



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

**VILLAGE REVIEW BOARD
AGENDA
COUNCIL CHAMBERS
85 UNION STREET
TUESDAY, APRIL 15, 2014
7:15 P.M.**

- 1. Case #14-010 – 28 and 30 Federal Street** – The Board will review and take action regarding approval of Certificates of Appropriateness for the demolition of the former Brunswick Municipal Building and Recreation Center and the construction of a new 2-story professional office building for CEI at 28-30 Federal Street (Map U13, Lots 149-150). The proposed activity is located in the Federal Street Historic District.
- 2. Other Business**
- 3. Staff Approvals:**
 - 16A Lincoln Street – Sign
 - 8 Lincoln Street – Sign
 - 1 Middle Street – Sign
 - 7 Lincoln Street – Sign
 - 103 Maine Street – Sign
 - 1 Middle Street – Sign
 - 20 Lincoln Street - Roof
- 4. Approval of Minutes**

This agenda is being mailed to all abutters within 200 feet of the proposed CEI development and serves as public notice for said meeting.

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.



A P P L I C A T I O N

to the
Village Review Board

for

**Certificate of
Compliance**

of the proposed

CEI Central Office Building
30 Federal Street
Brunswick, Maine

April 1, 2014

Owner:



Capital for Opportunity and Change

Development Consultant:



Prepared by:

CWS ARCHITECTS

434 Cumberland Avenue
Portland, ME 04101
T: (207) 774-4441
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Owner:



Capital for Opportunity and Change

Development Consultant:



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CWS ARCHITECTS

August 15, 2013

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

**Re: Application for Certificate of Compliance
CEI Central Office Building
30 Federal Street
Brunswick, Maine**

Dear Anna and members of the Village Review Board, Town of Brunswick, Maine,

Thank you for accepting this application by CWS Architects for a Certificate of Compliance of the proposed new flagship CEI Central Office Building in Brunswick, Maine.

Coastal Enterprises Inc. (CEI) and the development Team – CWS Architects, The Priority Group and Sebago Technics – have worked diligently over the past five months to carefully understand, program and plan the move of CEI's corporate headquarters to downtown Brunswick.

The development team has made a priority of understanding the sentiments of the community with respect to the development of this site by CEI. As a result, the design proposed herein takes into consideration and carefully balances many often divergent opinions of appropriate approaches to developing this site. In the end, the development team has focused on neighborhood compatibility, long term durability, quality design and sustainable development, all of which has been incorporated into a unified design solution.

Thank you and the Village Review Board for your help with this process. CEI looks forward to being a long term good neighbor to the citizens of Brunswick.

Sincerely yours,

CWS ARCHITECTS



Benedict B. Walter, AIA
President
Maine Licensed Architect
bwalter@cwsarch.com

Received: _____
By: _____

VRB Case #: _____

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: CEI
Address: 36 Water Street, PO Box 288
Wiscasset, ME 04086
Phone Number: 207-882-7552

2. Project Property Owner:

Name: Town of Brunswick
Address: 28 Federal Street
Brunswick, ME 04011
Phone Number: _____

3. Authorized Representative: (If Different Than Applicant)

Name: David Lathappa - Priority Real Estate Group
Address: 2 Main Street
Topsham, ME 04088
Phone Number: 207-865-4323

4. Physical Location of Property Being Affected:

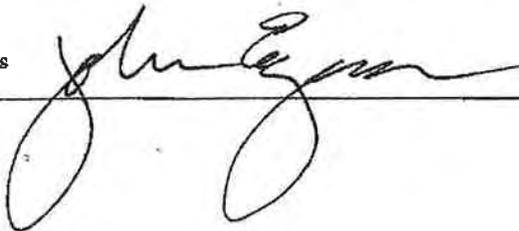
Address: 28 and 30 Federal Street

5. Tax Assessor's Map # U13 Lot # 148 & 150 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): The existing Brunswick Town Hall and Recreation Center buildings located at the intersection of Federal Street and Center Street are proposed to be demolished. A new two story professional office building shall be constructed on the property in its place. The existing curb cut access on Federal street shall be removed. The property shall be accessed by curb cuts on Center Street and Bank Street. The majority of the parking shall be located behind the building with a small lot on the side of the building. The landscaping shall be enhanced to compliment the Federal Street neighborhood.

Applicant's
Signature

 CEI

Brunswick Village Review Board

Application for Certificate of Compliance

Applicant: CEI
36 Water Street
Wiscasset, Maine 04578

Project Title: CEI Central Office
Project Address: 28 – 30 Federal Street
Brunswick, Maine
Tax Map/Lot: U13/149 & 150
Zone: Town Center 1 (TC-1)

DEVELOPMENT SUMMARY

CEI is proposing to redevelop the Brunswick Town Hall and Brunswick Recreation Center for CEI's new central office building. The redevelopment project involves a new 2-story professional office building with an approximately 11,165 s.f. foot print and a 65 car landscaped parking lot.

A Certificate of Appropriateness is required for the construction of a new structure and demolition of the two existing structures. The following is a detailed summary as to how the proposed CEI Central Office Building for 28 and 30 Federal Street meets or exceeds Section 216.9 of the Brunswick Zoning Ordinance and the Village Review Design Guidelines.

Standards for Review

- Alterations or new construction respect the visual character of the streetscape and neighborhood and reflect the scale, the texture, and overall forms and relationships of those surroundings.

“New construction or additions are not required to adhere to any specific architectural style. The Board encourages contemporary architectural solutions which are appropriate for their surroundings. It is neither the intent nor the purpose of the Board to encourage a particular style for Brunswick, but rather to preserve the diversity which its present character has evolved.”

216.4 Certificate of Appropriateness

The existing property is intensely developed with two large buildings and limited natural features. The primary natural feature is the Federal Street streetscape with mature trees and a sidewalk bordered by grass strips on each side. The mature trees and streetscape shall be preserved and enhanced. The proposed CEI Central Office will replace two non-contributing structures in the Federal Street District.

216.9 Review Standards

B. New Construction

a., b., c. and e. apply to additions and alterations to existing contributing structures.

d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.

Mass: The proposed building is substantially smaller than the existing Recreation Center and Town Hall buildings. It is comparable in size to the Hawthorne School building.

Scale: Per the Village Review Design Guidelines, the long side of the building faces Federal Street. The roof height of the proposed building is lower than the existing Recreation Center and Hawthorne School and comparable to the surrounding residential properties.

Materials: The exterior building materials include red brick, clapboards and double-hung windows with sills which are very consistent with surrounding contributing buildings.

f. For new construction or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:

1) Parking: Section 502 of the Zoning Ordinance: The Parking Requirement for Non-residential Use – office uses – is 3 spaces per 1,000 square feet of floor area. The occupied floor area is approximately 21,780 square feet which requires 65 on-site parking spaces. 65 parking spaces shall be provided which is sufficient to accommodate the proposed office use during a typical week. The majority of the parking spaces are located in the rear of the property with a small parking area at the side of the building.

2) Pedestrian Ways: The site plan has accommodated bicycle and pedestrian access and circulation with sidewalks around the entirety of the building connected to the adjacent street sidewalks. Well-marked crosswalks and a bicycle rack near the entrance shall also be provided.

3) Dumpsters and mechanical equipment: There are no exterior dumpsters proposed for the building. The mechanical equipment shall be located on the roof of the building and screened from public view.

4) Rooftop-mounted heating, ventilation, air conditioning and energy producing equipment shall be located on the roof and screened from public view. A cornice shall be included below the flat roof.

5) Building Materials: The exterior building materials shall be brick and clapboard.

6), 7) and 8) relate to buildings on Maine Street.

C. Signs: The signs shall comply with the requirements of Chapter 6 (Sign Regulations) and the Village Review Zone Design Guidelines.

D. Demolition: The Recreation Center and Town Hall buildings have been identified as non-contributing structures.

Village Review Design Guidelines

Federal Street Architectural Context

“The houses along both Federal Street and Park Row maintain a uniform setback from the street that allows a modest front yard.”

A uniform setback and modest front yard along Federal Street have been maintained. The southern portion of the proposed building is set back in line with the property to the south, across Center Street. The northern portion of the building has been moved forward so that the setback lines up with the buildings to the north.

“Curbs, trees and sidewalks establish a formal streetscape.”

Federal Street’s formal streetscape is defined by a curb line followed by a narrow grass strip containing street trees, then a paved public sidewalk and finally the modest landscaped front yard. Currently, the streetscape in front of the property is interrupted by a curb cut between the Recreation Center and Town Hall buildings and by the removal of several street trees. The proposed project shall reestablish the streetscape by removing the curb cut and replacing the missing street trees.

“Some properties further define the transition between public space (street/sidewalk) and private space (house) with a fence, hedge, low retaining wall and/or porch.”

The proposed project includes several features to transition from public space to private space. A Federal Street front entrance door has been provided. Two landscaped patio areas are planned for the Federal Street and Bank Street sides of the building. A granite post fence and landscaping shall be provided to separate the Federal Street sidewalk from the rear parking areas and rear entrance.

Federal Defining Features

The proposed CEI building has been carefully designed to incorporate Federal defining features. The following are Federal defining features identified in the Village Review Guidelines which have been incorporated into the proposed CEI office building.

1. Facades are symmetrical with the entry centered on the long side of the building.
2. Rectangular or block form oriented with the long side of the building facing the street.
3. Building is typically 2 to 3 stories.
4. Clapboard is the predominant exterior material.
5. Windows are an important defining characteristic of a Federal house because they establish a balanced rhythm and pattern across the primary façade.
6. Windows are typically double-hung sash type.

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CEI Central – Development Narrative

April 1, 2014 – Village Review Board Application

PREAMBLE

Coastal Enterprises Inc. (CEI) is proposing to redevelop a property in the Village Review Zone that is currently owned by the Town of Brunswick and occupied by the Brunswick Town Hall/Police Station and former municipal gymnasium operated by the Brunswick Parks and Recreation Department. Pertinent to this application, a Certificate of Appropriateness is required for any demolition and new construction within the zone.

As part of the redevelopment of this property, CEI is proposing to demolish the existing structures on the site, both of which are listed as “non-contributing” structures in the Village Review Zone and can, accordingly, be removed. CEI is proposing to replace the existing development on the property with a single, new two-story structure and is requesting a Certificate of Appropriateness for the changes proposed for this property.

BUILDING PROGRAM

Coastal Enterprise’s purpose for developing and new central office building is to bring together many diverse business programs - currently scattered among many sites - into a new, modern and resourceful facility where the combined programs can capitalizing on the efficiencies of a shared facility. The components of the program include:

- Capacity – the property should allow for the development of a facility capable of efficiently supporting CEI’s dedicated staff of 60+ employees.
- Location – the site should be central to CEI’s service area, easily accessible and integrated into the heart of a thriving community and convenient to local services and amenities.
- Community – the location should provide CEI with the opportunity to be a strong, supporting and contributing neighbor of its host community.
- Corporate Image – the location should allow CEI to develop a facility that evokes both its deep rooted Maine based history and its 21st century progressive approach to investment.
- Energy Efficiency – the location should allow CEI to develop a facility that can capitalize on the state of the art in energy independence systems and design.

STANDARDS FOR REVIEW

At the request of the Town of Brunswick, the *Maine Historic Preservation Commission* has offered their comments on the proposed development pursuant to the *Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation*, a standard referenced by definition in for “guidance” in section **216.9 Review Standards** of the Village Review Zone (VRZ). While the applicant agrees that the Maine Historic Preservation Commission’s comments illustrate **one of many** appropriate redevelopment strategies, the ordinance as a whole allows and encourages other solutions.

Whereas this development project has no restoration scope and is limited to demolition and new construction on an existing non-contributing property in the Federal Street Historic District, the following applicable excerpts from the Village Review Board’s “Standards for Review” provide guidance for alternative development approaches for the redevelopment of the subject property:

- Alterations or new construction respect the visual character of the streetscape and neighborhood and reflect the scale, the textures, and the overall forms and relationships of those surroundings.
- New construction or additions are not required to adhere to any specific architectural style. The Board encourages contemporary architectural solutions which are appropriate for their surroundings. It is neither the intent nor the purpose of the Board to encourage a particular style for Brunswick, but rather to preserve the diversity which its present character has evolved.

There are few standards applicable to New Construction in the Village Review Design Guidelines. However the following provides guidance:

- From the section entitled “Additions”: Buildings and neighborhoods are not static – they evolve and changeover time.
- From the section entitle “Site and Setting”: A neighborhood’s character is defined not only by its buildings, but also by the setting where the buildings are located. Street width, building set-backs, sidewalks, curbing, street lights, parking, fence patterns, granite walls, trees, signs, and open spaces like neighborhood parks and cemeteries, define a neighborhood’s setting. The term “streetscape” refers to the area between the front of a building and the street.

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HISTORIC CONTEXT

The Federal Street Historic District is listed on the National Register of Historic Places. The following is an excerpt from the nomination form for the National Register listed Federal Street Historic District which speaks to the all three buildings facing Federal Street between Center and Bank Street. This language supports the removal of all three of these non-contributing buildings and redevelopment of the property. In consultation with the Maine Historic Preservation Commission, the State of Maine does not have any concerns regarding the demolition of these three buildings, supported by the following:

"Most of the Federal Street Historic District's homes and buildings are in good to excellent condition. Most structures have apparently always been well maintained. The west side of the northern end of Federal Street contains the only buildings which can be classified as **serious intrusions** to the area. These are a house which gained a combination of vertical board siding and shingling in the process of becoming an office building (14)*, the brick, concrete, and steel municipal building of 1960 (17), and the wood, brick and concrete recreation building of c.1945 (19)."

** The proposed site redevelopment does not include the redevelopment of the property identified as "office building (14)". However, this proposal does not preclude the future redevelopment of this property with a more compatible structure.*

CASE STUDIES - Contemporary Structures in Historic Context

The predominantly favored approach to the development of contemporary structures in a historic context is to follow the **Standards for Review** which stipulate that **new structures speak honestly to the period of development while both respecting *and* distinguishing themselves from the surrounding context.**

- **Bowdoin College** – new structures are contemporary in design and respect historic context.



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- **Other New England Collegiate Campuses** - new structures are contemporary in design and respect historic context.



- **From NPS Website, Preservation Brief 14: New Exterior Additions to Historic Buildings** – examples of compatible additions.



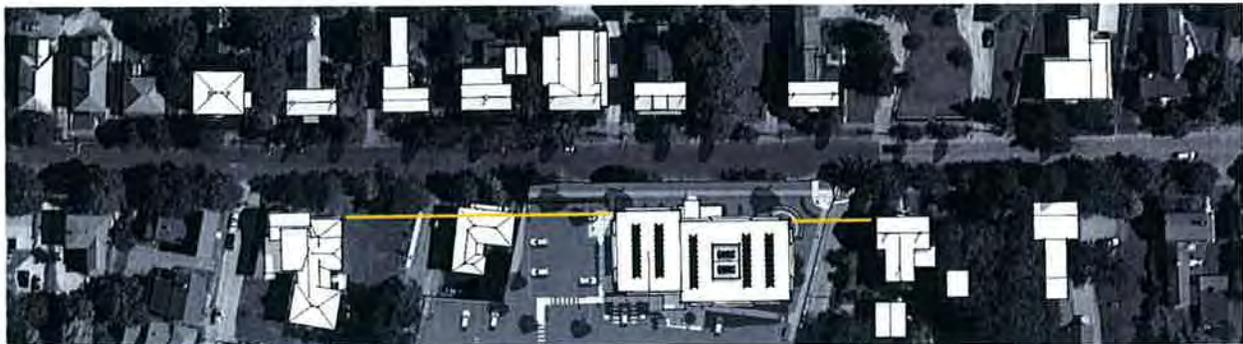
- **Other Sources**



SITE REDEVELOPMENT

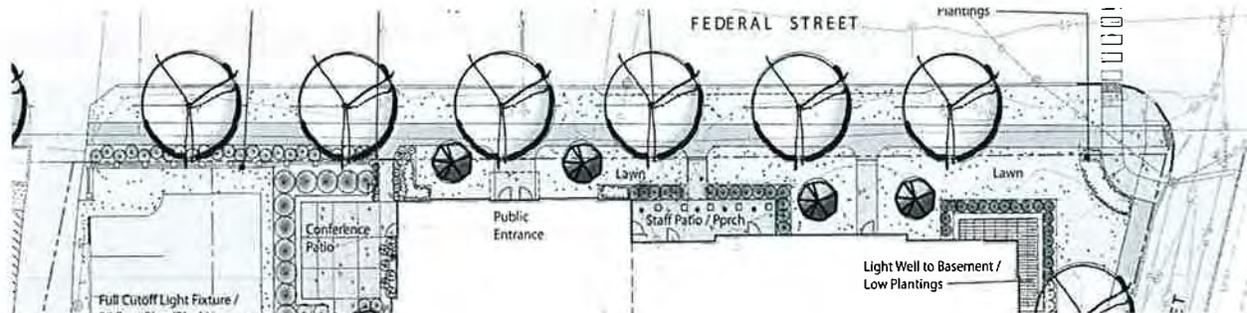
Design Approach:

Setbacks and Street Wall: Excluding the non-contributing “office building (14)”, the current setbacks differ by approximately 10 feet on adjacent blocks. The proposed building step of 10 feet provides two benefits: 1) It bridges the transition between the neighborhoods setbacks; and 2) it breaks up the building mass into proportionally appropriate masses.



Alignment of Setbacks with Adjacent Structures

Streetscape: Historic Federal Street is in part defined by its streetscape, which consists of a) the roadway in the center; and b) a grass esplanade with a regular rhythm of street trees, c) a sidewalk and d) grass lawn flanking the street wall on each side of the roadway. Buildings squarely face the roadway with a prominent, formal entrance. The proposed redevelopment’s streetscape will be re-designed to reinforce the rhythm of this streetscape.



Conforms to the Streetscape requirements of Federal Street

Existing Massing: The municipal building has a footprint of 8,650 square feet, a roof height of approximately 18’ and a volume of approximately 150,000 cubic feet. The recreation building has a footprint of 10,085 square feet, a peak ridge height of approximately 48’ and 325,000 cubic feet. The existing property includes two structures with a total footprint of 18,735 square feet and a total volume of 475,000 cubic feet.

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Proposed Massing: The proposed new building has a footprint of 11,165 square feet, a roof height of 31' and a volume of approximately 346,100 cubic feet. The proposed redevelopment of the site reduces the existing footprint by 40%, the peak roof height by 35% and the total building volume by 28%. The proposed building mass is broken into two attached "structures" connected by a "side porch" and "entry" so as to emulate this historical building development pattern prominent in the Federal Street Historic District.

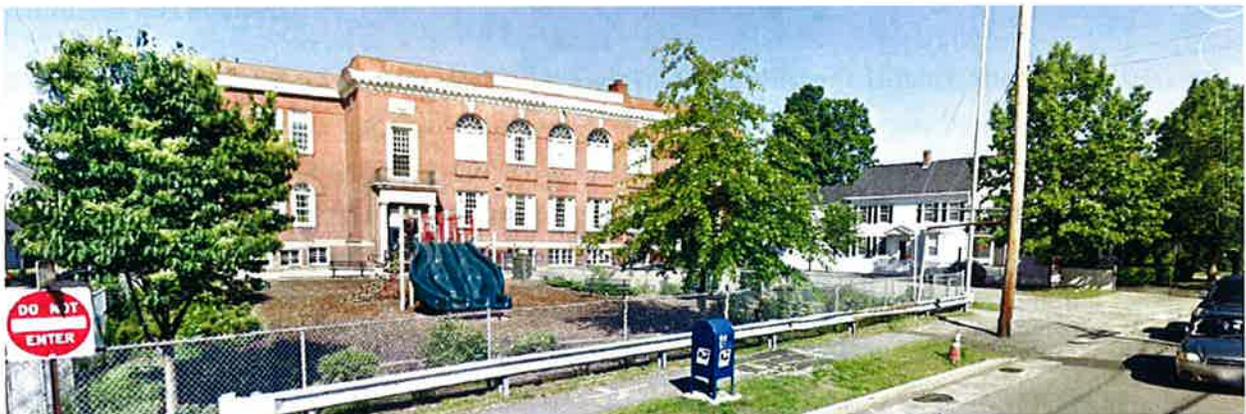


Existing Development Patter



Proposed Development Pattern

Historic Precedence of Similar Building Mass - Federal Street Historic District: Constructed in 1882, the historic Hawthorne School on the corner of Green Street and Federal Street, a contributing structure in the Federal Street Historic District, is *nearly identical in volume and mass* to the proposed new CEI Central Office building on the corner of Bank and Federal Street. In comparison, at 40', the Hawthorne School is 22% taller, almost equal in depth and the CEI Central Office is 13% wider. The Hawthorne School abuts numerous contributing residential structures similar to that of the subject property. It's tall, stacked windows and cornice is similar in scale, rhythm and proportion to the proposed CEI property.



Hawthorne School, corner of Green and Federal Streets

COMPARISON OF DESIGN WITH HAWTHORNE SCHOOL



*Corner with Hawthorne School
Overlay*

ELEMENTS OF DESIGN

Design Approach: The applicant is encouraged by the guidance provided by the Historic Preservation Board, *“New construction or additions are not required to adhere to any specific architectural style. The Board encourages contemporary architectural solutions which are appropriate for their surroundings. It is neither the intent nor the purpose of the Board to encourage a particular style for Brunswick, but rather to preserve the diversity which its present character has evolved.”*

As a listed non-contributing property in the Federal Street Historic District, the property is one of the few that offers the opportunity develop *new* compatible diversity by incorporating a very high quality contemporary – yet respectful – architectural solution to the district. CEI is proposing to construct a twenty-first century building in an historic environment. This unique opportunity dictates the redevelopment approach be honest to both the past and present. The building must incorporate the best of everything mankind has learned about building for the future with a solution that - in contemporary vocabulary – provides reference and respect to the past.

In this light, CEI proposes a compatible, contemporary architectural solution.

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Building Elements: The building's design and design elements present traditional, historic features using a contemporary vocabulary.

- **Symmetrical Facades** – each façade of each side of the building is symmetrical. Window pattern are balanced and formally face open spaces.
- **Stacked, operable hung windows** – the two story facades are fenestrated with a traditional window pattern of stacked, hung-type windows. This pattern is integral with all historic styles in the district.
- **Prominent Cornice Profile** – the building includes a contemporary interpretation of historic cornices prominent in the district.
- **Formal Entrance facing Federal Street** – the building is formally presented to Federal Street utilizing a contemporary, yet traditionally proportioned, entrance element.
- **Contemporary Clapboard Siding Systems** – the high performance, contemporary clapboard siding systems emulate traditional clapboards in the neighborhood but are clearly contemporary and offer long term performance.
- **Façade Transparency** – an integral component of contemporary design, the façade includes a high level of transparency to allow energy efficient natural light into the facility. The light systems and window treatments will control light level from the building after hours.
- **High Performance Structure** – the facility is designed to perform efficiently and responsibly. It incorporates the most efficient 21st century technology of our day to provide a near net-zero facility.
- **Screening of Open Area** - The fence screening the open area is a contemporary interpretation of a similarly configured historic fence across the corner of Federal Street and Bank Street.
- **Differentiation of Development Period** – A clear, bold distinction is made between adjacent historic context and the new 21st century structure. This distinction is highlighted by many of the building elements including the contemporary detailing and strong, transitional glazed building corners.



Tremont

PRESERVATION SERVICES

21 Market Street, Suite 250
Ipswich, MA 01938
978.356.0322 Phone/Fax
www.tremontpreservation.com

March 10, 2014

Mr. Ben Walter
CWS Architects
434 Cumberland Avenue
Portland, ME 04101

RE: Coastal Enterprises Inc. Office Building - Brunswick, Maine

Dear Mr. Walter,

As requested, I have conducted a review of the proposal for a new office building to be erected by Coastal Enterprises Inc. (CEI) in Brunswick, Maine. Drawing on more than 25 years working with historic districts and building rehabilitations, I have evaluated the building proposal with reference to the Brunswick Village Review Design Guidelines and the U.S. Secretary of the Interior's Standards for Rehabilitation (and Guidelines for Rehabilitating Historic Buildings). In my professional opinion, the proposed CEI building meets the federal standards and local guidelines, allowing the Village Review Board to fulfill their stated purpose of applying the historic district ordinance "standards and design guidelines in a reasonable and flexible manner to maintain Brunswick's traditional character and to ensure compatible construction and rehabilitation of existing structures in the Village Review Zone without stifling change or forcing modern recreations of historic styles." (Town of Brunswick Zoning Ordinance, as revised March 5, 2014).

I have reviewed the applicable guidelines from the Brunswick Village Review Design Guidelines, which refer to placement, massing and design of the building.

- **Placement** - The proposed new CEI office building maintains the appropriate relationship between the new building and its site and surrounding buildings. The new facade is set parallel to the street with a setback consistent with the remainder of the historic district. The new design actually better addresses Federal street than the existing gymnasium building, which is set at an angle to the street and disrupts the pattern that is established by the historic buildings in the neighborhood.
- **Massing** - The proposed massing of the CEI building is not only consistent with other historic non-residential buildings in the Federal Street Historic District (the Hawthorne School and Bowdoin College buildings), but is appropriate to distinguishing its non-residential use from the historic residential buildings in the district. The height and massing of the CEI building are also consistent with other nearby historic buildings in the Village Review Zone, specifically those in close proximity, on Maine Street near Center Street. When considering massing of the new structure, it is important to note that there is historic precedence on the CEI building site itself for substantially large buildings. The existing former town hall/police station building has occupied the site for over 50 years, while the municipal gymnasium has stood on the site for nearly 70 years.
- **Design/Style** - The proposed CEI building is compatible with the architecture of the Federal Street Historic District, both in terms of style and materials. The design also meets the Secretary of the Interior's Standards and Guidelines by maintaining spacial relationships that characterize the property

and differentiating from neighboring historic building, while being "compatible with the historic materials, features, size, scale and proportion, and massing" of the Federal Street Historic District. The use of siding to mimic the wood clapboards of the neighboring historic buildings, along with regularly-spaced double-hung windows, heavy cornice lines, and a stepped facade contribute to a design that is compatible with the district. The vertical elements of the towers help to break up the long facade into distinct segments that relate to the established rhythm of Federal Street. Modern elements, such as the glazed towers and clean untrimmed openings clearly distinguish this as a recent design.

The proposed new construction is consistent with the types of modern buildings that are commonly and successfully integrated into local historic districts. By incorporating the predominant materials found in the district into a clearly modern design, the CEI building fulfills the requirements set forth in both the Brunswick Village Review Design Guidelines and the U.S. Secretary of the Interior's Standards for Rehabilitation to clearly differentiate between new and old construction while creating a visually compatible structure.

Regards,

A handwritten signature in blue ink that reads "Christine Beard". The signature is written in a cursive style with a large initial "C".

Christine Beard



VILLAGE REVIEW BOARD APPLICATION



CEI CENTRAL OFFICE
Federal Street
Brunswick, Maine

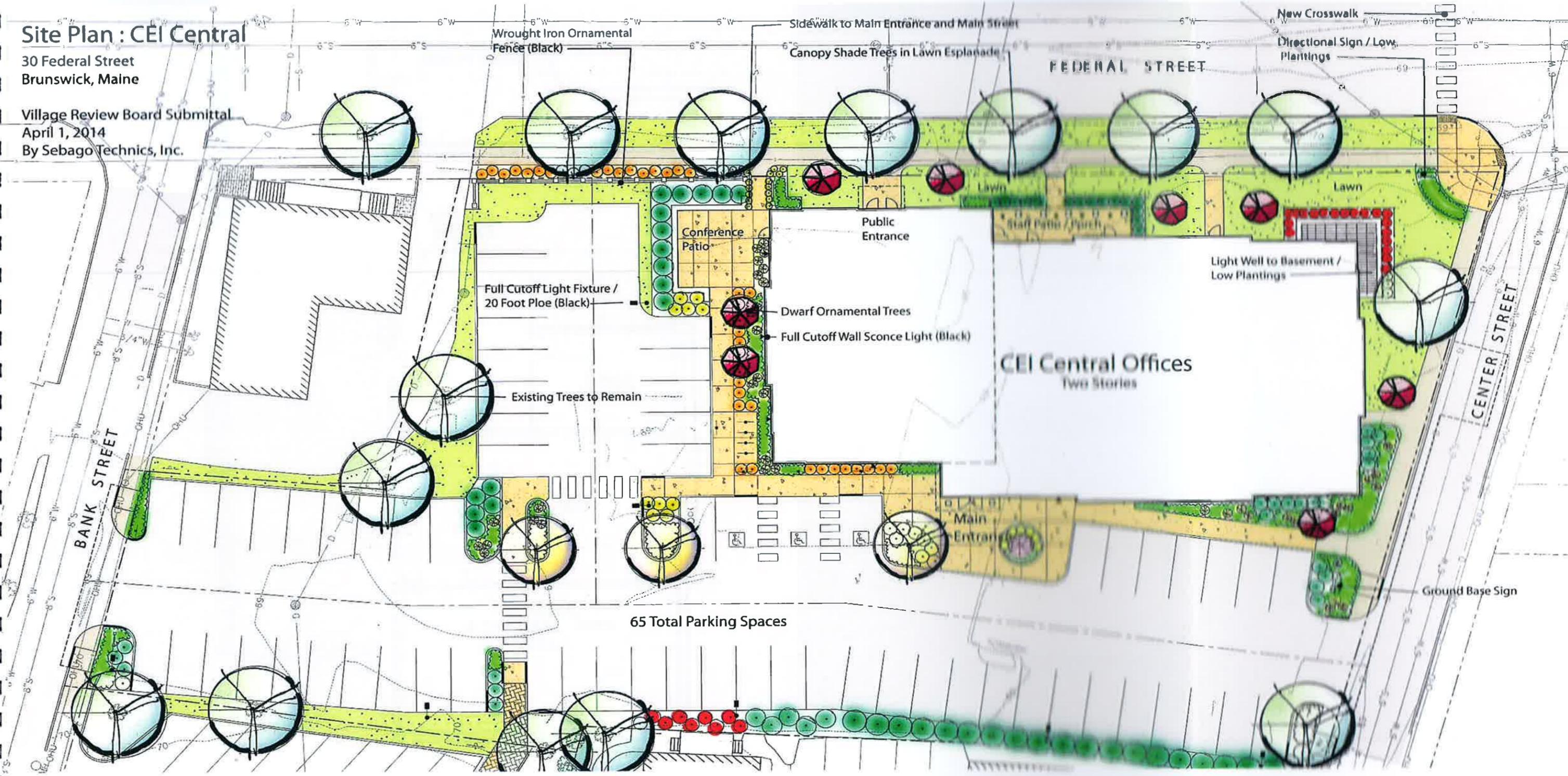


CWS ARCHITECTS
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SEBAGO
TECHNICAL SERVICES
BECKER STRUCTURAL
BENNETT MECH/ELEC

Site Plan : CEI Central

30 Federal Street
Brunswick, Maine

Village Review Board Submittal
April 1, 2014
By Sebago Technics, Inc.



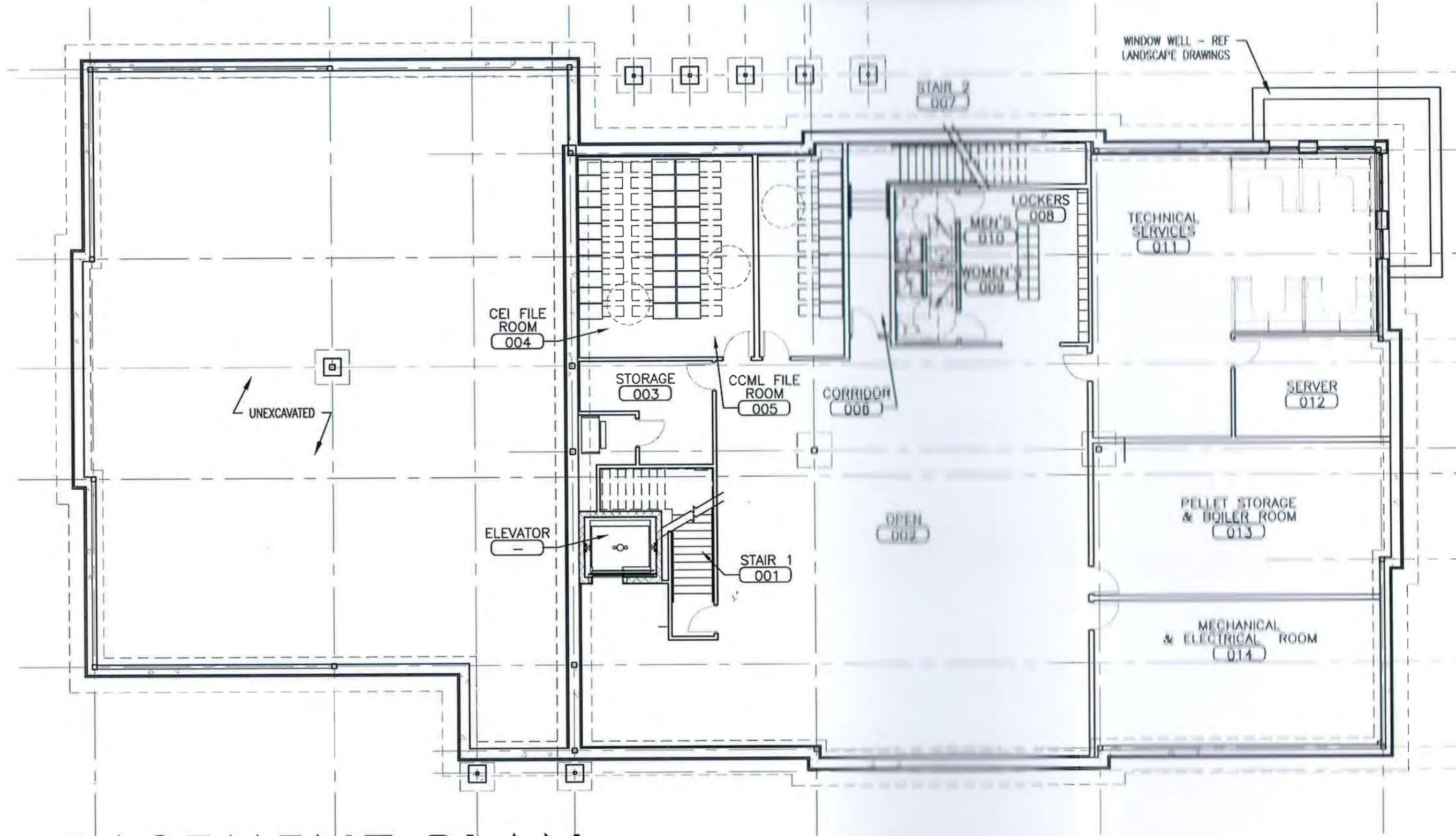
SITE PLAN



CEI CENTRAL OFFICE
Federal Street
Brunswick, Maine



CWS ARCHITECTS
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SEBAGO BECKER STRUCTURAL
TECHNICS BENNETT MECH/ELEC



BASEMENT PLAN



CEI CENTRAL OFFICE

Federal Street

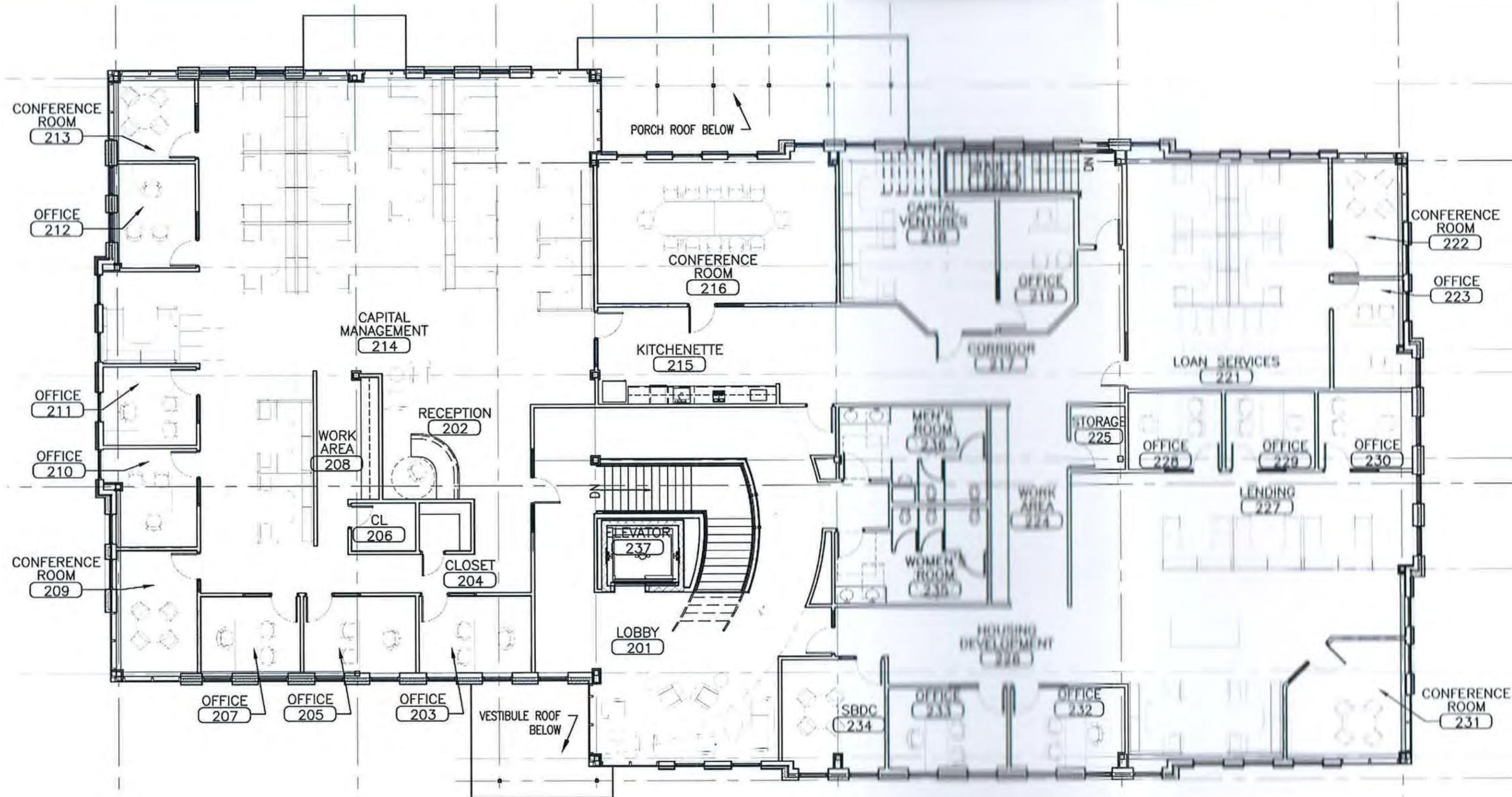
COASTAL
ENTERPRISES
INC.

Brunswick, Maine



CWS ARCHITECTS
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SEBAGO BECKER STRUCTURAL
TECHNICS BENNETT MECH/ELEC



SECOND FLOOR PLAN



CEI CENTRAL OFFICE

Federal Street

Brunswick, Maine

COASTAL
ENTERPRISES
INC.

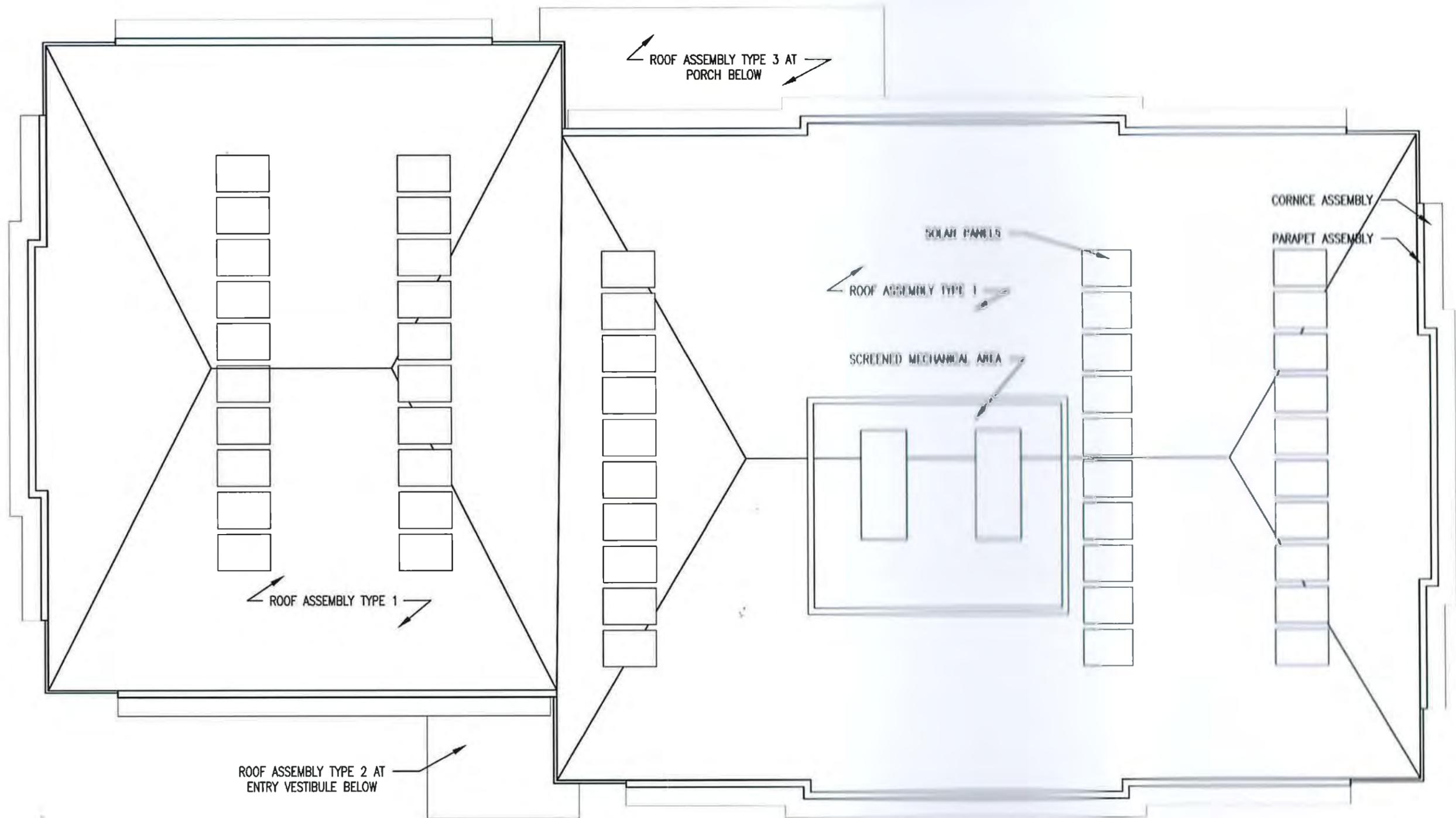


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BECKER STRUCTURAL
BENNETT MECH/ELEC



ROOF PLAN



CEI CENTRAL OFFICE
 Federal Street
 Brunswick, Maine



CWS ARCHITECTS
 Architecture | Planning | Interior Design

SEBAGO
 BECKER STRUCTURAL
 BENNETT MECH/ELEC

EAST ELEVATION



NORTH ELEVATION



EXTERIOR ELEVATIONS



CEI CENTRAL OFFICE
Federal Street
Brunswick, Maine



CWS ARCHITECTS
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SEBAGO
TECHNICS
BECKER STRUCTURAL
BENNETT MECH/ELEC

WEST ELEVATION



SOUTH ELEVATION



EXTERIOR ELEVATIONS



COASTAL ENTERPRISES INC.

CEI CENTRAL OFFICE

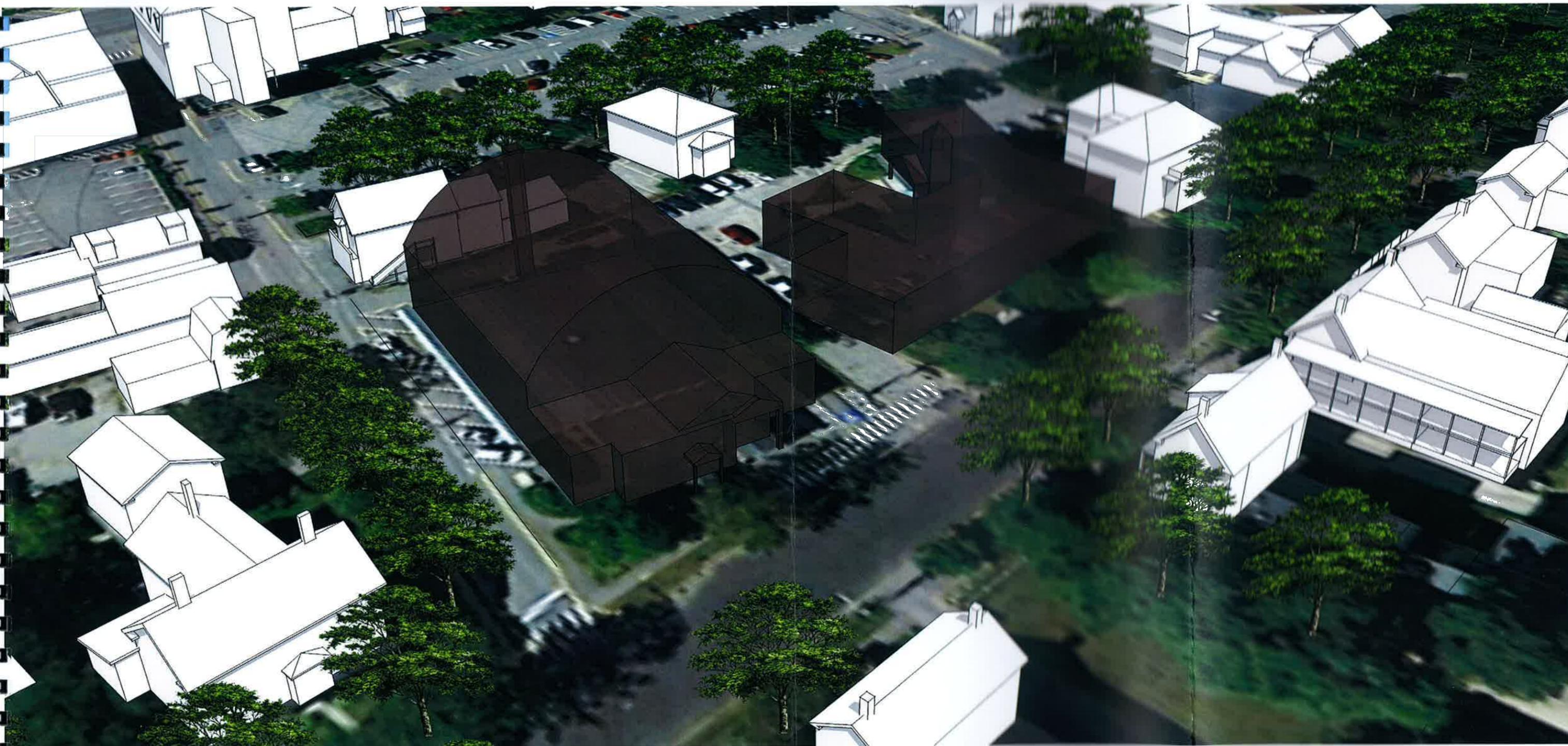
Federal Street

Brunswick, Maine



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SEBAGO TECHNICALS
BECKER STRUCTURAL
BENNETT MECH/ELEC



EXISTING MASSING



COASTAL
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INC.

CEI CENTRAL OFFICE

Federal Street

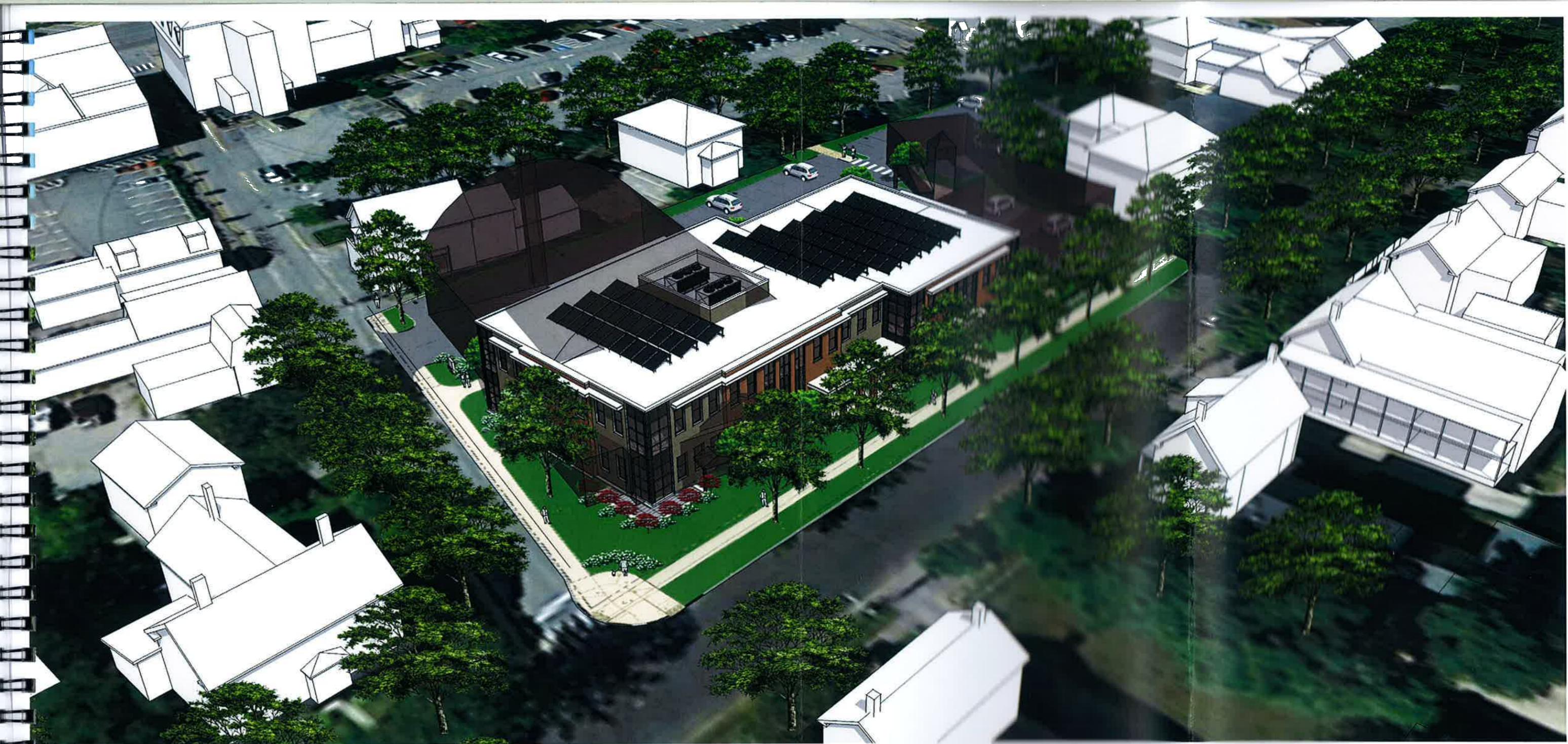
Brunswick, Maine



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SEBAGO BECKER STRUCTURAL
TECHNICS BENNETT MECH/ELEC



EXISTING + PROPOSED MASSING



COASTAL
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INC.

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Federal Street

Brunswick, Maine



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Architecture | Planning | Interior Design

SEBAGO BECKER STRUCTURAL
TECHNICS BENNETT MECH/ELEC



PROPOSED MASSING



COASTAL
ENTERPRISES
INC.

CEI CENTRAL OFFICE

Federal Street

Brunswick, Maine



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SEBAGO
TECHNICS
BECKER STRUCTURAL
BENNETT MECH/ELEC



FEDERAL STREET VIEW



COASTAL
ENTERPRISES
INC.

CEI CENTRAL OFFICE

Federal Street

Brunswick, Maine



CWS ARCHITECTS
Architecture | Planning | Interior Design

SEBAGO
TECHNICS
BECKER STRUCTURAL
BENNETT MECH/ELEC



VIEW FROM ACROSS FEDERAL STREET



COASTAL
ENTERPRISES
INC.

CEI CENTRAL OFFICE

Federal Street

Brunswick, Maine



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SEBAGO BECKER STRUCTURAL
TECHNICS BENNETT MECH/ELEC



FEDERAL STREET ENTRANCE



CEI CENTRAL OFFICE
Federal Street
Brunswick, Maine



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FEDERAL STREET SIDEWALK



COASTAL
ENTERPRISES
INC.

CEI CENTRAL OFFICE

Federal Street

Brunswick, Maine



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BECKER STRUCTURAL
BENNETT MECH/ELEC



FEDERAL STREET SIDEWALK



COASTAL
ENTERPRISES
INC.

CEI CENTRAL OFFICE

Federal Street

Brunswick, Maine



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SEBAGO BECKER STRUCTURAL
TECHNICS BENNETT MECH/ELEC



CENTER STREET ENTRANCE



CEI CENTRAL OFFICE
Federal Street
Brunswick, Maine



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TECHNICS
BECKER STRUCTURAL
BENNETT MECH/ELEC



BANK STREET ENTRANCE



COASTAL
ENTERPRISES
INC.

CEI CENTRAL OFFICE

Federal Street

Brunswick, Maine



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TECHNICS

BECKER STRUCTURAL
BENNETT MECH/ELEC



ENTRANCE FROM PARKING



COASTAL
ENTERPRISES
INC.

CEI CENTRAL OFFICE

Federal Street

Brunswick, Maine



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SEBAGO

TECHNICS

BECKER STRUCTURAL
BENNETT MECH/ELEC



PATIO FACING FEDERAL STREET



CEI CENTRAL OFFICE
Federal Street
Brunswick, Maine



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SEBAGO TECHNICAL
BECKER STRUCTURAL
BENNETT MECH/ELEC



PAUL R. LEPAGE
GOVERNOR

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

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

February 3, 2014

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

Re: New CEI building - 28-30 Federal Street, Brunswick

Dear Ms. Breinich:

In response to your recent request, the Commission has reviewed the information received between November 4 - 25, 2013 and January 23 - 30, 2014 to initiate consultation on the above referenced project and is providing advisory comments per the Town of Brunswick's request. We received elevation drawings for the first time on January 23 that indicate the design development phase of this project is well underway. Our last correspondence on this project was on November 14 when Robin Reed of my staff e-mailed the project architect with questions and a possible design option.

As you know, the site for the new CEI building lies within the National Register listed Federal Street Historic District, which was listed in 1976 (see attached map). The district is significant in the areas of architecture and community planning and development.

In his *History of Brunswick, Topsham, and Harpswell* (1878), George A Wheeler wrote the following about the history of Federal Street:

FEDERAL STREET. Federal Street was laid out and accepted in 1803. The proprietors of the land gave the land and made the road. The street received its name in 1821. Referring to this street, a writer in 1820 says, "I understand the original proprietors of the land made it a condition in their grants that all houses on this street should be at least two stories high and on a line twenty feet from the road. With this requisition there seems to have been a punctilious compliance. About twenty houses are already erected with great exactness and symmetry, and the remaining lots of land are correctly proportioned." Although no proof of any agreement of the kind referred to above has been found, it would seem not improbable, judging from the actual appearance of the street, that some agreement was made between the earlier owners of the lots. Such entire uniformity could scarcely result as a matter of chance. (page 540)

February 3, 2014

The architectural character and historical significance of Federal Street was also highlighted in the National Register of Historic Places Inventory-Nomination Form for the Federal Street Historic District:

Local builders, particularly Samuel Melcher III, who remained active nearly to the time of his death in 1862, had begun to come under the influence of the styles of Samuel McIntire, so elegantly portrayed in Salem, and also Charles Bulfinch. As a result a very charming vernacular adaptation of Federal design was employed in many of the early houses on Federal Street.

Proximity to the college also meant that members of the faculty chose the area for their residences. Most notable among these, perhaps, was Professor Parker Cleaveland, the internationally famous geologist and chemist, who came to Bowdoin in 1805. Certainly the presence of such intellectual lights served to establish the tone of the neighborhood.

The desirability of Federal Street as a residential neighborhood is underscored by its early development and the architectural quality of its predominantly Federal and Greek Revival style dwellings. There were few 19th century exceptions to this pattern of residential development. Those exceptions included the construction of two meeting-houses in 1829 (one of which was moved away in the late 1840s) and a brick school in 1851. The historic pattern of use established on these two lots continues to the present, although the original buildings were subsequently replaced.

The existing buildings which occupy the block between Bank and Center streets (including the site of CEI's proposed new headquarters) are described in the nomination as the "only buildings which can be classed as serious intrusions to the area. These are a house which gained a combination of vertical board siding and shingling in the process of becoming an office building (14), the brick, concrete, and steel municipal building of 1960 (17), and the wood, brick and concrete recreation building of c. 1945 (19)". The construction of the recreation and municipal buildings significantly impacted the historic residential character of the northern end of Federal Street, as well as its sense of time and place.

We have reviewed the proposed design pursuant to *The Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation*. The National Park Service defines Rehabilitation "as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

For new construction, Standard 9 states: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect

the integrity of the property and its environment.” Standard 10 also states: “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Based on these *Standards*, the proposed new building is not compatible with the historic district in terms of size, scale, proportion, massing, and materials. The perspective site drawings are informative. All of the adjacent historic buildings surrounding the building site are of a much smaller mass, scale, shape, and proportion compared to the proposed 20,000 square foot building. In contrast, the proposed design establishes a different dialogue and vocabulary with its adjacent brick and wood framed residential neighbors. Its long uninterrupted mass, many window openings, long flat roof with solar panels, glass entrance and glass corner towers, and the use of Nichiha cement fiber panels designed to resemble large masonry blocks is the vocabulary of a building that is suited for a contemporary suburban office complex, not a 19th century residential neighborhood largely comprised of Federal and Greek Revival style dwellings. In addition, the proposed design of the “low post and panel fence” appears to be institutional and commercial with its large square bollard-like posts and metal panels.

The proposed commercial use of this building may also change the setting and feeling of this neighborhood as it may be occupied not only during the day but during evening and weekend hours as well. Its many large first and second floor windows are likely to cast significantly more light into the streetscape than does the current use.

Brunswick has a rare opportunity to restore the character of this section of Federal Street that was lost in the mid 20th century. Ideally, the redevelopment of this site would have resulted in a less intensive, more compatible use than a modern office building. However, if the current re-use plans move forward, we recommend that the design be modified so that it will be compatible with the existing historic buildings in this historic district. In addition, the project architect noted that Brunswick’s Village Review Board Standards state that “new construction respect the visual character of the streetscape and neighborhood and reflect the scale, the textures, and the overall forms and relationships of those surroundings.”

Although it is our understanding that the need for adequate parking is driving the design of the footprint and massing for this new building, we recommend that the site be carefully reevaluated and consideration be given for a new building footprint or a series of buildings that run the entire length of the acquired parcel between Bank and Center Street. We do not feel that parking spaces and possible future expansion of this site should dictate the design and restrict this building’s massing from the start. We also recommend that some alternative off-site parking be considered.

We also previously recommended in our November 14, 2013 email (see attached) and still recommend that the project architect consider studying the design of an existing commercial

February 3, 2014

development in Augusta. As we previously indicated, this existing development of 4-5 buildings has a residential feeling in terms of size, scale, proportion, and massing and presents itself as a good neighbor on Capitol Street. It also utilizes materials of a residential character.

Please feel free to contact Robin Reed of our staff if you have any questions regarding our comments on this matter.

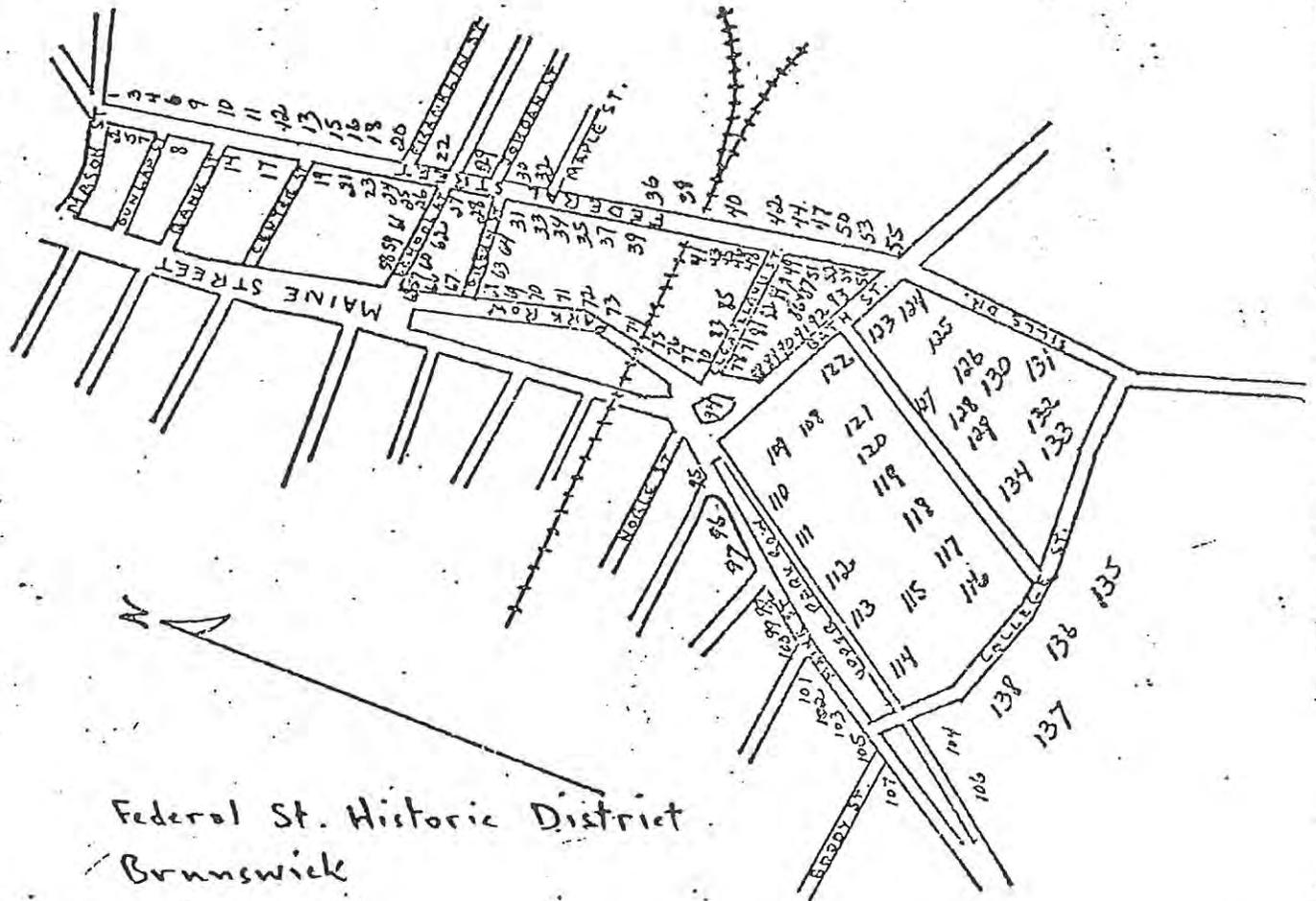
Sincerely,

A handwritten signature in black ink, appearing to read "Earle G. Shettleworth, Jr.", written in a cursive style.

Earle G. Shettleworth, Jr.
Director

enc.

cc. Ben Walter, CWS Architects



Federal St. Historic District
Brunswick

Reed, Robin K

From: Ben Walter <bwalter@cwsarch.com>
Sent: Monday, November 25, 2013 4:53 PM
To: Reed, Robin K
Cc: Mohney, Kirk
Subject: RE: CEI Central, Brunswick, Maine

Hi Robin,

I want you to know I'm not avoiding you! We have been having a lot of discussions about a myriad of topics related to this and we hope to have a clearer picture of the direction next week.

Also, I have a few other case studies I think we should consider. Again, I will pull these together for next week.

Thanks again for your help.

Ben

Ben Walter AIA, President
CWS Architects | Portland, Maine
Maine Licensed Architect
www.cwsarch.com
T: 207-774-4441
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C: 207-232-3348
bwalter@cwsarch.com

From: Reed, Robin K [<mailto:robin.k.reed@maine.gov>]
Sent: Thursday, November 14, 2013 10:57 AM
To: Ben Walter
Cc: Mohney, Kirk
Subject: RE: CEI Central, Brunswick, Maine

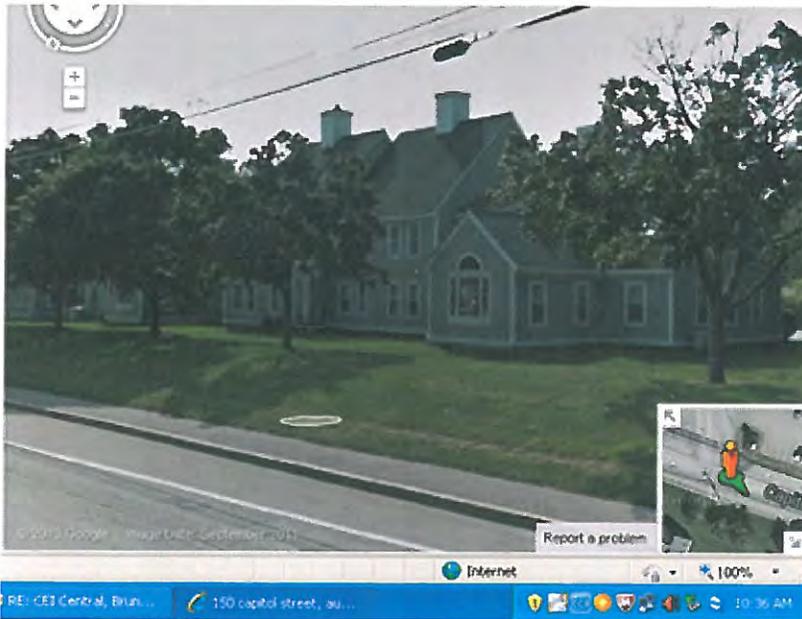
Ben-

Thank you for the Village Review Board information.

Regarding parking, will you have any parking spots on the street? What is dictating the 73 parking spaces? Is this an absolute minimum or can you possibly receive a variance?

I am having difficulty locating successful examples of a contemporary commercial infill building in a residential historic district. I have also been thinking about your conversations with Brunswick and the streetscape along Federal Street.

Have you seen the Kennedy Park Complex at 150 Capitol Street in Augusta – it is a series of 4-5 gray clapboard buildings with white trim located near both a residential neighborhood to its west and a commercial community to its north? It has a nice residential feeling in terms of size, scale, proportion, and massing and presents itself as a good neighbor on Capitol Street. There may be other examples of this type of development in Topsham or Brunswick.



Here's another photo from an old real estate listing:

<http://www.loopnet.com/Listing/16183132/150-Capitol-Street-Augusta-ME/>

Let me know what you think, Robin

Robin K. Reed
Maine Historic Preservation Commission



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

PAUL R. LEPAGE
GOVERNOR

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

March 10, 2014

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

Re: New CEI building - 28-30 Federal Street, Brunswick

Dear Ms. Breinich:

In response to your recent request, the Commission has reviewed the information received March 6, 7, and 10, 2014 to continue consultation on the above referenced project and is providing advisory comments per the Town of Brunswick's request.

Regarding the latest design proposal, it does not appear that any significant changes have been made to the overall size, scale, proportion, massing, or site design including parking of the proposed office building in comparison to the drawings that we commented on in our February 3, 2014 letter.

As we mentioned previously, based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, in our opinion the proposed new building is not compatible with the historic district in terms of size, scale, proportion, massing, and materials. We recommend that the design be modified so that it will be compatible with the existing historic buildings in this historic district.

The comments contained in my previous letter continue to represent the Commission's position on the proposed redevelopment plan.

Please feel free to contact Robin Reed of our staff if you have any questions regarding our comments on this matter.

Sincerely,

Earle G. Shettleworth, Jr.
Director

cc. Ben Walter, CWS Architects

Alison Harris

**38 Cumberland Street
Brunswick, ME 04011**

207.729.0787

alison@harbart.net

11th March 2014

Village Review Board
c/o Anna Breinich, AICP
Director of Planning & Development
Town of Brunswick

Via E-mail: abreinich@brunswickme.org

**RE: Coastal Enterprise Inc. (CEI) Application
28-30 Federal Street (U13-149 & U13-150)**

To the Village Review Board:

Although I know this is beyond the purview of the Village Review Board, let me say upfront that as a resident of Brunswick' downtown and as a taxpayer, I am thrilled that CEI has chosen our community for its headquarters. I fully support CEI's mission and work, and welcome CEI's approximately sixty employees to our downtown to work, dine and shop. I am hopeful that many who do not already reside in Brunswick will consider making Brunswick their home.

CEI's offer to purchase the properties at 28-30 Federal Street and demolish the structures on them will eliminate two vacant (or soon to be vacant) unattractive, non-contributing, non-code-compliant eyesores on Federal Street that, with their lack sufficient parking and inadequate accommodations for the disabled, could easily turn into "white elephants" akin to the Times Record building if the community does not support responsible development of the site, such as that proposed by CEI.

I trust that the Village Review Board will have no objection to the demolition of the buildings at 28-30 Federal Street.

The CEI headquarters design outlined in the packet for the Village Review Board workshop tonight makes sense to me. It meets the zoning code. It is a vast improvement over the two buildings currently on the site. It references historic aspects of the neighborhood while distinguishing itself as the modern corporate headquarters that it is. It includes features we value: a conference room that can be used as a community meeting space; safe sidewalks; bike racks; adequate, well-designed off-street parking; street trees and other landscaping.

The often-cited *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* do not really address our situation: new construction on a vacant lot where the predecessor buildings were clearly non-contributing structures. Furthermore, the "*Standards...*" are guidelines, not requirements. Throughout, the "*Standards...*" identify "Recommended/Not

Recommended' practices; they do not identify "Permitted/Prohibited" practices. Any suggestion that the "*Standards...*" are binding is false.

For those who envision a charming set of faux-historic, residential-scale structures at 28-30 Federal Street I suggest a look at the "Reconstruction" section of the "*Standards...*" that clearly discourages reconstruction of historic structures without significant archaeological and other research. We're not Colonial Williamsburg, after all.

As for some of the aspects of the CEI design that seem to be controversial, these are my thoughts:

- The size and shape of the building are a much better fit for the site than the buildings to be demolished – smaller footprint, lower height, better alignment with the setback of other Federal Street buildings.
- The fact that it is clearly an office building makes sense to me. Asking a dynamic 21st century business with sixty employees to operate out of a series of faux-historic houses makes no sense to me. I've been there, done that (although we were in real historic buildings), and I can testify to how inefficient and unproductive that can be. As an aside, razing the buildings at 28-30 Federal Street or, worse, letting them molder vacant with the hope that someone, some day will build houses on the site also makes no sense to me.
- The use of a contemporary, environmentally-sound version of the clapboard found on most Federal Street buildings makes sense to me. And I like the inclusion of solar panels and the proposal to use geothermal heat and cooling. They may not be historic, but they are responsible energy sources in this age of global warming.
- The window treatments at the corners of the building evoke, to me, a lively, vital business, connected to its community – a far cry from the imposing Pleasant Street façade of the new Unitarian Universalist Church with its blank wall at pedestrian level. That façade of the UU Church is uninviting for pedestrians and contributes nothing to the commercial streetscape of Inner Pleasant Street. For those who worry about light pollution, most office buildings are dark after hours, so CEI's corner windows should not interfere with neighbors' sleep.
- Locating the primary entrance off Federal Street is understandable, given that CEI does not anticipate significant walk-in traffic, and given that on-site parking for staff and visitors is located on the opposite side of the building. That said, the covered portico at an alternative entrance on Federal Street acknowledges the building's location and address on the street, enhances the alignment with other Federal Street buildings, and will provide welcome shelter for after-hours access to the CEI conference room by community groups.

Village Review Broad

11th March 2014

Page 3 of 3

- The walkway at the North end of the building for pedestrians cutting through from Federal Street to CEI's main entrance or to municipal parking beyond and the new sidewalk on Center Street with the "bump out" at Federal Street are improvements to Brunswick's pedestrian grid and help reinforce the building's orientation toward Federal Street.
- Landscaping and fencing will mitigate the view from Federal Street of the courtyard on the North side of the building, creating a much better situation than the existing front-yard parking at the Hawthorne School (46 Federal Street) or the side-yard parking at Stetson's Funeral Home (12 Federal Street), the Tedford Shelter, (34 Federal Street) and the Stowe House (63 Federal Street), and, of course, be a major improvement over the current diagonal parking on Center Street next to 30 Federal Street and to the right of the front entrance of that building.

Thank you for considering my views. I will be observing tonight's workshop proceedings with interest and look forward to welcoming CEI to the community in the not too distant future.

Sincerely,

s/ *Alison Harris*

Alison Harris

Alison Harris

**38 Cumberland Street
Brunswick, ME 04011**

207.729.0787

alison@harbart.net

12th March 2014

Village Review Board
c/o Anna Breinich, AICP
Director of Planning & Development
Town of Brunswick

Via E-mail: abreinich@brunswickme.org

**RE: Coastal Enterprise Inc. (CEI) Pre-Application Workshop
28-30 Federal Street (U13-149 & U13-150)**

To the Village Review Board:

Last night's pre-application workshop on the proposed CEI project was provocative and, at times, disheartening.

It is pretty clear that everyone wants CEI to move its headquarters to Brunswick, but at what cost to CEI?

As a bit of background, I am the daughter of an architect who was involved with several iconic mid-century design projects in New York City. As a nonprofit theatre executive, I managed two major renovation projects for historic theatres that involved complex negotiations with reviewing agencies in New Jersey and Connecticut very similar to MHPC and the VRB. In between, I was the business development director for an award-winning architectural firm that had both preservation and new design studios.

From my work with architects over the years, I learned that there is a perpetual creative tension between preservationists and designers. With mutual respect, a commitment to the client's needs and vision, and consideration for the client's pocketbook, that creative tension can yield outstanding work – superb additions to historic buildings and new construction interventions in the historic fabric of neighborhoods.

I am a great admirer of Earle Shettleworth. He is a knowledgeable, articulate, engaging speaker and I have enjoyed many of his lectures. At the same time, I think his concept of recreating the 19th century on the Northeast corner of Federal and Center Streets is way off base. The notion of a row of faux-historic houses at 28-30 Federal Street, whether residences or businesses disguised as homes, just makes me despair. First of all, they'd still be in a mixed-used stretch of Lower Federal Street, adjacent to the unfortunate office building at 20 Federal Street and Stetson's Funeral Home with its large side-yard parking lot and not far from the Hawthorne School and Church of Christ.

Then, aside from the fact that such a plan appears to conflict with Section 216.1.a of the ordinance establishing the Village Review Board that defines its purpose as:

Applying Ordinance standards and design guidelines in a reasonable and flexible manner to maintain Brunswick's traditional character and to ensure compatible construction and rehabilitation of existing structures in the Village Review Zone without stifling change or forcing modern recreations of historic styles,

the plan comes dangerously close to flouting the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*.

Those “Standards...” do not appear to address new construction in an historic district where the predecessor buildings are non-contributing. However, they do warn against attempting reconstruction of historic structures without undertaking extensive archeological and other research:

Guidelines for Reconstructing Historic Buildings: Introduction

Whereas the treatment Restoration provides guidance on restoring—or re-creating—building features, the Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings address those aspects of treatment necessary to re-create an entire non-surviving building with new material. Much like restoration, the goal is to make the building appear as it did at a particular—and most significant—time in its history. The difference is, in Reconstruction, there is far less extant historic material prior to treatment and, in some cases, nothing visible. Because of the potential for historical error in the absence of sound physical evidence, this treatment can be justified only rarely and, thus, is the least frequently undertaken. Documentation requirements prior to and following work are very stringent. Measures should be taken to preserve extant historic surface and subsurface material. Finally, the reconstructed building must be clearly identified as a contemporary re-creation.

In language found throughout the “Standards...” it is stated:

Not Recommended

Creating a false historical appearance because the replaced _____ is based on insufficient historical, pictorial, and physical documentation.

I was impressed by Ben Walter’s detailed presentation of CEI’s investigation of the option of three house-like structures, dismissed by CEI for many sound reasons: it lacks the synergy gained from having the company under one roof – their stated reason for consolidating in Brunswick; it is inefficient from an energy standpoint; it provides half the square footage they need; and aesthetically it simply is not the appropriate headquarters for a modern, progressive organization.

Ben Walter also carefully analyzed the Kennedy Park Complex at 150 Capitol Street in Augusta that had been cited as a model by Earle Shettleworth and explained how a similar plan with its sprawling campus, set back from the road, with parking between street and buildings would not be appropriate for Federal Street, or for CEI for the same reasons listed above.

And still there were those in the audience who clamored for the Village Review Board to abdicate its responsibilities and allow Earle Shettleworth to dictate design criteria for the CEI project.

I was especially bothered by speakers who suggested that the proposed CEI design was somehow akin to desecrating McKim Mead & White's art museum on the Bowdoin campus. (Who suggested desecrating anything other than the awful buildings now standing at 28-30 Federal Street?) Or disrespecting Felix Arnold Burton, who designed several Federal Street properties. Slavish reproduction is not respectful; it's just uninspired.

I would love to see the buildings currently at 28-30 Federal Street replaced by a thrilling work of contemporary architecture like some of the new buildings or additions at Bowdoin College. I gather that several of you would, too. However, I understand the budget constraints of a nonprofit organization. I believe that CEI is making a sincere effort to create an affordable headquarters that will meet its needs into the 22nd century and that will be a handsome, if perhaps not quite thrilling, addition to Federal Street and a vast improvement over the buildings now at 28-30 Federal Street.

Yes, there can and should be discussions of façade treatments, setbacks, signage, landscaping and the best use of windows and the glazed corner elements for a building that meets all the terms of our zoning ordinance. But let's not drive CEI away by making unreasonable demands – the demands of those who purport to want CEI to relocate to Brunswick, but who insist that CEI build a headquarters that meets an ardent preservationist's requirements even if it fails to reflect the vision of CEI, fulfill its program requirements, or meet its budget.

I do share the concerns of those who feel that Brunswick development cannot be driven solely by economic concerns. However, we must acknowledge that CEI will add to our tax base, bring 60 new jobs, and drive diners and shoppers to our downtown. By relocating here, it also will eliminate two eyesores on Federal Street, provide 65 evening and weekend parking spaces downtown, and a community meeting space for up to 100 people. CEI employees are likely to provide a pool of talented volunteers for local organizations and some may even move to Brunswick. CEI will be a tremendous asset to Brunswick, and the organization is willing to work within the constraints of the Village Review Board guidelines and all the local zoning ordinances to build its headquarters in our downtown.

I am sure that CEI has alternative sites in mind in case Brunswick falls through. It would be a tragedy to lose out.

Sincerely,

s/ *Alison Harris*

Alison Harris, co-owner of an 1876 house in the NorthWest Brunswick neighborhood

From: Gleason, David <david.gleason@nemoves.com>
To: 'David Latulippe' <ddlatulip@aol.com>
Sent: Tue, Mar 11, 2014 5:20 pm
Subject: Proposed CEI Building

Hi David, Unfortunately, I will not be able to attend the meeting this evening, but I have had an opportunity to review the plans for the new CEI building on Federal St., and as a neighbor, I am very impressed. This building will compliment the existing properties in the neighborhood and provide more than adequate parking for CEI. CEI has a very good reputation and will provide a number of good jobs for Brunswick, and the icing on the cake, is that those properties will be paying property taxes. I have owned on Bank St. since the early 1980's, and it is wonderful to see a new and vibrant enterprise come to our neighborhood. I sincerely hope that you are able to obtain all necessary approvals and permits, as I am 100% behind this project. Please use my letter as a letter of recommendation. Thanks, Dave Gleason

David C. Gleason
Coldwell Banker Residential Brokerage
Office Manager
82 Pleasant St.
Brunswick, Me. 04011
207-725-8522 Office
207-725-8717 Fax
207-837-3181 Cell

From: eknox55@comcast.net [<mailto:eknox55@comcast.net>]
Sent: Wednesday, March 12, 2014 7:11 AM
To: Anna Breinich
Subject: For VRB

Dear Anna,

Would you kindly make available to the Village Review Board these comments following the very constructive workshop with the CEI team last evening?

To the Village Review Board;

The consultation received from MHPC has been unhelpful in content and in its 11th-hour delivery. As a result of that first communication from MHPC plus the public input at the Planning Board meeting, the CEI team adjusted towards a safer, more traditional building exterior. That was before they met you!

Your individual comments regarding the exterior design last night led me to believe that, as a group, the VRB would welcome a more innovative, more free and contemporary exterior design. I am inclined to think you are right and that your instincts are much better aligned with

the character of CEI as an organization, and with CEI's vision of a headquarters building that will grace Federal Street. I cannot know now, as the CEI team negotiates a sea of conflicting opinion, if your voices will reaffirm and further direct a vision that had somewhat slipped away. I hope they will take courage from your responsiveness and your suggestions.

I think the building will fit comfortably in its setting. It is the size it needs to be. I especially like the open sight lines this project leaves between CEI and Center Street Bikes and the Ranger building. I have no objection to its size or massing.

I think the CEI project successfully bridges the two identities inherent in its location: the residential forms of Federal Street, and the commercial forms of Maine Street. The block bounded by Federal, Center, Maine, and Bank Streets has acquired its own distinctive character and serves as a launching pad for a vast majority of visitors to our downtown. This duality is an asset at risk when the sole focus is upon the Federal Street District.

I look forward with great interest to your next meeting with the CEI team and I fervently hope this project can get underway with your blessings as early as possible this spring.

FYI, with regard to your theme for historic preservation month, the Franco-American focus has rich potential along Maine Street and in the NWBNA neighborhood. Keep me posted on that, Emily, so I can support your program.

Sincerely,

Claudia Knox

From: **Susan Weems** <susanweems@zwi.net>
Date: Fri, Mar 14, 2014 at 9:07 PM
Subject: CEI Building
To: Connie Lundquist <connielundquist98@gmail.com>

Hi Connie

Since I'm not on the council ----☺ ----(You probably know all this, but.) -----

Federal St. and the CEI Building: This new building is a 100% improvement over the old.

The size of this new building is 2/3rds the old.

CEI is a non-profit not a wealthy company. Please don't make this project even more expensive for them. (Ron Phillips is a man who tries to take care of the world and he bends over backwards to accommodate everyone.)

It's time for Brunswick to put its actions where it's statements are. Welcome this business and work WITH them on creating a building that works as a business, not a historic site.

Thanks Connie. This committee should be an interesting experience. (I don't remember the other members.) Susan

From: Shepherd, Jonathan <jshepherd@hbs.edu>
To: Ben Walter <bwalter@cwsarch.com>; ddatulip <ddatulip@aol.com>
Cc: jwe <jwe@ceimaine.org>
Sent: Fri, Mar 28, 2014 11:40 am
Subject: RE: Latest Elevations

Hi Ben,

Happy Friday. Having had a chance to look at the elevations, I really like the switch that you made to the classic red brick. Not only does it tie into 32 Federal Street and Hawthorne School, but I also think that for a commercial structure like CEI's, classic red brick is a more natural fit than clapboard (which I associate with more traditional residential buildings like mine). Given my preference for brick, I would even venture to say that I like the north end of the building better than the south end because the north end only has the clapboard in the middle of the north wall (whereas the south end is essentially entirely clapboard with the only brick being in the middle of the south wall).

The long vertical windows and setbacks do a nice job of visually breaking up the east and west walls, which reduces the need for clapboard as a means to break up those walls. And if you reduced the amount of clapboard, then alternatively you could lighten the color of the non-glass tiles that lie within the vertical window columns, which would visually further break up the east and west walls.

In short, as you continue to tweak your design, the more classic red brick the better – brick is brilliant!

Thank you again for your consideration. I realize that everyone has an opinion and I really appreciate your taking mine into account.

Have a terrific weekend,
Jonathan

From: Ben Walter [<mailto:bwalter@cwsarch.com>]
Sent: Wednesday, March 26, 2014 1:05 PM
To: Shepherd, Jonathan; ddatulip@aol.com
Cc: jwe@ceimaine.org
Subject: RE: Latest Elevations

Jonathan,

Per your request, attached are the images we reviewed at the neighborhood meeting last night. We will continue to tweak these prior to submission.

Ben

From: Shepherd, Jonathan <jshepherd@hbs.edu>
Sent: Wednesday, March 26, 2014 11:42 AM
To: Ben Walter; ddlatulip@aol.com
Subject: Latest Elevations

Hi Ben and David,

Thank you for organizing last night's CEI neighborhood meeting – I'm sorry that I was unable to attend.

From what I understand, you have added classic red brick to the design, which is very appealing to me and sounds much better than the two-toned clapboard from the version on display at the March 11 VRB workshop. Would you please e-mail me a copy of the latest design elevations from last night?

Thank you very much. I really appreciate your willingness to solicit feedback and it sounds like the design is evolving in a positive way.

All the best,
Jonathan

From: Ben Walter [<mailto:bwalter@cwsarch.com>]
Sent: Friday, March 14, 2014 11:36 AM
To: Shepherd, Jonathan
Cc: rlp@ceimaine.org; ddlatulip@aol.com; brooks@maine.edu
Subject: RE: VRB Workshop Follow Up

Hi Jonathan,

Thanks for your interest and thoughts.

We are trying to set up a development team meeting next week to discuss next steps.

Again, thanks for your interest. I am confident this will all work out well.

Ben

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From: Shepherd, Jonathan [<mailto:jshepherd@hbs.edu>]
Sent: Thursday, March 13, 2014 10:45 AM
To: Ben Walter
Cc: rlp@ceimaine.org; ddlatulip@aol.com; brooks@maine.edu
Subject: CEI: VRB Workshop Follow Up

Dear Ben,

It was a pleasure meeting you in person on Tuesday night. I appreciate the CEI project details that you shared during your presentation, as well as the additional insights that you explained afterwards. I believe that I now have a better understanding of some of the challenges that the project presents.

I spoke with Earle Shettleworth yesterday in an effort to also understand what it might take to make the building elevations presented on Tuesday more compatible with the Federal Street neighborhood. I was very pleasantly surprised to learn that some modifications to the façade, without structural modifications, could very well be all that are required.

From my perspective, the process of having CEI/CWS submit formal written requests to the MHPC, who in turn creates formal written comments for CEI/CWS, is inefficient at best. I am certain that if you and Earle (and any of your respective colleagues) sat down together with the CEI plans/elevations, then you collectively would be able to produce a design that is much more neighborhood compatible.

I hope that I don't sound too forward by making this request, but I would strongly urge you to reach out to Earle to try to schedule some time on the calendar with him. Earle made it clear to me that he would be very open to such a meeting; working together, I think that CEI/CWS and the MHPC could quickly and efficiently produce a design that is agreeable to all parties.

Earle Shettleworth can be reached at earle.shettleworth@maine.gov or 207- 287-2132 x0. Thank you very much for your consideration.

With best regards,
Jonathan

Jonathan Shepherd
HARVARD | BUSINESS | SCHOOL
Wilder House 302 | Boston, MA 02163
617-495-6749 | jshepherd@hbs.edu

From: Mary Alice Treworgy [<mailto:maryalicetreworgy@gmail.com>]
Sent: Sunday, March 16, 2014 3:41 PM
To: Anna Breinich
Cc: Walter Ben; Jonathan Shepherd
Subject: CEI Building

Dear Anna,

I would like to encourage CEI and the Village Review Board to take a look at the Federalist style building that Bowdoin College is planning to build at 216 & 218 Maine St. Earl Shettleworth was involved in the design of it. It also reflects on Bowdoin's sensitivity in wanting to add a building to the historic downtown which is compatible with its environment. Such a building in clapboard or brick (preferably brick) would be most appropriate on lower Federal St. And a way to eliminate a parking lot facing Federal St. would be for the building to be narrower from East to West and longer from North to South. It could end up with the same square footage, eliminating no parking. A way to break up the front elevation would be to have shallow setbacks at each end of the building. And, of course, a center entrance. I would appreciate it if you would make sure each member of the VRB receives a copy. Thank you for your consideration. See attachment below.

Sincerely,
Mary Alice Treworgy



From: Cory Theberge [<mailto:ctheberge@une.edu>]
Sent: Tuesday, March 18, 2014 10:49 AM
To: Anna Breinich
Cc: Jonathan Shepherd; Jane Millett
Subject: 28-30 Federal Street Pre-Application Workshop Comments

Hello Ms Breinich,

I could not attend the Mar 11 Pre-Application workshop for the 28-30 Federal Street CEI project. I watched the proceedings afterward and I had a few comments. Could you also please forward these to the Village Review Board members (and any Planning Board members/town officials you wish)?

To: Village Review Board and Town Officials
From: Cory Theberge, 13 Federal Street

As one of the small group of Brunswick residents who will actually see the property at 28-30 Federal Street every single day, I should provide some thoughts on the design process as CEI seeks the town of Brunswick's input.

Comments on the overall building design:

While I think it was very interesting to discuss the design of a more "contemporary" building that is a fusion of old and new design, I do not think that CEI or the town of Brunswick would appreciate the time and cost it would take to do that appropriately. In essence, the architect's job is actually more straightforward than that, and we should ask him to heed the input in Mr Shuttleworth's communications on historical context. Federal Street houses do not aspire to "stand out" from one another. The houses are white clapboard or brick, set back a uniform distance from the road and have similar windows and details. I can't help but notice the corners of the building (on the Federal Street side) have stairways with large glass windows two stories high? These do not actually fit in the context of Federal Street at all, and I'm sure I would not be permitted by the VRB to add large modern windows to the Federal Street side of my house (#13). While it may be difficult to keep the "scale" of the building small and allow for 60-70 people, there are numerous examples of large Federal Street buildings (Stowe house and East side of Federal towards Bowdoin) that would approximate the need for space, if scaled up in size. These buildings have examples of window styles that will fit our neighborhood and still offer CEI ample sunlight for a nice workplace and allow them to keep the inside of the building as modern as they'd like.

Siding, Roof, Fences:

I understand that CEI requires a modern office space inside the building, but please resist the temptation to "break up" the exterior scale of the building with alternating color schemes. This approach immediately makes the exterior look like a modern office space and is totally incongruous with all the buildings next to it. Please tone this scheme down, and allow the building to blend in. Ted Laitala (9 Federal Street) also made a thoughtful comment on the roof design during the pre-application workshop. A flat roof is unusual for Federal Street, so maybe CEI and the VRB would discuss a roof façade that at least emulates the 12/12 pitch of most Federal Street roofs, and will also allow CEI to hide/muffle solar

panels/machinery placed on the roof (see following comment). I would like to comment also on the the fence proposed between the 14 Federal Street property and 28 Federal that masks the parking spaces between them. Please make this fence as close to a historic design as possible and consider if a larger or taller fence would create more of a distinction between the residential (Federal St) and business (Maine St) sides of the building.

Solar Panels/Machinery

There was some discussion of a completely "green" building – solar panels, geothermal heating were both mentioned. I would like the VRB and the Planning Board to keep in mind that solar panels should require separate consideration if they are visible from Federal Street. Also, I was relieved to hear that machinery/pumps and fans for the building would be placed on the roof. Remember that across Federal Street there are a number of residents who appreciate the (relative) quiet of the old buildings at 28-30 Federal (even when fully utilized by the town), so please keep NOISE considerations at the top of the list. CEI seems to pride it's community focus, and I'm sure they would be willing to provide the HVAC and energy equipment that is quiet and unobtrusive in this setting. Please consider the aforementioned pitched-roof design (or façade) as a way of hiding and muffling equipment on the roof.

I am thrilled that CEI wish to improve this property, and I am excited that CEI has a "100 year" goal for this building. I appreciate the efforts of the VRB and the Planning Board in getting this done, but please continue to emphasize the importance of creating a lasting piece of architecture and insist the CEI follow through with best design possible. CEI has been given generous help from Brunswick and its associated business groups, so it is only prudent we ask them for a serious effort in kind to provide our town with the nicest building possible.

Regards,
Cory Theberge
13 Federal St
207-729-8401

From: Cory Theberge [<mailto:ctheberge@une.edu>]
Sent: Tuesday, April 01, 2014 12:21 PM
To: dlatulip@aol.com; jwe@ceimaine.org; bwalter@cwsarch.com; jhoward@priorityrealestategroup.com
Cc: Anna Breinich; Jonathan Shepherd; Jane Millett
Subject: CEI Little Dog Community Meeting follow-up

Hello Everyone,

Sorry for the delayed follow-up, but I wanted to mention to all of you how I appreciate your time spent at the Little Dog community meeting as well as the care you have taken to meet general community concerns with the CEI project. As one of the only residents who will likely see the CEI building every day (13 Federal St), I am obviously interested in this effort. :)

I just wanted to follow-up with some topics of discussion that evening as we approach the Village Review process:

1. Exterior – The use of brick and the symmetry elements of the façade are both looking great, however the darker taupe-colored clapboards seem to bring a lot of comment. I see Ben's point about having some contrast with the red brick, but as Mr. Pierce mentioned last Tuesday it might be nice to have a few color options to bring to the Villiage Review Board ("give them a choice" is what he suggested) – perhaps leaning towards the lighter hues.
2. Building machinery noise – As a direct neighbor I wanted to emphasize again that I appreciate you designing the building with the HVAC equipment on top and presumably muffled. Since quite a few immediate neighbors have two-story buildings, it would be great if we did not hear any new types of noise pollution (fans, solenoids clicking, buzzing, vibrations) - since this equipment will most likely be running year-round. Federal Street is pretty busy during the day, but it quiets down considerably in the evening hours.
3. Fence – As John Egan suggested, I will forward any suggestions (pictures) I find for the style of fence between the CEI property and the law office on the corner. I would like to request that the fence look appropriate but also perhaps be high enough to mask the cars parked in the small lot behind them. The sight lines from the street would benefit from this, and if you require some community input on this to convince the town to relax it's codes (make the fence a but higher), I would be happy to help in any way I can.
4. Trees – As more of an individual comment, I appreciate the town arborist's involvement in maintaining the large trees and adding more along Federal Street. I think that will go a long way to shrink the perceived scale of the building and echo the environmental and community concerns CEI wishes to promote.

Best of luck continuing with the village review process. Ms Breinich, could please forward my comments to the villiage review board?

Again, Thanks for your time!

Reagrds,

Cory Theberge 13 Federal Street

Cory R. Theberge

Assistant Professor
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In the Development Narrative, dated February 28, submitted to the Village Review Board, the VRB's "Standards for Review" are quoted: *Alterations or new construction [should] respect the visual character of the streetscape and neighborhood and reflect the scale, the textures, and the overall forms and relationships of those surroundings.*

Judging by newspaper accounts of the March 11 Village Review Board preliminary hearing, there is far from universal agreement as to whether or not CWS's plans live up to this standard. Neither Town Councillor Jane Millett nor State Historian Earle Shettleworth think they do. Neither do I.

Alison Harris' thoughtful guest column in the March 19 Times-Record makes the point that new construction in the Historic District shouldn't be obligated to ape architectural styles from centuries gone by, what she characterizes as "faux-historic". Furthermore, Harris alludes to "wonderful contemporary interventions on the historic Bowdoin College campus". Who can disagree with her? Good contemporary design is always welcome.

Unfortunately, the happy renovation on the Bowdoin campus is the exception in Brunswick, not the rule. More often, when an old building is neglected long enough, the only economical solution, according to Bowdoin and the Town alike, is to take it down. This despite many examples of the imaginative repurposing of buildings—three of our public schools and two mills are the most obvious examples.

When a building comes down in Brunswick, either through disaster or by design, its footprint is blacktopped for parking, left as an empty lot or filled, often to the property line, by an uninspiring barn that makes "faux-historic" look good. To see what I mean, look no further than the behemoths that replaced the old high school, the burned-out UU church and the former People Plus center. These are only one man's opinions, of course. But I am not the only person to hold them: check out the electronic comments on the Forecaster's report of the VRB workshop.

Is the Village Review Board's imprimatur all that stands behind the CEI's sketch plan and the start of construction? We know that the Planning Board is all for it. Is it part of your charge to mediate between the full-steam ahead boosterism of that entity and the reservations that CEI's prospective neighbors have expressed? Does the State Historian's conclusion that the current design's size, scale, proportion and materials are all out of keeping with lower Federal Street carry some weight with the VRB? Some of your members will remember that it is thanks to Mr. Shettleworth's reservations about Bowdoin's initial plans for renovating its art museum ten years ago that we now have the Machado and Silvetti

design everyone is so pleased with. Mr. Shettleworth never says the CEI headquarters shouldn't be built; he strongly suggests that exterior details could use some rethinking.

Perhaps the VRB's only role to decide whether a plan is legal or not. If the design of new construction in the Historic District is also within your purview, perhaps you could encourage more conversation between CEI and Mr. Shettleworth. If their design is as good as they claim, that building will stand for many years. The town offices are a blight on the neighborhood and won't be missed, the Rec Center an architectural curiosity which the people of Brunswick will remember with affection and dismay. Neighbors and the town are hoping for better from CEI.

Yours truly,

Wallace Pinfold

An Unparalleled Opportunity?

A respected non-profit bank (Coastal Enterprises Inc. or CEI) has presented plans to the Brunswick Planning Board and the Village Review Board to construct a new modern office building on Federal Street. The proposal calls for the demolition of the Brunswick Recreation Department Building and the current Town Municipal Building, followed by the construction of a single, contemporary, energy-efficient company headquarters. This new structure has been described as similar in scale to the Tondreau Block on Maine St. or the Hawthorne School on Federal St.

Clearly CEI's plans for replacing two unsightly existing buildings with a quality "one hundred year" structure is welcome news. Both of the earlier buildings were constructed in an era when due diligence was not given to the historic designation of Federal St. CEI has selected the Federal St. location because of its unique character and so the Brunswick community and CEI need to come to a consensus on building design that respects the street scape and can be a source of pride for both parties.

Imagine how a building the scale of Hawthorne School or the Tondreau Block, set back a mere twenty feet from Federal St will appear? The scale of the proposed building is simply not be appropriate for this location. Why should the need for additional parking on these two lots dictate the placement and scale of the building? If underground parking were placed under the structure, then the building could be centered on the lots and set back further from Federal and Center Streets. This would allow more space for landscaping and make the building appear smaller and less intrusive.

The Federal Street facade could be constructed so that it would appear as if two brick buildings were joined by a large, recessed, glass atrium. This glass atrium would be wholly integrated into the floor plan so that the interior of the building would be unchanged. Having this glass would give the appearance of two smaller symmetrical buildings rather than one structure of monolithic proportions.

I want to thank the members of the Village Review Board for their willingness to listen to the public and serve on this important decision making body. I'm also hopeful that CEI will respond to our desire for a architecturally significant building. Again, if we all see this as the opportunity of a lifetime to effect the appearance of what is arguably our most beautiful street, then surely we can find consensus on these design issues.

Betty Hanks Leonard
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