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, FEBRUARY 17, 2015, 7:15 P.M.

1. **Case # VRB 15-005 – 63 Federal Street –** The Board will review and take action regarding a Certificate of Appropriateness to make renovations to Bowdoin College's Stowe House for college offices and storage space, located at 63 Federal Street (Map U08, Lot 84).

2. **CONSULTATION - Case # VRB 15-006 – 5-9 Abbey Road –** The Board will discuss and offer comment to the applicant regarding the design of a new commercial structure on the existing foundation onsite, to include parking, storage, workspace and a greenhouse for Tao Yuan restaurant; located at 5-9 Abbey Road (Map U13, Lot 95).

3. **Other Business**

4. **Staff Approvals:**
   96 Maine St - Signage

5. **Approval of Minutes**

This agenda is being mailed to all abutters within 200 feet of the above referenced locations for Certificate of Appropriateness requests and serves as public notice for said meeting.

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

Bowdoin College

Ms. Anna Breinich
Town of Brunswick
Planning & Development Office
85 Union Street
Brunswick, Me 04011-1581

February 2, 2015
(Hand Delv'd)

Re: #63 Federal Street
Stowe House Offices
Village Review Board Application

Dear Anna:

Per our previous conversations, Bowdoin College proposes to renovate the existing Stowe House at #63 Federal Street for use as college offices and the existing former restaurant and barn structure to continue to be used as ancillary college storage space.

Please find enclosed our Village Review Board Application and supporting Design Development Phase documents as well as $50.00 cash as our application fee for this project. Also attached is a brief description of the project scope provided by Nancy Barba of Barba + Wheelock the project architect.

I have also included for your reference a project Milestone Schedule dated January 30, 2015. Per this schedule, it is our intention to present this project to the Village Review Board and receive their approval at their regularly scheduled meeting of February 17, 2015.

Please feel free to call me at 725-3947 if you have any questions or if you require any additional information from us in order to process this application.

Respectfully,

Don Borkowski
Director of Capital Projects

cc: S.C. Longley
File

Office of Facilities Management

3800 College Station · Brunswick · Maine 04011-8429 · *Tel* 207.725.3445 · *Fax* 207.725.3449

Received: 2/3/15
By: MB

VRB Case #: 15-005

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

   Name: Don Borkowski, Bowdoin College
   Address: 3800 College Station
   Brunswick, Maine 04011
   Phone Number: (207) 725-3947

2. Project Property Owner:

   Name: Bowdoin College
   Address: 5600 College Station
   Brunswick, Maine, 04011
   Phone Number: (207) 725-3242

3. Authorized Representative: (If Different Than Applicant)

   Name: Same as above
   Address:
   Phone Number:

4. Physical Location of Property Being Affected:

   Address: 63 Federal Street

5. Tax Assessor's Map # U-8 Lot # 84 of subject property.

6. Underlying Zoning District CU-4

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):

   Renovation of Stowe House, 63 Federal Street for use as college offices
   Exterior rehabilitation
   Landscape improvements
   Demolition of a porrtion of the former restaurant structure to detach it from the Stowe House
   Remaining restaurant structure to be rehabilitated and used as ancillary college storage

Applicant's Signature

COMPLIANCE WITH ZONING STANDARDS

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

This is to certify that the application for Certificate of Appropriateness submitted by B. C., relating to property designated on AssessorsTax Map #48 as Lot #84 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Demo & Building Permits required as needed

Signed: [signature]

Date: 2/9/15

Draft Findings of Fact
63 Federal Street
Request for Certificate of Appropriateness for Partial Demolition and Renovation
Village Review Board
Review Date: February 17, 2015

Project Name: **Stowe House Renovation**

Case Number: VRB -15-005

Tax Map: Map U8, Lot 84

Applicant/Owner: Bowdoin College
5600 College Station
Brunswick, ME 04011
207-725-3242

Authorized Representative: Don Borkowski
Director of Capital Projects
Bowdoin College
3800 College Station
Brunswick, ME 04011
207-725-3947

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness to renovate the Harriet Beecher Stowe House and barn through exterior rehabilitation, demolition of a later-built portion of the former restaurant structure (barn) to detach it from the Stowe House and landscaping improvements at 63 Federal Street. The renovated structures will be used for college offices and indoor storage. Photos of existing conditions, replacement design and materials are attached.

The property is located in the College Use 4 (CU4) Zoning District and Village Review Overlay Zone. The Stowe House is on the National Register of Historic Places and located within the federally-designated Federal Street Historic District.

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

216.9 Review Standards

A. General Standard.

1. **All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance. In meeting the standards of this Ordinance the applicant may**

obtain additional guidance from the U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings and the Village Review Zone Design Guidelines. *Per the attached project description, photos and elevations, the proposed renovations to the Harriet Beecher Stowe House, including the demolition of the 1940-50's connecting ell to the barn/restaurant, will restore historic architectural elements of the property, including the restoration of the former side porch. The original house will be disconnected from the newer barn and "motel" building, now used as student housing. The applicant has been in consultation with the State Historic Preservation Officer and will also be consulting with the Pejepscot Historical Society prior to the Board's review of this request. The proposed rehabilitation work is consistent with historic photos of the property. Windows will be restored, not replaced. Siding will be replaced with like clapboard siding. All proposed work appears to be consistent with the Village Review Zone Design Guidelines and U.S. Secretary of Interior Standards/Guidelines.*

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

1. In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:

a. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource. *The proposed renovations, including the demolition of the more recently built connecting ell structure and the reconstruction of the original side porch based on historic photos and recently found foundation work, will enhance the historic integrity of this contributing resource.*

b. Alterations shall remain visually compatible with the existing streetscape. *No changes are proposed to 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. *None proposed.*

d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources. *As stated previously and indicated in the application, the open side porch will be reconstructed per historic photos and the original foundation.*

e. When constructing additions, the applicant shall maintain the structural integrity of existing structures. *The applicant will be required to submit construction drawings for review and approval by Codes staff in order to obtain a building permit.*

f. For new construction of or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:

1) Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from the public right-of-way with landscaping or fencing. *No change in existing parking configuration proposed.*

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.** *None proposed.*
   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.** *None proposed.*
   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. *Sign permit will be approved at the staff level.*

Draft Motions
63 Federal Street
Request for Certificate of Appropriateness for Partial Demolition and Renovation
Village Review Board
Review Date: February 17, 2015

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

Motion 2: That the Board approves the Certificate of Appropriateness for the demolition of a connecting ell structure between the Stowe House and barn, and renovations as described in the application at 63 Federal 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.

Anna Breinich

From: Donald Borkowski <dborkows@bowdoin.edu>
Sent: Friday, February 06, 2015 8:24 AM
To: Catherine Longley; Anna Breinich
Subject: RE: Hope you're still there!

From the next to last paragraph in the narrative:

"Select areas of the barn will be removed too. What remains of the barn will be painted and be used for accessory storage. Disconnecting the house from the barn will provide visual clarity as well as fire separation for the two uses, providing increased safety to the occupants of the Stowe House."

db

From: Catherine Longley
Sent: Thursday, February 05, 2015 5:47 PM
To: Anna Breinich
Cc: Donald Borkowski
Subject: Re: Hope you're still there!

Yes it will be separated and you can see it in the renderings. This will provide fire separation and think it looks better visually as well. It has no historic impact. Thanks, Katy

Sent from my mobile device

On Feb 5, 2015, at 5:30 PM, Anna Breinich <abreinich@brunswickme.org> wrote:

> Quick HBS question. Am I reading the general site plan correctly that the barn will be disconnected from the student housing? Shows a relocation of aluminum doors but it's not mentioned in the narrative. Not a big deal. Just want to make sure I describe correctly.
>
> Thanks!
>
> Anna
>
> Anna Breinich, FAICP
> Director of Planning and Development
> Town of Brunswick
> 85 Union Street
> Brunswick, ME 04011
>
> (207) 725-6660, ext. 4020 (v)
> (207) 725-6663 (f)
> (207) 504-0549 (c)
> abreinich@brunswickme.org
> www.brunswickme.org

Stowe House
Bowdoin College
2 February 2015

Included in this submission is a visual chronology of the alterations to 63 Federal Street that have been made since its original construction in 1806. When shown graphically, it is apparent that little, if any, of the fabric remains from the brief period of Harriet Beecher Stowe's (HBS) occupancy (March 1850 – 1852). In fact, just after her departure from Brunswick, in 1855, new owner William H. Hall extensively remodeled the interior and exterior, obliterating much of the detail that would have been present during HBS's tenancy. Alterations included raising the roof from a hip to its present gable, enlarging and replacing windows, and adding architraves and trim to remake this simple Federal Style house into the then fashionable Greek Revival appearance.

It is the College's intent to restore select areas of the property. Using physical evidence and historic photographs, the Architects have conducted additional discovery on site and prepared documents that will allow the Contractor to restore the open porch on the South side, including reconstruction of the 1855 entrance door, sidelights and windows and shutters. Removing the later shed dormer on the original two-story el will complete the return of the house's appearance to 1855.

Rehabilitation work will include prep and painting of the matched siding, clapboard siding and trim, restoration of the Federal Street entrance door, restoration of the remaining1855 windows, and new asphalt shingle roofs. Existing light fixtures and fences along Federal Street will be retained and repaired.

Through historic color matching, the paint conservator identified specific matches to white siding and trim, green shutters and red sash at the Federal Street transom/sidelight sash. The College plans to return the house to its historic color scheme.

The rear el of the property, heavily altered in the 1946 and 1957-8 as were renovations to restaurant and inn, will be removed. Select areas of the barn will be removed too. What remains of the barn will be painted and be used for accessory storage. Disconnecting the house from the barn will provide visual clarity as well as fire separation for the two uses, providing increased safety to the occupants of the Stowe House.

The use of the house will be low-impact offices, with one of the original rooms dedicated for the public display of Harriet Beecher Stowe memorabilia.

Respectfully submitted by:
Nancy L. Barba, AIA, LEED AP
Maine Licensed Architect
Barba + Wheelock
Architecture, Sustainability, Preservation

Bowdoin College
Stowe House Offices Renovation
Milestone Schedule with July 2015 Move-In

1.30.15

(Includes Town Staff, Village Review Board, MHPC & PHS)

Week of February 02, 2015
- Submit Interior Fit-Up (only) Permit Application to Town
- Receive Change of Use Permit from Town

February 02, 2015
- Review with Pejepscot Historical Society and Maine Preservation (Ham House 9:00am)

February 03, 2015
- Present to Neighbors (6:00pm Cram Barn)
- Plan Submission to Village Review Board

February 04, 2015
- Review with Maine Historic Preservation Commission (Augusta 9:00am)
- Review with Fire Marshal (Augusta 11:00am)
- Receive Interior Fit-Up Permit from Town

February 09, 2015 – May 08, 2015
- Interior Fit-Up Construction

February 11, 2015 thru February 27, 2015
- Generate Final Design Documents (CD's) and Final GMP Cost

February 16, 2015
- Issue letter to Anna B. and VRB summarizing all meetings to date

February 17, 2015
- VRB Meeting Prep (Ham House 6:00pm)
- Village Review Board Meeting (Town Hall 7:15pm)

March 02, 2015
- Submit Building Permit Application

Week of March 16, 2015
- Receive Building Permit

March 16, 2015 thru July 02, 2015
- Demolition and Construction

July 06, 2015 thru July 17, 2015
- Punch List & Commissioning

July 20, 2015 – July 22, 2015
- Move-In

SURVEY MAP NO. U8-84

SURVEY MAP NAME Brunswick Tax Year # 45

MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): The Rev. Benjamin Titcomb House

2. PROPERTY NAME (OTHER): The Harriet Beecher Stowe House Inn

3. STREET ADDRESS: 63 Federal

4. TOWN: Brunswick

5. COUNTY: Cumberland

6. DATE RECORDED: May 2001

7. SURVEYOR: Turk Tracey & Larry, Architects, LLC.

8. OWNER NAME: The Harriet Beecher Stowe House Inn, LLC

ADDRESS: 63 Federal, Brunswick, Me 04011

9. PRIMARY USE (PRESENT):

___ SINGLE FAMILY
___ MULTI-FAMILY
___ INDUSTRY
___ TRANSPORTATION
___ RECREATION/CULTURE
___ AGRICULTURE
___ GOVERNMENTAL
___ RELIGIOUS
___ DEFENSE
___ UNKNOWN
X COMMERCIAL/TRADE
___ EDUCATION
___ HOTEL
___ SUMMER COTTAGE/CAMP
___ FUNERARY
___ HEALTH CARE
___ LANDSCAPE
___ SOCIAL
OTHER ___

10. CONDITION: X GOOD ___ FAIR ___ POOR ___ DESTROYED, DATE __/__/

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:

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

12. OTHER STYLISTIC CATEGORY:

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

13. HEIGHT:

___ 1 STORY ___ 1½ STORY X 2 STORY ___ 2½ STORY ___ 3 STORY ___ 4 STORY
___ 5 STORY ___ OVER 5 (___)

14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):

___ 1 BAY ___ 2 BAY ___ 3 BAY ___ 4 BAY X 5 BAY ___ MORE THAN 5 (___)

15. APPENDAGES: ___ SIDE ELL X REAR ELL ___ FRONT ___ ADDED STORIES ___ SHED
___ DORMERS ___ PORCH ___ TOWER ___ CUPOLA ___ BAY WINDOW

PHOTOGRAPH:

U8-84

1980 photos J. Goff

HISTORIC PRESERVATION SURVEY

Cumberland — County
Brunswick — City/Town
63 Federal — Street Address and Number

Name of Building/site: historic: 1806-1807 residence of Rev. Benj. Titcomb
common: Stowe House
Common and/or Historic

Approximate Date: 1806-7, 1855 Style: Federal, Greek Revival, modern addition

Type of Structure:
☐ Residential ☒ Commercial ☐ Industrial ☐ Other:

Condition: ☐ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes

Surveyor: J. Goff Organization: Rejepscot Regional Survey

Rating: 10/14/1980 deed notes

Historic Significance to the Community: National Historic Landmark. Harriet Beecher Stowe, wife of Bowdoin Professor Calvin Stowe, wrote Uncle Tom's Cabin here. Original structure attributed to Samuel Melcher III; superb Greek Revival modernizations by /Waitstill W./ Douglass.

(For Additional Information — Use Reverse Side)

Cumberland Brunswick 63 Federal (cont'd)

1889 account of 1819: "Rev. Benj. Titcomb occupied the house now occupied by Mr. Samuel Whitmore. Prof. Longfellow occupied a room in this house when a student in college, and Prof. Stowe occupied the house in 1858, where Mrs. Stowe wrote her work, "Uncle Tom's Cabin." The space from Parson Titcomb's house to Professor Cleaveland's residence was then known as Dunning's pasture and Uncle Johnny Abbot's field..."

Theodore S. McLellan 1899 account of 1819: "On the brow of the hill resided Rev. Benj. Titcomb with a one storied cabinet maker's shop occupied by his son, John F. Titcomb."

Brunswick Telegraph 11/3/1855 p.2: "Mr. Hall has thoroughly remodelled and rebuilt the house...'Titcomb' Estate, Federal street"
Brunswick Telegraph 12/15/1855 : "/The builder for Mr. Hall redoing the Titcomb-alias Stowe Estate is/ Mr. Douglass.../article/"

HARRIET BEECHER STOWE HOUSE
63 Federal Street, Brunswick, Maine

South-west view of the front of the house from Federal Street; parking lot entrance is on the right.

View from just inside the parking lot of the south side of the house (completely concealed by trees).

View from parking lot of south side of house, el, & red barn section.

View from Federal Street entry to parking lot to the rear of the lot and the motor lodge.
(The motor lodge has 3 levels, you can only see the top 2 levels from this parking lot.)

View of rear of parking lot showing rear of red barn section and motor lodge.

View from bottom (1st) level of motor lodge looking up steps to parking lot.

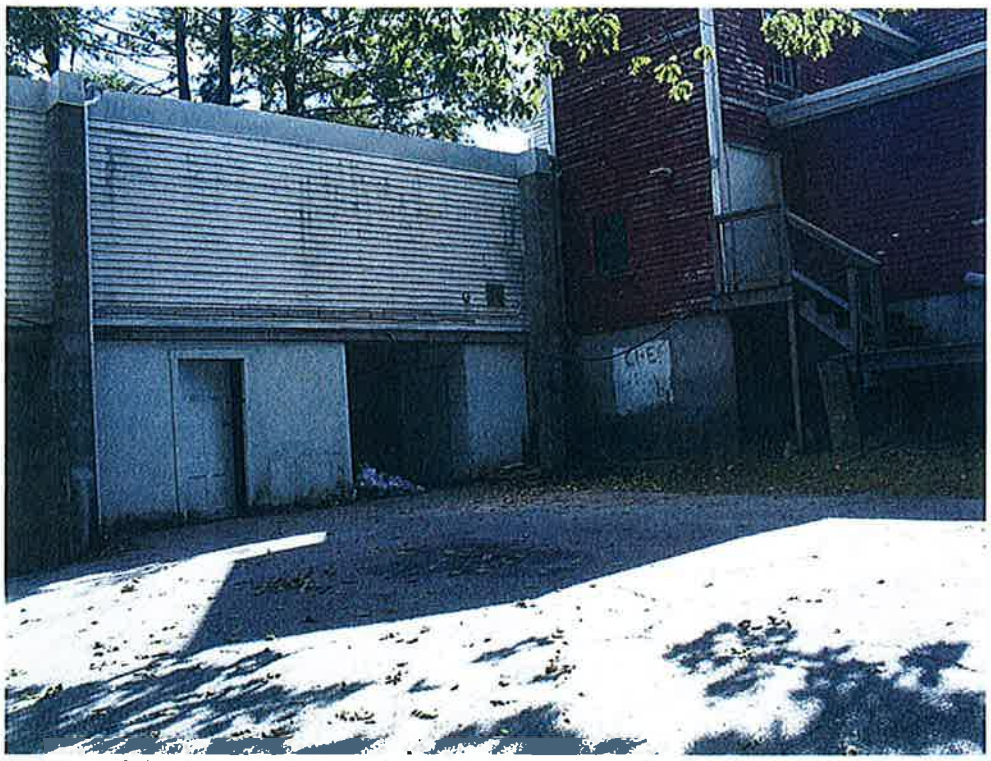
View of north-west front side of house facing Federal Street (on right) and neighbor's driveway on the north side.

View of the north side of the house from the neighbor's driveway.

View of the north side of the house & el from the neighbor's driveway.

View of north side of el looking to the east side of the property (portion of red barn section)

View of the east side (back section) of the red barn.



View of the east side (back section) of the red barn and connector to motor lodge.

Back section of property (north-east side) showing connector from red barn to motor lodge.

View from the very back (east side) of property showing the other side of the motor lodge (all three levels) and the back parking lot for the motor lodge.

1 G102 SITE PLAN
SCALE: 1/16"=1'-0"

BARBÀ+WHEELOCK
ARCHITECTURE
PRESERVATION
DESIGN
500 CONGRESS STREET
PORTLAND, MAINE 04101
207.772.2722

NOT FOR CONSTRUCTION

CONSTRUCTION TEAM
WARREN CONSTRUCTION GROUP, LLC
P.O.Box 362
South Freeport, ME 04078

Landscape Architect
STEPHEN STIMSON ASSOCIATES LANDSCAPE ARCHITECTS
288 NORFOLK ST
CAMBRIDGE, MA 02139

BOWDOIN COLLEGE
3725 College Street
Brunswick, ME 04011

ISSUED FOR/REVISIONS

1. 12.01.2014 PROPOSED CHANGES
2. 12.09.2014 DISCOVERY
3. 01.09.2015 CHANGE OF USE
4. 01.20.2015 PROGRESS PRICING
5. 01.23.2015 PROGRESS REVIEW
6. 02.02.2015 COMMUNITY REVIEW
7. 02.04.2015 SFM REVIEW

HARRIET BEECHER STOWE HOUSE

63 FEDERAL STREET
BRUNSWICK, ME

TITLE

SITE PLAN OVERVIEW

ISSUED FOR

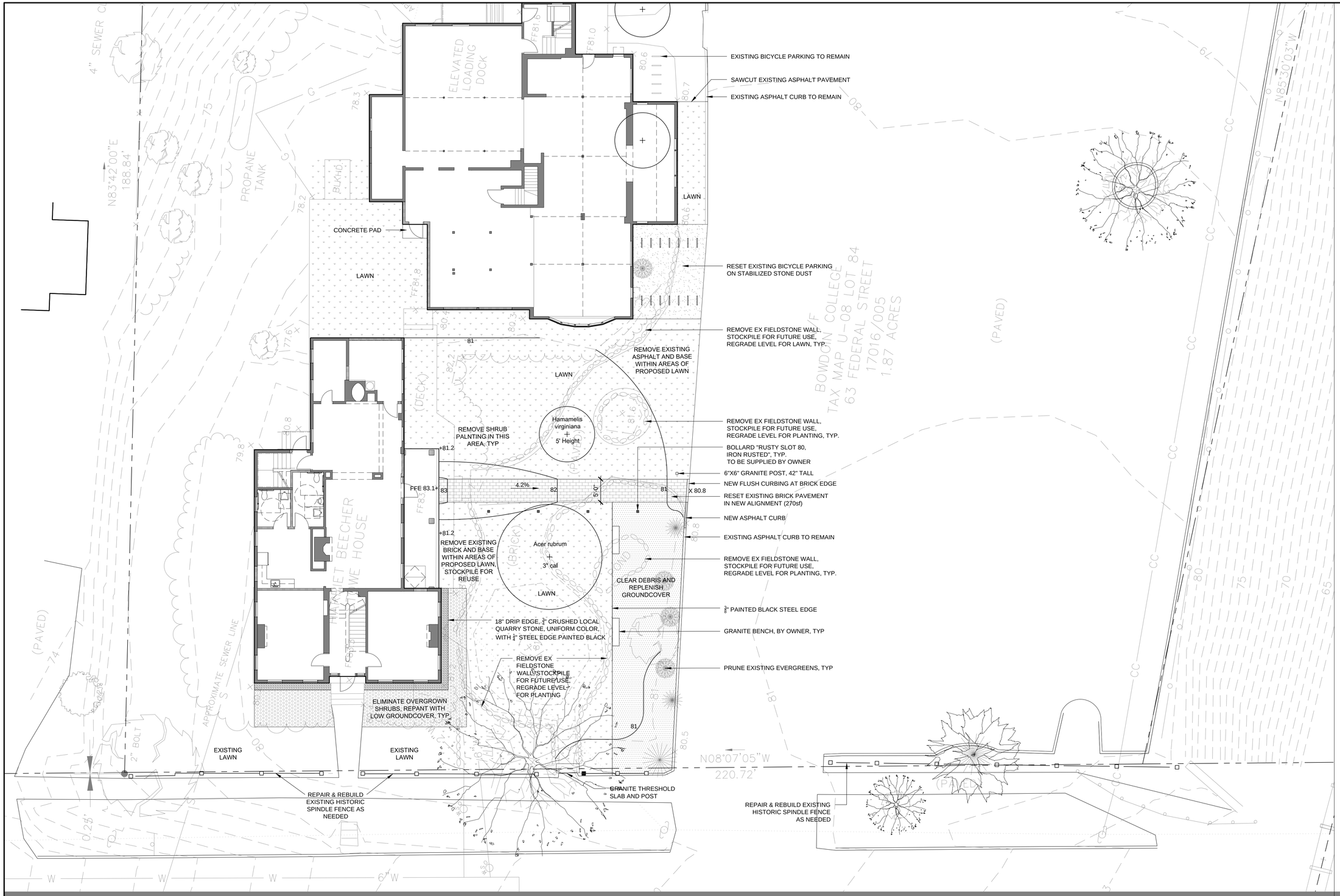
SFM REVIEW

DATE

02 / 04 / 2015

DRAWING #

G102



PRELIMINARY: NOT FOR CONSTRUCTION

THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS.

STEPHEN STIMSON ASSOCIATES LANDSCAPE ARCHITECTS

288 NORFOLK STREET CAMBRIDGE MA 02139 T 617 876 8960 F 617 876 8906

WWW.STEPHENSTIMSON.COM

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ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
8			16		
7			15		
6			14		
5			13		
4			12		
3			11		
2			10		
1			9		

SCALE 1" = 10'-0"

DATE 02 02 2015

DRAWN BY GS

REVIEWED BY SS

STOWE HOUSE

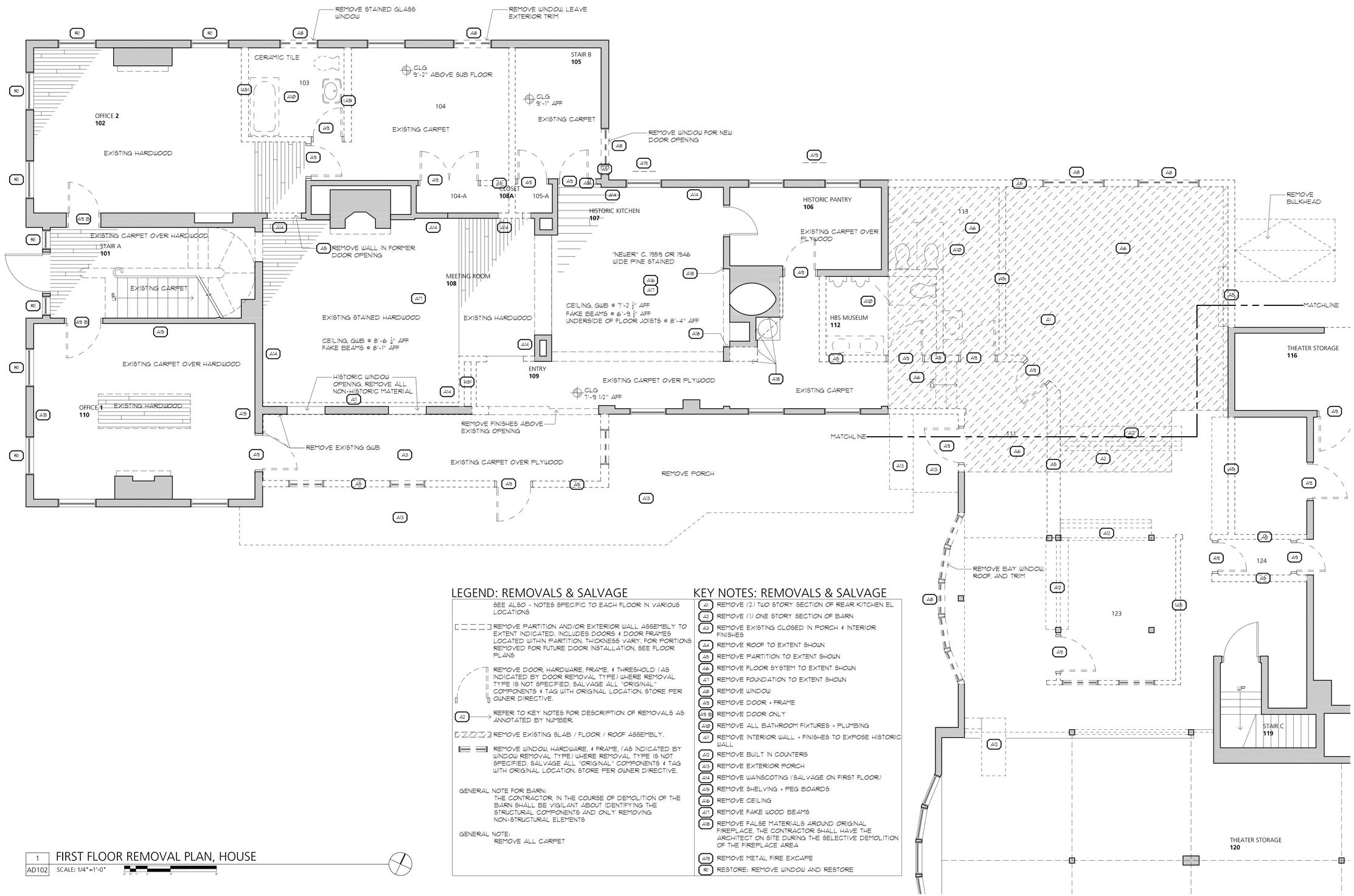
BOWDOIN COLLEGE

FEDERAL STREET
BRUNSWICK, ME

DESIGN DEVELOPMENT

SITE PLAN

L0.0



LEGEND: REMOVALS & SALVAGE

SEE ALSO - NOTES SPECIFIC TO EACH FLOOR IN VARIOUS LOCATIONS

REMOVE PARTITION AND/OR EXTERIOR WALL ASSEMBLY TO EXTENT INDICATED. INCLUDES DOORS & DOOR FRAMES LOCATED WITHIN PARTITION. THICKNESS VARY. FOR PORTIONS REMOVED FOR FUTURE DOOR INSTALLATION, SEE FLOOR PLANS

REMOVE DOOR, HARDWARE, FRAME, & THRESHOLD (AS INDICATED BY DOOR REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED, SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.

A2 REFER TO KEY NOTES FOR DESCRIPTION OF REMOVALS AS ANNOTATED BY NUMBER.

REMOVE EXISTING SLAB / FLOOR / ROOF ASSEMBLY.

REMOVE WINDOW, HARDWARE, & FRAME, (AS INDICATED BY WINDOW REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED, SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.

GENERAL NOTE FOR BARN:
THE CONTRACTOR, IN THE COURSE OF DEMOLITION OF THE BARN SHALL BE VIGILANT ABOUT IDENTIFYING THE STRUCTURAL COMPONENTS AND ONLY REMOVING NON-STRUCTURAL ELEMENTS

GENERAL NOTE:
REMOVE ALL CARPET

KEY NOTES: REMOVALS & SALVAGE

- A1 REMOVE (2) TWO STORY SECTION OF REAR KITCHEN EL
- A2 REMOVE (1) ONE STORY SECTION OF BARN
- A3 REMOVE EXISTING CLOSED IN PORCH & INTERIOR FINISHES
- A4 REMOVE ROOF TO EXTENT SHOWN
- A5 REMOVE PARTITION TO EXTENT SHOWN
- A6 REMOVE FLOOR SYSTEM TO EXTENT SHOWN
- A7 REMOVE FOUNDATION TO EXTENT SHOWN
- A8 REMOVE WINDOW
- A9 REMOVE DOOR + FRAME
- A9 B REMOVE DOOR ONLY
- A10 REMOVE ALL BATHROOM FIXTURES + PLUMBING
- A11 REMOVE INTERIOR WALL + FINISHES TO EXPOSE HISTORIC WALL
- A12 REMOVE BUILT IN COUNTERS
- A13 REMOVE EXTERIOR PORCH
- A14 REMOVE WAINSCOTING (SALVAGE ON FIRST FLOOR)
- A15 REMOVE SHELVING + PEG BOARDS
- A16 REMOVE CEILING
- A17 REMOVE FAKE WOOD BEAMS
- A18 REMOVE FALSE MATERIALS AROUND ORIGINAL FIREPLACE, THE CONTRACTOR SHALL HAVE THE ARCHITECT ON SITE DURING THE SELECTIVE DEMOLITION OF THE FIREPLACE AREA
- A19 REMOVE METAL FIRE ESCAPE
- R1 RESTORE: REMOVE WINDOW AND RESTORE

1 FIRST FLOOR REMOVAL PLAN, HOUSE
AD102 SCALE: 1/4"=1'-0"

BARBÀ+WHEELOCK
ARCHITECTURE PRESERVATION DESIGN
500 CONGRESS STREET
PORTLAND, MAINE 04101
207.772.2722

NOT FOR CONSTRUCTION

CONSTRUCTION TEAM
WARREN CONSTRUCTION GROUP, LLC
P.O.Box 362
South Freeport, ME 04078

Landscape Architect
STEPHEN STIMSON ASSOCIATES LANDSCAPE ARCHITECTS
288 NORFOLK ST
CAMBRIDGE, MA 02139

BOWDOIN COLLEGE
3725 College Street
Brunswick, ME 04011

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4. 01.20.2015 PROGRESS PRICING
5. 01.23.2015 PROGRESS REVIEW
6. 02.02.2015 COMMUNITY REVIEW
7. 02.04.2015 SFM REVIEW

HARRIET BEECHER STOWE HOUSE

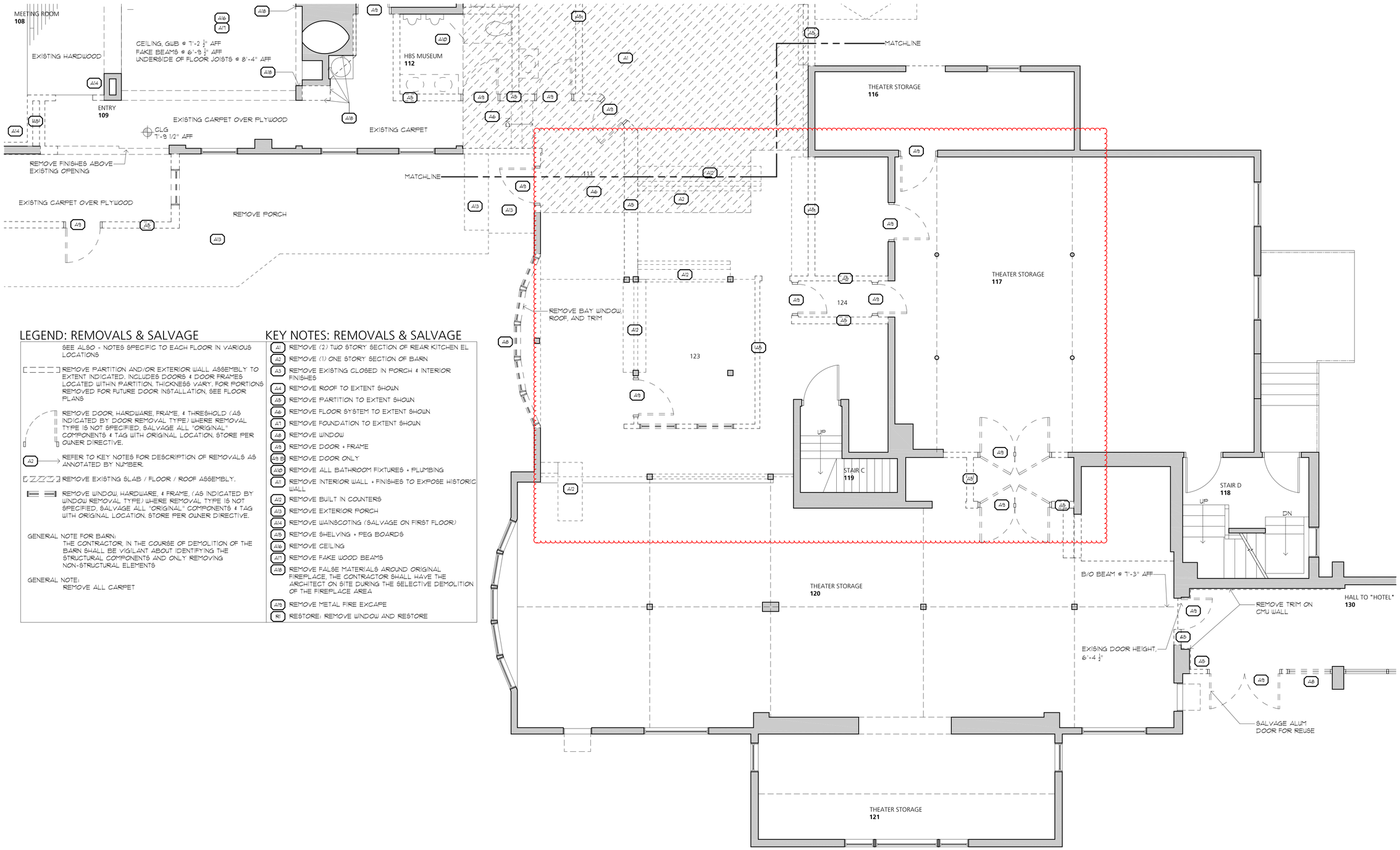
63 FEDERAL STREET
BRUNSWICK, ME

TITLE
FIRST FLOOR REMOVAL PLAN, HOUSE

ISSUED FOR
SFM REVIEW

DATE
02 / 04 / 2015

DRAWING #
AD102



LEGEND: REMOVALS & SALVAGE

SEE ALSO - NOTES SPECIFIC TO EACH FLOOR IN VARIOUS LOCATIONS

REMOVE PARTITION AND/OR EXTERIOR WALL ASSEMBLY TO EXTENT INDICATED. INCLUDES DOORS & DOOR FRAMES LOCATED WITHIN PARTITION. THICKNESS VARY. FOR PORTIONS REMOVED FOR FUTURE DOOR INSTALLATION, SEE FLOOR PLANS

REMOVE DOOR, HARDWARE, FRAME, & THRESHOLD (AS INDICATED BY DOOR REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED, SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.

A2 → REFER TO KEY NOTES FOR DESCRIPTION OF REMOVALS AS ANNOTATED BY NUMBER.

REMOVE EXISTING SLAB / FLOOR / ROOF ASSEMBLY.

REMOVE WINDOW, HARDWARE, & FRAME, (AS INDICATED BY WINDOW REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED, SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.

GENERAL NOTE FOR BARN:
THE CONTRACTOR, IN THE COURSE OF DEMOLITION OF THE BARN SHALL BE VIGILANT ABOUT IDENTIFYING THE STRUCTURAL COMPONENTS AND ONLY REMOVING NON-STRUCTURAL ELEMENTS

GENERAL NOTE:
REMOVE ALL CARPET

KEY NOTES: REMOVALS & SALVAGE

- A1 REMOVE (2) TWO STORY SECTION OF REAR KITCHEN EL
- A2 REMOVE (1) ONE STORY SECTION OF BARN
- A3 REMOVE EXISTING CLOSED IN PORCH & INTERIOR FINISHES
- A4 REMOVE ROOF TO EXTENT SHOWN
- A5 REMOVE PARTITION TO EXTENT SHOWN
- A6 REMOVE FLOOR SYSTEM TO EXTENT SHOWN
- A7 REMOVE FOUNDATION TO EXTENT SHOWN
- A8 REMOVE WINDOW
- A9 REMOVE DOOR + FRAME
- A9 B REMOVE DOOR ONLY
- A10 REMOVE ALL BATHROOM FIXTURES + PLUMBING
- A11 REMOVE INTERIOR WALL + FINISHES TO EXPOSE HISTORIC WALL
- A12 REMOVE BUILT IN COUNTERS
- A13 REMOVE EXTERIOR PORCH
- A14 REMOVE WAINSCOTING (SALVAGE ON FIRST FLOOR)
- A15 REMOVE SHELVING + PEG BOARDS
- A16 REMOVE CEILING
- A17 REMOVE FAKE WOOD BEAMS
- A18 REMOVE FALSE MATERIALS AROUND ORIGINAL FIREPLACE, THE CONTRACTOR SHALL HAVE THE ARCHITECT ON SITE DURING THE SELECTIVE DEMOLITION OF THE FIREPLACE AREA
- A19 REMOVE METAL FIRE EXCAPE
- R1 RESTORE: REMOVE WINDOW AND RESTORE

1 / AD103 FIRST FLOOR REMOVAL PLAN, BARN

SCALE: 1/4"=1'-0"

BARBÀ+WHEELOCK
ARCHITECTURE
PRESERVATION
DESIGN
500 CONGRESS STREET
PORTLAND, MAINE 04101
207.772.2722

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HARRIET BEECHER STOWE HOUSE

63 FEDERAL STREET
BRUNSWICK, ME

TITLE

FIRST FLOOR REMOVAL PLAN, BARN

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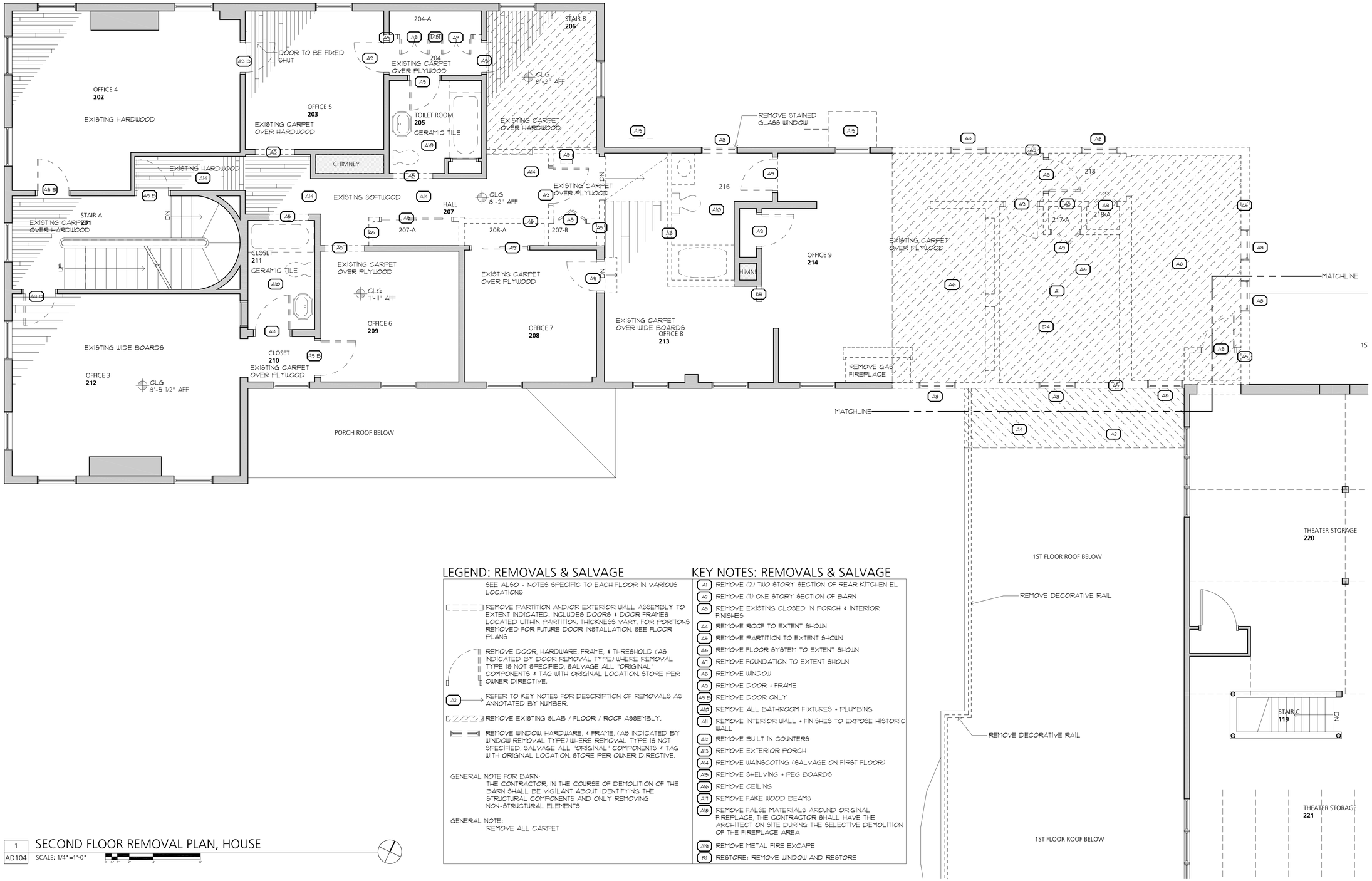
AD103



LEGEND: REMOVALS & SALVAGE

SEE ALSO - NOTES SPECIFIC TO EACH FLOOR IN VARIOUS LOCATIONS

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REMOVE DOOR, HARDWARE, FRAME, & THRESHOLD (AS INDICATED BY DOOR REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED, SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.

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GENERAL NOTE:
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KEY NOTES: REMOVALS & SALVAGE

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A19	REMOVE METAL FIRE EXCAPE
R1	RESTORE: REMOVE WINDOW AND RESTORE

1 AD104 SECOND FLOOR REMOVAL PLAN, HOUSE

SCALE: 1/4"=1'-0"

BARBÀ+WHEELOCK
ARCHITECTURE PRESERVATION DESIGN
500 CONGRESS STREET
PORTLAND, MAINE 04101
207.772.2722

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HARRIET BEECHER STOWE HOUSE

63 FEDERAL STREET
BRUNSWICK, ME

TITLE

SECOND FLOOR REMOVAL PLAN, HOUSE

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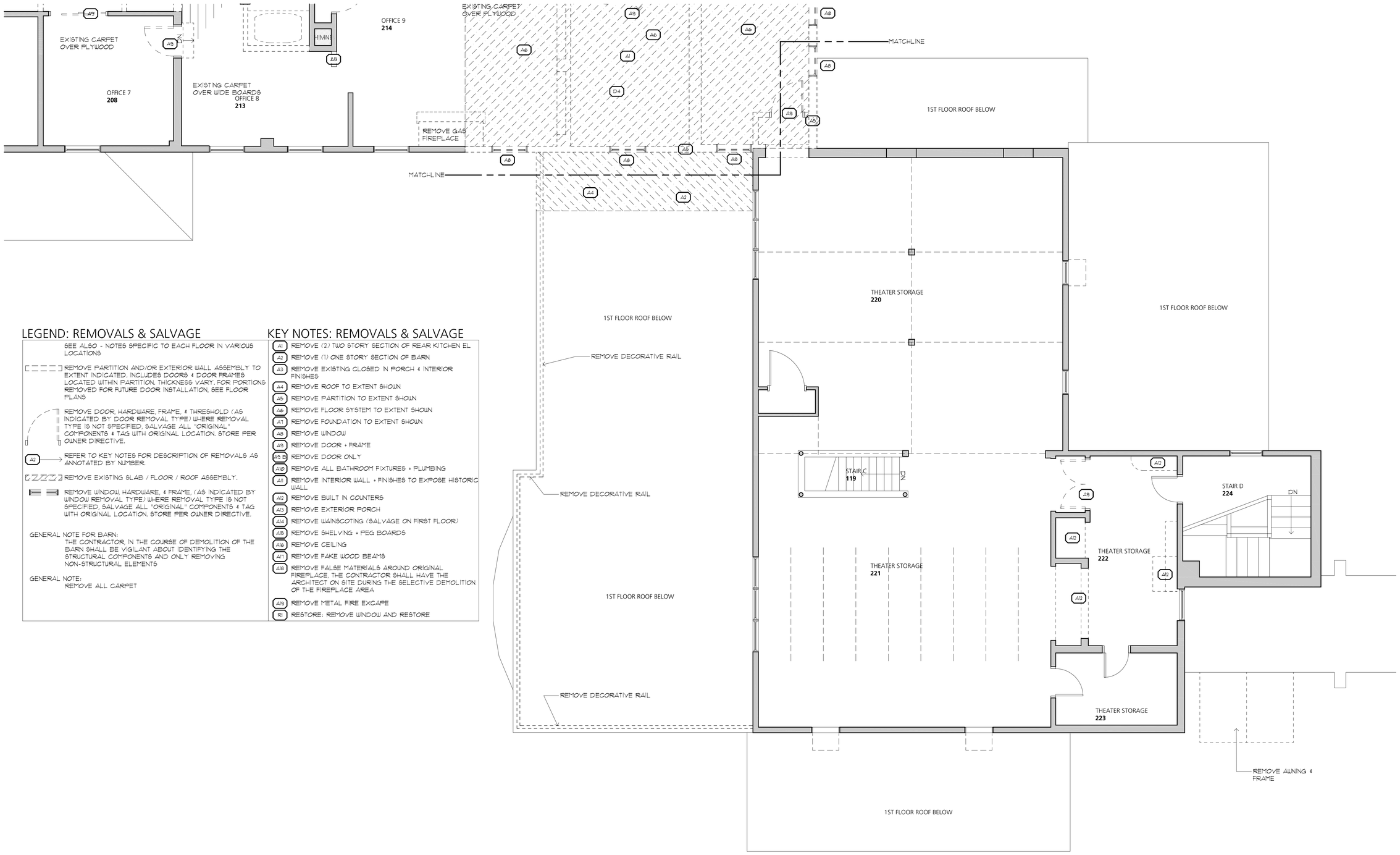
AD104



LEGEND: REMOVALS & SALVAGE

SEE ALSO - NOTES SPECIFIC TO EACH FLOOR IN VARIOUS LOCATIONS

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- A19 REMOVE METAL FIRE EXCAPE
- R1 RESTORE: REMOVE WINDOW AND RESTORE

1 / AD105 SECOND FLOOR REMOVAL PLAN, BARN

SCALE: 1/4"=1'-0"

BARBÀ+WHEELOCK
ARCHITECTURE PRESERVATION DESIGN
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HARRIET BEECHER STOWE HOUSE

63 FEDERAL STREET
BRUNSWICK, ME

TITLE

SECOND FLOOR REMOVAL PLAN, BARN

ISSUED FOR

SFM REVIEW

DATE

02 / 04 / 2015

DRAWING #

AD105

1
A200-H

SOUTH ELEVATION

SCALE: 1/4"=1'-0"

BARBÀ+WHEELOCK

ARCHITECTURE
PRESERVATION
DESIGN

500 CONGRESS STREET
PORTLAND, MAINE 04101
207.772.2722

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HARRIET BEECHER STOWE HOUSE

63 FEDERAL STREET
BRUNSWICK, ME

TITLE

EXTERIOR ELEVATION SOUTH, HOUSE

ISSUED FOR

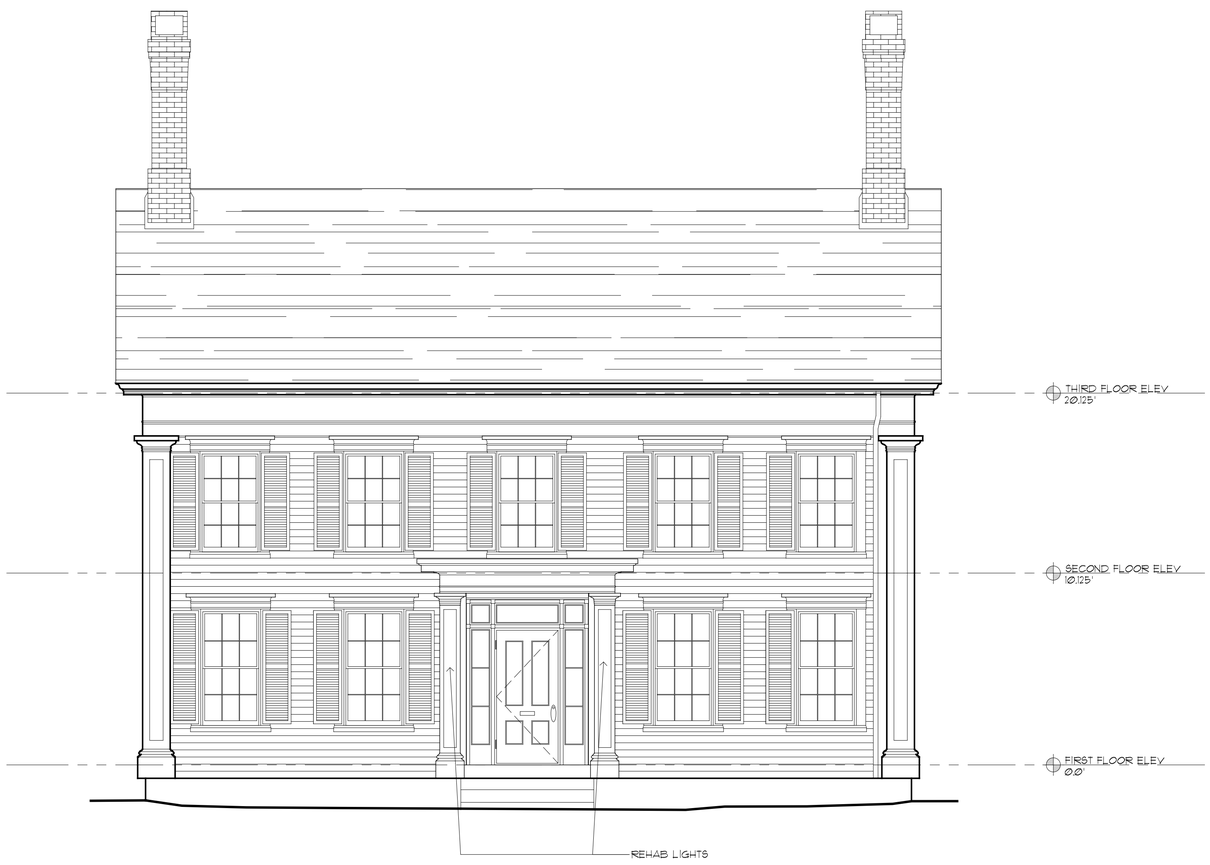
SFM REVIEW

DATE

02 / 04 / 2015

DRAWING #

A200-H



1 WEST ELEVATION
A201-H SCALE: 1/4"=1'-0"

2 EAST ELEVATION
A201-H SCALE: 1/4"=1'-0"

BARBÀ+WHEELOCK
ARCHITECTURE
PRESERVATION
DESIGN
500 CONGRESS STREET
PORTLAND, MAINE 04101
207.772.2722

NOT FOR CONSTRUCTION

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BOWDOIN COLLEGE
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Brunswick, ME 04011

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HARRIET BEECHER STOWE HOUSE

63 FEDERAL STREET
BRUNSWICK, ME

TITLE

EXTERIOR ELEVATION
EAST + WEST, HOUSE

ISSUED FOR

SFM REVIEW

DATE

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DRAWING #

A201-H

1
A202-H

NORTH ELEVATION

SCALE: 1/4"=1'-0"

BARBÀ+WHEELOCK

ARCHITECTURE
PRESERVATION
DESIGN

500 CONGRESS STREET
PORTLAND, MAINE 04101
207.772.2722

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HARRIET BEECHER STOWE HOUSE

63 FEDERAL STREET
BRUNSWICK, ME

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EXTERIOR ELEVATION NORTH, HOUSE

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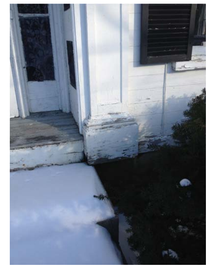
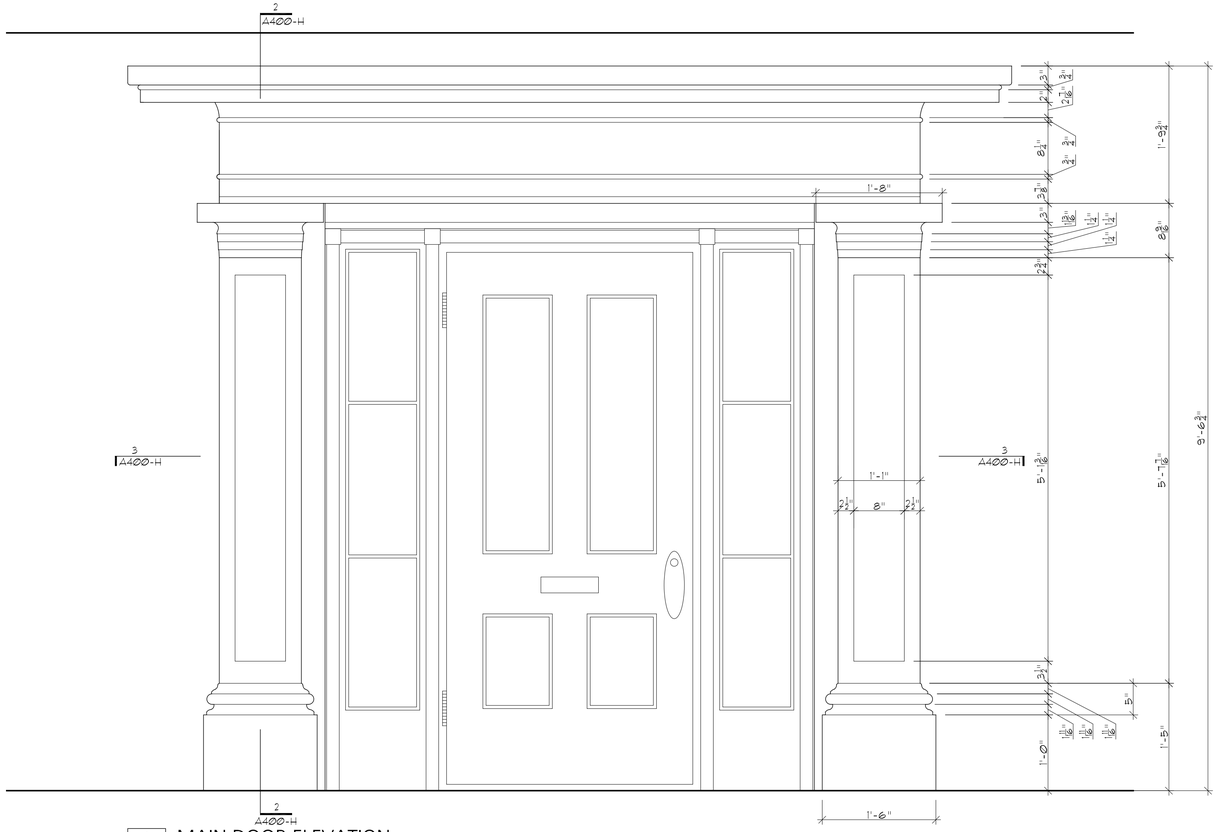
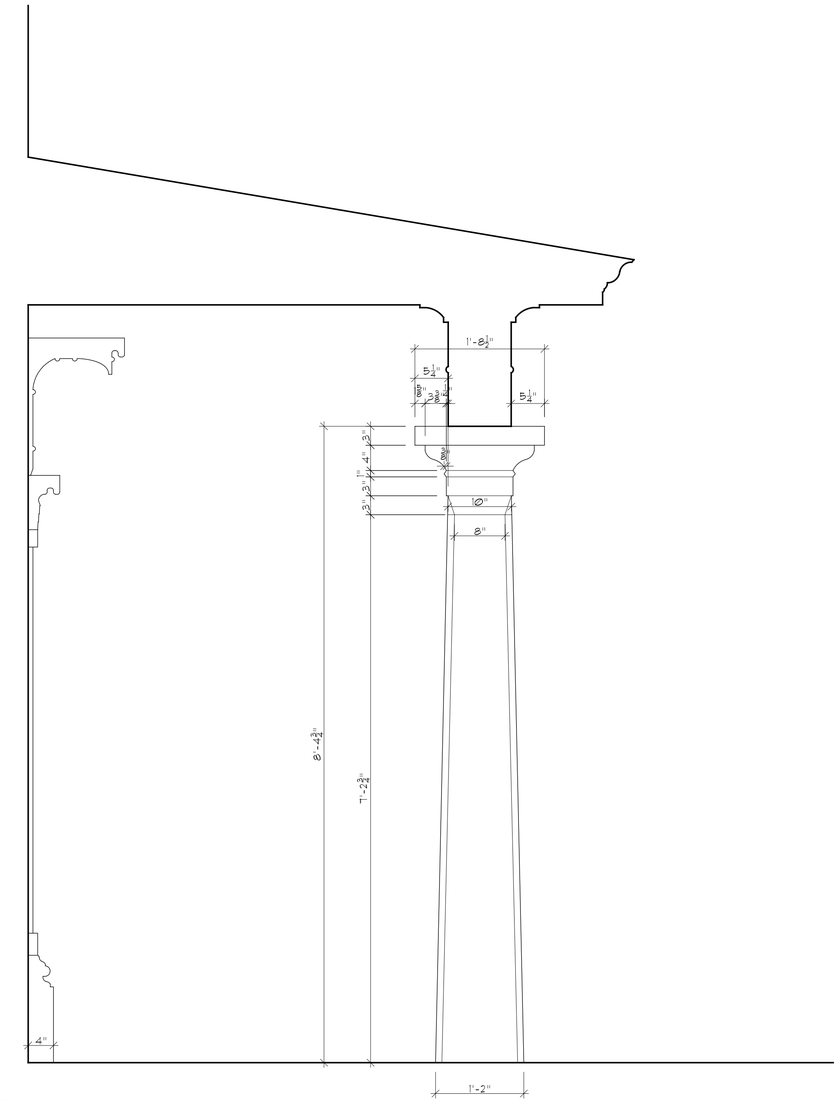
A202-H

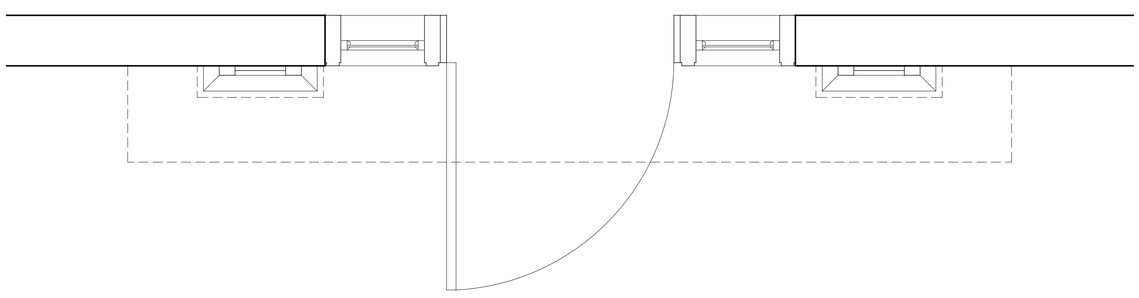




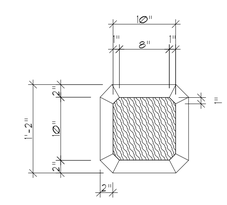
1 MAIN DOOR ELEVATION
A400-H SCALE: 1"=1'-0"



2 PORCH SECTION
A400-H SCALE: 1"=1'-0"



3 MAIN DOOR PLAN
A400-H SCALE: 1"=1'-0"



2 PORCH SECTION
A400-H SCALE: 1"=1'-0"

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HARRIET BEECHER STOWE HOUSE

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BRUNSWICK, ME

TITLE

ENTRY DOOR ARCHITRAVE AND PORCH DETAILS

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A400-H

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.

Location: Existing foundation at 0 Abbey Road, adjacent to Tao Yuan restaurant.

This lot was purchased simultaneous to the restaurant, with the intention of using this space as a support area for what is now a successful business; more specifically, to create a low-impact greenhouse to supply Tao Yuan (and its sister restaurant in Portland, Bao Bao Dumpling House) with fresh, year-round produce. The intention of the design is to integrate form and function to create an attractive and interesting one-of-a-kind building while demonstrating a new form of farm-to-table restaurant for urban settings.

The change would include construction of a two-story building on top of the existing basement-level foundation; the footprint of the lot (approximately 55' x 60') would not change. The basement would include parking, storage, and workspace for greenhouse-related tasks; the first floor will be "commercial space," as of yet unspecified but likely office space or restaurant-related food preparation; and the second story will be a greenhouse designed to sustainably produce ecologically-grown food, year-round. Its form will be dictated by function (heat collection and retention or sun exposure, e.g.), and will employ new materials designed to achieve these functional goals as well as provide an aesthetically pleasing green space in town.

The exterior of the first level is designed to be compatible with the look of the existing Tao Yuan building at 22 Pleasant Street. The greenhouse structure will be a second-story "rooftop farm," and will be composed of transparent polycarbonate panels.

We would like to begin construction May 2015; the project would take approximately 6-8 months to complete.

Abbey Rd
Bowdoin
Brunswick Swinging Bridge view...

Bowdoin
Brunswick Swinging Bridge view...

Bowdoin

Brunswick Swinging Bridge view...

Bowdoin

VRB Questions February 5, 2015

What is the height of the structure?

From the existing height of the east side exterior stairs, the structure will be 31 ft to peak.

Clarify parking configuration including existing parking.

Parking on the east side of Tao Yuan restaurant will remain the same, with 1 handicapped space and 2 regular spaces, while parking between Tao Yuan and the greenhouse structure will be re-configured to accommodate 7 spaces, for a total of 10 parking spaces outside. The basement will have 6 parking spaces, which have been stacked and can be used for staff. Please see the following page for visual representations.

Specs on exterior materials:

A note on materials and design: The current design is pre-architect, and as such we haven't finalized all of our fixtures/material components. We are happy to take the advisement of the Village Review Board into account as we finalize design elements.

- Greenhouse polycarbonate
  - Please see attached PDF titled "SUNPAL_En_Brochure_70003" for more detailed information from a supplier
  - Example photo of curved polycarbonate panels:

- Greenhouse will have custom-built fiberglass arches (Please see attached word document titled "FRP Spec for Pultruded Arch" to see a specification document for a sample project).

- Siding: standard clapboard siding
  - http://www.alibaba.com/product-detail/Decorative-and-good-quality-pine-clapboard_1924658794.html
  - http://www.homedepot.com/p/Cellwood-Progressions-Double-4-in-White-Vinyl-Siding-PG4004H/202666249?MERCH=REC-_-NavPLPHorizontal1_rr-_-NA-_-202666249-_-N

- Trim: painted pine board

- Decking: Mahogany or stained fir

- Doors
  - http://www.homedepot.com/p/JELD-WEN-Premium-6-Panel-Primed-White-Steel-Entry-Door-with-Brickmold-THDJW166100278/202036444?N=5yc1vZar90

  - http://www.homedepot.com/p/Feather-River-Doors-6-Lite-Craftsman-Primed-Smooth-Fiberglass-Entry-Door-GK3191/204487447?N=5yc1vZar90

- Windows
  - http://www.renewalbyandersen.com/windows-doors/replacement-windows/awning.aspx

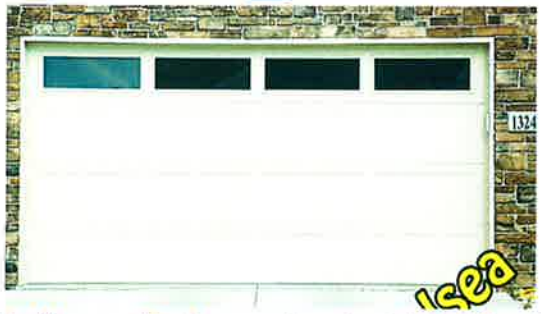
- Railings
  - http://www.alibaba.com/product-detail/Outdoor-Hand-Rails-Aluminum-Balustrade_1579817838.html?s=p

  - http://www.alibaba.com/product-detail/Exterior-Stairs-Designs-Indoor-Metal-Railings_1895141288.html

  - http://www.alibaba.com/product-detail/Polished-aluminium-exterior-handrails-durable-rail_1033909441.html

- Posts: Simple, square or round columns
  - http://www.lowes.com/pd_11838-1487-72230_4294807195__?productId=3050121&Ns=p_product_qty_sales_dollar|1&pl=1&currentURL=%3FNs%3Dp_product_qty_sales_dollar%7C1&facetInfo=

- Garage door, loading dock door:
  - http://www.alibaba.com/product-detail/automatic-sectional-insulated-doors-for-garage_1882499983.html



  - http://www.alibaba.com/product-detail/Sectional-Steel-insulated-Garage-Door_60127203381.html

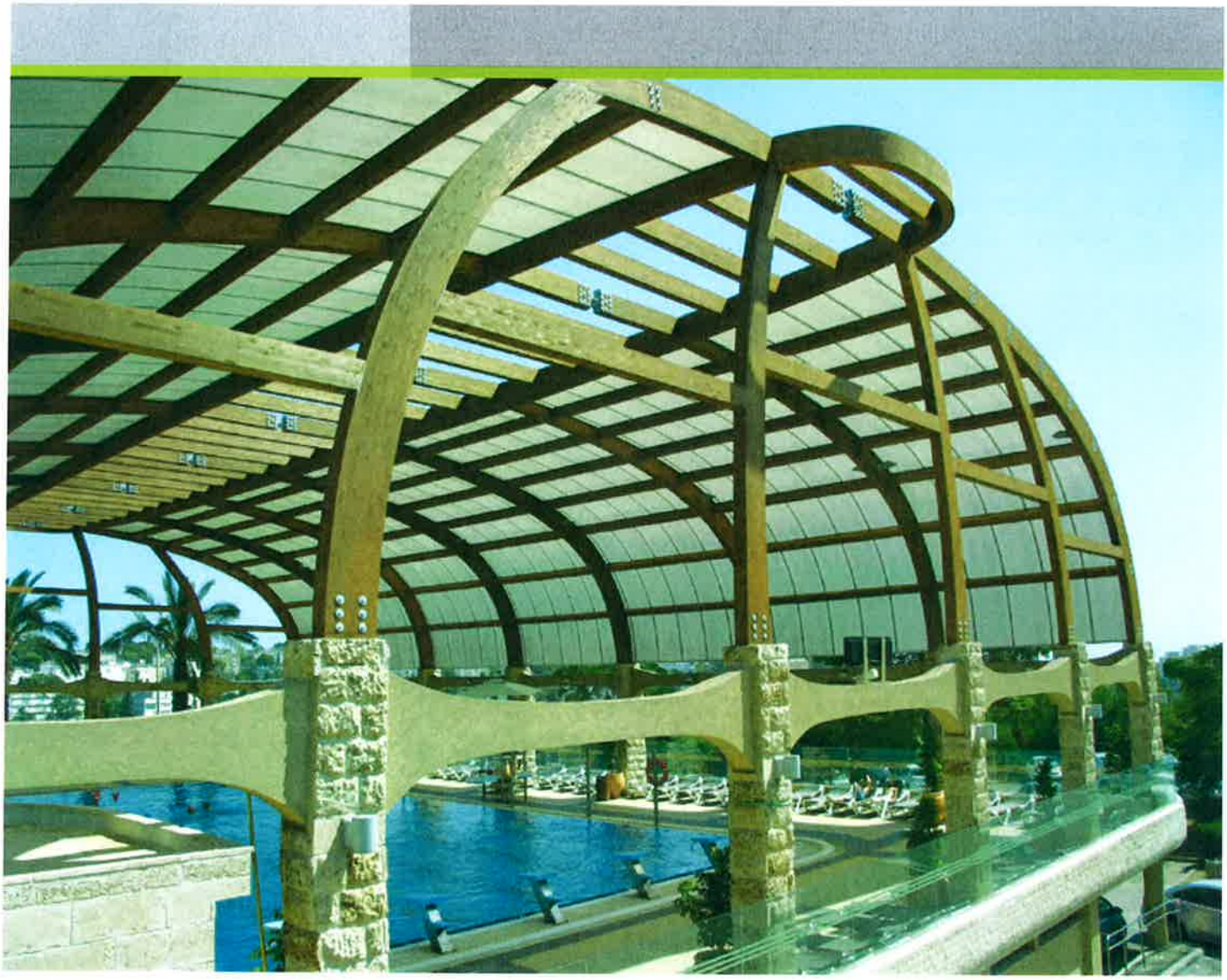
  - http://www.alibaba.com/product-detail/sectional-roller-doors_1819060369.html

  - http://www.alibaba.com/product-detail/Economic-security-insulated-garage-door_863319769.html

hujunxin.en.alibaba.com
ZOOM

PALRAM

CONSTRUCTION ARCHITECTURE



SUNPAL®

Multiwall Polycarbonate Standing Seam Architectural System

Build On.

SUNPAL® Multiwall Polycarbonate Standing Seam Architectural System

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Introduction

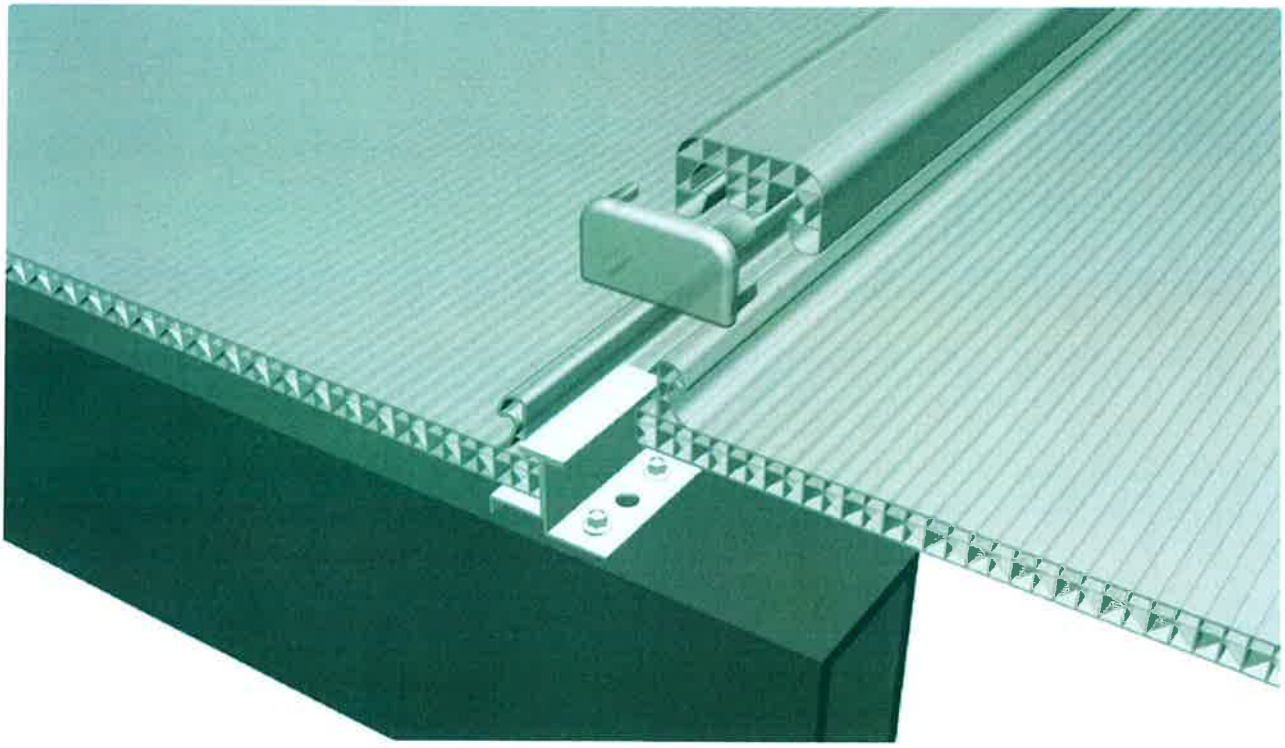
SUNPAL is an advanced multiwall polycarbonate panel system that combines proven design, light transmission, thermal insulation and strength. It offers a lightweight, leak-proof design that withstands very high loads and accommodates expansion and contraction. The system's distinct advantages make it ideal for long-term application on many types of projects. As with any true architectural glazing system, SUNPAL is appropriate for a variety of roofing and cladding designs, flat or curved.
SUNPAL is a self-fastening system, based on multiwall panels, and is available in a range of thicknesses. The panels join together by polycarbonate or aluminum joiners, which are sealed at the ends by End-Caps. T-Fasteners fix the entire system to the structure, allowing the panels to be clamped in place, without any point fastener penetration through the panels. Ventilated Sealing Tape seals the panel lower end, to prevent dirt from entering the flutes, while also providing sufficient drainage. U-Profiles (polycarbonate or aluminum) or F-Profiles (aluminum) seal the upper ends of the panels. Aluminum F-Profiles finish off side edges of the plane, creating a fully framed installation.

Main Benefits

- ✓ Withstands very high loads
- ✓ Accommodates expansion & contraction
- ✓ Simple & fast installation
- ✓ Leak-proof
- ✓ High thermal insulation
- ✓ Ideal for curved designs
- ✓ Double sided UV protection
- ✓ SolarSmart™ cool light colors

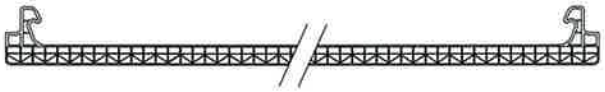
Applications

- Architectural roofing & glazing
- Commercial and retail roofing
- Sport facilities - translucent roofing
- Covered walkways, awnings & entrances
- Open markets - light roofing
- Service stations - translucent roofing
- Parking structure covering
- Swimming pool covers



Panel Types

SUNPAL panels are of multiwall structure, available by thicknesses of 8mm, 10mm, 18mm and 20mm. Standard SUNPAL panels have UV protection on both sides (specific order can be produced with UV protection on one side only). Maximum panel length is 11.99 (typical stock length).

Type	Panel Data	Drawing
SUNPAL® 8/600 Lite	Width: 600mm Height: 23.5mm Height with Polycarbonate Joiner: 31mm Weight: 1.11 Kg/m, 1.83 Kg/m^2 Min. cold bending radius: 2.0m	
SUNPAL® 8/600	Width: 600mm Height: 23.5mm Height with Polycarbonate Joiner: 31mm Weight: 1.24 Kg/m, 2.00 Kg/m^2 Min. cold bending radius: 2.0m	
SUNPAL® 10/600	Width: 600mm Height: 25.5mm Height with Polycarbonate Joiner: 33mm Weight: 1.56 Kg/m, 2.60 Kg/m^2 Min. cold bending radius: 2.4m	
SUNPAL® 18/1000	Width: 1000mm Height: 33.5mm Height with Polycarbonate Joiner: 41mm Weight: 3.11 Kg/m, 3.11 Kg/m^2 Min. cold bending radius: 3.0m	
SUNPAL® 20/1000	Width: 1000mm Height: 35.5mm Height with Polycarbonate Joiner: 43mm Weight: 3.19 Kg/m, 3.19 Kg/m^2 Min. cold bending radius: 3.0m	

Scan for product video overview

Colors

Color	SUNPAL® 8/600 & 10/600			SUNPAL® 18/1000 & 20/1000		
	%LT	SHGC	SC	%LT	SHGC	SC
Clear	65	0.63	0.72	50	0.54	0.62
Bronze	25	0.40	0.46	20	0.35	0.39
Solar Grey	30	0.45	0.52	24	0.44	0.51
White Opal	25	0.37	0.43	20	0.30	0.34
White Ice	50	0.56	0.64	40	0.48	0.55
Green	50	0.56	0.64	38	0.46	0.53
Blue	50	0.60	0.69	36	0.50	0.57
Red	20	0.52	0.60	20	0.44	0.50
SolarSmart™ Selective Solar Control Technology						
Solar Ice	20	0.28	0.32	15	0.23	0.26
Solar Control	20	0.30	0.34	15	0.25	0.29
Bluish Breeze	34	0.32	0.38	34	0.33	0.38
DiffuserPlus						
Clear	64	0.63	0.72	49	0.54	0.61
Bronze	20	0.42	0.44	20	0.37	0.43
White Opal	26	0.40	0.45	20	0.33	0.38
Green	40	0.48	0.54	25	0.38	0.44
Blue	40	0.51	0.59	25	0.41	0.48
Red	20	0.47	0.55	15	0.39	0.45
Solar Ice	20	0.35	0.41	15	0.30	0.35
Grey	30	0.42	0.49	30	0.41	0.48

Legend

LT (Light Transmission) = The percentage of incident visible light that passes through an object.

SHGC (Solar Heat Gain Coefficient) = The percentage of incident solar radiation transmitted by an object, which includes the direct solar transmission and the part of the solar absorption radiated inward.

SC (Shading Coefficient) = The amount of the sun's heat transmitted through a given window compared with that of a standard 3mm thick single pane of glass under the same conditions.

SolarSmart™ - Energy Efficiency

SolarSmart™ are energy-efficient colors break the traditional ratio between light transmission and shading coefficient. SolarSmart™ panels block Infrared energy that causes heat buildup, and transmit "cool light" that reduces air-conditioning and lighting costs.

DiffuserPlus™ - Double Diffusion Effect

DiffuserPlus™ offers double diffusion which prevents both transmitted and reflected light from excessive glare.

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, 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 to remove them each spring.

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 an emergency COA was not new and has been in the ordinance since the beginning. Phil replied that he missed/was not made aware of this and feel as though he was misled a few years ago when the former occupant of the home needed a ramp installed; approval took almost 9 weeks. Phil said that it is well known in Brunswick that it is easier to beg for forgiveness then 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 APPROVE 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 TOPP, 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 the Village Review Board is 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 the she believes that it will be white vinyl siding with a 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 the Town double check the property lines. Jeff asked if there will be any issue with the 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 area with a 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 APPROVE 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 to the existing roof 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 all the proposed 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 APPROVE 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 the Village Review Board will be looking to issue a COA for the demolition of the garage and a separate Certificate of Appropriateness (COA) 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 exiting 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 exclude and 2 single overhead door 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 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
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 to staff at the 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 as 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 Board is 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 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 range 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 then 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 window mountings. 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 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 , 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 dentil work that is on the Nest and bring it across. Connie Lundquist asked if the signs will move down because of the extension of the dentil work and Mr. Moore 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 and Mr. 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. Moore replied that they are currently wood with aluminum storm windows and he is proposing to replace them with vinyl. Mr. Moore said that they are very thin with no mountings and that the bottom sash is twice as big as the top with no sash. Mr. Moore 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. Moore replied that they tried to preserve the trim but not the sash and that wood windows would extremely expensive not feasible; he just wouldn't replace them. Emily asked exactly what windows are being replaced and Mr. Moore 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. Moore replied that he would like to at some point. Laura asked if there is a mix of windows and Mr. Moore 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 that the Board has to find a balance. Mr. Moore 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 TOPP 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 FAÇADE IMPROVEMENTS, RELOCATE TWO WINDOWS ON THE FIRST FLOOR OF THE STRUCTURE AND REPLACE SECOND FLOOR WINDOWS WITH VINYL CLAD REPLACEMENTS AT 90-102 MAINE STREET (LINCOLN BUILDING) WITH THE FOLLOWING CONDITION:

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

SECONDED BY KAREN TOPP, 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

VILLAGE REVIEW BOARD
JANUARY 22, 2015

MEMBERS PRESENT: Chair Emily Swan, Connie Lundquist, Gary Massanek and Brooks Stoddard

STAFF PRESENT: Jeremy Doxsee

A meeting of the Village Review Board was held on Thursday, January 22, 2015 at the Municipal Meeting Facility at 85 Union Street, Council Chambers. Chair Emily Swan called the meeting to order at 6:30 P.M.

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).

Jeremy Doxsee introduced the application and said that the existing side doors allow cold air entry especially during the winter months. The applicant is proposing to construct air lock entry for 3 the existing side doors by enclosing a portion of the porch area and constructing a new ramp and stairway to better meet her needs at this time.

The applicant, Ms. Rothsudottir, added that she also plans to replace the existing storage with one tall enough for bicycles. Ms. Rothsudottir clarified that the ramp would go behind the shrubbery near the side steps.

Jeremy Doxsee pointed out that although the agenda lists replacing existing storage space with a detached shed to the rear of the property, this was removed as it will not be visible.

Karen Topp asked for clarification on the steps and Ms. Rothsudottir replied that she would like the steps to be covered from the elements. Ms. Rothsudottir said that there will be two concrete steps not covered by the porch that she wants matched in height and depth as the wood steps. Emily Swan clarified that they are shortening the porch deck to bring some of the steps under the cover. Connie Lundquist asked if she planned on replacing all the wood steps and Ms. Rothsudottir replied that she is and would like the new steps to be made out of wood composite. Karen said that her only concern was that in walking that neighborhood, it is nice to have that porch entryway before the door and that between the stairs coming up part way and then the air lock coming to meet it, there is very little flat porch. Ms. Rothsudottir replied that there will be 5 feet and stated that the porch was not there originally, but was built by the previous owner who cut out part of the column that comes down. Ms. Rothsudottir said that the column will be replaced and be free standing as it was originally.

Chair Emily Swan opened the public hearing. Hearing none, the public hearing was closed.

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

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVED THE CERTIFICATE OF APPROPRIATENESS FOR 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.

SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY.

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).

Jeremy Doxsee introduced the application and said that there are 2 existing chimneys in the property that will no longer be needed as the applicant wishes to install a high efficiency boiler with the use of side vents. The applicant wishes to remove the chimneys to minimize any potential leaking in the roof as well as maximizing useable interior floor area. Jeremy noted that when on Lincoln Street, the chimneys are not easily seen, but can be seen better when on Union Street. Jeremy said that the applicant also wishes to replace 22 wood framed windows with vinyl-clad replacements. The size of the window openings will not change and the trim proposed will be to match the existing house and the windows are proposed to have window muntins to mimic the wood windows with the difference in the muntins being that they would be inside the glazing.

The applicant, John Shields added that they also plan to enclose the basement windows which are hard to see and that they also have a sign application. Gary Massanek asked the applicant if he is planning to change the color scheme as the colors indicated on the plan are ivory and not green. Mr. Shields replied that when you look at the shutters up close, they are a blue-green as are the storm windows and he is proposing to remove the storm windows. In removing the storm windows, what is left is the original trim which is a beigeish color that will be untouched with the window replacements and this is what they are trying to meld with the window frame. Connie Lundquist asked if the existing windows have muntins that go all the way through and Mr. Shields replied that the single pane are divided. Connie asked if the applicant had considered simulated divided light and the applicant replied that it is a budget concern as. Emily Swan pointed out that the windows being prosed can sometimes look like empty eyes in a building as opposed to

the shadow effect. Emily and Connie discussed the glare that will be seen in the glass; you won't be able to see the muntins and Connie asked that the applicant reconsider the simulated light windows. Mr. Shields replied that they have considered that type of window but noted that similar windows as he is proposing occur up and down Lincoln Street. Emily agreed with Mr. Shields, but stated that they distract and takes away character from the building. Karen Topp asked if the applicant had considered the insertable grill that goes on the inside that still allows for the 3 dimensional look as this is what she has and Mr. Shields replied that the owner does not want to be treated differently than his neighbors and that the owner wants the building to look good and be efficient while still meeting a budget. Jeremy Doxsee asked Mr. Shields if he knew what the cost difference was for internal muntins versus exterior muntins and the contractor, Stephen Kaltonic replied that the muntins found on the other houses on Lincoln Street are not as detailed as the muntins inside the glass and that he hasn't experienced the emptiness that the Board members have. Emily clarified that in the front they are doing one over one, in the smaller windows it is just single pane and asked why the window on the east side elevation is just one big window. Mr. Shields replied that this window is a blind window and right now there is just siding.

Chair Emily Swan opened the meeting to public hearing.

John Perreault, Town Councilor District 4, pointed out that Karen Topp's windows are on the back of her house so there is no review. Mr. Perreault said that as he understands, but that he does not think that this Board can take issue with any decisions / alterations that were made in the past that the VRB was not involved pertaining to the other windows up and down the street and that it would be unfair for the Board to take issue with the applicant wanting to be treated the same as his neighbors.

Chair Emily Swan closed the public comment period.

In reply to Councilor Perrault's comments, Emily Swan stated that this is a conundrum and she understands, but on the other hand the VRB raised a similar issue regarding the application for a new door recently. Gary Massanek said that if they could get the exterior application on the window then the integrity of the windows could be maintained. Mr. Shields clarified that the VRB is proposing exterior muntions on both side of the glass. Mr. Shields said that they can provide an example of a window with and exterior and interior grill. Mr. Kaltonic replied that they would be fine with this change.

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

MOTION BY GARY MASSANEK 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.

2. The applicant shall use replacement windows with matching applied exterior muntins with a profile, subject to final approval from the Director of Planning and Development.

MOTION SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.

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).

Jeremy Doxsee introduced the application and said that this application was originally to replace the window not visible on the north side of the building to allow for more natural light and allow for better view of the river. The applicant wants to remove one window and install 2 windows but based on the criteria this would only need approval from the staff and so it has been removed. Tonight, the applicant is proposing to replace the existing barn siding with #2, 10x10 vertical shiplap siding; a color has not been determined yet. Jeremy said that the existing barn windows are just screwed in storm windows and the applicant is proposing to put in vinyl replacement windows. The applicant will be removing the 1st floor west side window and adding an additional window on the east side of the barn.

Emily Swan clarified that the south side is the only visible side. Connie Lundquist asked Jeremy Doxsee why the applicant chose the vertical siding instead of the horizontal and Jeremy replied that it was a personal choice and he felt it looked moor barn like. Connie pointed out that in the proposed replacement window picture provided by the applicant, the drawing looks like double hung 2 over 2 and the abbreviated quote says no grill and she is not sure how that can be achieved. Jeremy stated that he believes that the VRB would be approving the architectural design. Jeremy said that per the applicant, the most important thing at this time is doing the back windows and that this would be a summer project and could be deferred if the Board needed more information. Emily said she would prefer to table as they do not have any idea on what the doors are going to look

like and Karen Toppp agreed and said that she would prefer more information / clarification on the windows.

MOTION BY GARY MASSANEK TO TABLE APPLICATION 15-002 UNTIL MORE INFORMATION CAN BE OBTAINED. SECONDED BY KAREN TOPP, TABLE APPROVED UNANIMOUSLY.

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).

Jeremy Doxsee introduced the application and said that the applicant is proposing to remove the existing 3rd floor window fire escape and replace it with a new fire escape and add an additional landing on the first floor building roof for safer egress in an emergency.

Owner and applicant, David Gulick said that after speaking with the Deputy Fire Chief, the upper deck meets the code to get someone out of a smoke column but that the escape it does not seem sensible to him as the deck is so small. Mr. Gulick said that the purpose of this proposal is to allow the means for the tenant to get down to a lower level and for the escape to be a safer place to wait for rescue.

Gary Massanek asked if the aluminum ladder has to be enclosed. John Perreault, Contractor replied that after speaking with Carl Adams of Codes Enforcement, and Deputy Fire Chief Jeff Emerson, they did not see any issues with this and added that the applicant is improving the situation. Emily Swan asked Mr. Perreault to explain the ladder. Emily clarified that the applicant is proposing to make the lower deck and railing similar in fashon to what is on the front porch. Mr. Pereault added that he can either paint the aluminum ladder or make a wood ladder. Karen Topp asked how well paint sticks to aluminum and Mr. Perreault replied that there is special primer and paint that is involved and added that they plan to use pressure treated wood with composite railings.

MOTION BY BROOKS STODDARD 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 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.

SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

Other Business: Decisions to go with Connie Lundquist's email of questions that the VRB has regarding the Zoning Ordinance Rewrite.

Staff Approvals:

- 8 Mason St - Signage

Approval of Minutes

MOTION BY GARY MASSANEK TO APPROVE THE MINUTES OF AUGUST 19, 2014. SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.

Adjourn

This meeting was adjourned at 8:23.

Attest:

Tonya Jenusaitis
Recording Secretary