

1. Legal Ad

Documents: [9-16-15 LEGAL AD.PDF](#)

2. Agenda

Documents: [9-16-15 AGENDA.PDF](#)

3. 41 Bowdoin Street

Documents: [HP MEMO - 41 BOWDOIN STREET.PDF](#)

4. 714 Stevens Avenue

Documents: [HP MEMO - 714 STEVENS AVENUE.PDF](#)

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

On **Wednesday, September 16, 2015** at 5:00 p.m., Room 209, 2nd Floor, City Hall, the Portland Historic Preservation Board will meet in Room 209, City Hall, to review the following items. (Public comments will be taken at this meeting):

1. WORKSHOP

- i. Preliminary Review of Proposed Site Alterations; 41 BOWDOIN STREET; Howard and Susan Dana, Applicant
- ii. Preliminary Review of Proposed Site Alterations; STEVENS AVENUE FRONTAGE of UNE CAMPUS; UNE, Applicant

III. CONSENT AGENDA

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
September 16, 2015, 5:00 p.m.
Room 209, 2nd Floor, 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 SEPTEMBER 2, 2015:**

1. Historic Preservation Board Recommendation to Designate Portion of India Street Neighborhood as a Local Historic District; Historic Preservation Board, Sponsor. *The Board voted 7-0 to recommend to the Planning Board that the India Street Historic District (as delineated in the 9/2 report) be designated as a local historic district; and that the historic preservation ordinance be amended as written (and amended by the Board). The Board also voted to recommend to the City Council that 78-88 Middle Street be designated a local Landmark under the historic preservation ordinance.*
2. Certificate of Appropriateness for Proposed New Construction; 17 CARLETON STREET; Avesta Housing, Inc., Applicant. *The Board voted 7-0 to approve the application subject to conditions.*
3. Certificate of Appropriateness for Proposed New Construction; 667 CONGRESS STREET; MSD Properties LLC, Redfern Properties and Joe's Super Variety, Applicant. *The Board voted 7-0 to approve the application subject to conditions.*

4. WORKSHOP

1. Preliminary Review of Proposed Site Alterations; 41 BOWDOIN STREET; Howard and Susan Dana, Applicant
2. Preliminary Review of Proposed Site Alterations; STEVENS AVENUE FRONTAGE of UNE CAMPUS; UNE, Applicant

5. CONSENT AGENDA

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

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

**WORKSHOP
41 BOWDOIN STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: September 10, 2015

RE: September 16, 2015 Workshop

Application for: Certificate of Appropriateness for retaining walls

Address: 41 Bowdoin Street

Property Owners: Susan and Howard Dana

Contractor: Brian Monsell, Monsell and Company

Introduction

Property owners Susan and Howard Dana and their contractor Brian Monsell have applied for an after-the-fact certificate of appropriateness for site alterations consisting of two retaining walls at the front of 41 Bowdoin Street. The proposed low walls join the ends of the cheek walls flanking the front stairs, and will border the sloping front yard along the sidewalk. Mr. Monsell began the work last month, unaware that historic preservation review was required. After speaking with staff at the site about the review requirement for site alterations, Mr. Monsell immediately ceased work and initiated the application process. Staff conferred with the Danas and Mr. Monsell, and surveyed the streetscape and front yard treatments in the immediate neighborhood. Bowdoin Street is one of the most significant and stylistically consistent streets of the West End, both in terms of architecture and yard treatments. Although the house at 41 Bowdoin Street, is distinctly different from all of its neighbors, most front yards, including the subject property, share common characteristics, and staff concluded that a Board review is warranted for this contributing property.

Mr. Monsell has supplied a narrative describing the proposed walls and the rationale for his design. He was originally hired to address the plantings on the steeply sloping front yard, because the existing plantings were not completely preventing erosion. When Mr. Monsell proposed low stone walls along the sidewalk, extending for 15' on either side of the stairs, the

Danas agreed. The contractor's drawing of the proposed walls is included with the application materials; note that it is based on his "before" panoramic camera image that makes the straight edge of the front boundary appear curved. The proposed project is not on a corner, as it appears in the before photo and the rendering by Mr. Monsell. Mr. Monsell also supplied a site plan, and staff has included photos taken after the wall construction was under way, as well as photos of the Bowdoin Street context. Mr. and Mrs. Dana have also supplied photos showing a variety of front retaining walls in the West End, which will be displayed at the meeting.

Subject Property and Context

Situated on the corner of Chadwick Street and bounded on its east side by one of the West End alleys, 41 Bowdoin Street was built in 1910 of stucco. Almost all of the other houses on the street are either of brick or have wood (mostly shingle) siding, and almost all were designed by John Calvin Stevens. The subject property was not designed by Stevens, though in 1917 he designed the garage that faces the alley at the northeast corner of the lot. Like most of the properties on this end of the street, this yard slopes steeply up from the sidewalk. Many of these embankments are planted in grass, but at # 41 plantings and mulch cover the slope next to the sidewalk. A wide set of concrete and stucco stairs with plain, thick cheek walls descends to Bowdoin Street from the main entrance near the front right corner of the house. The lower cheek walls have no caps and simple black pipe rails, while the two-level upper cheek walls have caps. The "before" photo provided by the contractor shows the steep bank at the subject property as quite shaded, with mulch covering all of the sloped surface that is not hidden by plants. Closer to the house the yard is more level, and planted with lawn and foundation shrubs.

At a number of neighboring properties, particularly on the other side of Bowdoin Street, a driveway or parking spot has necessitated retaining walls perpendicular to the street, but walls parallel to the sidewalk, holding the bank, are nonexistent on these blocks. Staff has provided photos showing the front yards and streetscape of Bowdoin Street; while some yards are steeper and higher than others, and distances between the sidewalks and the houses vary somewhat, there is a notable consistency.

Proposed Site Alterations

The proposed walls are approximately 2' high and 15' long, designed to join the ends of the cheek walls at the same height. The material is granite stones with varied sizes and rough, irregular edges, laid with the mortar hidden, to appear as if the wall is dry-laid. The top surface will be mortared to shed water, and the design shows the walls stepping down once by 8", making the outer ends approximately 16" high. Above the walls and beyond the ends, the existing embankment will have added plantings.

Staff Comments

Staff believes this project deserves Board review because of the distinct and notably consistent characteristics of Bowdoin Street's streetscape and yard treatments. As noted above, and as has been pointed out by the applicants, the style of the stucco house is unique in the neighborhood. The applicants have argued that a practical site alteration that departs from the

status quo is justified and appropriate for a property that is already so distinct.

The threshold question to be addressed concerns the addition of the proposed walls in place of some of the planted bank at the sidewalk. Staff suggests the Board will want to discuss whether the 15' long walls with certain characteristics might be considered appropriate in this context. Among the questions that may pertain:

- Is the introduction of walls parallel to the sidewalk a change that alters an important feature of the neighborhood – the steep, landscaped or grassy banks without walls?
- Would integrating the proposed walls more fully with the existing stairs, and making them less distinct make this proposal less of a challenge to the existing landscape pattern on the street?
- If integration with the stucco stairs is desired, what material and finish (especially color, texture, and patterning) would be most appropriate for the proposed walls? Is the proposed stone compatible enough? Would it be preferable to keep the new walls distinct from the stairs by using the proposed stone, or should stucco or concrete be considered?
- Would caps be appropriate on the walls, to give the tops of the walls a more finished and formal appearance?
- Should the height of the proposed walls be just below the level of the cheek walls, or even with them, as proposed?
- Does the Board favor the proposed step down in the height of the walls, near the outer ends? Does this feature add to the formality of the appearance, as suggested by the contractor? Do the step downs help the walls relate to the stairs and home, and make the ends of the walls less abrupt?

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.*
- (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.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 9-16-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed site alterations at 41 Bowdoin Street **meet (fail to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

Attachments

1. Project description by contractor
2. Contractor's site plan
3. Contractor's rendering of proposed walls
4. Photo of pre-existing conditions supplied by contractor
5. Photos of site by staff
6. Detail photo showing proposed stone, provided by contractor
7. Photos of Bowdoin Street context by Staff

Date: 8/16/

HISTORIC PRESERVATION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

PROJECT ADDRESS:

41 Bowdoin St

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

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

Construction of two stone walls 15 feet long to either side of front stairs to control erosion onto sidewalk. Each wall will have a 8" step down on the ends to add a formal look fitting with the home. The embankment will then be planted with hydrangea, barren strawberry and blueberry muffer huts to control erosion + fill in between existing junipers. The stone wall will be level with attention to detail applied to construction and proper technique will be used. The stone is a grey/blue/purple that is a locally quarried granite. Using color that compliments the stucco home and enhances the weight of the stairs and scale of the house by flanking each side ~~and~~ of them (steps)

I feel this project is very fitting for the neighborhood and this very unique home. It is one of very few stucco homes in the historical district and it is on an elevated site with a significant grade change close to the sidewalk. Erosion from the hill side is narrowing the walkway. Stonework is 100% timeless + classic. It fits with every home from, contemporary to early modern homes of the 1920's as well as log cabins and virtually any home. Stone is in the fabric of our beings as humans. Once installed it requires no upkeep or maintenance like all other products do. It fits with this home because the home itself is unique from all others on the street. In addition to it being stucco it also has mature plantings that do not enable us to plant grass on the hillside like other houses on the street. 41 Bowdoin is also significantly closer to the sidewalk than other homes on the same side of the street making erosion control and embankment protection more important. The fact that the home is stucco ^{+ fully planted} lends some element of uniqueness that, I think, should allow for some variation in look from the rest of the cedar shingle sided houses on the street. There are other houses in the neighborhood that have stonewalls, granite steps and edging, concrete and other products that lend itself to variety in the neighborhood that I think should welcome the addition of a stonewall. In keeping with the time period I feel there were probably a lot of

people with different opinions on what to use as building materials and it's hard to say what someone would want in 1914. What we can say though, is that stone would have been a very good option and a product that was available at the time. The decision on what to use is hard to predict, but then and now stone is the best option for retaining walls, for structure, elegance, longevity, upkeep and look. I feel there is nothing as nice or timeless as stone. When completed it would be difficult to say when it was constructed it could just as easily been done in 1914 as 2015. I sincerely hope for your approval of this project. I think it will be a very nice addition to a gorgeous home on the west end. I highly respect this process to protect the historical heritage of this great city and want you to be able to block unfitting improvements such as timber or concrete block walls, but I truly feel stone is the best fit. It is one of the most enduring building products of humanity and I will use my creativity and artisanship to create a lasting and functional work of art. Thank you for working hard to enshrine this city in its original beauty and protecting it from unfettered changes.

Best Regards

Brian Mansell

EXHIBIT 2

ALLEY

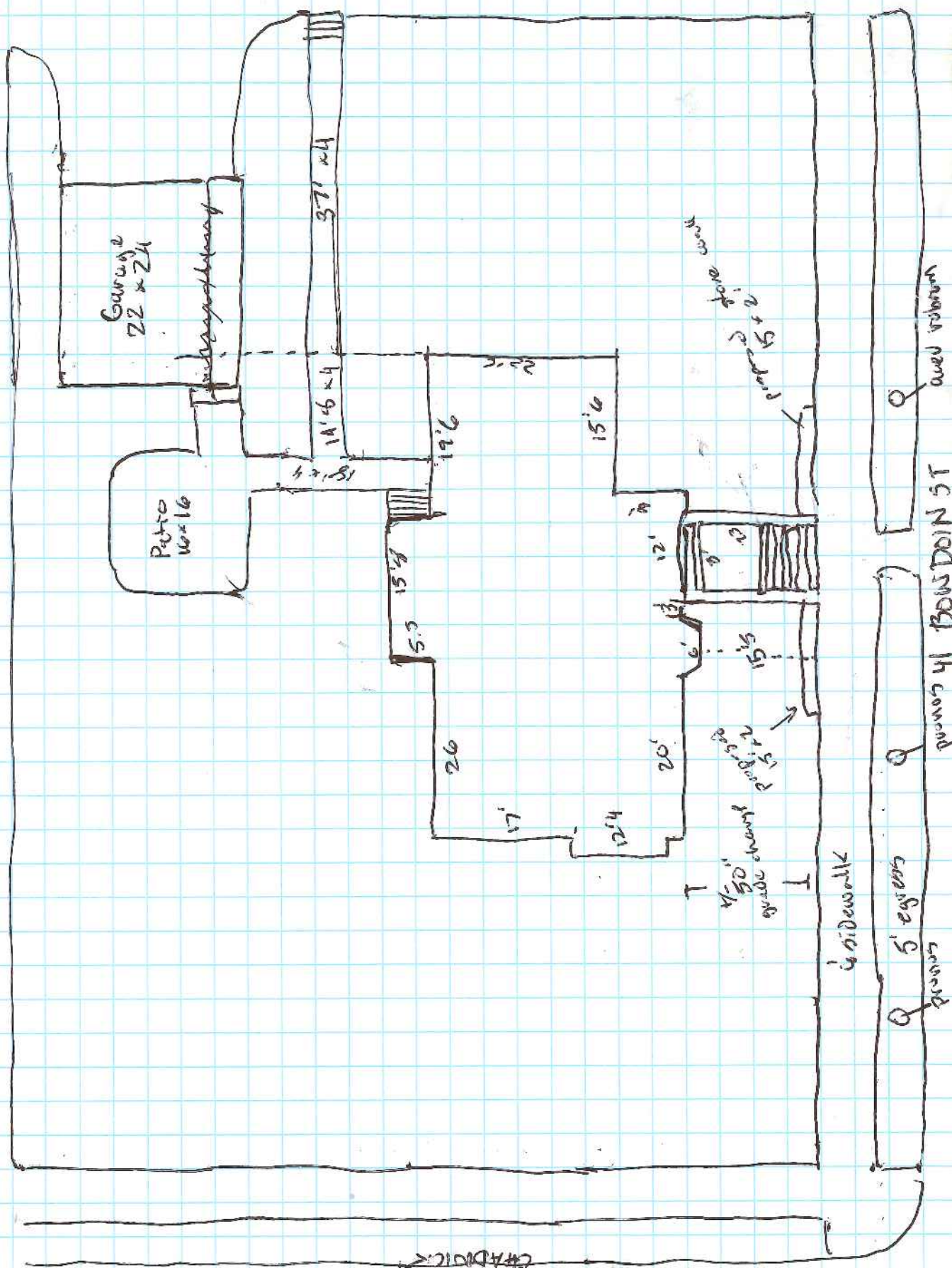


EXHIBIT 3



EXHIBIT 4



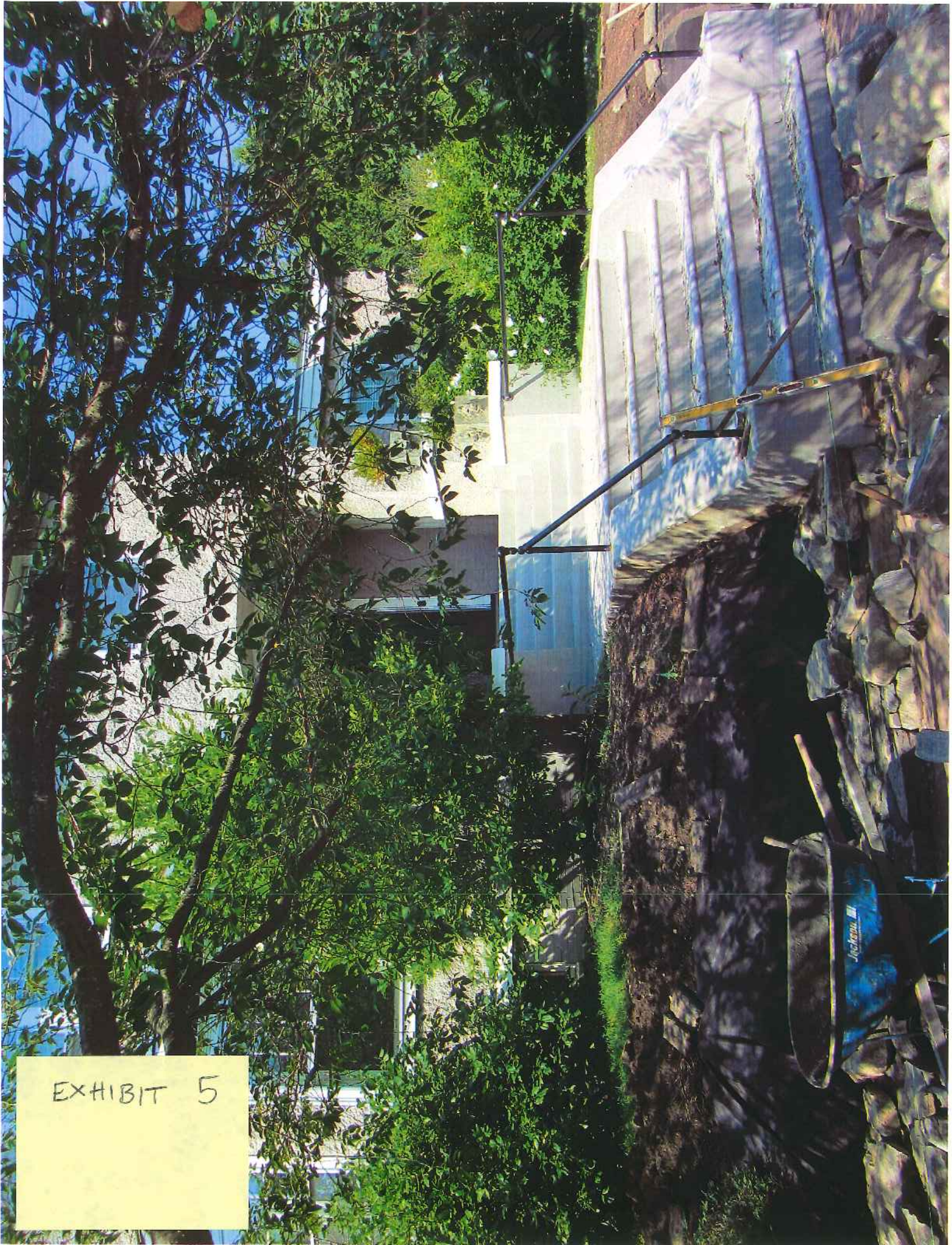


EXHIBIT 5



EXHIBIT 5

EXHIBIT 6



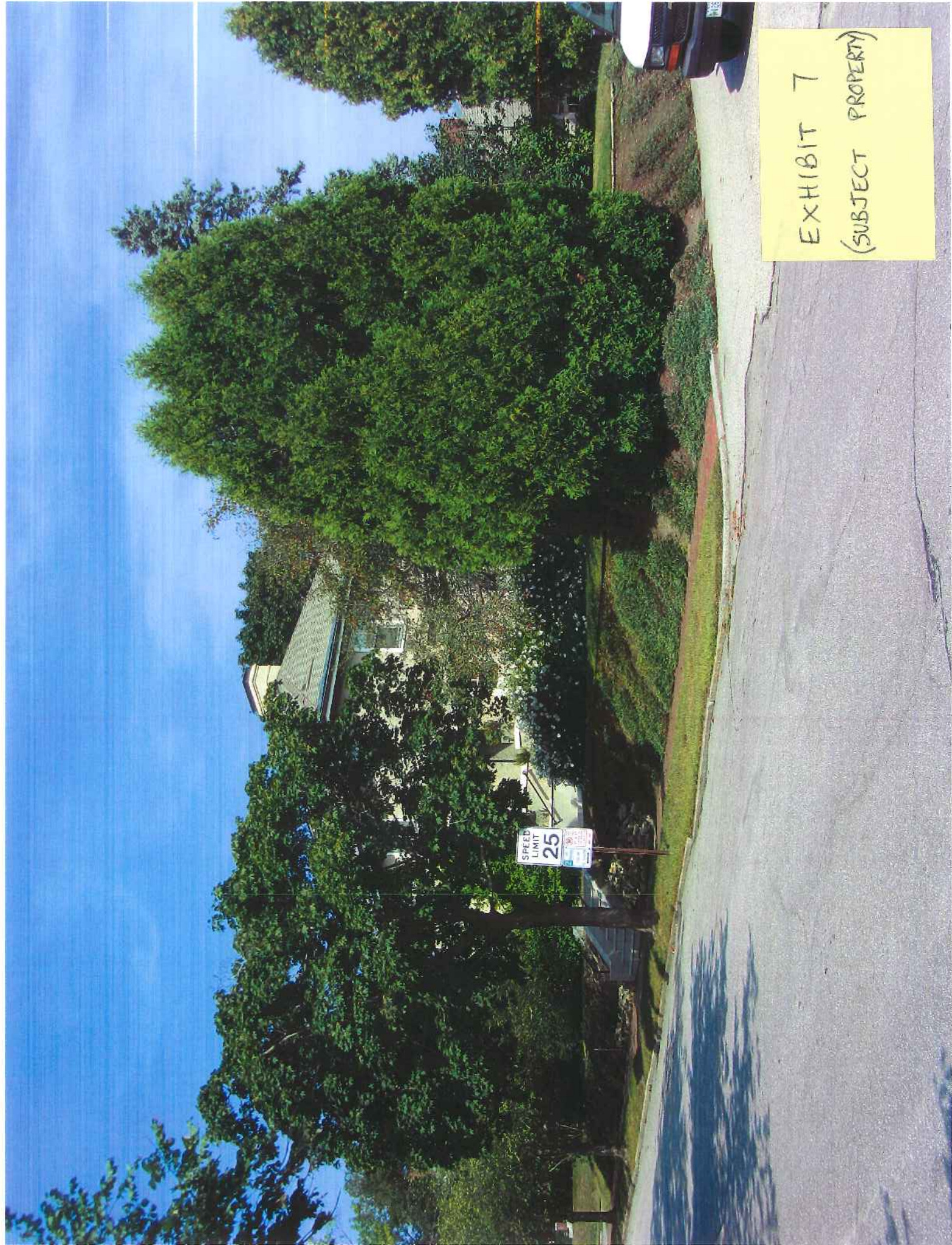


EXHIBIT 7
(SUBJECT PROPERTY)

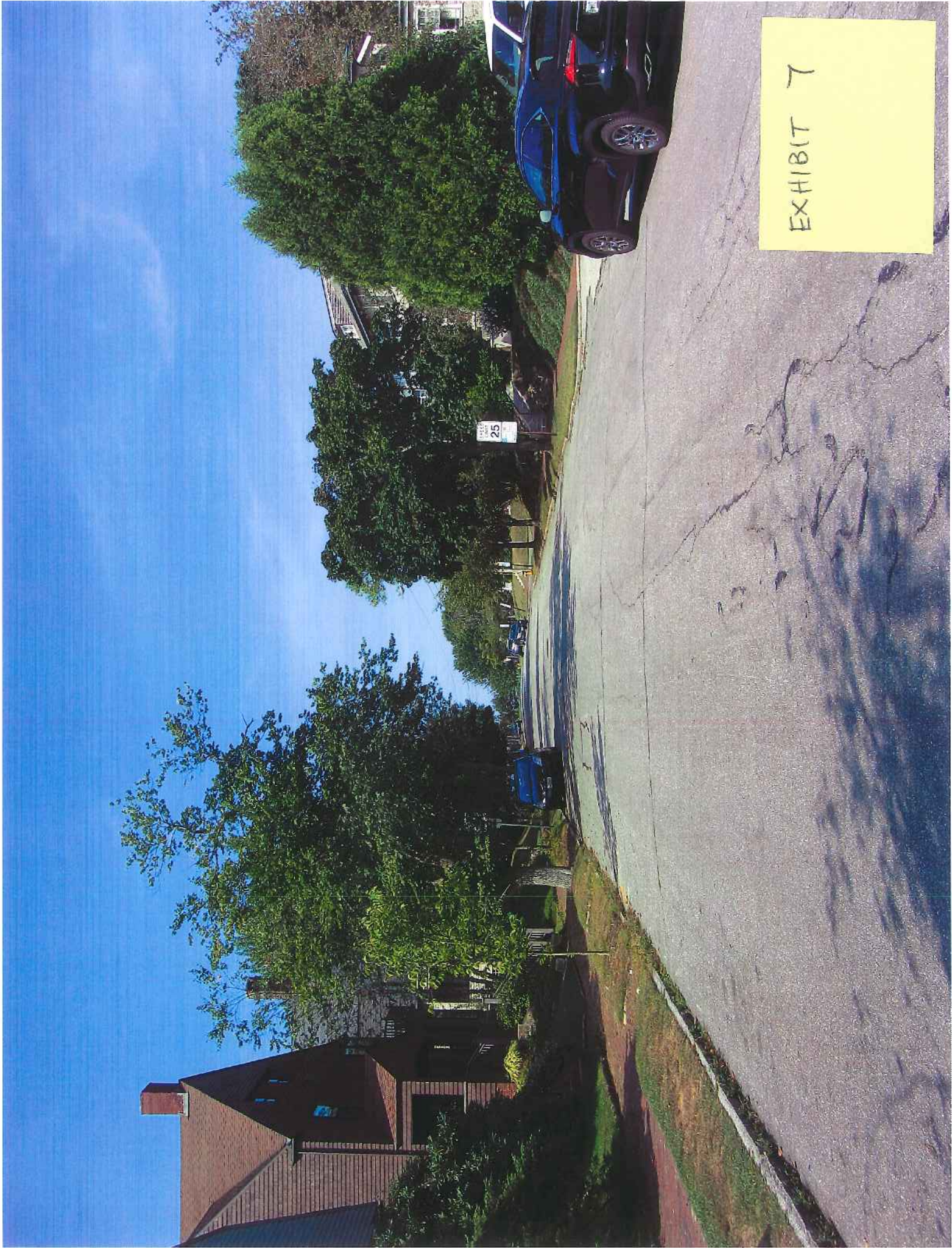
EXHIBIT 7





EXHIBIT 7

EXHIBIT 7



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

**WORKSHOP
714 STEVENS AVENUE
UNIVERSITY OF NEW ENGLAND**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: September 10, 2015

RE: September 16, 2015 Workshop

Application for: Certificate of Appropriateness for masonry piers and iron fencing

Address: 714 Stevens Avenue

Property Owner: University of New England
Alan Thibeault, agent

Landscape Architect: Peter Biegel, Land Design Solutions

Introduction

Alan Thibeault of the University of New England has requested a preliminary review of additions to the gateways at two Stevens Avenue pedestrian entrances to the campus. The alterations consist of two additional masonry piers at one entrance, connected to the existing piers by iron fencing, and three additional piers, with fencing, at the other entrance. Each of the entrances currently has a pair of large brick and granite piers, set back from the Stevens Avenue sidewalk and flanking the start of pedestrian walkways into the campus.

The existing piers were approved by the Historic Preservation Board on July 2, 1997, as part of a program proposed by Richardson & Associates Landscape Architects to better define the edges of the campus and mark the main pedestrian entrances. In 1997 UNE had recently merged with Westbrook College, and plans included plantings and signage to give the edge of the green a more unified, consistent image.

The current proposal would more completely define the brick paved area that connects the Stevens Avenue sidewalk with the campus walkways and lend the gateway more presence. Mr. Biegel of Land Design Solutions has submitted plans and elevations showing the proposed

piers and fencing, and a photo of the existing piers. Plans include a detail drawing from the 1997 proposal, to be used in duplicating the appearance of the piers. One significant difference is that the proposed new piers will be shorter (8') than the existing gateway pairs, which are monumental at 12'-6" tall.

Proposed Site Alterations

As noted the proposed new piers are not as tall as the existing ones. The iron fencing is proposed to be 7'-4" high at the existing tall piers, with the first section sweeping down in an arc to 5' high. The plans note that shop drawings are to be submitted and a fence sample is to be supplied for final approval. The submitted plans also show that both brick-paved entry areas will be slightly enlarged to accommodate the geometry of the new fencing and extend to the outer edges of the new piers.

Staff Comments

The UNE campus is not enclosed by a fence bordering Stevens Avenue, which helps explain the university's motivation for both the 1997 project and the current proposal. Though a rendering has not been included with the submission, one can imagine the additional piers and fencing accentuating the pedestrian entrances, and narrowing like a funnel at the start of the walkways. The investment in small amounts of iron fencing with robust piers for these two campus entries inspires one to ask whether UNE hopes to eventually make a much more significant investment in fencing for the campus border.

Other questions that the Board may wish to discuss with the applicant include:

- Would it be worth considering slightly narrower new piers – proportionately lighter – to match their lower height, as compared to the existing piers?
- It does not appear that the proposed piers include lighting. Are there changes to seating, lighting, or signage that would be associated with this proposal?

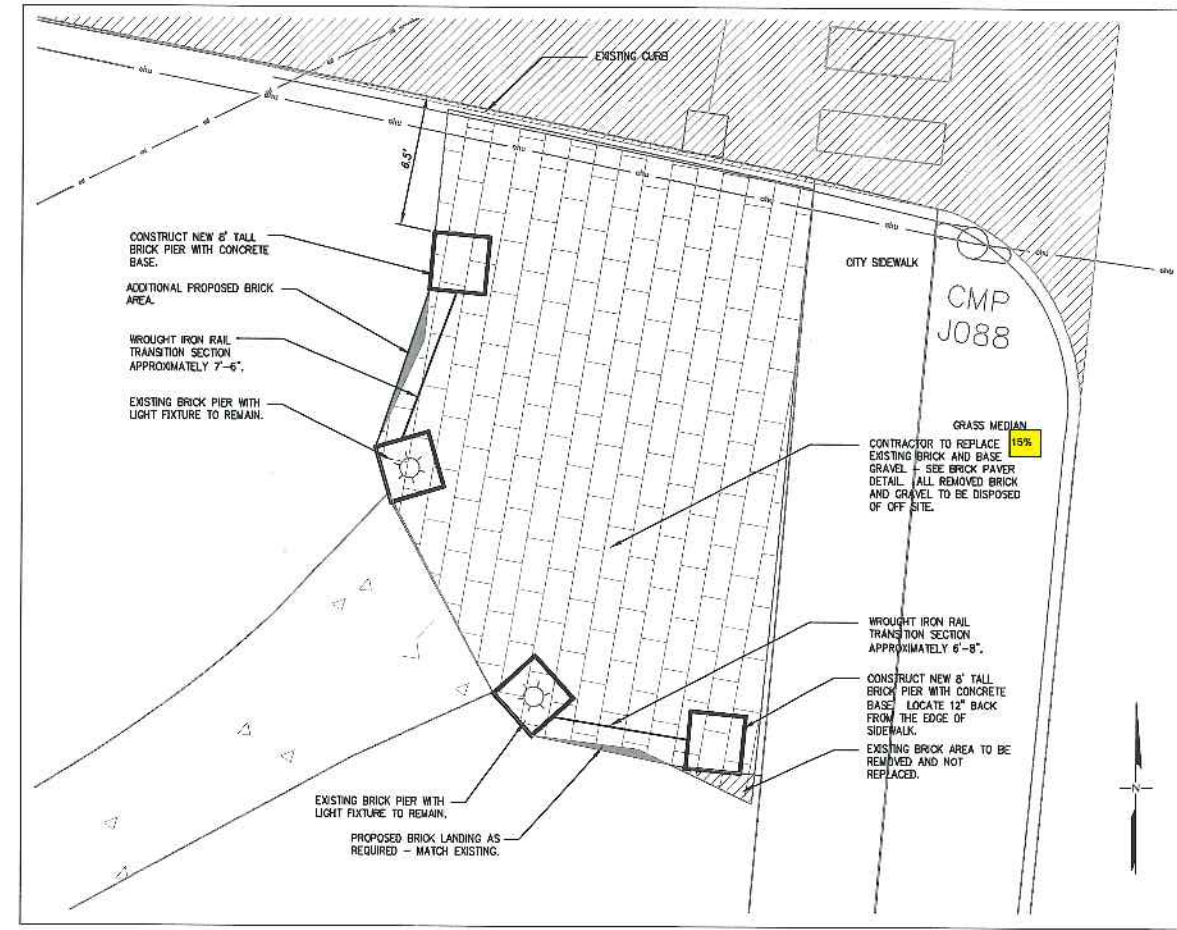
Applicable Review Standards

- (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.*

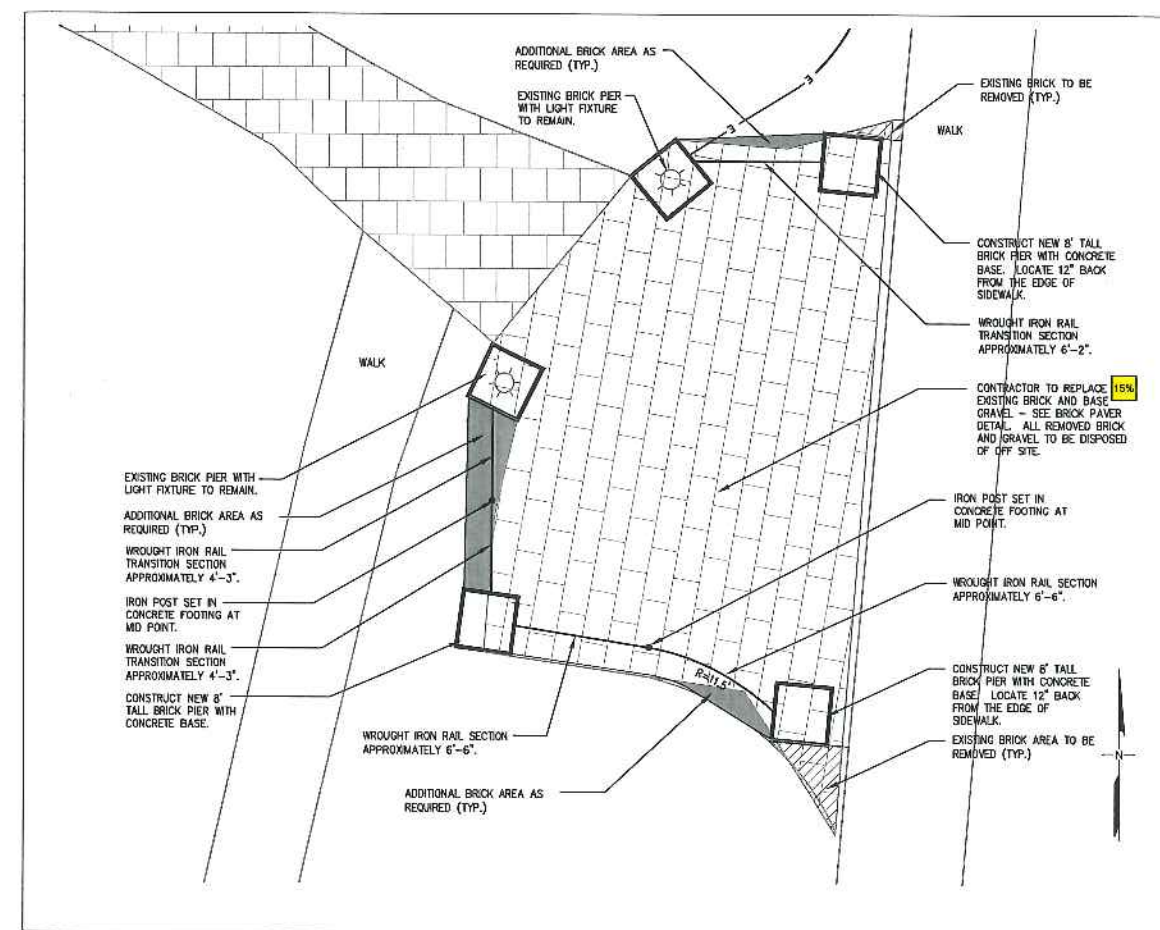
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments

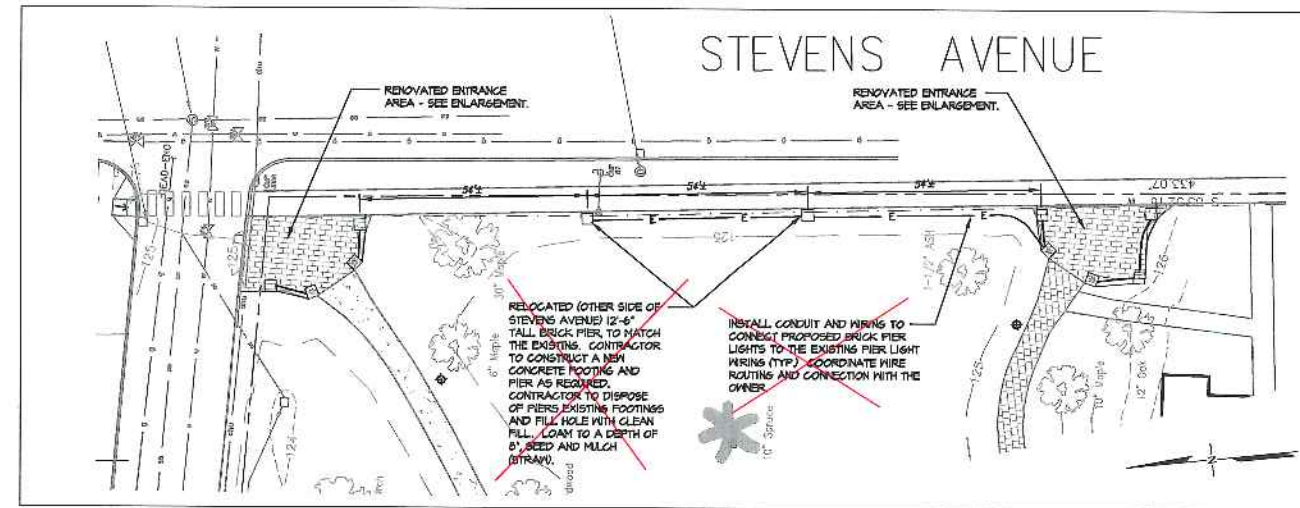
1. Landscape Architect's plans
2. Google Earth image of one of the existing entry areas
3. File photos taken shortly after the 1997 piers were constructed



NORTH GREEN ENTRANCE
SCALE: 1/4"=1'



SOUTH GREEN ENTRANCE
SCALE: 1/4"=1'



STEVENS AVENUE STREETSCAPE
SCALE: 1"=20'

GENERAL PROJECT NOTES:

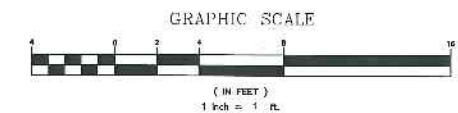
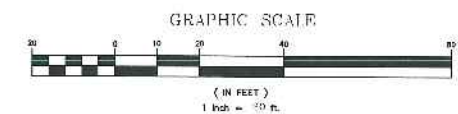
1. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
2. ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS AS WELL AS MANUFACTURER'S RECOMMENDATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
3. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINDED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ADJUSTED, ABANDONED AND/OR CARRIED OR DEMOLISHED, AS REQUIRED.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS GOVERNING THE CONSTRUCTION ACTIVITIES.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE WORK SITE FOR PUBLIC SAFETY PURPOSES.
7. THE OWNER SHALL BE RESPONSIBLE FOR SECURING ANY REQUIRED CITY PERMITS FOR THE WORK.

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. THE CONTRACTOR SHALL NOTIFY DISSAFE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. 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.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL PERMIT APPROVALS.
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. SCREENED IMAGES REPRESENT EXISTING CONDITIONS.

PLAN NOTES:

1. CONTRACTOR SHALL LAYOUT THE LOCATION OF THE BRICK PIERS, RAILS, AND PROPOSED EDGE OF BRICK FOR REVIEW AND APPROVAL BY THE OWNER PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS TO CONNECT THE TWO RELOCATED PIERS WITH LIGHTS TO A POWER SUPPLY AS DIRECTED BY THE OWNER.



LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 160 Longnocks Road, Cumberland, ME 04081 tel: (207) 939-1171
CLIENT & OWNER:
UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD, BIDDEFORD, ME 04005

DESIGN: PBB
DRAWN: DEPT.
CHKD: PBB
DATE: MAY 2015
SCALE: AS NOTED

STEVENS AVE. STREETSCAPE IMPROVEMENTS
UNE CAMPUS, STEVENS AVENUE, PORTLAND, MAINE
BRICK PIER AND FENCE SITE PLAN
AND ENTRANCE AREA ENLARGEMENTS PLAN
PROJ. NO.:
DWG. NO.:
REV. B
L-1.1

Drawing Name: C:\Users\pbb\Desktop\Stevens Ave Streetscape\Stevens Ave Streetscape.dwg Date: 5/15/15 Time: 10:25:11 1/25/15

REV.	DATE	STATUS	BY	CHKD	APPD	REV.	DATE	STATUS	BY	CHKD	APPD
B	5/26/15	REVISED PER CLIENT REVIEW COMMENTS	DEPT.	PBB	PBB						
A	5/15/15	ISSUED FOR REVIEW WITH OWNER	DEPT.	PBB	PBB						

1. CONTRACTOR SHALL CONSTRUCT BRICK PIERS AS DETAIL 4, 4 BELOW AND PER DETAIL #2 OF THE EXISTING PIER'S PREPARED BY RICHARDSON ASSOCIATES.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF BRICK PIERS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING MATERIALS.
3. CONTRACTOR TO LAYOUT BRICK PIERS IN THE FIELD FOR OWNER'S REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. BRICK PIERS TO BE PLUMB AND LEVEL.

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MROUGHT IRON FENCE SHOWING PIER CONSTRUCTION, FENCE MATERIALS, FENCE TO PIER ATTACHMENT, FENCE SECTION LENGTHS.
2. CONTRACTOR SHALL PROVIDE SAMPLE PANEL SECTION SHOWING AT LEAST 5 PICKETS AND 4 CIRCLES.
3. CONTRACTOR SHALL PROVIDE COLORLESS COATING SYSTEM (HOT DIP ZINC COATING, EPOXY PRIMER AND URETHANE TOPCOAT) FOR MROUGHT IRON FENCE IN A SATIN BLACK COLOR AS PROVIDED BY DUNCAN GALVANIZING OF EVERETT, MA OR APPROVED EQUIVALENT.
4. NO SHARP EDGES OR HELDS WILL BE ALLOWED.



1. ALL PAVES SHALL BE SAW CUT ONLY. NO FRAGMENT SHALL BE SMALLER THAN 2". FINAL SURFACE SHALL FIT TO DRAIN PER GRADING PLAN.
2. BRICK PAVES TO BE THE PATHWAY FILL RANGE BRICK PAYER IN A 4-2 1/4 X 8" SIZE AS MANUFACTURED BY FINE HALL BRICK AND DISTRIBUTED BY GHEEST CONCRETE PRODUCTS OF WINSTON AND SANFORD, MAINE OR APPROXIMATE EQUIVALENT. BRICK SAMPLES SHALL BE PROVIDED TO THE OWNER FOR APPROVAL PRIOR TO PURCHASING.
3. BASE GRAVEL TO BE PLACED IN 4 INCH MAX. LIFTS AND COMPACTED TO 98% OF ITS DRY MAXIMUM DENSITY.
4. BRICK PAYER PATTERN TO MATCH THE EXISTING BASKET WEAVE WITH HEADER COARSE EDGE.
5. BRICK LANDING AREAS SHALL BE FITTED TO DRAIN (2% PREFERRED, 3% MAX) FOLLOWING THE EXISTING ADJACENT DRAINAGE PATTERN. NO PONDING IN BRICK AREAS SHALL BE ACCEPTED.



4 BRICK PIER FOOTING & CONCRETE PIER
SCALE:



LIGHTS, FLUSH MOUNTING BOXES,
NOTES, CAPS, BANDS AND BASES
~~TO BE SUBMITTED TO THE~~



2 EXISTING BRICK PIER DETAIL AS PREPARED BY RICHARDSON ASSOCIATES
SCALE: NTS

[illegible]

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 916, 160 Longnoode Road, Cumberland, ME 04081 Tel:(207) 494-4171
CLIENT: OWNER:
UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD, BIDDEFORD, ME 04005

DESIGN: PBB
DRAWN: DEPT.
CHKD: PBB
DATE: MAY 2015
SCALE: AS NOTED

STEVENS AVE STREETSCAPE IMPROVEMENTS		
STEVENS AVENUE, PORTLAND, MAINE		
DETAILS		
ROJ. NO.		REV.
WG.	1-21	B



ATTACHMENT 2



ATTACHMENT 3