

**VILLAGE REVIEW BOARD
JUNE 17, 2014**

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

STAFF PRESENT: Anna Breinich

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

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

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

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

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

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

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

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

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

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

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

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

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

Other Business

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

Staff Approvals:

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

Approval of Minutes

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

Adjourned

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

Attest



Tonya D. Jenusaitis
Recording Secretary