the project.
- In a discussion of possible color schemes the Board suggested a lighter palette for Alumni Hall, with not much contrast between trim and siding colors, and dark window sash. The annex and connectors should perhaps be finished with different colors from Alumni Hall, but a similarly low contrast between field and trim colors.

Final Proposal

As noted in the introduction, the applicant's final plans and elevations are largely consistent with the plans presented at the Board's last workshop. As required, the final submission provides a greater level of detail as regards material and product specifications. Key wall sections and details have also been provided.

Although the enclosed plans and elevations do not include significant changes, following is a summary of the design revisions and new information provided with this packet, together with staff comments where applicable:

- Pursuant to the Board's comments regarding the annex and the fact that the windows on the courtyard side extend almost to the ground, the enclosed drawings show a brick base on both the courtyard and parking lot elevations. The base on the courtyard side

comes up to the sills of the windows. On the parking lot side, where the grade is lower, the brick base or foundation is quite minimal.

In staff's view, the treatment of both elevations of the annex warrants further consideration. On the courtyard-facing elevation, the high brick base—which comes up to the height of the window sills—seems awkwardly high. As this brick base appears to extend 2'8" above grade, perhaps it could be reduced by 2-3 courses of brick.

On the parking lot-facing elevation, the height of the wall beneath the windows makes the windows look quite small and results in rather awkward proportions for this elevation. Knowing that there is a desire to have the windows at a consistent height within the room, perhaps the proportions of this façade could be adjusted by increasing the height of the brick base or foundation.

- The previous plans showed a single, continuous window well on the parking lot side of the annex. This has been revised to feature individual window wells.
- The final submission includes a site plan, which had not been provided in previous submissions. While site alterations were discussed during the preliminary workshops, a number of options (especially with regard to the existing freestanding “gate” and wing walls) were still under discussion as of the February workshop. Note that the existing courtyard entrance “gate” does not appear on the site plan. Also, notes on the plan indicate the wing walls in front of Alumni and Abplanalp might be removed as an “add alternate”.

Staff encourages the removal of both the freestanding gate and the wing walls.

- At Alumni Hall, the plans show the addition of shutters as an add alternate. While not noted on the plans, staff also understands that UNE administrators are considering replacing the roof of Alumni Hall with slate. A final window specification for Alumni Hall has not been provided. However, window details were provided at the last meeting and the project architect indicated that the windows would be Marvin or equivalent.

Given the care with which Alumni Hall's rehabilitation is being approached and the importance of the building to the historic core of UNE's Portland campus, staff suggests that strong consideration be given to restoring the exterior to an appearance as close to its documented historic appearance as possible. If the cost of installing shutters is high, perhaps they can be installed on the front façade only. And while the cost of a slate roof is obviously significant, the long life of the material, particularly for an institutional owner, should be taken into consideration. Staff also encourages the applicant to consider recreating the missing balustrade over the entrance portico.

Regarding the windows, staff recommends a condition of approval requiring that the final window specifications be submitted to staff for review and approval. As the windows are to be clad, the color of the cladding should be indicated.

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.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 3-18-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed rehabilitation of Alumni Hall, construction of adjoining elevator tower, replacement of rear annex, and courtyard alterations **meet (fail to meet)** the historic preservation ordinance review standards, (subject to the following conditions.....)

Attachments:

1. Rendering from 2/4/15 workshop
2. Final application



1 DEMO - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

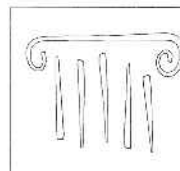
GENERAL CONDITION ASSESSMENT NOTES:
1. STRIP PUT ON BRICKS FOR REPOINTING (TYP ALL SIDES)
2. CONTRACTOR TO VERIFY & REMOVE BY GRINDING OUT ANY PTL. EMBEDDED IN BRICK USED ON ITEMS THAT ARE BEING REMOVED & REPOINTED AS NEEDED
3. CHEMICALLY STRIP ALL WOOD COMPONENTS SCHEDULED TO REMAIN, PRE-TREAT, PRIME AND PAINT.
4. PRE-TREAT ALL SIDES OF NEW REPLICA TRIM PIECES, PRIME, BACK PRIME AND FINISH PAINT EXPOSED SURFACES.
5. REMOVE ALL EXISTING CAULK, OPEN JOINTS UP TO 1/4" WIDE SHALL BE RECAULKED, JOINTS LARGER THAN 1/4" WIDE TO RECEIVE EPOXY SECTION REPAIR.

RESTORATION KEY

- /// MORTAR SOFT OR MISSING
ACTION: CUT BACK 1/2" - 3/4" LIFT 1/2" EACH (SEE SPEC)
- 3/4" DEEP REPOINT IN FINAL 3/4" (SEE SPEC)
- ABANDONED METAL ELEMENTS TO BE GROUND OUT & REPOINTED AS NEEDED
- REMOVE DOWN, EPOXY SUPPORT AND REPOINT
- REMOVE & REBUILD BRICK
- WOOD TREATMENT, SEE WOOD TREATMENT KEY NOTES
- PHOTO REFERENCE - SEE SPEC

WOOD TREATMENT NOTES

- (U) REMOVE MISSING OR NON-REPAIRABLE WOOD TRIM. REPLACE WITH NEW TRIM TO MATCH EXISTING PROFILE.
- (U) REMOVE EXISTING WOOD GUTTER AND REPLACE WITH NEW METAL GUTTER SYSTEM. MATCH EXISTING PROFILE.
- (U) REMOVE EXISTING METAL GUTTER DACKER TRIM AND SCOFF AS SHOWN IN DETAIL XXXX. REPLACE WITH NEW METAL GUTTER AND WOOD TRIM TO MATCH EXISTING PROFILE.
- (U) EPOXY INJECTION REPAIR.
- (U) EPOXY SECTION REPAIR.
- (U) NEW MAHOGANY THRESHOLD TO MATCH EXISTING PRETREAT ALL SIDES, PRIME, BACK PRIME, AND FINISH PAINT.
- (U) REMOVE EXISTING DOOR AND HARDWARE, STEEL STRIP PAINT, PREP FOR NEW PAINT AND HARDWARE, CLEAN AND REINSTALL VERTICAL DEADBOLTS, DISABLE DEADBOLTS TO BECOME NONOPERABLE.
- (U) REMOVE EXISTING WINDOW SASH, STEEL STRIP FINISH AND REINSTALL AS PER SPEC SECTION XXXXXX.
- (U) REMOVE EXISTING LIGHT FIXTURE, PREP FOR NEW FIXTURE, INSTALL NEW WOOD KEYSTONE TO MATCH, PRETREAT ALL SIDES OF NEW KEYSTONE, INCLUDING GROMMET HOLE FOR NEW FIXTURE.
- (U) REBUILD 2 CLOVERS
EACH PANEL - 3 FULL CLOVERS + PERIMETER
REMOVE EA. PANEL TOP 8
4-8D SCREWS - LIGHT SASH, LAST
SECURE EA. CLOVER + CENTER UP 55 TRIM SCREW
- (U) BACK PANEL - OPERABLE - NEEDS 2 NEW 55-INCHES
- (U) ADD 1/8" TO ROOF HATCH - GOOD COND. TYP.
- (U) REBUILD PANELS
- (U) REMOVE ROTTED UP FOR REPLACEMENT
- (U) REMOVE AND REPLACE ALL CONG WITH WESTERN RED CEDAR (TYP ALL SIDES)



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ALUMNI HALL
RENOVATION

**CONDITION
ASSESSMENT**

Project Number: 14,525
Date: March 4, 2015
Drawn by: JP TS SMAR
Checked by: LAS

CA1.1

Scale: AS NOTED



GENERAL CONDITION ASSESSMENT NOTES
 1. STRIP FID ON BRICKS FOR REPOINTING (TYP ALL SIDES)
 2. CONTRACTOR TO VERIFY & REMOVE BY GRINDING OUT ANY HTL ELEMENTS EMBEDDED IN BRICK USED ON ITEMS THAT ARE BEING REMOVED & REPOINTED AS REQ'D
 3. CHEMICALLY STRIP ALL WOOD COMPONENTS SCHEDULED TO REMAIN PRE-TREAT, PRIME AND PAINT
 4. PRE-TREAT ALL SIDES OF NEW REPLICA TRIM PIECES, PRIME, BACK PRIME AND END PRIME FINISH PAINT EXPOSED SURFACES
 5. REMOVE ALL EXISTING CALK OPEN JOINTS UP TO 1/2" WIDE SHALL BE RECALKED. JOINTS LARGER THAN 1/2" WIDE TO RECEIVE EPOXY SECTION REPAIR

RESTORATION KEY

////// PORTAR SOFT OR MISSING
 ACTION: CUT BACK 3/4" - 1 1/2" L.F.S. IN EACH (30%)
 (30%) DEEP REPOINT & FINAL 3/4" (13) L.F.S.

○ ABANDONED METAL ELEMENTS TO BE GROUND OUT - REPOINTED AS REQ'D

□ REMOVE DOWN SPOUT SUPPORT AND REPOINT

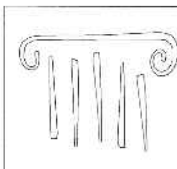
▨ REMOVE & REBUILD BRICK

WOOD TREATMENT - SEE WOOD TREATMENT KEY

NOTES
 1. 100% REFERENCE - SEE SPEC

WOOD TREATMENT NOTES

- 1. REMOVE MISSING OR NON-REPAIRABLE WOOD TRIM. REPLACE WITH NEW TRIM TO MATCH EXISTING PROFILE.
- 2. REMOVE EXISTING WOOD GUTTER AND REPLACE WITH NEW METAL GUTTER SYSTEM. MATCH EXISTING PROFILE.
- 3. REMOVE EXISTING METAL GUTTER BACKER TRIM AND SCREWS AS SHOWN IN DETAIL XXXX. REPLACE WITH NEW METAL GUTTER AND WOOD TRIM TO MATCH EXISTING PROFILE.
- 4. EPOXY INJECTION REPAIR
- 5. EPOXY SECTION REPAIR
- 6. NEW HANGING THRESHOLD TO MATCH EXISTING PRE-TREAT ALL SIDES. PRIME, BACK PRIME, END PRIME AND PAINT.
- 7. REMOVE EXISTING DOOR AND HARDWARE. STEAM STRIP PAINT. PREP FOR NEW PAINT AND HARDWARE. CLEAN AND REINSTALL VERTICAL DEADBOLTS. DOUBLE DEADBOLTS TO BECOME INOPERABLE.
- 8. REMOVE EXISTING WINDOW. BASH. STEAM STRIP REFINISH AND REINSTALL AS PER SPEC SECTION XXXXXX.
- 9. REMOVE EXISTING LIGHT FIXTURE. PREP FOR NEW FIXTURE. INSTALL NEW WOOD KEYSTONE TO MATCH. PRE-TREAT ALL SIDES OF NEW KEYSTONE, INCLUDING GROOVET HOLE FOR NEW FIXTURE.
- 10. REBUILD 2 CLOVERS
 EACH PANEL - 31 FULL CLOVERS
 14 HALF CLOVERS - PERIMETER
 REMOVE 14 PANEL 1 OF 2
 HAND SCRAPE - LIGHT SANDBLAST
 SECURE 14 CLOVER - CENTER W/ 55 TRIM SCREW
- 11. BACK PANEL - OPERABLE - NEEDS 2 NEW 30 HINGES
- 12. ADD HASP TO ROOF HATCH - GOOD CONDITION
- 13. REBUILD PANELS
- 14. REMOVE ROTTED UP FOR REPAIR ACIDENT
- 15. REMOVE AND REPLACE ALL CONS WITH WESTERN RED CEDAR (TYP ALL SIDES)



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**ALUMNI HALL
 RENOVATION**

**CONDITION
 ASSESSMENT**

Project Number 14525
 Date March 4, 2015
 Drawn by JP TS SM AR
 Checked by LAS

CA1.2

Scale AS NOTED

1 EXISTING CONDITION - SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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ALUMNI HALL
RENOVATION

CONDITION ASSESSMENT

Project Number	24525
Date	March 4, 2015
Drawn by	JP TS SM AR
Checked by	LAS

CA1.4



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Project Number	1452
Date	March 4, 2011
Drawn by	JPTS/SMAL
Checked by	LA

Scale AS NOTED



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ALUMNI HALL RENOVATION

SECOND FLOOR PLAN

14525

March 4, 2015

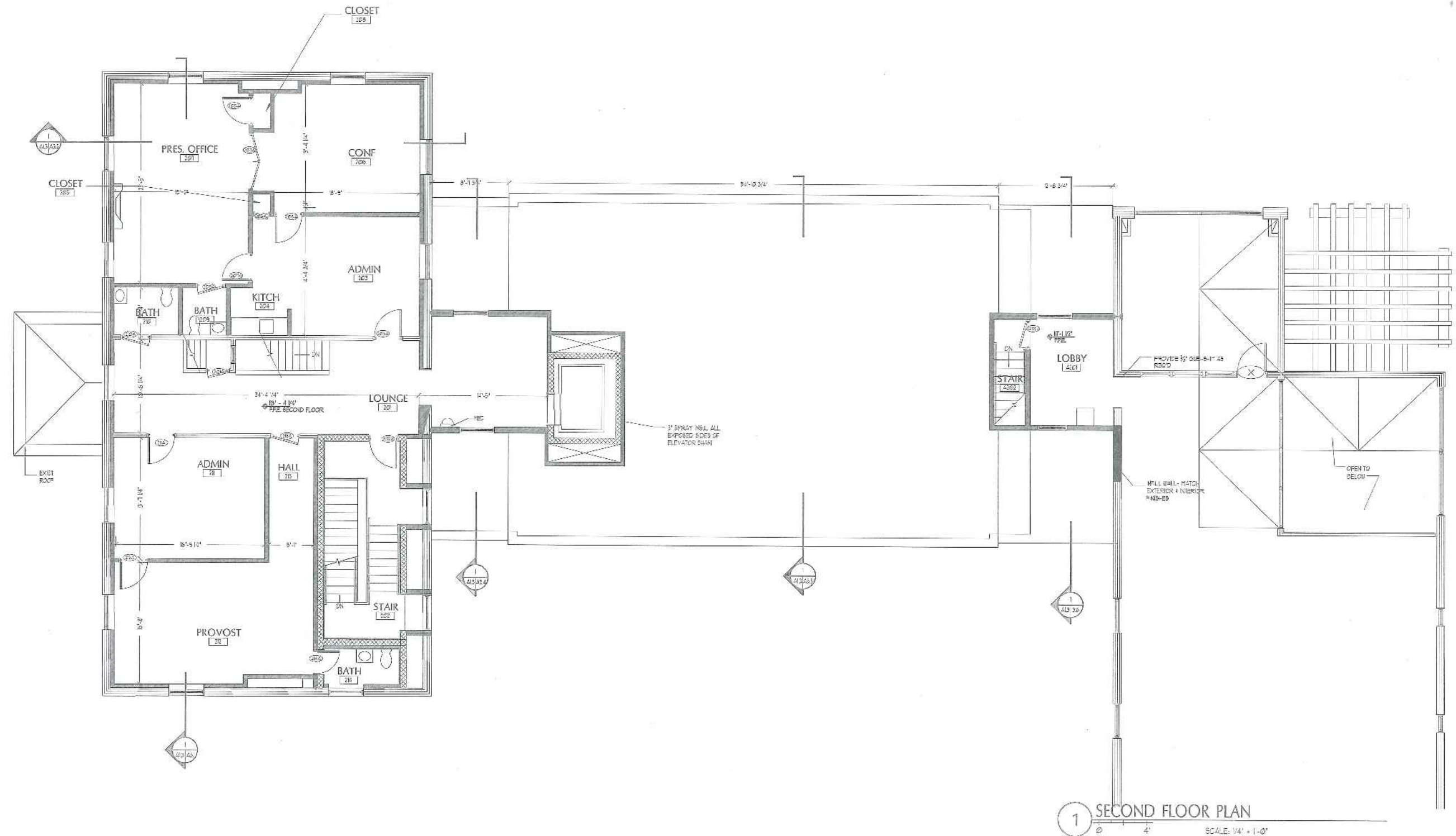
JP TS SM AR

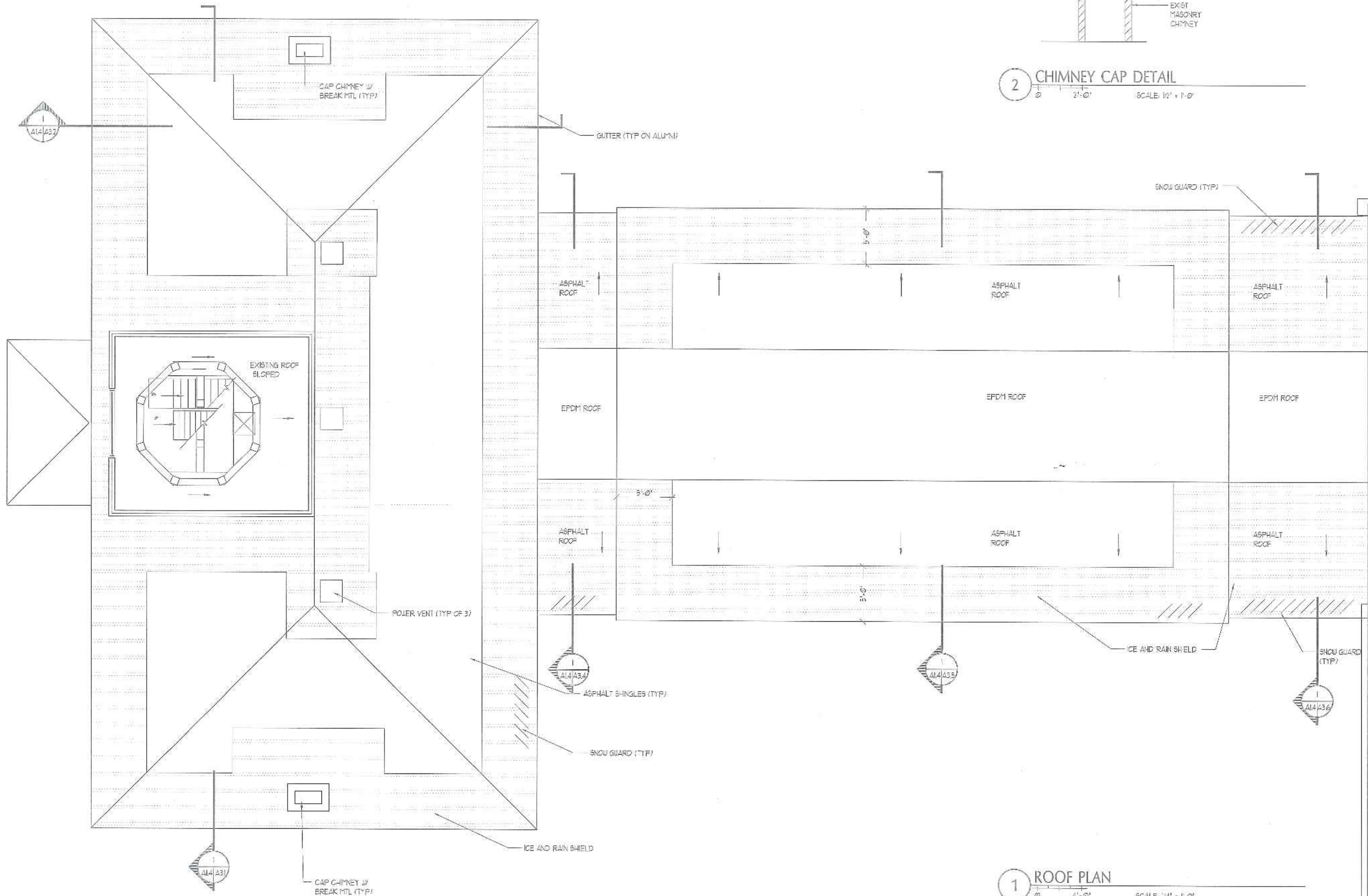
checked by	LAS
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A13

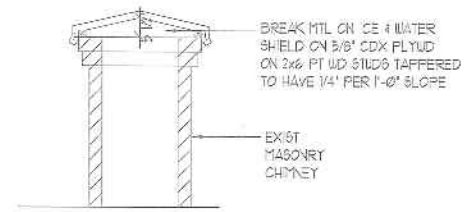
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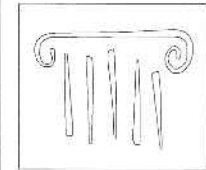




2 CHIMNEY CAP DETAIL
SCALE: 1/2" = 1'-0"



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



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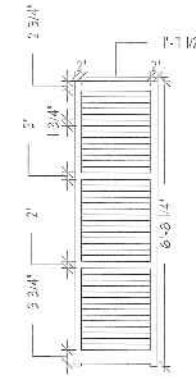
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**ALUMNI HALL
RENOVATION**

ROOF PLAN

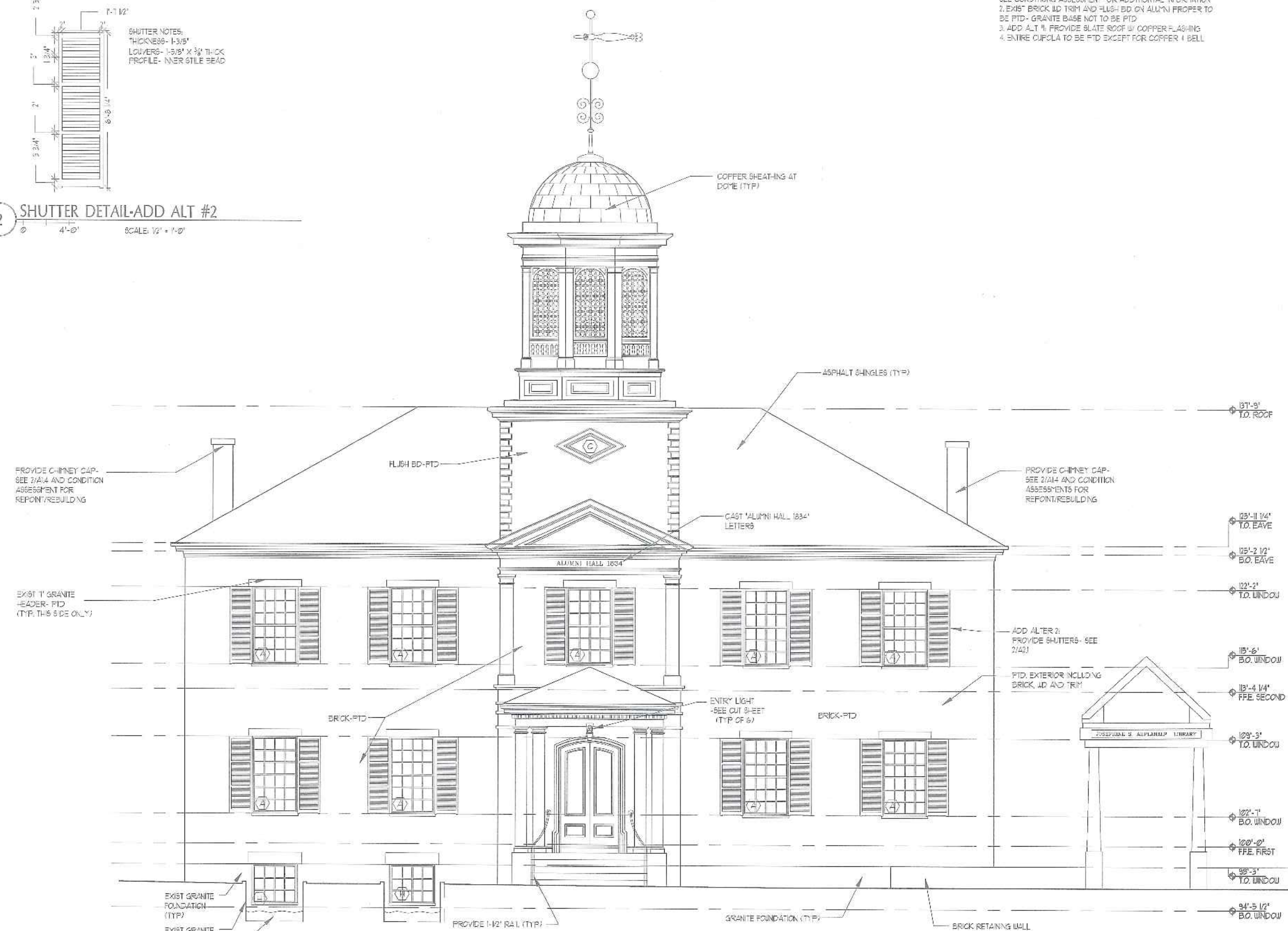
Project Number 14525
Date March 6, 2015
Drawn by JP TS SM AR
Checked by LAS

A1.4
Scale AS NOTED

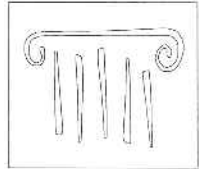


2 SHUTTER DETAIL-ADD ALT #2
SCALE: 1/2" = 1'-0"

- EXTERIOR NOTES:
1. EXTERIOR TO BE REPOINTED & REPAIRED - SEE CONDITIONING ASSESSMENT FOR ADDITIONAL INFORMATION
2. EXIST BRICK HD TRIM AND FLUSH BD ON ALUMNI PROPER TO BE PTD - GRANITE BASE NOT TO BE PTD
3. ADD ALT #1: PROVIDE SLATE ROOF W/ COPPER FLASHING
4. ENTIRE CURCULA TO BE PTD EXCEPT FOR COPPER & BELL



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



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**ALUMNI HALL
RENOVATION**

**EXTERIOR
ELEVATIONS**

Project Number 14525
Date March 4, 2015
Drawn by JP TS SM AR
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A2.1

Scale AS NOTED



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Fig. 1405



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Gestaltung • Beratung • Realisation

REVISIONS

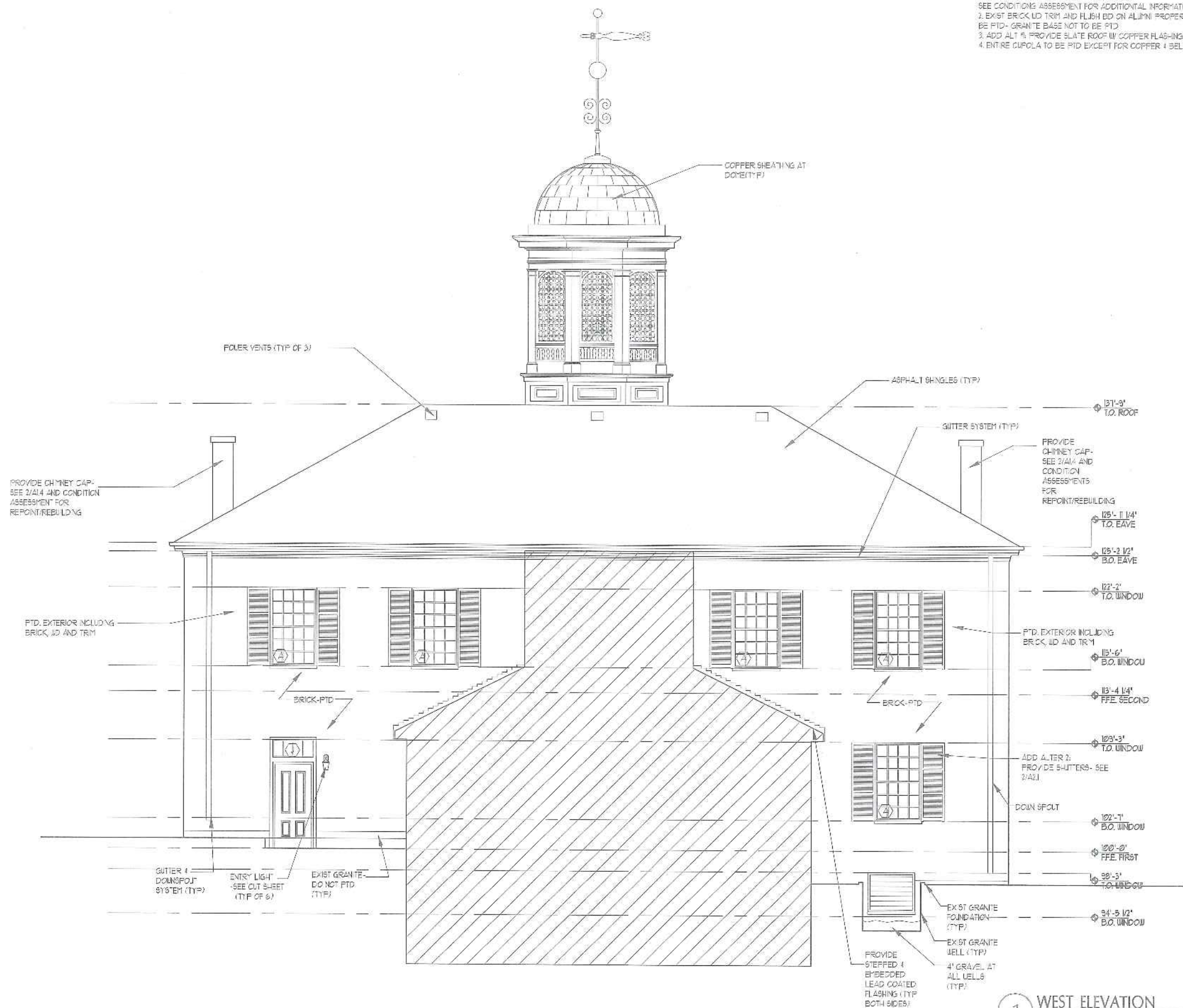
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Project Number	1452
Date	March 4, 2012
Drawn by	JP TS SM A
Checked by	LA

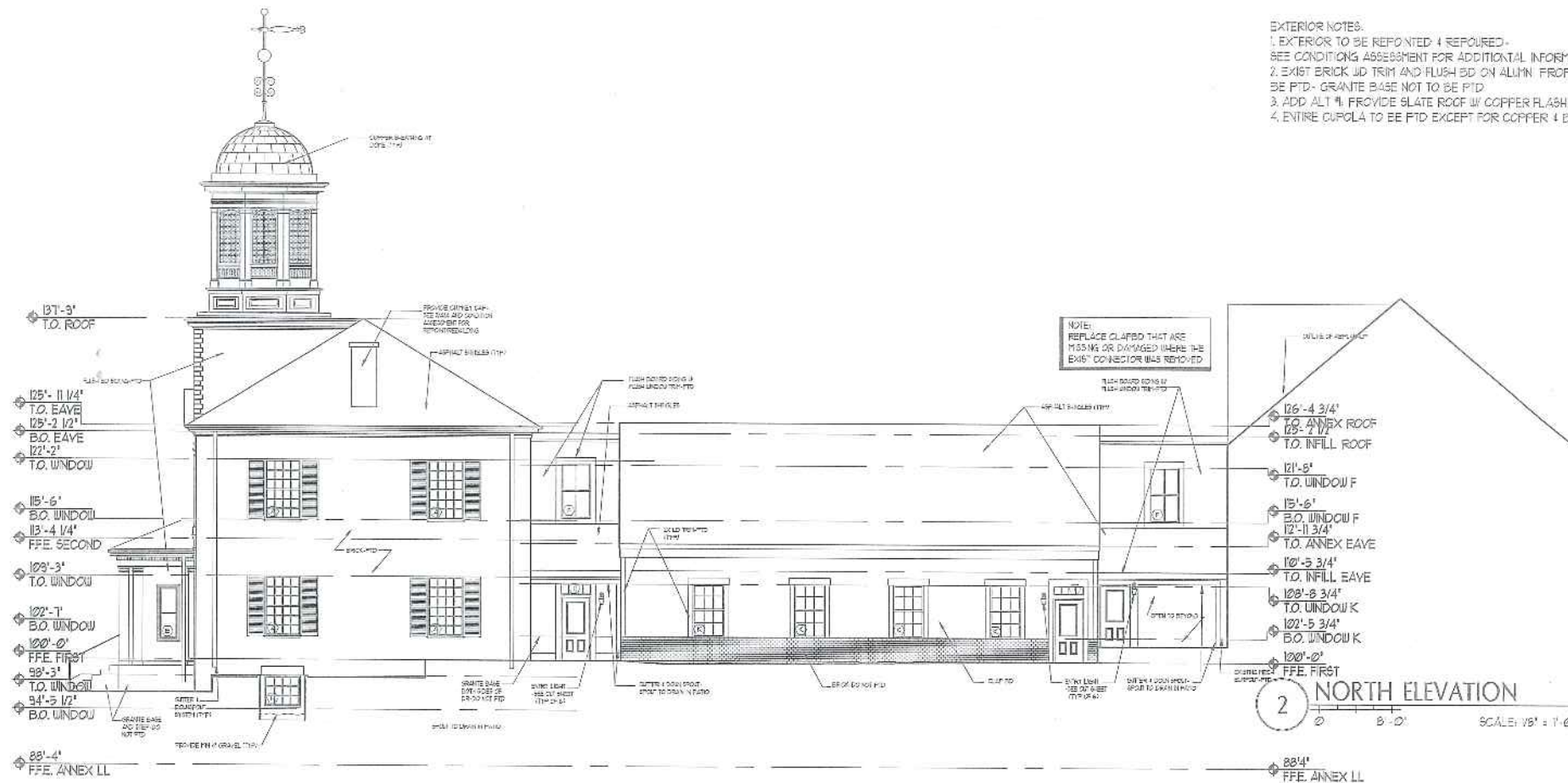
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Scale AS NOTED

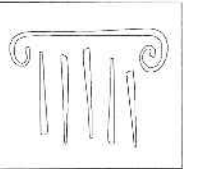


WEST ELEVATION

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



EXTERIOR NOTES:
 1. EXTERIOR TO BE REPOINTED & REPOURED.
 2. EXIST BRICK JOINT TRIM AND FLUSH SD ON ALUMNI PROPER TO BE PTD - GRANTE BASE NOT TO BE PTD.
 3. ADD ALT 1. PROVIDE SLATE ROOF W/ COPPER FLASHING.
 4. ENTIRE CURGOLA TO BE PTD EXCEPT FOR COPPER & BELL.



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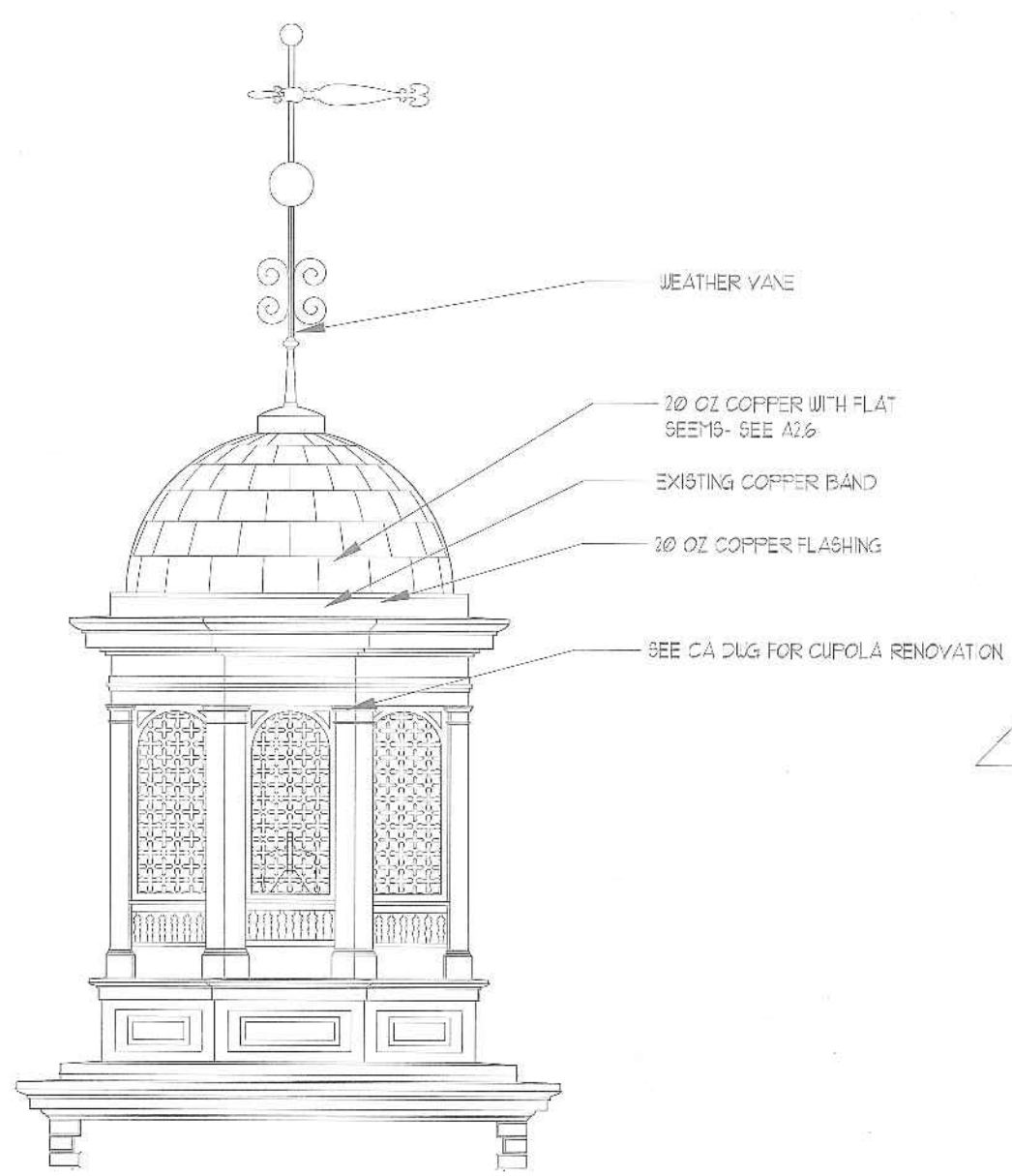
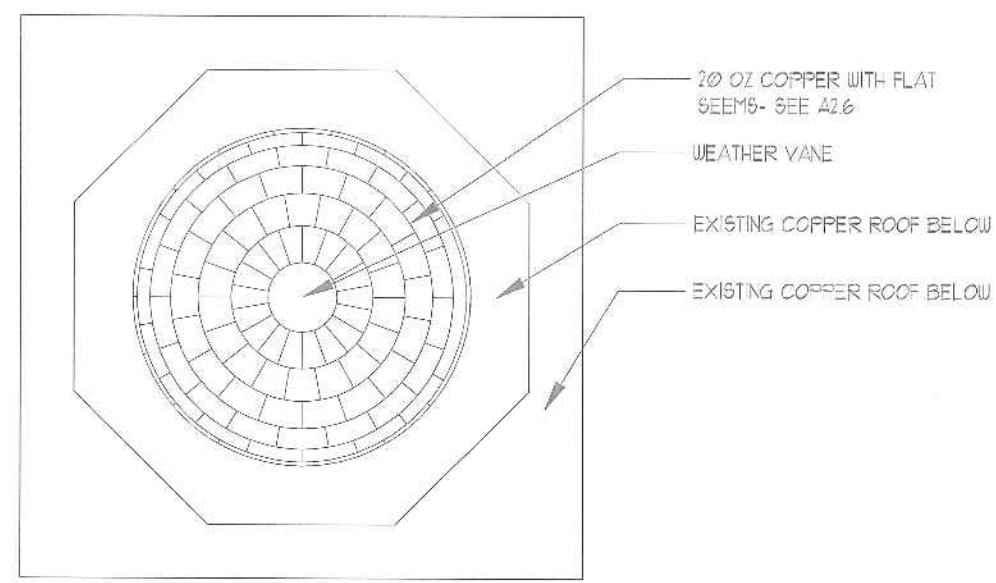
**ALUMNI HALL
 RENOVATION**

**EXTERIOR
 ELEVATIONS**

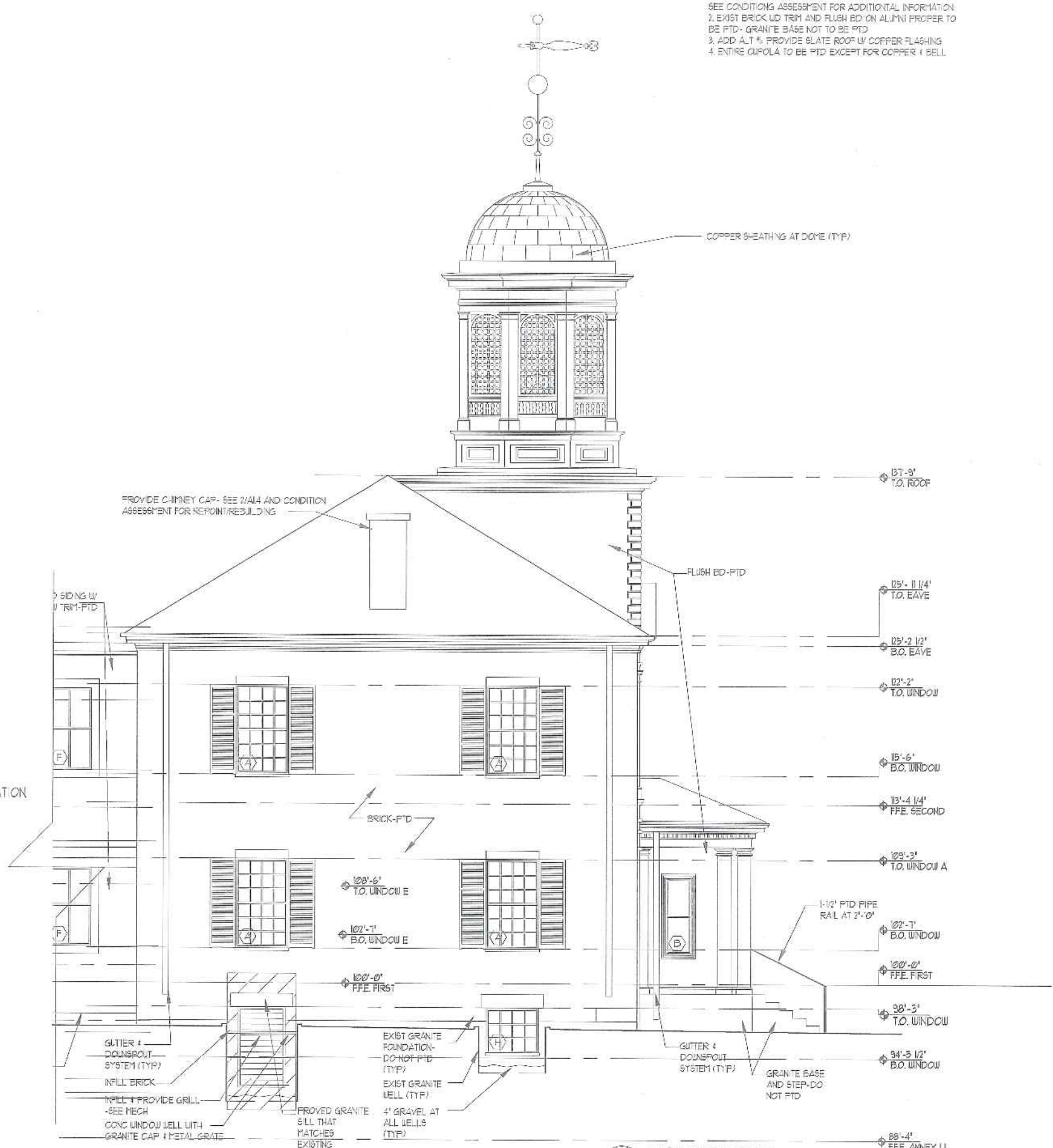
Project Number 14525
 Date March 4, 2025
 Drawn by JPT/SM/AR
 Checked by LAS

A2.3

Scale AS NOTED



EXTERIOR NOTES:
 1. EXTERIOR TO BE REPOINTED & REPAIRED-
 SEE CONDITIONING ASSESSMENT FOR ADDITIONAL INFORMATION
 2. EXIST BRICK WD TRIM AND FLUSH BD ON ALUMNI PROPER TO BE PTD- GRANITE BASE NOT TO BE PTD
 3. ADD A.L.T. #: PROVIDE SLATE ROOF W/ COPPER FLASHING
 4. ENTIRE CUPOLA TO BE PTD EXCEPT FOR COPPER & BELL



2 CUPOLA DETAILS
 SCALE: 3/8" = 1'-0"

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

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 ALUMNI HALL
 RENOVATION

Project Number 14525
 Date March 6, 2015
 Drawn by JP TS SMAR
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A2.4
 Scale AS NOTED



100

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ALUMNI HALL
RENOVATION
EXTERIOR
ELEVATION

Project Number	1457
Date	March 4, 2013
Drawn by	JP TS SMA
Checked by	LA

A2.5

Scale AS NOTED

FLUSH BOARD SIDING W/
FLUSH WINDOW TRIM-PTD

ASPHALT SLINGERS

ASPHALT SHINGLES

FLUSH BOARD SIDING W/
FLUSH WINDOW TRIM BT

EXIST TRELLE SYSTEM-PTD—

EXIST ASFLANALP-

EXIST 56 CK IIIA

1 1/2" PIPE RAIL FTD
GRANITE STAIRS BEYOND

GUTTER + DOWN SPOUT.
SPOUT TO DRAIN IN PATIO
TOOTH N BRICK END- MATCH
EXISTING BRICK WALL

- GRANITE STAIRS

— ENTRY LIGHT
-SEE CLT SHEET

EXPOSED CONC BELOW GRATE WITH SMOOTH FINISH
(TYP OF 3)

CLEAR BD-FTD

CONC WINDOW WELL WITH
GRANITE CAP & METAL GRATE

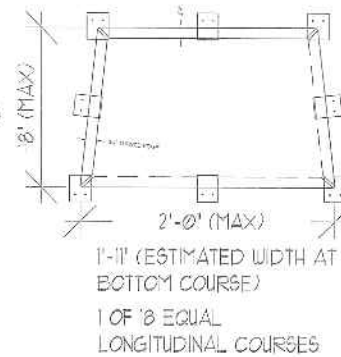
GRANITE BASE

~~DO NOT EDIT~~

1 EAST ELEVATION

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

1 OF 6 EQUAL
LATITUDINAL COURSES
'1'-4" (ESTIMATED
COURSE HEIGHT)



20 OZ. COLD ROLLED COPPER WITH NOTCHED
CORNERS AND NOT MORE THAN 18" BY 24"
BEFORE FORMING LOCKS.

DO NOT SOLDER BOTTOM THREE COURSES OF DOME. INSTALL
COPPER COMPATIBLE SEALANT AT JOINTS AS REQUIRED.

PRE-TIN BOTH SIDES OF EDGES TO A WIDTH OF 1-1/2".
SOLDERTOP THREE COURSES AS REQUIRED.

ONE 2" WIDE 20 OZ. COLD ROLLED COPPER CLEAT AT EACH
VERTICAL EDGE. SECURE TO WOOD FRAME WITH TWO COPPER
ALLOY FASTENERS AS REQUIRED.

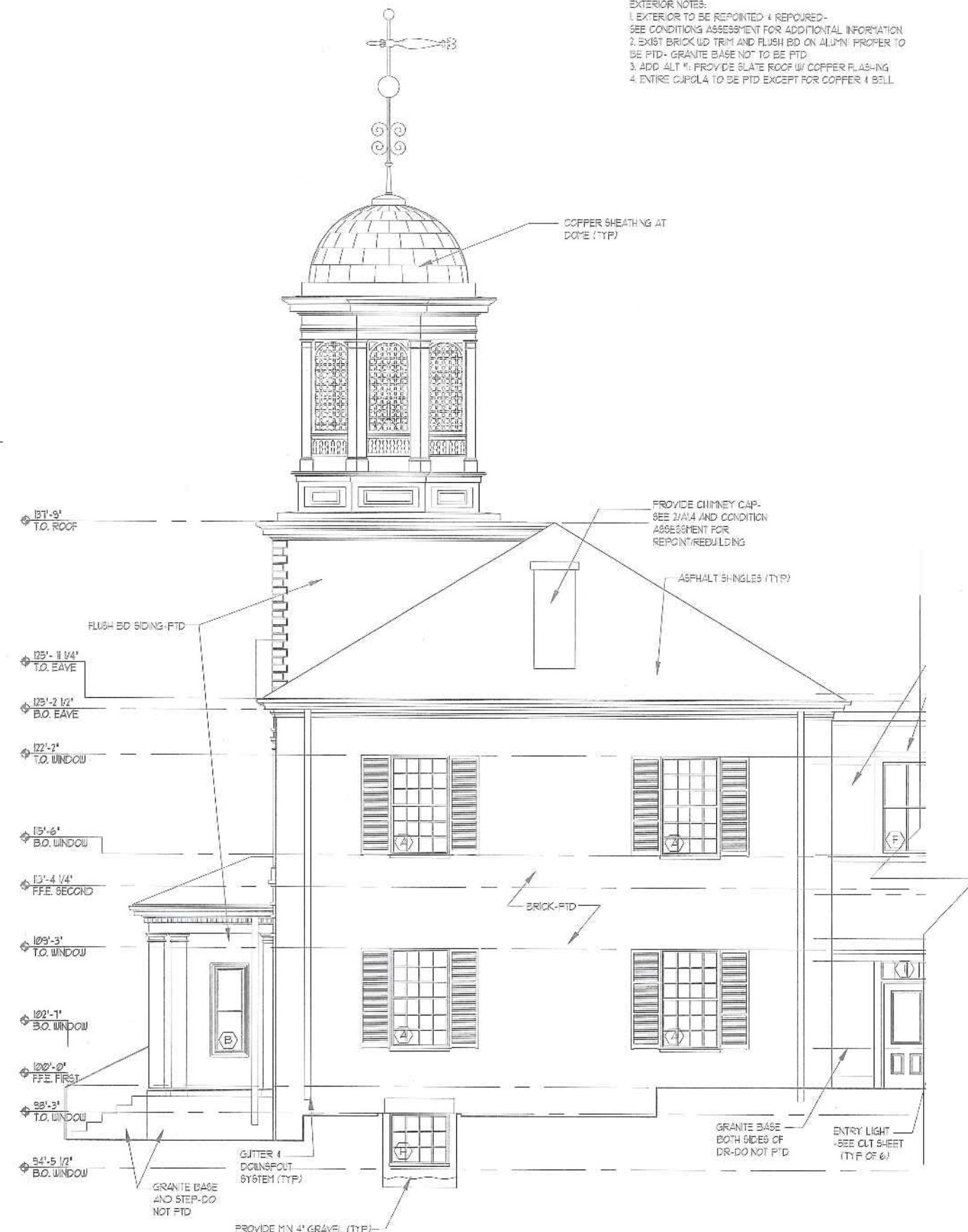
2" WIDE 20 OZ. COLD ROLLED COPPER CLEATS AT EACH
HORIZONTAL EDGE. ON DOME REQUIRED '1'-0" O.C. (MIN)

NOTE: BOTTOM AND TOP COURSE LATITUDINAL EDGES
WILL HAVE UNIQUE DETAILS.

2 CUPOLA DETAILS

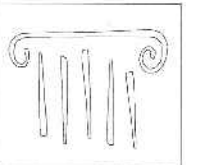
SCALE: 1/2" = 1'-0"

EXTERIOR NOTES:
1. EXTERIOR TO BE REPOINTED & REPOURED-
SEE CONDITIONING ASSESSMENT FOR ADDITIONAL INFORMATION
2. EXIST BRICK WD TRIM AND FLUSH BD ON ALUMNI PROPER TO
BE PTD- GRANTE BASE NOT TO BE PTD
3. ADD ALT 1: PROVIDE SLATE ROOF W/ COPPER FLASHING
4. ENTIRE CUPOLA TO BE PTD EXCEPT FOR COPPER & BELL



1 WEST ELEVATION

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



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ALUMNI HALL
RENOVATION
EXTERIOR
ELEVATIONS

Project Number: 14525
Date: March 14, 2015
Drawn by: JPTS/SMAR
Checked by: LAS

A2.6

Scale: AS NOTED



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REVISIONS

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ALUMNI HALL
RENOVATION

Project Number	14525
Date	March 4, 2015
Drawn by	JP TS SM AR
Checked by	LAS

Scale AS NOTED

FLUSH BOARD SIDING W/

FLUSH BOARD SIDING 1/2"
FLUSH WINDOW TRIM-FTD

—ASPHALT SHINGLES

— ASPHALT SHINGLES (TYP)

~~— OUTLINE OF ABPLAXLP~~

126'-4 3/4"
T.O. ANNEX ROOF

24'-3 3/4"
T.O. INFILL ROOF

20'-11 3/8"
T.O. WINDOW F

115'-6"
B.O. WINDOW F

11'-11 3/4"
T.O. ANNEX EAVE

10'-5 3/4"
T.O. INFILL EAVE

108'-6"
T.O. WINDOW E

102'-6"
B.O. WINDOW E

EXISTING MECH
BUMFOUT-PTD

— CLAP 3D

GLITTER & DOWN SFOUT. —
SFOUT TO DRAIN IN PATIO.

GUTTER 4 DOWN SPOUT-
SPOUT TO DRAIN IN PATIO

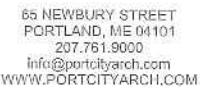
✓ 2X LD TRY-FD
(DP)

BRICK-DO NOT PUT

88'4"
FFE ANNEX 11

1 WEST ELEVATION

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



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CONSTRUCTION

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

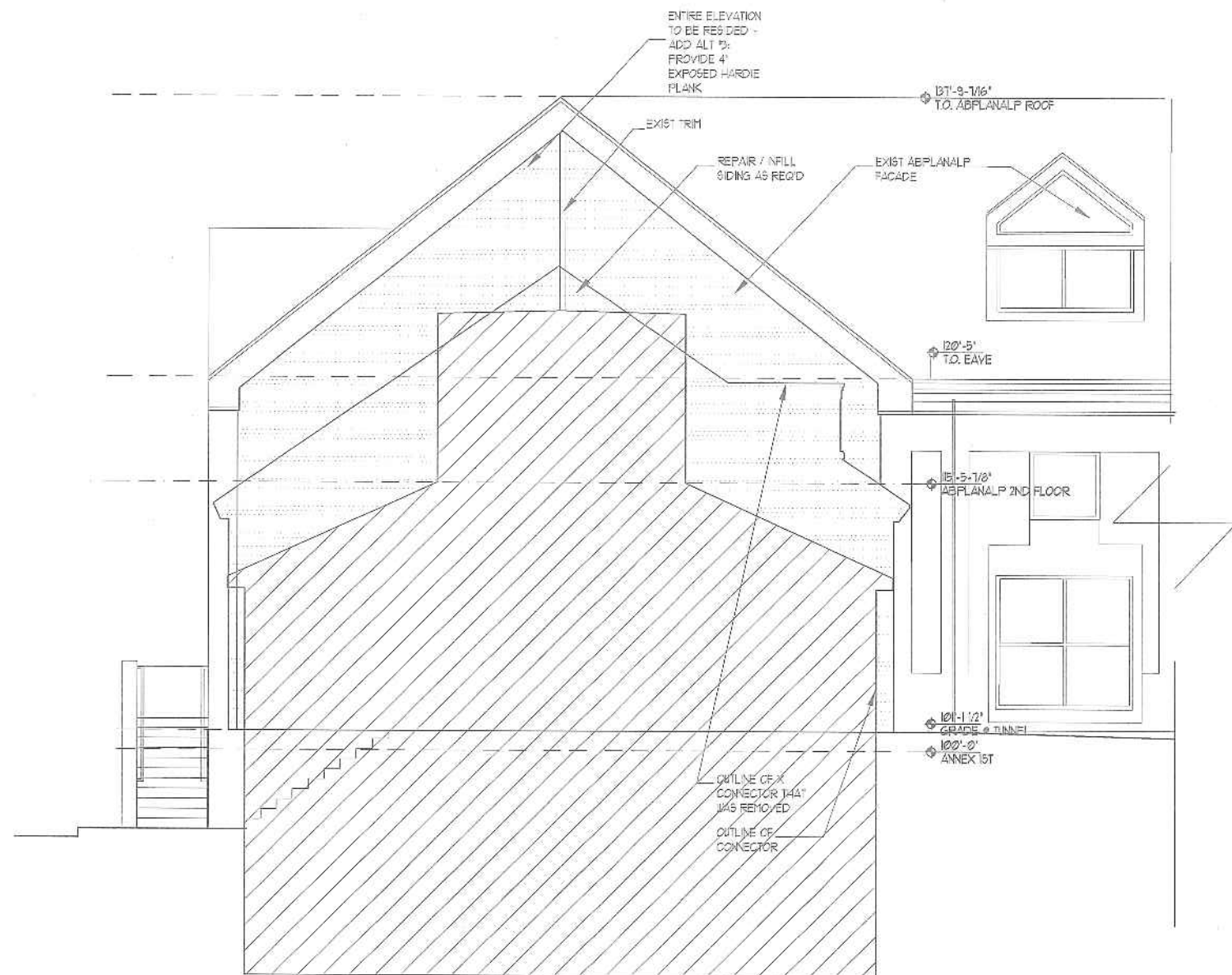
UNIVERSITY OF
NEW ENGLAND
PORTLAND, MAINE

ALUMNI HALL
RENOVATION

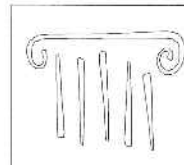
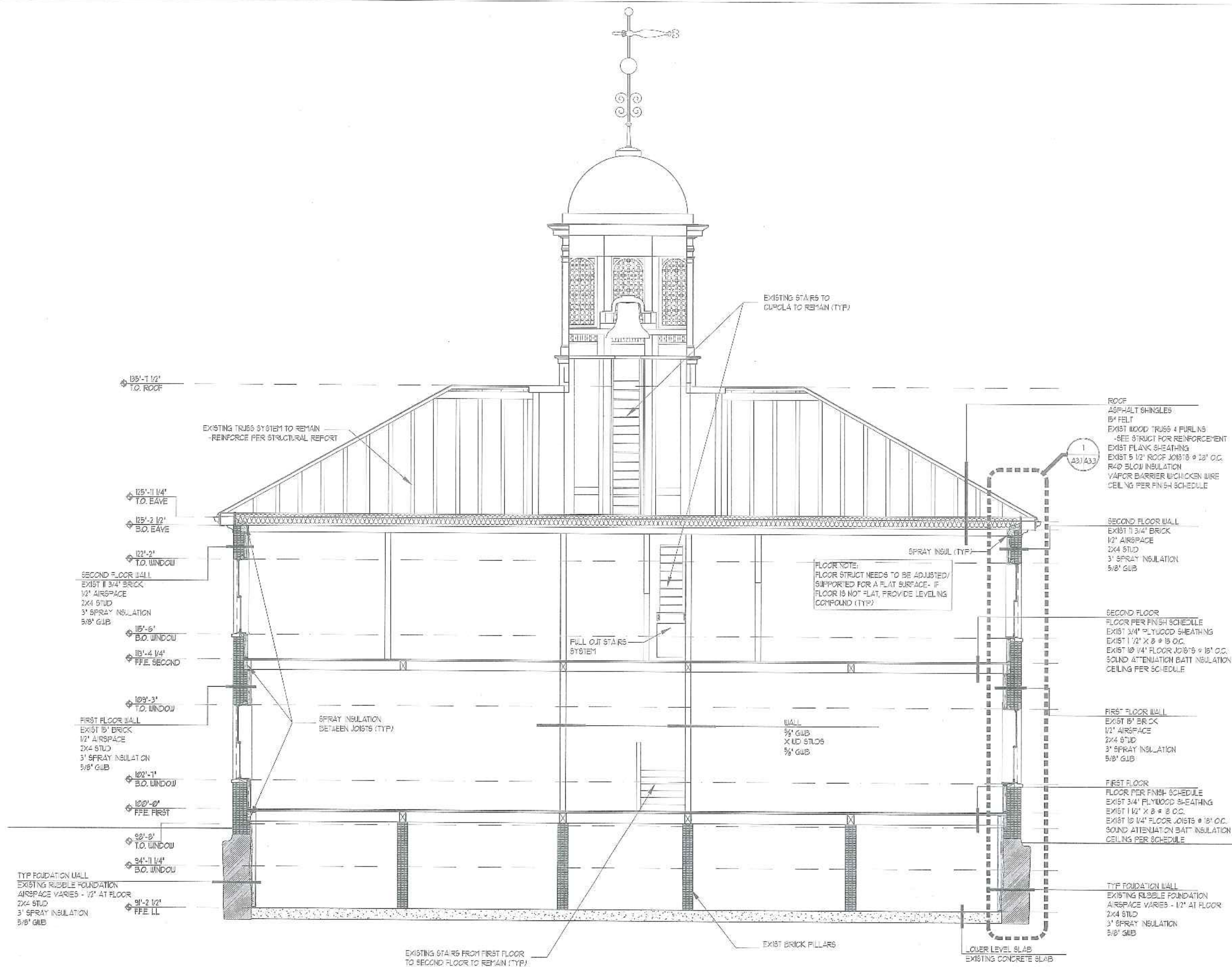
EXTERIOR
ELEVATIONS

Test Number	1452
Date	March 4, 2021
Done by	JPTS S M A
Checked by	LA

A2.8



1 ABPLANALP EAST ELEVATION



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REVISIONS		
No.	Description	Date

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**UNIVERSITY OF
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PORTLAND, MAINE

**ALUMNI HALL
RENOVATION**

SECTION

Project Number 24525
Date March 4, 2015
Drawn by JP TS SMAR
Checked by LAS

A3.1
Scale AS NOTED



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NOT FOR CONSTRUCTION

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PORTLAND, MAINE

ALUMNI HALL RENOVATION

SECTION

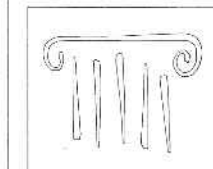
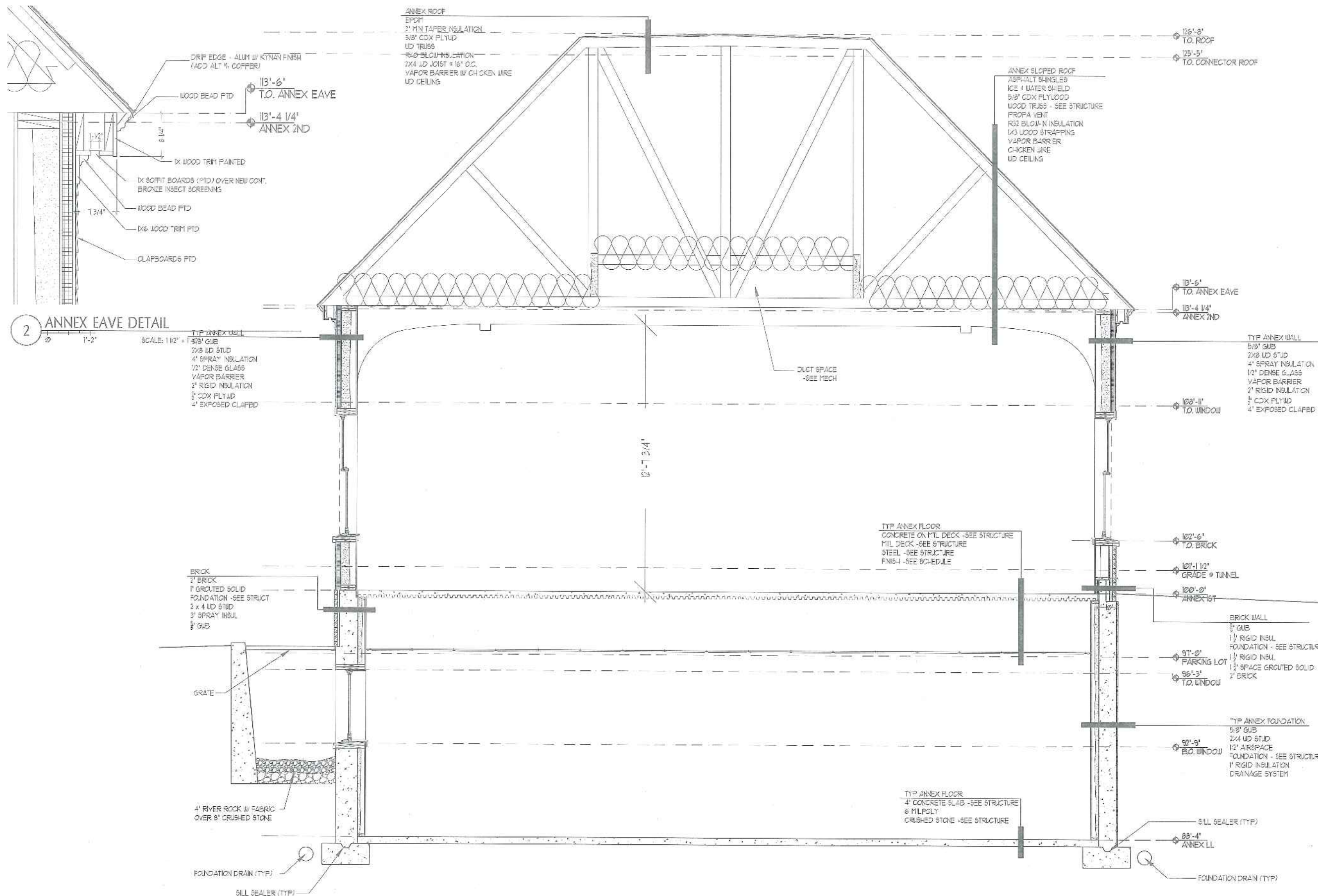
Number	14525
Date	March 4, 2015
By	JP TS SM AR
For	LAS

A3.2

AS NOTED



FLOOR NOTE:
FLOOR STRUCT NEEDS TO BE ADJUSTED/
SUPPORTED FOR A FLAT SURFACE- IF
FLOOR IS NOT FLAT, PROVIDE LEVELING
COMPOUND (TYPE)



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REVISIONS		
No.	Description	Date

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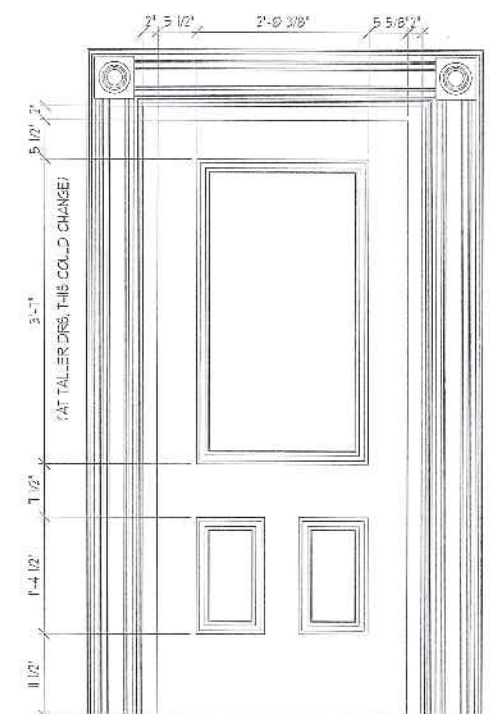
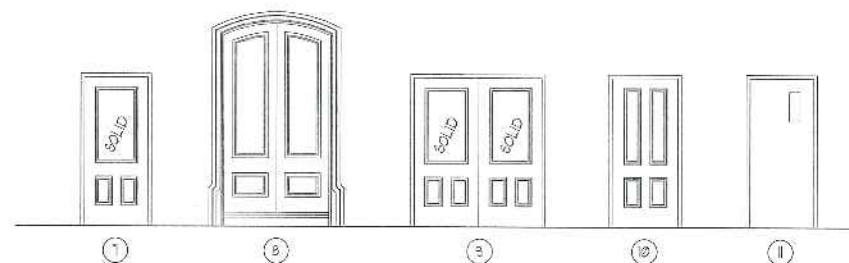
**UNIVERSITY OF
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**ALUMNI HALL
 RENOVATION
 SECTION**

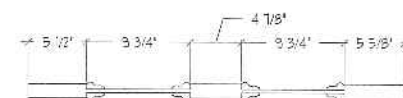
Project Number 14525
 Date March 4, 2015
 Drawn by JP TS SM AR
 Checked by LAS

A3.5

Scale AS NOTED



1 EXISTING DOOR

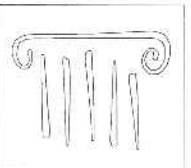


1 EXISTING DOOR PLAN

- NOTES:
1. REUSE EXIST DR.
 2. PROVIDE CARD SWIPE
 3. EXISTING DR TO BE REFURBISHED
 4. DRS ON ELEC HOLD BACKS
 5. FROVIDE SWIPE CONTROL ACCESS
 6. FROVIDE ALARM DEACTVATED LOCK
 1. SMOKE DR- CLOSERS REQD

GENERAL NOTES:
A. PROVIDE MAHOGANY AT EXTERIOR DRG

			Door			Frame	Notes
Number	Description	Size	Material	Type	Rating	Material	
002A	STAIR TO LOBBY	3'-0" X 7'-0"	WD	11	1HR	MTL	
002B	STAIR TO MECH	3'-0" X 7'-0"	WD	11	1HR	MTL	
003A	MECH TO ELEV MECH	3'-0" X 7'-0"	WD	1	45MIN	MTL	
004A	STORAGE TO IT	3'-0" X 7'-0"	WD	1	N/A	MTL	
006A	LOBBY TO MENS BATH	3'-0" X 7'-0"	WD	7	N/A	MTL	
007A	LOBBY TO WOMENS BATH	3'-0" X 7'-0"	WD	7	N/A	MTL	
008A	LOBBY TO LOUNGE	(2) 3'-0" X 7'-0"	WD	4	N/A	MTL	
009A	LOUNGE TO STAIR	3'-0" X 7'-0"	WD	11	1HR		
009B	STAIR TO ABPLANALP	3'-0" X 7'-0"	WD	11	90MIN	WD	1
010A	LOBBY TO T. STORAGE	3'-0" X 7'-0"	WD	7	N/A	WD	
100A	EXTERIOR TO FOYER	(2) 3'-0" X 10'-2 1/2"	WD	8	N/A	WD	3
101A	FOYER TO LOBBY	(2) 3'-0" X 10'-2 1/2"	WD	4	N/A	WD	3
102A	EXTERIOR TO STAIR	3'-6" X 7'-4"	WD	10	N/A	MTL	6
102B	STAIR TO LOBBY	3'-0" X 7'-0"	WD	7	1HR	WD	
103A	LOBBY TO CONFERENCE	3'-0" X 7'-0"	WD	3		WD	7
103B	LOBBY TO CONFERENCE	3'-0" X 7'-0"	WD	3	N/A	WD	7
104A	LOBBY TO CONFERENCE	3'-0" X 7'-0"	WD	3	N/A	WD	4,7
105A	EXTERIOR TO LOBBY	3'-0" X 7'-0"	WD	3	N/A	WD	5
105B	LOBBY TO ELEVATOR LOBBY	4'-3" X 9'-0"	WD				4,7
106A	LOBBY TO RECEPTION	(2)3'-0" X 7'-0"	WD	9	N/A	WD	
106B	LOBBY TO RECEPTION	(2)3'-0" X 7'-0"	WD	4	N/A	WD	
106C	EXTERIOR TO RECEPTION	3'-0" X 7'-0"	WD	3	N/A	WD	4
107A	LOBBY TO CLOSET	(2) 3'-0" X 7'-0"	WD			WD	
108A	EXTERIOR TO STAIR	3'-0" X 6'-10"	WD	3	N/A	WD	
109A	EXTERIOR TO STAIR	3'-0" X 7'-0"	WD	3	N/A	WD	5
110A	LOBBY TO JAN	3'-0" X 7'-0"	WD	7	N/A	WD	7
111A	CONFERENCE TO STOR	3'-0" X 7'-0"	WD	7	N/A	WD	
201A	LOUNGE TO TOWER	2'-0" X 9'-0"	WD	5	N/A	WD	
202A	STAIR TO LOUNGE	3'-0" X 7'-0"	WD	7	1M	MTL	6
203A	LOUNGE TO ADMIN	3'-0" X 7'-0"	WD	3	N/A	WD	7
204A	ADMIN TO KITCHEN	(2) 3'-0" X 7'-0"	WD		N/A	WD	
205A	ADMIN TO CLOSET	2'-0" X 7'-0"	WD	5	N/A	WD	
206A	ADMIN TO CONFERENCE	3'-0" X 7'-0"	WD	3	N/A	WD	
207A	CONFERENCE TO PRES. OFFICE	3'-0" X 7'-0"	WD	3	N/A	WD	
208A	PRES. OFFICE TO CLOSET	3'-0" X 7'-0"	WD	7	N/A	WD	
209A	PRES. OFFICE TO BATH	3'-0" X 7'-0"	WD	7	N/A	WD	
210A	LOBBY TO BATH	3'-0" X 7'-0"	WD	7	N/A	WD	
211A	LOUNGE TO ADMIN	3'-0" X 7'-0"	WD	3	N/A	WD	
212A	ADMIN TO PROVOST	3'-0" X 7'-0"	WD	3	N/A	WD	
212B	PROVOST TO HALL	3'-0" X 7'-0"	WD	3	N/A	WD	
213A	HALL TO LOUNGE	3'-0" X 7'-0"	WD	3	N/A	WD	7
214A	PROVOST TO BATH	3'-0" X 7'-0"	WD	7	N/A	WD	
215A	BATH TO STOR	3'-0" X 7'-0"	WD	7	N/A	WD	
A202A	LOBBY TO STAIR	3'-0" X 7'-0"	WD	11	90MIN	MTL	
	ELEVATOR	N/A	N/A	N/A	N/A	N/A	5



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ALUMNI HALL RENOVATION

DOOR
SCHEDULE

Project Number	14525
Date	March 4, 2015
Drawn by	JP TS SM AR
Checked by	LAS

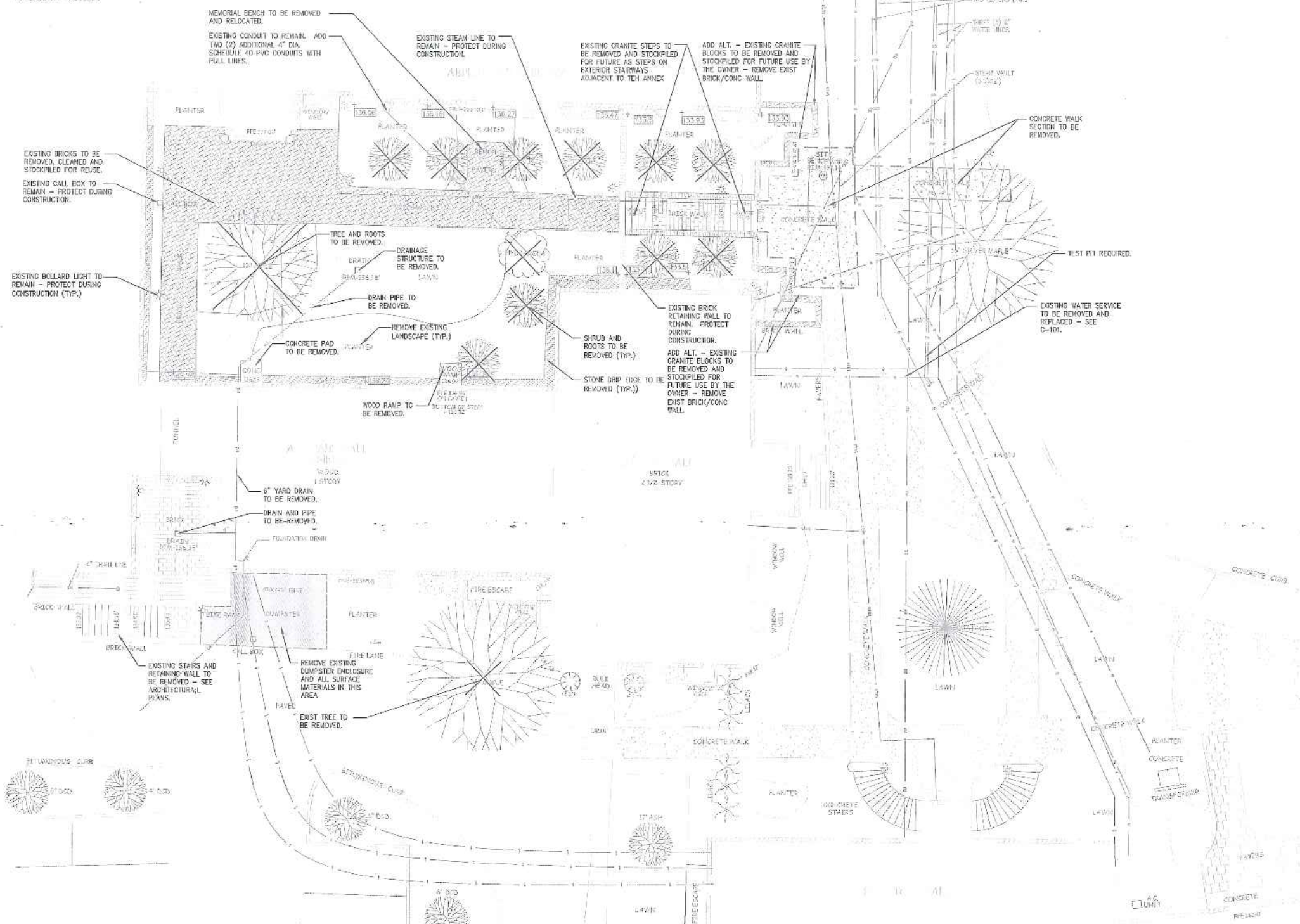
A5.1

Scale: AS NOTED

SURVEY NOTES

1. THIS TOPOGRAPHIC SURVEY WAS COMPLETED FOR PLANNED BUILDING IMPROVEMENTS TO ALUMNI HALL.
2. UNDERGROUND UTILITIES AT THE PROPERTY WERE NOT LOCATED AS A RESULT OF THIS FIELD SURVEY AND ARE ONLY APPROXIMATE IN LOCATION. PRIOR TO ANY SITE MODIFICATIONS IT IS RECOMMENDED THAT SITE UTILITIES SHOULD BE CONFINED AND THE PROJECT AREA MARKED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANIES.
3. THE SURVEY COORDINATE SYSTEM (NAD83) AND ELEVATIONS (NGVD-29) ARE BASED ON THE EXISTING PROJECT DATA BASE FOR USE, COMPLETELY BY OTHERS AND PROVIDED FOR OUR USE.
4. THE SITE BENCHMARK USED WAS IDENTIFIED ON THE EXISTING MAP AND DESCRIBED AS: ELEVATION 177.37' (NGVD-29) BOLT ON TOP PLANE OF THE HYDRANT LOCATED ON THE SOUTHERLY SIDE OF STEVENS AVENUE AT THE INTERSECTION WITH COLLEGE AVENUE. PROJECT TEMPORARY BENCHMARK (TBM) IS TOP CENTER OF BENCH MARK SET LOCATED IN THE CONCRETE SIDEWALK IN FRONT OF THE FORMER MARCH L&N NOW LOW ELEVATION 133.14'.

FOR BASE MAP PROVIDED



EXISTING CONDITIONS AND DEMOLITION NOTES:

1. TOPOGRAPHIC SURVEY AND EXISTING CONDITIONS INFORMATION WAS PROVIDED BY STATE WIDE SURVEYS, INC. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY BUREAU PRIOR TO ANY DEMOLITION AND CONSTRUCTION ACTIVITIES.
3. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, AND REPAIR EXISTING UTILITIES AS REQUIRED TO COMPLETE THE WORK.
4. ANY EXISTING PROPERTY DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED TO MATCH ITS ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO CHARGE TO THE OWNER OR ENGINEER.
5. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES, LANDSCAPE AND PAVEMENT ON THE SITE WITHIN THE AREAS DESIGNATED FOR DEMOLITION UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO BRICK PAVEMENT, CONCRETE PAVEMENT, CONCRETE PADS, MASONRY RETAINING WALLS, DRAIN PIPES, GRANITE STEPS, YARD DRAIN AND LANDSCAPING.
6. ALL MATERIALS DESIGNATED FOR REMOVAL/DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, ORDINANCES AND CODES.
7. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR SHALL VERIFY FULL LIMITS OF PAVEMENT PRIOR TO BIDDING.
8. THE CONTRACTOR SHALL COORDINATE THE REMOVAL, RELOCATION AND DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
9. TREES TO REMAIN WITHIN THE LIMITS OF WORK SHALL BE TAGGED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND PROTECTED BY THE CONTRACTOR. TREES TO REMAIN WITHIN AND DAMAGED DURING CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED BY A TREE OF EQUAL SIZE AND SPECIES OR DOLLAR VALUE.
10. ALL MATERIALS DESIGNATED FOR STOCKPIPING OR RELOCATION SHALL BE CLEANED, STOCKPILED AND PROTECTED IN AN AREA APPROVED BY THE ARCHITECT UNTIL RELOCATION TAKES PLACE.
11. SCREENED IMAGES REPRESENT EXISTING CONDITIONS.

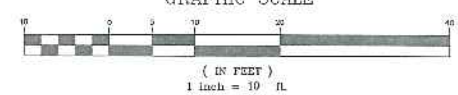
GENERAL PROJECT NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON-SITE AND OFF-SITE, THE CONTRACTOR SHALL NOTIFY BUREAU AND BE PROVIDED WITH A DISSEMINATION NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND CLEARLY MARKED.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH AND COMPLY WITH THE CONDITIONS OF ALL REGULATIONS, PERMITS AND APPROVALS AND CONDUCT THE WORK IN ACCORDANCE WITH THESE PERMITS AND APPROVALS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL ADDITIONAL PERMITS, STREET OPENINGS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK.
4. ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS AS WELL AS MANUFACTURER'S RECOMMENDATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS.
6. THE CONTRACTOR SHALL LIMIT THE CONSTRUCTION ACTIVITY TO THE LIMITS SHOWN ON THE PLANS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER'S REPRESENTATIVE.

LEGEND

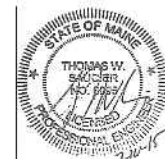
EXISTING	PROPOSED
	STEAM LINE
	STORM DRAIN LINE
	WATER LINE
	POWER LINE
	GAS LINE
	COMMUNICATION LINE
	CONTOUR
	ELEVATION SPOT GRADE
	DIRECTION & SLOPE OF PITCH
	TOP OF WALL ELEVATION
	BOLLARD LIGHT FIXTURE
	BRICK WALL
	BRICK OR UNIT PAVEMENT
	CONCRETE
	TREE & ROOTS TO BE REMOVED
	STONE DRIP EDGE TO BE REMOVED
	BRICK WALK TO BE REMOVED

GRAPHIC SCALE



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES. ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

REV.	DATE	STATUS	BY	CHKD	APPD	REV.	DATE	STATUS	BY	CHKD	APPD
B	3/10/15	ISSUED FOR HP REVIEW	DEPT.	TWS	TWS						
A	2/27/15	ISSUED FOR DESIGN DEVELOPMENT	DEPT.	TWS	TWS						



Site Design Associates
Consulting Engineering & Land Planning

23 Wilbur Way, Topsham, Maine 04086 Tel: (207) 449-4235

PORT CITY ARCHITECTURE

65 NEWBURY STREET, PORTLAND, MAINE 04101

DESIGN: TWS
DRAWN: DEPT.
CHKD: TWS

DATE: JAN 2015
SCALE: 1"=10'

PROJECT: **ALUMNI HALL RENOVATION**
UNIVERSITY OF NEW ENGLAND, PORTLAND, MAINE

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. NO.
DWG. NO.

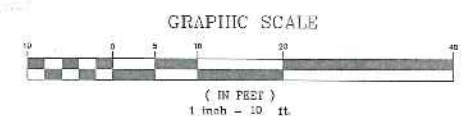
C-100

REV. B

SITE PLAN NOTES:

1. ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. STAKE LAYOUT PRIOR TO CONSTRUCTION FOR APPROVAL BY THE OWNER.
4. A DIGITAL AUTOCAD FILE WILL BE SUPPLIED TO THE CONTRACTOR FOR LAYOUT PURPOSES UPON REQUEST.
5. MINIMUM COVER OVER WATER SERVICE SHALL BE 5'-6".
6. REFER TO C-100 THRU C-08 AND C-800 THRU C-802, ARCHITECTURAL, MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. ALL UTILITY WORK AND SHUTDOWNS TO BE APPROVED BY UNES FACILITIES DEPARTMENT AND CAMPUS SERVICES.

LEGEND	
EXISTING	PROPOSED
	STEAM LINE
	STORM DRAIN LINE
	WATER LINE
	POWER LINE
	GAS LINE
	COMMUNICATION LINE
	CONTOUR
	ELEVATION SPOT GRADE
	DIRECTION & SLOPE OF PITCH
	TOP OF WALL ELEVATION
	BOLLARD LIGHT FIXTURE
	BRICK WALL
	BRICK OR UNIT PAVER
	STONE DRIP EDGE



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REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
B	3/10/15	ISSUED FOR HP REVIEW	DEPT.	TWS	TWS						
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PORT CITY ARCHITECTURE
65 NEWBURY STREET, PORTLAND, MAINE 04101

DESIGN: TWS	PROJECT: ALUMNI HALL RENOVATION
DRAWN: DEPT.	UNIVERSITY OF NEW ENGLAND, PORTLAND, MAINE
CHKD: TWS	SITE PLAN
DATE: JAN 2015	PROJ. NO.
SCALE: 1"=10'	DWG. NO.
	REV. C-101