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

VILLAGE REVIEW BOARD
AGENDA
BRUNSWICK STATION
16 STATION AVENUE
June 6, 2013
7:15 P.M.

1. **Case #VRB 13-012 – 15 Cumberland Street (Map U13, Lot 045) –** The Board will review and take action regarding a Certificate of Appropriateness application submitted by Berean Church Trustees to construct a new access structure as an addition to the Berean Baptist Church per local code requirements.

2. **Staff Approvals Update**

   9 Cumberland Street – ADA Ramp (Rumpus Room)
   19 High Street – Removal of Porch
   5 Franklin Street – Window Replacement
   159 Park Row – Signage (Pejepscot Historical Society)
   63 Federal Street – Window Replacement (Bowdoin)
   149 Maine Street – Outdoor Seating Area (Wild Oats)

3. **Approval of Minutes**

4. **Other Business**

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.

Received: 5/7/13 (AD)
By: [illegible]

VRB Case #: 13-012

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

Name: Dennis W Paine (Chairman - Berean Church Trustees)
Address: 4 Loon Drive
Topsham, ME 04086
Phone Number: (207) 504-4138 e-mail denpaine@comcast.net

2. Project Property Owner:

Name: Berean Baptist Church
Address: Cumberland Street
Brunswick, ME 04011
Phone Number: (207) 725-2648

3. Authorized Representative: (If Different Than Applicant)

Name:
Address:
Phone Number:

4. Physical Location of Property Being Affected:

Address: 15 Cumberland St

5. Tax Assessor's Map # U13 Lot # 45 of subject property.

6. Underlying Zoning District TC-1

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): Berean Baptist Church requested a Fire Marshal and Codes Enforcement inspection approximately 4 months ago. At that time a portion of our bottom floor was closed to use until a second means of egress was established. After much discussion the following design was deemed most appropriate for our second egress. We certainly hope it is agreeable to the Village Review Board. The structure depicted in the drawings will be approximately 14' long x 7' tall x4'8" wide. The materials used will be consistent with the existing structure.

Applicant's Signature Dennis W. Paine

VILLAGE REVIEW BOARD
APPLICATION FOR CERTIFICATE OF COMPLIANCE
APPLICATION CHECK-LIST

This checklist will be completed by the Department of Planning and Development. In order to ensure the timely processing of your application, please be sure that ALL materials are submitted. The process does not begin until your application is considered complete. For assistance please contact the Department of Planning and Development.

1. Completed application form. _____
2. A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review and submitted by the applicant. _____
3. A drawing showing the design, texture, and location of any construction, alteration, demolition for which a certificate is required. The drawing shall include plans and exterior elevations drawn to scale, with sufficient detail to show their relations to exterior appearances and the architectural design of the building. Proposed materials and textures shall be described, including samples where appropriate. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific. _____
4. Photographs of the building(s) involved. _____
5. A site plan showing the relationship of proposed changes to walks, driveways, signs, lighting, landscaping and adjacent properties. _____
6. A site plan which shows the relationship of the changes to its surroundings. _____

This application was Certified as being complete on _____(date) by _____ of the Department of Planning and Development.

THIS APPLICATION WAS:

_____ **Granted**

_____ **Granted With Conditions**

_____ **Denied**

_____ **Forwarded to Village Review Board**

_____ **Building Permit Required**

_____ **Building Permit NOT Required**

Applicable Comments: _____
_____
_____
_____
_____
_____

_____
Signature of Department Staff Reviewing Application

COMPLIANCE WITH ZONING STANDARDS

Notice: This form is to be completed by the Codes Enforcement Officer and filed with the application.

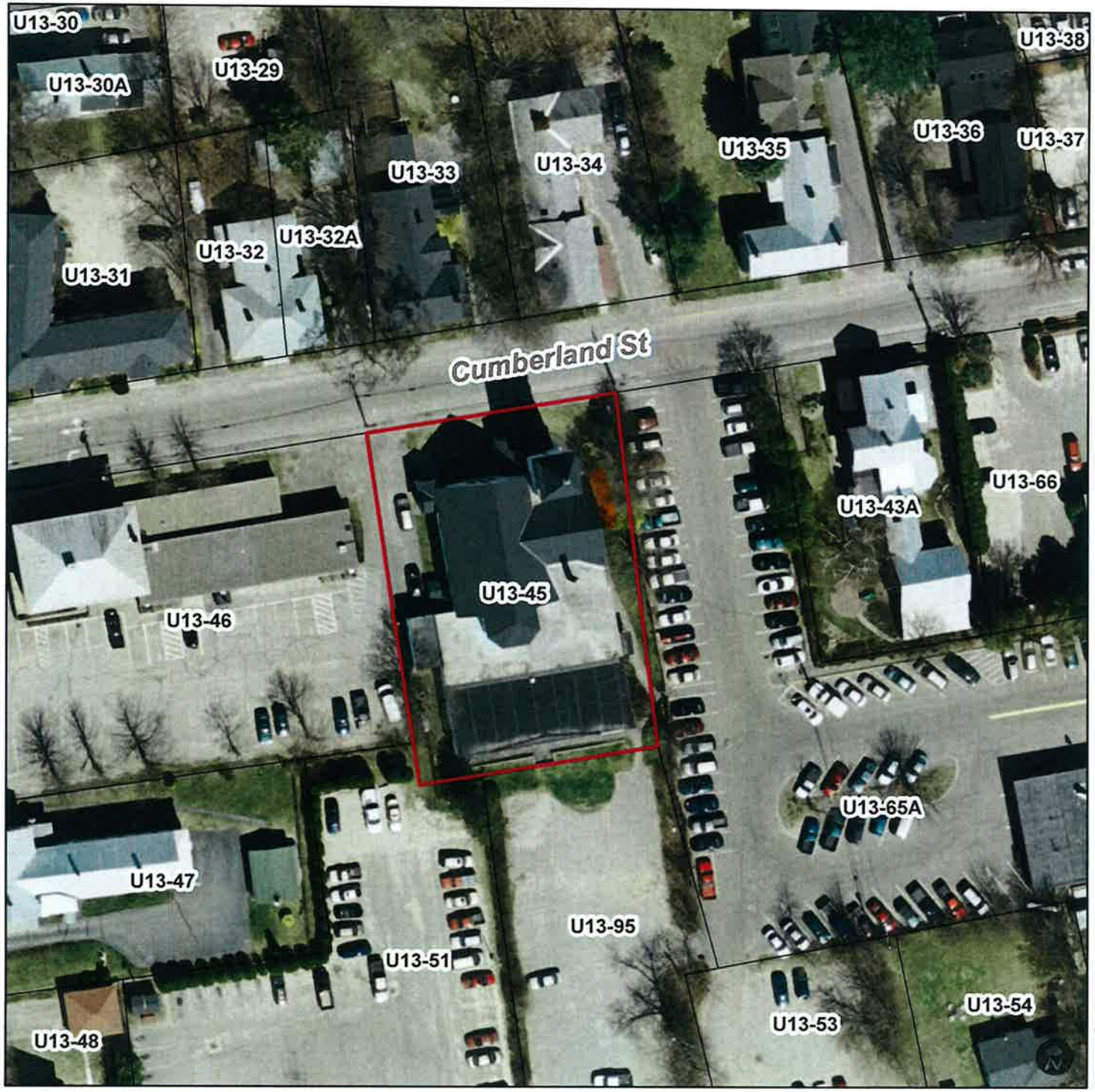
This is to certify that the application for Certificate of Appropriateness submitted by _____, relating to property designated on AssessorsTax Map #_____ as Lot #_____ has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

Signed:_____

Date:_____

BEREAN BAPTIST



Brunswick, Maine

Legend

Selected Parcels

Road Centerlines

0 30 60 120

Feet

This map was generated by the Town of Brunswick's online GIS. This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.

Map generated on: 5/7/2013

Mark Rockwood

From: Iles, Cory - Cory O <cory.o.iles@store.lowes.com>
Sent: Thursday, March 07, 2013 11:07 AM
To: mark@thebereans.org
Subject: Estimate and Panic Bar/Lever specs
Attachments: image2013-03-07-110101.pdf

Hey Mark,

Here's the quote. I've got you set up as tax exempt already. Any thing with an item number 89001 or 89103 is special order but we can have in 1 week or less.

If we set up an account for Berean it takes abou 8% off making the total $2998.51.

Thanks.
Cory Iles
Pro Services
Phone: (207) 373-7044
Fax: (207) 373-7019

From: Lowes Document Scan
Sent: Thursday, March 07, 2013 11:00 AM
To: Iles, Cory - Cory O
Subject: Scanned Document(s) Attached

NOTICE:
All information in and attached to the e-mail(s) below may be proprietary, confidential, privileged and otherwise protected from improper or erroneous disclosure. If you are not the sender's intended recipient, you are not authorized to intercept, read, print, retain, copy, forward, or disseminate this message. If you have erroneously received this communication, please notify the sender immediately by phone (704-758-1000) or by e-mail and destroy all copies of this message (electronic, paper, or otherwise). Thank you.

BWM 2536

PROJECT ESTIMATE

EGRESS EXIT

CONTACT: ROCKWOOD, MARK
CUST #: 117308921

SALESPERSON: ILES, CORY
SALES #: 1169253

PROJECT NUMBER: 371205346

DATE ESTIMATED: 03/07/13

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
1	46905	2X4X8 ACQ TOP CHOICE TREATED	204080201	3.77
1	79670	2X4X16 ACQ TOP CHOICE TREATED	NA	8.97
25	6005	2X4X96 KD WW SELECT STUD	24SE.8	70.75
2	29003	2X4X16 TOP CHOICE KD WHITEWOOD	LUMBER	12.66
1	13280	3-1/2IN FOAM SEAL ROLL	108942	5.13
1	432493	2X8X8 TOP CHOICE KD WHITE FIR	WF208TOPCHC0	6.85
13	432484	2X6X8 TOP CHOICE KD WHITE FIR	WF206TOPCHC0	63.57
2	4567	2X12X16 TOP CHOICE KD HEM-FIR	5089	45.08
0	432490	2X6X16 TOP CHOICE KD WHITE FIR	WF206TOPCHC1	0.00
1	33789	2X6X16 TOP CHOICE KD WHITEWOOD	LUMBER	9.73
13	116241	2X6-8" JOIST HGR JUS26-TZ(-959	JUS26-TZ	12.48
13	2741	RAFTER TIE - TRIPLE ZINC (-905	RT15-TZ	10.92
1	116670	HIT 20DEG 3-1/4"X.131 SM BRT 1	20111	19.98
1	116513	HIT 21DEG 2-3/8"X.113 RS BRT 1	20103	16.98
1	68408	1.5"1LB HDG STRCTURAL NAIL NA1	NA111-CD	4.88
6	12212	7/16IN X 4FT X 8FT OSB SHEATHI	POS222044408	83.82
3	12178	19/32 FIR RATED SHEATHING	178010	78.81
5	177781	25-FT FIBERGLASS INSULATION RO	B390	78.25
2	15282	R19 FACD 87.18SQ' 15"X93"EASYF	EFK003	85.24
15	358129	LAFARGE 1/2" 4' X 8' LW DRYWAL	1248LLT08000	149.70
2	11751	USG READY MIX A/P 61.7 LB PAIL	380501	27.96
1	17534	1-7/8IN X 300FT WHT D/W JNT TA	50695	6.45
22	89001	S8 TRADITIONAL LAP WHITE VINYL	CASTLE RIDGE	213.62
2	6235	OS CORNER 10' WHITE 371-WH	200776	38.72
2	6236	IS CORNER 10' WHITE 361-WH	130776	26.40
4	6550	5/8" J-CHANNEL WHITE 306-WH	329063	25.88
3	6540	ALUM STARTER STRIP10' WIDE BUT	36611999	22.35
1	387184	1-1/2" ALUM SIDING NL 1LB(-173	112ASDG1	5.76
3	6234	VINYL UNDERSILL WHITE 321-WH	115941	19.50
3	6239	VINYL F CHANNEL WHITE 342-WH	567375	22.80
2	6307	WHITE SOLID SOFIT TRI 4"X12'	424214	30.40
1	237383	1X6X16 ARMOUR WOOD	84476	26.07
1	14585	3-FT X 100-FT TYVEK HOMEWRAP	D13403277	63.58
0	103336	QT.INT.LTX EGG BSE3 OLYMPIC	72403A/04	0.00
1	103366	165-FT HOUSEWRAP TAPE	T255LWCS	12.51
2	4565	2X12X12 TOP CHOICE KD HEM-FIR	5089	33.36
1	131128	1X8X4 TOP CHOICE EWP PREM S4S		5.48
2	131143	1X8X12 TOP CHOICE EWP PREM S4S	P LPR 1.000	31.84
2	17099	OAK PHRL P6010 2-1/4"X2-3/8"X8	P6010 8ETOAK	91.68
8	308875	GH STNNCKL DEC HANDRAIL BRACKE	20271TNXLG	43.76
160	89103	10'X16' EPDM ROOFING 060 BLACK	07MH610SFB	190.40
1	89103	LOW VOCE EPDM/TPO BOND ADHESIV	08MHETBLV5	229.86
4	89103	WHITE GALVANIZED ANGLE FLASHIN	GAF3310WH	51.16
2	89103	CURED COVER TAPE 6"X25' BLACK	08MHLAT625	108.48
2	89103	MH 10' ALL PURPOSE BAR	08MHAP10	12.56
1	89103	MH EPDM RMS STRIP W/3" TAPE 6"	08MHRMS61T	209.72
1	89103	PLATE 2" BARBED SEAM PLATE 100	0170050065	17.68
2	89103	MH LAP CAULK BLACK 11OZ	08MHLPCB	12.56

8300 Series Trim

Tell Manufacturing, Inc.

8PDT

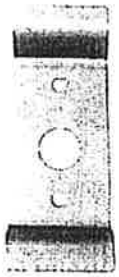
EX100013 (AL)

Exterior blank pull.

8P03

EX100014 (AL)

Exterior pull with cylinder cut out.



EMP808

EX100010 (entry, US32D)

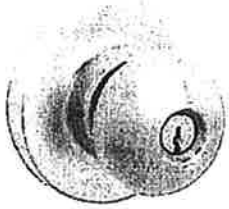
EMP875

EX100011 (passage, US32D)

EMP886

EX100012 (storeroom, US32D)

Exterior sectional ball knob trim.



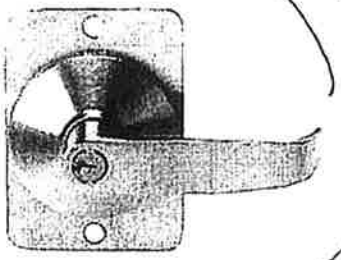
CTL / Lever Trim (w/out clutch)

EX100005 (entry, US26D)*

EX100006 (passage, US26D)

EX100038 (storeroom, US26D)

Exterior sectional lever trim.



***Entry CTL lever trim also available in**

US3 / Bright Brass / EX100171

Duro / Duronodic / EX100173

TP81

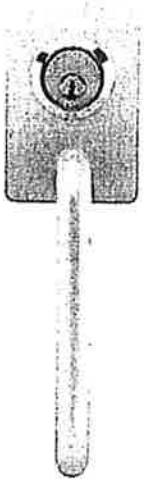
EX100008 (AL)

Exterior thumbpiece trim, includes 1-1/4" mortise cylinder SCC

PT881

EX100090 (AL)

Pull trim with rim cylinder



ESC / Escutcheon Trim

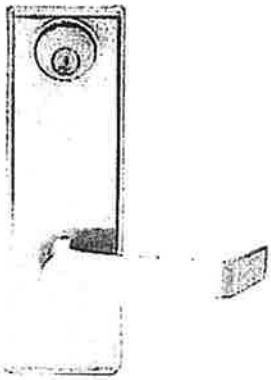
EX100054 (entry, US26D)

EX100056 (passage, US26D)

EX100055 (storeroom, US26D)

EX100057 (dummy, US26D)

Exterior escutcheon free wheeling lever trim, includes 1-1/4" mortise cylinder SCC



NOTE: AL=Aluminum, US32D=Satin Stainless Steel, US26D=Satin Chrome

CORPORATE OFFICE: 18 Richard Drive, Lititz, PA 17543 TOLL FREE: 800-433-4047 PHONE: 717-625-2990 FAX: 717-625-7095
OTHER LOCATIONS: BIRMINGHAM, ALABAMA MIRA LOMA, CALIFORNIA ELKHART, INDIANA HOUSTON & DALLAS, TEXAS
WEBSITE: www.tellmfg.com

SURVEY MAP NO. U13-45

SURVEY MAP NAME Brunswick Tax Year # 45

MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): Cumberland Street Baptist Church

2. PROPERTY NAME (OTHER): Berean Baptist Church

3. STREET ADDRESS: 15 Cumberland

4. TOWN: Brunswick

5. COUNTY: Cumberland

6. DATE RECORDED: May 2001

7. SURVEYOR: Turk Tracey & Larry, Architects, LLC.

8. OWNER NAME: Berean Baptist Church of Brunswick

ADDRESS: Brunswick, Me 04011

9. PRIMARY USE (PRESENT):

__ SINGLE FAMILY	___ AGRICULTURE	___ COMMERCIAL/TRADE	___ FUNERARY
___ MULTI-FAMILY	___ GOVERNMENTAL	___ EDUCATION	___ HEALTH CARE
___ INDUSTRY	_X_ RELIGIOUS	___ HOTEL	___ LANDSCAPE
___ TRANSPORTATION	___ DEFENSE	___ SUMMER COTTAGE/CAMP	___ SOCIAL
___ RECREATION/CULTURE	___ UNKNOWN		

OTHER ___

10. CONDITION: _X_ GOOD ___ FAIR ___ POOR ___ DESTROYED, DATE __/__/

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:

___ COLONIAL	___ STICK STYLE	___ NEO-CLASSICAL REV.	___ FOUR SQUARE
___ FEDERAL	_X_ QUEEN ANNE	___ RENAISSANCE REV.	___ ART DECO
___ GREEK REVIVAL	___ SHINGLE STYLE	___ 19*TH*/20*TH* C. REVIVAL	___ INTERNATIONAL
___ GOTHIC REVIVAL	___ R. ROMANESQUE	___ ARTS & CRAFTS	___ RANCH
___ ITALIANATE	___ ROMANESQUE	___ BUNGALOW	___ VERNACULAR
___ SECOND EMPIRE	___ HIGH VIC. GOTHIC	OTHER ___	

12. OTHER STYLISTIC CATEGORY:

___ COLONIAL	___ STICK STYLE	___ NEO-CLASSICAL REV.	___ FOUR SQUARE
___ FEDERAL	___ QUEEN ANNE	___ RENAISSANCE REV.	___ ART DECO
___ GREEK REVIVAL	___ SHINGLE STYLE	___ 19*TH*/20*TH* C. REVIVAL	___ INTERNATIONAL
___ GOTHIC REVIVAL	___ R. ROMANESQUE	___ ARTS & CRAFTS	___ RANCH
___ ITALIANATE	___ ROMANESQUE	___ BUNGALOW	___ VERNACULAR
___ SECOND EMPIRE	___ HIGH VIC. GOTHIC	OTHER ___	

13. HEIGHT:

___ 1 STORY _X_ 1 1/2 STORY ___ 2 STORY ___ 2 1/2 STORY ___ 3 STORY ___ 4 STORY
___ 5 STORY ___ OVER 5 (___)

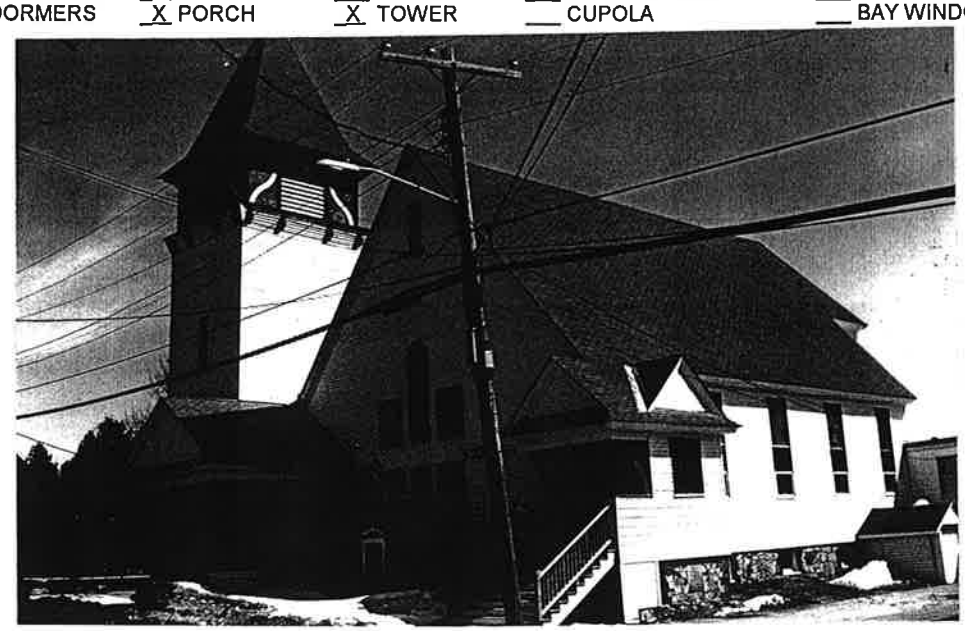
14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):

___ 1 BAY ___ 2 BAY _X_ 3 BAY ___ 4 BAY ___ 5 BAY ___ MORE THAN 5 (___)

15. APPENDAGES:

___ SIDE ELL	_X_ REAR ELL	___ FRONT	___ ADDED STORIES	___ SHED
___ DORMERS	_X_ PORCH	_X_ TOWER	___ CUPOLA	___ BAY WINDOW

PHOTOGRAPH:



16. PORCH:
___ ATTACHED ___ ENGAGED _X_ ONE STORY ___ MORE THAN ONE STORY
___ FULL WIDTH ___ WRAPAROUND ___ SLEEPING PORCH ___ SECONDARY PORCH

17. PLAN:
___ HALL AND PARLOR ___ 1/2 CAPE ___ CENTRAL HALL ___ SIDE HALL
___ BACK HALL ___ IRREGULAR OTHER Church

18. PRIMARY STRUCTURAL SYSTEM:
___ TIMBER FRAME ___ BRACED FRAME ___ BRICK ___ STONE ___ BALLOON FRAME
___ CONCRETE ___ STEEL ___ LOG ___ PLANK WALL ___ PLATFORM FRAME
_X_ FRAME CONSTRUCTION - TYPE UNKNOWN OTHER ___

19. CHIMNEY PLACEMENT:
_1_ I NTERIOR ___ INTERIOR FRONT/REAR ___ CENTER ___ INTERIOR END ___ EXTERIOR
OTHER ___

20. ROOF CONFIGURATION:
___ GABLE SIDE _X_ GABLE FRONT ___ HIP ___ MANSARD ___ FLAT
___ GAMBREL ___ PARAPET GABLE ___ SHED ___ CROSS ___ GABLE
___ COMPOUND OTHER ___

21. ROOF MATERIAL: WOOD ___ METAL ___ TILE ___ SLATE ___ ASPHALT _X_ ASBESTOS ___

22. EXTERIOR WALL MATERIALS:
___ CLAPBOARD ___ BRICK ___ FLUSH SHEATHING ___ WOOD SHINGLE ___ STONE
___ LOG ___ PRESSED METAL ___ CONCRETE ___ STUCCO ___ ASPHALT
___ GRANITE ___ ASBESTOS ___ TERRA COTTA ___ BOARD AND BATTEN _X_ ALUMINUM/VINYL
OTHER ___

23. FOUNDATION MATERIAL:
_X_ FIELDSTONE ___ BRICK ___ WOOD ___ CONCRETE ___ GRANITE ___ ORNAMENTAL CONC. BLOCK
OTHER ___

24. OUTBUILDINGS/FEATURES:
___ CARRIAGE HOUSE ___ FENCE OR WALL ___ CEMETERY ___ BARN (CONNECTED)
___ BARN (DETACHED) ___ FORMAL GARDEN ___ LANDSCAPE/PLANT MAT. ___ ARCHAEOLOGICAL SITE
___ GARAGE OTHER ___

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: 1889 26. ESTIMATED DATE OF CONSTRUCTION:

27. DATE MAJOR ADDITIONS/ALTERATIONS:

28. ARCHITECT: ___ 29. CONTRACTOR: Joseph Philbrook

30. ORIGINAL OWNER: Berean Baptist Church

31. SUBSEQUENT SIGNIFICANT OWNER: ___ DATES:

32. CULTURAL/ETHNIC AFFILIATION:
___ ENGLISH ___ FRENCH ACADIAN ___ NATIVE AMERICAN ___ SCOTTISH ___ FRENCH CANADIAN
___ EAST EUROPEAN ___ IRISH OTHER ___

33. HISTORIC CONTEXT(S):
___ COMMERCE ___ INDUSTRY ___ TRANSPORTATION ___ AGRICULTURE ___ MILITARY
_X_ RELIGION ___ CIVIC AFFAIRS ___ RECREATION ___ HABITATION ___ EDUCATION
___ ART, LIT, SCIENCE ___ SOCIAL

34. COMMENTS/SOURCES:
A fine example of a religious facility constructed in the Queen Anne style, which has undergone minimal alterations. One of these alterations was the addition of vinyl siding. The building was constructed by Joseph Philbrook. 1980 - Pejepscot Historical Survey. 15 Cumberland Street surveyed in 1980 by J. Goff.

2000 Assessors Database, Town of Brunswick.

35. HISTORICAL DRAWINGS EXIST: ___ YES ___ NO LOCATION:

ENVIRONMENTAL DATA

36. SITE INTEGRITY: _X_ ORIGINAL ___ MOVED DATE MOVED
37. SETTING: ___ RURAL/UNDISTURBED ___ RURAL/BUILT UP ___ SMALL TOWN _X_ URBAN ___ SUBURBAN
38. QUADRANGLE MAP USED: ___ QUADRANGLE #:
39. UTM NORTHING: ___ 40. UTM EASTING:
41. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW SE SW

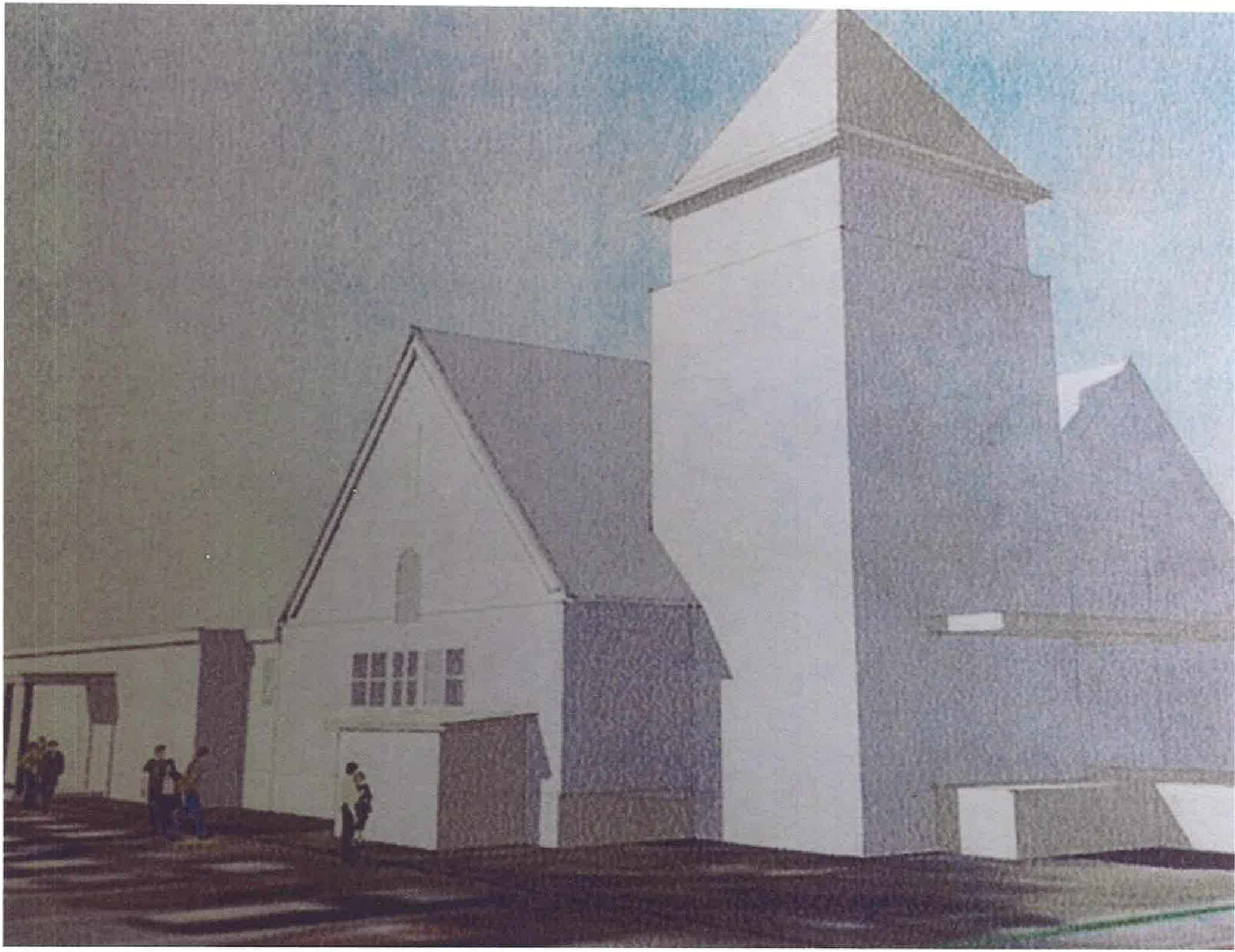
==========

MHPC USE ONLY

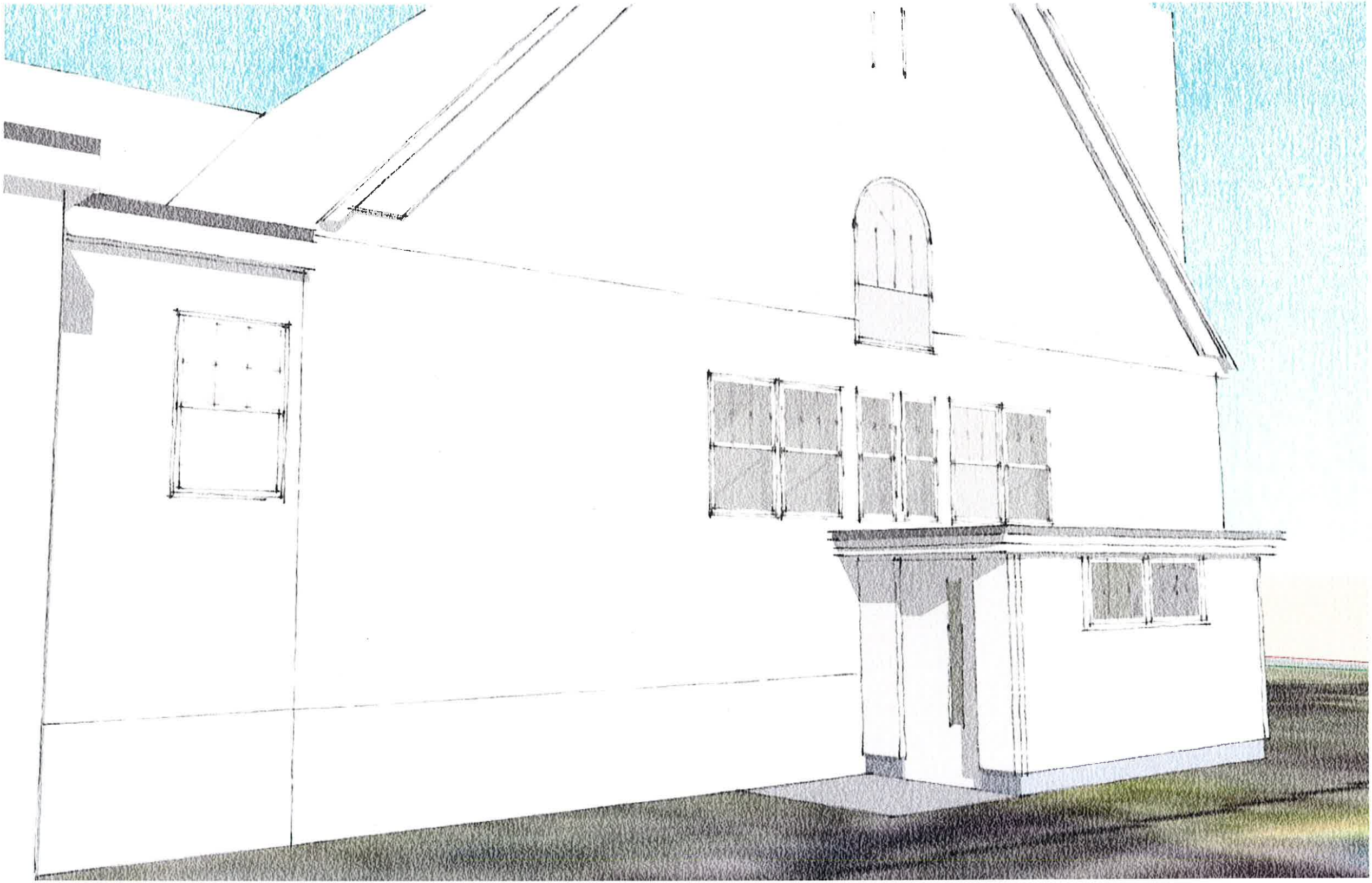
DATE ENTERED IN INVENTORY: ___ PHOTO FILE #:
NR STATUS: L___ HD___ E___ NE___ ND___ REVIEWER
DATA SOURCE: ___ HPF ___ CLG ___ R&C ___ STAFF ___ STATE SURVEY OTHER ___ LEVEL OF SURVEY:___R ___ I

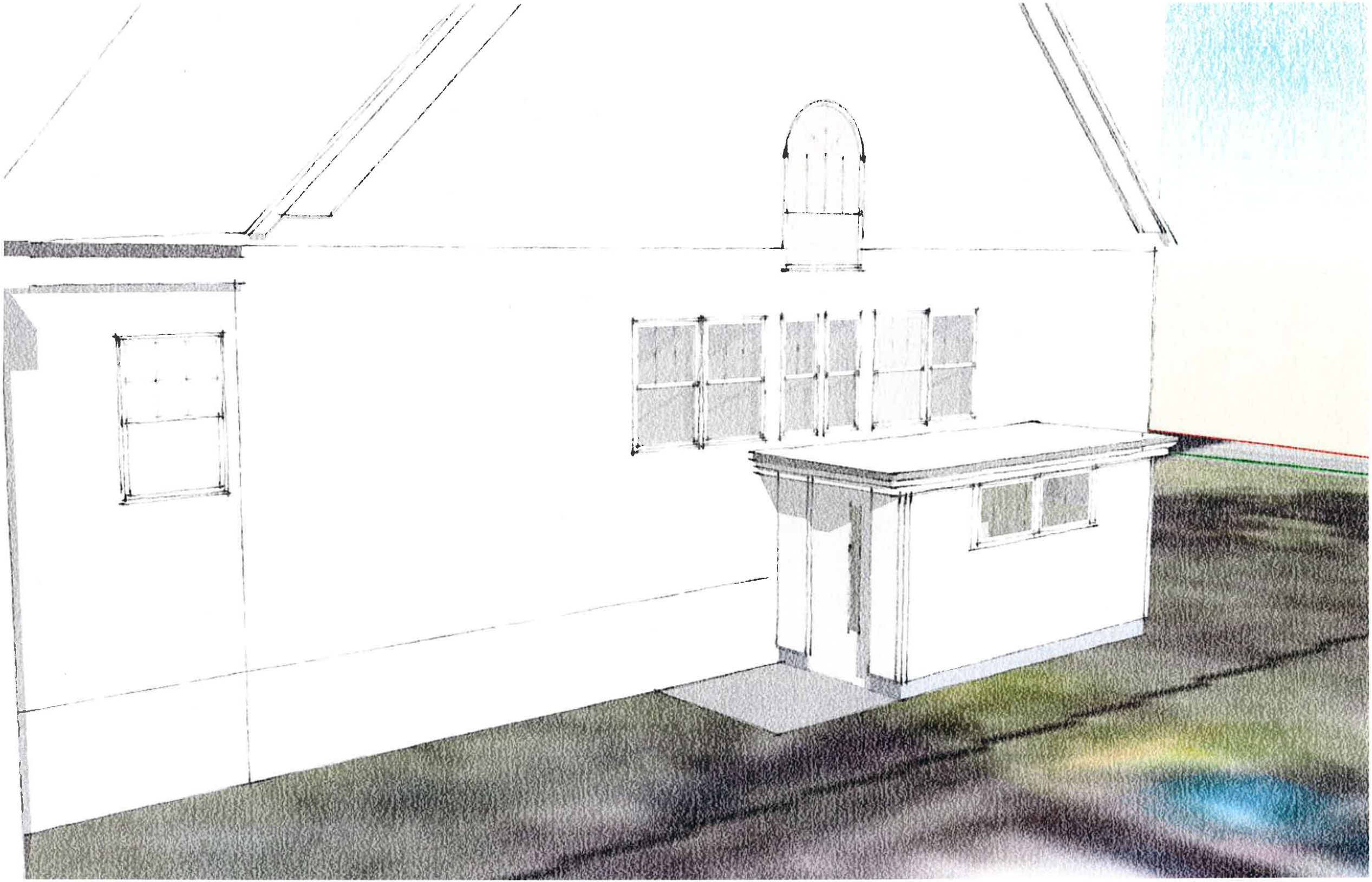
FORM K:\KIRK\ARCH-SVY.FRM\HBSSFSVY.MAS

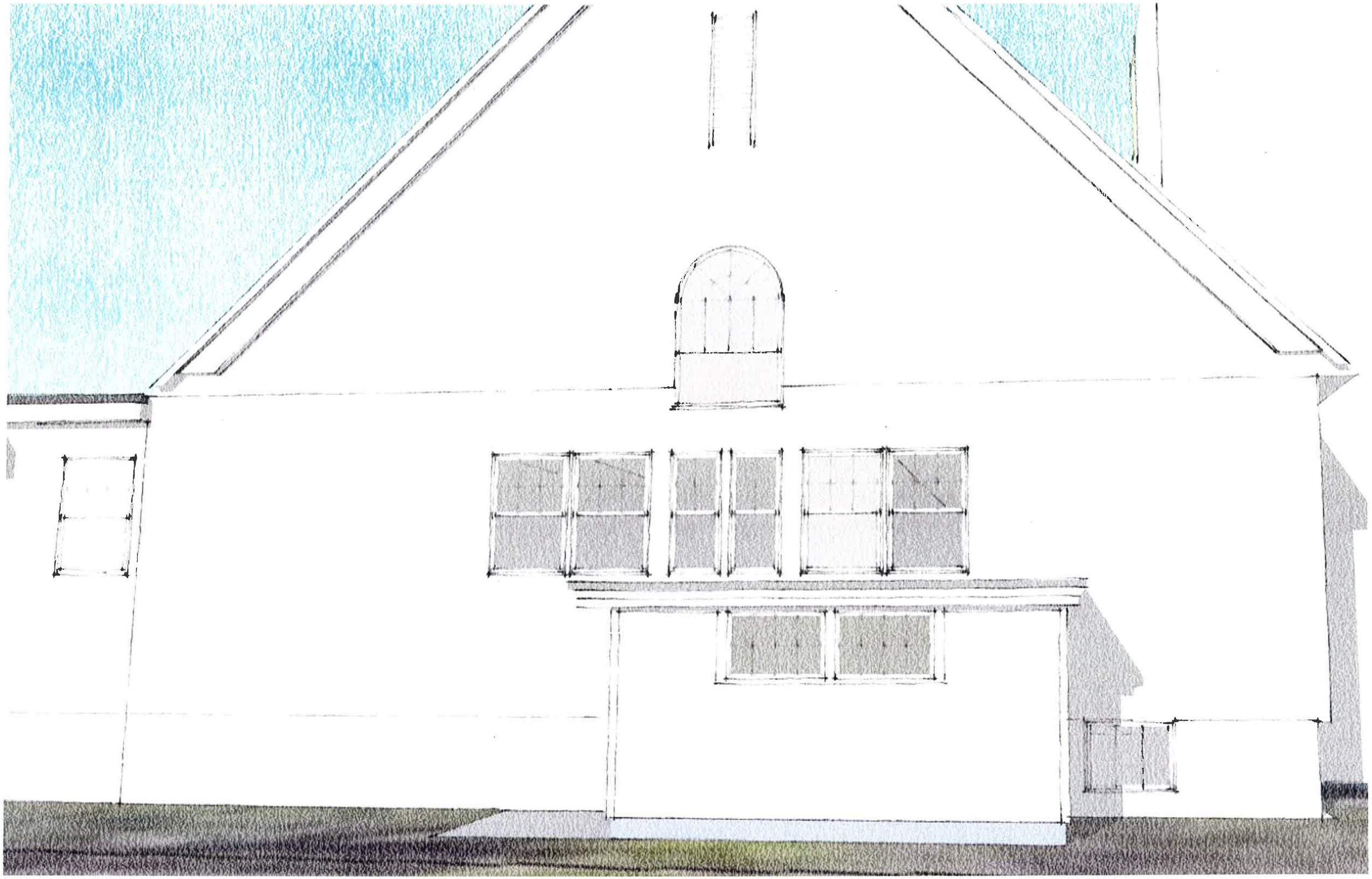
ALL
DAY
PARKING

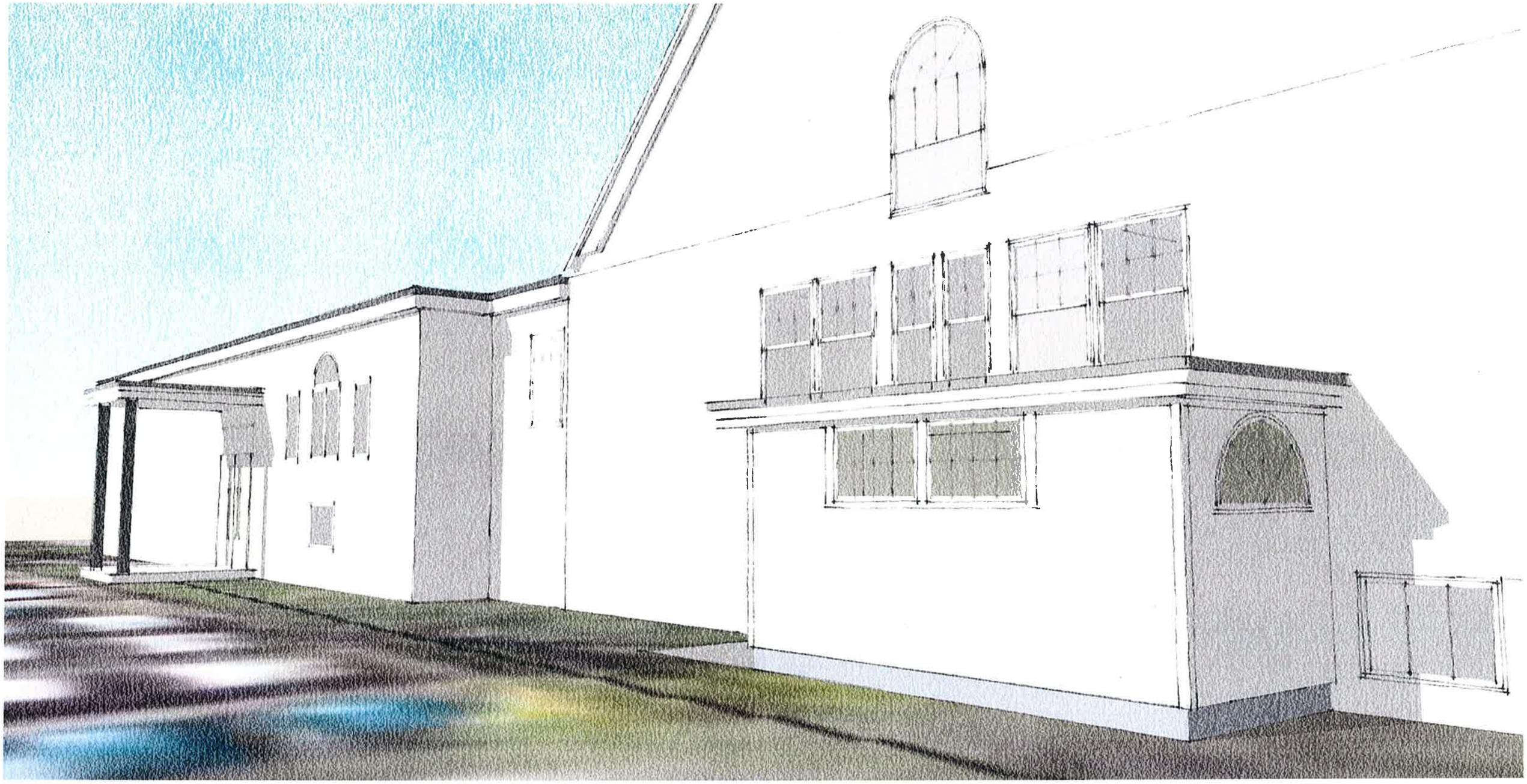


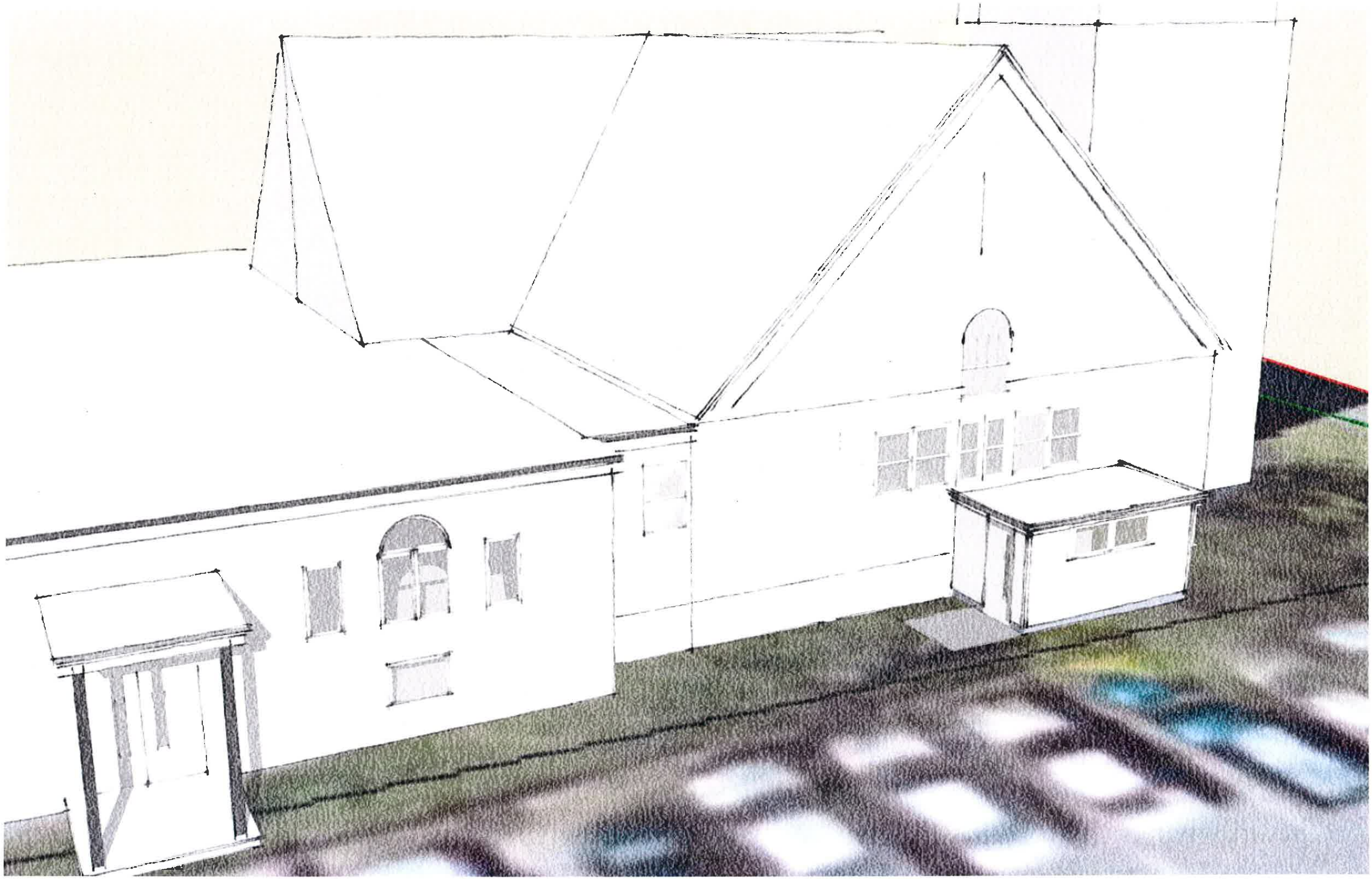
IMG_2983.JPG
Type: JPEG Image
Size: 688 KB
Dimension: 1600 x 1200
pixels

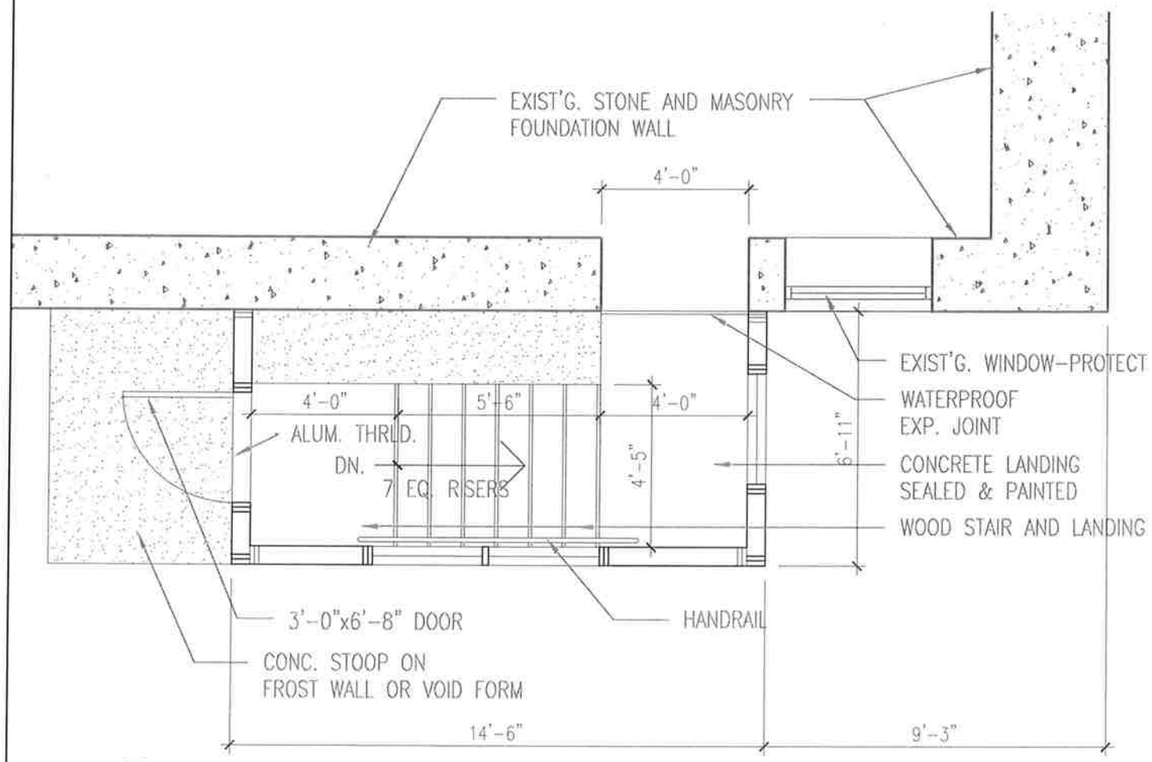




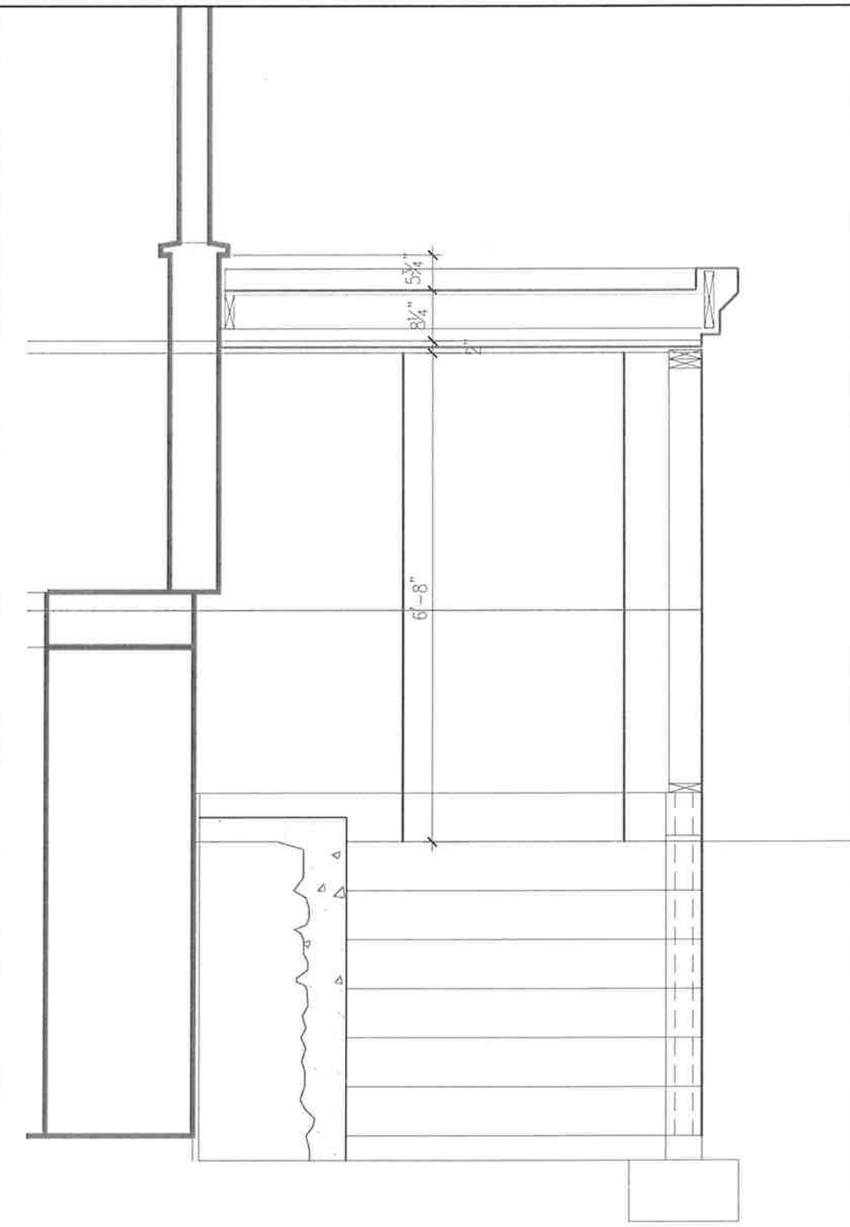








2 A1.1 FLOOR PLAN
1/4" = 1'-0"



1 A1.1 SECTION
1/2" = 1'-0"

Jon Boyd, AIA Architect
5 quarry road
Brunswick, ME
04011
t 207.318.8444

70% REVIEW	6-3-13	
PRELIMINARY REVIEW	6-13-13	

Revision

Berean Baptist
Church-New Exit
Brunswick, Me

FLOOR PLAN
EXTERIOR ELEVATIONS
SECTION

A1.1

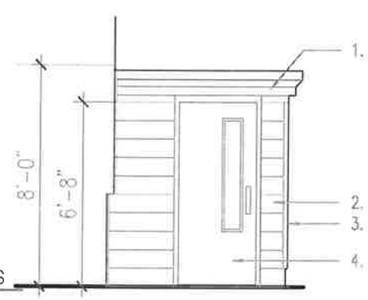
1 A2.1 PARTIAL EXISTING ELEVATION
3/16" = 1'-0"

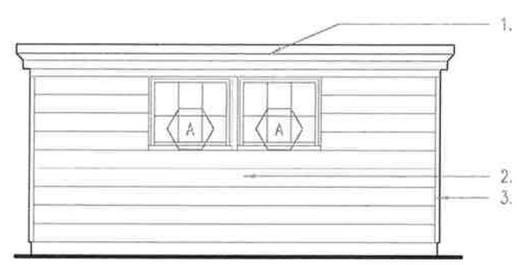
WINDOW NOTES:
BASED ON PARADIGM VINYL WINDOWS

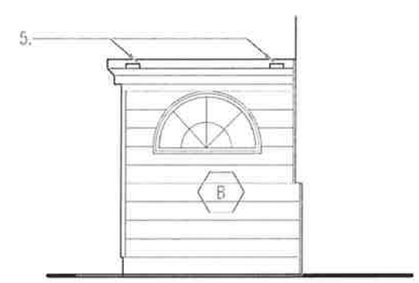
A – 3628–1 FIXED WINDOW
B – 48 WIDE – ROUND TOP FIXED WINDOW

ELEVATION NOTES:

1. MEMBRANE ROOF W/ METAL CORNICE TO MATCH EXISTING
2. VINYL SIDING – MATCH EXIST'G.
3. VINYL TRIM – MATCH EXIST'G.
4. FIBERGLASS DOOR WITH LITE & EGRESS HARDWARE – MATCH EXIST'G.
5. METAL SCUPPERS
6. FLASH MEMBRANE ROOFING UNDER EXISTING WINDOWS







2 A2.1 NEW ELEVATIONS
3/16" = 1'-0"

Jon Boyd, AIA Architect
5 quarry road
Brunswick, ME
04011

t 207.318.8444

TOWN REVIEW	8-3-13	
PRELIMINARY REVIEW	5-13-13	

Revision

Berean Baptist Church-New Exit
Brunswick, Me

FLOOR PLAN
EXTERIOR ELEVATIONS

A2.1

DRAFT Findings of Fact
15 Cumberland St
Certificate of Appropriateness
Village Review Board
Review Date: June 6, 2013

Project Name: 15 Cumberland Street

Case Number: VRB – 13-012

Tax Map: Map U13 Lot 45

Applicant: Berean Baptist Church
15 Cumberland Street
Brunswick, ME 04011

PROJECT SUMMARY

The Brunswick Fire Department and Code Enforcement Office performed a joint inspection of the property and determined that egress capacity in the basement was not in compliance with the NFPA 101 Life Safety Code, and that a second means of egress would be necessary.

In response, the applicant is proposing construction of a 14' long, 7' tall, and 4'8" wide addition on the west side of the church that contains stairs to basement. This proposed addition is the minimum necessary to house the stairway and cannot be placed in a less conspicuous area due to code requirements.

At the request of the Director of Planning & Development, the applicant revised the original architectural renderings for the addition to include use of a fascia that matches the church's existing fascia, and provision of a half-moon window in place of a small rectangular window on the addition's north façade (facing the street), to match existing half-moon windows on the church's east and north façades.

Lastly, the applicant is proposing to use a flat grain vinyl siding for the addition, similar in appearance to the church's existing vinyl siding.

The property is located in the Town Center 1 (TC1) District and Village Review Overlay Zone.

Review Standards from Section 216.9 of the Town of Brunswick Zoning Ordinance

216.9.A. Buildings and Other Structures

1.a) *To the greatest practical extent, structures that contribute to the character of the Village Review Zone shall remain unaltered.* The proposed addition to the existing church was necessary in order to stay in compliance with the NFPA 101 Life Safety Code. In order to maintain visual compatibility with the church, the addition features a duplicate fascia, a half-moon window on the north façade, and uses flat grain vinyl siding, similar in appearance to the current vinyl siding exterior of the church. To the greatest extent practical, the addition contributes to the character of the Village Review Zone. *The Board finds the provision of Section 216.9.A.1.a. is satisfied.*

1.b) *Any alteration of existing properties shall be compatible with their historic character, as well as with any surrounding properties.* By employing some of the architectural features of the church, the addition will be, to the greatest extent practical, compatible with the historic character of the church and surrounding properties. *The Board finds the provision of Section 216.9.A.1.b. is satisfied.*

1.c) *New construction shall be compatible with surrounding historic properties.* The addition is compatible with surrounding properties, in terms of scale, design, and use of materials. *The Board finds the provision of Section 216.9.A.1.c. is satisfied.*

1.d) *All Certificates of Appropriateness for new construction, alterations or demolition shall be in accordance with applicable requirements of both this ordinance and the US Secretary of Interior's Standards for Rehabilitation of Historic Buildings.* To the greatest extent possible, the design of the addition is in accordance with applicable requirements of both this ordinance and the US Secretary of Interior's Standards for Rehabilitation of Historic Buildings. *The Board finds the provision of Section 216.9.A.1.d. is satisfied.*

1.e) *The Village Review Board's application of the US Secretary of Interior's Standards will be in accordance with the Board's Design Guidelines.* The Village Review Board's application of the US Secretary of Interior's Standards is in accordance with the Board's Design Guidelines. *The Board finds the provision of Section 216.9.A.1.e. is satisfied.*

DRAFT MOTIONS
15 Cumberland Street
Case Number VRB-13-012

Motion 1: That the Certificate of Appropriateness application is deemed complete.

Motion 2: That the Board approves the Certificate of Appropriateness for 15 Cumberland Street as outlined in the application with the following condition:

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, its 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.

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 the Village Review Board has collaborated with the Pejepscot Historical Society. Emily stated that she met the new Director of the Pejepscot Historical Society, Jennifer Blanchard, who stated that the Pejepscot Historical Society will be holding a community appreciation day and would be happy to tie our event and their appreciation day 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 neighborhoods, 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 to focus on what it means to be in a historic district and maybe co-sponsor an event with the Pejepscot Historical Society. 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 copies of old postcards that they may be able to collaborate on with them 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

VILLAGE REVIEW BOARD
APRIL 8, 2013

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

STAFF PRESENT: Anna Breinich

A meeting of the Village Review Board was held on Monday April 8, 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.

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 2 Cleaveland Street/78 Federal Street (Map U8, Lot 095). A Site Walk was previously held by the Board on March 22, 2013.

Anna Breinich introduced the application which Bowdoin College submitted for a Certification of Appropriateness for the demolition of 22 Cleaveland Street/78 Federal Street in the Village Review Overlay Zone and the National Register Federal Street Historic District. Anna stated that the buildings are a 1-1/2 story Cape that fronts on Cleveland Street and a Greek Revival style dwelling that fronts on Federal Street. Anna reminded that Board that their role at this meeting is to provide a recommendation based on the demolition criteria of the zoning ordinance that will be forwarded to the Planning Board for demolition approval.

Don Berkowski, Director of Capital Projects for Bowdoin College, reiterated that the property consisted of two separate structures originally and at some time after the acceptance of the Federal Historic Preservation Designation, the structures were joined with the addition of some outbuildings. Don stated that Bowdoin College took ownership of the building in 2007 and noted that it was in disrepair; Bowdoin tried to stabilize the building and prevent further damage. Don stated that at this time they conducted hazardous materials abatement and removed a few of the collapsing chimneys. Don stated that the current plan is to remove the structures and stated that roughly a year ago the College met with Kurt Mooney of the Historic Preservation Society and conducted a walkthrough of the buildings. Kurt agreed with the level of disrepair and asked Bowdoin to pay homage to the buildings in their future plans; Bowdoin believes that their current plan reflects this request. Don stated that once the buildings are removed, they plan to retain the granite perimeter foundation wall around the two structures and possibly etch in stone the address and dates. Bowdoin plans to landscape the area with a gravel courtyard, some low level native plantings and several trees to create a buffer to Rhodes Hall. Don stated that the plan is to keep the area a lawn area that looks as though it belongs with 80 Federal Street; they would replace the existing driveway with a 5 foot path and reorient the parking lot so that vehicles park in the easterly direction with the entrance to the driveway off of Cleveland Street. Don stated that the area will be similarly landscaped as the area of 75 Federal Street.

Emily Swan, referring to the engineering study that was conducted when Bowdoin purchased the house, asked Don Berkowski what Bowdoin's original intention was. Don Berkowski replied that in the beginning they were unsure of exactly what they were going to do with the structure but noted that it was a strategic location. However, once they saw the level of disrepair it was clear that the structure was not viable. Emily noted that in reviewing the engineers report, it appears that buildings C, D & E are in the worst condition with the original structure in fair condition; Emily asked if there was any possibility of saving the oldest building. Don replied that the primary problem with the buildings is the way they were framed and undersized, he noted that the foundation wall has caved in on the Federal Street side and there was no regard to structure when electrical additions or pluming additions were made. Jane Crichton noted that she was unable to attend the site visit but noticed that there were no pictures of what the structure looked like on the first or second floor included in the application; Don replied that he believed that there were photos in the original application. Jane asked if there were any important pieces such as mantels; Don replied that interior photos were included in the original application and stated that there were not significant fabrics of the original structure. Emily replied that she did not remember any significant pieces. Betsy Marr replied that the house was divided up and there was no semblance of the original structure. Emily asked if the park would be open to the public; Don replied that it will be.

Chair Emily Swan opened the meeting to public hearing.

Claudia Knox stated that what she had to say does not directly apply to this project but rather to the process and referred to her statement as attached.

Andrew Rudalevige, resident of 76 Federal Street, stated the he does not vehemently oppose the demolition request but does not fully support demolition either. Andrew stated that his concern is in regards to future oversight of maintenance and hopes that it will be maintained as nice as the College Presidents house at 75 Federal Street.

Tricia Welsh, resident of 15 Cleveland Street, stated that she does not vehemently oppose the demolition but that she is not excited about it either. Tricia stated that she would really like Bowdoin College to not acquire any more buildings then it plans to use as it dramatically changes the character of the neighborhood. Tricia stated that they lost a house at one end of Cleveland Street to a parking lot and now they will be losing these two houses to a park. Tricia stated that there are only a few houses left where neighbors live as many of the remaining houses are student housing.

Chair Emily Swan closed the public hearing.

Betsy Marr stated that she hopes that Bowdoin intends to landscape per the illustrations provided and noted that other approvals have resulted in less landscaping than originally planned. Don Berkowski replied that they plan to landscape as designed as it is already funded for this project and they have already put out bids.

Emily Swan asked what the outcome was with the neighborhood meetings that Bowdoin had. Katie Longley replied that the meeting was sparsely attended and the main concern was that the

park not have a place for kids to skateboard or that it be a place to just hang out; Katie stated that she has spoken to some of the neighbors about the number of benches and they plan to move slowly and phase them in.

Emily Swan referred to Anna Breinich's letter to the Board dated April 4, 2013 and noted the Basis for demolition criteria to be considered in the Demolition Standards:

> 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.*
>
> **Board members agreed that these two buildings were contributing structures. This recommendation carried unanimously 4-0**
>
> 2. *The condition of the structure provided that the applicant has not contributed significantly to the deterioration of the structure.*
>
> **Board members agreed that the buildings are in poor condition. Emily Swan pointed out that in the application it noted that there was no real maintenance by the previous owner. Emily noted that Bowdoin attempted to revitalize the building by doing hazmat abatement, removing the collapsing chimneys and etc. Betsy Marr replied that in reviewing the engineers report she was surprised they are still standing. This recommendation carried unanimously 4-0**
>
> 3. *The availability of permitted alternative uses of the structure that would maintain its economic viability*
>
> **Emily Swan noted that the engineers recommendation is demolition and to renovate it would cost would be too excessive. Anna Breinich noted that MHPC also concluded that the cost to renovate would be excessive. This recommendation carried unanimously that the Board concurs with the finding of MHPC 4-0**
>
> **MOTION BY BETSY MARR TO RECOMMEND TO THE PLANNING BOARD THAT THEY APPROVE THE DEMOLITION OF 22 CLEAVELAND STREET. SECONDED BY BROOKS STODDARD, APPROVE UNANIMOUSLY.**

Jane Crichton stated that demolition comes with extreme regret and she feels that they need to be proactive in preventing deterioration of contributing structures. Brooks Stoddard replied that it is going to create a big hole to the area and feels that changes could have been made earlier to prevent the deterioration; Brooks asked that Bowdoin do a good photographic record the structure.

Historic Preservation Month Event Planning

Emily Swan stated that they are set for the May 18th tour; Emily will get publication materials to Jennifer Blanchard of the Pejepscot Historical Society. Emily stated that the photo contest will be at the Visitors Center and stated that she has been working with Jennifer about pulling together before and after photographs of Maine Street businesses. Discussion on businesses

placing photographs of original storefronts in their buildings; Brooks Stoddard to research location of old photographs.

Staff Approvals Update

- 8 Gilman Avenue: Removal of outer staircase and incorporating staircase inside the building; no exterior work other than to replace doors with windows.
- 80 Maine Street: Anna Breinich noted that the windows on the top floor will look the same across; two double hung and one solid.

Minutes

No minutes were reviewed at this meeting.

Other Business

No other business.

Adjourned

This meeting was adjourned at 7:44 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary