TOWN OF BRUNSWICK
VILLAGE REVIEW BOARD
28 FEDERAL STREET, BRUNSWICK, ME 04011-1583

VILLAGE REVIEW BOARD
REVISED* AGENDA
BRUNSWICK STATION
16 STATION AVENUE, ROOM 217
Monday, April 8, 2013
7:15 P.M.

1. **Case #VRB 13-004 – 22 Cleaveland Street –** The Board will review and make a recommendation to the Planning Board regarding a Certificate of Appropriateness for Demolition application submitted by Bowdoin College to demolish a combined structure at 22 Cleaveland Street/78 Federal Street (Map U8, Lot 095). A Site Walk was previously held by the Board on March 22, 2013.

2. Historic Preservation Month Event Planning

3. Staff Approvals Update
   - 8 Gilman Avenue
   - 80 Maine Street

4. Approval of Minutes

5. Other Business

**This agenda was revised to remove Case # VRB13-007 on April 5, 2013*

Village Review Board meetings are open to the public. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. This meeting is televised.

TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
28 FEDERAL STREET
BRUNSWICK, ME 04011

ANNA M. BREINICH, AICP
DIRECTOR OF PLANNING & DEVELOPMENT

PHONE: 207-725-6660
FAX: 207-725-6663

April 4, 2013

Memo to: Village Review Board
From: Anna Breinich, AICP
Subject: VRB 13-004: Bowdoin College Request to Demolish Structure Located at 22 Cleaveland Street/78 Federal Street, Map U8, Lot 95

Project Summary:
Bowdoin College has submitted an application for a Certification of Appropriateness for the demolition of 22 Cleaveland Street/78 Federal Street, known as the Barker House. The application contains a completed application form and fee, project description, the 1983 Pejepscot Historical Society building survey form, a building evaluation completed by a structural engineer, interior and exterior photos and proposed reuse plan.

As detailed in the application, the property is a 1-1/2 story Cape style dwelling attached to a 2-story, wood frame Greek Revival style dwelling with a number of additions and outbuildings constructed by previous owners, totaling approximately 3,060 square feet of living space. The property is in poor condition having had little or no maintenance since purchased by the former owners in 1975. Bowdoin College purchased the property in 2007 and immediately took steps to eliminate a safety hazard, a falling chimney. Upon demolition, the structure would be replaced by a "mosaic of gravel terraces surrounding a restored lawn area. Reclaimed granite slabs will mark the footprint of the home's original foundation."

The property is located in the College Use 6 (CU6) District, Village Review Overlay Zone and the National Register Federal Street Historic District. The property is currently vacant since being purchased by Bowdoin College. Prior to 2007, several apartments were located onsite.

Per the interim demolition procedures and standards for a Certificate of Appropriateness adopted by Town Council on December 17, 2012, The Village Review Board shall provide a recommendation to the Planning Board on applications for a Certificate of Appropriateness for Demolition. A site walk through the property was jointly conducted by the Village Review Board and Planning Board on March 22, 2013. Planning Board will review and act on the application for a Certificate of Appropriateness for Demolition upon receipt of the Village Review Board findings and recommendations.

Basis for Demolition:
As per Section 216.10.F. (Certificate of Appropriateness for Demolition and Relocation) of the Brunswick Zoning Ordinance, any grant or denial of a COA for demolition shall be based upon the findings the Planning Board shall make in their review of the application and property reuse. The Village Review Board shall make their recommendation considering three criteria further stated in Section 216.10.F - the significance of the structure, structural condition and economic viability if reused. Staff review regarding each criterion is as follows:

1. The significance of the structure proposed for demolition, as evidenced by its status as listed or eligible for listing on the National Register of Historic Places: 22 Cleaveland Street, the "Cape Style"

dwelling was constructed circa 1836. 78 Federal Street, the 2-story Greek Revival style structure was constructed circa 1865 and may have been joined together during initial construction (PHS 1980/83 Historic Preservation Survey). At the time of the survey, the structures were rated as being in good condition. Both structures are listed in the 1976 Federal Street Historic District Inventory- Nomination Form as contributing resources. Since first constructed, the structures have been significantly modified through additions first meant to be used in a non-inhabitable utilitarian nature. These additions were later used as living space without meeting building code standards. The property is now considered to be uninhabitable.

Staff requested an opinion from the Maine Historic Preservation Commission (MHPC) regarding the demolition request. Their attached response confirms that the property is considered to be a contributing resource in the Federal Street Historic District. Based their onsite inspection and reviewed of the attached application materials, the MHPC states that "given its present condition and the estimated cost of rehabilitation, [MHPC] has no reason to question the College's conclusion that there is no economically viable use for the building." MHPC furthers states that the demolition "will have an impact on the Federal Street Historic District. However, it will not jeopardize the district's National Register status." Based on this information, staff concurs with the opinion of MHPC.

2. The condition of the structure provided that the applicant has not contributed significantly to the deterioration of the structure. Bowdoin College purchased the property in 2007. At that time the condition of the structure was poor. Immediate actions taken to secure the building included removal of two falling chimneys, removal of a chicken coop and abatement of hazardous materials. In 2010, Bowdoin College hired a structural engineer to determine structural condition and extent of possible remedial work. The report was provided by the applicant. In summary, it was determined that the buildings could not again be occupied without a comprehensive gut rehabilitation which would address and bring to code all building systems and require replacement and reinforcement of a significant portion of the components. Such work included demolition of all interior walls and existing additions/foundations, removal and replacement of structural members, reset and plumb of structure, lifting of structure, demo of existing foundation and replacement w/new footers and foundation. It was further stated by the engineer that the "numerous shoddy renovations over the years combined with a complete lack of care or maintenance [by the former long-term owner] have compromised the overall structural integrity of the buildings."

It has been noted by the applicant and observed by the Board and staff during the March 22, 2013 Site Walk, that the structure is not compliant with existing building or life safety codes and in all probability is uninhabitable.

Based on the above information, staff believes that the applicant has not contributed significantly to the deterioration of the structure.

3. The availability of permitted alternative uses of the structure that would maintain its economic viability. Per the application, no permitted alternative use of the building is economically viable due to its substantial deterioration as documented within the structural engineer's report and as appeared during the Board's site walk. In 2010, the estimated cost to renovate the structure was approximately $500/square foot or approximately $863,000. As stated in the engineer's report, it was highly questionable whether structural renovation was economically viable. Based on this information and direct observations by planning and codes staff, we believe it is highly unlikely that a permitted alternative use of the structure could maintain its economic viability.

Staff will be in attendance at your meeting for questions or clarification.

Bowdoin College

March 14, 2013
(Hand Delivered)

Anna Breinich, Director of Planning & Development
Town of Brunswick
28 Federal Street
Brunswick, ME 04011

RE: 22 Cleaveland Street/78 Federal Street
Map #U8, Lot #95
Demolition & Landscaping Permit Application

Dear Anna:

Please find enclosed our application for a Certificate of Appropriateness for the demolition and landscaping of the above referenced property. Also included is our Check #506047 in the amount of $75.00. This check is for the $25.00 Staff Review Fee and the $50.00 Village Review Board Fee.

We anticipate this application will be reviewed in accordance with the current process for demolition within the Village Review Overlay Zone. In support of this application we have included:

- Completed application form and fee
- A project description
- A copy of the 1983 Pejepscot Historical Society building survey
- Becker Structural Engineers, Inc. Building Evaluation report dated April 2, 2010
- Site plans and development plans
- Interior and exterior photographs of the structure

The materials enclosed support our application to comply with the criteria stipulated in the Town of Brunswick Zoning Ordinance Section 216.10 C:

1. The structure was included in the Federal Street Historic District Inventory – Nomination Form submitted to the National Park Service for historic district consideration in 1975. The Federal Street Historic District was added to the National Register of Historic Places in 1976. Since that time, the significance of the structure has been compromised by the physical joining of the two buildings, poorly constructed additions and renovations, and an overall lack of maintenance and care.
2. The condition of the structure is poor. This was documented at the time Bowdoin College acquired the property in 2007. Since taking ownership, the College has taken steps to secure the building, including removal of the tops of two falling chimneys, removal of the chicken coop, and abatement of the hazardous

Office of Facilities Management

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materials. The structure is currently uninhabitable. Please see enclosed report by Becker Structural Engineers, Inc.

3. There is no permitted alternative use of the building that is economically viable due to its substantial deterioration. Instead, the College intends to landscape the premises and, as suggested by Maine Historic Preservation Commission staff, to preserve certain features of the original property as outlined in the attached project description.

We request your assistance in conducting a walk-through of the structure with the Planning Board and Village Review Board prior to the VRB and PB meetings. We hope to begin demolition activities no later than June 03, 2013. If this schedule is not practical or in accordance with the current ordinance timeframes, please let me know.

Please feel free to give me a call, if you have any questions. Thank you for your assistance.

Respectfully,

Don Borkowski
Director of Capital Projects
(207) 725-3947

cc: S.C. Longley (transmittal only)
Kirk Mohney
File

Received:_____ VRB Case #:_____
By:_____

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

   Name: DON BORKOWSKI, BOWDOIN COLLEGE
   Address: 3800 COLLEGE STATION
   BRUNSWICK, ME 04011
   Phone Number: 207-725-3947

2. Project Property Owner:

   Name: BOWDOIN COLLEGE
   Address: 3800 COLLEGE STATION
   BRUNSWICK, ME 04011
   Phone Number: 207-725-3947

3. Authorized Representative: (If Different Than Applicant)

   Name: STEPHEN STIMSON ASSOCIATES
   Address: 288 NORFOLK STREET
   CAMBRIDGE, MA 02139
   Phone Number: 617-876-8960

4. Physical Location of Property Being Affected:

   Address: 22 CLEAVELAND / 78 FEDERAL ST.

5. Tax Assessor's Map # U8 Lot # 95 of subject property.

6. Underlying Zoning District CU-6

7. Describe the Location and Nature of the Proposed Change, including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change. (use separate sheet if necessary):

   SEE ATTACHED DESCRIPTION

Applicant's Signature 3/11/13
DON BORKOWSKI FOR BOWDOIN COLLEGE

March 14, 2013

Bowdoin College
22 Cleaveland Street/78 Federal Street
Map U8, Lot 95
Zoned CU-6
Purchased May 23, 2007 from Martin Thomas Atkins
Within the Village Review Zone

Project Description:

22 Cleaveland Street is a 1-1/2 story Cape style dwelling with a 2-story, wood frame Greek Revival style dwelling attached (78 Federal Street), containing approximately 3,060 square feet of living space. At an unknown time the buildings were joined. The resulting structure has lost much of the appeal of the original individual buildings. Re-establishment of the separate structures would be difficult at best. Both buildings are listed in the Federal Street Historic District Inventory-Nomination Form. No known architect is listed for either property.

There is an attached barn with full loft, attached porches and several outbuildings. The property is in poor condition, having had little or no maintenance since purchased by the previous owner in 1975. The interior has been modified over the years in no apparent logical pattern and without regard to structural integrity or appearance. This analysis is confirmed by the Becker Structural Engineers, Inc. Building Evaluation report dated April 2, 2010. The property is currently vacant.

Through removal of the existing structure, this project re-envisions the 22 Cleaveland Street/78 Federal Street site - located at the corner of Cleaveland and Federal Streets on the Bowdoin College campus - as an extension of the neighboring property which houses the College's Investments Office at 80 Federal Street, a historic home on a single lot. The existing vehicular driveway between the two properties is removed from the Federal Street side, connecting the garden to the office building. Moving the access to Cleaveland Street creates visual integration between the two properties, and respects the contextual settlement patterns that currently exist within this historic neighborhood.

The existing structure in disrepair is to be transformed into a mosaic of gravel terraces, surrounding a restored lawn area. Reclaimed granite slabs will mark the footprint of the home's original foundation. This design reinforces the series of historic homes and side lawns along the Federal Street corridor, which together form a distinct architectural pattern and procession, south of Brunswick's town center.

Winter 2008

22 Cleaveland Street - 78 Federal Street

22 Cleaveland Exterior

Corner 78 Federal and 22 Cleaveland

Winter 2008

Exterior 78 Federal

Exterior 78 Federal South

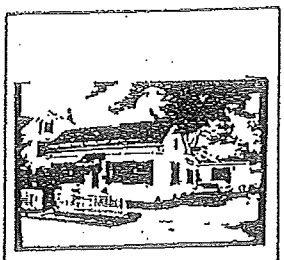
Winter 2008

78 Federal Shed

78 Federal and 22 Cleaveland Rear Corner

U8-95

HISTORIC PRESERVATION SURVEY



1980 photo J.Goff

Cumberland (County) Brunswick (City/Town) 22 Cleaveland (Street Address and Number)

Name of Building/site: Bet. 1836-1838 res. of James Elliott (Common and/or Historic) gentleman.
see also notes #18 Cleaveland

Approximate Date: Ca. 1836 Style: Greek Revival Cape Cod

Type of Structure:
☒ Residential ☐ Commercial ☐ Industrial ☐ Other:

Condition: ☒ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey Date: 9/8/80; Aug. '83

Rating:

Historic Significance to the Community: Well-preserved early 19th c. Cape Cod house.

(For Additional Information — Use Reverse Side)

22 Cleaveland

69:171 Robert D. Dunning to Joseph McKeen $192 court order includes 4r Cross x 5r Fed. 12/4/1813
155:414 JM to James Elliott $350 corner prop. JE-x-Federal St. pump, but no bldgs mentioned. 10/5/1836
157:574 JE, gent. $299 mortgage to JM corner prop. Rev. Mr. Stetson-x-Federal St. ½ acre w/ bldgs 6/28/1838
162:452 JE to James R. Barker $300 corner prop. "house I occupy"-x-Federal St. pump, but no bldgs mentioned 1/19/1839
334:245 JRB to Francis C. Jordan $1500 w/ bldgs east= occ. JE 6/7/1865
334:550 FCJ to Robert Bowker $550 ½lot w/ bldgs 7/27/1865 cites 334:245

("Robert Bowker Hrs."=1894 border reference 618:170 for #18 when George E. + Charles L. Bowker buy east part of #18 Cleaveland)

1846 map? = J.R. Barker
1871 = R(obert) B(owker)
1910 no #--part of 78 Federal? 78 Federal = G. Bowker

Directories: 1924-1938... Joseph P. Levesque
1940-1953...Mrs. Elise Levesque

HISTORIC PRESERVATION SURVEY

(1980 photo J.Goff)

Cumberland (County) Brunswick (City/Town) 78 Federal (Street Address and Number)

Name of Building/site: historic: (front): 1865 res. of Francis C. Jordan (rear): bet. 1836-1838 res. of James Elliot, gentleman. (Common and/or Historic)

Approximate Date: 1865, bet. 1836-1838 Style: trans. Greek Revival/Italianate front building Greek Revival rear building

Type of Structure:

☒ Residential ☐ Commercial ☐ Industrial ☐ Other: .....

Condition: ☒ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes .....

Surveyor: J. Goff Organization: Pejepscot Regional Survey Date: .....

Rating: .....

Historic Significance to the Community: .....

.....

.....

(For Additional Information — Use Reverse Side)

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78 Federal

Maps: 1846= J.R. Barker
1871= R.B./Robert Bowker/
1910 #78 = G. Bowker.

Deeds: 155:414 Joseph McKeen to James Elliot $350 SW cor Cross+ Federal so.=W.R. Field west= occ James Elliot. well rights. 10/5/1836
157: 574 JE, gent. to JM $299 ½ acre w/ bldgs 6/28/1838
171:193 JM to James R. Barker $1 w/ bldgs 6/2/1841 cites 155:414 by name+ date
334:244-245 JRB to Francis C. Jordan $1500 w/ bldgs 6/7/1865
334:272 FCJ to Cyrus F. Brackett $1500 6/12/1865. reserves yellow house, joiner's shop...
334:450 CFB to FCJ $1100 w/ bldgs 7/13/1865 cites 334:245
334:550 FCJ to Robert Bowker $550 ⅓ lot 7/27/1865. cites 334:245

Newspaper: Brunswick Telegraph 6/16/1865 refers to replacement of main building:

(original transcribed quote missing)

1917 Directory: #78=Winfield W. Alexander

78 Federal and 22 Cleaveland Street
Building Evaluation
Brunswick, Maine

Prepared for:

Bowdoin College
Don Borkowski
3800 College Station
Brunswick, ME 04011

Prepared by:

BECKER
structural engineers, inc.

75 York Street
Portland, ME 04101
207-879-1838

April 2, 2010

BECKER
structural engineers, inc.

April 2, 2010

Mr. Don Borkowski
Director of Capital Projects
Bowdoin College
3800 College Station
Brunswick, ME 04011-8429

WO2251: 78 Federal Street/22 Cleaveland Street Building Evaluation,
Brunswick, ME 04011

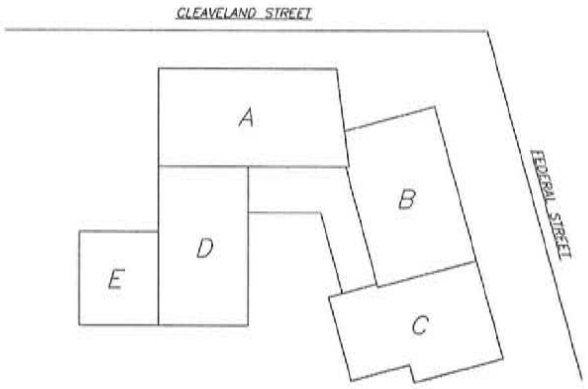
Dear Mr. Borkowski:

At your request, we visited the existing buildings located at 78 Federal Street and 22 Cleaveland Street in Brunswick, Maine on January 22, February 10 and March 2, 2010. The purpose of our visits was to review the existing buildings, and determine the condition and extent of possible remedial work necessary to rehabilitate the structures in order to return them to use as habitable buildings.

The extent of our observations was limited to those areas that were visible and readily accessible, with only minor intrusions to access portions of the building structure. No material tests were performed. At the time of our site visits, existing drawings were not available.

General History

The original buildings at the corner of Cleaveland and Federal Streets were probably built in the late 1830s or early 1840s. The cape style building facing Cleveland Street (Area A) was likely the first to be built, followed by the Federal Street two-story colonial style (Area B). Both are constructed of timber main frames and 4x3 wood studs at approximately 24" to 32" on center. Both are founded on granite and stone rubble foundation walls topped with brick. Basements and crawlspaces had dirt floors except a small area of the Cleaveland Cape which contained a full basement with a concrete slab. The original building "footprint" of the cape was approximately 16' x 30' for about 480 SF on the first floor and 240 SF on the second floor. The colonial is approximately 18' x 27' for 486 SF on each of two levels, with a full attic. Since the initial construction, the buildings have been modified and renovated numerous times. A key plan is shown below.



75 York Street, Portland, ME 04101-4550 ■ Tel. 207-879-1838 ■ Fax 207-879-1822

Additions to the original structure include, but are not limited to the following:

1. Additions to the south and west side of the Cleaveland Street Cape. This is an L-shaped one story addition with an attic space.

Original Cleaveland Street Cape

Addition to the West and Southwest (L-shaped)

2. Original building at upper right (Area B). Later addition to the south side (lower left) of the Federal Street colonial is Area C. This addition is a one and one half story with similar construction to the original. There is a small one story expansion with a shed roof at the back of this addition. The shed dormer is a later renovated feature. There is also a small recent one story shed addition to the rear of the original Federal Street colonial.

Original Federal Street building and addition to the South

One story expansion to the rear

I appeared that the last use of the building was residential occupancy.

Cleaveland Street Cape (Area A)

Foundations and First Floor Framing

The original building foundation consists of stone rubble walls below grade with granite face slabs and brick masonry interior back-up walls. The wall thickness could not be determined but it could be assumed to be approximately 24 inches in thickness. A portion of the original building contains a full basement with concrete slab on grade. Portions of the foundation wall are crumbling due to deterioration of the mortar. See Photo 1. The original exterior walls were punched through to accommodate new crawl spaces, leaving floor framing unsupported. The section adjacent to the driveway and approximately 10 feet in depth is a crawlspace over dirt floors with stone rubble walls and brick/granite (Areas D&E). These foundations are in poor condition.

First floor framing of the original building used hand hewn beams, and sawn lumber supported on wood sills bearing on the foundation walls. Interior shaped wood beams supported from the chimney base provided support for interior framing. In general this framing was in fair condition with some noted decay. See Photo 2. Framing connections used mortise and tenon joinery and were in fair condition. Exterior grade around the building is higher than the basement windows causing decay of window frames and moisture infiltration into the building.

Photo 1: Crumbling Foundation Wall.

Photo 2: Decay at support beam

The first floor framing of the additions was poorly supported on interior piers of loose stacked stones or wood posts which do not appear to have footings or project below frost depth. These areas are over dirt crawl spaces and could not be accessed but were observed through access openings in the main foundation wall. The exterior foundation walls are a combination of stone and brick with the southwest addition (Area E) supported on stone and concrete masonry units (CMU). Large gaps between stacked stones and block exist with large openings and obvious indications of animal habitat. Portions of the existing sill plate were unsupported and spanned over gaps in the foundation wall. The floors have been partially re-framed with dimensional lumbers but signs of decay and mold were noted on support beams. It was also noted that the base of the west addition chimney has collapsed.

Conclusion: The first floor framing and foundations of the original building (Area A) are in fair condition needing repair and replacement of deteriorated brick, wood sills, deteriorated wood framing and framing connections. Exterior grade needs to be changed to get windows out of the dirt.
The additions (Area D & E) appear to have been agricultural or utility use structures that were converted to living space. The foundation condition is poor and severely substandard for habitable space. They will need to be completely rebuilt.

Wall, Second Floor and Roof Framing
Limited openings were cut into finishes within the original building to observe framing. Walls appear to be 3X4 studs at 24" to 32" on center with board sheathing. Heavy timber beams frame the center chimney opening. Roof framing appears to be 3X4 rafters at 32" spacing with wide board sheathing.
The wall framing of addition D was 3x4 studs similar to Area A. Area E was framed with modern 2x4 studs at 24" centers. Roof framing of area D was full 3x5 ½" rafters at 32" centers and board sheathing and area E is newer dimensional 2x6 at 24" centers with plywood sheathing. A 5 ½" x 5 ½" timber beam supports roof framing between area D and E to create an open room. This beam is undersized to support the roof load over the span. Area D was built first and Area E added at a much later date. The existing chimney in Area D is in poor structural condition and can not be re-used.

Conclusion: The second floor and wall framing of Area A appear in fair condition. Roof framing and sheathing are in fair condition but severely undersized. Substantial re-framing of the roof will be required in order to carry code stipulated snow loads for a fully insulated structure.

Area D roof framing and sheathing are substandard. Area E roof framing is adequate for the span but wall construction is substandard for habitable space. In all conditions the connectivity between members to ensure load transfer through adequate nailing or timber connectors is in question.

Federal Street Colonial (Area B)
Foundations and First Floor Framing
Foundations consist of granite slabs and boulders. The exterior foundation walls are collapsing and appear to have been undermined by tree roots. A length of wall approximately 15 feet long parallel to Federal Street is without support and has settled significantly. This foundation collapse extends to Area C. A sag in the entire front wall framing is noted.

All of the interior basement posts vary in size and material. Many of the posts are supported on loose unexcavated soil and others are supported on stacked masonry blocks. Some of the posts have shifted and have been shimmed, most likely due to settlement in their unstable bases, see Photo 3. In a few locations beams and floor boards were found to be significantly rotted, and supplementary support has been added. Additionally, beams have been haphazardly cut and notched for plumbing. See Photo 4. Plumbing has been hung with various materials and propped up with 2x wood blocks.

Photo 3

Photo 4: Cut beam and collapsed wall

Conclusion: First floor framing is undersized and too compromised to salvage. The exterior foundation walls need to be replaced as do the interior foundations.

<u>Wall Framing, Elevated Floors and Roof Framing</u>

Second floor framing used timber beams to frame around the chimney and stair opening. Lighter floor members were used as in-fill framing. Wall framing used balloon framed 3x4 studs at 32" on center. There was no visible sign of rot in the floor framing, but floor framing is under capacity for current floor loads. Roof framing is supported on a timber plate. Two main timber frames (6 ¾ x 6 1/4) flanking the chimney support horizontal 4x3 purlins spaced at approximately 36 inches on center. Vertical plank sheathing spans the purlins. The roof framing is extremely undersized, with a very noticeable deflection of all components. The framing and sheathing surrounding the chimney is especially rotted. The attic floor is lightly framed and connections are all mortise and tenon joinery whose condition could not be verified. The chimney itself is in poor condition however, the construction is interesting in that two separate chimneys are connected via an arch arrangement into one chimney mass prior to exiting the roof. Roof shingles need replacement.

Photo 5

Photo 6

Conclusion: The floor, wall and entire roof structure would need to be heavily reinforced in order to meet current code requirements. Roof sheathing would be replaced around the chimney and elsewhere as needed.

South Addition (Area C)

Foundations and First Floor Framing

The Federal Street foundation is undermined as per Area B. The granite slabs are cracked and settled. The gaps are filled with expanded foam. Below the crack, a large area of soil is missing and a large tree root is protruding through the wall, which most likely is the cause of the undermining. See Photo 7. Large gaps exist between top of foundation and wall framing. The southern addition is founded on brick masonry and stone. It is unclear how deep this foundation extends as the dirt floor of the crawlspace is within 18 inches of the framing. I would assume it does not extend to frost. The top of the foundation wall has loose bricks. The small addition to the rear of Area C (with shed roof) is supported on CMU blocks at the exterior and CMU piers at the interior. These CMU blocks have noticeable settlement with daylight visible from inside. It is highly probable that the masonry walls do not extend below frost and are being moved each season with the freeze-thaw cycle of the winter/spring seasons. Wood shims have been placed at the top of the CMU blocks, to adjust for the settlement. See Photo 8. Additional CMU blocks have been placed beneath the framing to support and stiffen first floor framing.

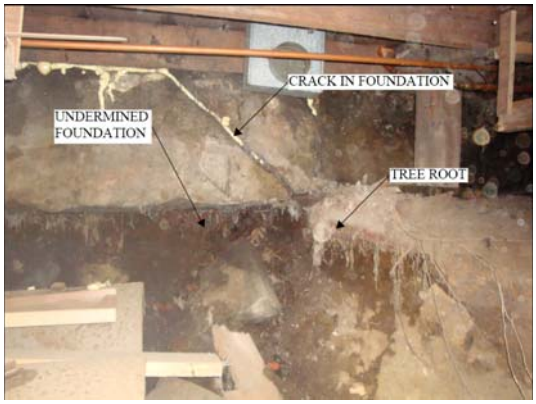


Photo 7

Photo 8

Conclusion: Area C foundations need to be replaced. First floor framing is in poor condition and would need to be replaced, repaired, modified and leveled to be habitable.

Wall and Roof Framing

Exploratory opening in exterior wall showed wall framing to be 3x4 studs. Spacing is assumed to be 24” to 34” on center. Wall framing is severely displaced downward at location of foundation failure noted above. Wall studs are balloon framed and project above the second floor by approximately 30 inches. An opening was created at the wall-ceiling interface. Wall framing and top plate appeared to be in good condition at this location. Roof framing appears to be 3x5 rafters at 24” to 32” on center. Rafters appear to be in good condition and sheathing appears dry.

Conclusion: The wall and roof structure would need to be reinforced in order to meet current code requirements. Additional connectors will need to be added between components to ensure proper connectivity.

Exterior

The roof shingles at all areas show signs of significant deterioration as does the roof sheathing. See Photo 5. The Federal Street wall of Area C has dropped due to the foundation failure, causing distress in the door and window. See Photo 6.

Photo 5

Photo 6

The shed roof expansions to Area A have rotted siding, framing and sills as well as missing/rotted fascia boards. These additions are of poor quality and have not been maintained. There is significant deterioration of all exterior elements. See Photo 7. The roof of Area D is sagging due to undersized framing and failures around the chimney. See Photo 8.

Photo 7

Photo 8

In general, the exterior of the building is in poor condition. The additions were constructed of low grade material, using substandard construction practices and the materials have not been maintained. The original structures (Area A&B) were constructed of good quality material at the time of their construction which is now 170 years past. The buildings have not been maintained and elements are now deteriorating and in need of significant repairs.

Rehabilitation Cost of Buildings

These buildings can not be occupied without a comprehensive gut rehabilitation which would address and bring to code all building systems and require replacement and reinforcement of a significant portion of the components. Additions and "bump outs" should be demolished and work focused on the remaining Area A and B buildings. Work would include:

1. Abate all hazardous materials within the buildings
2. Demolish existing additions of Area C, D & E as well as foundations.
3. Demolish all interior partition walls, ceilings, finished floors & surfaces.
4. Lift building of Area A and B to demo existing foundations and cast new footings and foundations.
5. Re-set and Plumb (straighten) building.
6. Remove/replace 30% of existing clap board siding with new clapboards.
7. Remove/Replace 25% of existing primary structural members; joists, beams, posts. Reinforce remaining structural members with new (in-kind.) members as required.
8. Replace roof framing of Area B, Reinforce roof framing of Area A.
9. Remove & replace 30% existing roof sheathing, Areas A & B.
10. Install new ½" plywood sheathing over existing roof sheathing. Install new roofing.
11. Replace sub-floor sheathing. Install new floor finishes, all floors.
12. Build new interior partition walls.
13. Install new closed cell spray foam insulation all exterior walls and roofs.
14. Install new gypsum wall board and ceiling, all areas.
15. Install new doors, windows and associated trim.
16. Install new paint; interior & exterior.
17. Install new mechanical systems; plumbing, electric, etc.
18. Install new exterior fire escape (depending on future use).

It is our opinion that the cost to renovate the building would be approximately $500.00 per square foot or approximately $863,000.00. In comparison, a new wood framed hi performance building of similar size may cost $250.00 to $300.00 per square foot depending on the proposed layout, use and level of finish. This is approximately $517,000.00. Please note that the opinion of probable cost has been assembled without the benefit of contractor input or a detailed design. The costs presented are based on historic data and information from other projects of a similar nature.

Conclusions and Recommendations

The existing structures located at 22 Cleaveland Street and 78 Federal Street in Brunswick, Maine were originally constructed in approximately 1840. As such, we are sensitive to their historic nature and long standing presence on Federal Street. The buildings are in very poor condition. Numerous shoddy renovations over the years combined with a complete lack of care or maintenance have compromised the overall structural integrity of the buildings.

The cost to remediate these building and bring them into compliance with current Building Codes appears excessive when analyzed from a cost to benefit perspective. As

such we question the economic viability of renovating this structure. After observing the present state of the building and analyzing specific portions of the structural system, and considering the level of renovations necessary, we believe strong consideration should be given to demolishing these buildings.

We trust this report addresses your needs at this time. This letter report is based on our limited site observations and review of existing conditions. It has been prepared to provide an overview of the buildings overall condition and an assessment of its structural system. If the decision is made to renovate the building, a comprehensive design should be provided. This would best be accomplished with a general contractor as part of the team to provide "real time" input on costs and methodology. We would be pleased to provide more specific information regarding renovation of the structure, including construction drawings and specifications.

If you have any questions, or require additional information regarding our observations, our conclusions or our recommendations, please do not hesitate to contact us.

Sincerely,

Becker Structural Engineers, Inc.

STATE OF MAINE
PAUL B. BECKER
NO. 6554
LICENSED
PROFESSIONAL ENGINEER

Paul B. Becker, P.E.
President

Amanda M. Fitzpatrick, E.I.T.
Structural Engineer

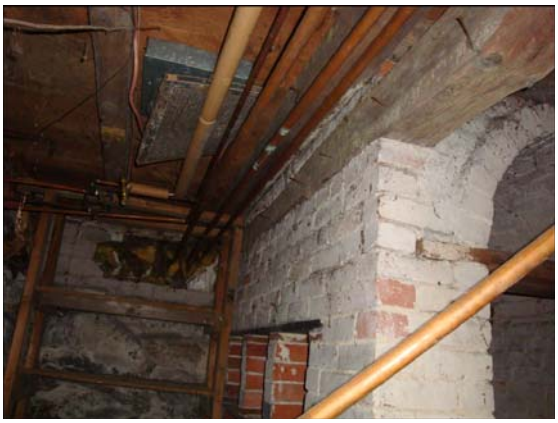
Area E

Area D looking north

Area D looking south

Area D chimney top repair/rotted sheathing

Area D foundation
Note animal burrow and loose stones/cmu



Area A arched chimney base

Area D beam rot & mold from water leaks

Area D failed chimney base

Area D framing and pipe crawlspace

Area A loose foundation bricks at driveway

Area A Foundation-framing gaps @ Driveway

Area A to D foundation transition
Note loose spalled bricks

Area A rafters @ 32” o.c.
horizontal strapping, lath and plaster

Area B first floor post and brick piers

Area B- abandoned electrical box and
void below foundation

Area B- damaged pier

Area B- Brick Pier, supplemental jack
on blocks, water damaged sheathing

Area B rotted beam

Area C shoring at rotted beam

Area C brick pier on soil mound, unstable

Area C stacked granite pier, unstable

Area C undermined and cracked granite foundation

Area C wood posts without footings

Area C brick and stone foundation salvage beam with notched at floor

Area C CMU blocks as piers

Area C wall shims due to settlement

Area C tree root at undermined area

Area C wall/ roof framing intersection

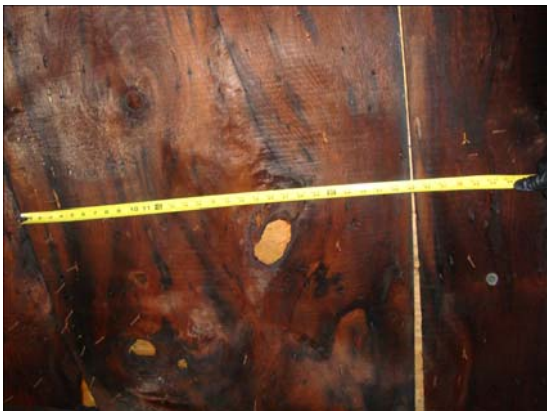
Area C wall stud notched in top plate

Area B chimney flues joining at top

Area B chimney top and roof framing

Area B purlin connection to frame

Area B roof frame mortise and tenon connection to beam



Area B 29” wide roof sheathing board

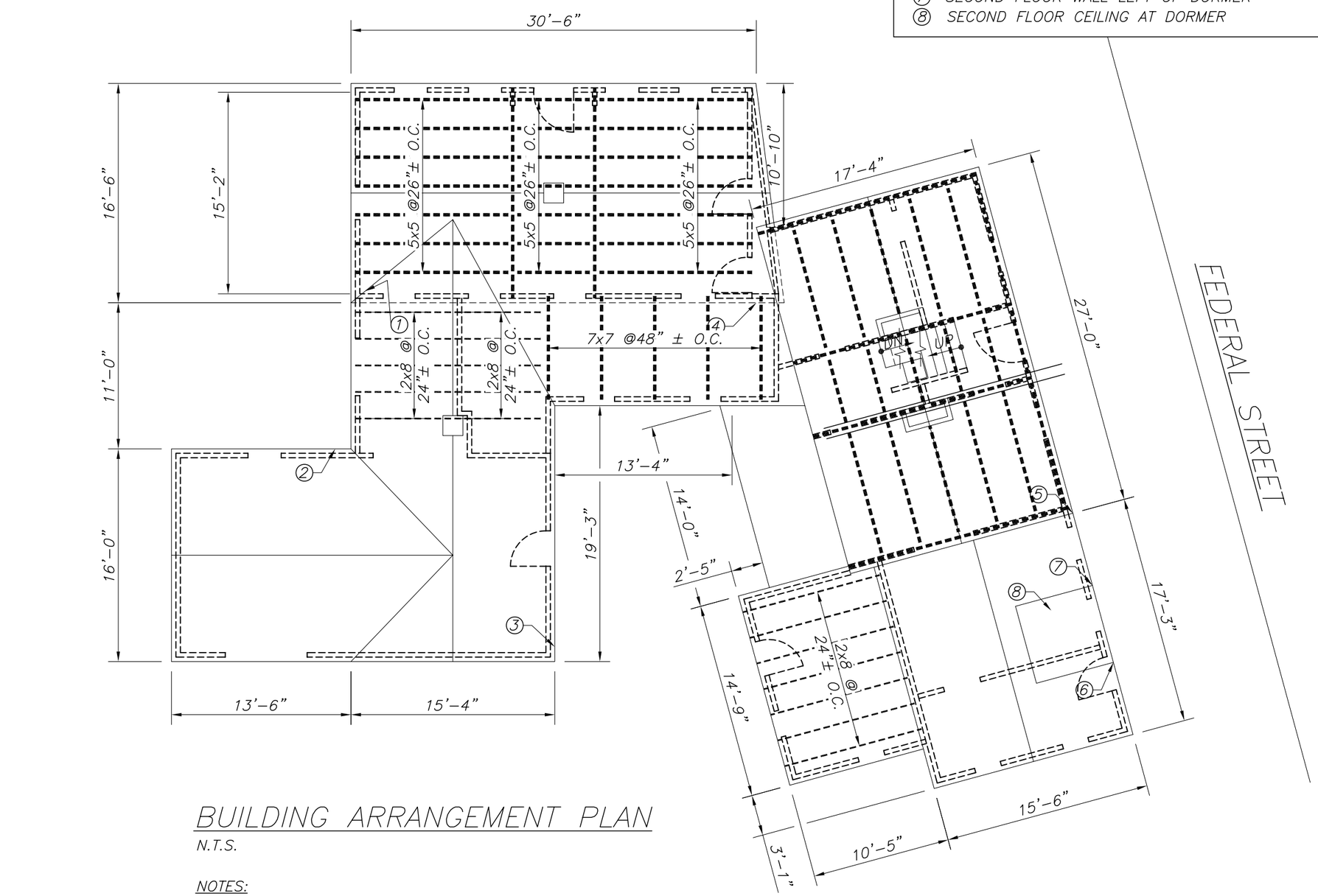
Area B purlin & sheathing, note deflection

Area B roof frame peg

Area B damage at chimney roof sheathing

LEGEND OF PROPOSED DEMO

1. FIRST FLOOR WALL CORNER
2. FIRST FLOOR WALL
3. FIRST FLOOR WALL
4. FIRST FLOOR WALL CORNER
5. FIRST FLOOR WALL CORNER – DO NOT CUT WOOD CORNER POST
6. FIRST FLOOR WALL TO LEFT OF DOOR
7. SECOND FLOOR WALL LEFT OF DORMER
8. SECOND FLOOR CEILING AT DORMER



BUILDING ARRANGEMENT PLAN

N.T.S.

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE.
2. FIRST FLOOR WALLS ARE SHOWN WITH APPROX FIRST FLOOR FRAMING.

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BECKER structural engineers, inc.
75 York Street
Portland, ME 04101-4701
www.becker-structural.com
Tel 207-879-1838
Fax 207-879-1922
info@becker-structural.com

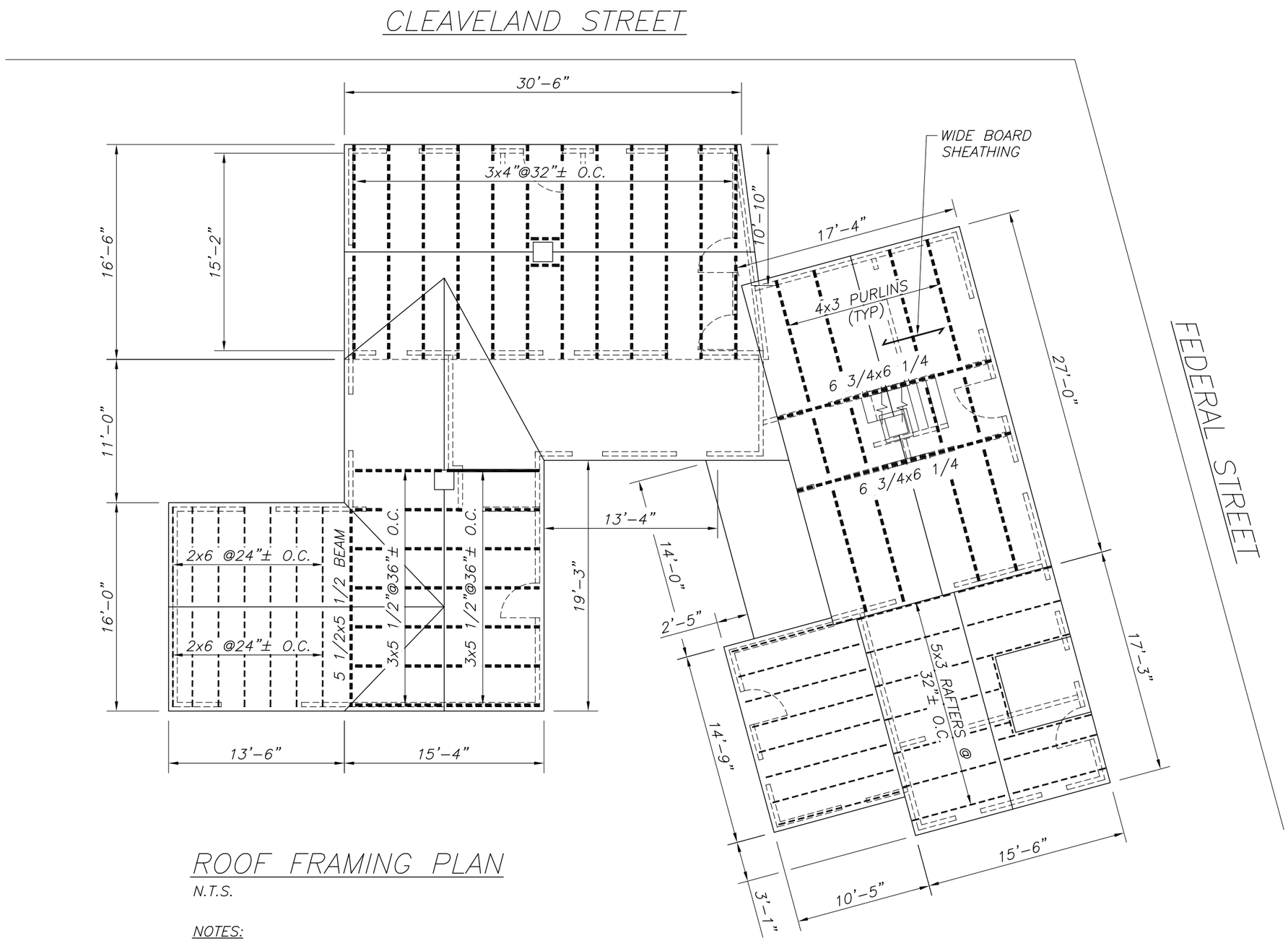
Rev. No	Date	Issued For	Appd

78 FEDERAL STREET
22 CLEAVELAND STREET

BRUNSWICK, MAINE

Designed PBB	Scale N.T.S.
Drawn DSF	Date 4/2/10
Checked PBB	Becker Job Number 2251

S1



ROOF FRAMING PLAN

N.T.S.

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75 York Street
Portland, ME 04101-4701
mbecker@maine.rr.com
Tel 207-879-1838
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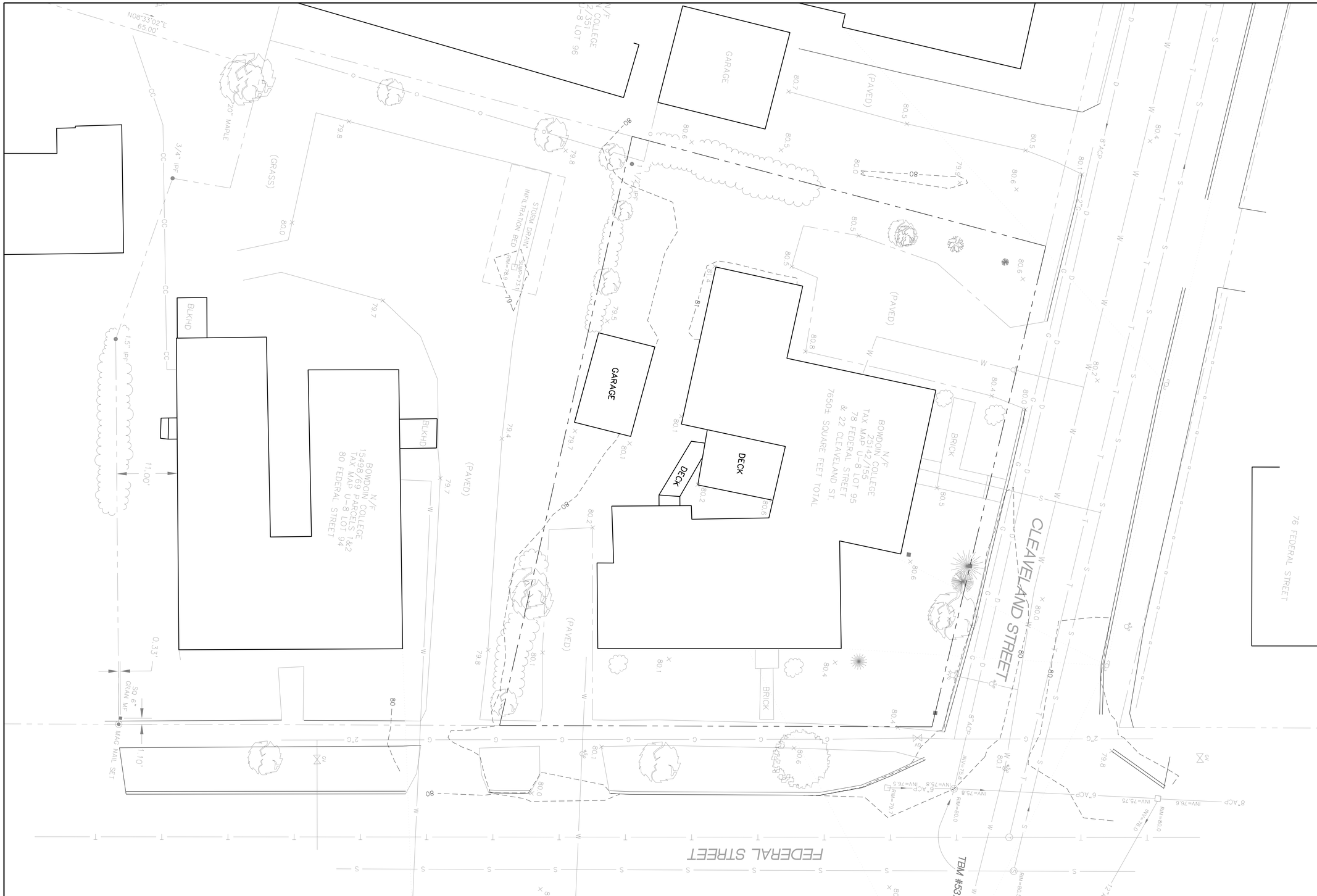
S2



DEMOLITION NOTES

1. Call DIGSAFE (1-888-344-7233) to locate existing utilities prior to any excavation. Protect existing utilities to remain throughout the construction process, and repair any damage done to these at no cost to the Owner.
2. The limit of work line will be established with silt and tree protection fencing. This material shall be used to protect trees, shrubs and other plantings as indicated on plan. Fencing is to be kept in good repair throughout the construction process.
3. Utilities noted on drawing are illustrative and represent approximate locations of trenching. As built drawings will be required, supplied by General Contractor upon completion of each phase of project as it occurs.
4. Strip topsoil from construction access areas. Stockpile offsite for reuse. Add 6" of gravel to stabilize parking and drive surfaces.
5. All granite slabs and pavers from house foundation and building site to be carefully excavated and stockpiled for re-use on-site.
6. All brick from building site to be carefully excavated and stockpiled for re-use on the walkways.

STEPHEN STIMSON ASSOCIATES LANDSCAPE ARCHITECTS

189 MAIN ST 2B FALMOUTH MA 02540 T 508 548 8119 F 508 548 7718
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2	03.11.13	Planning Board Review	10		
1	12.10.12	FOR PRICING	9		

SCALE: 1/8" = 1'-0"
DATE: 03.11.2013
DRAWN BY: GT,SN, LT
REVIEWED BY: SS

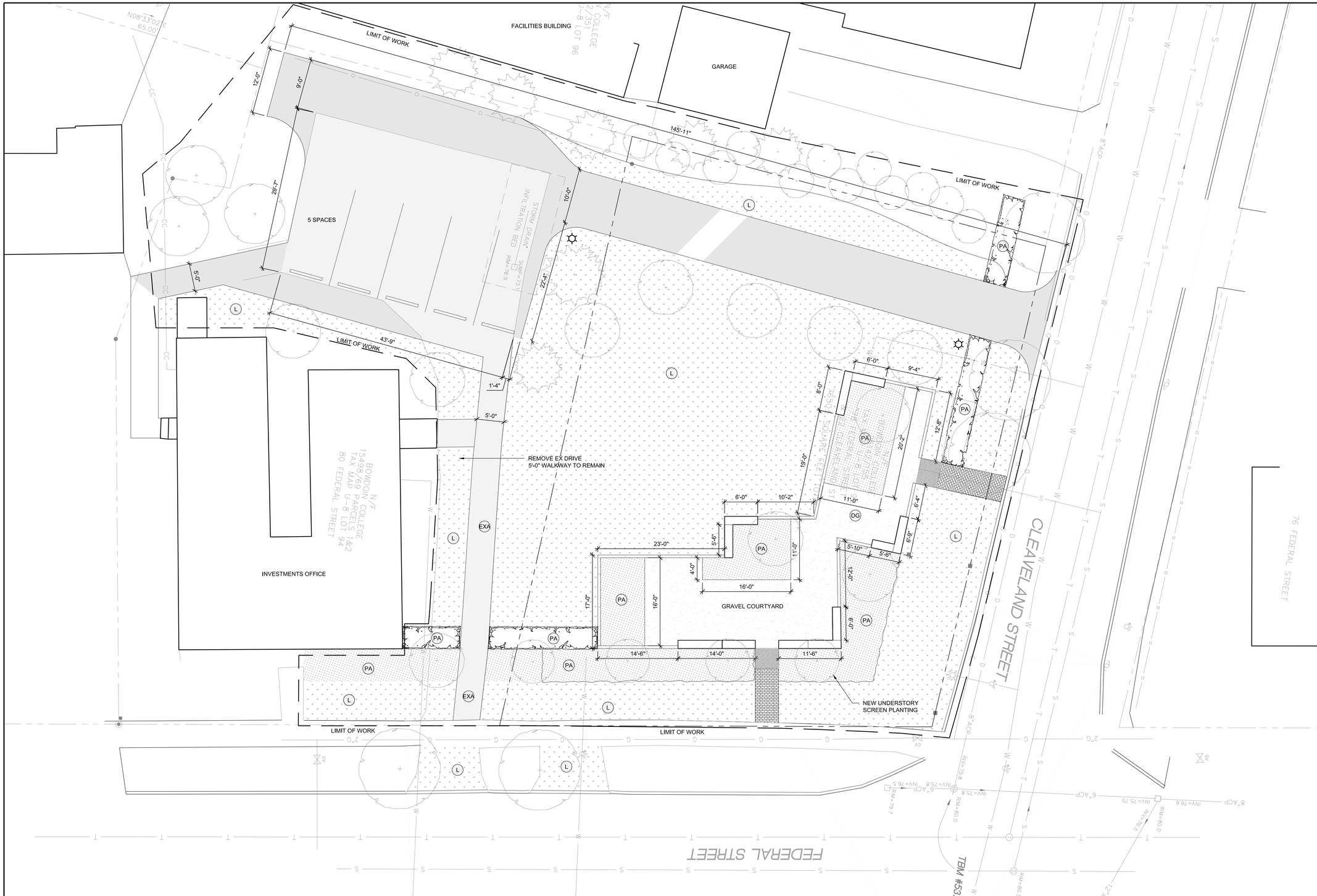
78 FEDERAL ST

BOWDOIN COLLEGE
BRUNSWICK, ME

CONSTRUCTION DOCUMENTS

EXISTING CONDITIONS PLAN

L1.0



LAYOUT NOTES

1. Locate, protect, and maintain bench marks, monuments, control points, and project engineering reference points. Re-establish disturbed or destroyed items at Contractor's expense.
2. Examine the areas and conditions under which site work is performed. Report any discrepancies with the plan to the Landscape Architect. Do not proceed with the work until unsatisfactory conditions are corrected.
3. Report discrepancies in drawings or specifications to the Landscape Architect for clarifications and adjustments before commencing work. Any deviations or changes from these drawings without written acceptance of the Landscape Architect shall obsolve the Landscape Architect of any and all responsibility of said deviation and change.
4. Written dimensions take precedence over scaled dimensions.
5. Dimensions indicated on plans are for horizontal control and are accurate if measured on a level line. Measure horizontal control dimensions on a level line, not parallel with ground slope.
6. All dimensions taken from vertical surfaces, i.e. curbs & walls, are understood to be measured from the face of the vertical element unless otherwise specified.
7. All angles assumed to be 90° unless otherwise specified.

LAYOUT LEGEND

SYM	DESCRIPTION	DTL
PA	PLANTING AREA, SEE PLANTING PLAN	
L	LAWN, SEE PLANTING PLAN	
— - —	LIMIT OF WORK	

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REVIEWED BY SS

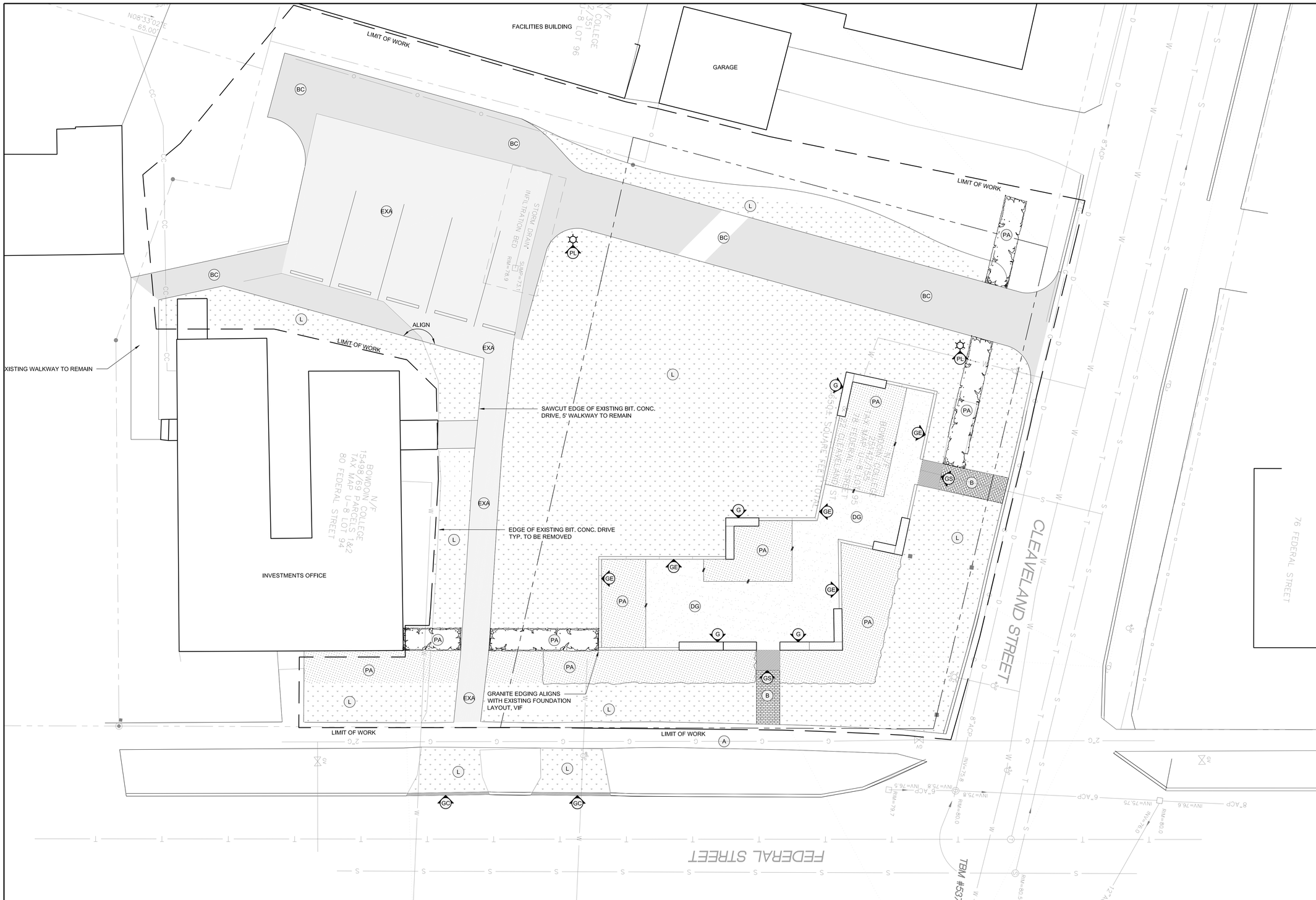
78 FEDERAL ST

BOWDOIN COLLEGE
BRUNSWICK, ME

CONSTRUCTION DOCUMENTS

LAYOUT PLAN

L2.0



MATERIALS LEGEND

SYM	DESCRIPTION	DTL
BC	BITUMINOUS CONCRETE	X L6.0
EXA	EXISTING ASPHALT PAVMENT TO MAINTAIN	X L6.0
DG	GRANULAR PAVEMENT - PEDESTRIAN	X L6.0
B	RELAID BRICK, DRY LAID	X L6.0
G	18" x 12" x 4',5',6'L SALVAGED GRANITE BLOCK RE-USE EX FOUNDATION STONE WHEREVER POSSIBLE	X L6.0
GE	6" W x 6"D SALVAGED GRANITE EDGING, FLUSH. REUSE EX FOUNDATION WHEREVER POSSIBLE	X L6.0
GC	6" W x 18"D GRANITE CURBING	X L6.0
GS	EXISTING GRANITE STOOP RESET	
WS	PRECAST CONC. WHEELSTOP	X L6.0
PA	PLANTING AREA, SEE PLANTING PLAN	
L	LAWN, SEE PLANTING PLAN	X L6.0
	STEEL EDGING	X L6.0
PL	POLE LIGHT CAMPUS STANDARD	

MATERIALS NOTES

1. Make transitions between changes in paving smooth and gradual with no sharp or abrupt changes unless otherwise shown.
2. Refer to landscape specifications for additional requirements.
3. Contractor to stockpile foundation stone during demolition, LA and client to preview and approve use and location of stone

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DATE 03.11.2013
DRAWN BY GT,SN, LT
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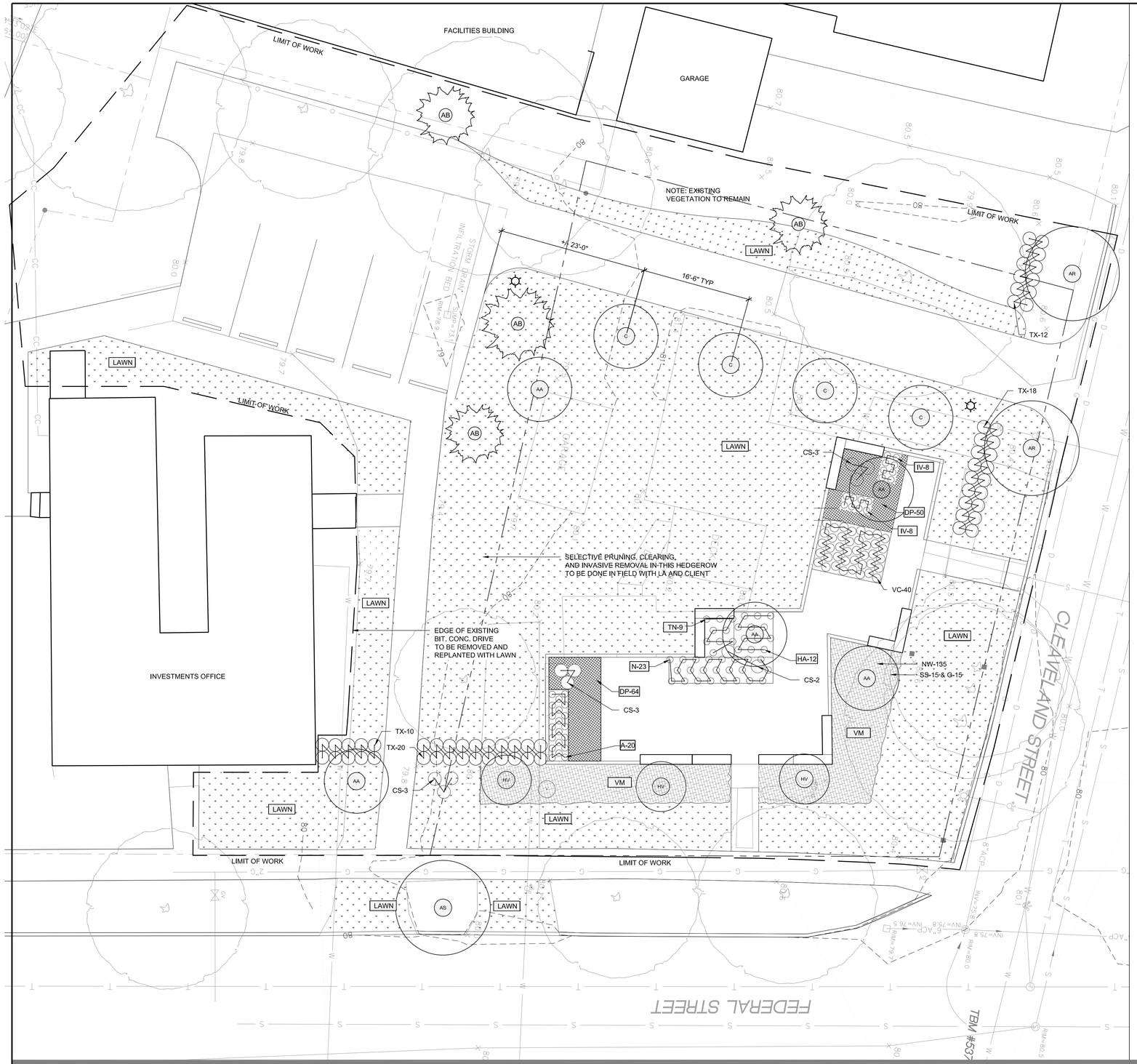
BOWDOIN COLLEGE
BRUNSWICK, ME

CONSTRUCTION DOCUMENTS

MATERIALS PLAN

L3.0



PLANTING PREPARATION NOTES

TYPE A: TREE PLANTING AREA
EXCAVATE TO AREA AT 3 TIMES ROOT BALL DIAMETER TO 24" MINUS FG. IMMEDIATELY PRIOR TO PLACING PLANTING SOILS THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM OF 6" UTILIZING THE TEETH OF A BACKHOE OR OTHER SUITABLE EQUIPMENT. COMPACT THE SCARIFIED SUBBASE TO 86-88% COMPACTION. SPREAD ENRICHED SUBSOIL (AS SPECIFIED BELOW) IN NO GREATER THAN 8" LIFT AND COMPACT TO 82-85% MAX DRY DENSITY. THE SURFACE AREA OF EACH LIFT SHALL BE SCARIFIED BY RAKING PRIOR TO NEXT LIFT.
SPREAD PLANTING MEDIUM (AS SPECIFIED BELOW) WITH A BUCKET OF A BACKHOE OR EQUIVALENT. THE CENTRAL PORTION OF THE PIT SHALL BE COMPRESSED ADEQUATELY TO SUPPORT THE ROOTBALL AND PREVENT SETTLING.

AMENDED SOIL: 12" DEEP PLANTING MEDIUM
12" DEEP HORTICULTURAL SUBSOIL

TYPE B: SHRUB PLANTING AREA
EXCAVATE TO AREA AT 3 TIMES ROOT BALL TO 18" MINUS FG. IMMEDIATELY PRIOR TO PLACING PLANTING SOILS THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM OF 6" UTILIZING THE TEETH OF A BACKHOE OR OTHER SUITABLE EQUIPMENT. COMPACT THE SCARIFIED SUBBASE TO 86-88% COMPACTION. SPREAD ENRICHED SUBSOIL (AS SPECIFIED BELOW) IN NO GREATER THAN 8" LIFT AND COMPACT TO 82-85% MAX DRY DENSITY. THE SURFACE AREA OF EACH LIFT SHALL BE SCARIFIED BY RAKING PRIOR TO NEXT LIFT.
SPREAD PLANTING MEDIUM (AS SPECIFIED BELOW) WITH A BUCKET OF A BACKHOE OR EQUIVALENT. THE CENTRAL PORTION OF THE PIT SHALL BE COMPRESSED ADEQUATELY TO SUPPORT THE ROOTBALL AND PREVENT SETTLING.

AMENDED SOIL: 12" DEEP PLANTING MEDIUM
6" DEEP HORTICULTURAL SUBSOIL
SPECIFICATIONS FOR SOIL BY LA. FOR PRICING, ASSUME 1.5 PARTS LOAM, 2 PARTS SAND, 1 PART WELL-AGED COMPOST (NON-MANURE BASE)

TYPE C: GROUNDCOVER
EXCAVATE TO ENTIRE AREA TO 18" MINUS FG. IMMEDIATELY PRIOR TO PLACING PLANTING SOILS THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM OF 6" UTILIZING THE TEETH OF A BACKHOE OR OTHER SUITABLE EQUIPMENT. COMPACT THE SCARIFIED SUBBASE TO 86-88% COMPACTION. SPREAD ENRICHED SUBSOIL (AS SPECIFIED BELOW) IN NO GREATER THAN 8" LIFT AND COMPACT TO 82-85% MAX DRY DENSITY. THE SURFACE AREA OF EACH LIFT SHALL BE SCARIFIED BY RAKING PRIOR TO NEXT LIFT.
SPREAD PLANTING MEDIUM (AS SPECIFIED BELOW) WITH A BUCKET OF A BACKHOE OR EQUIVALENT. THE CENTRAL PORTION OF THE PIT SHALL BE COMPRESSED ADEQUATELY TO SUPPORT THE ROOTBALL AND PREVENT SETTLING.

AMENDED SOIL: 10" DEEP PLANTING MEDIUM
SPECIFICATIONS FOR SOIL BY LA. FOR PRICING, ASSUME 1.5 PARTS LOAM, 2 PARTS SAND, 1 PART WELL-AGED COMPOST (NON-MANURE BASE)

PLANTS LIST

SYMB	LATIN NAME	COMMON NAME	SIZE	QUANTITY	NOTES
TREES + UNDERSTORY					
AB	Abies balsamea	Balsam Fir	8-10',	4	B+B
C	Crataegus 'Winter King'	Hawthorn	2-2.5" cal.	4	B+B
AR	Acer rubrum 'Red Sunset'	Red Maple	2.5-3" cal.	2	B+B
AS	Acer saccharum 'Green Mnt.'	Sugar Maple	3-3.5" cal.	1	B+B
AA	Amelanchier arborea 'Laevis'	Serviceberry	7'-8'H	5	B+B
CS	Cornus sericea 'Arctic Fire'	Redosier Dogwood	2-3'	11	Container grown
HV	Hamamelis virginiana	Witchhazel	6'-7'H	3	B+B
SHRUBS					
TX	Taxus x media 'Everlow'	Everlow Yew	18-24"H	60	24" O.C. double row
VC	Vaccinum angustifolium	Low Bush Blueberry	1 gal	40	18" O.C.
GROUNCOVERS					
VM	Vinca minor	Myrtle	flats	2,290	6" O.C.
FERNS					
DP	Dennstedtia punctilbula	Hay-scented Fern	1 gal	114	18" O.C.
TN	Thelypteris noveboracensis	New York Fern	1 gal	9	24" O.C.
PERENNIALS					
AH	Anemone x hyb. 'Hon.Jobert'	Hon. Jobert Anemone	1 gal	10	24" O.C.
A	Astilbe	Astilbe	1 gal	20	24" O.C.
IV	Iris versicolor	Blue Flag Iris	1 gal	16	18" O.C.
HA	Heuchera americana 'Pistache'	Cora bells	1 gal	12	24" O.C.
N	Nepeta 'Six Hills Giant'	Nepeta	1 gal	23	24" O.C.
LAWN					
	No-mow fescue seed	No-mow fescue	seed		Full coverage

NOTE:
1. **ALL PLANTING AREAS TO BE IRRIGATED FOR ESTABLISHMENT. NEW IRRIGATION SYSTEM TO TIE INTO BOWDOIN EXISTING SYSTEM + CLOCK. IF POSSIBLE, VER. WITH FACILITIES MGMT.**
2. **ALL IRRIGATION SHALL BE SPRAY HEADS OR POP-UPS, VER. WITH FACILITIES MGMT.**
3. **MOISTURE SENSORS SHALL BE INSTALLED IN ROOT BALLS OF 30% OF SPECIMEN TREES, VER. WITH FACILITIES MGMT.**

PLANTING PREPARATION NOTES CONT'D

TYPE D: LAWN AREA
EXCAVATE TO ENTIRE AREA TO 6" MINUS FG. IMMEDIATELY PRIOR TO PLACING PLANTING SOILS THE ENTIRE SUBGRADE AREA SHALL BE LOOSENED TO A MINIMUM OF 12" UTILIZING THE TEETH OF A BACKHOE OR OTHER SUITABLE EQUIPMENT. COMPACT THE SCARIFIED SUBBASE TO 86-88% COMPACTION.

PLANTING MEDIUM (AS SPECIFIED BELOW) WITH WIDE TRACK BULLDOZER SIZE D-5 OR SMALLER, COMPRESS WITH A MINIMUM OF TWO PASSES TO A DENSITY OF 86-88% MAX DRY DENSITY. NO VIBRATORY COMPACTION OF SUBGRADE OR PLANTING MEDIUM SHALL TAKE PALCE. NO RUBBER TIRED EQUIPMENT OR HEAVY EQUIPMENT EXCEPT SMALL BULLDOZER SHALL PASS OVER SOILS AFTER THEY HAVE BEEN LOOSENED OR PLANTING MEDIUM IS SPREAD.

AMENDED SOIL: 8" DEEP PLANTING MEDIUM

NOTE: PLACE AND SPREAD PLANTING MIXTURE TO A DEPTH GREATER THAN REQUIRED TO ACCOUNT FOR SETTLING.

REMOVE STIFF CLODS, LUMPS, BRUSH, ROOTS, STUMPS, LITTER, AND OTHER FOREIGN MATERIAL AND STONES GREATER THAN 1" DIAMETER

SPECIFICATIONS FOR SOIL BY LA. FOR PRICING, ASSUME 1 PART LOAM, 1 PART SAND, 1 PART WELL-AGED COMPOST (NON-MANURE BASE)

NOTE: CONTRACTOR TO UTILIZE EXISTING ON SITE STOCKPILED SOIL TO THE FULLEST EXTENT. SUBMIT SAMPLES FOR STANDARD SOIL TEST WITH ORGANIC CONTENT TO UMAINE OR EQUIV. TESTING AGENCY FOR EACH TYPE OF PLANTING. AMEND WITH WELL-AGED LEAF COMPOST AS REQUIRED TO BALANCE ORGANIC CONTENT.

APPROVED COMPOST AND SOIL SUPPLIER:
REED CUSTOM SOILS
888.475.5526

ADDITIONAL PLANTING NOTES:

1. Planting contractor shall visit site prior to submitting bid to become completely familiar with site conditions.
2. No planting will be installed until all grading and construction has been completed in immediate area.
3. Contractor to verify all utilities on property and to protect all utilities during excavation for plants.
4. If there is a discrepancy between the number of plants shown on the plan and the number of plants shown in plant list, the number of plants shown on plan will take precedence.
5. All container material to be grown in container a minimum of 6 months.
6. All material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurseryman.
7. Contractor shall repair all damage to property from planting operations at no cost to the owner.
8. Contractor shall guarantee new plant material through one calendar year from time of provisional acceptance.
9. The Landscape Architect will tag all plants at the nursery and inspect them after delivery to the site. All plant materials shall be inspected by the Landscape Architect on site prior to installation.
10. All proposed plants shall be located carefully as shown on the plans and the placements shall be approved by Landscape Architect before the plants are installed.
11. Spacing of plants is to be based on measurements taken parallel to the ground plane.
12. All disturbed areas not to be paved or planted shall be loamed and seeded as shown. See specifications for seed mix.
13. Staking and guying shall be determined by the Landscape Architect on a tree by tree basis. For pricing purposes, provide a per tree unit cost for staking and guying. If staking and guying is required, remove tree wrap, stakes, and guy wires at end of first growing season.
14. For tree planting in lawn areas, any disturbed lawn shall be loamed and seeded as necessary.
15. Landscape Architect to flag trees to be protected on site.

STEPHEN STIMSON ASSOCIATES LANDSCAPE ARCHITECTS

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5			13		
4			12		
3			11		
2	03.11.13	Planning Board Review	10		
1	12.10.12	FOR PRICING	9		

SCALE
1/8" = 1'-0"
DATE
03.11.2013
DRAWN BY
GT,SN, LT
REVIEWED BY
SS

78 FEDERAL ST

BOWDOIN COLLEGE
BRUNSWICK, ME

CONSTRUCTION DOCUMENTS

PLANTING PLAN

L5.0

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

PAUL R. LEPAGE
GOVERNOR

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

April 2, 2013

Anna Breinich, AICP
Director of Planning and Development
Town of Brunswick
28 Federal Street
Brunswick, ME 04011

RE: Demolition of 22 Cleaveland Street/78 Federal Street
Map #U8, Lot #95

Dear Ms. Breinich:

Pursuant to your e-mail of March 27, 2013 to Kirk Mohney of my staff, I am writing to provide you with the Commission's opinion about the impact of the proposed demolition of 22 Cleaveland Street/78 Federal Street on the Federal Street Historic District.

As you know, the Federal Street Historic District is listed in the National Register of Historic Places. The subject property, which is referred to in the nomination form as the J. R. Barker House, is considered to be a contributing resource in the district; that is it contributes to the district's architectural character and historic significance. According to research on file at the Pejepscot Historical Society, the house was built in two phases: the first between 1836-38 resulting in the one-story cape that fronts on Cleaveland Street, and the second in 1865 resulting in the two-story section that faces Federal Street. It appears that an addition was subsequently made to the southerly end of the second story block.

From the exterior, the Barker House appears to retain its historic integrity of design, materials and location. Although somewhat smaller than its neighbors, the scale, massing and siting of the section facing Federal Street maintains the architectural and visual character of the street (the one-story section fronting Cleaveland Street is one of three capes on the street). In contrast to the exterior, and based on an inspection made by Mr. Mohney at the invitation of Don Borkowski of Bowdoin College, the interior of the house has been substantially altered. Furthermore, our inspection confirmed what appears to be the poor structural condition of the building. Ideally, the house would be preserved and given a new

PHONE: (207) 287-2132

FAX: (207) 287-2335

use. However, given its present condition and the estimated cost of rehabilitation, we have no reason to question the College's conclusion that there is no economically viable use for the building.

The demolition of the Barker House will have an impact on the Federal Street Historic District. However, it will not jeopardize the district's National Register status.

If you have any further questions regarding this matter, please do not hesitate to contact Mr. Mohney.

Sincerely,

Earle G. Shettleworth, Jr.
Director

HISTORIC PRESERVATION
PHOTO CONTEST
For Grade 6 - Adult
Deadline for entries: Thursday, May 2

The **Village Review Board*,** in conjunction with the **Brunswick Parks and Recreation Department**, announces a photo contest in honor of **National Historic Preservation Month.** Entrants should submit photographs that advance the theme:

Focus on Maine Street

Entrants should submit photographs that advance the theme "Focus on Maine Street." Photos should focus on the built environment of Maine Street, Brunswick with emphasis on architecturally or historically important elements.

8x10" photographs are preferred, but other sizes will be accepted. All entries should be the entrant's own work and should be matted with either white or black mattes. (Inexpensive pre-cut mattes are available at department and discount stores.) Entries may be in black and white or in color. The contest is open to both residents and non-residents of Brunswick.

All entries will be publicly displayed at the Visitors Center at Maine Street Station from May 3 through May 31. Judging will take place in early May. The winning photos will be highlighted in the Times Record in mid-May. Prizes for winning photographs will include items associated with Brunswick history, award certificates, and small gift certificates from area businesses.

For more information, please contact the Brunswick Planning Office at 725-6660.

**The Village Review Board is a volunteer citizen board appointed by the Town Council and charged with maintaining the historical and architectural integrity of the downtown historic district through design review, landmark designation, and educational programs.*

HISTORIC PRESERVATION PHOTO CONTEST

Deadline May 2, 2013

Name_____

Address_____

Town _____ Zip_____

Phone _____ Email _____

School _____ Grade_____

Entry title_____

Photographic process_____

Mail or deliver this form with your entry photo to:

Brunswick Village Review Board
c/o Town of Brunswick
Planning Department
28 Federal Street
Brunswick, ME 04011

You may also wish to email a copy of the photo to jerdman@brunswickme.org to facilitate reproduction in the newspaper. Please include "Historic Preservation Photo Contest" in the subject line.
Entries must be received before 4:30 p.m. on Thursday, May 2, 2013

VILLAGE REVIEW BOARD
FEBRUARY 21, 2013

MEMBERS PRESENT: Chair Emily Swan, Jane Crichton, Betsy Marr, and Brooks Stoddard

STAFF PRESENT: Anna Breinich

A meeting of the Village Review Board was held on Tuesday February 21, 2013 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Chair Emily Swan called the meeting to order at 7:15 P.M.

Historic Preservation Month Event Planning

Emily Swan stated that the National Registry website has not posted a theme yet and noted that in the past they have collaborated with the Pejepscot Historical Society. Emily stated that she met the new Director of the Pejepscot Historical Society, Jennifer Blanchard, who stated that they will be holding a community appreciation day and would be happy to tie both events together. Jane Crichton and Emily, who are members of the Brunswick Downtown Association Design Committee group and working on Maine Street National Registry, suggested that the theme focus on Maine Street or other Nationally Registered areas within the VRB Zone. Betsy Marr agreed and replied that she was thinking about Brunswick as a destination and what makes Brunswick a destination; the photo contest could be photos of the train station, downtown the historical neighborhood, Bowdoin and the Brunswick Topsham Androscoggin Riverwalk. Betsy suggested that they could possibly get a speaker to talk about the plans for the Brunswick Topsham Androscoggin Riverwalk. Emily replied that if they focus on Maine Street for the photo contest it gives the High School students more guidance. Anna Breinich agreed with Emily and replied that this would be an opportunity on what it means to be in a historic district and maybe co-sponsor an event. Jane gave an update on the Maine Street National Register Nomination and stated that Annie Robinson has begun the application process and stated that the information Annie has gathered to this point is astounding; the committee is very excited. Jane stated that Annie is willing to assist and possibly find a speaker to participate in the historic preservation event. Brooks Stoddard really likes the idea of focusing on Maine Street because it is focusing on something that people tend not to think about which is commercial architecture; Brunswick has a significant amount of high quality commercial architecture which is important culturally and economically from the trains to the falls. Emily replied that if they really want to focus on the proposed National Registry area, it is not that big. Emily suggested a walking tour of Maine Street possibly given by Amy Pollard. Brooks noted that the Times Record has a complete photographic history of Maine Street in the late 1950's; Anna suggested changing the photo contest to new or old pictures. Emily replied that the Times Record is usually willing to work with them and that she heard they have copes of old postcards that they may be able to collaborate on them with while letting the students focus on their own work. Anna responded that this would allow the students as well as the older residents to become involved. Emily stated that the Historical society was interested in working with them on a tour; they already run tours on Lincoln and Federal Street, the other two National Register Districts in Town. Jane replied that they should focus on just Maine Street. Discussion on location of photo contest display venue; Jane suggested an open store front, Brooks suggested the train station, Anna suggested the entrance to Frontier Restaurant or possibly the gallery space and Emily suggested possibly

Little Dog. Emily stated that what they have so far is a photo contest, walking tour, possible speaker on the history of the buildings and photo series in the Times Record. For the next meeting Emily will email the High School Art Teacher, speak with Claudia Knox about old postcards and speak with Annie Robinson and Jennifer Blanchard about a speaker. Betsy pointed out that they have not always had a great attendance for speakers. Anna said that the tour could be about what merits a historic District and see if there is an interest in voluntary preservation and referenced the Maine Preservation handout that was included in the packet about preservation easements. Emily replied that she is a little weary about holding an event because they have not all been well attended and suggested leaving it loose as something that they could possibly co-sponsor. Brooks suggested reaching out to the owners of the buildings to see if they have old photographs that they would be willing to display; Emily, and Jane agreed that this would be fantastic and Brooks volunteered to draft a letter to the downtown business/building owners. Jane noted that they could feature the photographs on the walking tour. Emily suggested May 11th as a possible date for walking tour.

For the next meeting:
Anna – research old walking tour information booklet.
Jane – to forward along the research that Annie Robinson has compiled to date.
Brooks – draft a letter to Maine Street Downtown businesses/owners referencing old photos
Emily - email the High School Art Teacher, speak with Claudia Knox about old postcards, and speak with Annie Robinson and Jennifer Blanchard about a speaker.

Staff Approvals:

- **97 Maine Street – Exterior duct work similar to what was Pedros.**
- **157 Park Row – Signage for 2 new tenants.**

Minutes

MOTION BY JANE CHRICHTON TO APPROVE THE MINUTES OF JANUARY 15, 2013 AS AMENDED. SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.

Other Business

- Anna Breinich stated that the Board will be receiving a re-application for the Unitarian Church, who are resubmitting a new proposal along with a request to demolish the Pennell House.
- Chair and Vice Chair
    - **BETSY MARR NOMINATED EMILY SWAN FOR CHAIR. SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.**
    - Brooks Stoddard nominated Jane Chrichton; Jane Chrichton passed. **JANE CHRICHTON NOMINATED BROOKS STODDARD FOR VICE CHAIR. BETSY MARR SECONDED, APPROVED UNANIMOUSLY**
- Village Review Brochure: Anna Breinich suggested postponing working on this until June. Anna suggested connecting this next year to Historic Preservation month and possibly speaking to the realtors at their annual meeting.
- Village Review duty to comment on the National Registry Nomination – Emily Swan asked Anna when the VRB should comment; Anna replied that they may want to

comment now about the proposal as is informally and then when the actual application is completed the Board can discuss it at a meeting and submit it in writing. Board members agreed to allow Emily to draft a letter of support.

Adjourned
This meeting was adjourned at 8:15 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary

VILLAGE REVIEW BOARD
MARCH 14, 2013

MEMBERS PRESENT: Chair Emily Swan, Jane Crichton, Betsy Marr, and Brooks Stoddard

STAFF PRESENT: Anna Breinich

A meeting of the Village Review Board was held on Tuesday February 21, 2013 at the Municipal Meeting Facility at Brunswick Station, 16 Station Ave. Chair Emily Swan called the meeting to order at 7:20 P.M.

Case #13-003 – Unitarian Universalist Church of Brunswick – The Board will review and provide a recommendation regarding an application to demolish a 2-story office building located at 5 Middle Street and review and take action on the proposed design of a new church, to be located at 15 Pleasant Street and 5 Middle Street (Tax Map U13, Lots 73 & 74).

Anna Breinich introduced the application for the Unitarian Universalist Church which and stated that the first case the Board will review would be for the demolition of the Pennell House located at 5 Middle Street and stated that after the Board has reached its recommendation, they will then review and take action on the design plan for the proposed design of the new church to be located at 15 Pleasant Street. Anna reminded the Board that the UUC had come before the Board roughly one year ago with a different design that included keeping the Pennell House which the Board approved. However, after cost estimates came in, it was determined that the church would no longer be able to accomplish what they wished for and have come back with a new design which eliminates the Pennell House.

Applicant, Noel Smith with Smith Reuter Lull Architects, began by stating that the church did not expect to be before the Board a second time but due to unforeseen circumstances in funding they have had to make changes. Noel stated that this process has been difficult and has had some disappointing moments. Noel reminded the Board that when the original UUC burned, the church had to decide whether to stay at 15 Pleasant Street or to move to another location; they ultimately decided to stay in Downtown Brunswick. Noel stated that when the original design was reviewed, the church did not know at that time what amount the insurance claim would be or what the potential for fundraising would be, but that they did want to build back to the Pennell House. Noel stated that the original proposed design that they brought to the Board which connected to the Pennell House seemed well received and at that time fundraising was going well. However, when the final insurance estimate came in just under two million and cost estimates started arriving they were five to six hundred thousand over budget; after speaking with several contractors over a few weeks, they were able to bring the numbers down. During this process, Noel stated that they realized that they would need to hire a Construction Manager to obtain better numbers and that they would need to start the design process over again. Noel said that when they asked the contractors why the estimates were so high, the contractors all replied that it was due to the potential risk of the Pennell House; the contractors could not calculate exactly how long or how much money it would take to do what the church wanted without having to spend too much money while keeping the church happy. The contractors also stated that there would be no logical movement in the construction process. Noel stated that the

church hired a Construction Manager and asked the contractors if the $1.8 million was even obtainable without the Pennell House in a facility big enough to replicate what was there before with the Pennell House. Noel stated that the new design fits, provides better space then with the Pennell House and brings in what the church community wants. Noel stated that they tried to save the Pennell House, but it is not financially possible. He noted that if the Pennell House was going to cost $500,000 to renovate then the church would need to be constructed for $1.3 million. Emily Swan clarified that if the Pennell House was going to cost $500,000 then the church would not have enough to do the project; Noel replied that the lowest bidder came in at $2.5 million and the others were slightly higher but noted again that the contractors were anxious because the proposed design was a little unusual and because of the uncertainty and risk involved with the Pennell House. Noel stated that the proposed building is more straight forward and similar to what was there before; they have been able to increase the size of the sanctuary a little bit. Noel stated that the golden lining to being at the meeting is that the proposed design works better.

Emily stated that one condition that the Board must satisfy is that the applicant did not contribute significantly to the deterioration of the building being demolished and asked about the study in 2005. Noel Smith replied that the study was a cursory study and not an in depth study. Noel stated that the building for its age, looks like what you would expect; doesn't look like it is falling down, it has been reasonably maintained and it was an old two-family building that has been used for children's religious education and does not meet any code for that use but can be used as such because no work has been done on it. Noel stated that when the study was conducted it was when the church was trying to get a handle on what the general condition of the church that was still in existence and the Pennell House. Studies were done on that site with the existing church and even after doing quite a bit of interior renovation to modify and expand and demolishing Pennell House, the church still would not be able to meet their needs. Noel stated that the Pennell House does not meet any code and once you start spending money to upgrade and incorporate it with a new facility all the codes must be met. Noel stated that a Structural Engineer measured all of the components of the Pennell House, ran the numbers, and it was determined that they would need to strengthen existing members, the basement would need new beams, the roof structure would need to be reframed and noted that this is done before anything is torn up where you may find other problems. Noel again stated that this was a cursory study and also done to see what kind of money would be needed to keep the building going as is. Noel stated that at this time the church was deciding whether to stay at their current location or to move off site; if they moved off site they would have sold the Pennell House. Michael Heath, Board Chair of the UUC, replied that in the process of the congregation making a decision to keep Pennell House or not originally, they had spent a lot of money and effort in past five to six year trying to upgrade Pennell by putting new windows in, roofing, some siding and a new heating system and now with plans for renovation, so much would need to be done to get the house up to code.

Chair Emily Swan opened the public hearing. No public comments, Emily closed the public hearing.

Criteria needed to be considered in the Demolition Standards are:

1. *The significance of the structure proposed for demolition as evidenced by the status as listed or eligible for listing on the National Register of Historic Places.*

This motion carried unanimously 4-0

2. *The condition of the structure provided that the applicant has not contributed significantly to the deterioration of the structure.*

This motion carried unanimously 4-0

3. *The availability of permitted alternative uses of the structure that would maintain its economic viability*

This motion carried unanimously 4-0

Emily noted that the only architectural feature was the banister but she did not see anything that would warrant protection; Board members agreed. Emily stated that codes comparison was helpful; the building is not falling apart but the condition is such that it will require a great deal of maintenance and money to keep it up.

MOTION BY JANE CRICHTON TO GRANT A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITON. SECONDED BY BROOKS STODDARD.

Brooks Stoddard commended the due diligence done by the UUC members in trying to keep the Pennell House.

Design Review

Noel Smith presented sketches of the proposed design and reviewed the design features. Noel noted that the light element would be visible from inside the church; the light monitor in back of the church in the sanctuary will let southern light in. He stated that there will be light monitors on the roof, the building would be mostly shingles, it will have some metal on the roof and spine and will relate better to the library across the street. Noel stated that they have discussed solar panels on the roof and will screen them appropriately if they are able to get them. Noel stated that the proposed church will take its place on the street and looks like it belong there and pointed out that the new entrance ramp is under cover and is a little more open and welcoming.

Jane Crichton clarified that the solar panels would not be going up at this time but possibly go up at a later point; Noel reiterated that if it is possible to install solar panels at this point they will but it is not likely due to the cost associated with the panels. Emily Swan asked if they had looked into a grid buyback; Noel replied that at this time, Central Maine Power is not participating in a buyback. Brooks Stoddard replied that this is a great opportunity for the church to think about how green the proposed building can be; a church trying to be as efficient as it can be is commendable. Noel replied that this design is much more energy efficient than the original proposal. Emily asked about the angle of the panels; Noel replied that the angles of the panels are determined by the angle of the roof. Emily stated that she wouldn't mind seeing the solar panels as they could be part of the aesthetic and the Board should help along those

buildings that promote alternative energy and various things. Jane asked if the screening will go up initially; Noel replied that it would.

Brooks stated that in the proposed church design they have created a little bit of the late 19th century shingle style and wonders what the massing would be if the shingles went all the way up to the light tower. Brooks pointed out that in the design they created a rhythm going down Middle Street and wonders why they put the windows off the side on the bays; Noel replied that they were trying to do something that used traditional items in a non-traditional way. Betsy Marr stated that the façade faces Pleasant Street and asked if there was any way not to make it so blank; Noel Smith replied that the original design had a round window which cost too much; Noel stated that they are trying to keep the wall blank for projection or hanging of art and pointed out that no one wanted windows put in to see the traffic on Pleasant Street. Emily Swan replied that she too was concerned that the Pleasant Street side would be too blank. Emily noted that the front door is not too obvious and seems un-dramatic; Noel replied that it may not be so dramatic but that it is friendlier; people can linger undercover a little bit and flow into the building. Emily replied that one thought on the Pleasant Street side might be may be a tree or some natural growth. Anna Breinich replied that there is a landscaping plan that will be reviewed by the Planning Board as part of the site plan application; the plan has already been reviewed by the Town Arborist, Peter Baecher and is similar to the landscaping on the original plan. Noel noted that on the Pleasant Street side and the Middle Street facade, there will be two Unitarian sayings on the wall at eye level. Jane replied that she likes that idea and stated that she thinks this is the best handicapped entrance she has seen. Emily asked what the materials will be on the windows and what they will be divided by; Noel replied that the details have not been determined yet hoping to get Marvin quality and will not be vinyl. Emily replied that she hopes that the Planning staff will look to avoid the fake divided light that goes inside the glass; Noel replied that they are trying to keep the design simple so that they can afford quality materials.

Betsy Marr asked how the flat roof will drain; Noel replied that the roof will drain internally. Betsy suggested green and not white windows. Emily asked if the bell is still going to be there; Noel replied that the bell will be relocated to the tower. Betsy asked if the bell will ring; Michael Heath replied that the bell is in the process of being repaired.

Brooks Stoddard stated that he liked the rendering which showed the library as well as it was very helpful.

Chair Emily Swan opened the meeting to public hearing.

Sylvia Stalker, UUC Minister stated that a year ago the church celebrated their 200th anniversary but are very proud of their history and the proposed design does incorporteparts of their history like the bell, they are building the pulpit out of some of the old pews, some of the mantels from the Pennell House will be incorporated and the Longfellow Bible will have a prominent location within the church. Sylvia stated that it is really important to the congregation tht they have a building that is as green as possible and they do understand that having a solid envelope is one of the best things that they can do, in addition to that, after being members of the community for over 200 years, they are leaders within the community and she would rather the solar panels be visible to the public as a model to where they should be going. Sylvia reiterated that the project

budget projection may not be able to support solar panels at this time, but they are pursing them and there may be people in the congregation who may contribute extra just for that project; if they can put them up now they will and again, she would prefer that they not be screened. Betsy Marr replied that screening the panels will almost look like a movie house and that there may be more of a flow without screening; Emily Swan agreed. Anna Breinich replied that there is screening already on the design as mentioned and noted that standard that requires screening heating, ventilation and rooftop units and solar panels would fall under that. Anna reviewed Section 216.9 of the Brunswick Zoning Ordinance, part C.

Kurt Neufeld with Sitelines PA and member of the UUC, pointed out that regarding the screening, for most of the part that would have the solar panels the view will be blocked by buildings and vegetation. He stated that there will be places where the panels will be visible and appreciates that the Board has noticed the work that has gone into this project.

Chair Emily Swan closed the public hearing.

MOTION BY BROOKS STODDARD THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY JANE CRICHTON, APPROVED UNANIMOUSLY.

MOTION BY BESTY MARR THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR A NEW CHURCH AT 15 PLEASANT STREET AS OUTLINED IN THE APPLICATION WITH THE FOLLOWING CONDITIONS:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

2. That the rooftop mechanical units and raised roofline solar panels are adequately screened from the view of any public street to the extent that such screening does not interfere with solar gain.

Discussion regarding National Historic Preservation Month activities.
Emily Swan reviewed that the focus of National Historic Preservation Month had been decided and that it would be a focus on Maine Street since the Maine Street Historic District is being proposed. Emily stated that she had spoken with Sandy Updegraph who is working with the BDA on a redesign of the interior space of the Visitors Center and asked if she would be willing to work with the Board and about having the photos hang there; Sandy and Emily identified a space and they discussed the amount of traffic that goes through there now. Emily stated that this location seems like a good place to go with. Anna Breinich stated that she spoke with one

of the volunteers and was told that the larger historic photos will be coming down and will lend its self well. Emily replied that she has emailed Sandy today to confirm the plans and has communicated with the high school art teacher.

- Emily to update the entry form with the theme *Focus on Maine Street.*
- Emily to follow-up with Jennifer Blanchard about possible tour.
- Emily to ask BDA if they would assist in getting Downtown business to display old photographs.
- Emily to speak with Bernie at People Plus about possible involvement.
- Emily to ask the Times Record to run old photos.
- Betsy Marr to ask her sister to assist in photographs.
- Preservation event May 11 with a possible tour at 1:00 P.M.

Staff Approvals
None since last meeting.

Minutes
No minutes were reviewed at this meeting.

Other Business

- April meeting date discussed, possibly April 4th or April 8th.

Adjourned
This meeting was adjourned at 8:55 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary