



TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET
BRUNSWICK, ME 04011

ANNA M. BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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**VILLAGE REVIEW BOARD
AGENDA
COUNCIL CHAMBERS
85 UNION STREET
TUESDAY, MAY 20, 2014
7:15 P.M.**

1. **Case # VRB 14-009 – 22 Pleasant Street** – The Board will review and take action regarding a Certificate of Appropriateness for the construction of a side building addition at Tao Yuan, 22 Pleasant Street (Map U13, Lot 052).
2. ****Case #VRB 14-012 – 4 Pleasant Street** – The Board will review and take action regarding a Certificate of Appropriateness for renovations to building entryways at 4 Pleasant Street (Map U13, Lot 60).
3. **Other Business**
4. **Staff Approvals:** None
5. **Approval of Minutes**

*****This item has been tabled to the June 17th meeting of the Village Review Board.***

This agenda is being mailed to all abutters within 200 feet of the above referenced locations for Certificate of Appropriateness requests 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.

**Draft Findings of Fact
22 Pleasant Street
Request for Certificate of Appropriateness for an Addition to an Existing Structure
Village Review Board
Review Date: May 20, 2014**

Project Name: 22 Pleasant Street Structure Addition

Case Number: VRB -14-009

Tax Map: Map U13 Lots 052, 095/1-3

Applicant: Cecile and Cara Stadler
Tao Restaurant LLC
22 Pleasant Street
Brunswick, ME 04011
207-299-2068

PROJECT SUMMARY

A Certificate of Appropriateness is requested to add a sun room of approximately 500 square feet in size to the west side of Tao Yuan Restaurant, 22 Pleasant Street. The addition is proposed to be located in what is now a one-way driveway providing egress from the rear parking lot and will provided additional interior seating. A roof deck is also proposed.

The rear parking lot currently has access from Abbey Road and will be restriped from diagonal to right-angle parking to accommodate the change in traffic flow with additional parking provided in the existing foundation area to the rear of the lot. No changes are proposed to the existing location of the parking area.

A major development review application has been submitted and will be considered by Planning Board on May 27th.

The structure has been identified as a contributing resource built in the mid-19th century. It is located in the Town Center 1 (TC1) Zoning District and the Village Review Overlay Zone.

The following draft Findings of Fact for a Certificate of Appropriateness is based upon review standards as stated in Section 216.9 of the Brunswick Zoning Ordinance.

216.9 Review Standards

A. General Standard.

1. **All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance. In meeting the standards of this Ordinance the applicant may obtain additional guidance from the U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings and the Village Review Zone Design Guidelines.** *As described in their application, the proposed addition will be finished with an exterior similar to that of the existing structure. As the addition is considered a sun room, the front and side walls are floor to ceiling windows that complement those of the existing structure.*

A roof deck is proposed over the addition. If to be used as a gathering area and/or outdoor seating, the proposed roof railing does not appear to meet building/life safety code requirements due to the wide spacing of posts. Construction materials have not been indicated for the entryway to the roof deck and railing and will need to be reviewed and approved prior to a Certificate of Appropriateness being issued.

B. New Construction, Additions and Alterations to Existing Structures.

1. **In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:**
 - a. **Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.** *The addition is designed to complement the contributing resource through the use of similar exterior materials.*
 - b. **Alterations shall remain visually compatible with the existing streetscape.** *Not applicable.*
 - c. **Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.** *No distinctive features are being concealed.*
 - d. **New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *The 500 square foot side addition is in keeping with the existing mass and scale of the structure and adjacent contributing resources. As stated previously, exterior wall materials will be similar to that of the original structure. However, it appears that the roof deck entryway and railings are not compatible as shown. Material specifications must be submitted for review and approval prior to the issuance of the Certificate of Appropriateness,*
 - e. **When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *The structural integrity of the existing structure will be maintained as shown.*
 - f. **For new construction of or additions to commercial, multi-family and other non-residential uses the following additional standards shall**

apply:

- 1) **Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from the public right-of-way with landscaping or fencing.** *No changes to the existing parking lot are proposed other than restriping of parking spaces to accommodate two-way traffic flow to the rear of the structure.*
- 2) **Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *As stated, the proposed addition will be constructed in what is now an exit-only driveway from the rear parking lot serving the restaurant. No change to pedestrian access is proposed.*
- 3) **All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view.** *Dumpsters will continue to be located to the rear of the structure and are indicated to be enclosed. Enclosure material must be identified for further review and approval.*
- 4) **Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.** *No changes in HVAC equipment locations are indicated. Additional details regarding materials are required for the proposed flat-roof deck area.*
- 5) **Building Materials:**
 - a) **The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.** *None of these materials are proposed for use on any visual portion of the structure, with the exception of the foundation, as currently exists for the original structure.*
 - b) **The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.** *Exterior siding will match that of the existing structure.*
 - c) **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.** *No trademark advertising icons are proposed to be built into the design of the building.*
- 6) **No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.** *Not applicable.*

- 7) **No building on Maine Street shall have more than 15 feet horizontally of windowless wall. *Not applicable.***
- 8) **All new buildings and additions on Maine Street:**
 - a) **Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.**
 - b) **If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.**
 - c) **The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass. *Subsections a., b. and c. above are not applicable.***
- 9) **Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources. *Not applicable.***

C. Signs

Signs shall comply with the requirements of Chapter 6 (Sign Regulations) with consideration given to the Village Review Zone Design Guidelines. *No additional signs are proposed.*

**DRAFT MOTIONS
22 PLEASANT STREET
REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION
TO AN EXISTING STRUCTURE
VILLAGE REVIEW BOARD
REVIEW DATE: MAY 20, 2014**

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

Motion 3: That the Board approves the Certificate of Appropriateness for an addition to an existing structure at 22 Pleasant Street 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 prior to the issuance of a Certificate of Appropriateness, detailed information be provided to staff for review and approval regarding proposed design and materials for roof deck area. Such design and materials shall be consistent with the Village Review Zone Design Guidelines and complement the proposed addition and original structure.
3. That prior to the issuance of a Certificate of Appropriateness, construction materials for the dumpster enclosure be provided to staff for review and approval, consistent with the Village Review Zone Design Guidelines.

Received: 4/1/14
By: [Signature]

*4/2/14
on hold until
site plan amendment
approval by PB
AMB*

VRB Case #: 14-009

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Cecile & Cara Stadler / Tao Restaurant LLC
Address: 22 Pleasant St., Brunswick, ME 04011
Phone Number: cecile@tao-yuan.me | 207 299-2068 cell | 207 389-2162 home

2. Project Property Owner:

Name: Cecile & John Stadler / Cara's Place LLC
Address: 109 Holland Dr., Phippsburg, ME 04562
Phone Number: cecile@tao-yuan.me | 207 299-2068 cell | 207 389-2162 home

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 22 Pleasant St., Brunswick, ME 04011

5. Tax Assessor's Map # U13 Lot # 052, 095/1-3 of subject property.

6. Underlying Zoning District _____

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): We would like to add a sun room to our restaurant on the west side of the building, approx 500 sf, which would allow us to seat an additional 23 people. The proposed structure would have a basement (for storage) and a roof deck above. The entire south side and about 2/3rds of the west side would have glass windows. We have asked the post office for permission to temporarily encroach on their property to build the basement (as we would have to excavate beyond our property line) and are awaiting their response. We plan to install fire shutters on the west side windows to comply with fire code (have discussed several times with Carl Adams, Code Inspections). The shutters would be hidden in a soffit so as to be not visible. We plan to use the existing foundation at 0 Abbey Rd for additional parking -- the current parking plan was reviewed in a planning board meeting on Nov 5 2013. At this time, we do not have a final design for the greenhouse, so the structure to be approved is just the sun room addition. We would like to begin construction in the late May/early June time frame. The entire project would take 3-4 months to complete. The restaurant would be closed at the beginning of construction for a brief period, then open for the summer, then closed to connect old and new in Sept.

Applicant's
Signature Cecile Stadler

[Signature]
Digitally signed by Cecile Stadler
DN: cn=Cecile Stadler, o=VRB, email=cecile@tao-yuan.me
Date: 2014.04.01 14:00:00 -0400

**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 Assessors Tax 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: _____

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 22/24 Pleasant
 County City/Town Street Address and Number

historic: prob. bet. 1832-1866 res. of Richard T. Dunlap
 Name of Building/site: common: Tyler Interiors/Curtis Framing
Common and/or Historic

Approximate Date: prob. bet. 1832-1866 Style: Greek Revival

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

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

Rating:

Historic Significance to the Community: 22/24 Pleasant probably erected by prestigious Dunlap family after Coombs shop building moved off site in 1843. "Attached Cape" northeast wing may be earlier structure.

(For Additional Information - Use Reverse Side)



1979 photo L. Borysen



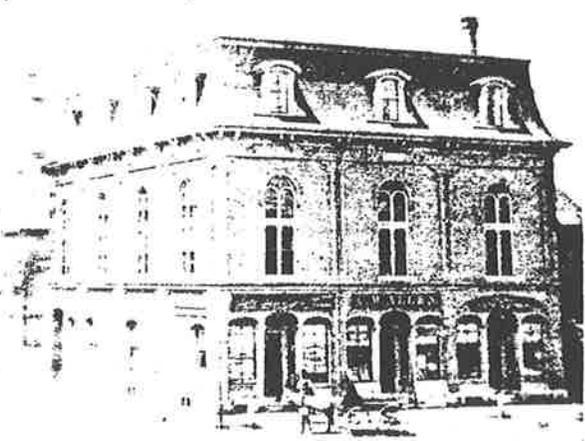
19th c. photos PHS archives

Cumberland Brunswick 22/24 Pleasant (cont'd)

Later occupant information from town directories:

#22
 Omer Newell 1942-1949
 Archie L. Johnson 1951-1953
 Charles L. Pike 1955-1958
 Brunswick Insurance Agency 1961-1967
 The Gallery 1971
 Tyler Interiors Decorators 1975-1979

#24
 (1892 Local Postal Guide: F.D. Snow bread, rolls.).
 Fred J. Trembley prop. "Pictureland" Theatre
 George W. Gilman 1917
 William McFadden 1922-1932
 Harry P. Gilchrist 1934-1940
 Charles E. Johnson 1942
 Howard I. Campbell 1944 (also wallpaper)
 Charles R. Lowery, Interior Decorators/1946-1971
 Curtis Framing... 1975-1979



(19th c. photo w/ Robert Robertson shop in Lemont Block)

Maps: 1871= R. Robertson
 1910 #22/24= H.L. Robertson

Deeds: (97:102, 113:496, 122:554, 125:256 all refer to an earlier building erected on this site, the circa 1828 Isaiah Coombs joiner shop--see below)
 130:41 Isaiah Coombs to Richard T. Dunlap \$200 w/bldgs 3/27/1832
 341:457 Harriet M. Dunlap to Robert Robertson \$2150 w/ bldgs 6/8/1866. cites 130:41.
 385:46 RR to Benjamin Furbish \$2000 mortgagae w/bldgs 4/19/1871. cites 341:457.
 835:479 Catherine Furbish to Herbert L. Robertson \$1 w/ bldgs 3/19/1909. cites foreclosure of 385:46 and 440:345 from John Furbish 2/5/1878.
 (1909 bounds of property: west= Larkin D. Snow)

Newspaper: Brunswick Telegraph 7/4/1884 re earlier building on site: "erected about fifty years since by Isaiah Coombs, on the lot now occupied by Robert Robertson on Pleasant street, and was first used by Mr. Coombs as a carpenter's shop, who subsequently sold it to Gen. Dunlap by whom it was leased to Samuel Melcher and Sons. In 1843 it was removed to its recent Maine St. near Town Hall Place locality or rather a few feet south, and occupied by Elijah P. Pike as the post office..." for more about this structure, see 8 Elm Street site, building destroyed 1981.

PHS archives photos of Lemont Block (144-150 Maine) indicate "Robt Robertson merchant tailor" sold goods from southernmost (corner) store in 19th century. 1910 Directory indicates Robertson was then "Prop. Brunswick Steam Laundry (1-3 Center)" and still residing here. Later directories indicate Robertson family (Herbert L.) resided at #22 through 1940.



Proposed sun room addition on west side of building will be finished w an exterior similar to the existing structure, the windows on the west wall will be in 4 banks, each with an automatic fire shutter

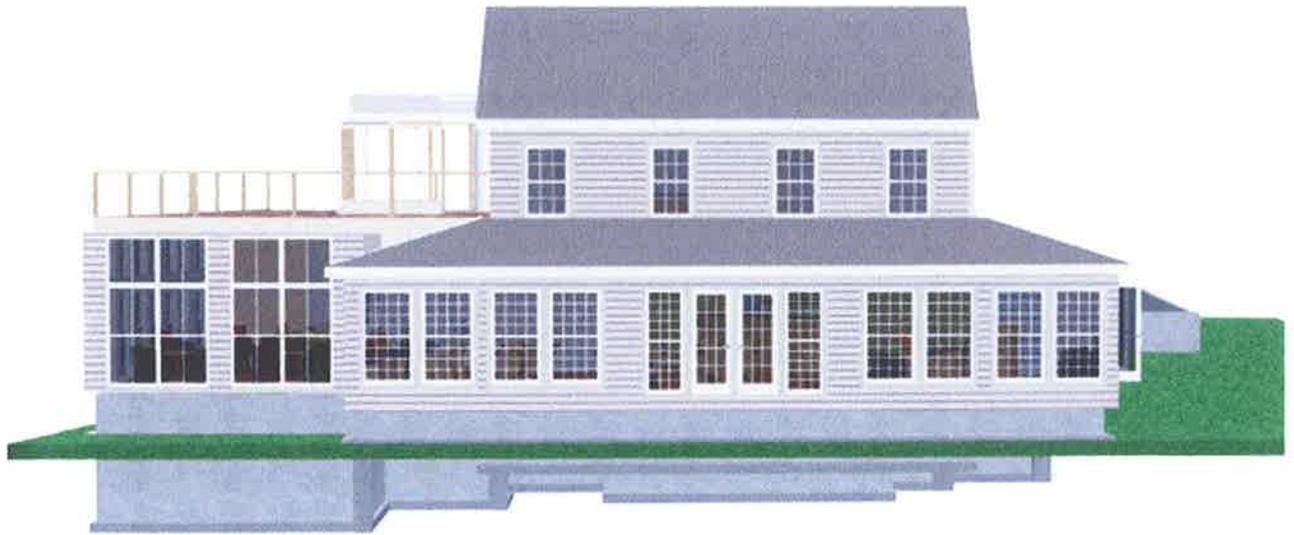


Existing interior floor plan



Expanded floor plan area adds approx 23 seats, some of which will be in a private room

View from Pleasant St



View from Post Office



Existing Buildings: 22 Pleasant St and Post Office in background



Across Street: Curtis Memorial Library



On west side: US Post Office

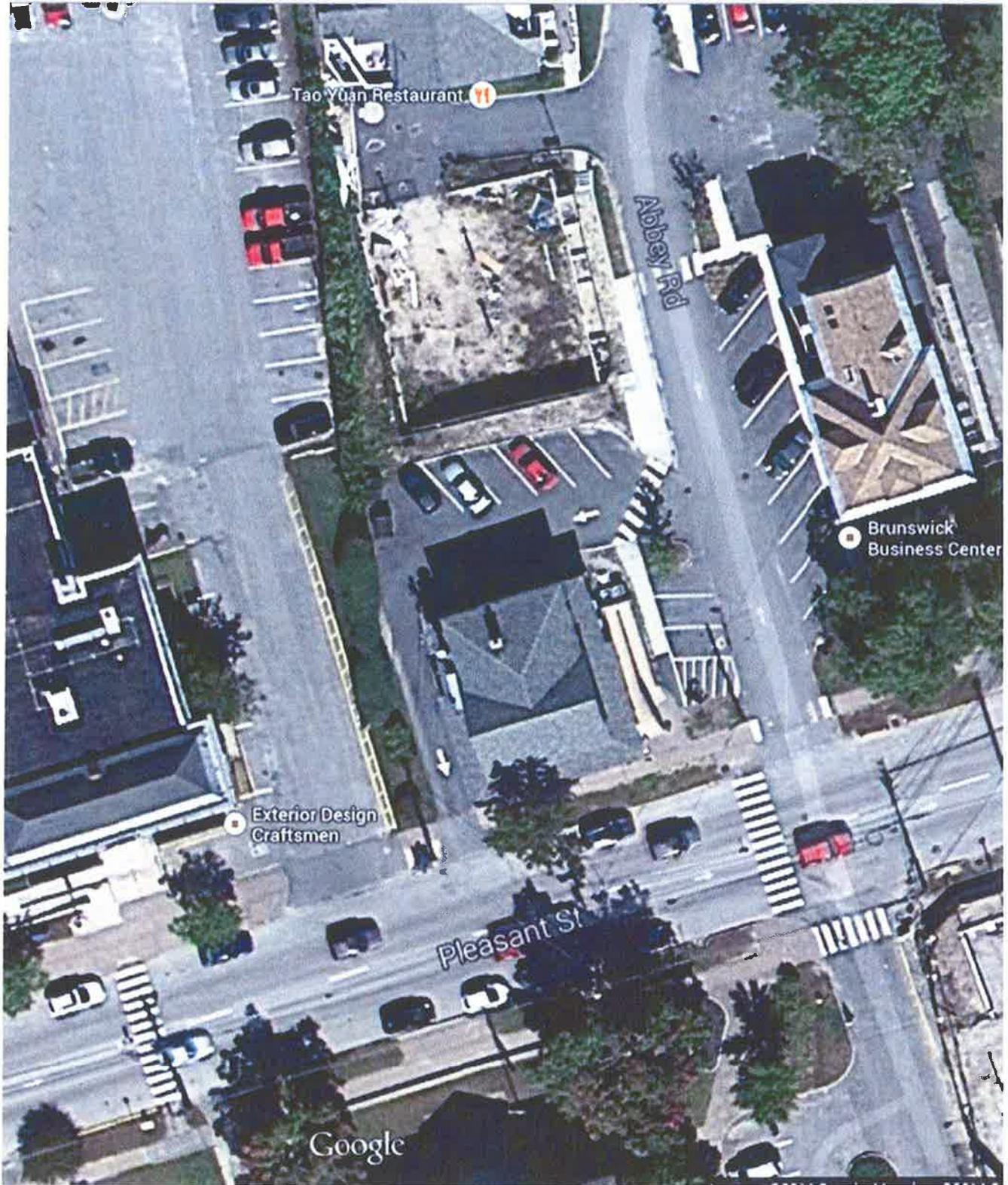


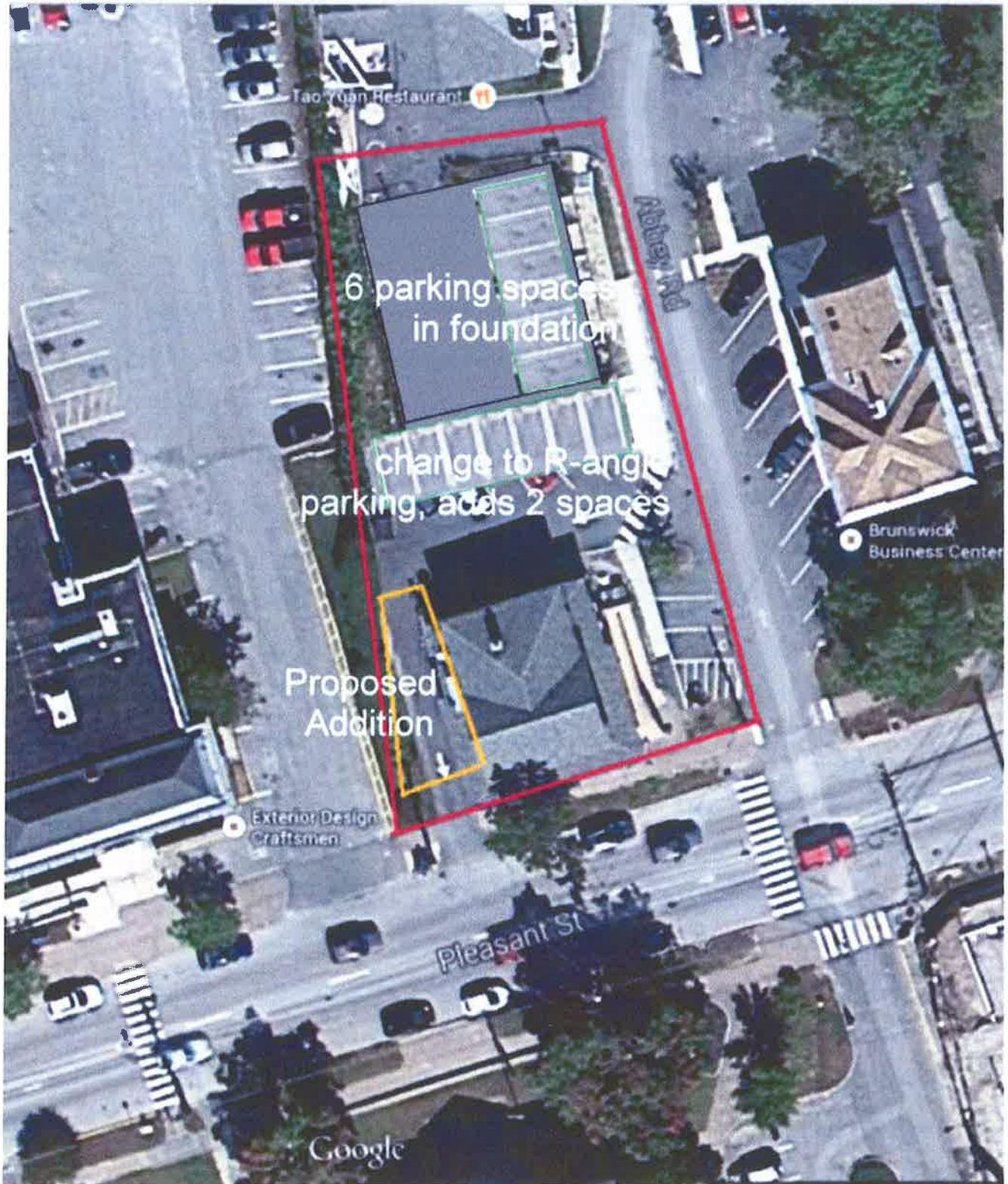
On East side: Brunswick Business Center.

The proposed sun room addition to 22 Pleasant St will not be visible from the east side.



Existing ariel view of site





Tao Yuan Restaurant

6 parking spaces
in foundation

change to R-angle
parking, adds 2 spaces

Proposed
Addition

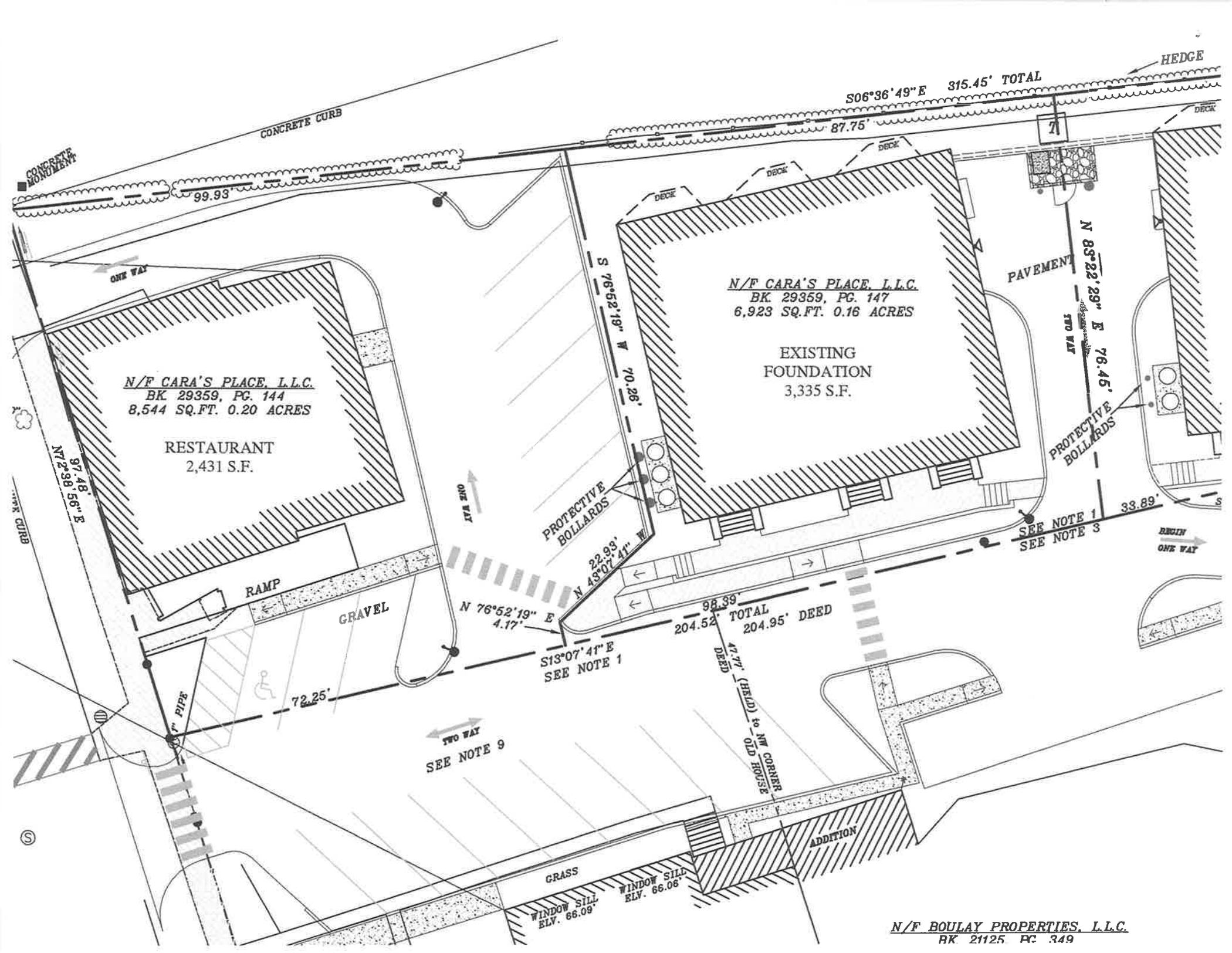
Exterior Design
Craftsmen

Brunswick
Business Center

Pleasant St

Plymouth

Google



N/F CARA'S PLACE, L.L.C.
BK 29359, PG. 144
8,544 SQ.FT. 0.20 ACRES

RESTAURANT
2,431 S.F.

N/F CARA'S PLACE, L.L.C.
BK 29359, PG. 147
6,923 SQ.FT. 0.16 ACRES

EXISTING
FOUNDATION
3,335 S.F.

N/F BOULAY PROPERTIES, L.L.C.
BK 21125 PG. 349

