Draft Findings of Fact
Certificate of Appropriateness
Village Review Board Review Date: January 22, 2015

Project Name: 22 Lincoln Street – Building Renovations, Removal of Chimneys and Sign Replacement

Case Number: VRB – 15 - 001

Tax Map: Map U13, Lot 8

Applicant/Authorized Representative:
John Shields
216 Range Road
Cumberland, ME 04021
(207) 776-8926

Property Owner:
Genesis Community Loan Fund
P.O. Box 609
Damariscotta, ME 04543
(207) 563-6073

PROJECT SUMMARY

The applicant for 22 Lincoln Street is proposing to renovations to the structure including the removal of existing chimneys, replacement of 22 wood frame windows with vinyl-clad windows, removal of existing basement window opening infills of varying material, and the removal and relocation of the existing sign bracket/installation of new sign. The property was recently acquired by the Genesis Community Loan Fund for purposes of relocating their business office from Damariscotta.

The project site is located within the Town Residential 1 (TR1) Zoning District, the Village Review Overlay Zone and the Federal Register –listed Lincoln Street Historic District, and as such, it is a contributing resource to the Village Review Zone. A copy of the Pejepscot Historic Site Survey is included with the application noting historical characteristics of the building.

The proposed renovations will require a change of use permit and additionally may require a building permit as necessary. No additional reviews and approvals by the Brunswick Planning Board or Zoning Board of Appeals are required.

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 proposed changes are to:*
    a. *Remove the two existing chimneys as the new heating source will make them obsolete. Per street views, the chimneys are not prominent features of the two-story structure with no historic/architectural detail. They are more utilitarian in style. Further, the VRZ Design Standards do not provide guidance relative to chimneys.*
    b. *As stated in the VRZ Design Guidelines, "every <u>reasonable</u> (emphasis added) effort should be made to maintain and preserve a property's historic windows." The applicant is proposing to replace all 21double-hung, two over two wood windows, and one larger double-hung window facing the parking lot, with energy efficient vinyl clad replacements to fit the same openings and of same style. Exterior and interior trim and shutters will not be removed or altered. As pointed out, other structures have vinyl-replacement windows, although no application requests were found for the properties noted. However, as noted previously in other applications, vinyl-clad replacement windows of the same size and style as those being replaced have been found as acceptable to the Board. It should also be noted that several casement windows are preexisting, primarily on the ell section of the structure.*
    c. *Remove existing basement window infill, install new pressure0treated framing with pressure treated wood panels. As illustrated by the attached photos, the basement window openings are not visible from the streets.*
    d. *Relocate the existing sign bracket and sign. Sign replacements are handled at the staff level. Theirs is no change in size or style of the existing sign. Placement is consistent with other hanging signs on Lincoln Street.*

    As designed the proposed building alterations will contribute to the character of the Village Review Zone and the structure will remain unaltered to the greatest practical extent.

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 stated above, the proposed alterations are sensitive to the historic integrity of the contributing resource and are being made for energy conservation purposes. All window openings will remain the same and windows will appear the same from the street with the exception of muntins between double glazed windows as is the case for the property across Lincoln Street. The removal of the chimneys will not have a significant visual effect to the property.*
   b. **Alterations shall remain visually compatible with the existing streetscape.** *As stated above and evidenced by the attachments, alterations have been designed to 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.** *No character-defining features will be concealed or replaced.*
   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 MOTION
CERTIFICATE OF APPROPRIATENESS
22 LINCOLN STREET – BUILDING RENOVATIONS, REMOVAL OF CHIMNEYS AND SIGN REPLACEMENT

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

Motion 2: That the Board approves the Certificate of Appropriateness for building renovations, removal of chimneys and sign replacement 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.

Draft Findings of Fact
24 Oak Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: January 14, 2015

Project Name:	Replacement of Siding and Windows on Accessory Barn
Case Number:	VRB -15-02
Tax Map:	Map U14, Lot 97
Applicant:	DeWitt Kimball 24 Oak Street Brunswick, ME 04011
Property Owner:	Same as Applicant

PROJECT SUMMARY

The existing barn's exterior features appear to have been altered considerable over time (removal of original windows, alterations to south-facing façade). The applicant is proposing to replace the existing (deteriorated) shingle siding on the barn's north, east, and west sides, and the existing clapboard siding on the south side, with #2, 1x10 vertical shiplap pine siding. The siding will be painted, although a color has not yet been determined. Two new steel insulated doors will be installed on the south façade. The existing windows consist of rough openings with storm windows screwed over them, and are proposed to be replaced with vinyl windows. Lastly, the applicant is proposing to extend the roof line (and shingling) over the south façade by a few feet, to shed water away from barn.

Photos of existing conditions and proposed elevations with new siding and windows are attached.

Staff notes that the applicant is adding two, 2-over-2 windows on the back of the principal structure, however this work is not visible from a Village Review Zone Right-of-Way, and is considered a Minor Activity subject to a staff-level review.

The property is located in the Town Residential 1 (TR1) Zoning 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. *While within the Village Review Zone, the accessory barn should not be considered a contributing structure: it has no distinctive architectural features, has two different types of siding, and the windows consist of rough openings with storm windows screwed over them. No changes are proposed to the existing footprint. Information on proposed materials has been provided for review purposes and is attached.*

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.** *In general, accessory structures are not evaluated in the Pejepscot Historic Site Survey or the VRZ Contributing Resource Classification Survey. The principle structure is a 2-story late Italianate multi-family dwelling, which is listed as "contributing" in the VRZ Contributing Resource Classification Survey. The renovations to the barn, which has no distinctive architectural features, and which has observable deterioration, will benefit the contributing principle structure and will be an overall enhancement to the property.*
   b. **Alterations shall remain visually compatible with the existing streetscape.** *According the to the VRZ Design Guidelines, the residences along Oak Streets are "modest both in scale and architectural details compared to those found elsewhere in the (northwest Brunswick) neighborhood. Over the years many houses have transformed into multi-family housing. Similarly, modest architecture characterizes Oak Street with the one notable difference being the existence of three-story multi-family dwellings." Given the modest, multi-unit, workforce housing character of Oak Street, the alterations to the barn are viewed as visually compatible with the existing streetscape.*
      a. **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.** *Not applicable - the barn does not contain any distinctive historic or architectural character-defining features.*
      b. **New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *Not applicable.*
      c. **When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *Not applicable.*
      d. **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.** *The mixture of deteriorated shingle siding and clapboard siding will be replaced with vertical shiplap pine siding.*
   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.** *The barn is not considered a contributing structure, but the proposed renovations will improve its compatibility with the principle*

structure, as well as its aesthetic appeal to neighboring properties.

C. Signs

Signs shall comply with the requirements of Chapter 6 (Sign Regulations) with consideration given to the Village Review Zone Design Guidelines. *Not applicable.*

Draft Motions
24 Oak Street
Request for Certificate of Appropriateness for Structural Alteration
Village Review Board
Review Date: January 22, 2015

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 siding and windows for the existing barn at 24 Oak 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.