

CITY OF PORTLAND
HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
WORKSHOP #1

ALUMNI HALL – UNE WESTBROOK COLLEGE



November 5, 2014



University of New England
Alumni Hall – UNE Westbrook College
Historic Preservation Application for Certificate of Appropriateness
Workshop #1

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Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

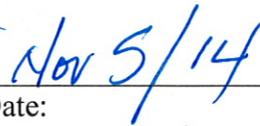
Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

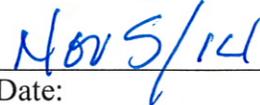
I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method ~~through the U.S. Postal Service mail~~ **IN PERSON** once my application paperwork has been electronically delivered.


Applicant Signature: _____


Date: _____


I have provided digital copies ~~and sent them on:~~
AND DELIVERED IN PERSON


Date: _____

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.



Alumni Hall Renovations

The University of New England is fund raising for a complete rehabilitation of Alumni Hall at its Historic Westbrook College Campus in Portland. 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 the City's first City Hall in Market Square, now Monument Square. The building 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. Finally, the building will require a new code compliant elevator and stair tower addition. The Owner wishes to salvage the current usable floor space of Alumni's 2,500 SF footprint necessitating the requirement for an addition to the rear.

Alumni Hall is currently 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.

Consigli Construction is providing the Owner and design team preconstruction services including investigative demolition and cost estimating. Conceptual plans have called for restoration of the exterior of Alumni Hall and introduction of administrative spaces at the first and second floor levels. The current room and circulation configuration is largely envisioned to remain and the central stair is planned to be restored. The plans also call for creating a student lounge in the basement and using the interior of the Annex as a reception hall and meeting space.



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Upon inspection of selective demolition the Owner and the project team have come to the conclusion that creating appropriate habitable space in the basement will be cost prohibitive. The design team had intended to remove the basement slab and install a new slab 18" lower. This would provide for reasonable head room and ceiling space for mechanical and electrical needs. Upon opening the finished basement perimeter walls we discovered that the stone foundation extends only to the top of the current slab. This suggests that the existing basement was dug out to create higher ceiling space at some point after initial construction. Lowering the slab further would entail building a reinforced structural shelf at the base of the wall that would encroach approximately 2 feet into the perimeter of the already restrictive floor plate.

The design team has also begun investigation into the mechanical and electrical needs of the rehabilitation. There will be a requirement for roof top mechanicals which will be difficult to conceal with the current conceptual design. The Owner and design team have also come to the conclusion that the addition of the elevator and stair tower erodes the integrity of the Annex to such a degree that keeping the remnant does not make visual sense or warrant the cost of salvage and necessary repair.

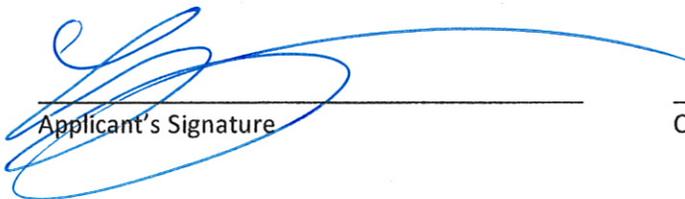
The Owner and design team request a workshop with the Board to discuss our findings and to test whether we have the freedom to remove the Annex and build a larger addition which would house the student lounge within its first floor and provide for a second floor reception and meeting room off of the executive offices in the rehabilitated Alumni Hall block.

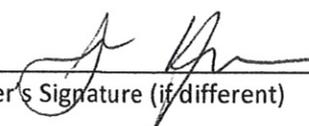
The design team also sees this as an opportunity to unify and calm a complicated collection of facades. The introduction of a minimal elevator/stair tower will further clutter the composition and erode what remains of the once free standing meeting house.

In addition to the larger question about possible removal of the Annex the design team wishes to review replacement window options for the Alumni block. The building originally had 12 over 12 double hung sash as would be typical of a building this size designed in the Federal style. There are historic photographs taken in 1928 that show 2 over 2 double hung sash. The current building has 9 over 9 double hung sash with fairly wide muntins. The ratio of width to height of the glass panes is slightly wider than square creating an awkward proportion. It is the design team's wish to remove these windows that are suspected of being added during a 1960's rehabilitation of the building. The request is to replace with insulating glass double hungs with either true divided lights or applied muntins with a spacer bar.

CONTACT INFORMATION:

<p>Applicant – must be owner, Lessee or Buyer</p> <p>Name: Lita Semrau</p> <p>Business Name, if applicable: Port City Architecture</p> <p>Address: 65 Newbury Street</p> <p>City/State : Portland, ME Zip Code: 04101</p>	<p>Applicant Contact Information</p> <p>Work # 207-761-9000</p> <p>Home#</p> <p>Cell # 207-756-4333 Fax#</p> <p>e-mail: lita@portcityarch.com</p>
<p>Owner – (if different from Applicant)</p> <p>Name: Alan Thibeault & Greg Hogan University of New England</p> <p>Address: 11 Hills Beach Road</p> <p>City/State : Biddeford, ME Zip Code: 04055</p>	<p>Owner Contact Information</p> <p>Work # 207-602-2855</p> <p>Home#</p> <p>Cell # Fax#</p> <p>e-mail: athibeault@une.edu ghogan@une.edu</p>
<p>Billing Information</p> <p>Name: Port City Architecture</p> <p>Address: 65 Newbury Street</p> <p>City/State : Portland, ME Zip Code: 04101</p>	<p>Billing Contact Information</p> <p>Work # 207-761-9000</p> <p>Cell # Fax#</p> <p>e-mail:</p>
<p>Architect</p> <p>Name: Lita Semrau Port City Architecture</p> <p>Address: 65 Newbury St</p> <p>City/State : Portland, ME Zip Code: 04101</p>	<p>Architect Contact information</p> <p>Work # 207-761-9000</p> <p>Home#</p> <p>Cell # 207-756-4333 Fax#</p> <p>e-mail: lita@portcityarch.com</p>
<p>Contractor</p> <p>Name: Jeremy Whitehouse Consigli Construction</p> <p>Address: 15 Franklin Street</p> <p>City/State : Portland, ME Zip Code: 04101</p>	<p>Contractor Contact Information</p> <p>Work # 207-791-2509</p> <p>Home#</p> <p>Cell # Fax#</p> <p>e-mail: JWhitehouse@consigli.com</p>


 Applicant's Signature


 Owner's Signature (if different)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

Please check all those activities that apply to your proposed project.

Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.

Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.

Details or sections, where applicable.

Floor plans, where applicable.

Site plan showing relative location of adjoining structures.

Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)

Materials - list all visible exterior materials. Samples are helpful.

Other (explain) _____

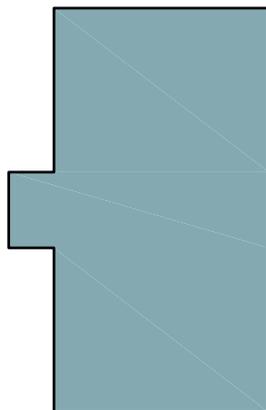
If you have any questions or need assistance in completing this form, please contact Historic Preservation staff:

Deb Andrews (874-8726) or by e-mail at dga@portlandmaine.gov

Rob Wiener (756-8023) or by e-mail at rwiener@portlandmaine.gov

Evolutionary History of Alumni Hall

1834

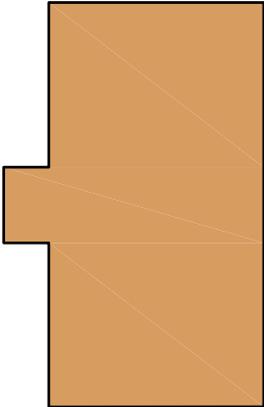


Alumni Hall

Evolutionary History of Alumni Hall



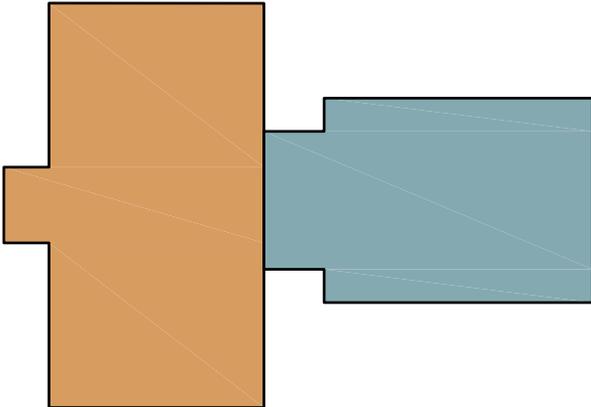
c.1860



Alumni Hall with Separate Annex

Evolutionary History of Alumni Hall

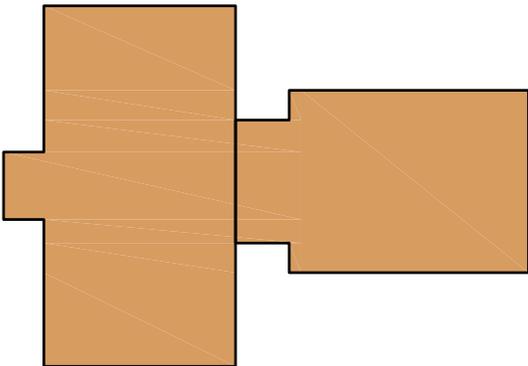
c.1870



Annex is Attached to Alumni Hall

Evolutionary History of Alumni Hall

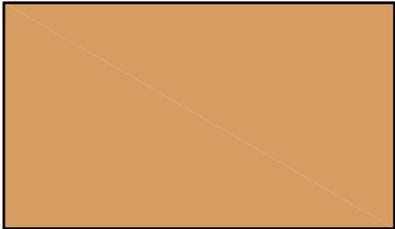
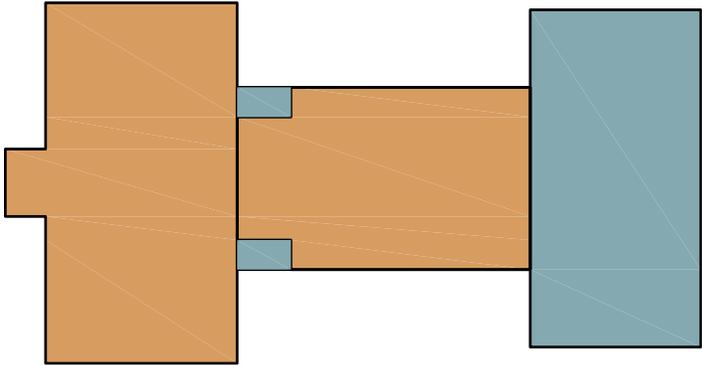
1900



McArthur Gym is Built Adjacent to Alumni Hall

Evolutionary History of Alumni Hall

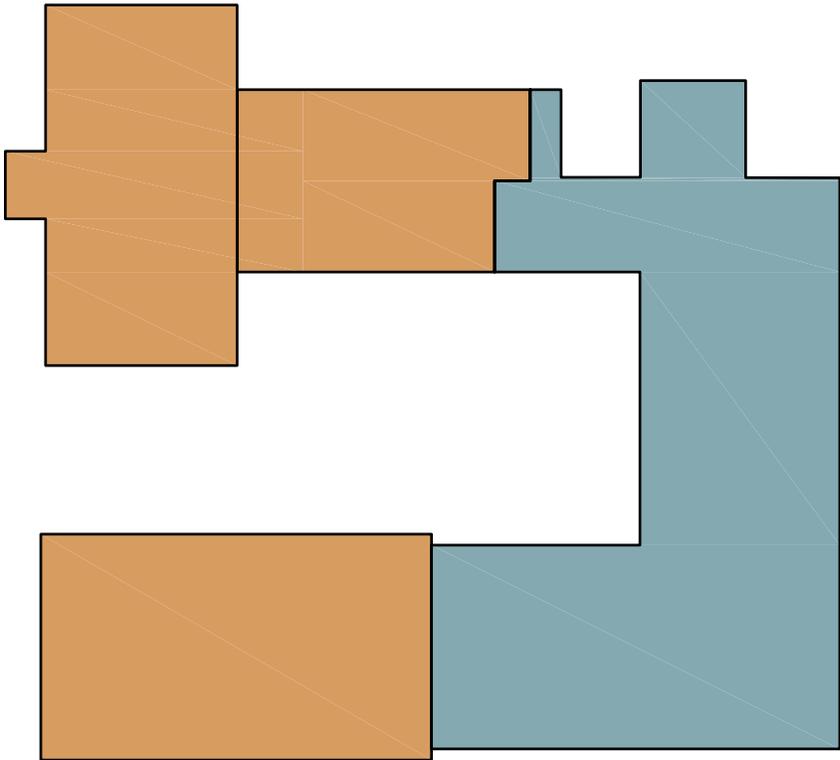
c.1936



Theater is Built & Attached to Alumni Hall with Annex

Evolutionary History of Alumni Hall

1987



Abplanalp Library Joins Alumni & McArthur Gym



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Arial View of the Campus





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Alumni Hall



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Front Entry



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Front Door



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Entrance to Courtyard shared with McArthur



Alumni from the Courtyard



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The Annex from the Courtyard



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





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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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Typical Alumni Window



Alumni Entry Window



Typical Annex Window



Alumni Scraphiti



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Alumni Eave



Annex Eave



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**Lattice and Bell in the
Cupola**



CAMPUS AND PHOTO MAP

UNIVERSITY OF NEW ENGLAND

PORTLAND CAMPUS



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

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



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A: Abplanalp, annex and Alumni from Parking Lot



B: Abplanalp with Alumni in the Background from Parking Lot



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C: View towards Alumni Hall from College Ave



D: View towards Alumni Hall from Stevens Ave



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E: View of Alumni Hall from Hersey Hall



F: View towards Alumni Hall from Cemetery Road

ABPLANALP, ANNEX AND ALUMNI HALL ELEVATION

ABPLANALP
C. 1987

ABPLANALP
ANNEX
ADD.
C. 1987

ANNEX 1849
• MOVED TO SITE C. 1869
• MODIFIED C. 1987 (NEW)

UNKNOWN

ALUMNI HALL
C. 1834



