



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
THURSDAY, JANUARY 22, 2015, 6:30 P.M.

1. **Case # VRB 14-044 – 29 School Street** – The Board will review and take action regarding a Certificate of Appropriateness to make renovations to the residence visible from the street and replace existing storage space with a detached shed to the rear of the property, located at 29 School Street (Map U08, Lot 19B).
2. **Case # VRB 15-001 – 22 Lincoln Street** – The Board will review and take action regarding a Certificate of Appropriateness to make renovations to the building and replace existing sign, located at 22 Lincoln Street (Map U13, Lot 8).
3. **Case # VRB 15-002 – 24 Oak Street** – The Board will review and take action regarding a Certificate of Appropriateness to replace siding, windows and doors on existing detached barn and install new windows on the back side of residence, located at 24 Oak Street (Map U14, Lot 97).
4. **Case # VRB 15-003 – 77 Pleasant Street** – The Board will review and take action regarding a Certificate of Appropriateness to replace existing 3rd floor fire escape on west side of structure, located at 77 Pleasant Street (Map U15, Lot 72).
5. **Other Business**
6. **Staff Approvals:**
 - 8 Mason St - Signage
7. **Approval of Minutes**

Village Review Board meetings are open to the public. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. This meeting is televised.

Received: 11/20/14
By: [Signature]

VRB Case #: 14-044

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: ANNA E RUTHSDOTTIR
Address: 29 SCHOOL ST
Phone Number: 207-504-7857

2. Project Property Owner:

Name: SAXAL
Address: _____
Phone Number: _____

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 29 SCHOOL ST

5. Tax Assessor's Map # U08 Lot # 19B of subject property.

6. Underlying Zoning District TRA

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):

• ADD AIR LOCK ENTRY TO WEST SIDE OF HOUSE

• ADD AIR LOCK ENTRY + RAMP TO FRONT-SIDE ENTRY + REVISE STEPS

• ADD AIR LOCK ENTRY TO BARO APT. ENTRY BY ENCLOSING THE OPEN PORCH

• ADD STORAGE SHED/BIKE SHED BACK EDGE OF EAST SIDE REPLACING EXISTING STORAGE

Applicant's
Signature

[Signature]

REMOVED AT REQUEST OF APPLICANT

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

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

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

This application was Certified as being complete on 1/13/15 (date) by AMB
of the Department of Planning and Development.

THIS APPLICATION WAS:

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

Applicable Comments: _____

Anna M. Scimech
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 Ann Ruthsdottir, relating to property designated on Assessors Tax Map # U08 as Lot # 19B has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments:

NECESSARY CODES PERMITS REQUIRED

Signed: _____



Date: _____

1/15/15

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

Project Name: New Construction of Air Lock Entry Additions to 3 Existing Side Door Openings and Related Improvements

Address: 29 School Street

Case Number: VRB – 14-044

Tax Map: Map U08 Lot 19B

Applicant/Owner: Ann E. Ruthsdottir
29 School Street
Brunswick, Maine

PROJECT SUMMARY

Ms. Ruthsdottir submitted an application for a Certificate of Appropriateness to construct air lock entryways for 3 existing side doors by enclosing portions of the porch areas and installing a new ramp and stairway to the front side entry. The applicant wants to complete these improvements to increase the structure's energy efficiency for heating purposes. In addition, the ramp will better accommodate her physical needs at this time. The applicant has submitted photos and material specifications as attached.

The property is located in the Town Residential 4 (TR4) District and Village Review Overlay Zone. A copy of the Pejepscot Historic Site Survey is included with the application noting historical characteristics of the building. This property is not listed on the National Register of Historic Places nor is it located within a designated historic district. It has been classified as a contributing resource within the Village Review Zone (VRZ) per the VRZ contributing resource classification survey completed in January 2014.

The proposed improvements will require a building permit. No additional reviews and approvals by the Brunswick Planning Board or Zoning Board of Appeals are required.

216.9 Review Standards

A. General Standard.

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 alteration is proposed to address energy conservation needs and the physical needs of the applicant. The proposed air lock additions will partially enclose a substantial side porch visible from the street, with approximately half of the porch remaining open. The existing wood railing will be an in-kind replacement. Composite decking will be substituted for existing wood flooring and steps. The new ramp will be connected to the front side porch, following the side line of the structure to the rear of the property.*

The remaining two air lock entries will fully enclose small entry porches located to the rear on either side of the structure, not visible from the street. Additional roofline improvements will be made as part of the proposed west side air lock addition, per attached photos and drawings.

Exterior, full-window with muntins, fiberglass doors will replace existing metal doors. Interior doors visible from the exterior doors will be wood, half glass with muntins.

VRZ Design Guidelines note that existing porches and character-defining features should be maintained and preserved. Further, enclosing an existing porch on the primary building façade should be avoided. It appears that the applicant has made an effort to minimize the porch enclosure as much as possible and is maintaining and preserving all character-defining features.

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 previously described, the air lock additions, new ramp and replacement stairs/railings are of similar design, with either in-kind replacement materials or similar in style to minimize the overall effect on the historic integrity of the contributing resource.*
- b. Alterations shall remain visually compatible with the existing streetscape.** *There is no consistent or defining fenestration on School Street. The proposed half enclosure of the front side porch for the air lock addition and ramp, visible to the street, provides for the needs of the applicant while remaining consistent to the existing features of the side porch.*
- 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 project will not conceal any distinctive historic or architectural character-defining feature. The rear defining front side porch column will be fully restored and moved forward to continue to serve as the rear defining feature of the porch. No changes to roofline will be made.*

- d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.** *No change in mass or scale due to air lock addition.*
- e. When constructing additions, the applicant shall maintain the structural integrity of existing structures.** *The proposed work must meet all applicable building code requirements.*
- 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
29 SCHOOL STREET: NEW CONSTRUCTION OF AIR LOCK ENTRY
ADDITIONS TO 3 EXISTING SIDE DOOR OPENINGS AND RELATED
IMPROVEMENTS**

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

Motion 2: That the Board approves the Certificate of Appropriateness for the new construction of 3 air lock entries and related improvements 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.

U8-193

HISTORIC PRESERVATION SURVEY



Cumberland Brunswick 29 School
 County City/Town Street Address and Number
 historic: bet. 1850-1852 res. of Thomas Crawford,
 Name of Building/site: mechanic.
 Common and/or Historic

Approximate Date: bet. 1850-1852 Style: farmhouse composed of
 Greek Revival Cape Cod units

Type of Structure: 1930 photos J. Goff
 Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey Date: 1930; Aug. 1931

Rating: Nice c. 1850 farmhouse w/ outbuildings in downtown area.
 Historic Significance to the Community:

(For Additional Information - Use Reverse Side)

29 School

Maps: 1871 = W. Whitton?
 1910 „29 = W.B. Knight

Deeds: 223:274 Abner Bourne Thompson to Thomas Crawford, mechanic \$275 lot 5, 8 foot setback, 3/30/1850 (222:480 is \$400 mortgage for same)
 238:508 ABT redistribution to TC Heirs (George C. Crawford) \$1 w/ bldgs 10/9/1852 cites 222:480
 269:357 Thankfull D. Allen to TC Heirs (free) 4/5 of TC Homestead 1/8 acre w/ bldgs 1/12/1856
 341:244,6 IDA, TC Heirs t. Otis F. Campbell & William B. Knight 2/5 + 3/5 "cottage hse, porch and shed" 12/5/1865
 343:272 OFC to WBK \$400 w/ bldgs 8/30/1866 east= A A Richardson; west= BK.

Directories: 1910: William B. Knight, retired, 29 School
 1917: Josephine S. Knight
 1,22-24: Everett L. Haley
 1926-28: Howard L. Sylvester
 1930-1936: Alger Munsey
 1938-1,53: Mrs. Theresa Munsey
 1,55: Alma M. Thiboutot
 1950: Ralph S. Moody
 1961-1967: Alcide Bouchard
 1971: Mrs. Mary L. Bouchard
 1975: vacant
 1977: Serge Vladimeroff



EXISTING



PROPOSED

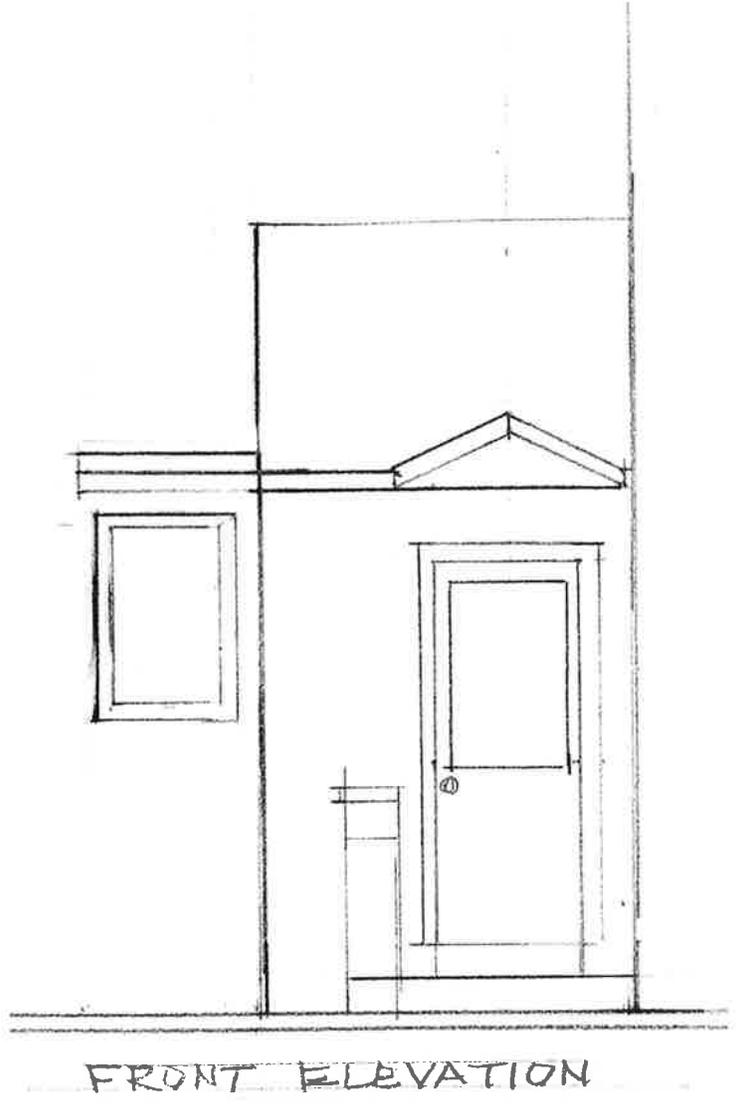
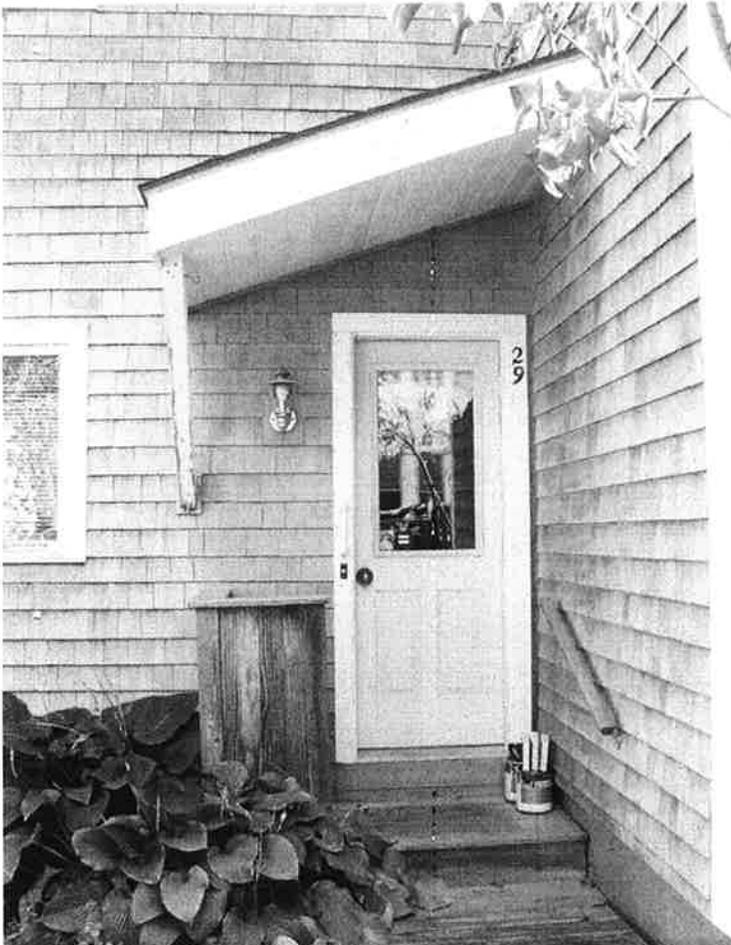
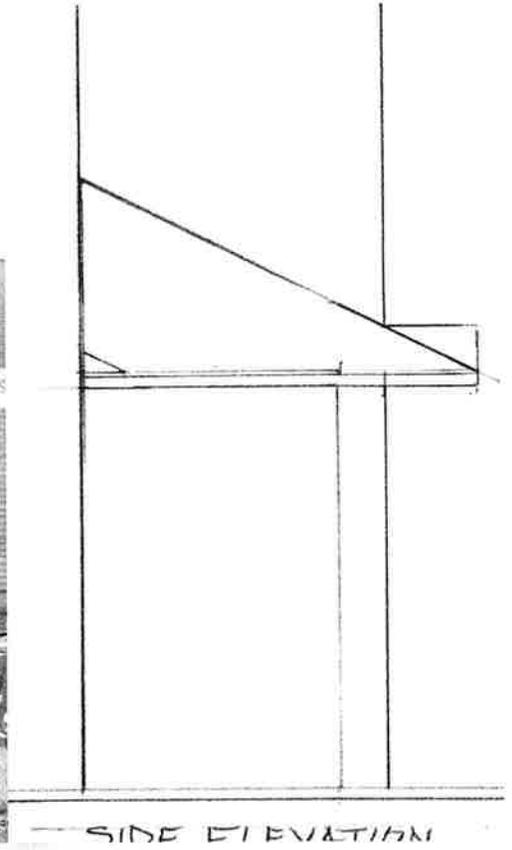
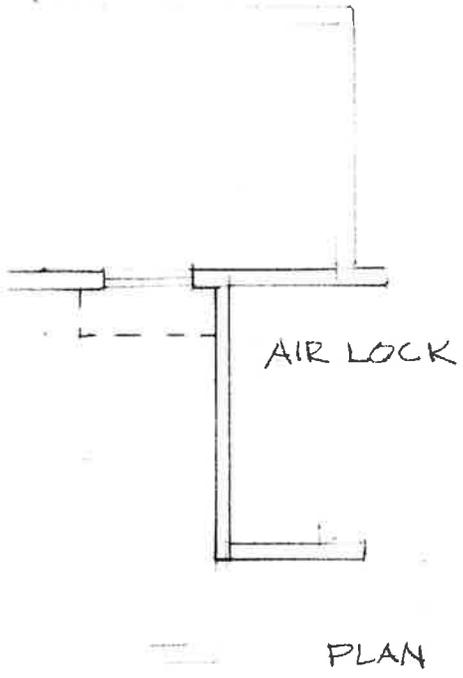


LOCATION

ANNE RUTHSDOTTIR
29 SCHOOL ST
APT. PORCH ENCLOSURE

ANN E ROTHSDOTTIR

WEST SIDE AIR LOCK

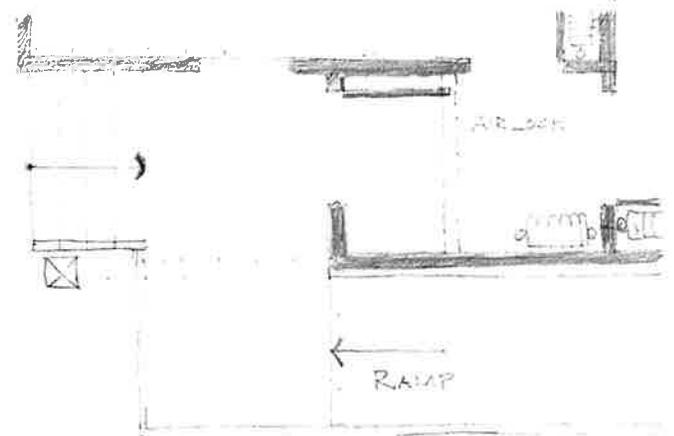




EXISTING



PROPOSED



PLAN FRONT SIDE ENTRY



Ann E. Ruthsdottir

ANN E RUTHSDOTTIR



EXISTING



PROPOSED

ADD AIR LOCK ENTRY + RAMP



Image capture Jun 2012 © 2015 Google



Image capture: Jun 2012 © 2015 Google



Image capture: Jun 2012 © 2015 Google

Julie Erdman

From: designerann@yahoo.com
Sent: Wednesday, December 31, 2014 10:32 AM
To: Julie Erdman
Subject: Re: 29 School St materials

The railing will be wood.

The existing column which had the bottom cut off by the previous owner, will be restored to its' original condition.

Ann E. Ruthsdottir

From: Julie Erdman <jerdman@brunswickme.org>
To: "designerann@yahoo.com" <designerann@yahoo.com>
Sent: Wednesday, December 31, 2014 8:23 AM
Subject: RE: 29 School St materials

Ann,

Can you send me some information on the railing that is going around the porch/ramp? Is that composite as well? Also, just to confirm – you will be reusing the existing column that is on the porch?

Thanks,

Julie Erdman
Administrative Assistant
Department of Planning & Development
Town of Brunswick
(207)725-6660 x4025

From: designerann@yahoo.com [<mailto:designerann@yahoo.com>]
Sent: Tuesday, December 30, 2014 1:55 PM
To: Julie Erdman
Subject: 29 School St materials

Hi Julie,

Julie Erdman

From: designerann@yahoo.com
Sent: Tuesday, December 30, 2014 1:55 PM
To: Julie Erdman
Subject: 29 School St materials

Hi Julie,

All of the materials will be the same as existing, except the metal doors will be fiberglass. The front door will also be fiberglass. The clear light is wanted for sun and visibility. The 3 over 5 wood door will be seen through this door.

The specs are as follows:

Products for Air Lock entries and Ramp material

Premium Full Lite Primed White Fiberglass Entry Door
5 out of 5 stars

COLOR/FINISH: White Primer

White Primer

DOOR SIZE (WXH) IN.36 x 80

DOOR HANDING Left-Hand/Inswing

Ship to Home

Estimated Arrival: JAN 26 - FEB 2

Ship to Store FREE

Available for Pick Up: JAN 23 - JAN 28

West side door size will be 32x80. Barn Apartment entry door will be 36x80

JELD-WEN Model # F63078 Internet # 202785810 Store SKU # 934127

Premium 9 Lite Primed White Fiberglass Entry Door with Brickmold

Write a review Write the First Review

PRODUCT OVERVIEW Model # F63078 Internet # 202785810 Store SKU # 934127

With a Prehung design, the JELD-WEN 32 in. x 80 in. Fiberglass White Prehung Right-Hand Inswing Premium 9 Lite Entry Door with Brickmold delivers simplified installation to save you time. A factory-applied smooth, sprayed-on finish completes the look. The built-in durability resists warping, rotting, cracking and splitting for lasting quality and performance.

California residents: see Proposition 65 information

Constructed from fiberglass for a lightweight and cost-effective material

Energy-efficient core to help lower heating and cooling costs
Factory primed for easy finishing
Requires a 34-1/2 in. x 82-1/2 in. rough opening for a secure fit
From outside, opens toward the inside of the home with the hinges on the right
Note: Product may vary by store

Info & Guides

Instructions / Assembly

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

ACCESSORIES (5)

OR

Therma-Tru Benchmark Doors Half Lite Clear Prehung Inswing Fiberglass Entry Door

(Common: 32-in x 80-in; Actual: 33.5-in x 81.5-in)

Rating 3.69 out of 5 stars (13 Reviews)

\$244.00

Qty.:

Add to Cart

Therma-Tru Benchmark Doors Half Lite Clear Prehung Inswing Fiberglass Entry Door

(Common: 32-in x 80-in; Actual: 33.5-in x 81.5-in)

Item #: 253119 Model #: SSCD4E28LB

See the beauty in fiberglass with deep embossed panels and a smooth paintable surface; the traditional 9-Lite door complements any homes...

Fiberglass doors are low-maintenance and high-performance; unlike wood or steel doors, durable fiberglass is resistant to cracking, warping,...

A Therma-Tru Benchmark door is a complete door system including all necessary components; jambs, mouldings, weatherstrip, sill and hinges

Ramp deck material will be the following. Sides will be wood stained gray to match the existing siding house colors.

Veranda ArmorGuard Model # BRDVCG NG 16 Internet # 202594361 Store SKU # 346267

Chat Offline

0.93 in. x 5.25 in. x 16 ft. Grooved Edge Capped Composite Decking Board in Nantucket Gray

PRODUCT OVERVIEW Model # BRDVCG NG 16 Internet # 202594361 Store SKU # 346267 Store SO SKU # 458602

Veranda ArmorGuard capped composite decking provides an easier to clean, mold and mildew resistant surface with a 20-year stain and fade warranty, not available with traditional composite decking. Available in Brazilian Walnut, Nantucket Gray, Coastal Cedar and Seaside Gray - ArmorGuard decking has the realistic color variation of exotic hardwoods. With ArmorGuard Hidden Fasteners, you have a fastener-free surface that is smooth on your feet, while emulating the look of interior hardwoods.

California residents: see Proposition 65 information

Mold and mildew resistant surface

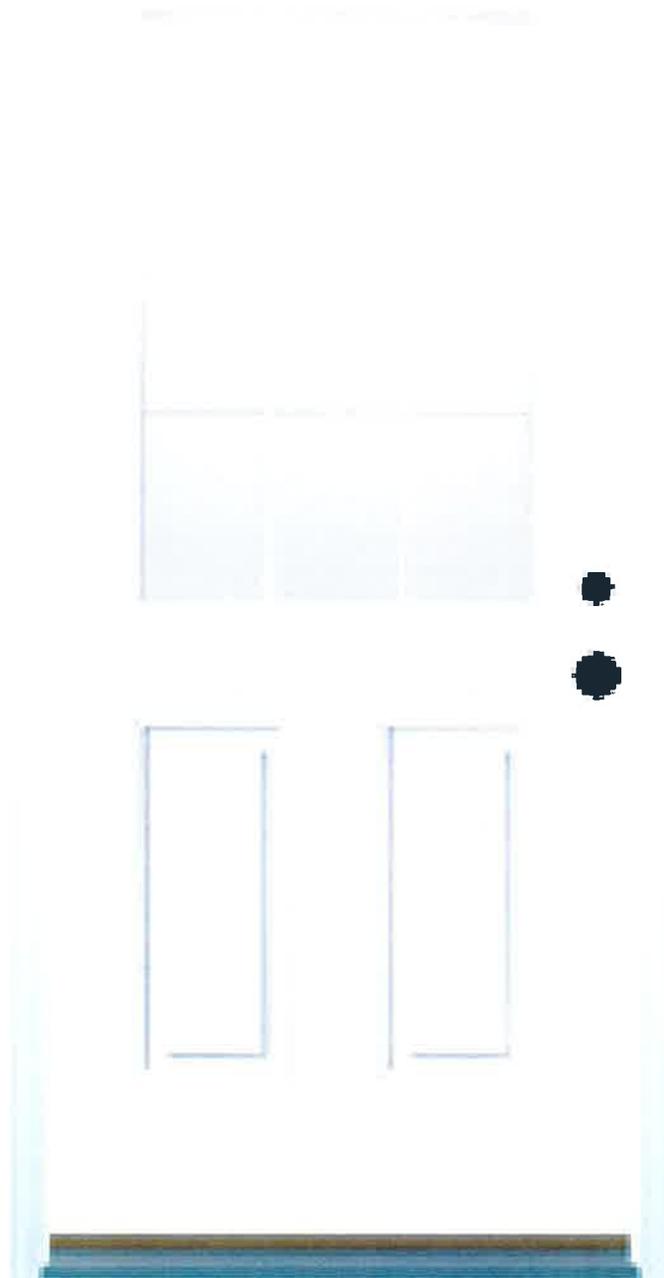
No sanding, staining or sealing required

It looks, installs, and works like wood but veranda resists warping, rotting and damage from weather or insect attack

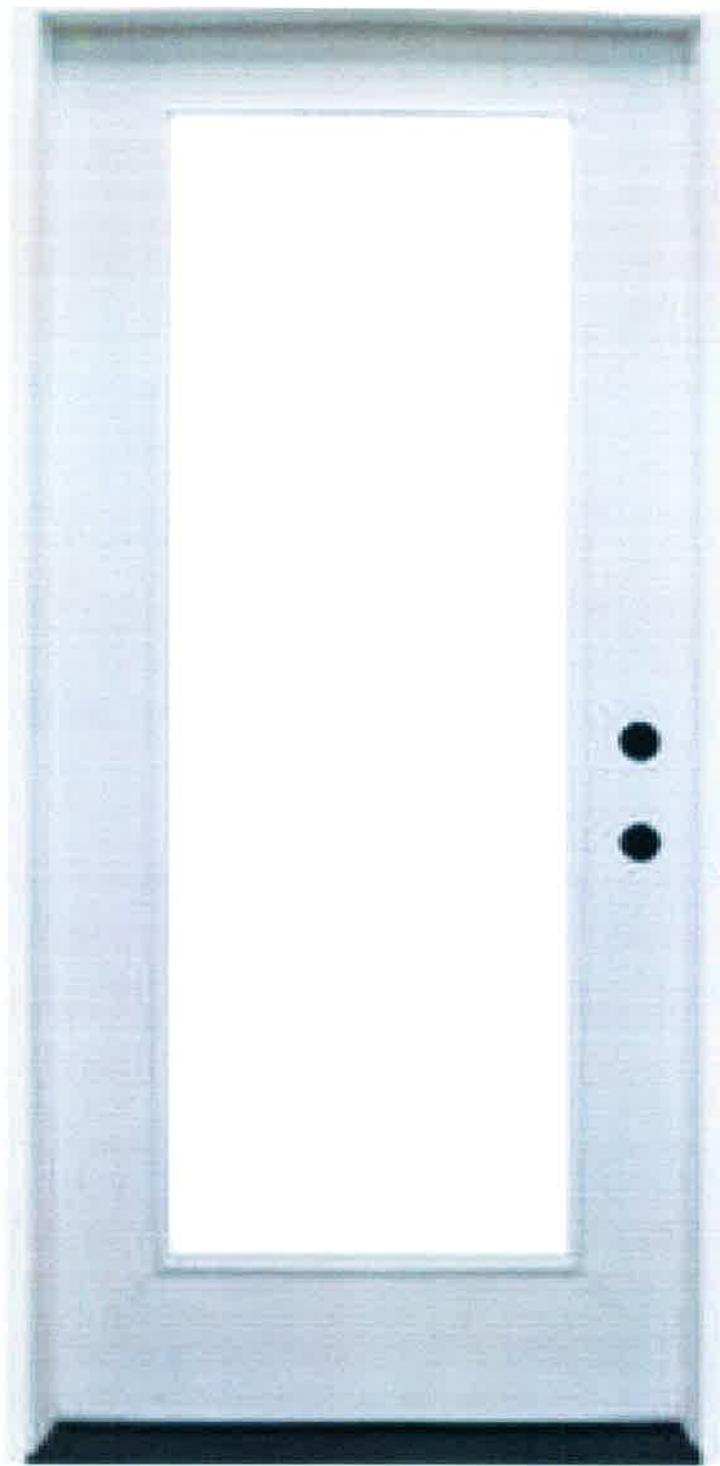
Environmentally friendly: made with premium recycled wood and polymers

Easy to clean for years of enjoyment

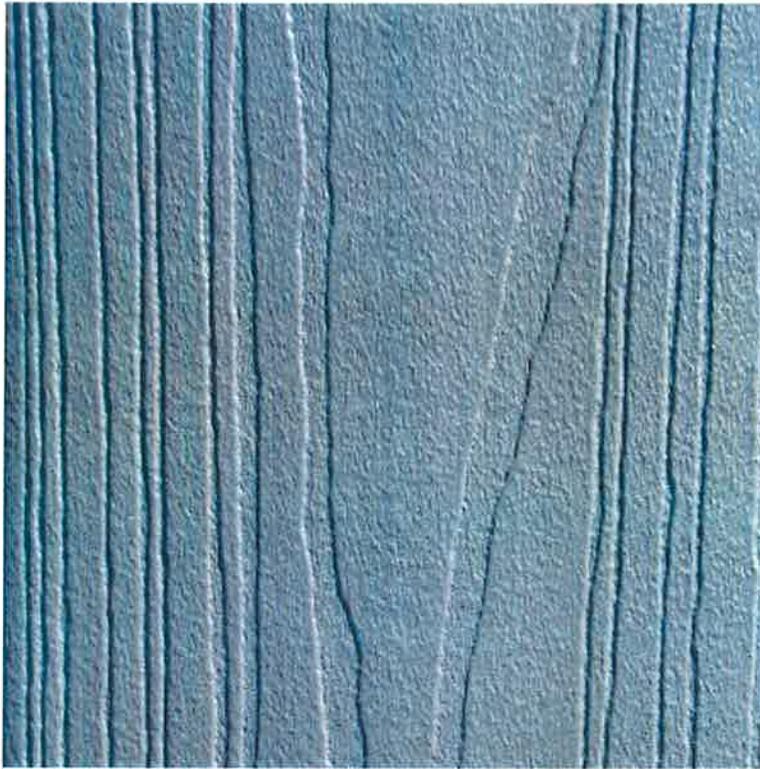
Ann E. Ruthsdottir



Entry Door



ENTRY DOOR



RAMP MATERIAL

CAPPED COMPOSITE DECKING

Entablado compuesto



- Beautiful and durable PermaTech® protective surface with realistic wood grain
- The rich look of exotic hardwoods in multi-chromatic colors
- Easy to clean, mold and mildew resistant
- 20-year stain and fade limited warranty

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CAPPED COMPOSITE DECKING

Entablado compuesto cubierto



Veranda® ArmorGuard® Decking

Entablado Veranda® ArmorGuard®

Veranda ArmorGuard Decking features Fibron's patent-pending PermaTech® technology, providing durability and lasting, exotic wood colors, warranted for 20 years against staining and fading. ArmorGuard Decking is mold and mildew resistant and never needs annual preserving or painting.

ArmorGuard Decking is available in four multi-colored wood hues to personalize your outdoor living space: Brazilian Walnut (brown), Coastal Cedar (tan-red), Nantucket Gray (dark gray) and Seaside Gray (light gray).

El entablado Veranda ArmorGuard presenta la tecnología patentada PermaTech de Fibron, garantizando su durabilidad y resistencia a manchas, frotado y decoloración por un periodo de 20 años contra las manchas y el desvanecimiento. El entablado ArmorGuard es resistente al moho y los hongos y nunca necesita mantenimiento anual.

Con 4 tonos de color madera de 4 colores diferentes, puede personalizar su espacio de vida al aire libre. El entablado ArmorGuard está disponible en 4 colores: Brazilian Walnut (marrón), Coastal Cedar (rojo-tan), Gris Nantucket (gris oscuro) y Gris Seaside (gris claro).

Actual production colors may vary from colors shown.



Deck Boards: Nominal .93 in. x 5.3 in. x 12, 16 or 20 ft. lengths Grooved Edge Available in 8 ft. and 20 ft. Square Edge only
Fascia: Brazilian Walnut and Nantucket Gray: Nominal .75 in. x 11.25 in. x 8 ft. Coastal Cedar and Seaside Gray: Nominal .75 in. x 11.25 in. x 12 ft.
 Available in Brazilian Walnut, Coastal Cedar, Nantucket Gray and Seaside Gray

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Received: 1/15/15
By: [Signature]

VRB Case #: 15-001

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: John Shields
Address: 216 Range Road
Cumberland, Maine 04021
Phone Number: 207 776 8926

2. Project Property Owner:

Name: Genesis Community Loan Fund
Address: P.O. Box 609
Damariscotta, Maine 04543
Phone Number: 207 563 6073

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 22 Lincoln Street

5. Tax Assessor's Map # U-13 Lot # 8 of subject property.

6. Underlying Zoning District Town Residential 1

7. Describe the Location and Nature of the Proposed Change, including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change. (use separate sheet if necessary):

1. Removal of two chimneys.
2. At 22 existing window openings: removal of existing storm window, removal of existing window sash. Installation of new Energy Star rated vinyl replacement windows - color: tan.
3. At 6 existing basement window openings: removal of existing window infill, installation of new pressure treated frame, installation of pressure treated wood panel - color: gray. See Drawing Detail A/A-2.
4. Removal and relocation of existing sign bracket. Installation of new sign. See Drawing A-4 for detail.

Applicant's
Signature

[Signature] 1/2/15

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 Shields, relating to property designated on Assessors Tax Map # 4-13 as Lot # 8 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: - Change of Use permit required
Professional office → Business Office
- Building permit required if window opening altered
IN ADDITION to any other Codes permits AS NECESSARY

Signed: [Signature]
Date: 1/15/15

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

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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 1/13/15 (date) by AMB
of the Department of Planning and Development.

THIS APPLICATION WAS:

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

Applicable Comments: _____

 Anna M. Greinich
Signature of Department Staff Reviewing Application

Shields Architecture
216 Range Road
Cumberland, ME 04021

Town of Brunswick, Maine
Dept. of Planning & Development
28 Federal Street
Brunswick, Maine 04011

1/2/2015

Re: **Genesis Community Loan Fund**
22 Lincoln Street
Brunswick, Maine

Enclosed are the following items:

1. Village Review Board Certificate of Appropriateness Application, Check #234 - \$50.00
2. Sign Permit Application, Check #235 - \$10.00
3. Photographs of 22 Lincoln Street.
4. 2 set of plans - one in full size 36x24 format and one in reduced 11x17 format.
5. 1 set of documents, including:
 - a. Pages from the Kohltech Windows brochure illustrating the proposed window.
 - b. A measured drawing of the proposed Kohltech Supreme Double Hung window.
 - c. EnergyStar rating of the proposed window for the Northern Climate zone.

Following is a summary of the proposed work.

1. Removal of two chimneys.
 - a. The proposed work includes installation of a new high efficiency, gas fired condensing type boiler. These boilers do not require conventional masonry chimneys; rather their exhaust is vented to the outside in plastic pipe. The proposed location of this vent is shown on Drawing 2/A-5.
 - b. Removal of the chimneys is recommended for the following reasons:
 - i. They will no longer serve a function.
 - ii. They will be maintenance issues.
 - iii. They will be two penetrations in the roof subject to leaking.
 - iv. Their removal yields valuable interior floor space.
2. Installation of replacement windows.
 - a. To conserve energy the proposed work includes the installation of the high efficiency boiler noted above, installation of insulation where the existing is inadequate or non-existent and replacement of 22 leaky windows.
 - b. 1 of the existing windows to be replaced is a vinyl window indicated by Keyed Note #1A on Drawing 1/A-5.
 - c. 21 of the existing windows to be replaced are wood double hung windows; they are indicated by Keyed Note #1 on Drawings A-4 and A-5. Typically they have two over two lights, measure 65" tall by 33" wide and have storm windows. The windows in the bay window are smaller and are one over one. Some of the window openings have shutters
 - d. The proposed work at these window openings includes removal of the storm windows, removal of the existing sash and parting bead and installation of the vinyl replacement

window. (Attached are brochure pages of the Kohltech Supreme Double Hung replacement window proposed.)

- e. The proposed window was chosen as it is in keeping with the windows on Lincoln Street. There are 15 addresses on Lincoln Street, 6 of which have vinyl windows – Nos. 4/6, 8, 10, 14, 17 and 18. Also, it is certified as meeting the EnergyStar performance requirements for the Northern Climate Zone, e.g., U-factor and Solar Heat Gain Coefficient.
- f. Exterior and interior window trim and shutters will not be removed or altered in the installation of the new window.
- g. The proposed window will be of a tan color shown on page 11 of the Kohltech Windows brochure attached as their color “Ivory”. This color was chosen because it works best with the existing color of the exterior window trim.
- h. The existing windows have $\frac{3}{4}$ ” muntins. The proposed window is specified to have “ $\frac{3}{4}$ ” Grooved Georgian Grille” between the panes of glass, color - tan. See the Kohltech brochure for additional information.

3. Infill of existing basement windows.

- a. At 6 locations the proposed work includes infilling the existing basement windows.
- b. Presently the 6 windows have a variety of infill materials – plywood, rags, pink rigid insulation. One opening, under the porch at Door 6, has a window.
- c. Detail A on Drawing A-2 shows the proposed infill – metal covered pressure treated plywood, color gray similar to the granite foundation.
- d. Foam insulation will be sprayed against the interior of the panel per Detail A.
- e. The basement windows are not highly visible, those on the West Elevation (Union Street) are behind the plantings, those on the East Elevation are under the porches.

4. Signage.

- a. There is an existing metal sign bracket attached to the building at the corner of Union and Lincoln – see Drawing 1/A-4. The proposed work includes moving this bracket to the location shown on Drawings 1/A-4 and 2/A-4 and installing a new sign.
- b. The sign is shown on the Sign Detail on Drawing A-4.

John Shields



Architect

**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 Street. And 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. This property is not listed on the National Register of Historic Places nor is it located within a designated historic district.

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.

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 reasonable (emphasis added) effort should be made to maintain and preserve a property's historic windows." The applicant is proposing to replace all 21 double-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 pressure-treated 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. There 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.

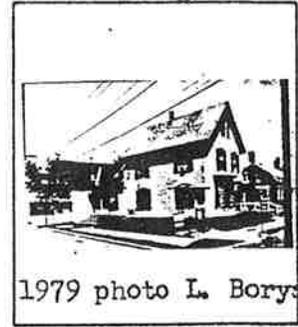
HISTORIC PRESERVATION SURVEY

013-8

Cumberland Brunswick 22 Lincoln
County City/Town Street Address and Number

historic: pre-1910 res. of Mrs. Carrie A. Campbell, music
Name of Building/site:teacher
Common and/or Historic

Approximate Date: ca. 1880? Style: Italianate



1979 photo L. Borysenko

Type of Structure:

Residential Commercial Industrial Other:

1982 common name: 22 Lincoln Street Restaurant

Condition: Good Fair Poor

Endangered: No Yes

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

Rating:

Historic Significance to the Community:

Property split off from #20 Lincoln Street lot. Was Carrie widow or daughter of
#20's Andrew T. Campbell?

(For Additional Information - Use Reverse Side)

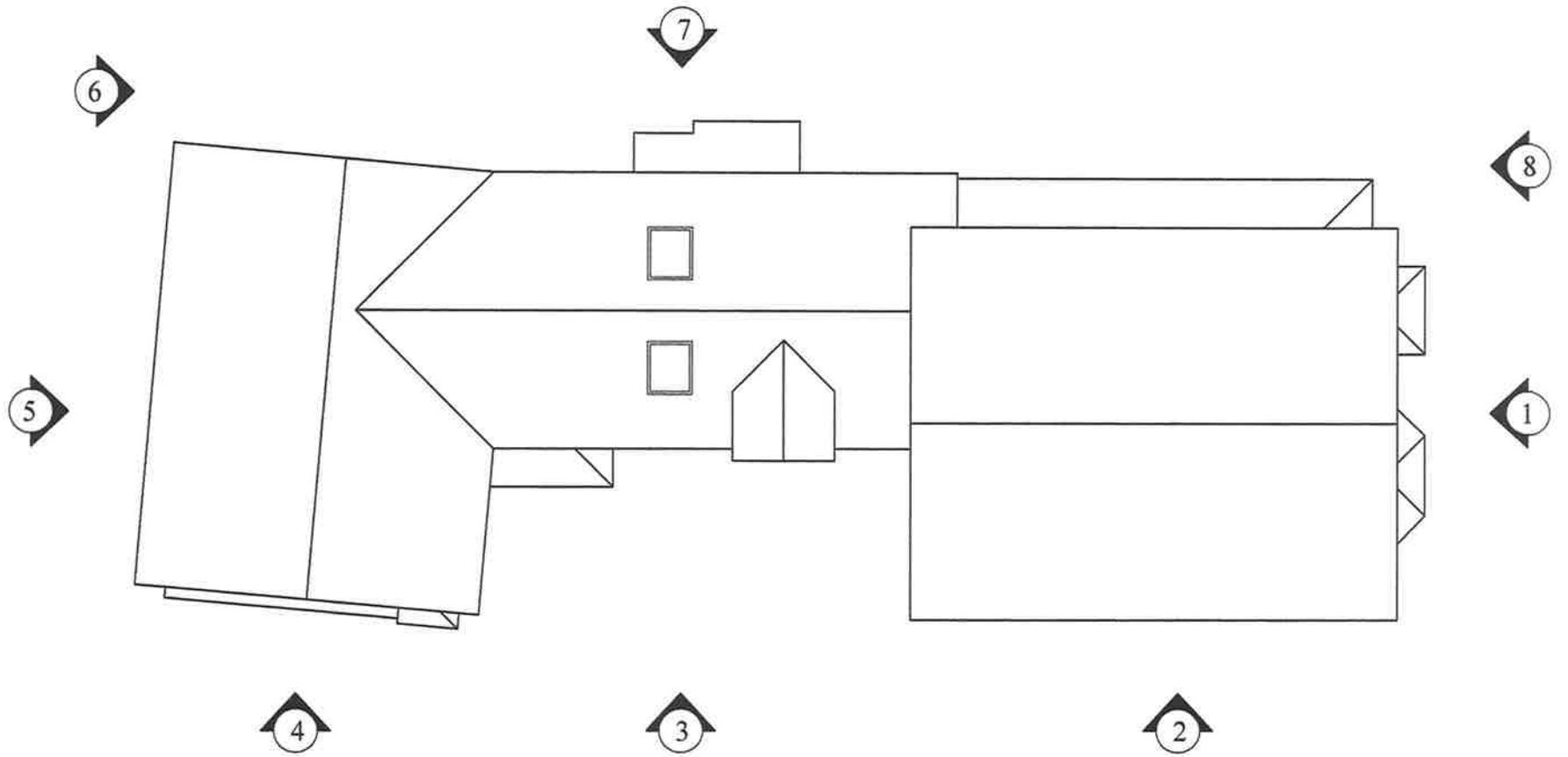
22 LwioW

Maps: (not on 1871 map)
1910 #22 = Mrs. Carrie Campbell

Deeds: (183:91 , 1843 deed for #20 Lincoln, property extended west to corner of
Union Street)

1910 Directory: Mrs. Carrie A. Campbell, music teacher, 22 Lincoln

1917 Directory: Amadee Bernier = #22.



PHOTOS - KEY PLAN N 
NO SCALE





2





4



GERARD G.
COMMERCIAL
PROPERTIES
724-1188
FOR LEASE

59

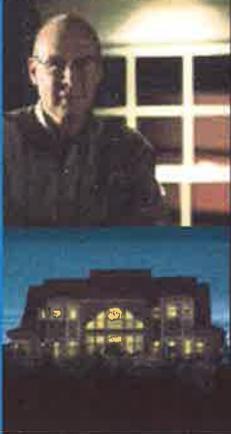


6



7





WINDOW PORTFOLIO

 **Kohltech**
Windows & Entrance Systems

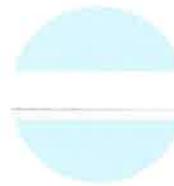
Looking at windows in a different way.



Grill Styles



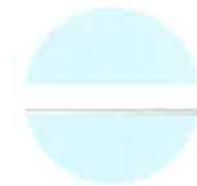
3/4" Grooved Georgian Grill
Available in white, tan, brushed aluminum split finish and any colour on pages 10 & 11.



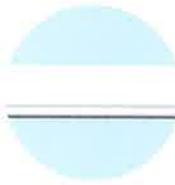
1" Grooved Georgian Grill
Available in white and any colour on pages 10 & 11.



5/8" Flat Colonial Grill
Available in white, tan, brass, brushed aluminum and any colour on pages 10 & 11.



7/8" Simulated Divided Lite
Available in white, tan, wood clear pine, wood primed, wood perma-finished (white and tan) and any colour on pages 10 & 11.



1 1/8" Simulated Divided Lite
Available in white, tan, wood clear pine, wood primed, wood perma-finished (white and tan) and any colour on pages 10 & 11.



1 1/16" Simulated Divided Lite
Available in white, tan and any colour on pages 10 & 11.



5/16" Slimline
Available in white, tan, black, brass, chrome, gold, dark pewter and any colour on pages 10 & 11.



2" Simulated Meeting Rail
Available in white, tan and any colour on pages 10 & 11.

CHOICES



Window Anatomy

- 1 Glazing
- 2 Sash
- 3 Hardware
- 4 Warm Edge Spacer
- 5 Frame
- 6 Exterior Moulding

Brick Moulds



Plain Frame



7/8" Brick Mould
available with j-trim
and subsill



1 1/2" Extended
Brick Mould
available with j-trim
(select frames only)



1 1/2" Brick Mould
available with j-trim
and subsill



2" 2 piece available
with Brick Mould
*available in
Western Canada only



2" 180 Brick Mould
available with j-trim
and subsill



3 1/2" 180 Brick
Mould
available with j-trim
and subsill



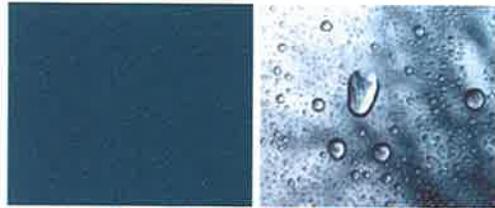
3 1/2" Brick Mould
available with j-trim
and subsill

Decralite® Grid Systems
Custom grills in any shape and design you can draw.
If you can draw it, we can make it on a custom order basis.
*Some conditions may apply.



CRANBERRY

The vibrance of autumn and the warm reddish hue of cranberries.



OLD WORLD BLUE

Inspired by the cool depth and freshness of the ocean and the openness of a clear blue sky.



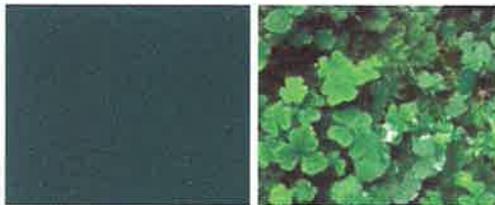
IVORY

The simplicity and subtlety of the softer colours in nature's palette.



UNIVERSAL BROWN

Inspired by the richness and smooth texture of the world's favourite indulgence.



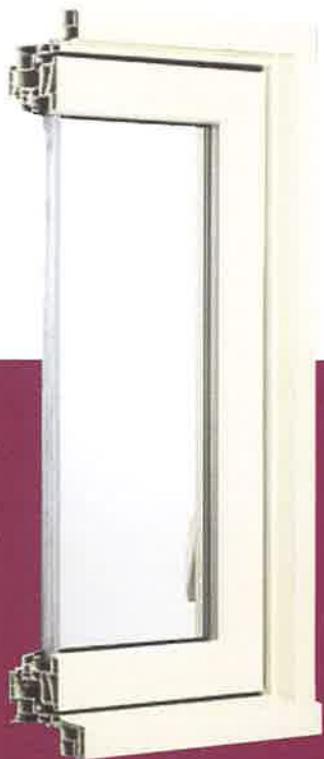
FOREST GREEN

The calming beauty of the forest and the appeal of crisp, fresh green leaves.



BLACK

Inspired by the allure of the night. Sophisticated, bold and undeniably elegant with just a hint of adventure.



SUPREME CASEMENT

Supreme Casement windows add a dramatic splash of elegance to your home while maintaining the durability and performance of vinyl. Available in a variety of designer colors and with a choice of decorative grills, Supreme Casement windows are engineered with a sturdy master frame construction.

Add the most energy efficient system available today and it's easy to see why Supreme Casement windows perform through the most extreme conditions.

STANDARD FEATURES

Hardware

- Multi-Point Lock
- Dual Arm Operator (windows over 24")
- Dyad Operator (windows 24" and less)
- Folding Handle
- Heavy Duty Stainless Steel Operator

Exterior Moulding

- Plain Frame or Nail Fin

Glass

- Clear

Interior Drywall Options

- 1/2" Integral Drywall Return
- 3/4" Integral Drywall Return

Ratings

- CSA A440.00: A3, B7, C5, F20, S1
- NFRC/Energy Star: NFRC
- AAMA/WDMA/CSA/1.S.2-/A440-08: CW-PG70-C (size tested 32x63)

→ SUPREME DOUBLE HUNG



Watch your home take on an outstanding level of character and charm. Supreme Double Hung are made from tough, durable vinyl and available in a range of designer colors. Supreme Double Hung are practical too. Engineered to provide a high degree of ventilation with features like a stainless steel coil spring balance system and Intercept warm edge spacers. They also tilt in for easy cleaning.

STANDARD FEATURES

Hardware

- Coil Balance
- Night Lock

Exterior Moulding

- Plain Frame or Nail Fin

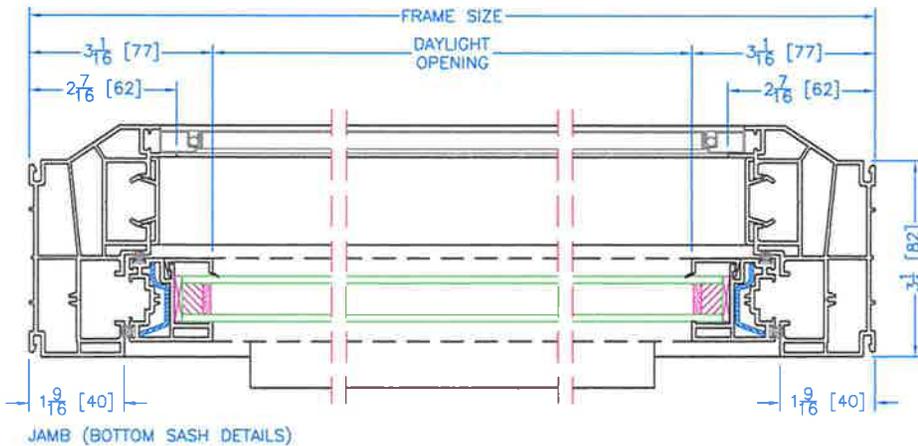
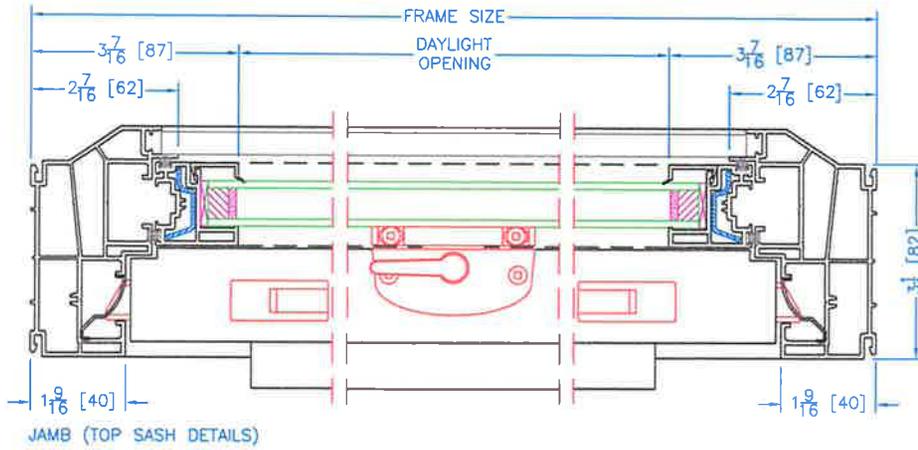
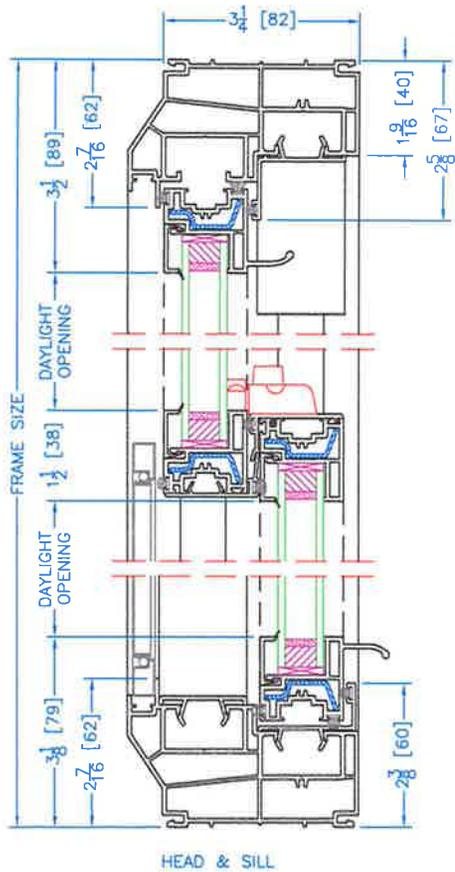
Glass

- Clear

Ratings

- CSA A440.00: A3, B3, C4, F10
- AAMA/WDMA/CSA/1.S.2-/A440-08: R-PG50-H (size tested 40x63)





NOTE: REINFORCEMENT IS INSTALLED WHEN STRUCTURALLY REQUIRED

22 Lincoln St

Northern Zone

Supreme Double Hung

Glass Options	Energy Rating	U-value (metric)	U-value (imperial)	Solar Heat Gain Coefficient	Visible Transmittance	Condensation Resistance	US Energy Star Zones
Clear	14	2.7	0.47	0.57	0.61	47	
Clear w Grills	10	2.7	0.47	0.51	0.54	47	
LoE/Argon	30	1.8	0.32	0.53	0.60	55	N
LoE/Argon w Grills	27	1.8	0.32	0.47	0.54	55	N
Energlass	30	1.8	0.32	0.53	0.60	57	N
Energlass w Grills	27	1.8	0.32	0.47	0.54	57	N
Triple Clear	20	2.2	0.39	0.51	0.55	52	
Triple LoE/Argon x 1 LSG	17	1.8	0.31	0.28	0.48	60	NC,SC
Energlass Plus - Argon LSG	21	1.5	0.26	0.24	0.41	62	N,NC,SC,S
Energlass Plus LSG	26	1.2	0.21	0.23	0.41	63	N,NC,SC,S
Energlass Plus Argon	32	1.5	0.27	0.45	0.54	62	N
Energlass Plus	37	1.3	0.23	0.45	0.54	62	N
LoE/Argon-LSG	17	1.8	0.31	0.29	0.53	56	NC,SC
LoE/Argon-LSG w Grills	16	1.8	0.31	0.26	0.47	56	NC,SC,S
Energlass-LSG	19	1.7	0.30	0.29	0.53	58	N,NC,SC
Energlass-LSG w Grills	17	1.7	0.30	0.26	0.47	58	N,NC,SC,S

Supreme Double Glider

Glass Options	Energy Rating	U-value (metric)	U-value (imperial)	Solar Heat Gain Coefficient	Visible Transmittance	Condensation Resistance	US Energy Star Zones
Clear	14	2.7	0.47	0.57	0.61	47	
Clear w Grills	10	2.7	0.47	0.51	0.54	47	
LoE/Argon	28	1.8	0.32	0.52	0.60	55	N
LoE/Argon w Grills	25	1.8	0.32	0.47	0.53	55	N
Energlass	28	1.8	0.32	0.52	0.60	57	N
Energlass w Grills	25	1.8	0.32	0.47	0.53	57	N
Triple Clear	20	2.2	0.39	0.51	0.55	52	
Triple LoE/Argon x 1 LSG	15	1.8	0.31	0.27	0.48	59	NC,SC,S
Energlass Plus - Argon LSG	19	1.5	0.26	0.24	0.41	63	N,NC,SC,S
Energlass Plus LSG	25	1.2	0.21	0.23	0.41	64	N,NC,SC,S
Energlass Plus Argon	30	1.5	0.27	0.45	0.54	62	N
Energlass Plus	35	1.3	0.23	0.45	0.54	64	N
LoE/Argon-LSG	16	1.8	0.31	0.29	0.53	56	NC,SC
LoE/Argon-LSG w Grills	14	1.8	0.31	0.26	0.47	56	NC,SC,S
Energlass-LSG	17	1.7	0.30	0.29	0.53	58	N,NC,SC
Energlass-LSG w Grills	16	1.7	0.30	0.26	0.47	58	N,NC,SC,S



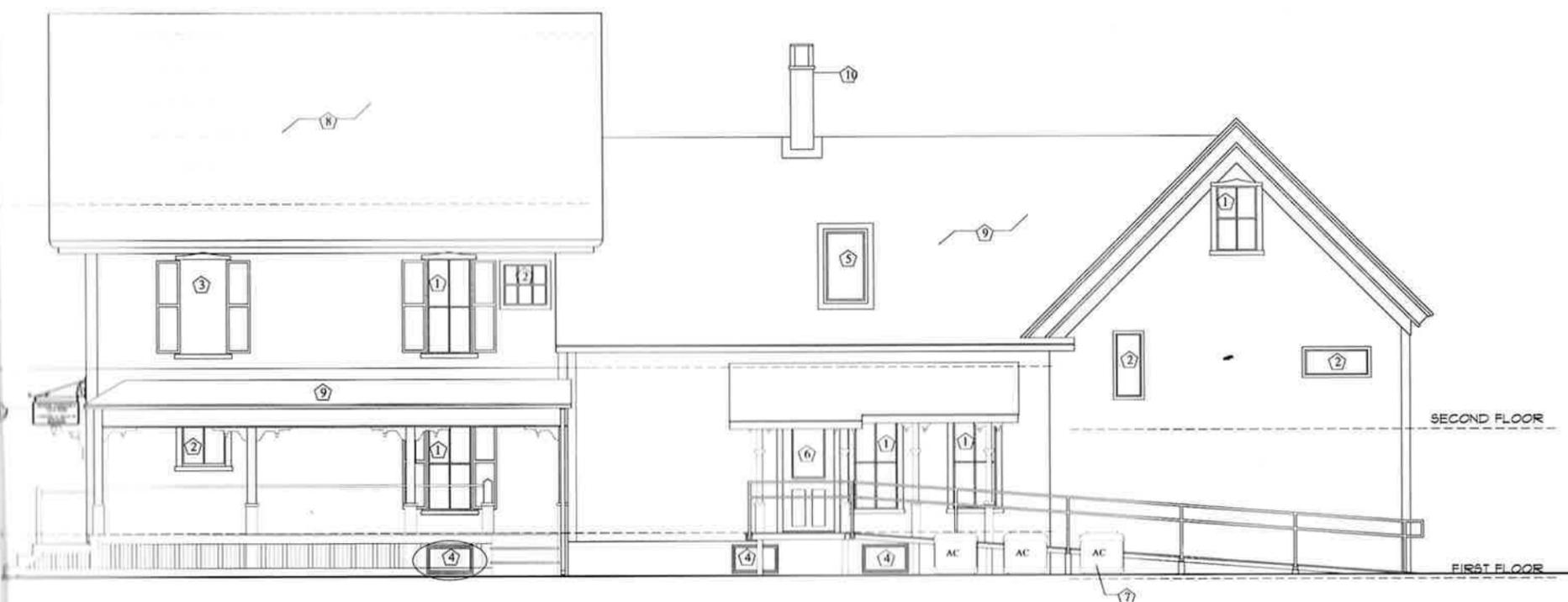
GENESIS COMMUNITY LOAN FUND
 P.O. BOX 609
 (207) 776-8926

SHIELDS ARCHITECTURE
 CUMBERLAND, MAINE
 (207) 776-8926

RENOVATIONS
 22 LINCOLN STREET
 BRUNSWICK, MAINE

EXTERIOR ELEVATIONS

A-4



2 EAST (SIDE) ELEVATION
 1/4" = 1'-0"



1 SOUTH (LINCOLN ST.) ELEVATION
 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

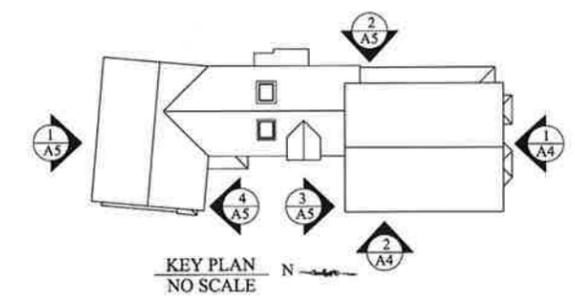
- 1. EXISTING EXTERIOR ITEMS, UNLESS NOTED OTHERWISE, ARE TO REMAIN. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO:
 - 1. WOOD SIDING - PTD.
 - 2. ROOFS & THEIR TRIM. SEE ROOF PLAN 2/A3 FOR ROOFING.
 - 3. PORCHES, STEPS, LANDINGS & THEIR TRIM.
 - 4. HC RAMP & HANDRAILS.
 - 5. DOORS & THEIR TRIM.
 - 6. WINDOWS - SEE KEYED NOTES FOR LOCATIONS OF WINDOWS TO REMAIN AND WINDOW OPENINGS TO RECEIVE WINDOWS.
 - 8. WINDOW TRIM - ALL EXISTING WINDOW TRIM TO REMAIN.
- 7. PLANTINGS NOT SHOWN ON THE ELEVATIONS FOR CLARITY.

KEYED NOTES:

- 1. EXISTING WINDOW - REMOVE EXISTING STORM WINDOW, REPLACE W/VDH VINYL REPLACEMENT WINDOW. MUNTIN LAYOUT TO MATCH EXISTING.
- 2. EXISTING WINDOW TO REMAIN.
- 3. EXISTING BLIND WINDOW.
- 4. EXISTING BASEMENT WINDOW - INSTALL NFILL PANEL PER DETAIL A/A2.
- 5. EXISTING SKYLIGHT TO REMAIN.
- 6. EXISTING DOOR TO REMAIN.
- 7. EXISTING A/C CONDENSOR - TO REMAIN (TYP. OF 3)
- 8. NEW ASPHALT SHINGLES - "ARCHITECTURAL" STYLE.
- 9. EXISTING ROOFING TO REMAIN.
- 10. EXISTING BRICK CHIMNEY - TO BE REMOVED.
- 11. EXISTING SIGN HANGER - TO BE REMOVED FOR REUSE.
- 12. NEW LOCATION OF EXISTING SIGN HANGER & NEW SIGN.



SIGN DETAIL
 1 1/2" = 1'-0"



KEY PLAN
 NO SCALE



Owner
GENESIS COMMUNITY LOAN FUND
 P.O. BOX 609
 (207) 776-8926

Architect
SHIELDS ARCHITECTURE
 CUMBERLAND, MAINE
 (207) 776-8926

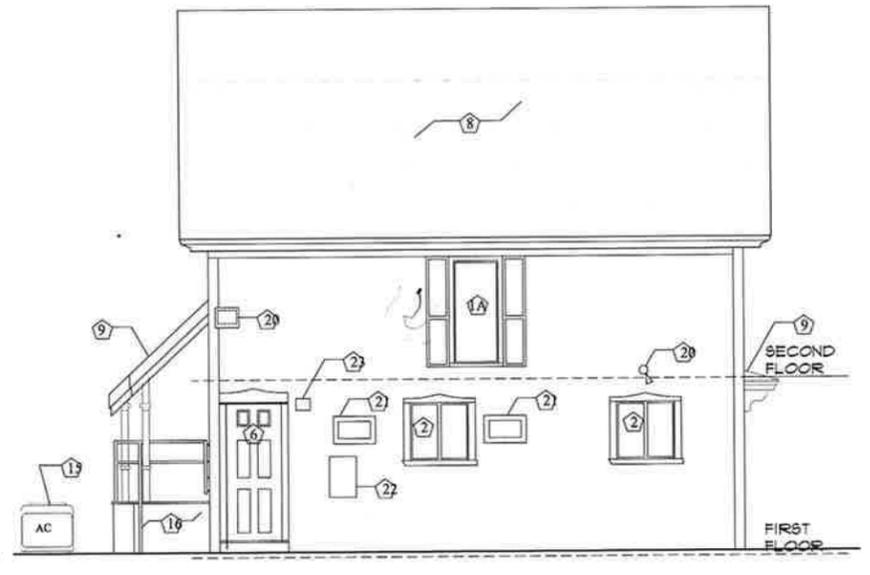
Date: 1/2/15
 Project: **RENOVATIONS**
 22 LINCOLN STREET
 BRUNSWICK, MAINE

Drawing
EXTERIOR ELEVATIONS

A-5



2 WEST (UNION ST.) ELEVATION
 1/4" = 1'-0"



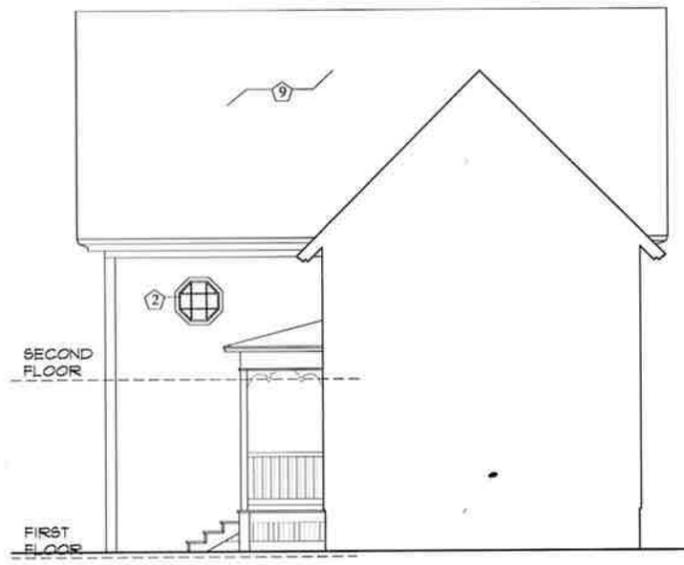
1 NORTH (PARKING LOT) ELEVATION
 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

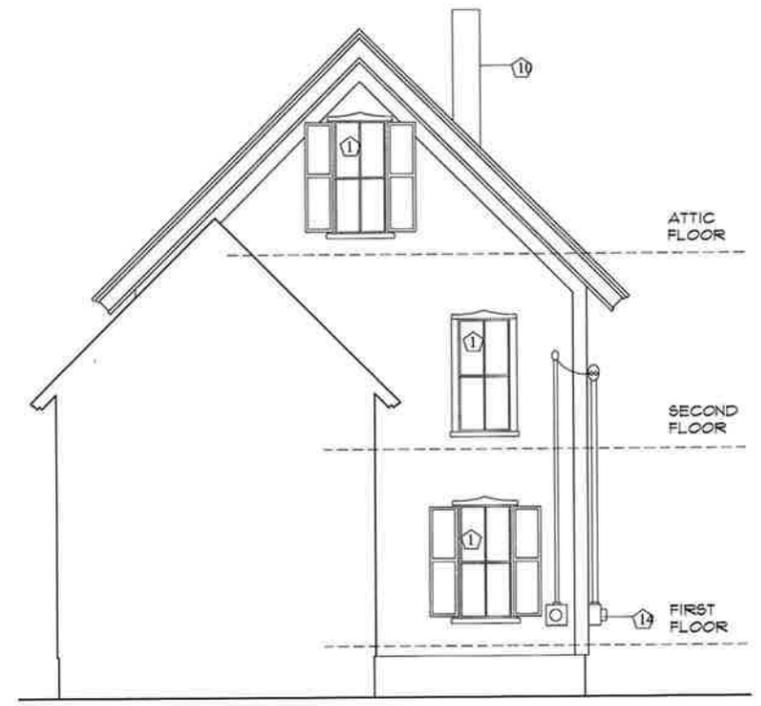
- 1. EXISTING EXTERIOR ITEMS, UNLESS NOTED OTHERWISE, ARE TO REMAIN. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO:
 - 1. WOOD SIDING - PTD.
 - 2. MOOFS - THEIR TRIM AND ROOFING, UNO.
 - 3. PORCHES, STEPS, LANDINGS & THEIR TRIM.
 - 4. HC RAMP & HANDRAILS.
 - 5. DOORS & THEIR TRIM.
 - 6. WINDOWS - SEE KEYED NOTES FOR LOCATIONS OF WINDOWS TO REMAIN AND WINDOWS TO RECEIVE REPLACEMENT KITS.
 - 7. WINDOW TRIM - ALL EXISTING WINDOW TRIM TO REMAIN.
- 8. PLANTINGS NOT SHOWN ON THE ELEVATIONS FOR CLARITY.

KEYED NOTES:

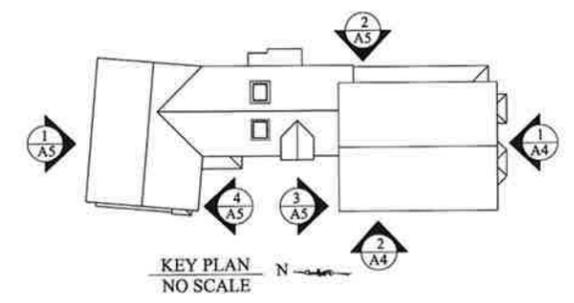
- 1. EXISTING WINDOW - REMOVE EXISTING STORM WINDOW, REPLACE W/DH VINYL REPLACEMENT WINDOW. MUNTIN LAYOUT TO MATCH EXISTING.
- 1A. EXISTING WINDOW - REPLACE W/DH VINYL REPLACEMENT WINDOW. MUNTIN LAYOUT TO MATCH EXISTING.
- 2. EXISTING WINDOW TO REMAIN.
- 3. NEW BOILER EXHAUST.
- 4. EXISTING BASEMENT WINDOW - INSTALL INFILL PANEL PER DETAIL A/A2.
- 5. EXISTING SKYLIGHT TO REMAIN.
- 6. EXISTING DOOR TO REMAIN.
- 7. NOT USED.
- 8. NEW ASPHALT SHINGLES - "ARCHITECTURAL" STYLE.
- 9. EXISTING ROOFING TO REMAIN.
- 10. EXISTING CINDER BLOCK CHIMNEY - TO BE REMOVED.
- 11. EXISTING OIL FILL - TO BE REMOVED.
- 12. EXISTING GAS ENTRY - TO REMAIN.
- 13. EXISTING SPRINKLER CONNECTION - TO REMAIN.
- 14. EXISTING ELECTRICAL, PHONE, CABLE SERVICE ENTRANCE.
- 15. NOT USED.
- 16. EXISTING HC RAMP & HANDRAILS - TO REMAIN.
- 17. EXISTING BRICK CHIMNEY - TO BE REMOVED.
- 18. CRACK AT FOUNDATION WALL - REPAIR.
- 19. NOT USED.
- 20. EXISTING EXTERIOR LIGHT TO REMAIN.
- 21. EXISTING A/C UNITS TO REMAIN.
- 22. EXISTING HC PARKING SIGN TO REMAIN.
- 23. NEW LIGHT FIXTURE.



4 ELEVATION
 1/4" = 1'-0"

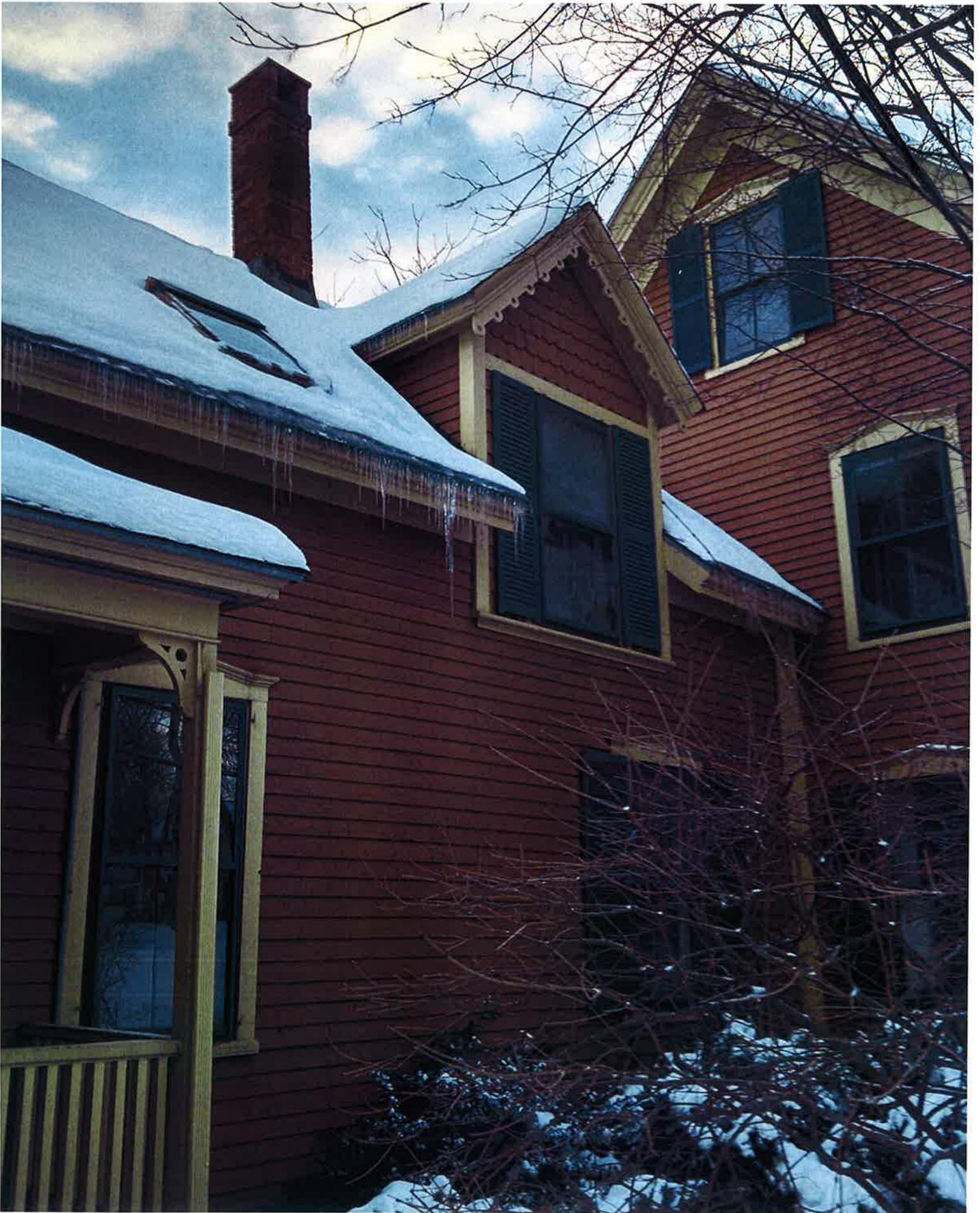


3 ELEVATION
 1/4" = 1'-0"













Received: 1/6/15
By: AE

VRB Case #: 15-002

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

Name: Dewitt Kimbell
Address: 24 Oak St #1
Phone Number: 207 831 5634

2. Project Property Owner:

Name: Same
Address: _____
Phone Number: _____

dewitt@
completehome
evaluations.com

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 24 Oak St

5. Tax Assessor's Map # 014 Lot # 97 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):

New siding, doors, on existing barn
windows on main house

Owner's Signature: Dewitt Kimbell

Applicant's Signature (if different): _____

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

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

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

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

1/8/15 (date) by Jeremy Daxsee

THIS APPLICATION WAS:

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

Applicable Comments: _____

Signature of Department Staff Reviewing Application



COMPLIANCE WITH ZONING STANDARDS

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

This is to certify that the application for Certificate of Appropriateness submitted by Dewitt Kimball, relating to property designated on Assessor's Tax Map # U14 as Lot # 97 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: - Installation of any new windows/doors will require building permit.
Barn - Any change of use from existing storage may require formal review
Barn - Maine energy code to be met if adding heating facility

Signed: OSD
Date: 2/7/15

**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 the public Right-of-Way, and therefore a Certificate of Appropriateness is not required.

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 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 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 roofing, siding, doors and windows at 32 School 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.

014-97

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 24 Oak

County City/Town Street Address and Number

historic: 1891-1893 res. of Zaphirin Fournier

Name of Building/site: Common and/or Historic

Approximate Date: 1891-1893 Style: late Italianate

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

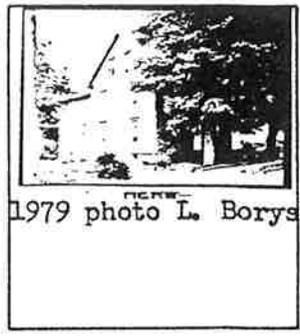
Endangered: No Yes

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

Rating:

Historic Significance to the Community:

(For Additional Information - Use Reverse Side)



1979 photo L. Borysenko

014-98

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 20/22 Oak

County City/Town Street Address and Number

historic: 1892-1893 (apt. bldg. of) Eugene Gamache

Name of Building/site: Common and/or Historic

Approximate Date: 1892-1893 Style: Colonial Revival

Type of Structure:

Residential Commercial Industrial Other:

Condition: Good Fair Poor

Endangered: No Yes

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

Rating:

Historic Significance to the Community:

(For Additional Information - Use Reverse Side)



1979 photo L. Borysenko

Staff Q & A with Applicant

Why are the doors on the south façade being removed?

The south side doors will be upgraded with steel insulated doors. I will have a sliding cover to use as further security measures.

It appears replacement of the asphalt shingles on the barn is not part of this application?

The shingles have all been replaced with architectural shingles on the front and still have about 15 years left on the north side fiberglass shingles. The project only entails siding and windows.

Was there previously one 2nd story window on the east side of the barn? It appears that may have been the case. If you are restoring original window openings, I'd like to note that on application.

It is hard to say what was going on with this building prior to my purchase. I will be removing some windows and installing others. This is on the rendering. Currently, I just have storm windows screwed over openings.

Why is 1st floor window being removed on west side of barn? VRB may - or may not - have desire to maintain historical integrity of the structure's fenestration.

I am removing the western window because I want the space to hang rakes and other stuff. If it needs to stay, I can do that. I fully understand the purpose for Village Review but it seems a little over the top to consider my barn as having any historic value.

Why are you proposing to go from horizontal siding to vertical siding?

I am going vertical siding over horizontal because it is a traditional barn siding and I like the look of it. Clapboards are too expensive and I can't stomach vinyl siding on barns.

Renovations 24 Oak Street Renovations

Barn

I was asked to supply additional information for the barn. The siding that is going to be used is #2, 1X10 shiplap pine. The windows in the barn will be vinyl. I am also adding a small pitched roof that will go across the south side and shed water away from the barn. A sketch is included.

Window Brand: Anderson

Main House

On the north side of the house I will be removing one window and installing 2. The new windows will be the same dimension and match the style and material of the existing windows. The units will be double style, double hung windows. *Anderson Windows*

Deadlines

I will be doing this work the end of the first week of February. Tenants gave short notice in moving out and I have to get the work done so the units can be rented asap. I hope this can be permitted prior to the start of the job. If not, I will have to pay whatever fine and start the job. Due to the rental situation I have no choice in waiting and missing months of rent.

South Side

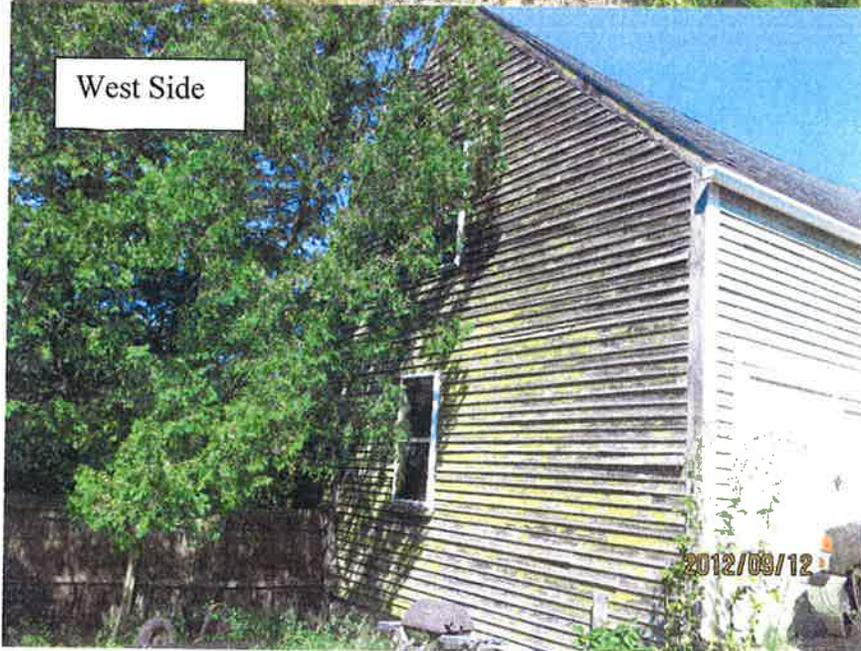


North Side





East Side



West Side



3'
extends

2012/09/12

Asphalt Shingles
like roof



 DeWitt Kimball
Complete Home Evaluation Services
(207) 831-5634 www.CompleteHomeEvaluations.com

- Water Quality Testing
- Lead Dust Testing
- Mold Inspections
- Radon Testing

2012/09/12

24 Oak
North Side

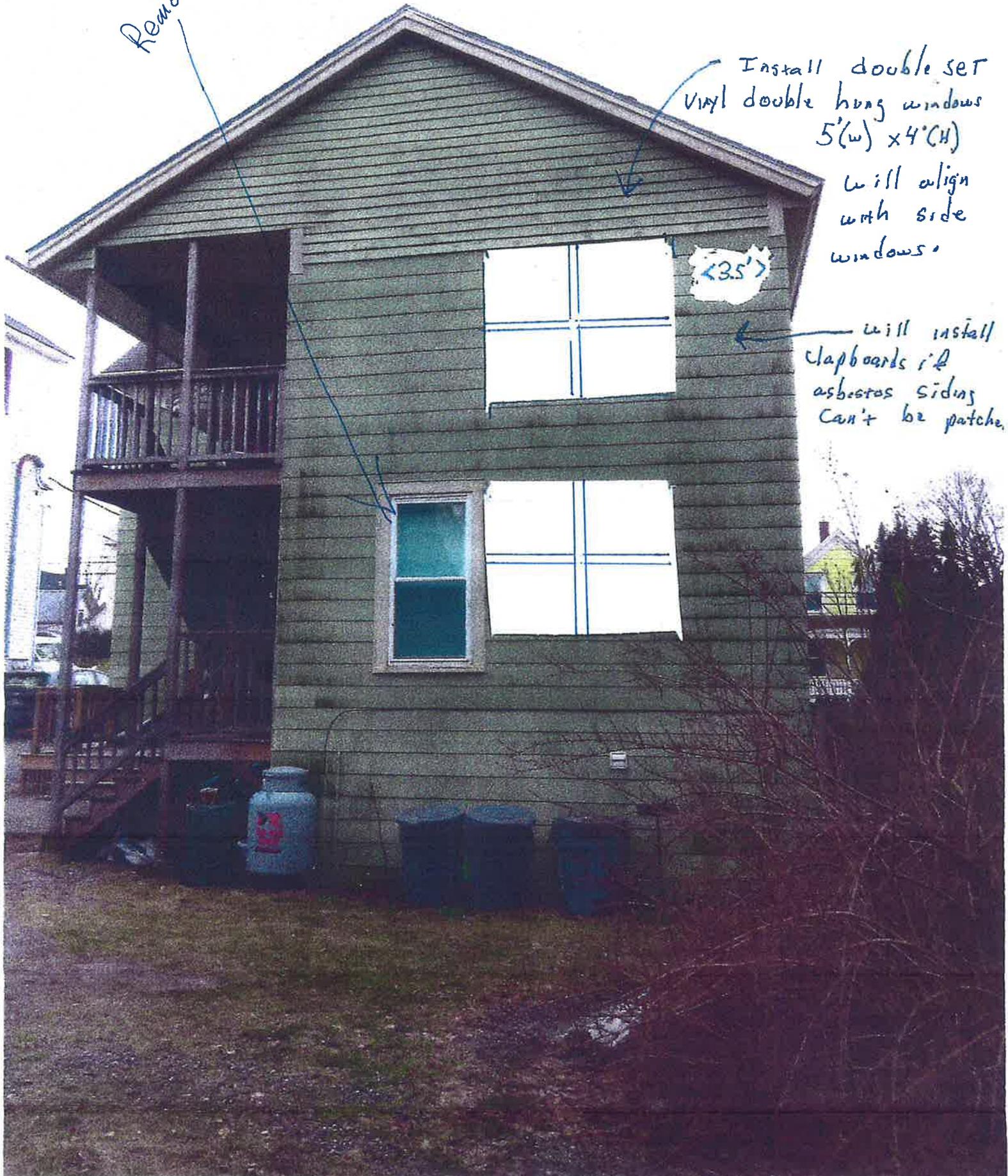
Remove

Install double set
vinyl double hung windows
5'(w) x 4'(H)

will align
with side
windows.

<35>

will install
clapboards if
asbestos siding
can't be patche.





David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com

Copyright 2012, David Matero
Architecture, LLC.

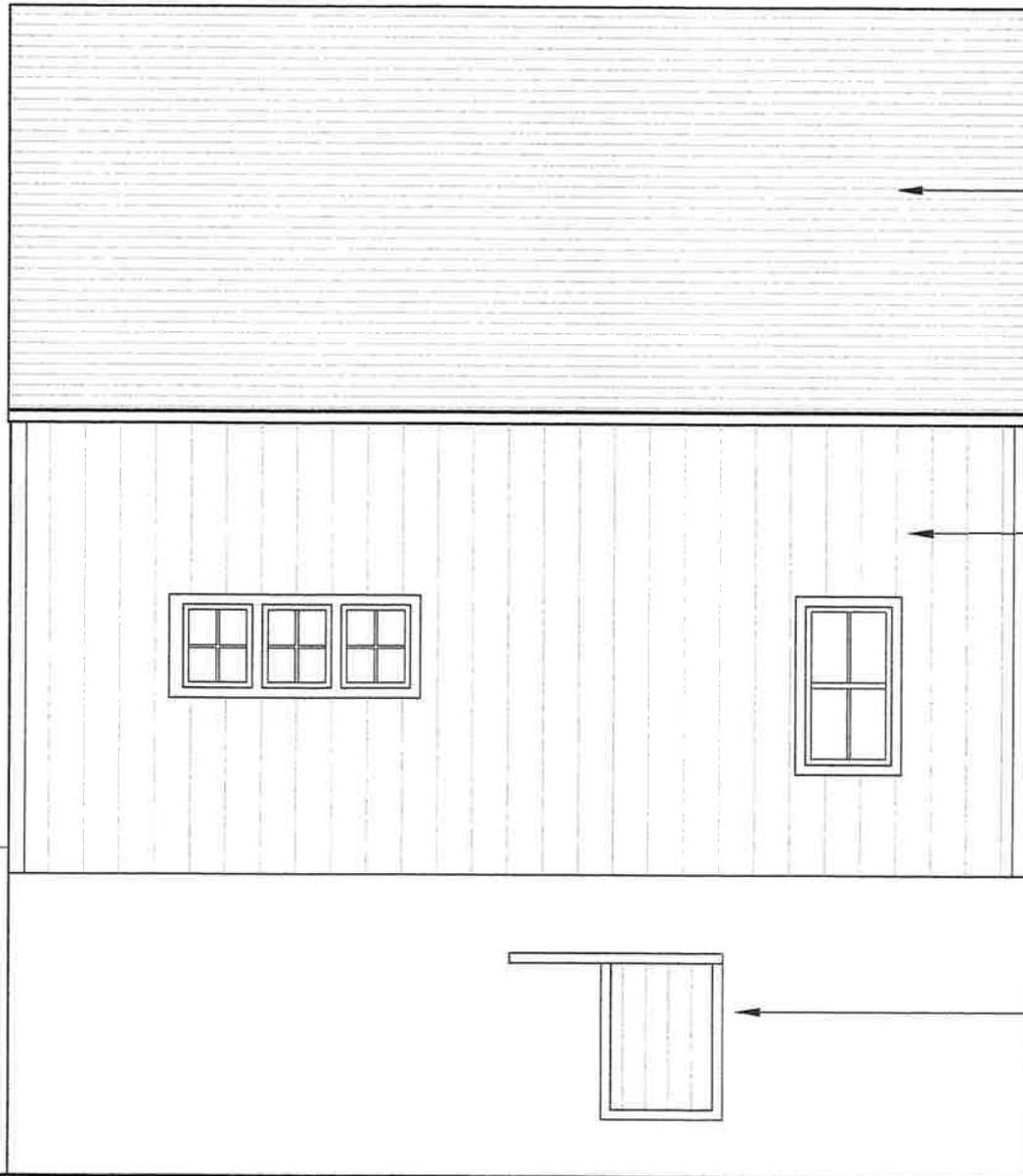
South Elevation

Kimball Garage / Studio
Brunswick, ME

Building Elevation

Scale: 3/16" = 1'-0"
Date: 08.24.12

ASK.01



Asphalt shingle
roof

Vertical siding,
painted

Sliding door,
basement access

David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com

Copyright 2012, David Matero
Architecture, LLC

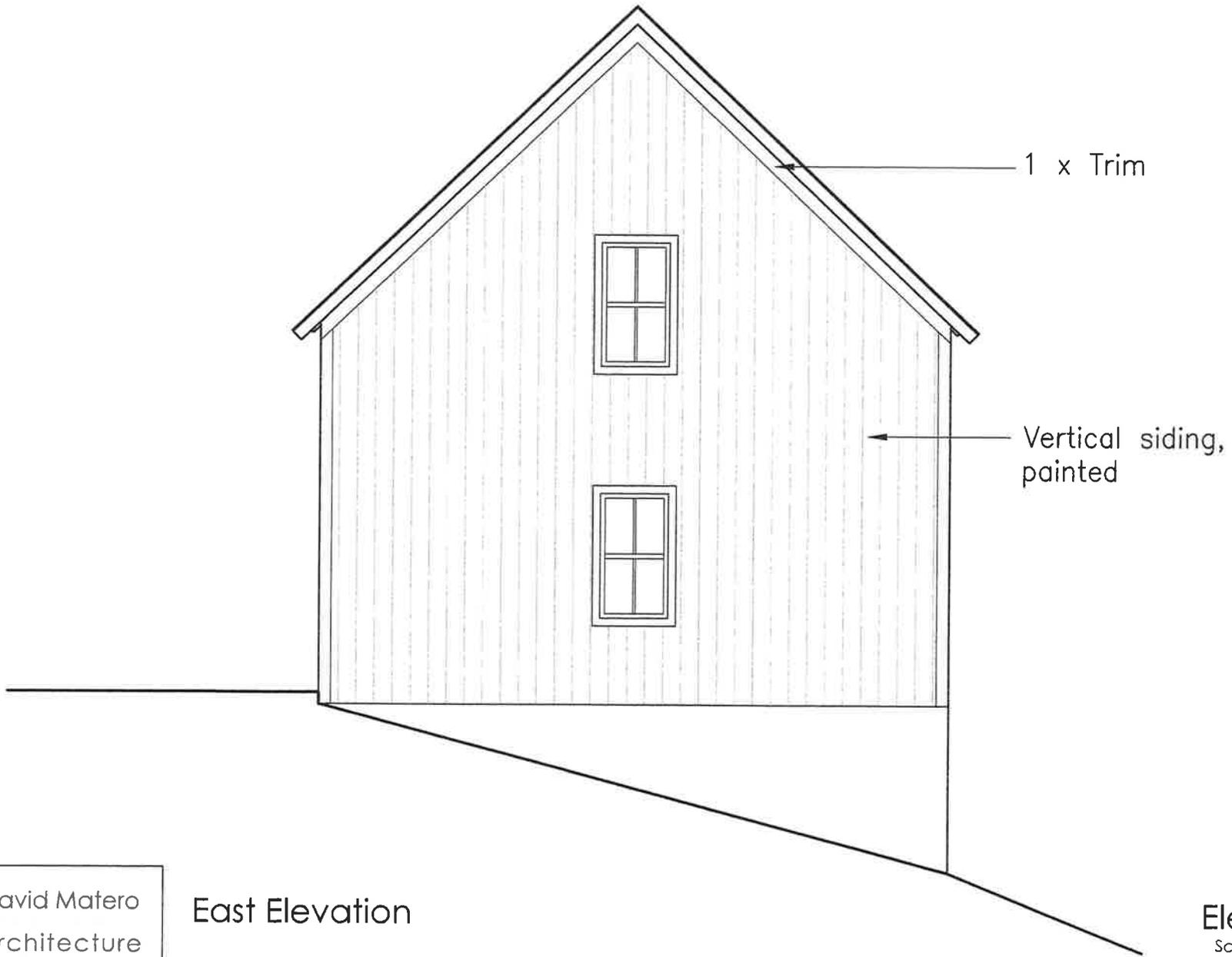
North Elevation

Kimball Garage / Studio
Brunswick, ME

Elevations

Scale: 3/16" = 1'-0"
Date: 08.24.12

ASK.03



David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207 671 6820
david@davidmatero.com

Copyright 2012, David Matero
Architecture, LLC

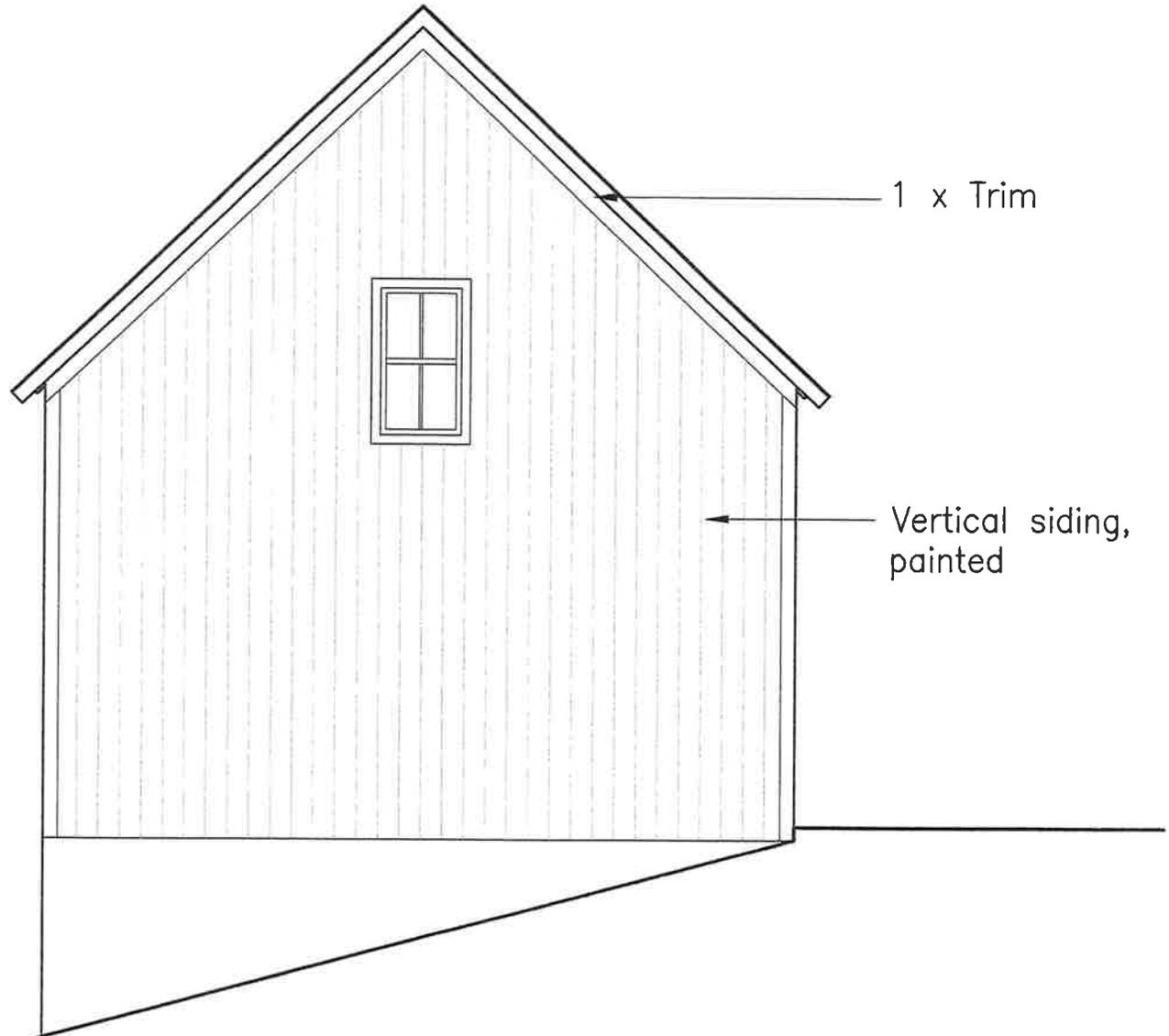
East Elevation

Kimball Garage / Studio
Brunswick, ME

Elevations

Scale: 3/16" = 1'-0"
Date: 08.24.12

ASK.02



David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.4820
david@davidmatero.com

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Architecture, LLC

West Elevation

Kimball Garage / Studio
Brunswick, ME

Elevations

Scale: 3/16" = 1'-0"
Date: 08.24.12

ASK.04



Andersen Windows - Abbreviated Quote Report



Project Name: 005603

Quote #: 5603

Print Date: 01/07/2015

Quote Date: 01/07/2015

iQ Version: 14.1

Dealer: Hammond Lumber Company
Auburn, Bangor, Belgrade, Boothbay, Brunswick, Damariscotta
Fairfield, Farmington, Greenville, Pemaquid, Portland, Skowhegan

Sales Rep: Administrator

Created By:

Customer:

Billing
Address:

Phone:

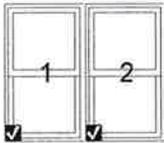
Fax:

Contact:

Trade ID:

Promotion Code:

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
------	-----	-----------------------	----------	------------	------------



0001 1 244DH2440-2 (AA-AA)

\$ 573.80 \$ 573.80

RO Size = 4' 8" W x 4' 0" H Unit Size = 4' 7 1/2" W x 3' 11 1/2" H

Composite Unit, 3 1/4" Frame Depth, White/Clear Pine, Low E Top/Bottom*Low E Top/Bottom Glass, No Grille, Mulling Location: Factory (Direct), Mull Type: Narrow Mull, Mull Priority: Vertical
Insect Screen, White

Zone: Northern

Unit U-Factor SHGC ENERGY STAR® Qualified

Unit	U-Factor	SHGC	ENERGY STAR® Qualified
1	0.30	0.32	Yes
2	0.30	0.32	Yes

Customer Signature

Total Load Factor

0.281

Subtotal

\$ 573.80

Tax (0.000%)

\$ 0.00

Grand Total

\$ 573.80

Dealer Signature

** All graphics viewed from the exterior

Received: 1/6/15
By: [Signature]

VRB Case #: 15-003

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Perreault + Daughters
Address: 295 Hacker Blvd
Brunswick ME
Phone Number: 841 9696

2. Project Property Owner:

Name: Dave Gulick
Address: 14 Shady Run Ln
Cumberland
Phone Number: 233 4054

3. Authorized Representative: (If Different Than Applicant)

Name: Same
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: 77 Pleasant St

5. Tax Assessor's Map # 015 Lot # 72 of subject property.

6. Underlying Zoning District FRI

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):

Gable end Facing Police St,
enlarge Fire Escape with a ladder
Thru the Deck to the next roof.
This is to make safer for 3rd Floor
tenants. Have already talked to
Jeff Emerson and Carl Adams for
Preliminary approval for fire and code
Pressure treated Deck and Railing, some
as there now adding a aluminium ladder.

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

This application was Certified as being complete on 1/14/15 (date) by AMS
of the Department of Planning and Development.

THIS APPLICATION WAS:

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

Applicable Comments: 2/14 per contractor rep., railings will be of same design and materials as that on front porch. Offered to paint aluminum ladder same shade as siding.

Anna McCreich
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 John [unclear] relating to property designated on Assessor's Tax Map # U15 as Lot # 72 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

Signed: [Signature]
Date: 1/14/15

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

Project Name: 77 Pleasant Street: 3rd Floor Fire Escape Replacement and Addition of Side Wall Ladder and New 2nd Floor Landing Area

Case Number: VRB – 15 - 003

Tax Map: Map U15, Lot 72

Applicant/Property

Owner: Pleasant Street Revocable Trust
c/o David Gulick
14 Shady Run Lane
Cumberland, ME 04021
(207) 233-4054

Authorized Representative: Perreault and Daughters
c/o John Perreault
295 Hacker Road
Brunswick, ME 04011
(207) 841-9696

PROJECT SUMMARY

The owner of 77 Pleasant Street is proposing to remove an existing 3rd floor window fire escape landing, replace with a new landing/ladder on the 3rd floor, and add an additional landing on the first floor building addition roof. The purpose for the replacement is to provide safer egress in the case of an emergency situation. .

The project site is located within the Town Residential 1 (TR1) Zoning District and Village Review Overlay Zone. A copy of the Pejepscot Historic Site Survey is included with the application noting historical characteristics of the building. This property is not listed on the National Register of Historic Places nor is it located within a designated historic district. It has been classified as a contributing resource within the Village Review Zone (VRZ) per the VRZ contributing resource classification survey completed in January 2014.

The proposed improvements will require a building permit. No additional reviews and approvals by the Brunswick Planning Board or Zoning Board of Appeals are required.

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 remove and replace the existing smaller fire escape landing area located on the west side of the structure (3rd floor window), visible from the public right-of-way. The larger landing will be 3 feet in depth and 5-6 feet in length. To further improve emergency egress, a second landing will be similarly constructed over the roof of the first floor building addition. A ladder will be installed internally to the 3rd floor landing, connecting to the rooftop landing. The proposed design will be similar in detail, color and materials as to the front porch railings/decking recently approved by the Board and now completed. As designed the improved fire escape will contribute to the character of the Village Review Zone and the structure should 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 by the contractor, the replacement landings and ladder will be of a similar design and materials (composite white railings, pressure treated decking, and aluminum ladder that can be painted a similar color as the siding to minimize the overall effect on the historic integrity of the contributing resource.*
 - b. Alterations shall remain visually compatible with the existing streetscape.** *As stated above, landing design and materials match that of the previously approved front porch renovation completed in 2014.*
 - 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
77 PLEASANT STREET: 3rd FLOOR FIRE ESCAPE REPLACEMENT AND
ADDITION OF SIDE WALL LADDER AND NEW 2nd FLOOR LANDING AREA**

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 3rd floor fire escape and related improvements 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.

MHPC USE ONLY

[Empty box for MHPC use only]

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): _____
 2. PROPERTY NAME (OTHER): _____
 3. STREET ADDRESS: 17 PLEASANT ST
 4. TOWN: Brunswick 5. COUNTY: Cumberland
 6. DATE RECORDED: 1994 / 2005 7. SURVEYOR: _____
 8. OWNER NAME: _____ ADDRESS: _____

9. PRIMARY USE (PRESENT):

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> COMMERCIAL/TRADE	<input type="checkbox"/> FUNERARY
<input checked="" type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> GOVERNMENTAL	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> HEALTH CARE
<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> RELIGIOUS	<input type="checkbox"/> HOTEL	<input type="checkbox"/> LANDSCAPE
<input type="checkbox"/> TRANSPORTATION	<input type="checkbox"/> DEFENSE	<input type="checkbox"/> SUMMER COTTAGE/CAMP	<input type="checkbox"/> SOCIAL
<input type="checkbox"/> RECREATION/CULTURE	<input type="checkbox"/> UNKNOWN		
<input type="checkbox"/> OTHER			

10. CONDITION: GOOD FAIR POOR DESTROYED, DATE 1/1

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:

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

12. OTHER STYLISTIC CATEGORY:

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

13. HEIGHT: 1 STORY 1 1/2 STORY 2 STORY 2 1/2 STORY 3 STORY 4 STORY

14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR): 1 BAY 2 BAY 3 BAY 4 BAY 5 BAY MORE THAN 5 ()

15. APPENDAGES: SIDE ELL REAR ELL FRONT TOWER ADDED STORIES SHED BAY WINDOW

DORMERS PORCH CUPOLA

PHOTOGRAPH:



7 24 98

16. PORCH: ATTACHED ENGAGED ONE STORY MORE THAN ONE STORY
 FULL WIDTH WRAPAROUND SLEEPING PORCH SECONDARY PORCH *IN LEAR*

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

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

19. CHIMNEY PLACEMENT: INTERIOR INTERIOR FRONT/REAR CENTER INTERIOR END EXTERIOR
 OTHER _____

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

21. ROOF MATERIAL: WOOD METAL TILE SLATE ASPHALT ASBESTOS

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

23. FOUNDATION MATERIAL: FIELDSTONE BRICK WOOD CONCRETE *ON SMALL SIDE ADDITION* GRANITE ORNAMENTAL CONC. BLOCK
 OTHER _____

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

HISTORICAL DATA

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

27. DATE MAJOR ADDITIONS/ALTERATIONS: _____

28. ARCHITECT: _____ 29. CONTRACTOR: _____

30. ORIGINAL OWNER: _____

31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____

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

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

34. COMMENTS/SOURCES: _____

35. HISTORICAL DRAWINGS EXIST: YES NO LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ORIGINAL MOVED DATE MOVED _____

37. SETTING: RURAL/UNDISTURBED RURAL/BUILT UP SMALL TOWN URBAN SUBURBAN

38. QUADRANGLE MAP USED: _____ QUADRANGLE #: _____

39. UTM NORTHING: _____ 40. UTM EASTING: _____

41. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW SE SW

MHPC USE ONLY

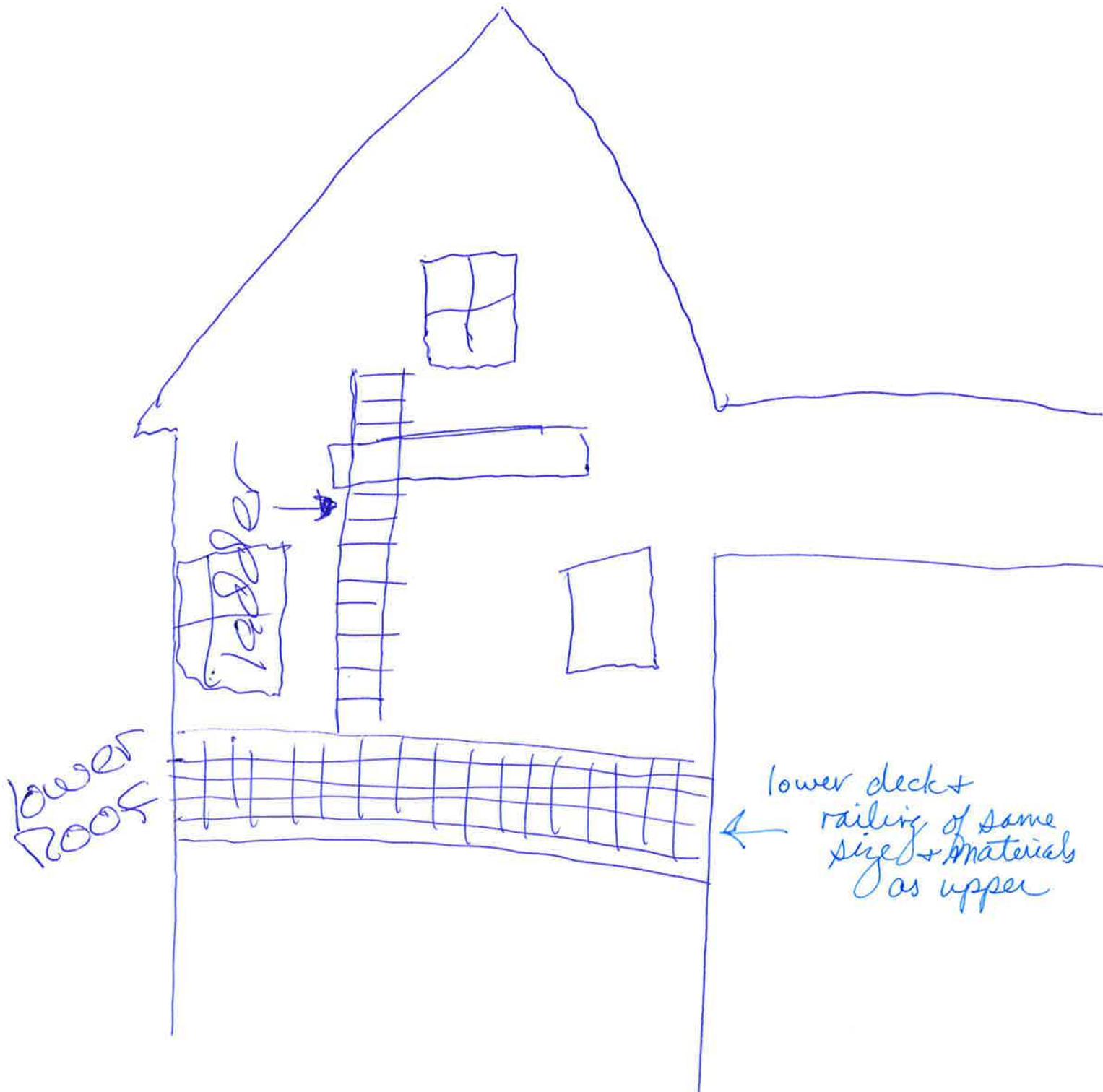
DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____

NR STATUS: L HD E NE ND REVIEWER _____

DATA SOURCE: HPF CLG R&C STAFF STATE SURVEY OTHER _____ LEVEL OF SURVEY: R I







upper
railing



lower
roof

lower deck +
railing of same
size + materials
as upper



**VILLAGE REVIEW BOARD
JULY 15, 2014**

MEMBERS PRESENT: Chair Emily Swan, Connie Lundquist, Gary Massanek and Karen Topp

STAFF PRESENT: Anna Breinich

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

1. Case # VRB 14-018 – 32 School Street – The Board will review and take action regarding a Certificate of Appropriateness for the removal and replacement of building siding and roofing materials located at 32 School Street (Map U08, Lot 29).

Anna Breinich introduced the application and said that the new owners of 32 School Street come before the Board as part of an emergency COA that was issued by the Codes Enforcement Officer on 6/13/14 which allowed the owners to begin repairs to the building immediately in an effort to minimize further damage caused by leaky walls and roofing. Anna said that the emergency waiving of the COA still requires that the applicant go through the normal COA process. Anna said that the renovation include removal and replacement of siding on the main structure, clapboard repair (carriage house), removal and replacement of roofing materials, replacement of existing front entryway, replacement of back door and steps and window replacements. Anna said that in taking a look at everything that was being done to the main structure, staff found no conditions of approval as they are following the Design Guidelines.

In terms of the garage, Anna Breinich said that it is fairly dilapidated as seen in the photographs. The owner has decided to build a new garage in its footprint that would be stick built, wood clapboard siding, of white color, green roof and as presented with one double wide overhead door which the Design Guidelines say to avoid. Anna has included in the conditions that the doublewide overhead door be avoided and two single overhead doors be used.

The applicant, Michael Sanders said that when he and his wife recently purchased this house, it was basically falling into the street and he and Amy Russell would like to bring it back to where it was.

Connie asked if the applicant has thought of any other protection from the weather aside from using storm doors. Michael Sanders replied that the challenge is to save the front wood doors behind the storm door while still being able to showcase them. Michael said that the contractor will be repairing them as best he can, but that they need a barrier. Connie asked if the storm doors will be staying on all year and Michael replied that he had not considered that, but it is an easy solution.

Emily Swan asked why the applicant chose vinyl over wood or wood-like siding. Michael Sanders replied that it came down to the question of how often do you want to paint your house. Michael said that they did look at the condition of the clapboard and were considering clapboard but that this house is being renovated at a significant expense. Michael said that this was one expense that they felt they could compromise in while still maintaining the character. Emily asked about the trim and Michael replied that it will be all wood. Emily asked if the Marvin windows being put in are wood on the inside and metal on the outside. Michael replied that it is aluminum on the outside, painted black.

Connie Lundquist asked if they will be replacing the garage door and Michael Sanders replied that in stage 2 they plan to get rid of one of the bays and remodeling it to make a real entrance to an apartment to the left of a single garage door. Michael said that the garage roof will have a pitched roof in keeping in sync with the house.

Chair Emily Swan opened the meeting to public comment.

Phil Dionne, resident of 91 Merrymeeting Road and owner of adjacent property at 31-33 School Street, asked if the emergency COA was new. Anna Breinich replied that it is not new and has been in the ordinance since the beginning. Phil replied that he missed this and was abused by this a few years ago when the former occupant of the home needed a ramp installed; it took almost 9 weeks. Phil said that it is well known in Brunswick that it is easier to beg for forgiveness than to go along with the process and thinks that the process needs to be tightened. Phil said that he is very surprised that the applicant was granted an emergency COA for the siding and roofing.

Chair Emily Swan closed the meeting to public comment.

MOTION BY CONNIE LUNDQUIST THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY.

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE REPLACEMENT OF ROOFING, SIDING, DOORS AND WINDOWS AT 32 SCHOOL 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

SECONDED BY KAREN TOP, APPROVED UNANIMOUSLY.

2. Case # VRB 14-019 – 21 Town Hall Place – The Board will review and take action regarding a Certificate of Appropriateness for the construction of a new storage shed to replace the existing shed accessory to the Brunswick Central Fire Station located at 21 Town Hall Place (Map U13, Lot 65A).

Anna Breinich introduced the application and clarified that what they are approving is the construction of a new storage shed at 21 Town Hall Place, the demolition of the former shed did not come under review because it was not a contributing structure to an existing contributing structure and was exempt; the Fire House is a contributing structure. Anna said the demolition permit for the shed has been issued. Anna said that the replacement shed will have a gabled roof, stick built and smaller in size (19 x 32 to 16 x 16) and will have a single overhead door on the north side facing Central Station. Anna said she believes that it will be white vinyl siding with fiberglass doors, steel overhead door and a silver metal galvanized roof. Emily Swan asked where the front edge would be located and Anna replied that she has asked the Fire Chief to place it as far back as possible but suggested that the Board make this a Condition of Approval to minimize the view and to gain a couple of parking spaces. Gary Massanek said that the proposed orientation will make the galvanized metal roof very prominent. Anna replied that it was a matter of cost, but if desired the roof can be green. Gary and Emily agreed that they would prefer the green.

Chair Emily Swan opened the meeting to public comment.

Jeff Morse, Pierce Photography owner and direct abutter, would like to be notified of the exact date of the demolition. Jeff asked that they double check the property lines. Jeff asked if there will be any issue with tree at this location as it is situated on 3 different properties and hangs down over the roof. Jeff asked if they will be enclosing the fence given that the structure would be smaller and Anna replied that she did not know for sure, but noted that they do not regulate fences in Brunswick. Jeff said that they may want to look into this as the fence may be on another property.

Chair Emily Swan closed the meeting to public comment.

MOTION BY GARY MASSANEK THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE NEW CONSTRUCTION OF AN ACCESSORY SHED AT 21 TOWN HALL PLACE WITH THE FOLLOWING CONDITIONS:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the

Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

2. That the metal roofing be evergreen in color per the color samples provided, instead of the silver galvanized color as proposed by the applicant in order to reduce glare on abutting properties.

MOTION SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY.

3. Case # VRB 14-022 – 103 Maine Street – The Board will review and take action regarding a Certificate of Appropriateness for the removal and replacement of building roofing material located at 103 Maine Street (Map U13, Lot 144).

Anna Breinich introduced the application and said that this application may trigger additional review by the Board over the next few months. Anna said that there is a façade grant program that is available to business on Maine Street, administrated by the Brunswick Downtown Association and the applicant has recently won one of these reimbursement grants. Anna said that the owner would like to redo the roof from asphalt to metal roofing which is prevalent throughout Brunswick. The applicant has provided 3 different colors for the Board to review with the closest one in color being the medium bronze. Anna said that in taking a look at the building, the bronze would probably be the closest and pointed out that the metal roof would only be on the main part of the structure and not the rear towards the parking lot.

The applicant, Kimberly Elwell, said that she would like to keep the roof color as historic as possible. Kim said that part of the reason they are looking at the metal roof is that the north side is like a snow trap and this will allow for less maintenance and her husband having to go on the roof to clear it off.

Chair Emily Swan opened the meeting to public comment. No comments were made and the public comment period was closed.

Emily Swan and Gary Massanek both agreed that they liked that bronze, but that the colors were very similar. Karen Topp said she would be happy with any of them.

MOTION BY KAREN TOPP THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE REPLACEMENT OF A SHINGLED ROOF WITH A METAL ROOF AT 103 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.
MOTION SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY.

4. Case # VRB 14-023 – 36 School Street – The Board will review and take action regarding a Certificate of Appropriateness for the demolition and new construction of a 2-car garage accessory to a residential structure located at 36 School Street (Map U08, Lot 27).

Anna Breinich introduced the application and said that for this application they will be looking for a COA for the demolition of the garage and a separate COD for the new construction of a garage. Anna said that as seen in the photographs provided, the garage is fairly dilapidated and the owner has decided to build a new garage in the existing footprint. The new garage would be stick built, wood clapboard siding, white, with detail, green roof and as presented with one double wide overhead door. Anna said that the Design Guidelines ask that they avoid double width doors. Anna has asked that in the conditions for approval, the double width overhead door be excluded and 2 single overhead doors be used.

Emily Swan referenced her garage door and provided photographs for viewing. Emily said that sometimes she does not want to open both sides of her garage at the same time and wanted to provide another design for the applicant to consider. Connie Lundquist asked what material they were going to use for the garage and Brett Barrett, representative, replied that it would be fiberglass. Emily asked if the applicant would be discouraged by staff's recommendation for 2 single doors and Brett replied that he believed the applicant wished for one double width door so that she would have extra room getting into and out of the garage. Karen Topp asked if the garage would be the same width from the street and Brett replied that it would be the same.

Chair Emily Swan opened the meeting to public comment.

John, resident of 35 School Street, said that he is very happy that the applicant has decided to make these changes and asked if the single doors versus the double width door is a factor in the size of the garage. Brett replied, that it would not make a difference and it would work. John said that he likes the windows in the door. Connie Lundquist asked what the size of the current doors are and Brett replied that they are not a standard size door and probably a little smaller. Emily asked if there was a way to create the illusion of 2 doors without there being 2 doors. Gary Massanek said that it will be very tight with the 2 doors. Gary asked if the owner planned on parking 2 cars in the garage and Brett replied that she would only be parking 1. Gary asked if the door could be narrower. Brett replied that it would look as though you are trying to fit a short door in a large building and it would look awkward. Karen Topp said that she would be ok with the double width as long as there were windows in the garage door.

MOTION BY GARY MASSANEK THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.

MOTION BY GARY MASSANEK THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF A 2-CAR GARAGE 36 SCHOOL 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.

SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

Karen Topp asked about the tree overhead and Brett Barrett replied that it will have to be trimmed back as the proposed structure would be slightly higher.

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE NEW CONSTRUCTION OF A 2-CAR GARAGE AT 36 SCHOOL STREET WITH THE FOLLOWING CONDITIONS:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.
2. That the selection of the double-width overhead garage door be subject to the approval of the Director of Planning and Development and per the Board's request include windows and, if possible, be similar in style to that of a carriage house door.

SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY.

5. Other Business

- Anna Breinich updated the Board on the Zoning Ordinance rewrite progression to this point.

6. Staff Approvals:

35 Union St – Signage

39 Union St – Window/Door Replacement

135 Maine St – Signage

Board members referenced 2016.8.B.1.a, Application Review Process in review of the Staff Approval of window/door replacement at 39 Union Street.

7. Approval of Minutes

MOTION BY EMILY SWAN TO APPROVE THE MINUTES OF JUNE 6, 2013, JULY 8, 2013 AND OCTOBER 13, 2013. SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

MOTION BY GARY MASSANEK TO APPROVE THE MINUTES OF MARCH 3, 2014. SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

Adjourn

This meeting was adjourned at 8:33.

Attest:

Tonya Jenusaitis
Recording Secretary

**VILLAGE REVIEW BOARD
AUGUST 19, 2014**

MEMBERS PRESENT: Chair Emily Swan, Vice Chair Brooks Stoddard, Laura Lienert, Connie Lundquist, Gary Massanek and Karen Topp

STAFF PRESENT: Anna Breinich

A meeting of the Village Review Board was held on Tuesday, August 19, 2014 at the Municipal Meeting Facility at 85 Union Street, Council Chambers. Chair Emily Swan called the meeting to order at 7:15 P.M.

Case # VRB 14-028 – 153 Park Row – The Board will review and take action regarding a Certificate of Appropriateness for an after-the-fact changing an existing double-hung window to a door opening, located at 153 Park Row (Map U13, Lot 176).

Anna Breinich introduced the application and said that during a routine inspection for an electrical permit, it became obvious that there were structural changes that were made without a Building Permit or Certificate of Appropriateness (COA). Per the Town Zoning Ordinance, an applicant is still required to go through the COA process. Anna pointed out that she has added condition number 2 for consideration as the trim that is there now is not the same size as the doorway. Anna noted that the Codes Inspection Officer has stated that the steps are not in compliance with building codes; the contractor has been made aware of this and will need to be adding another step to the landing. Emily Swan asked if the applicant will need to come back for review of the stairway and Anna replied that they can add a condition if they choose to.

The applicant, Richard Nemrow, said that he was surprised that this violation came out as it has and noted that there is a lot of work being done inside the building. Mr. Nemrow said that the flower shop needed a second entrance and they chose this window location; he was unaware that he needed to apply for a COA for this change. Mr. Nemrow said that during construction, they found out that this had been a door location. Mr. Nemrow said that the door is not being used by the public and said that he has also removed the propane tanks that were in the area as well. Connie Lundquist asked if there were any approved stairway plans and Anna replied that she did not have any at this time as she was made aware of the stairway violation that morning and noted that there was also no building permit taken out on this change. Mr. Nemrow said that he did not understand the stairway violation and Anna read Carl Adams' email dated 8/19/14.

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

MOTION BY KAREN TOPP THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.

MOTION BY GARY MASSANEK THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE AFTER-THE-FACT REPLACEMENT OF A WINDOW WITH A NEW DOOR AT 153 PARK ROW WITH THE FOLLOWING CONDITIONS:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, a 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 trim work above the doorway be replaced with one fitting the size of the new entryway, compatible with the remaining door trim.
3. That the existing landing/steps be replaced to meet building code requirements, consistent with design guidelines to the satisfaction of the Director of Planning and Development.

SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY.

Public Draft Zoning Ordinance Discussion

Anna Breinich reviewed the upcoming public meeting schedule for the Zoning Ordinance rewrite. Anna said that they are still in the information gathering phase of the rewrite and if they find that they are getting a lot of changes then they will have another draft created.

Laura Lienert and Connie Lundquist reviewed their suggested changes/additions. Discussions among members on the CLG Certification.

Other Business

- Emily Swan read an invitation to the Unitarian Universalists Church for their dedication.

Staff Approvals:

- 35 Union St – Shed
- 44 Pleasant St – Chicken Coop
- 167 Park Row – Signage (Plaque/Eaton,Peabody)
- 153 Park Row – Signage (Days Antiques)
- 44 Pleasant St – Exterior Modifications
- 153 Park Row – Signage (Pauline's Bloomers)

Approval of Minutes

No minutes were approved at this meeting.

Adjourn

This meeting was adjourned at 8:13.

Attest:

Tonya Jenusaitis
Recording Secretary

**VILLAGE REVIEW BOARD
OCTOBER 21, 2014**

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

STAFF PRESENT: Anna Breinich

A meeting of the Village Review Board was held on Tuesday, October 21, 2014 at the Municipal Meeting Facility at 85 Union Street, Council Chambers. Chair Emily Swan called the meeting to order at 7:15 P.M.

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).

Anna Breinich introduced the application for new construction of a mudroom and a skylight installation on a Cape style home located at 6 Jordan Avenue. Anna said that the mudroom would be using an existing doorway on the west side of structure. Anna noted that the area of construction is narrow and that this would be new impervious surface. Anna passed around the materials being used in the new construction as provided at meeting for review. Anna said that the proposed mudroom would be 5.6 sqft wide and 8 sqft long; will be of same color and materials of the house.

Laura Lienert asked about the distance between the surrounding houses and Anna replied that the issue is going to come down to the impervious footprint which will be determined through the Codes Enforcement Office pending VRB approval. Karen Topp asked the applicant why they chose the 45 skylight instead of the 53 size skylight. Corey Rattleff replied that the 53 wouldn't fit. Gary Massanek clarified that in construction of the mudroom, there will be a loss of one of the shutters on an existing window and asked if there was a possibility of moving the footprint 1 foot or so to avoid this. Corey Rattleff replied that moving it will take away the bench that the applicants were going to install. Gary suggested that they pursue moving the mudroom room to avoid losing the shutter. Connie Lundquist asked for clarification on how the Board can approve an application that does not meet the ordinance. Anna replied that they are looking at the design review; if the application can't move forward, the applicants can still install the skylights and what may not work is the impervious coverage. Emily noted that the mudroom slopes back and asked if it is because of storage. Corey replied that it is where they are going to store the trash so it will be out of view. Emily agreed with Gary on the shutter. Laura replied that it is located on the side of the house; Karen agreed and said that this is a nice design matching the slopes of the roof. Connie likes the proposal and the bench.

Chair Emily Swan opened the meeting to public comment. Hearing none, the public comment period was closed.

MOTION BY GARY MASSANEK THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY.

Laura Lienert asked if the applicant is replacing the front door as well. Corey Rattleff replied that the front door will remain as is. Anna Breinich added that the door that is going on the addition will match the front door and will be a half light and not as depicted in the application materials. Corey added that it will be a 9 light and fiberglass; the front door is wood. Laura referred to section 216.9.B.1.c. of the Brunswick Zoning Ordinance which states that the material needs to be in kind. Anna replied that the ordinance also allows for comparable material to which Laura replied it notes only when not available. Anna replied that in the past fiberglass has been acceptable. Corey replied that they look the same and noted that the fiberglass will not rot out and is more energy efficient. Gary Massanek pointed out that from the street you won't be able to see the door and again suggested moving the mudroom back to avoid cutting off the shutter from the existing window. Laura replied that there is nothing in the guidelines about preserving shutters. Emily said that as far as the door goes, she does not have an issue and Karen Topp agreed. Laura suggested taking off the other shutter.

MOTION BY GARY MASSANEK 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 CONDITIONS:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.
2. That the applicant shall redesign the mudroom extension to accommodate the adjacent existing window shutter.

SECONDED BY KAREN TOPP AND APPROVED BY EMILY SWAN, CONNIE LUNDQUIST, GARY MASSANEK AND KAREN TOPP. MOTION OPPOSED BY LAURA LIENERT. MOTION PASSES 4-1.

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).

The applicant, Bernard Breibart, said that the railings are being added for safety and will be custom forged, black wrought iron railings. Emily Swan thanked the applicant for providing research into the rage of railing styles on the street.

MOTION BY GARY MASSANEK THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

MOTION BY KAREN TOPP 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.

SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY.

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).

Anna Breinich introduced the application for a replacement of a wood to fiberglass doorway that is very similar in style. Anna pointed out that it is not the original doorway.

Karen Topp asked why the door is so short. Bill Wilson, applicant representative, provided a brief history of the doorway and said the reason why the door is so short is because it was already in the building before the sidewalk was put in; to move it up is not possible as it would be major construction. Bill said that after discussion with the owner, they want to replace the doorway the same way as it currently is. Emily Swan asked about the material dividing the light in the door and Mr. Wilson replied that it would be grill work placed inside. Karen stated that she would prefer to see the side panels remain all light. Emily replied that it is not really an issue for her.

Chair Emily Swan opened the meeting to public comment. Hearing none, the public comment period was closed.

Laura Lienert referenced the Village Review Design Guidelines and stated that they can match wood; the depth and dimension are important to her as a fiberglass door does not have these highs and lows. Gary Massanek agreed with Laura as the public will be much more intimate with this door and would prefer discussing a wooden door. Anna Breinich asked if the grills can be placed on the outside and Mr. Wilson replied that he does not know. Mr. Wilson said that a fir door will be much more expensive than what is proposed. Anna said that over time so much has changed in the doorway that she does not see a problem with what is being proposed. Connie Lundquist is concerned about the clip on mullions and agrees with Laura on the design guidelines. Discussion between Emily and Laura over the materials of the door, what makes sense to have now and what is acceptable. Connie clarified that they are replacing the entire door unit and Mr. Wilson replied that over time the unit has become compromised and that it would be almost impossible to fit a new door in the opening. Even if they replaced just the door, you would still have a new door in an old opening. Laura reiterated provisions in the ordinance and Emily reiterated that this is not the original door. Connie replied that she has never seen a non-wood door that looks like a wood door and as a result without the wood they won't have the mullions. Emily replied that to get hung up on the wood door look on a heavily altered building is making it harder to find a door that works. Karen asked if there is funding through the BDA and Anna replied that it is a matching program. Bill Moore pointed out that the grant does not pay for architectural fees. Mr. Wilson asked if it were a true door with lights and insulated glass would they accept, members replied that they believed so.

MOTION BY GARY MASSANEK THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

MOTION BY CONNIE LUNDQUIST 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.

2. That the applicant shall substitute an entryway made of wood and glass instead of fiberglass/glass, with true window divides and raised panels, keeping same configuration as that proposed in application.

SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY.

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).

Anna Breinich stated that this application started out as an application for in house review, but that the owner came back with additional changes and decided to move forward at this time. Anna said that this application is mainly for façade improvements and maintenance and replacement of the second floor windows; these changes will be an enhancement to the building.

The applicant, Bill Moore, said this application is for quite a bit of maintenance work that is going to be done and said that in addition, he proposes to extend the dental work that is on the Nest and bring across. Connie Lundquist asked if the signs will move down because of the extending the dental work and Mr. Moor replied only if the signs are above the dental work. Karen Topp asked if he will be placing new windows where there is currently brick is and Mr. Moor replied that he is not. Emily Swan asked what type of windows are currently on the building and what they plan to replace them with. Mr. Moor replied that they are currently wood with aluminum storm windows and he is proposing to replace them with vinyl. Mr. Moor said that they are very thin with no mullions and that the bottom sash is twice as big as the top with no sash. Mr. Moor said that he has spoken with the window man and they believe that they can recreate the same window. Laura Lienert asked if any efforts were made to maintain or preserve the wood windows. Mr. Moor replied that they tried to preserve the trim but not the sash and that wood windows would be extremely expensive not feasible; he just wouldn't replace them. Emily asked exactly what windows are being replaced and Mr. Moor replied that he is replacing the 20 windows on the second floor on the front and side. Connie asked about the back windows and Mr. Moor replied that he would like to at some point. Laura asked if there is a mix of windows and Mr. Moor replied that the storm windows get stuck sometimes so it looks like they are different. Anna suggested that members look at the 1910 pictures as it is clear that the windows were straight dividers. Connie asked if they can require that all signs be level with the Nest and Anna replied that the issue could be with Aki as they would be the only ones with a sign remaining. Emily replied that they should all be in line per the BDA proposal.

Chair Emily Swan opened the meeting to public comment. Hearing none, the public comment period was closed.

Emily Swan said that she is ok with the vinyl if they are preserving the trim and that overall, the maintenance will be an improvement. Laura Lienert pointed out that the

Design Guidelines emphasize working with the applicant, but the biggest thing is that it says alternative materials should only be used as a last resort and she does not see this as a last resort but does recognize that the windows are high up on the second floor. Karen Topp replied that given the scale and cost of replacing 20 windows, this could be a last resort. Laura replied that she didn't want to discuss costs as it is not their burden to which Connie replied that a last resort may include cost. Laura reviewed the options. Emily noted that they need to apply the ordinance in a flexible manner and that she would rather not have vinyl but in Brunswick, but that this is about balancing. Mr. Moor added that the windows are not part of the grant through the BDA at this time and that the current windows are very drafty and unsafe.

Connie Lundquist recused herself from voting as she has a studio in the building.

MOTION BY KAREN TOP THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. SECONDED BY LAURA LIENERT, APPROVED UNANIMOUSLY AMONG THOSE VOTING.

MOTION BY LAURA LIENERT THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS TO COMPLETE FACADE 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.

SECONDED BY KAREN TOP, APPROVED UNANIMOUSLY AMONG THOSE VOTING.

Connie Lundquist returned as a voting member to the meeting.

Public Draft Zoning Ordinance Update/Joint Meeting with ZORC Proposal

A workshop will be held prior to the 11/18/14 meeting to discuss changes for Section 216 of the Brunswick Zoning Ordinance.

Other Business: No other business.

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

Approval of Minutes

MOTION BY GARY MASSANEK TO APPROVE THE MINUTES OF JUNE 17, 2014. SECONDED BY KAREN TOP, APPROVED UNANIMOUSLY.

Adjourn

This meeting was adjourned at 9:02.

Attest:

Tonya Jenusaitis
Recording Secretary