



TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET, SUITE 216
BRUNSWICK, ME 04011

ANNA M. BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

VILLAGE REVIEW BOARD AGENDA COUNCIL CHAMBERS, 85 UNION STREET TUESDAY, OCTOBER 21, 2014; 7:15 P.M.

1. **Case # VRB 14-033 – 6 Jordan Avenue** – The Board will review and take action regarding a Certificate of Appropriateness to construct a mudroom addition off west side entrance to the residence and the installation of 2 skylights on cape roof facing street, located at 6 Jordan Avenue (Map U08, Lot 66).
2. **Case # VRB 14-038 – 38 Cumberland Street** – The Board will review and take action regarding a Certificate of Appropriateness to install a wrought- iron railings on front steps of the residence located 38 Cumberland Street (Map U14, Lot 59).
3. **Case # VRB 14-036 – 86 Maine Street** – The Board will review and take action regarding a Certificate of Appropriateness to replace the front door and side lights on a building located at 86 Maine Street (Map U13, Lot 17).
4. **Case # VRB 14-037 – 92 Maine Street** – The Board will review and take action regarding a Certificate of Appropriateness to install a window and relocate the existing window on the first floor on the Lincoln Building, along with other minor improvements, located at 92 Maine Street (Map U13, Lot 40).
5. **Public Draft Zoning Ordinance Update/Joint Meeting with ZORC Proposal**
6. **Other Business**
7. **Staff Approvals:**
 - 29 Union St – Renovations
 - 134/136 Maine St – Signage
 - 6 Jordan Ave – Rear Dormer
 - 29 Cumberland St – Garage demolition
 - 15 High St – Garage demolition
8. **Approval of Minutes**

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
6 Jordan Avenue
Request for Certificate of Appropriateness for Structural Addition and Alterations
Village Review Board
Review Date: October 21, 2014**

Project Name: Mudroom addition/skylight installation

Case Number: VRB-14-033

Tax Map: Map U08, Lot 66

Applicant/Owner: John and Tania Chandler
6 Jordan Avenue
Brunswick, Maine 04011
207-389-2228

Authorized Representative: Corey Rattleff
22 Stonebridge Lane
Woolwich, ME 04579
207-522-8372

PROJECT SUMMARY

The property owners, John and Tania Chandler, seek a Certificate of Appropriateness to construct a mudroom addition off the west side kitchen entrance as well as to install 2 skylights on front roof of their 1951 residence. The property is located at 6 Jordan Avenue in the Town Residential 4 (TR4) District within the Village Review Overlay Zone, and is considered a contributing structure.

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. *The applicant is proposing an addition and alteration to their residence consistent with the VRZ Design Guidelines:*
 - a. To construct a new 5.6ft.wide x 8ft. long mudroom addition at the west side entrance to the structure. As noted in the application, siding, trim and color matches that of the existing structure with the use of clear white cedar shingles, matching crown molding and brick mold style window casings. Black***

architectural shingles to match existing roof and ½ panel fiberglass door to match front door in style are proposed. The doorway appears to be original and lacks any architectural detail.

b. To install two “fresh air” skylights on the front roof centered to the first floor windows.

The structure was originally constructed in 1951. Photos are included in the application. No other alterations are proposed.

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. *As proposed the mudroom location utilizes an existing doorway near the west rear corner of the structure and will be constructed of like materials, minimizing the overall effect on the historic integrity of the contributing resource. The installation of roof skylights also minimizes the overall effect on the historic integrity by their coordinated placement with the first floor windows*

b. Alterations shall remain visually compatible with the existing streetscape. *Alterations are visually compatible with the existing streetscape. However, due to TR4 zoning district dimensional standards it is questionable whether it can be constructed. It appears that the existing structure and improvements exceeds the maximum impervious coverage standard of 35%. Such a determination will be made as part of the building permit approval process.*

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. *The proposed alterations will not conceal any distinctive historic or architectural character-defining features of the structure.*

d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources. *As stated previously and evidenced by the proposed design and materials, the addition is visually compatible in mass, scale and materials of the surrounding contributing resources.*

e. When constructing additions, the applicant shall maintain the structural integrity of existing structures. *By utilizing the existing entryway and placing the proposed addition to the rear of the structure, the applicant maintains the structural integrity of the existing structure.*

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. Not applicable.

- 2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way. *Not applicable.*
- 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. *Not applicable.*
- 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. *Not applicable.*
- 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. *Not applicable.*
 - 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. *Not applicable.*
 - c) Buildings with advertising icon images built into their design ("trademark buildings") are prohibited. *Not applicable.*
- 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
6 Jordan Avenue
Request for Certificate of Appropriateness for Structural Addition and Alteration
Village Review Board
Review Date: October 21, 2014

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

Motion 2: That the Board approves the Certificate of Appropriateness for the construction of mudroom addition and installation of 2 roof skylights at 6 Jordan Avenue with the following condition:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, 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.

Received: 9/25/14
By: [Signature]

VRB Case #: 14-033

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Corey Ratheff
Address: 22 Stonebridge Lane
Woolwich me 04579
Phone Number: 207-522-8372

2. Project Property Owner:

Name: John and Tania Chandler
Address: 6 Jordan Ave.
Brunswick me. 04011
Phone Number: 207-389-2228

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: Same as above

5. Tax Assessor's Map # 08 Lot # 666 of subject property.

6. Underlying Zoning District TRM

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): To construct mud room addition off west side Kitchen entrance with exterior trim and siding to match existing. New Andersen 400 Series windows, and new Thermatrac fiberglass entry door. Includes trash can bikeaway on south side and new landing/stairs on north side. Install new Velux skylights (2) on front of house

Applicant's Signature [Signature]

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 John + Taria Chandler relating to property designated on Assessor's Tax Map # U08 as Lot # 66 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

Signed: _____

Date: _____

Exterior Mudroom Construction

Consists of poured concrete frost wall foundation, clear white cedar shingles applied with 5" exposure and painted white to match existing. Exterior trim includes 1x6 corner boards and 1x8 trim for fascia on eaves and rakes as well as soffits and returns, 4 1/2" crown moulding on rakes. Roof covering includes aluminum drip edge on rakes and eaves with IKO dual black architectural shingles. Window is Andersen 400 series double hung white exterior with brick mold style casing surround. Entry door is Therma Tru fiberglass with 1/2 lite and 2 vertical raised panels with flat 1x4 exterior casing. 3' x 4' pressure treated landing with 2 rises and 1 step.

Not Size
Specific

Corner trim
facia
Soffits

Rake/Gable
Trim

Siding
painted
White

Exterior
Window
Trim

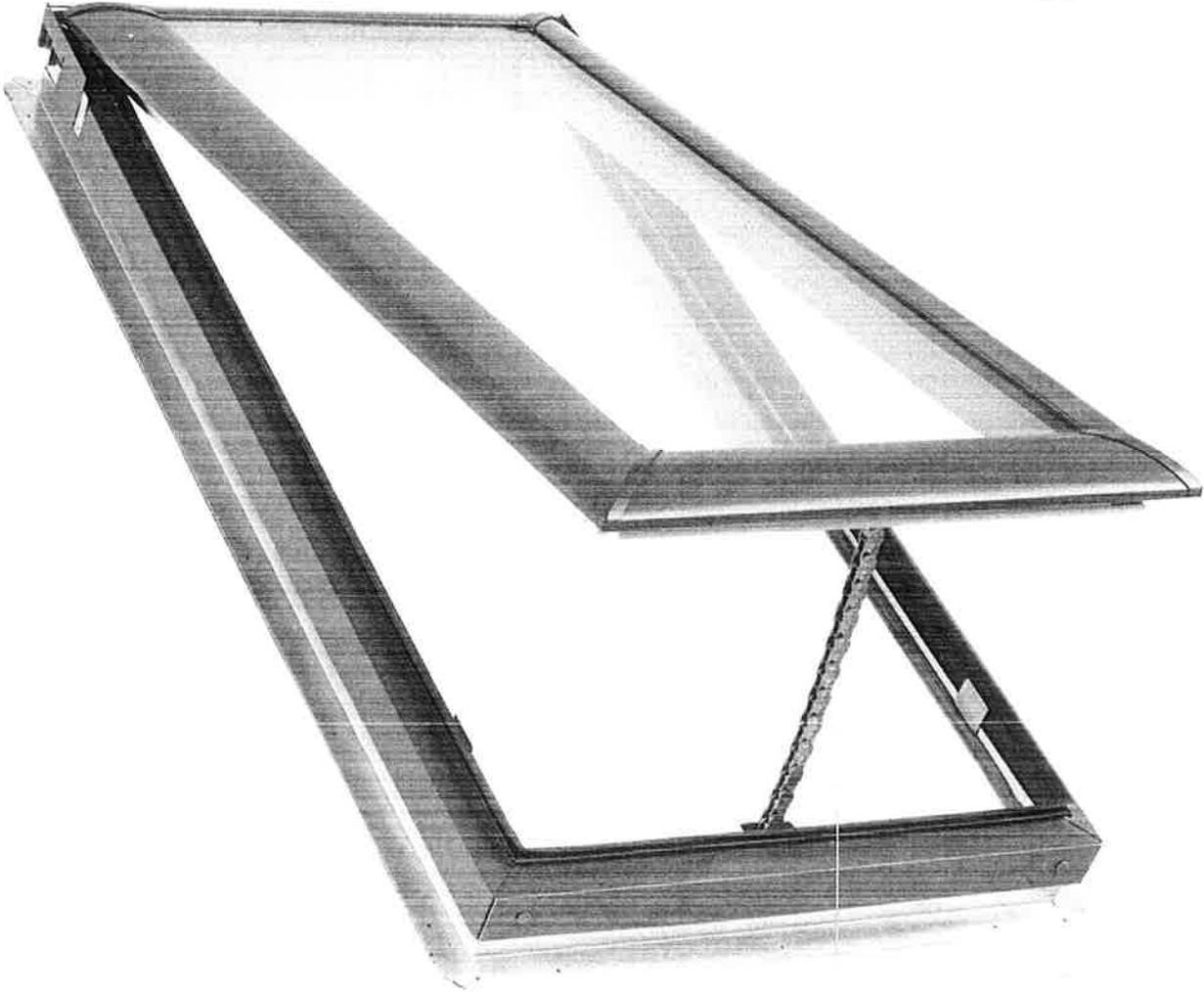




Manual "Fresh Air" skylights

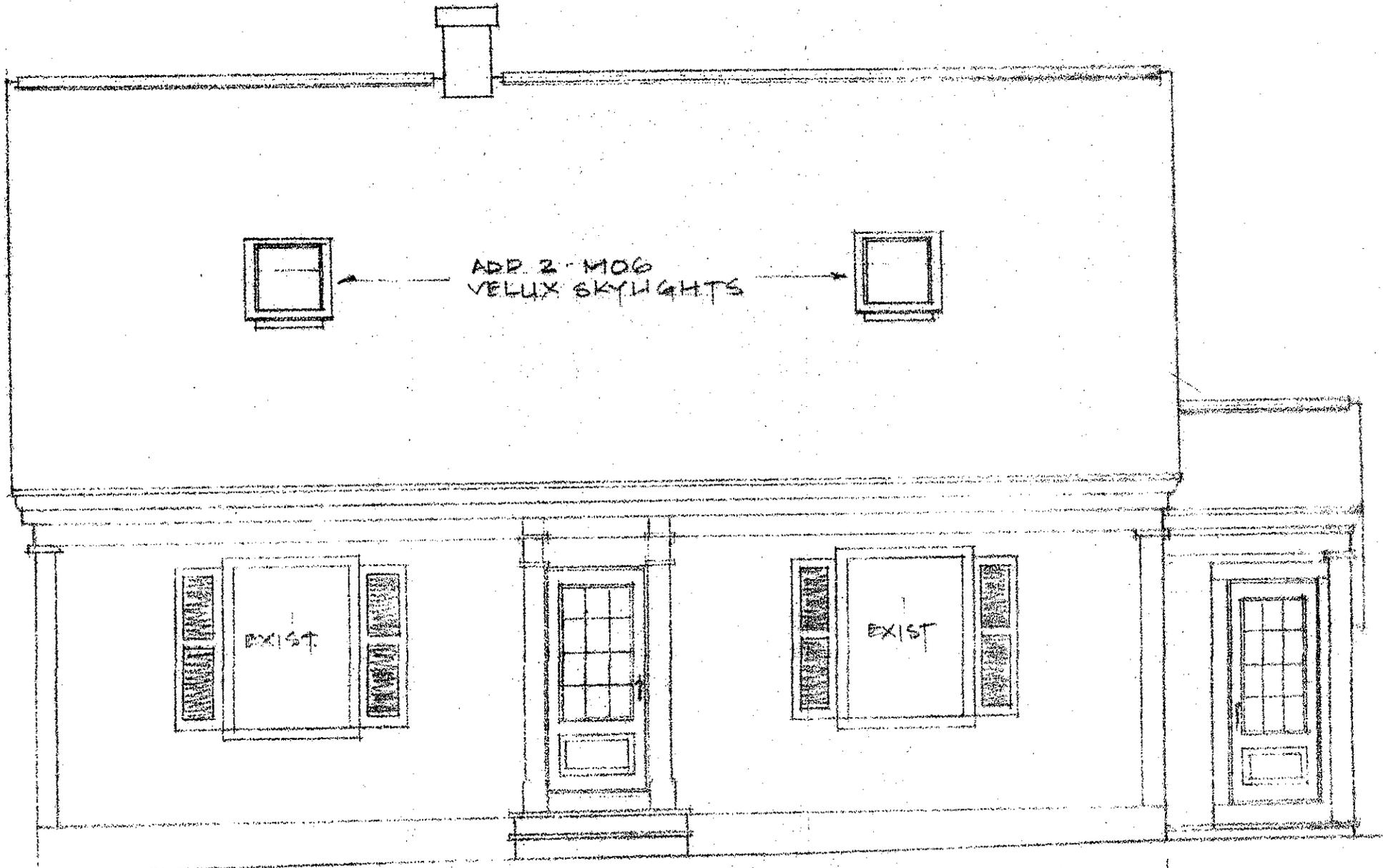
Deck mounted - VS

**No Leak
Warranty**
For complete information visit
thenoleakskylight.com
VELUX flashing
required.



	C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
Rough opening (W" x H")	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 30	30 1/16 x 37 1/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4

Please reference the price list for a full description of all sizes and glass options.



ADD 2 - MOG
VELUX SKYLIGHTS

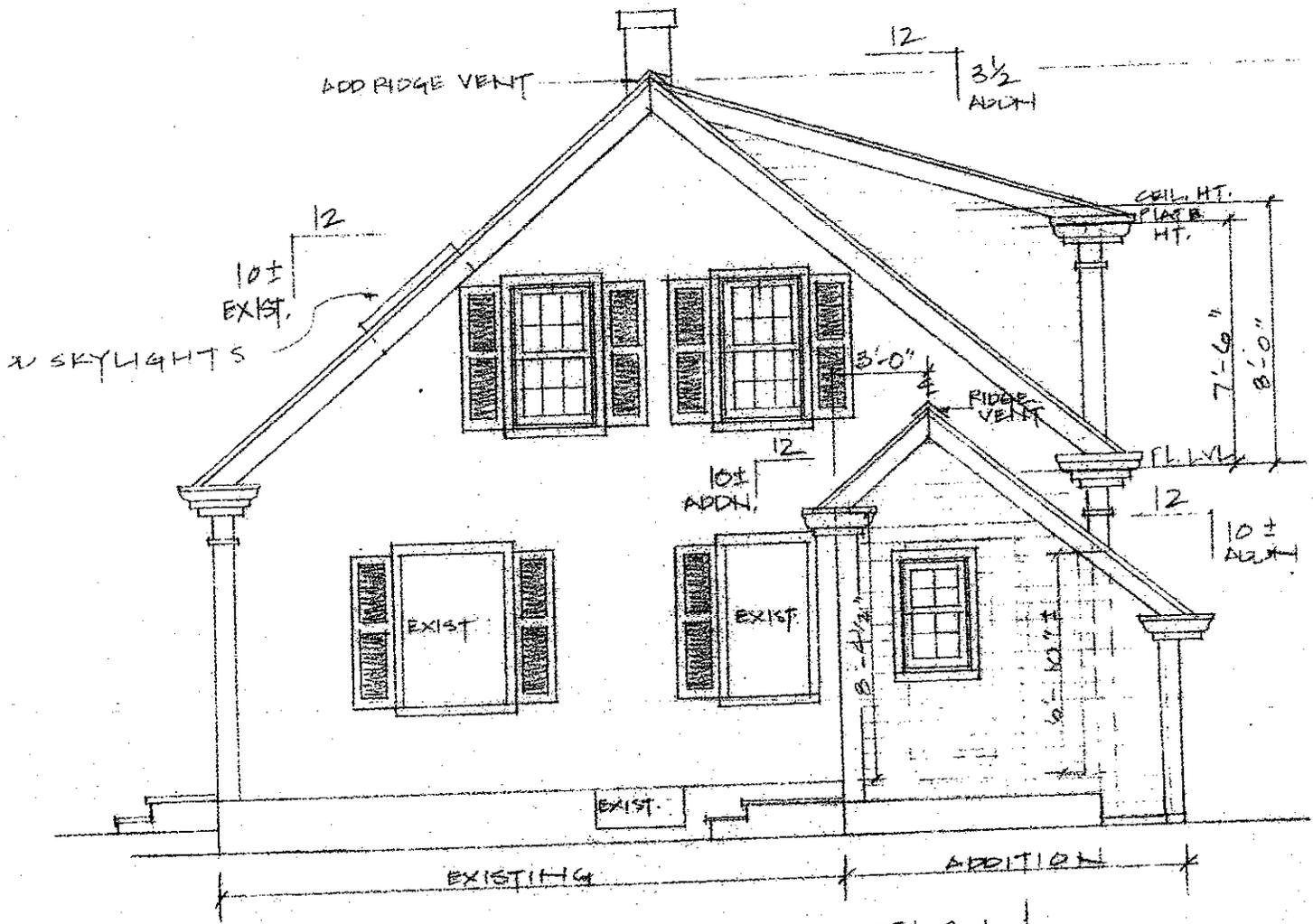
EXIST

EXIST

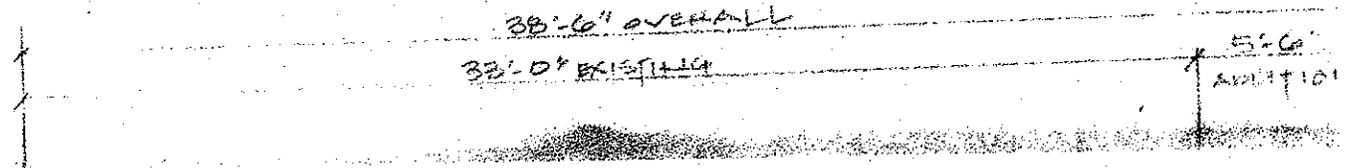
EXISTING

ADDITION

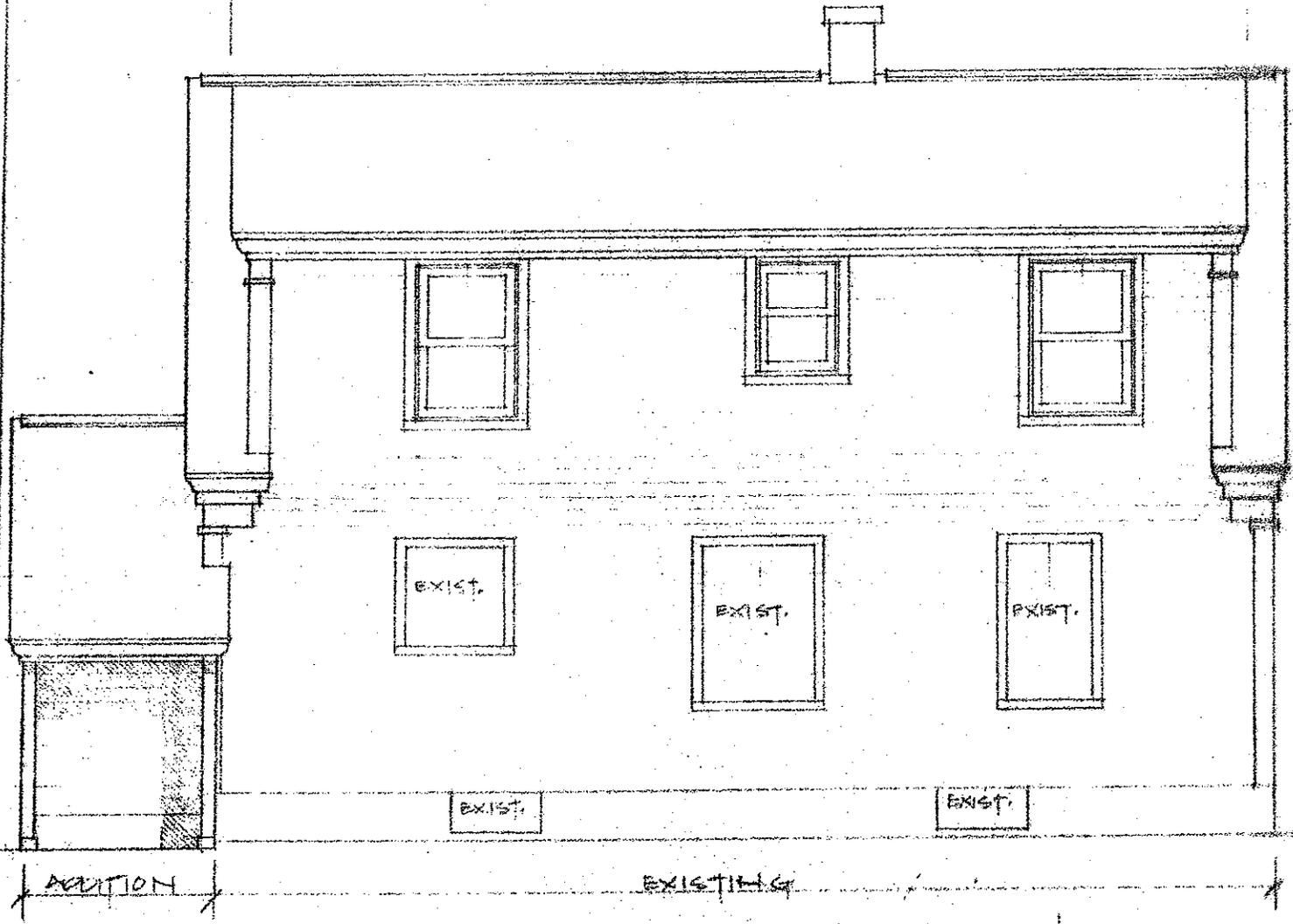
FRONT ELEVATION



RIGHT ELEVATION



DORMER ADDITION



REAR ELEVATION

3/21 0' EXISTING

**Draft Findings of Fact
38 Cumberland St
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: October 21, 2014**

Project Name: Install front step railings
Case Number: VRB-14-038
Tax Map: Map U14, Lot 59
Applicant: Bernard Breitbart & Alison Harris
38 Cumberland Street
Brunswick, Maine 04011
207-729-0787
Property Owner: Same as above

PROJECT SUMMARY

The applicants, Mr. Breitbart and Ms. Harris, seek a Certificate of Appropriateness to install railings on the front steps of their residence for safety purposes. The property is located at 38 Cumberland Street in the Town Residential 1 (TR1) District and 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.** *The applicant is proposing to install two custom-forged, black, iron railings on their front steps, blacksmith's sketch included in the application. The front steps are part of a contributing structure circa 1875. The applicant has provided evidence that earlier railings of what appears to be similar materials existed, an undated photo is included in the application. Photos of railings within the neighborhood are also provided. No other alterations are proposed.*

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.** *As documented by the applicant, front step railings of similar style and materials existed previously. The applicant has obtained photos from the 1970's of the structure and is attempting to recreate the original design. The railings will be custom-forged black iron, sketch included in the application.*
 - b. Alterations shall remain visually compatible with the existing streetscape.** *The applicant has included photos of front railings along Cumberland Street which indicate a mix of wood and iron front railings. The front railings as proposed will be visually compatible with the existing streetscape.*
 - 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.** *The new railings will not conceal any distinctive historic or architectural character-defining features of the structure.*
 - d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *Not applicable.*
 - e. When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *Not applicable.*
 - 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.** *Not applicable.*
 - 2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *Not applicable.*
 - 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.** *Not applicable.*
 - 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.** *Not applicable.*
 - 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.** *Not applicable.*

- 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. *Not applicable.***
- c) **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited. *Not applicable.***
- 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
38 Cumberland Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: October 21, 2014

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

Motion 2: That the Board approves the Certificate of Appropriateness for the installation of railings on the front steps at 38 Cumberland Street with the following condition:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, 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.

Received: 10/6/14
By: [Signature]

VRB Case #: 14 - 038

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Alison Harris & Bernard Breitbart
Address: 38 Cumberland Street
Brunswick, ME 04011
Phone Number: 729-0787

2. Project Property Owner:

Name: SAME
Address: _____
Phone Number: _____

3. Authorized Representative: (If Different Than Applicant)

Name: NONE
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 38 Cumberland Street

5. Tax Assessor's Map # U14 Lot # 59 of subject property.

6. Underlying Zoning District TR1

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 need to install railings on our front steps for safety.
- * The Historic Preservation Survey photos (enlargements attached) and bits of anchors in the cement steps indicate that there once were railings, removed before we bought the house in 2008.
- * A walk down our street reveals a wide range of railing styles and materials (survey attached)
- * Our plan is to install two custom-forged, black, iron railings (blacksmith's sketch attached).
- * The project will have no impact on walks, driveways, signs, lighting, landscaping or adjacent properties.

Applicant's
Signature _____

[Signature]

**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. X
2. A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review and submitted by the applicant. X
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. X
4. Photographs of the building(s) involved. X
5. A site plan showing the relationship of proposed changes to walks, driveways, signs, lighting, landscaping and adjacent properties. X
6. A site plan which shows the relationship of the changes to its surroundings. X

This application was Certified as being complete on 10/14/14 (date) by AMS
of the Department of Planning and Development.

THIS APPLICATION WAS:

- Granted**
- Granted With Conditions**
- Denied**
- X **Forwarded to Village Review Board**
- Building Permit Required**
- Building Permit NOT Required**

Applicable Comments: _____

 Anna M. Freinich
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 ALISON HARRIS, relating to property designated on Assessor's Tax Map # 014 as Lot # 59 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

Signed: _____

Date: _____


10/15/14

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. **Project Applicant:** Alison Harris & Bernard Breitbart
38 Cumberland Street
Brunswick, ME 04011

2. **Project Property Owner:** < SAME >

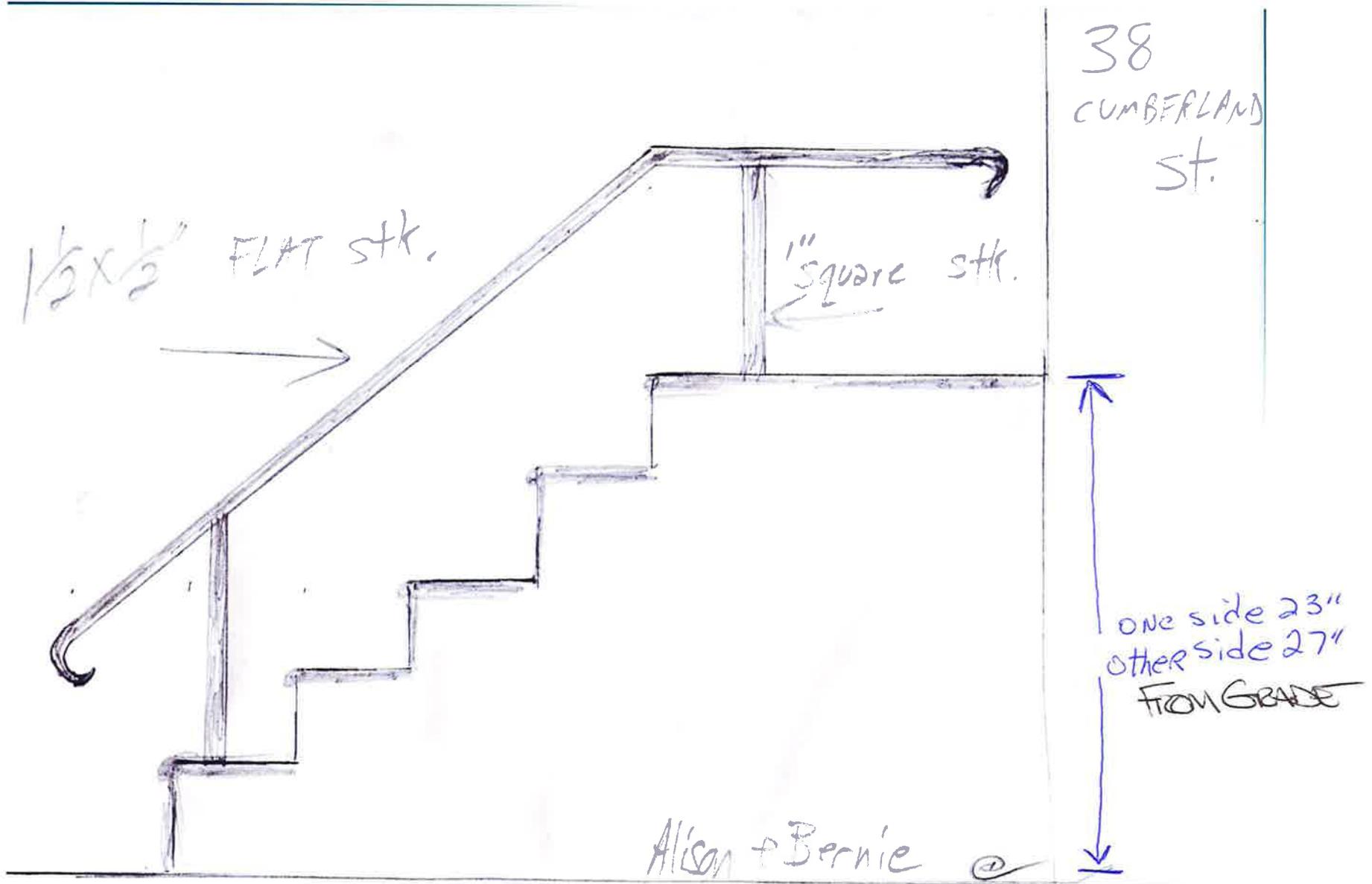
3. **Authorized Representative:** < NONE >

4. **Physical Location:** 38 Cumberland Street

5. **Tax Assessor's Map:** U14 – 59

6. **Underlying Zoning District:** TR1

7. **Proposed Change:**
 - We need to add railings on our front steps for safety.
 - The Historic Preservation Survey photos (*enlargements attached*) and bits of anchors in the cement steps indicate that there once were railings, removed before we bought the house in 2008.
 - A walk down our street reveals a wide range of railing styles and materials (*survey attached*).
 - Our plan is to install two custom-forged, black, iron railings (*blacksmith's sketch attached*).
 - This project will have no impact on walks, driveways, signs, lighting, landscaping or adjacent properties.



#3 – Sketch - Blacksmith's sketch of proposed railing to be fabricated from black wrought iron.
There will be one on each side of the stairs.

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 38 Cumberland
 County City/Town Street Address and Number
 historic: pre-1910 res. of Fred E. Hall, (prop. Morton's
 Name of Building/site: Candy Emporium)
 Common and/or Historic



Approximate Date: ca. 1875? Style: transitional Greek Revival/
 Italianate

Type of Structure:
 Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey

Rating:

Historic Significance to the Community:

(For Additional Information - Use Reverse Side)



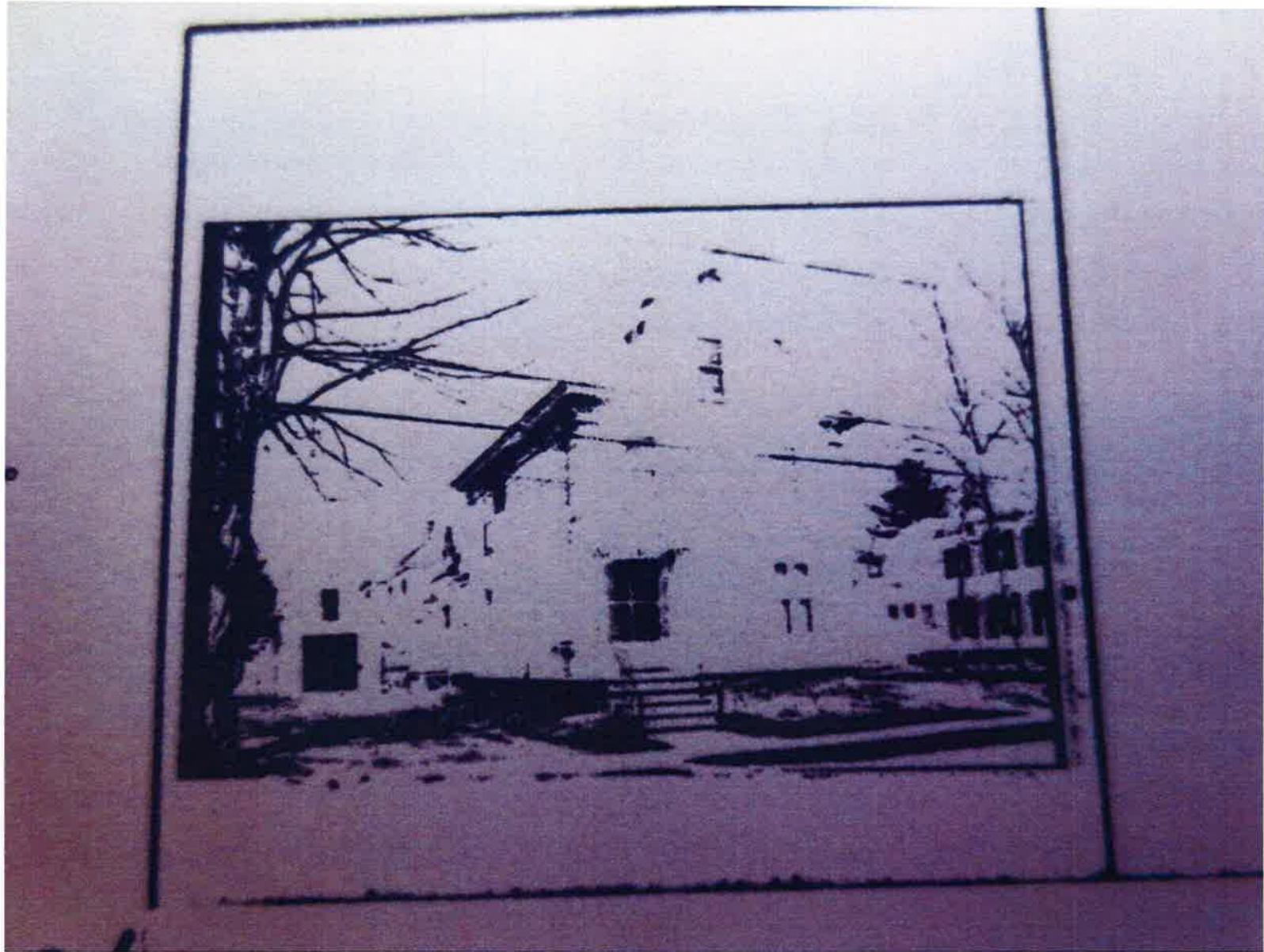
38 Cumberland

Directories: 1910 = Fred E. Hall, prop. Morton Bon Bon Co., 119 Maine, h, 38 Cumberland
 1917-1946 = Fred E. Hall
 1949-1951 = Mrs. Frances M. Hall
 1953 = Edward Elliott

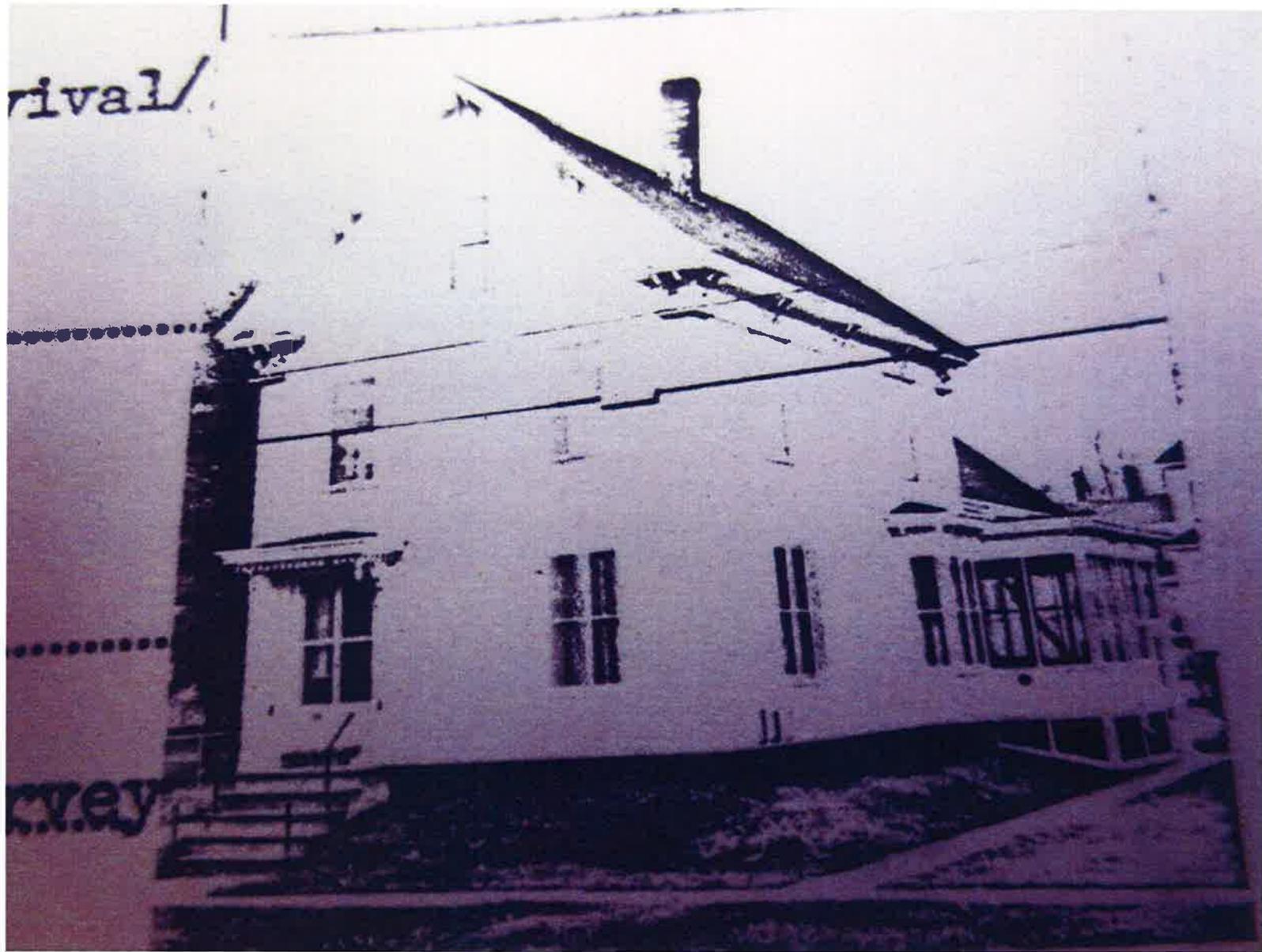
Map: 1910 #38 = F.E. Hall

Deeds: (not locatable for F.E. Hall; try running for Fred E. Hall)

Fred E. Hall was a proprietor of Morton's Candy Emporium in the 1890's (117-125 Maine St., the building now occupied by Clare's Dolphin Restaurant). Hall lived at 38 Cumberland St. until after the Second World War.



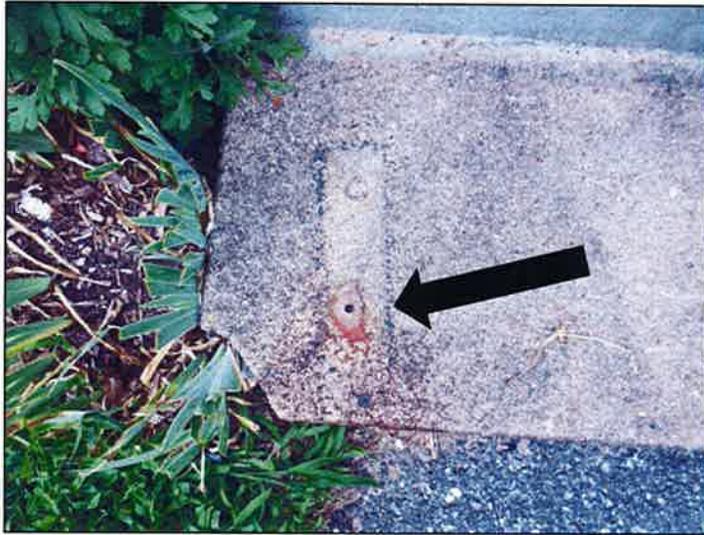
Enlarged photo from the Historic Preservation Survey that shows a pair of railings on the front steps in the 1970s.



Enlarged photo from the Historic Preservation Survey that shows a pair of railings on the front steps in the 1970s.



#4 – Photos – 38 Cumberland Street



#4 – Photos – 38 Cumberland Street
Anchors in steps from previous railings



#4 – Photos – 38 Cumberland Street



#5 & #6 - Site Plan – Proposed railings will not change walks, driveway, signs, lighting, landscaping or adjacent properties.

25-49 Cumberland Street - Union to Cushing Streets
Front Steps & Railings
October 2014

South Side	North Side
 <p align="center">25 Cumberland Street <i>(behind fence on Cumberland Street)</i> <i>Thomas Skolfield house; built c. 1856.</i></p>	 <p align="center">No entrance on Cumberland Street Pipe railing on steps to parking lot 26 Cumberland Street (Skolfield House) <i>Site of the Dunning mansion, purchased in 1854 by Clement and Thomas Skolfield that eventually became Brunswick Hospital. Razed in 1960s for what is now Skolfield House.</i></p>

 <p align="center">27 Cumberland Street Composite(?) steps with one white metal railing <i>Barn to 25 Cumberland Street, remodeled c. 1934 by Henry Messier</i></p>
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 <p align="center">29 Cumberland Street Wood steps with wood railings <i>Benjamin L. Dennison house, built c. 1878</i></p>	 <p align="center">30 Cumberland Street (side entrance) Wood steps with wood railings <i>Isaac Plummer house, built c. 1874</i></p>
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 <p align="center">31 Cumberland Street Brick steps with black metal railings <i>Elbridge & Julia Morse house, built c. 1875</i></p>	 <p align="center">32 Cumberland Street Wood steps with black metal railings <i>Daniel Elliot house, built c. 1857</i></p>
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South Side



33 Cumberland Street
Wood steps with wood railings
George E. Morrill house, built c. 1875

North Side



34 Cumberland Street (side entrance)
Granite steps with black metal railings
Daniel & Emma Booker house, built c. 1883(?)



35 Cumberland Street (side entrance)
Wood steps with one wood railing
Harvey Stetson house, built c. 1877



36 Cumberland Street (side entrance)
Wood steps with no railings
Henry Carvill house, built c. 1867



37 Cumberland Street (set back from street)
Cement steps with black metal railings
Built c. 1915(?)



38 Cumberland Street
Cement steps with no railings
William H. Poslet house, built c. 1876



39 Cumberland Street
(rear side) (front side)
Wood steps with wood railings Wood Steps with one wood railing
Charles M. Herring house, built c. 1879



40 Cumberland Street
(rear entrance only)
Unused side stair, brick with black pipe railing
Nathan & Emily Morse house, built c. 1883



39-41 Cumberland Street (front)
Cement steps with black metal railings
Charles M. Herring house, built c. 1879



42-44 Cumberland Street
Wood steps with black metal pipe railing
James L. Doolittle house, built c. 1889(?)

South Side



43-45 Cumberland Street
Wood steps with wood railings
William P. Gahan house(?), built c. 1890(?)

North Side



46 Cumberland Street (side entrance)
Wood step with no railing
Habitat for Humanity house, built c. 2011



49 Cumberland Street (Tedford Shelter)
Wood steps with wood railings
Edward Howland Willis house, built c. 1891



48 Cumberland Street
Granite steps with silver-colored metal railing
Habitat for Humanity house, built c. 2011

**Draft Findings of Fact
86 Maine Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: October 21, 2014**

Project Name: Replace front entryway
Case Number: VRB-14-036
Tax Map: Map U13, Lot 17
Applicant/Owner: Rick Elsaesser/Bob Naegley
86 Maine Street
Brunswick, Maine 04011
207-837-8338 (cell)

Authorized Representative: Bill Wilson
Carpentry Unlimited, Inc.
P.O. Box 431
Yarmouth, ME 04096
207-837-2117

PROJECT SUMMARY

The applicants, Rick Elsaesser and Bob Naegley, seek a Certificate of Appropriateness to replace a deteriorated wooden entryway (combination door and side lights) with a fiberglass entryway of similar style. The property is located at 86 Maine Street (Berries Hearing and Optical Center) in the Town Center 1 (TC1) District within the Village Review Overlay Zone, and is considered a contributing structure to the proposed Maine Street Historic District.

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.** *The applicant is proposing to replace the existing wooden front entryway, door and side lights, with a fiberglass entryway of similar style to fit the existing wall opening. The existing entryway is deteriorated and the applicant has*

requested the fiberglass replacement with the same percentage of glass and door panels. Based on code property files, the doorway appears to have been replaced in 1967 and lacks any historic detail. The structure was originally constructed circa 1802. Photo is included in the application. No other alterations are proposed.

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.** *As existing, the replacement entryway is of the same glass and panel configuration and size (½ glass; ½ panel); however trim details are lacking. Per the Village Review Zone Design Guidelines, the doorway should match existing material but if not possible, substitute material, such as the fiberglass being considered, is acceptable. The proposed entryway does minimize the overall effect on the structure's historic integrity.*
 - b. Alterations shall remain visually compatible with the existing streetscape.** *The replacement entryway remains visually compatible with the existing streetscape with no changes in style or wall openings.*
 - 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.** *The new entryway will not conceal any distinctive historic or architectural character-defining features of the structure.*
 - d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *Not applicable.*
 - e. When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *Not applicable.*
 - 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.** *Not applicable.*
 - 2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *Not applicable.*
 - 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.** *Not applicable.*
 - 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. *Not applicable.*

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. *Not applicable.*
 - 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. *Not applicable.*
 - c) Buildings with advertising icon images built into their design ("trademark buildings") are prohibited. *Not applicable.*
- 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
86 Maine Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: October 21, 2014

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

Motion 2: That the Board approves the Certificate of Appropriateness for the replacement of a deteriorated wooden entryway (combination door and side lights) with a fiberglass entryway of similar style located at 86 Maine Street with the following condition:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, 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.

Received:

By:

10/7/14
[Signature]

VRB Case #:

14-036

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: BERRIES
 Address: 86 MAINE ST
BRUNSWICK, ME.
 Phone Number: _____

2. Project Property Owner:

Name: RICK ELSACER
 Address: Bob Megly
86 MAINE ST, BRUNSWICK, ME
 Phone Number: Cell # 837-8333

3. Authorized Representative: (If Different Than Applicant)

Name: Carpentry Unlimited Inc.
 Address: P.O. Box 431
YARMOUTH, ME 04096
 Phone Number: 207-837-2117

4. Physical Location of Property Being Affected:

Address: 86 MAIN ST

5. Tax Assessor's Map # U13 Lot # 17 of subject property.

6. Underlying Zoning District TC1

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):

Replace FRONT Entrance door

Applicant's
Signature

Willie Wilson

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 Bill Wilson, relating to property designated on Assessor's Tax Map # U13 as Lot # 17 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: *Any structural change to the door frame would require a building permit*

Signed: *[Signature]*
Date: *10/16/14*



86

OPEN

THE GLEANER

BRAND

COCOA

BRAND

PROTECT

- Products
 - Design & Innovation
 - Where To Buy
 - Customer Support
 - News & Events
 - Company
- Products Main
 - Entry Doors**
 - Patio Doors
 - Multi-Family Doors
 - Trim & Millwork
 - New Products
 - DoorWays App
 - Energy Efficiency



Therma-Tru Cares

Have a question for Customer Service? Follow us and send us a Tweet!



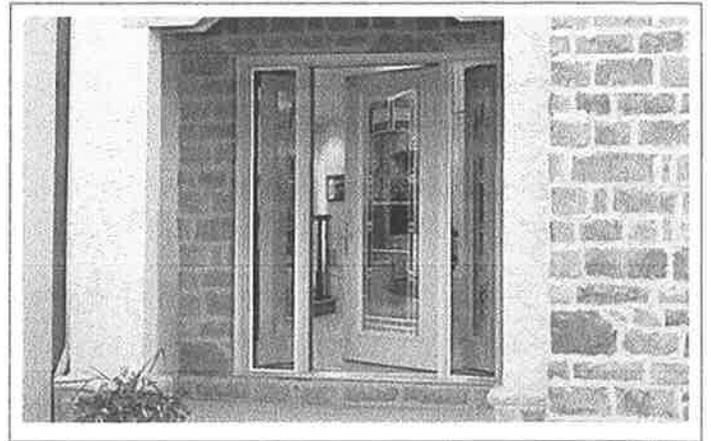
Fiberglass Entry Door Systems

Smooth-Star

Get the look of fine painted wood and the strength of steel with a front door from the Smooth-Star® Entry Door Collection. It's an excellent value in a fiberglass entry door, made of rugged compression-molded fiberglass with deep detailed panels. This design creates beautiful shadows and contours on your door's surface.

This perfectly stylish yet rugged fiberglass front door resists the dents and dings from day-to-day traffic, and will never rust or corrode.

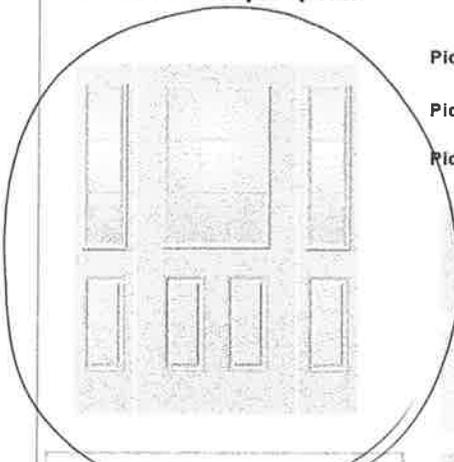
- [Browse all doors in this collection.](#)
- [Find a Therma-Tru dealer near you.](#)



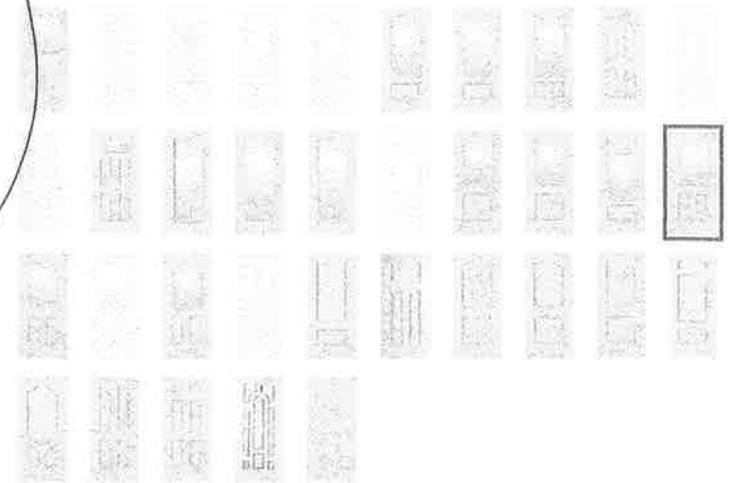
Build Your Door

Choose your door and then personalize it with our wide variety of options.

- Print
- Email
- Post It
- Share
- Save My Door



- Pick Door Height: [6'8" Doors](#) [8'0" Doors](#)
- Pick a Configuration: 6 Available Styles
- Pick a Door Style: 26 Available Styles



- View Details
- Where to Buy
- Try It On

View style number(s), features and additional information.

Available Door Sizes:

- 2'6" N x 6'8"
- 2'8" x 6'8"
- 2'10" x 6'8"
- 3'0" x 6'8"

Dimensional Data

Glass: Colonial Grille

Pick a Glass Style: 24 Available Styles

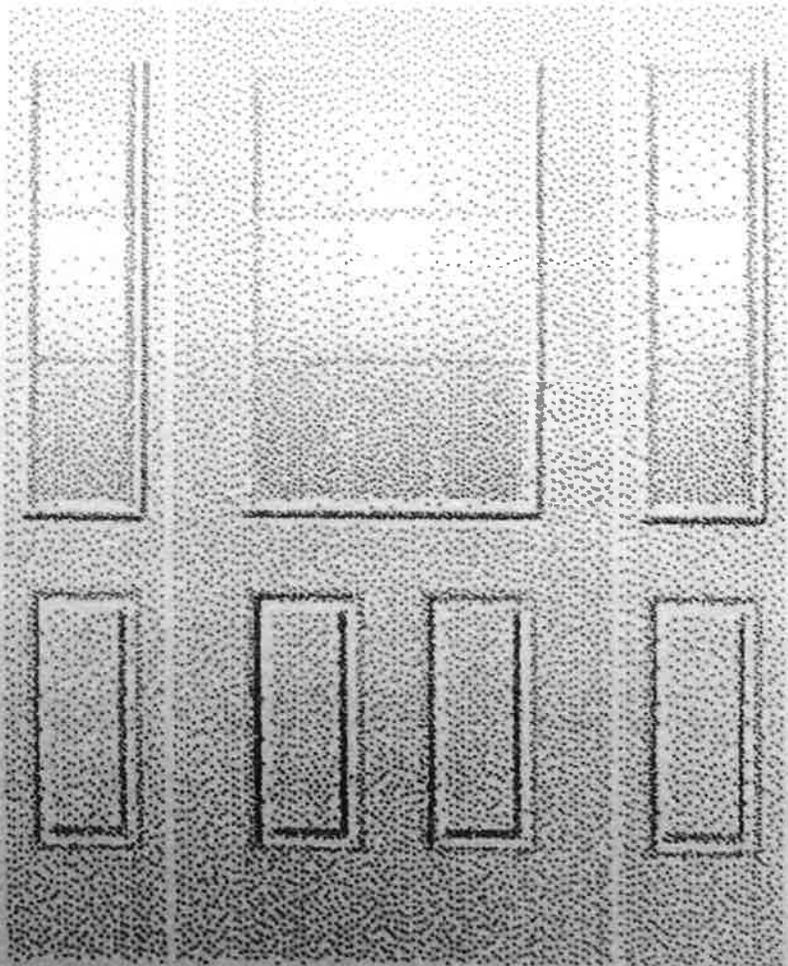
- Keystone
- Blackstone
- Crystalline
- Sedona
- Salinas

- Find a Therma-Tru dealer near you.

nd

Build Your Door

Choose your door and then personalize it with our wide variety of options.



Pick Door H

Pick a Conf

Pick a Door

[View Details](#)

[Where to Buy](#)

[Try It On](#)

View style number(s), features and additional information.

HISTORIC PRESERVATION SURVEY

013-17

Cumberland Brunswick 86 Maine Street
 County City/Town Street Address and Number
 If moved from Mill Street:

historic: ca. 1802 store of Charles Bisbee, watches & clocks?
 Name of Building/site: (A.T. Campbell grocery store) in 1870s, perhaps
 built like 84 Main St, circa 1820.

Approximate Date: circa 1802? Style: Federal
 circa 1820?



1950 ↑

Type of Structure:
 Residential Commercial Industrial Other

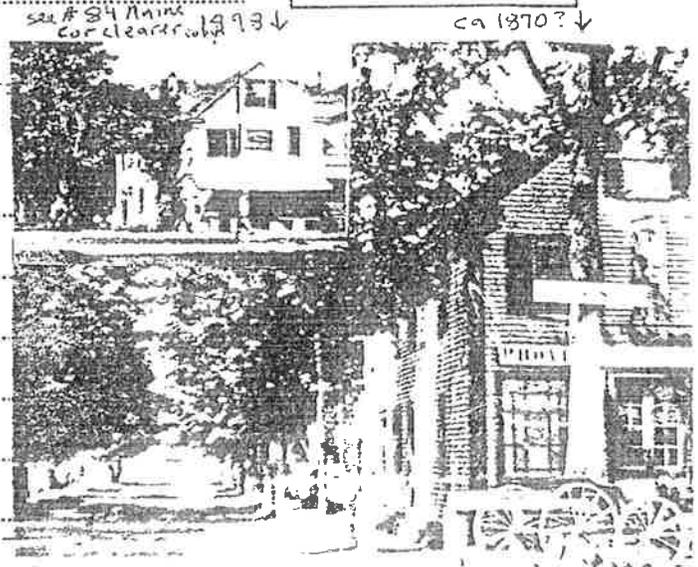
Condition: Good Fair Poor
 heavily altered.

Endangered: No Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey

Rating:

Historic Significance to the Community:



(For Additional Information - top photo 1980)

86 MAINE

Maps: 1910 #84/86 = G.A. Coombs

1871 = A.T. Campbell

Deeds:

Newspaper: Brunswick Record 11/14/1929 p.3: "The corner store now occupied by Laclair & Gervais was occupied as early as 1802 by Mr. Bisbee who carried on there a watch and clock repairing business. It was A.T. Campbell's grocery store in the '70s and it is said that the first kerosene sold in town was sold here..."

37 Mill St., also attributed to Mr. Bisbee, traces to 1795, Charles Bisbee, silversmith-- see card. Note that 1853 Reminiscences of 1802 confirm Bisbee's residence on Mill St. 1853 Reminiscences, however, also place Bisbee's shop on Mill street, north side: "his sign was a carved figure of a horse with a black boy upon it, with a whip in his hand; when the hour was to be given, he would strike the horse, which would kick at the bell with his heels -- a curious piece of mechanism." Theodore S. Michellam 1819 account of 1819 state: Lincoln St. intersection area was an open field in 1819 - see quote for # 84 name.

Draft Findings of Fact
90-102 Maine Street (Lincoln Building)
Request for Certificate of Appropriateness for Structural Alterations
Village Review Board
Review Date: October 21, 2014

Project Name: Lincoln Building Façade Improvements/Window Alterations
Case Number: VRB-14-037
Tax Map: Map U13, Lot 40
Applicant/Owner: Bill Moore/Lincoln Building LLC
228 Old Portland Road
Brunswick, Maine 04011
207-721-0540

PROJECT SUMMARY

The property owner, Bill Moore, seeks a Certificate of Appropriateness to complete façade improvements, relocate two windows on the first floor of the structure and replace second floor windows with vinyl clad replacements. The property, known as the Lincoln Building, is located at 90-102 Maine Street in the Town Center 1 (TC1) District within the Village Review Overlay Zone, and is considered a contributing structure to the proposed Maine Street Historic District.

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.** *The applicant is proposing alterations to the Lincoln Building consistent with the VRZ Design Guidelines through the removal of the existing plywood façade, replacing with wooden spandrel and dental work to carry through that which is existing on Nest end of façade (100 Maine Street); replacement of wood column bases with wood; replacement of storefront glass with bronze metal trim; replacement of wood sash double hung windows on second floor with exact replacement vinyl-clad windows; and creating new storefront area by moving a window two feet and installing an additional window at 92 Maine Street. Details of all alterations are included in the application.*

The proposed alterations have been approved with conditions by the Brunswick Downtown Association Façade Grant Program Review Committee, approval letters attached to the application.

The structure was originally constructed in 1896. Photos are included in the application. No other alterations are proposed at this time.

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.** *As proposed the alterations significantly enhances the existing contributing resource by providing consistent design elements to the multiple storefronts and minimizes the overall effect on the historic integrity of the building. Alterations proposed are primarily necessary maintenance and repairs to this historic structure. The moving of the first floor window at #92 and installation of the second window will bring back the former storefront scale across the front façade (see circa 1910 photo in application).*
 - b. Alterations shall remain visually compatible with the existing streetscape.** *Alterations are visually compatible and will enhance the existing streetscape.*
 - 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.** *The proposed alterations will uncover distinctive historic or architectural character-defining features, if present. As illustrated in the VRZ Design Guidelines, Storefronts, the removal of the existing plywood sign band area will restore the rhythm of the façade. In-kind replacements will be used as indicated in the application.*
 - d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *Not applicable.*
 - e. When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *Not applicable.*
 - 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.** *Not applicable.*
 - 2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *Not applicable.*
 - 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.** *Not applicable.*
 - 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. *Not applicable.*

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. *Not applicable.*
 - 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. *Not applicable.*
 - c) Buildings with advertising icon images built into their design ("trademark buildings") are prohibited. *Not applicable.*
- 6) No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry. *No changes are proposed for entryways.***
- 7) No building on Maine Street shall have more than 15 feet horizontally of windowless wall. *The addition of a window and moving the existing window will lessen the length of first floor windowless wall presently existing.***
- 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 as part of this application.*

Draft Motions
90-102 Maine Street
Request for Certificate of Appropriateness for Structural Alterations
Village Review Board
Review Date: October 21, 2014

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

Motion 2: That the Board approves the Certificate of Appropriateness to complete façade improvements, relocate two windows on the first floor of the structure and replace second floor windows with vinyl clad replacements at 90-102 Maine Street (Lincoln Building) with the following condition:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, 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.

Received: 10/9/10
By: [Signature]

VRB Case #: 14-037

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Lincoln Building LLC
Address: 90-102 Maine Street
Brunswick, Maine
Phone Number: 721-2540

2. Project Property Owner:

Name: Bill Moore
Address: 228 Old Portland Rd.
Brunswick, Me.
Phone Number: _____

3. Authorized Representative: (If Different Than Applicant)

Name: Above
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 92 Maine St.

5. Tax Assessor's Map # U-13 Lot # 40 of subject property.

6. Underlying Zoning District Maine St.? TC1

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):

I propose to remove one window
and slide it over 2 feet and add
another window.

I also plan to remove all plywood on the
sign board and continue the existing orbital work
at the nest to the rest of the building

Applicant's
Signature _____

**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. X
2. A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review and submitted by the applicant. X
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. X
4. Photographs of the building(s) involved. X
5. A site plan showing the relationship of proposed changes to walks, driveways, signs, lighting, landscaping and adjacent properties. X
6. A site plan which shows the relationship of the changes to its surroundings. X

This application was Certified as being complete on 10/17/14 (date) by AMB of the Department of Planning and Development.

THIS APPLICATION WAS:

- Granted**
- Granted With Conditions**
- Denied**
- X **Forwarded to Village Review Board**
- Building Permit Required**
- Building Permit NOT Required**

Applicable Comments: complete w/exception of window replacement spec. sheet.

Anna McFreinich
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 Bill Moore, relating to property designated on Assessor's Tax Map # 413 as Lot # 40 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Building Permit required to move/install windows.

Signed: _____



Date: _____



Brunswick Downtown Association

2014 Façade Improvement Grant Application

Building_ Lincoln Building 90 to 102 Maine Street Brunswick

This Application Address: 90 Maine Street

Tenant; Former Agrens Appliance (Corner Retail Space)

Proposed Improvements;

- Remove all plywood façade where signs used to hang; Includes all wood, wood/metal structure & framing, fasteners, flashing, hangers etc..
- Build Spandrel +-24 linear feet by approximately 3 feet to match spandrel currently on NEST
- Remove both storefront display areas glass; Replace all window front and doors with aluminum clad "LOW E TEMPERED GLASS" ; Doors to be push bar safety doors.
- ~~Refabricate awning and reinstall awning~~
- Prep and paint new spandrel to match NEST colors and new colors to and soffit/ transom surfaces to identify new tenant .
- Paint concrete floor at entry
- Carpentry \$6578 Glass \$11,100 Painting \$2200 Masonry \$3000 Total Costs \$22,887

Brunswick Downtown Association

2014 Façade Improvement Grant Application

Building; Lincoln Building 90 to 102 Maine Street Brunswick

This Application Address: 92 Maine Street

Tenant; Former Agrens Appliance NEW RETAIL SPACE NOW
SEPERATED FROM AGRENS

Proposed Improvements;

- Remove all plywood façade where signs used to hang;
Includes all wood, wood/metal structure & framing,
fasteners, flashing, hangers etc...
- Build Spandrel +-24 linear feet by approximately 3 feet to
match spandrel currently on NEST
- Remove both storefront display areas glass; Replace all
window front and doors with aluminum clad "LOW E
TEMPERED GLASS" ; Doors to be push bar safety doors.
- Remove one 10 ft by 6 ft window and add one 12 ft by 10
ft window
- Prep and paint new spandrel to match NEST colors and
and prep-paint soffit/ transom surfaces to identify new
tenant .
- Tile concrete floor and wall at entry
- Carpentry \$6578 Glass \$8810 Painting \$2100 Masonry
\$4516 Tile \$2740 Total Costs \$24,744

Brunswick Downtown Association

2014 Façade Improvement Grant Application

Building_ Lincoln Building 90 to 102 Maine Street Brunswick

This Application Address: 94 Maine Street

Tenant; AKI Japanese Cuisine

Proposed Improvements;

- Remove all plywood façade where signs used to hang; Includes all wood, wood/metal structure & framing, fasteners, flashing, hangers etc...
- Build Spandrel +/-24 linear feet by approximately 3 feet to match spandrel currently on NEST
- Remove both storefront display areas glass; Replace all window front and doors with aluminum clad "LOW E TEMPERED GLASS" ; Doors to be push bar safety doors.
- Remove and reinstall awning and lights for signage
- Prep and paint new spandrel to match NEST colors and Prep and Paint new soffit/ transom surfaces with new colors to identify AKI existing colors.
- Carpentry \$9633.70 Painting \$2900 Masonry \$3000 Electrical \$ 590 Total \$16,123

Brunswick Downtown Association

2014 Façade Improvement Grant Application

Building_ Lincoln Building 90 to 102 Maine Street Brunswick

This Application Address: 96 Maine Street

Tenant; UPS STORE

Proposed Improvements;

- Remove all plywood façade where signs used to hang; Includes all wood, wood/metal structure & framing, fasteners, flashing, hangers etc...
- Build Spandrel +-24 linear feet by approximately 3 feet to match spandrel currently on NEST
- Remove both storefront display areas glass; Replace all window front and doors with aluminum clad "LOW E TEMPERED GLASS" ; Doors to be push bar safety doors.
- Remove lights and reinstall lights
- Prep and paint new spandrel to match NEST colors and soffit/ transom surfaces to identify UPS Company colors .
- Repair tile floor with grout
- Carpentry \$8880.30 Glass \$10,400 Painting \$2800
Masonry \$3000 Grout tile \$140 TOTAL \$25,220

Brunswick Downtown Association

2014 Façade Improvement Grant Application

Building_ Lincoln Building 90 to 102 Maine Street Brunswick

This Application Address: 98 Maine Street & THE REST OF THE BUILDING

Tenant; ENTRY THAT GOES UPSTAIRS & MISC AREAS OF BUILDING

Proposed Improvements;

- Repair 2 rows of tile at NEST entry that are cracked and missing
- Replace 8 Column bases on front of building (second floor wood is rotted)
- Remove two trees that are overgrown and unsightly-one is growing under the building - *completed - north side of building*
- Repoint misc areas on building as needed (quote was \$49,680) - *completed - north side*
- Prep-paint all surfaces associated with areas plus new construction and paint white building on roof to match sky
- Carpentry \$3122 (includes column bases as described)
Painting \$1900 Tree removal \$925 Tile repairs at NEST \$680 Repointing bricks \$13373 Total Costs \$20,000



William Moore
228 Old Portland Rd
Brunswick, ME 04011

May 9, 2014

Dear Mr. Moore:

On behalf of the grant review committee, I want to thank you for submitting your application for funding under the BDA's Façade Improvement Grant Program.

Your grant application (including supplemental information) for proposed improvements at 90 Maine Street (Lincoln Building) is approved with the following condition(s):

1. That the spandrel have a consistent color and design across the building, as noted in the application materials.
2. That the treatment and color of the remaining primary columns be consistent across the façade, and not vary from one tenant space to another.
3. That the treatment of the individual tenant spaces, and the façade as a whole, be consistent with the drawing entitled "Improvements for East Façade", dated 2/25/2014, with the following exceptions: a) that any new signage be of a consistent size and not extend above or below the spandrel and, b) that the configuration of the transom windows be uniform across the facade.
4. That all new storefront glass have a visible light transmittance (VLT) specification of 70%. (Note that use of tinted glass is not in accordance with program guidelines. One particular glass to consider is Solarban 72 Starphire Low E glass by PPG. Cardinal also makes a similar glass.)

Subject to these conditions and grant program rules, your project has been approved for a grant of **\$10,000.00**.

Program rules are found in the grant application package, and include the following:

- Upon completion of a Façade Improvement Grant project, the business/property owner shall submit paid bills/invoices for the work as approved to the BDA. The BDA Design Committee will perform an inspection to determine that the work was completed in accordance with the approved request and cost estimates.
- Upon satisfactory inspection, the reimbursement will be processed within 2-4 weeks.
- The amount of grant fund reimbursement shall be up to 50% of the actual total UNLESS the actual total is greater than the estimated total, in which case the grant fund reimbursement shall be up to 50% of the estimated total.

Though not a condition of the grant award, the Committee wishes to offer the following recommendations:

- That, rather than customizing each first floor storefront, creating a more consistent appearance might be a more appropriate approach. Greater uniformity would be more in keeping with the original building design and would enhance the Lincoln Building. The committee praises the applicant for the

85 Maine Street / PO Box 15, Brunswick, ME 04011 207-729-4439 www.brunswickdowntown.org

Brunswick Downtown Association is a 501©3 non-profit organization



work already undertaken, but an inconsistent palette of colors and storefront designs creates a scattered host of elements, much like the old work the applicant is preparing to fix. Additionally, if each tenant has a say in the color and design of their storefront, it might not work well for the next tenant who would like to take that space.

Please contact the Brunswick Department of Planning and Development to find out if your project will require Village Review Board approval. For more information please call the department at 725-6660 or go to <http://www.brunswickme.org/departments/planning-development/>.

Sincerely,

A handwritten signature in cursive script that reads "Debora King".

Debora King, Executive Director

CC: BDA Design Committee



William Moore
228 Old Portland Rd
Brunswick, ME 04011

May 9, 2014

Dear Mr. Moore,

On behalf of the grant review committee, I want to thank you for submitting your application for funding under the BDA's Façade Improvement Grant Program.

Your grant application (including supplemental information) for proposed improvements at 92 Maine Street (Lincoln Building) is approved with the following condition(s):

1. That the spandrel have a consistent color and design across the building, as noted in the application materials.
2. That the treatment and color of the remaining primary columns be consistent across the façade, and not vary from one tenant space to another.
3. That the treatment of the individual tenant spaces, and the façade as a whole, be consistent with the drawing entitled "Improvements for East Façade", dated 2/25/2014, with the following exceptions: a) that any new signage be of a consistent size and not extend above or below the spandrel and, b) that the configuration of the transom windows be uniform across the facade.
4. That all new storefront glass have a visible light transmittance (VLT) specification of 70%. (Note that use of tinted glass is not in accordance with program guidelines. One particular glass to consider is Solarban 72 Starphire Low E glass by PPG. Cardinal also makes a similar glass.)

Subject to these conditions and grant program rules, your project has been approved for a grant of **\$10,000.00**.

Program rules are found in the grant application package, and include the following:

- Upon completion of a Façade Improvement Grant project, the business/property owner shall submit paid bills/invoices for the work as approved to the BDA. The BDA Design Committee will perform an inspection to determine that the work was completed in accordance with the approved request and cost estimates.
- Upon satisfactory inspection, the reimbursement will be processed within 2-4 weeks.
- The amount of grant fund reimbursement shall be up to 50% of the actual total UNLESS the actual total is greater than the estimated total, in which case the grant fund reimbursement shall be up to 50% of the estimated total.

Though not a condition of the grant award, the Committee wishes to offer the following recommendations:

- That, rather than customizing each first floor storefront, creating a more consistent appearance might be a more appropriate approach. Greater uniformity would be more in keeping with the original building design and would enhance the Lincoln Building. The committee praises the applicant for the work already undertaken, but an inconsistent palette of colors and storefront designs creates a scattered host of elements, much like the old work the applicant is preparing to fix. Additionally, if



each tenant has a say in the color and design of their storefront, it might not work well for the next tenant who would like to take that space.

Please contact the Brunswick Department of Planning and Development to find out if your project will require Village Review Board approval. For more information please call the department at 725-6660 or go to <http://www.brunswickme.org/departments/planning-development/>.

Sincerely,

A handwritten signature in cursive script that reads "Debora King".

Debora King, Executive Director

CC: BDA Design Committee



William Moore
228 Old Portland Rd
Brunswick, ME 04011

May 9, 2014

Dear Mr. Moore,

On behalf of the grant review committee, I want to thank you for submitting your application for funding under the BDA's Façade Improvement Grant Program.

Your grant application (including supplemental information) for proposed improvements at 94 Maine Street (Lincoln Building) is approved with the following condition(s):

1. That the spandrel have a consistent color and design across the building, as noted in the application materials.
2. That the treatment and color of the remaining primary columns be consistent across the façade, and not vary from one tenant space to another.
3. That the treatment of the individual tenant spaces, and the façade as a whole, be consistent with the drawing entitled "Improvements for East Façade", dated 2/25/2014, with the following exceptions: a) that any new signage be of a consistent size and not extend above or below the spandrel and, b) that the configuration of the transom windows be uniform across the facade.
4. That the AKI sign be relocated to align with the building sign band as shown in the 2/25/2014 drawing and noted in your response to committee comments.
5. That all new storefront glass have a visible light transmittance (VLT) specification of 70%. (Note that use of tinted glass is not in accordance with program guidelines. One particular glass to consider is Solarban 72 Starphire Low E glass by PPG. Cardinal also makes a similar glass.)

Subject to these conditions and grant program rules, your project has been approved for a grant of **\$8,061.50**.

Program rules are found in the grant application package, and include the following:

- Upon completion of a Façade Improvement Grant project, the business/property owner shall submit paid bills/invoices for the work as approved to the BDA. The BDA Design Committee will perform an inspection to determine that the work was completed in accordance with the approved request and cost estimates.
- Upon satisfactory inspection, the reimbursement will be processed within 2-4 weeks.
- The amount of grant fund reimbursement shall be up to 50% of the actual total UNLESS the actual total is greater than the estimated total, in which case the grant fund reimbursement shall be up to 50% of the estimated total.

Though not a condition of the grant award, the Committee wishes to offer the following recommendations:

- That, rather than customizing each first floor storefront, creating a more consistent appearance might be a more appropriate approach. Greater uniformity would be more in keeping with the original building design and would enhance the Lincoln Building. The committee praises the applicant for the



work already undertaken, but an inconsistent palette of colors and storefront designs creates a scattered host of elements, much like the old work the applicant is preparing to fix. Additionally, if each tenant has a say in the color and design of their storefront, it might not work well for the next tenant who would like to take that space.

Please contact the Brunswick Department of Planning and Development to find out if your project will require Village Review Board approval. For more information please call the department at 725-6660 or go to <http://www.brunswickme.org/departments/planning-development/>.

Sincerely,

Debora King, Executive Director

CC: BDA Design Committee



William Moore
228 Old Portland Rd
Brunswick, ME 04011

May 9, 2014

Dear Mr. Moore,

On behalf of the grant review committee, I want to thank you for submitting your application for funding under the BDA's Façade Improvement Grant Program.

Your grant application (including supplemental information) for proposed improvements at 96 Maine Street (Lincoln Building) is approved with the following condition(s):

1. That the spandrel have a consistent color and design across the building, as noted in the application materials.
2. That the treatment and color of the remaining primary columns be consistent across the façade, and not vary from one tenant space to another.
3. That the treatment of the individual tenant spaces, and the façade as a whole, be consistent with the drawing entitled "Improvements for East Façade", dated 2/25/2014, with the following exceptions: a) that any new signage be of a consistent size and not extend above or below the spandrel and, b) that the configuration of the transom windows be uniform across the facade.
4. That all new storefront glass have a visible light transmittance (VLT) specification of 70%. (Note that use of tinted glass is not in accordance with program guidelines. One particular glass to consider is Solarban 72 Starphire Low E glass by PPG. Cardinal also makes a similar glass.)

Subject to these conditions and grant program rules, your project has been approved for a grant of **\$10,000.00**.

Program rules are found in the grant application package, and include the following:

- Upon completion of a Façade Improvement Grant project, the business/property owner shall submit paid bills/invoices for the work as approved to the BDA. The BDA Design Committee will perform an inspection to determine that the work was completed in accordance with the approved request and cost estimates.
- Upon satisfactory inspection, the reimbursement will be processed within 2-4 weeks.
- The amount of grant fund reimbursement shall be up to 50% of the actual total UNLESS the actual total is greater than the estimated total, in which case the grant fund reimbursement shall be up to 50% of the estimated total.

Though not a condition of the grant award, the Committee wishes to offer the following recommendations:

- That, rather than customizing each first floor storefront, creating a more consistent appearance might be a more appropriate approach. Greater uniformity would be more in keeping with the original building design and would enhance the Lincoln Building. The committee praises the applicant for the work already undertaken, but an inconsistent palette of colors and storefront designs creates a scattered host of elements, much like the old work the applicant is preparing to fix. Additionally, if



each tenant has a say in the color and design of their storefront, it might not work well for the next tenant who would like to take that space.

- That the applicant confirm with local officials whether or not panic bars are necessary for the storefront doors.

Please contact the Brunswick Department of Planning and Development to find out if your project will require Village Review Board approval. For more information please call the department at 725-6660 or go to <http://www.brunswickme.org/departments/planning-development/>.

Sincerely,

A handwritten signature in cursive script that reads "Debora King".

Debora King, Executive Director

CC: BDA Design Committee



William Moore
228 Old Portland Rd
Brunswick, ME 04011

May 9, 2014

Dear Mr. Moore,

On behalf of the grant review committee, I want to thank you for submitting your application for funding under the BDA's Façade Improvement Grant Program.

Your grant application (including supplemental information) for proposed improvements at 98 Maine Street (Lincoln Building) is approved with the following condition(s):

1. That the spandrel have a consistent color and design across the building, as noted in the application materials.
2. That the treatment and color of the remaining primary columns be consistent across the façade, and not vary from one tenant space to another.
3. That the treatment of the individual tenant spaces, and the façade as a whole, be consistent with the drawing entitled "Improvements for East Façade", dated 2/25/2014, with the following exceptions: a) that any new signage be of a consistent size and not extend above or below the spandrel and, b) that the configuration of the transom windows be uniform across the facade.
4. That tree removal work is not funded through this grant.
5. That all new storefront glass have a visible light transmittance (VLT) specification of 70%. (Note that use of tinted glass is not in accordance with program guidelines. One particular glass to consider is Solarban 72 Starphire Low E glass by PPG. Cardinal also makes a similar glass.)

Subject to these conditions and grant program rules, your project has been approved for a grant of **\$9,537.50**.

Program rules are found in the grant application package, and include the following:

- Upon completion of a Façade Improvement Grant project, the business/property owner shall submit paid bills/invoices for the work as approved to the BDA. The BDA Design Committee will perform an inspection to determine that the work was completed in accordance with the approved request and cost estimates.
- Upon satisfactory inspection, the reimbursement will be processed within 2-4 weeks.
- The amount of grant fund reimbursement shall be up to 50% of the actual total UNLESS the actual total is greater than the estimated total, in which case the grant fund reimbursement shall be up to 50% of the estimated total.

Though not a condition of the grant award, the Committee wishes to offer the following recommendations:

- That, rather than customizing each first floor storefront, creating a more consistent appearance might be a more appropriate approach. Greater uniformity would be more in keeping with the original building design and would enhance the Lincoln Building. The committee praises the applicant for the



work already undertaken, but an inconsistent palette of colors and storefront designs creates a scattered host of elements, much like the old work the applicant is preparing to fix. Additionally, if each tenant has a say in the color and design of their storefront, it might not work well for the next tenant who would like to take that space.

Please contact the Brunswick Department of Planning and Development to find out if your project will require Village Review Board approval. For more information please call the department at 725-6660 or go to <http://www.brunswickme.org/departments/planning-development/>.

Sincerely,

Debora King, Executive Director

CC: BDA Design Committee



c.1910s

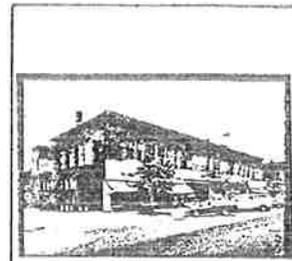


c.2010s

013-40

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 90-102 Maine
County City/Town Street Address and Number
Name of Building/site: historic: Curtis-Hughes building
historic and common: Lincoln Building
Common and/or Historic



Approximate Date: 1896, 1901 Style:

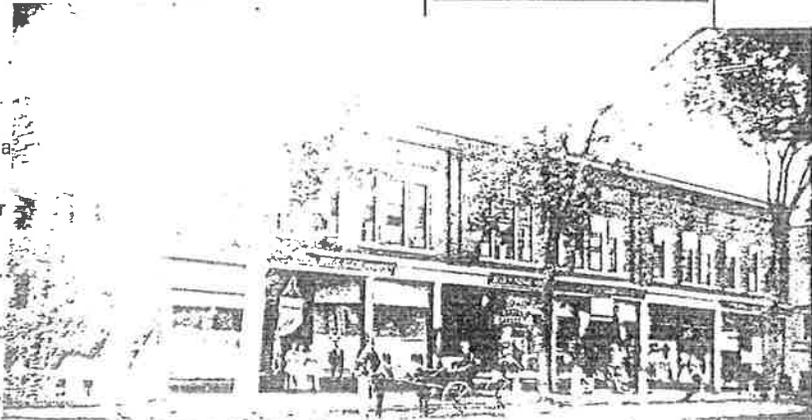
Type of Structure:

Residential Commercial Industrial

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: J. Goff Organization: Pejoscot Regional Survey
Rating:



Historic Significance to the Community: Architect(?) = A.F. Warren of Auburn, Maine } 1901
Contractor = Charles E. Hacker, Brunswick. }

Construction: & Foster; E.S. Hacker } 1896

(For Additional Information - Use Reverse Side)

(top photo 1980)

90-102 MAINE

Title:

Maps: 1910: #90-96 = J.W. Curtis; #98-102 = Mrs. S.A. Hughes

Newspaper: Telegraph 4/17/1896 p.3: "The new block will cost \$15,000. The Fosters, who built our town building will construct it. E.S. Hacker was a bidder. Work has commenced on the Curtis-Hughes lot. The little building occupied by Jos. Heaton has been sold to Capt. Humphreys and Mr. Heaton will occupy the store lately occupied by Mr. Morin.

Telegraph 5/1/1896 p.3: "...derrick mast set up for the stone work on the Hughes-Curtis building now underway--70 feet high. The office has been moved to one corner of the lot and will be put onto its future foundation near the top of Mill hill next week by Capt. Humphreys.

Telegraph 5/15/1896 p.3: "Mr. Hacker is putting in a fine wall for the foundation of the Curtis-Hughes lot. The stone comes from Topsham. The gravel is being removed by steam and the progress on the work is very rapid."

Telegraph 7/3/1896 p.3: "The Lincoln building is being lathed this week. A professional, who can with ease lay 3000 a day, has attracted much attention. Several Brunswick boys are assisting in the work.

Telegraph 8/7/96 p.3: "Windows are being put into the Curtis-Hughes building this week, and that block begins to wear a finished look. It is to be a great addition to the street. The thinning out of trees shows it off in excellent style."

Also Record 6/5/1901 p.3: "Charles E. Hacker will build the brick extension to Lincoln Block...will be fifty feet on Maine Street and contain stores in the lower floor and Masonic Hall in the upper story...building will be ready for occupancy by fall.

And (Tel. or Record?) 4/26/1902 p.3: "...A.F. Warren of Auburn who built the Lincoln Block."



c.1910s



c.2010s

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Brunswick Downtown Association is a 501(c)3 non-profit organization



to be replaced w/wood ←



*Appliances
&
Televisions*

Move Window over 2 feet + Add another one here

tenant relocating
Retail Space Available
6100+- Sq. Ft. Could be subdivided
721-2540



 **Aki**
Japanese Cuisine

SUSHI  **HIBACHI**

MyT/e Lounge



18

The UPS Store



Mailbox



Mailbox & Postal Solutions



To; Brunswick Village Review Board

From; Bill Moore President of Lincoln Building LLC

Re; Replacement windows on the Maine Street, Lincoln Street and left side of second floor offices

Dear Board

I would like to ask approval to replace the double hung wood windows on the second floor with a vinyl replacement window. I would remove the wood sash only, and the metal storm windows. I would replace them with vinyl replacement windows that are exactly in character with what is there now. There are no current mullions in the sash and the new ones would not as well.

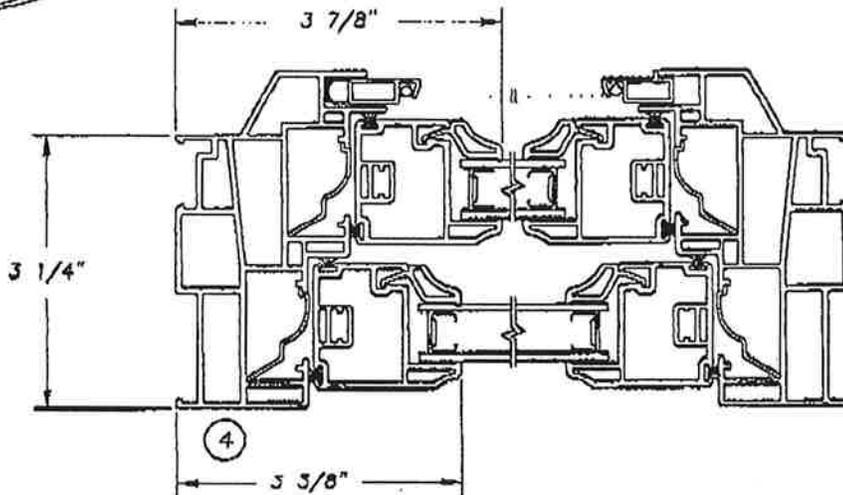
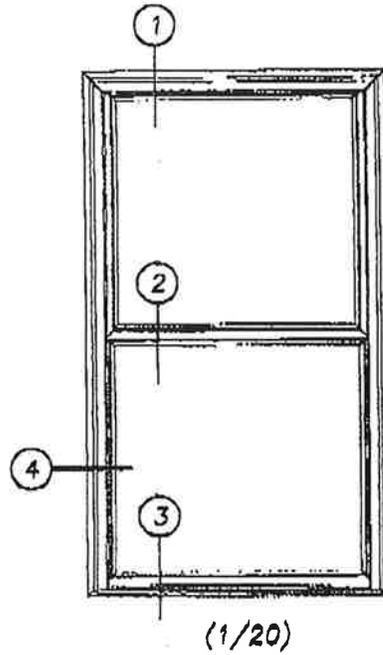
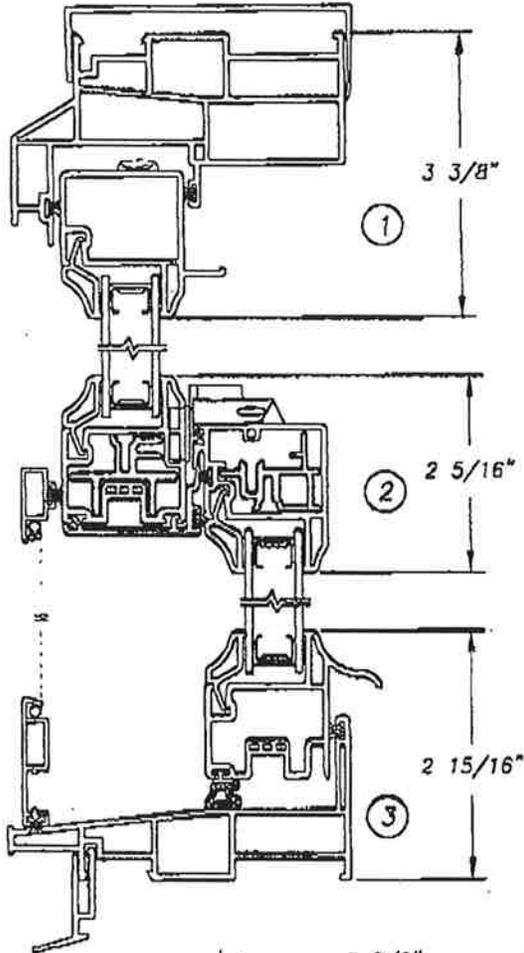
Thank you, Sincerely Bill Moore

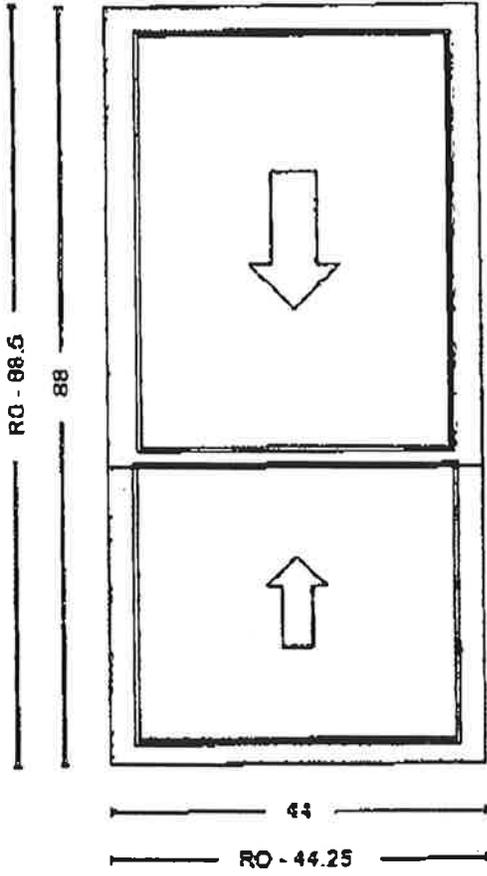
ALL FRAME & SASH PARTS ARE THE SAME ON ORIEL WINDOWS.

Gray Brown
Harvey Building Products

↑ Please note per Harvey Building Products

Harvey Building Products
Tribute Double Hung
Replacement Frame
Integral Lift Handle
(1/2 Scale)

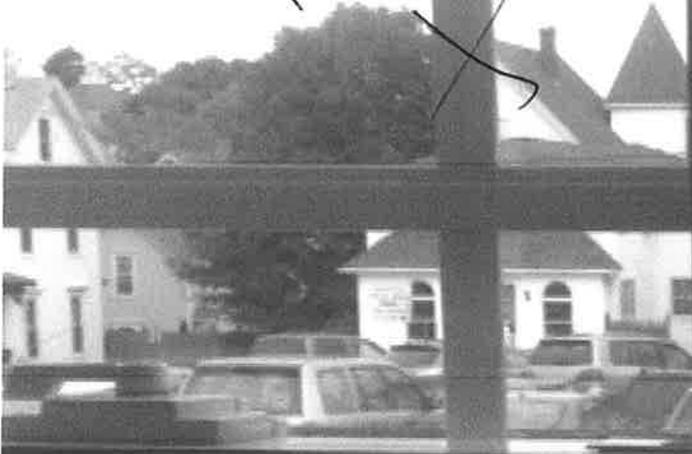




Room Nbr: None Assigned



120
Millions
Proposed in
Replacement Windows





*windows to
be replaced*

*plywood
to be
removed*

tenant relocating
Retail Space Available
6100+- Sq. Ft. Could be subdivided
721-2540

OFFICE
SPACE
FOR LEASE
721-2540

APPLIANCES
TELEVISIONS
MATTRESSES

windows to be
replaced w/
vmyl-clad





windows
to be
replaced



windows to
be
replaced







Extend dental work

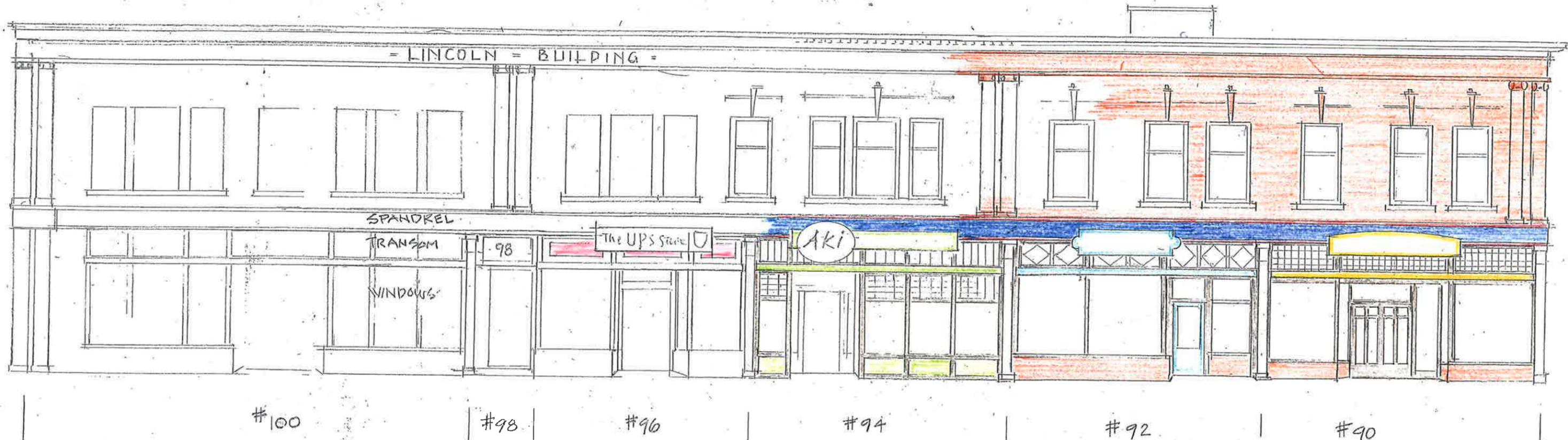
Paint gray



Extend

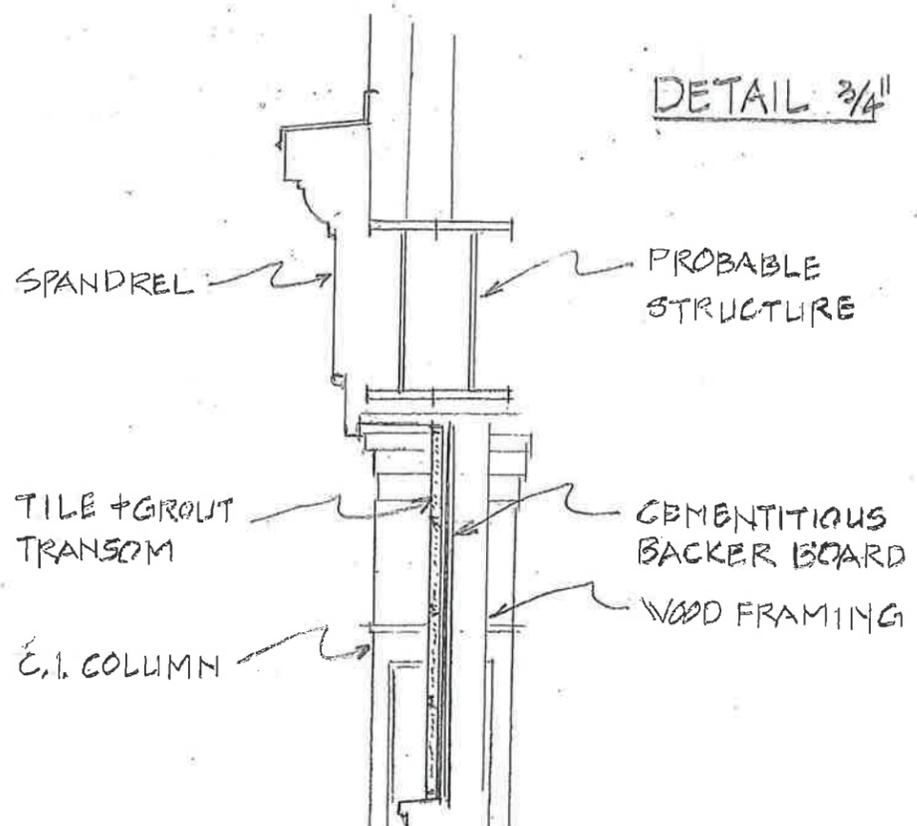
Remove
more windows
over 2+- feet
& add another
window

Remove ugly plywood



~~TRANSOM~~
Transom

Signs reloc.



IMPROVEMENTS FOR EAST FACADE
 LINCOLN BUILDING • MAINE ST.
 1/8" ≈ 1'-0"
 D.R.A.
 25 FEB 2014

**VILLAGE REVIEW BOARD
JUNE 17, 2014**

MEMBERS PRESENT: Chair Emily Swan, Laura Lienert, Gary Massanek and Karen Topp

STAFF PRESENT: Anna Breinich

A meeting of the Village Review Board was held on Tuesday, June 17, 2014 at the Municipal Meeting Facility at 85 Union Street, Council Chambers, 1st Floor. Chair Emily Swan called the meeting to order at 7:15 P.M.

Case # VRB 14-014 – 27 School Street – The Board will review and take action regarding a Certificate of Appropriateness for the reconstruction of the exterior front porch for the building located at 27 School Street (Map U08, Lot 19A).

Anna Breinich introduced the application and said that 27 School Street is looking for a Certificate of Appropriateness to replace aged windows to prevent further deterioration of the front porch. Anna said that staff and the applicant have worked together over the past month to figure out the best solution and pointed out that in the design guidelines, the porch located at 27 School Street is used as an example of what a double stacked porch looks like and what the porch did look like in the past. Anna stated that the window replacement is on both sides.

The applicant, Ann Ruthsdottir stated that originally she just wanted the contractor to fix an edge that was rotting, but when construction began the contractor stated that the former owner had already “fixed” it using spray foam and that the entire porch needed to be braced up; the only structures savable were the floors, the roof and the side against the porch. Ann said that the only supports were 2x4’s which have been replaced with 6x6’s. Ann referenced the pictures included in the packet which show the windows, measurements and the disproportionate screens. Ann also referenced the pictures which show her proposal to replace the openings with three windows which are more proportionate and similar to what is already on the building. Karen Topp asked if the measurements were historic and Ann replied that the measurements are due to the ground and sloping. Laura Lienert clarified that what is currently existing are holes where the screened windows used to be. Emily Swan asked if the other windows on the building were white and Ann replied that they were aluminum, but that they would be installing white aluminum windows on the porch. Gary Massanek asked why Ann was installing windows and not just screens. Ann replied that without the windows the water would just come in and rot the porch again. Gary referenced number 6 under Porches in the Village Review Guidelines and stated that he cannot find a reason as to why this it does not apply to this situation. Ann replied that the porch had already been enclosed with screens and that didn’t work and pointed out that when you looked at the porch, it already looks enclosed. Gary stated that guideline number 8 does allow for screening. Laura stated that she understood why the applicant wants to do the three windows, but pointed out the lack of the large mold stud pocket that is found in historic homes and in the window above the porch. Ann replied that the windows she is looking at are 26 inches and there will be room in between for the pocket. Emily asked if the porch was screened before Ann purchased it and Ann replied that it was screened before she purchased it as well as before the previous owner. Anna Breinich stated that the screens predate the Towns records.

Chair Emily Swan noted that there were no members of the public present.

Emily Swan stated that she shares Gary Massanek's concern about closing in the porch, but acknowledged that a double stacked porch is different from a single porch. Ann Ruthsdottir reiterated that her intentions in the beginning were to fix just the rot, but that everything had to be taken down. Emily said that the risk is creating a closed look. Laura Lienert said that she sees four guidelines areas that this proposal would go against, but noted that there is nothing in the Ordinance. Anna Breinich replied that the Ordinance states that they *should* follow the guidelines whereas Brunswick's Cook's Corner has Design Standards which have to be met. Anna stated that she can understand Ann's wish to use storm windows and noted that the windows are not the heavy duty regular windows. Anna also said that the 3 small windows are pretty consistent. Emily agreed and added that even with the openings, the porch still seems enclosed. Gary said that he has looked at this house and the area looks like a porch and not a section of the house but thinks there is a difference with the openings being filled with screens versus windows. Gary understands why the applicant wishes to put in windows but stated that there are ways to deal with the rain such as scuppers and does not see how they can avoid the guidelines which are very explicit. Ann replied that the reason why she was there is because she wanted to install three windows instead of the two that were there, but feels that they would be out of proportion. Anna Breinich replied that replacing the screens with two windows was the direction that they were originally going in because it would not change the holes and would look the same except there would be storm windows instead of screens. Anna reiterated that the design guidelines should be followed but that they are not requirements. Ann Ruthsdottir stated that she does not want to have to repair the porch again and does not want bugs coming in through the scuppers. Gary replied it is just through the half-wall and you can place screens in the scuppers, they would just have to be cleaned. Ann replied that the scuppers would not look as attractive and stated that if she can't put the three windows in then she can put the two windows in, but they will not look as attractive. Karen Topp asked where you put in scuppers and Laura replied that they are generally at the bottom. Emily replied that she is confused with scuppers on a double porch; Gary replied that in this case you could place them on the sides and the water would just drip down.

Emily Swan reviewed the Findings of Fact. Anna Breinich reiterated that the guidelines are just to be used for additional guidance. Laura Lienert stated that she understands Anna's reference is to Section 216.A, but that the part that resonates with her is Brunswick's traditional character and that's where she referenced back to the mold stud pocket which was addressed earlier.

MOTION BY KAREN TOPP THAT THAT CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY.

Karen Topp stated that in terms of lighting, the windows may be as good or better than the screens. Laura Lienert stated that she thinks that the windows will make the porch seem enclosed. Anna Breinich stated that they could add a condition regarding the stud pockets. Gary Massanek stated that he sympathizes with the applicants wish to keep out the rain, but he feels that the windows are going to look enclosed and more like living space. Karen asked how they

are to address the issue that the porch has been closed in for decades. Emily replied that she agrees with Gary, but is wavering because it is not a great porch, is hard to use, and already feels like a living space. Emily said that she is having a hard time trying to discern it for this reason. Laura asked what kind of precedent would be set if they added a condition to the application and another applicant comes in wanting to do something similar to an entirely different porch. Emily replied that she has not run into this and does not recall any similar situation. Gary stated that he cannot agree. Anna reiterated Emily's comment earlier that the Village Review Zone is not homogenous and there are contexts for each of the neighborhoods and feels that the look and feel of this structure is more of an enclosed porch versus an open porch.

MOTION BY LAURA LIENERT THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR A RECONSTRUCTED PORCH AT 27 SCHOOL STREET AS OUTLINED IN THE APPLICATION WITH THE FOLLOWING CONDITION:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.
2. That the applicant prepare a more detailed plan acceptable to the Director of Planning and Development, showing the actual placement of storm windows within the existing screened areas of the porch and include stud pockets between windows, compatible in width to the structure's existing fenestration.

SECONDED BY KAREN TOPP. MOTION CARRIED BY EMILY SWAN, KAREN TOPP AND LAURA LIENERT. MOTION DENIED BY GARY MASSANEK.

Other Business

- Anna Breinich stated that the next ZORC meeting has been pushed back to early/mid July for workshop sessions only and are not public sessions to review the staff draft before it goes public.

Staff Approvals:

8 Pleasant St – Signage
9 Jordan Ave – Outbuilding demolition
16 Lincoln St – Signage

Approval of Minutes

Motion by Emily Swan to approve the minutes of June 6, 2013 and October 15, 2013. Minutes were approved by Emily Swan at this meeting but reapproved at the July 15, 2014 meeting due to attendance.

Adjourned

This meeting was adjourned at 8:30 P.M.

Attest

Tonya D. Jenusaitis
Recording Secretary