



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
MONDAY, OCTOBER 26, 5:00 PM
MEETING RESCHEDULED TO
TUESDAY, NOVEMBER 3, 2015, 7:15 PM**

1. **Case # VRB 15-035 – 217 Maine Street** – The Board will discuss and take action regarding a Certificate of Appropriateness for the removal of a chimney at the First Parish Church (Map U16, Lot 43).
2. ~~**Case # VRB 15-040 – 40 Federal Street**~~ – ~~The Board will discuss and take action regarding a Certificate of Appropriateness for the replacement of the single pane double hung windows with energy efficient windows similar in appearance (Map U13, Lots 168).~~ *Tentatively rescheduled for Tuesday, November 17, 2015.**
3. **Other Business**
4. **Approval of Minutes**

Staff Approvals:

- 137 Maine Street - Signage

**Revised 10/30/15*

This agenda is being mailed to all abutters within 200 feet of the above referenced locations for Certificate of Appropriateness requests and serves as public notice for said meeting. Village Review Board meetings are open to the public. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. This meeting is televised.

**Draft Findings of Fact
Certificate of Appropriateness
Village Review Board Review Date: November 3, 2015**

Project Name: 217 Maine Street (First Parish Church) Removal of Chimney
Case Number: VRB – 15 - 035
Tax Map: Map U16, Lot 43
Applicant: Kevin Hart, Finance Committee Chair
Margo Knight, Church Council Chair
9 Cleaveland Street
Brunswick, ME 04011
(207) 729-7331
Property Owner: First Parish Congregational Church
9 Cleaveland Street
Brunswick, ME 04011
(207) 729-7331
Authorized Representative: Austin Smith
Scott Simon Architects
75 York Street
Portland, ME 04101
(207) 772-4656

PROJECT SUMMARY

The property owner for 217 Maine Street, First Parish Congregational Church is proposing interior renovations to the Church Vestry consisting of the removal of a nonworking fireplace and a problematic handicapped lift which will necessitate the removal of the exterior chimney. The brick chimney is visible from Maine Street and is adjacent to the north wall of the church sanctuary.

The project site is located within the Town Center 3 (TC3) Zoning District, the Village Review Overlay Zone and the National Register –listed Federal Street Historic District. First Parish Congregational Church is also individually-listed on the National Register of Historic Places and as such, it is a contributing resource to the Village Review Zone. A copy of the Pejepscot Historic Site Survey is included with the application noting historical characteristics of the building.

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

216.9 Review Standards

A. General Standard.

- 1. All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance. In meeting the standards of this Ordinance the applicant may obtain additional guidance from the U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings and the Village Review Zone Design**

Guidelines. *The proposed exterior alteration to the vestry is the removal of a chimney. The chimney was first constructed as venting for a wood-burning fireplace and oil furnace, installed approximately 20 years after the construction of the vestry. Church staff and officials have stated that the furnace heating source was converted from oil to natural gas approximately 10-15 years ago. The fireplace was also converted in the 1990's from wood-burning to propane gas and is now nonfunctional. The removal of the chimney is being proposed as part of interior alterations under consideration to completely remove the fireplace in order to improve internal handicapped access (remove the existing accessible lift system and replace with an internal ramp) to the main sanctuary of the church.*

The MHPC was consulted, comments attached, and have indicated that, although added to the Vestry approximately 20 years later, the staff considered Standard #4 of the Secretary of Interior's standards for both rehabilitation and preservation which states "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved," and has asked for additional research to better define the period of significance for the chimney. Documentation has been provided to Town staff by a church official and is attached. It is unknown if this information was provided to MHPC staff.

The VRZ Design Standards do not provide guidance relative to chimneys.

It is questionable whether the chimney has "acquired historic significance in its own right." Although over 100 years old, the chimney is an often overlooked feature of the total structure. It was originally constructed for utilitarian purposes and is requested for removal primarily due to compliance with ADA-requirements and is now functionally obsolete due to heat source conversions and the proposed removal of the interior fireplace. As designed the proposed building alterations will not significantly change the character of the structure, nor the Village Review Zone. No other alterations are proposed.

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

- 1. In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:**
 - a. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.** *As stated above, the proposed removal of the chimney is sensitive to the historic integrity of the contributing resource and will not have a significant visual effect to the property.*
 - b. Alterations shall remain visually compatible with the existing streetscape.** *As stated above and evidenced by the attachments, the vestry will remain visually compatible with the existing streetscape.*
 - c. Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions. No character-defining features will be concealed or replaced.**
 - d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources. Not applicable.**

- e. When constructing additions, the applicant shall maintain the structural integrity of existing structures. *Not applicable.*
- f. For new construction of or additions to commercial, multi-family and other non-residential uses the following additional standards shall apply:
- 1) Parking lots shall be prohibited in side and front yards, except if the application involves the renovation of existing structures where such a configuration currently exists. In cases where such parking configurations exist, the parking area shall be screened from the public right-of-way with landscaping or fencing. *Not applicable.*
 - 2) Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way. *Not applicable.*
 - 3) All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way and shall be screened from public view. *Not applicable.*
 - 4) Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited. *Not applicable.*
 - 5) Building Materials:
 - a) The use of cinder-block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation. *Not applicable.*
 - b) The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited. *Not applicable.*
 - c) Buildings with advertising icon images built into their design ("trademark buildings") are prohibited. *Not applicable.*
 - 6) No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry. *Not applicable.*
 - 7) No building on Maine Street shall have more than 15 feet horizontally of windowless wall. *Not applicable.*
 - 8) All new buildings and additions on Maine Street:
 - a) Must be built to the front property line. This may be waived if at least 60% of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.
 - b) If adding more than 50% new floor area to a structure, the addition shall be at least two stories high and not less than 20 feet tall at the front property line.
 - c) The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50% glass. Upper floors shall have a higher percentage of solid wall, between 15% and 40% glass. *Subsections a., b. and c. above are not applicable.*
 - 9) Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources. *Not applicable.*

C. Signs

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

**DRAFT MOTION
CERTIFICATE OF APPROPRIATENESS
217 MAINE STREET (FIRST PARISH CHURCH) VESTRY CHIMNEY REMOVAL**

- Motion 1:** That the Certificate of Appropriateness application is deemed complete.
- Motion 2:** That the Board approves the Certificate of Appropriateness for the removal of the vestry chimney with the following condition:
1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

Received:

9/18/15

By:

AE

VRB Case #:

15-035

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: KEYVIN HART, CHAIR, FINANCE COMMITTEE
 Name: MARGO KNIGHT CHAIR, CHURCH COUNCIL
 Address: 9 CLEVELAND STREET
BRUNSWICK, MAINE 04011-2109
 Phone Number: 207.729.7331

2. Project Property Owner:

Name: FIRST PARISH CONGREGATIONAL CHURCH
 Address: 9 CLEVELAND STREET
BRUNSWICK, MAINE 04011-2109
 Phone Number: 207.729.7331

3. Authorized Representative: (If Different Than Applicant)

Name: SCOTT SIMONS ARCHITECTS
 Address: 75 YORK STREET
PORTLAND, MAINE 04101
 Phone Number: 207.772.4656

4. Physical Location of Property Being Affected:

Address: 217 MAINE STREET

5. Tax Assessor's Map # U16 Lot # 43 of subject property.

6. Underlying Zoning District TOWN CENTER 3 / LOWER PARIC ROW

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): WITHIN THE CHURCH VESTRY
A NON WORKING FIRE PLACE WILL BE REMOVED.
A PROBLEMATIC HANDICAPPED LIFT WILL BE
REPLACED WITH A HANDICAPPED RAMP.
REMOVAL OF THE FIRE PLACE WILL
REQUIRE REMOVAL OF THE EXTERIOR CHIMNEY
AS WELL. PHOTOGRAPHS SHOW EXISTING AND
PROPOSED CONDITIONS.

Applicant's
Signature

Austin K. Smith AUSTIN K. SMITH SSA

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

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

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

This application was Certified as being complete on 10/6/15 (date) by AMB
of the Department of Planning and Development.

THIS APPLICATION WAS:

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

Applicable Comments: _____

Anna Mykiewicz
Signature of Department Staff Reviewing Application

COMPLIANCE WITH ZONING STANDARDS

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

This is to certify that the application for Certificate of Appropriateness submitted by Scott Simons Architects relating to property designated on Assessors Tax Map # U16 as Lot # 43 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: *Building/Demo Permits required*

Signed: *[Signature]*
Date: *10/30/15*

MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): The First Parish Church
2. PROPERTY NAME (OTHER): _____
3. STREET ADDRESS: 207 Maine Street
4. TOWN: Brunswick 5. COUNTY: Cumberland
6. DATE RECORDED: May 2001 7. SURVEYOR: Turk Tracey & Larry, Architects, LLC.
8. OWNER NAME: First Parish Church ADDRESS: 9 Cleaveland Street, Brunswick, Me 04011
9. PRIMARY USE (PRESENT):
- | | | | |
|---|---|--|--------------------------------------|
| <input type="checkbox"/> SINGLE FAMILY | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> COMMERCIAL/TRADE | <input type="checkbox"/> FUNERARY |
| <input type="checkbox"/> MULTI-FAMILY | <input type="checkbox"/> GOVERNMENTAL | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> HEALTH CARE |
| <input type="checkbox"/> INDUSTRY | <input checked="" type="checkbox"/> RELIGIOUS | <input type="checkbox"/> HOTEL | <input type="checkbox"/> LANDSCAPE |
| <input type="checkbox"/> TRANSPORTATION | <input type="checkbox"/> DEFENSE | <input type="checkbox"/> SUMMER COTTAGE/CAMP | <input type="checkbox"/> SOCIAL |
| <input type="checkbox"/> RECREATION/CULTURE | <input type="checkbox"/> UNKNOWN | | |
| <input type="checkbox"/> OTHER _____ | | | |

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

ARCHITECTURAL DATA

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

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

13. HEIGHT: 1 STORY 1 1/2 STORY 2 STORY 2 1/2 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 5 BAY MORE THAN 5 ()

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

PHOTOGRAPH:



16. PORCH: ATTACHED ENGAGED ONE STORY MORE THAN ONE STORY
 FULL WIDTH WRAPAROUND SLEEPING PORCH SECONDARY PORCH
17. PLAN: HALL AND PARLOR 1/2 CAPE CENTRAL HALL SIDE HALL
 BACK HALL IRREGULAR OTHER Church _____
18. PRIMARY STRUCTURAL SYSTEM:
 TIMBER FRAME BRACED FRAME BRICK STONE BALLOON FRAME
 CONCRETE STEEL LOG PLANK WALL PLATFORM FRAME
 FRAME CONSTRUCTION - TYPE UNKNOWN OTHER _____
19. CHIMNEY PLACEMENT:
 INTERIOR INTERIOR FRONT/REAR CENTER INTERIOR END EXTERIOR
 OTHER _____
20. ROOF CONFIGURATION:
 GABLE SIDE GABLE FRONT HIP MANSARD FLAT
 GAMBREL PARAPET GABLE SHED CROSS GABLE
 COMPOUND OTHER _____
21. ROOF MATERIAL:
 WOOD METAL TILE SLATE ASPHALT ASBESTOS _____
22. EXTERIOR WALL MATERIALS:
 CLAPBOARD BRICK FLUSH SHEATHING WOOD SHINGLE STONE
 LOG PRESSED METAL CONCRETE STUCCO ASPHALT
 GRANITE ASBESTOS TERRA COTTA BOARD AND BATTEN ALUMINUM/VINYL
 OTHER _____
23. FOUNDATION MATERIAL:
 FIELDSTONE BRICK WOOD CONCRETE GRANITE ORNAMENTAL CONC. BLOCK
 OTHER _____
24. OUTBUILDINGS/FEATURES:
 CARRIAGE HOUSE FENCE OR WALL CEMETERY BARN (CONNECTED)
 BARN (DETACHED) FORMAL GARDEN LANDSCAPE/PLANT MAT. ARCHAEOLOGICAL SITE
 GARAGE OTHER Parish House _____

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: 1846 26. ESTIMATED DATE OF CONSTRUCTION:
27. DATE MAJOR ADDITIONS/ALTERATIONS: 1866 Spire removed; 1883 Vestry added; 1968 renovations
28. ARCHITECT: Richard Upjohn 29. CONTRACTOR: Coolidge Graves & Isaiah Coombs
30. ORIGINAL OWNER: First Parish Church of Brunswick
31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES:
32. CULTURAL/ETHNIC AFFILIATION:
 ENGLISH FRENCH ACADIAN NATIVE AMERICAN SCOTTISH FRENCH CANADIAN
 EAST EUROPEAN IRISH OTHER _____
33. HISTORIC CONTEXT(S):
 COMMERCE INDUSTRY TRANSPORTATION AGRICULTURE MILITARY
 RELIGION CIVIC AFFAIRS RECREATION HABITATION EDUCATION
 ART, LIT, SCIENCE SOCIAL _____

34. COMMENTS/SOURCES:

This fine example of a Gothic Revival Church was designed by Richard Upjohn. "The most striking feature of the interior design is the elaborate wooden hammer-beam trussing." American Association of University Woman, *From the Falls to the Bay*, 1980.
 John W. Briggs. *First Parish Church of Brunswick - National Register of Historic Places Inventory - Nomination Form*. TMs. United States Department of the Interior, National Park Service. 1969.
 2000 Assessors Database, Town of Brunswick.

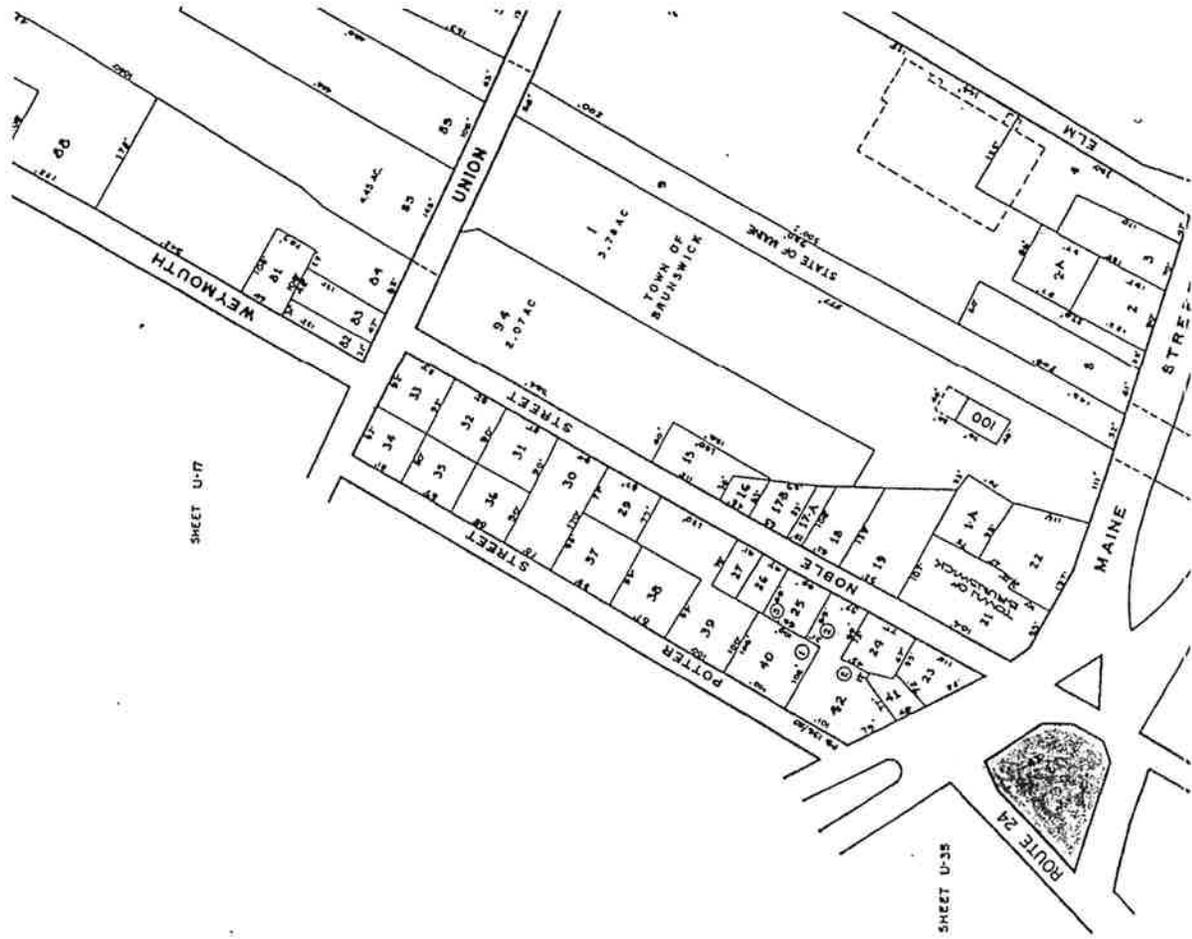
35. HISTORICAL DRAWINGS EXIST: YES NO LOCATION:

ENVIRONMENTAL DATA

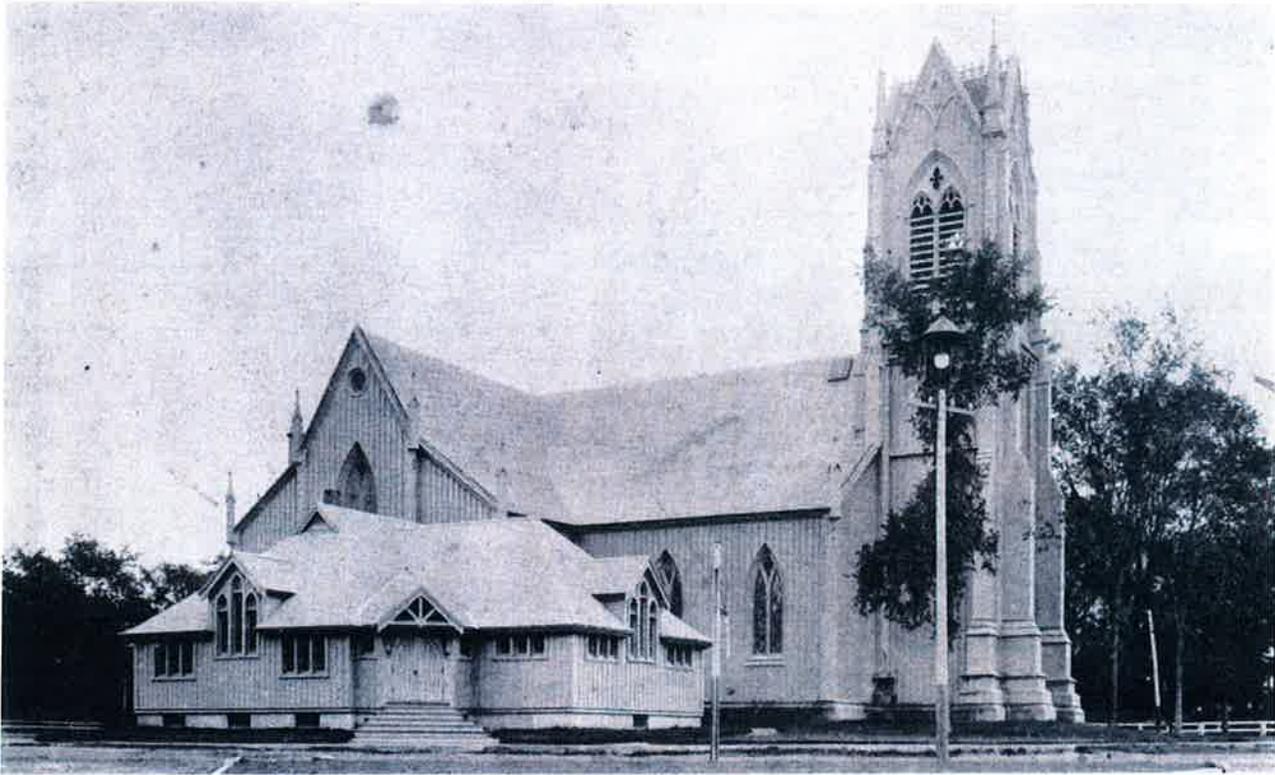
36. SITE INTEGRITY: ORIGINAL MOVED DATE MOVED _____
 37. SETTING: RURAL/UNDISTURBED RURAL/BUILT UP SMALL TOWN URBAN SUBURBAN
 38. QUADRANGLE MAP USED: _____ QUADRANGLE #:
 39. UTM NORTHING: _____ 40. UTM EASTING: _____
 41. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW SE SW

MHPC USE ONLY

- DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____
 NR STATUS: L HD E NE ND REVIEWER _____
 DATA SOURCE: HPF CLG R&C STAFF STATE SURVEY OTHER _____ LEVEL OF SURVEY: R I

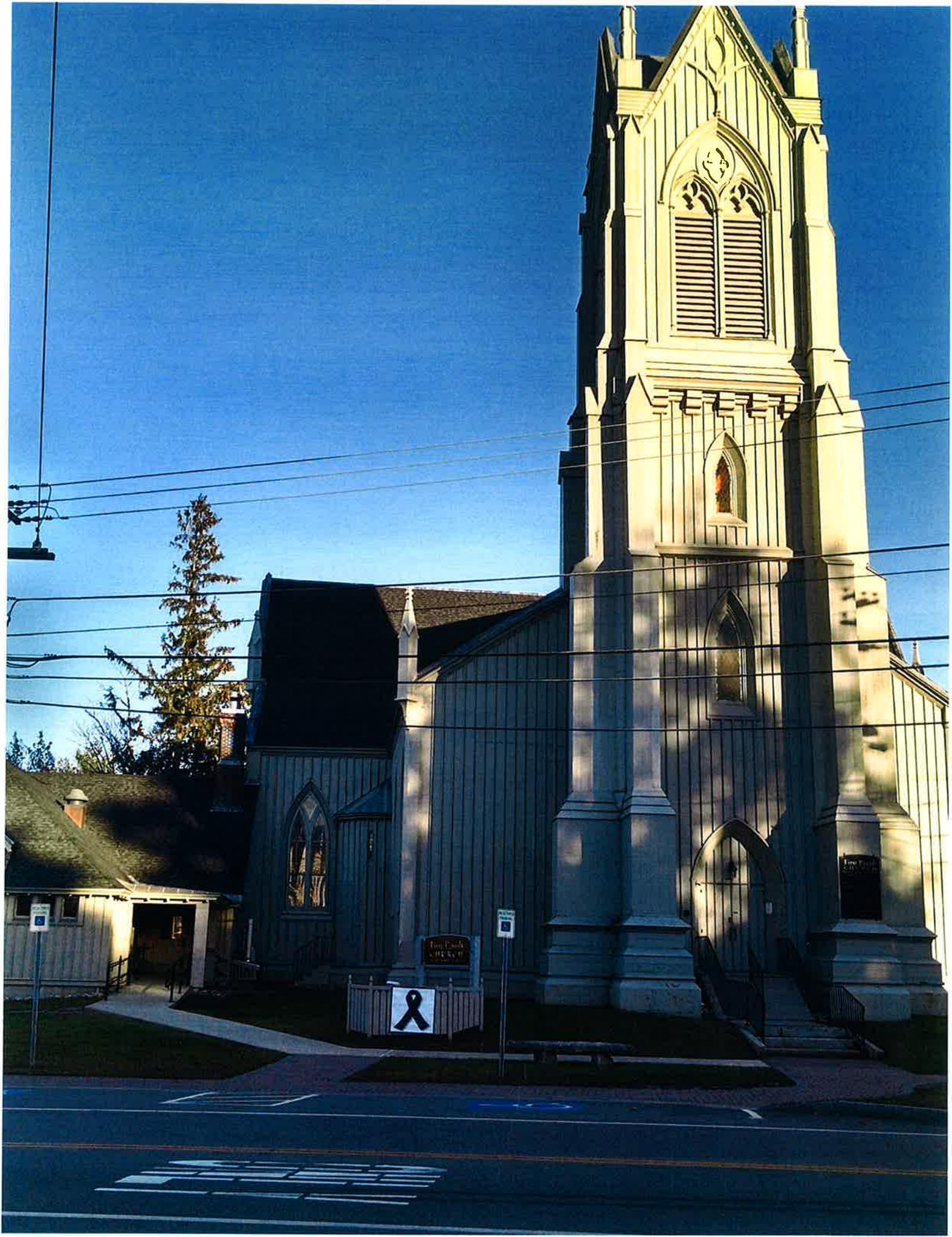


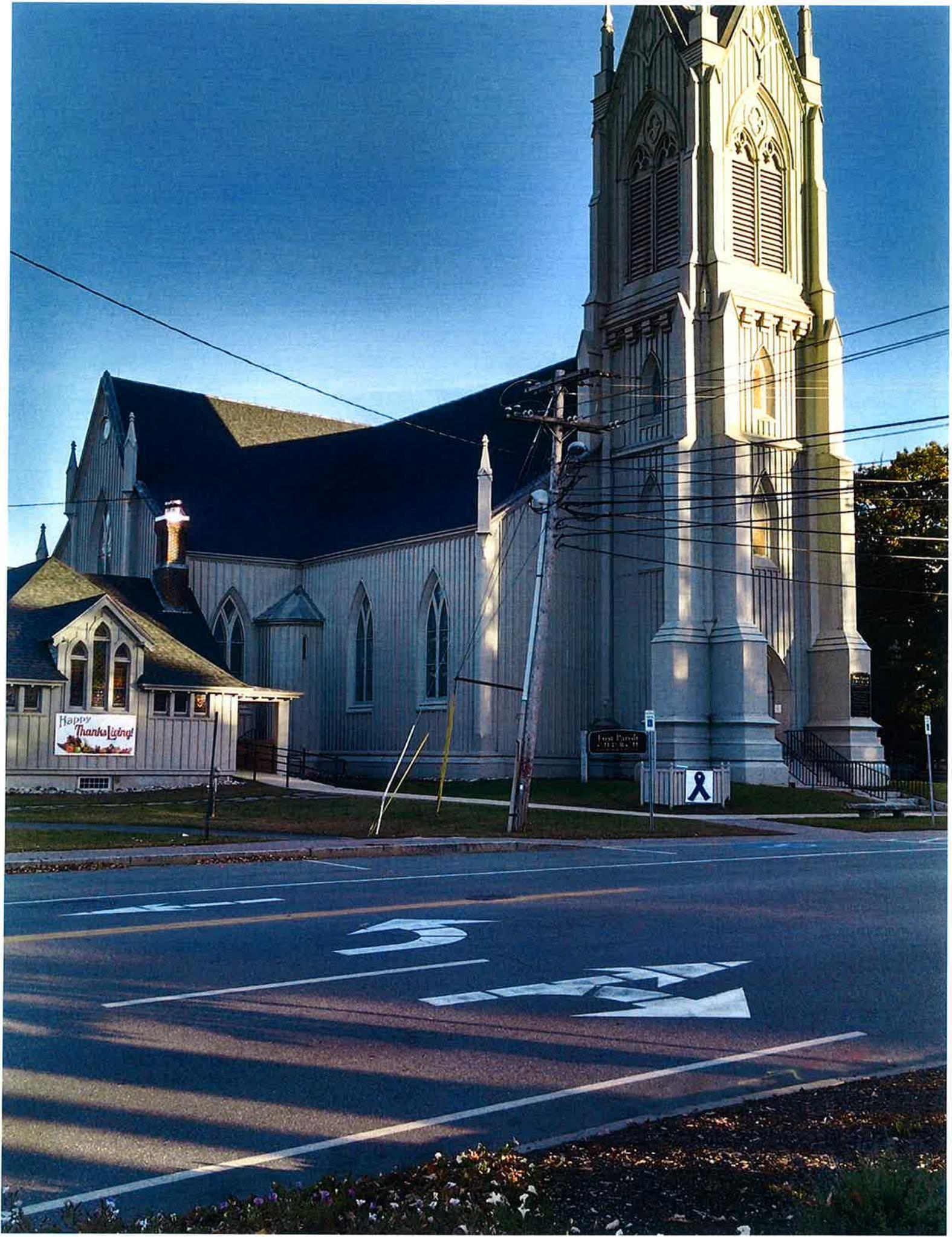
207 Maine Street
 Map U16-43



THE CHURCH WITH THE VESTRY ABOUT 1900







Anna Breinich

Subject:

FW: A short history of the Vestry Chimneys

----- Forwarded message -----

From: **Kevin Hart** <kevindhart@gmail.com>

Date: Fri, Oct 30, 2015 at 10:32 AM

Subject: A short history of the Vestry Chimneys

To: Austin Smith <austin@simonsarchitects.com>, Chris Berry <chris@simonsarchitects.com>, Mary Beard <mbeard@firstparish.net>, Margo Knight <mkcouncil@gwi.net>, Jane Connors <jconnors@firstparish.net>

All,

Here is the history of the Vestry and chimneys as far as I can deduce from the Asby history:

1. Vestry completed in 1891. No Chimneys.
2. Boiler and fireplace added in 1912. Chimneys added at that time.
3. Conversion to natural gas (sometime in the 2000's) and use of one chimney for venting boiler discontinued.
4. Fireplace converted to propane at some point. In the early 2000's the burner failed and it has not been repaired or the fireplace used since then.

Hope this helps and answers the VRB questions.

I'll be out of town this weekend, returning late Sunday. I'll have email access, but probably not checking it regularly.

Best,

Kevin

--

Kevin D. Hart

kevindhart@gmail.com

--

Margo H. Knight

Director of Advancement Research

Bates College

Lewiston, ME 04240

mknight@bates.edu

207-786-8304

207-312-0021 (cell)

Anna Breinich

From: Chris Berry <chris@simonsarchitects.com>
Sent: Thursday, October 29, 2015 12:11 PM
To: Anna Breinich
Cc: Austin Smith
Subject: HP correspondence re: First Parish Church Brunswick

Anna,
Here is the email Austin received on Tuesday:

Begin forwarded message:

From: "Johnson, Mike D" <Mike.D.Johnson@maine.gov>
Subject: RE: First Parish Church Brunswick
Date: October 27, 2015 10:32:30 AM EDT
To: 'Austin Smith' <austin@simonsarchitects.com>
Cc: "Mohney, Kirk" <Kirk.Mohney@maine.gov>

Austin,

I was out of the office on Friday, and did not get your message and email until yesterday. It appears that there was a chimney in a different location of the vestry when the historic photo was taken c.1900. I think the omission of the chimney on the relatively recent survey form was an oversight by the surveyor. I do not have a simple straightforward answer for this question at this time since we still have a somewhat incomplete understanding of the history of the vestry. We would need a better understanding of the changes that occurred in the late 1920s when the existing fireplace was installed and the chimney relocated; and why those changes occurred. While the National Register nomination states that the period of significance of the First Parish Church is the 19th century, this is a common occurrence in the earlier National Register nominations and may not take into account the full history of the property, which could very well include the early 20th century as well. Further research would be necessary to better define the period of significance, as well as the significance of the current fireplace and chimney configuration. Our concerns regarding this proposal are related to Standard #4 of the Secretary of the Interior's Standards for both rehabilitation and preservation, which states that: "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."

I noticed that we provided a grant in 2002 for pre-development work that I believe included design work for ADA access to the vestry. I've spent much of the morning reviewing our files on this but I cannot find architectural drawings from that grant, and it was before I was involved with the program so I'm not sure what was proposed as a result of that. I believe the architectural firm was Mills Whitaker.

Please feel free to contact me if you have any questions.

Mike

Michael D. Johnson

Grants & Easements Review / Technical Advisor
Rehabilitation Tax Incentives Coordinator
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station

Anna Breinich

From: Austin Smith <austin@simonsarchitects.com>
Sent: Tuesday, October 20, 2015 10:23 AM
To: Mike Johnson
Cc: Anna Breinich
Subject: First Parish Church Brunswick

Mike:

I shared your observations about the FPCB Vestry with the larger committee at First Parish. To their credit, they are very good about maintaining records of their building.

Their historians noted that the fireplace and chimney were not original to the structure. The vestry was built in the late 1890's and the chimney added in the late 1920's.

As the chimney was original to the structure, would this influence your opinion? In a way, the chimney removal restores the Vestry to it's original design intention.

Please see attached photos. Thanks, Austin

austin k. smith
PRINCIPAL
AIA, RLA LEED AP
scott simons architects
designed for human potential



207.772.4656 x103
simonsarchitects.com
75 York Street
Portland Maine 04101

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Recipients of two [2014 AIA Maine Design Awards](#)

Check out our [new website!](#)

Anna Breinich

From: Austin Smith <austin@simonsarchitects.com>
Sent: Monday, October 05, 2015 4:29 PM
To: Anna Breinich; Mary Beard
Subject: Fwd: First Parish Church Brunswick

Follow up from Mike D. Johnson at Maine Historic Preservation.

Anna, I assume we should be replaced on the Village Review Agenda .

Thanks, Austin

Begin forwarded message:

From: "Johnson, Mike D" <Mike.D.Johnson@maine.gov>
Subject: RE: First Parish Church Brunswick
Date: October 5, 2015 3:49:16 PM EDT
To: 'Austin Smith' <austin@simonsarchitects.com>

Austin,

Thanks for the clarification. I've been reviewing a parish house rehabilitation project and must have had it on my mind when corresponding. It does not change our opinion regarding significance of the rebuilt chimney and original fireplace, which is that they indicate a function separate from the sanctuary as well as a different historic period of the church's development.

My apologies for the mistake.
Mike

Michael D. Johnson

Grants & Easements Review / Technical Advisor
Rehabilitation Tax Incentives Coordinator
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065
207-287-2949

From: Austin Smith [mailto:austin@simonsarchitects.com]
Sent: Monday, October 05, 2015 2:29 PM
To: Johnson, Mike D
Cc: Anna Breinich; Mary Beard
Subject: Re: First Parish Church Brunswick

Anna Breinich

Subject: RE: First Parish Church Brunswick

On Oct 1, 2015, at 2:38 PM, "Johnson, Mike D" <Mike.D.Johnson@maine.gov> wrote:

Austin,

I thought I had already sent this to you, but I couldn't find it in my "sent files". Hopefully this is being re-sent.

While we understand that the Parish House chimney was rebuilt in modern times, we feel that the complete removal of the chimney above the roof line will result in the loss of some of the residential character of the Parish House as viewed from the exterior. We also consider the fireplace to be a historic character defining feature of the Parish House interior and have concerns about the removal of that as well. Our recommendation at this time is to consider other alternatives that would have less impact on the historic character of the Parish House.

Please feel free to contact me if you have any questions.

Mike

Michael D. Johnson

Grants & Easements Review / Technical Advisor

Rehabilitation Tax Incentives Coordinator

Maine Historic Preservation Commission

55 Capitol Street

65 State House Station

Augusta, ME 04333-0065

207-287-2949

From: Austin Smith [mailto:austin@simonsarchitects.com]

Sent: Monday, September 28, 2015 8:37 AM

To: Johnson, Mike D

Subject: Re: First Parish Church Brunswick

Mike:

Have you had a chance to review the First Parish Church Brunswick material?

I think Anna Breinich needs an answer soon.

Austin Smith

austin k. smith

PRINCIPAL
AIA, RLA LEED AP

scott simons architects

designed for human potential

<image001.png>

207.772.4656 x103
simonsarchitects.com
75 York Street
Portland Maine 04101

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Recipients of two [2014 AIA Maine Design Awards](#)

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On Sep 23, 2015, at 12:32 PM, "Johnson, Mike D" <Mike.D.Johnson@maine.gov> wrote:

Austin,

Do you know whether the fireplace is original to the Parish House and can you send me a photo of it?

Thanks,
Mike

Michael D. Johnson

Grants & Easements Review / Technical Advisor
Rehabilitation Tax Incentives Coordinator
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065
207-287-2949

From: Austin Smith [<mailto:austin@simonsarchitects.com>]
Sent: Tuesday, September 22, 2015 10:58 AM
To: Johnson, Mike D
Subject: First Parish Church Brunswick

Mike:

The full application is attached below. Within the application are photograph of existing and proposed conditions.

Thanks, Austin Smith

austin k. smith
PRINCIPAL
AIA, RLA LEED AP



First Parish Church Brunswick
September 2nd, 2015



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Existing Exterior View 1

First Parish Church
Brunswick, Maine
2 September 2015



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Altered Exterior View 1

First Parish Church
Brunswick, Maine
2 September 2015



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Existing Exterior View 2

First Parish Church
Brunswick, Maine
2 September 2015



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Altered Exterior View 2

First Parish Church
Brunswick, Maine
2 September 2015



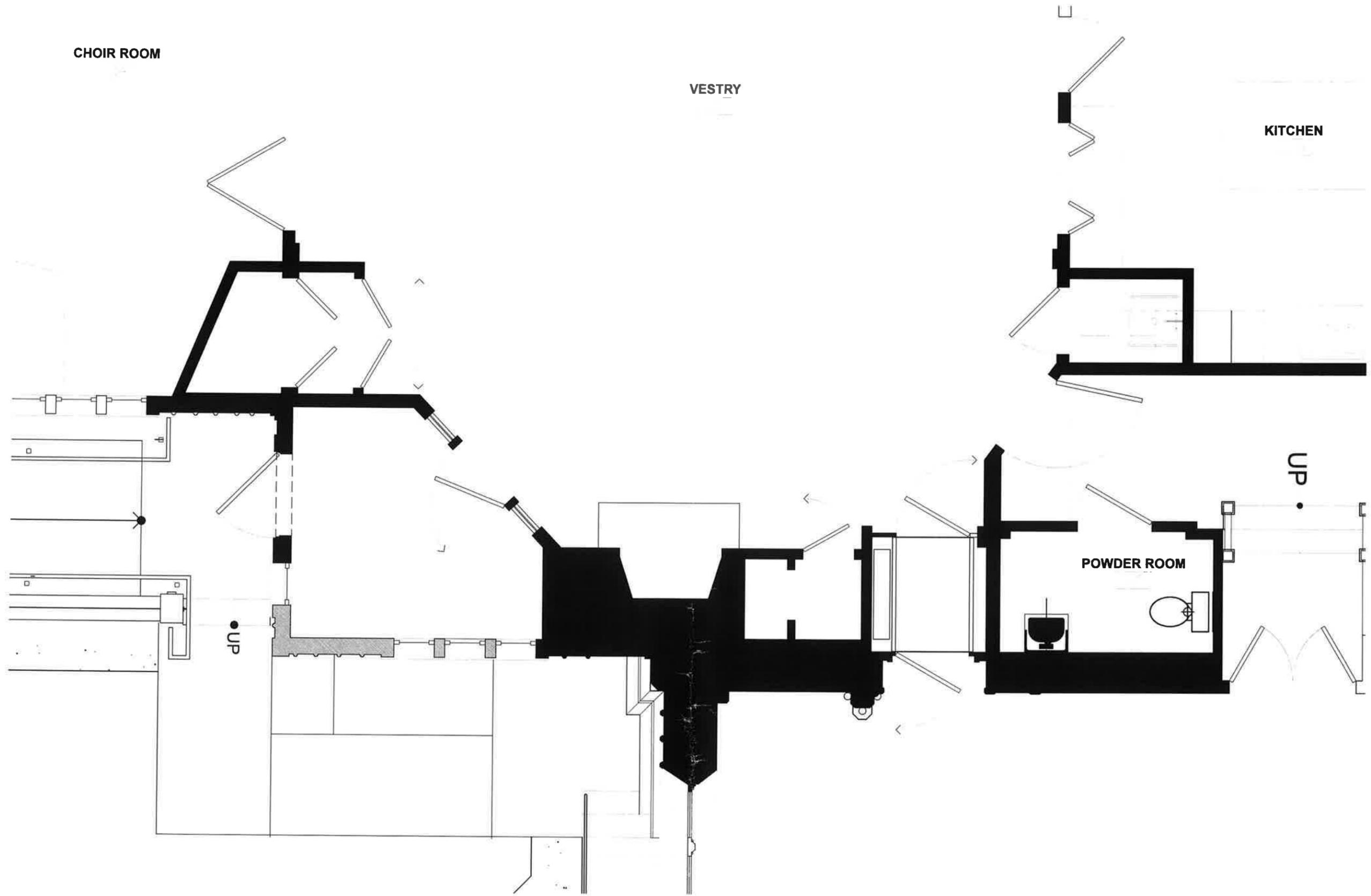
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Interior Rendering

First Parish Church
Brunswick, Maine
2 September 2015



CHOIR ROOM

VESTRY

KITCHEN

POWDER ROOM

UP

UP

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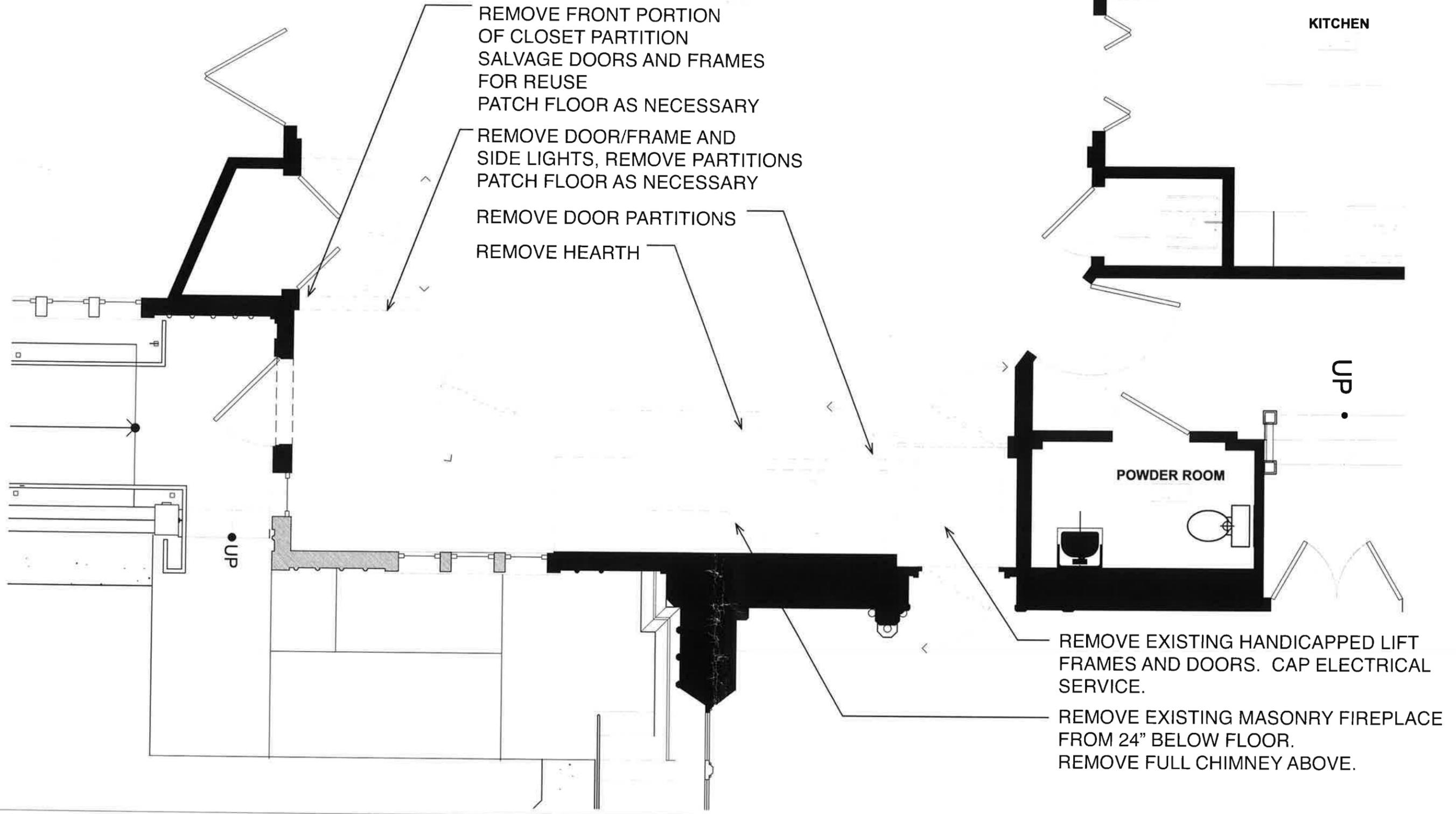
Existing Floor Plan

First Parish Church
Brunswick, Maine
2 September 2015

CHOIR ROOM

VESTRY

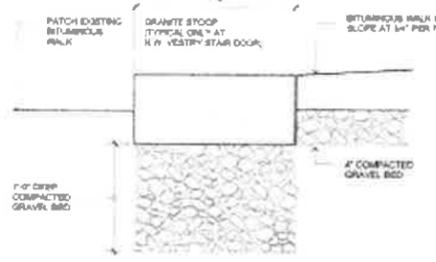
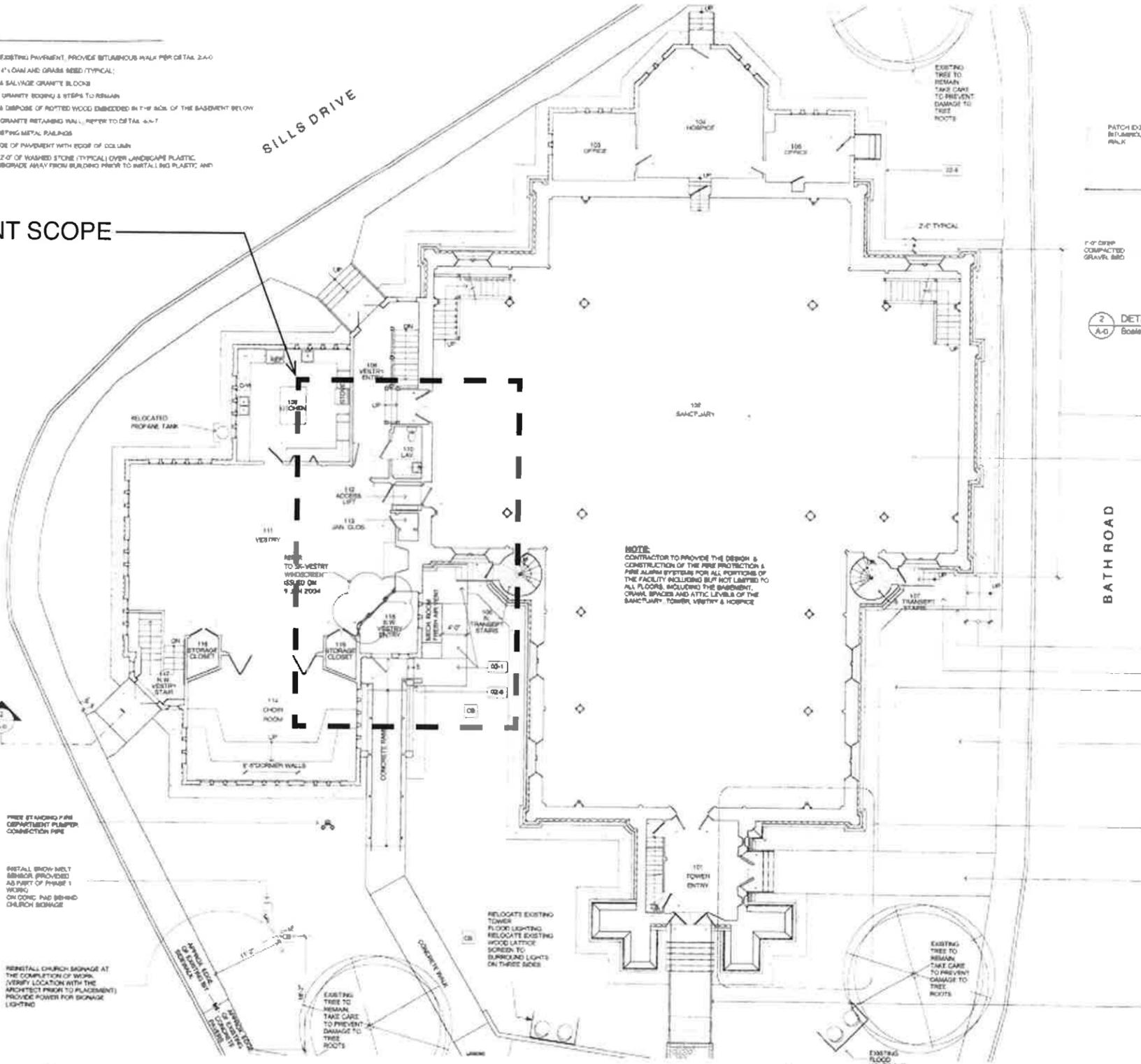
KITCHEN



SITE NOTES

- 02-1 REMOVE EXISTING PAVEMENT, PROVIDE BITUMINOUS WALK PER DETAIL 2-A-0
- 02-2 PROVIDE 4" x 6" x 6" GRAVEL BED (TYPICAL)
- 02-3 REMOVE & SALVAGE GRANITE BLOCKS
- 02-4 EXISTING GRANITE BLOCKS & STEPS TO REMAIN
- 02-5 REMOVE & DISPOSE OF ROTTED WOOD EMBEDDED IN THE SOIL OF THE BASEMENT BELOW
- 02-6 PROVIDE GRANITE RETAINING WALL, REFER TO DETAIL 2-A-1
- 02-7 PAINT EXISTING METAL RAILINGS
- 02-8 ALIGN EDGE OF PAVEMENT WITH EDGE OF COLUMN
- 02-9 PROVIDE 2" OF WASHED STONE (TYPICAL) OVER LANDSCAPE PLASTIC, SLOPE SUBGRADE AWAY FROM BUILDING PRIOR TO INSTALLING PLASTIC AND STONE

CURRENT SCOPE



2 DETAIL AT BITUMINOUS WALKS
Scale: 1 1/2" = 1'-0"

1 FIRST FLOOR PLAN AND PARTIAL SITE PLAN
Scale: 1/8" = 1'-0"

PROJECT NORTH		
REFERENCE FOR PLAN VIEW ONLY		
STRUCTURES NORTH CONSULTING ENGRS P. O. BOX 8580 SALEM MA 01971 978-745-8817 v / 978-745-8087 f		
JOHNSON ENGINEERING & DESIGN 5 ELM STREET, SUITE 14 DANVER MA 01923 978-648-8001 v / 978-648-8002 f		
S. L. PORTE ENGINEERING P. O. BOX 1157 MIDDLETON MA 01948 978-777-0484 v / 978-774-2738 f		
ENVIRONMENTAL ENGINEERING & REMEDIATION, INC 222 ST. JOHN STREET, SUITE 314 PORTLAND ME 04102 207-628-1272 v		
1	2/20/04 VESTIB WINDSORLEN SK NOTE	
1	2/20/04 RECORD SET ISSUED	
No.	Date	Revisions / Submissions
MILLS WHITAKER ARCHITECTS LLC CAMBRIDGE MA • BRIDGTON ME P. O. BOX 225 / BRIDGTON ME 04027 207-647-4645 v / 617-878-8420 f		
FIRST PARISH CHURCH OF BRUNSWICK: PHASE TWO 207 MAINE STREET BRUNSWICK ME		
FIRST FLOOR PLAN & PARTIAL SITE PLAN		
By:	C. Whittaker	Checked by:
By:	C. Whittaker	Checked by:
By:	C. Whittaker	Checked by:
Date:	18 JUNE 2004	Scale:
A-0		
FOR CONSTRUCTION		

CHOIR ROOM

VESTRY

KITCHEN

NEW WOOD FRAME STEPS
WHITE OAK CLEAR FINISH
WOOD NEWELS AND BALUSTERS
SIMILAR TO VESTIBULE

RELOCATED PAIRED
CLOSET DOORS

NEW WOOD FRAME RAMP
NEW METAL HANDRAILING
WITH 1 1/2" X 1/2" BARSTOCK
VERTICALS @ 48" OC.

NEW WALL
MOUNTED HANDRAIL

4'-2 1/2"

7'

5'

5'

12'

5'-6 1/2"

UP

VESTRY ENTRY

POWDER ROOM

NEW FRAME AND DOOR
SIMILAR TO EXISTING
SANCTUARY DOORS

PROVIDE NEW FLOOR FRAMING
@ LOCATION OF REMOVED FIREPLACE
PROVIDE INFILL FRAMING @ CEILING
AND ROOF ABOVE, PATCH ROOF.

scott simons architects

designed for kumar potluri

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New Work

First Parish Church
Brunswick, Maine
2 September 2015

**VILLAGE REVIEW BOARD
JULY 21, 2015**

MEMBERS PRESENT: Chair Emily Swan, Laura Lienert, Connie Lundquist, Brooks Stoddard, Karen Topp and Sande Updegraph

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Tuesday, July 21, 2015 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 15-024 – 136 Maine Street (rear)– The Board will discuss and take action regarding a Certificate of Appropriateness for the demolition of a 2,500 square foot warehouse to the rear of the property and facing Town Hall Place and replace with parking lot for tenants at 136 Maine Street (Map U13, Lot 62). *Removed from agenda at applicant's request. To be considered at next posted Board meeting. All abutters will be notified (rev. 7/14/15).*

2. Case # VRB 15-025 – 171 Park Row – The Board will discuss and take action regarding a Certificate of Appropriateness for the replacement of wood window shutters with identical in style non-wood window shutters for structure at 173 Park Row (Map U13, Lot 190).

Anna Breinich introduced the application to replace all existing (22) wood shutters and shutters where they are currently missing (6) with vinyl, midnight green, straight top, center mullion, shutters. Anna pointed out that the applicant has provided a cost estimate for the vinyl versus the wood shutters and it is included in the packet. Anna noted that staff does suggest that the applicant place wood shutters on the front of the house and the remaining windows to have vinyl. Karen Topp pointed out that the wood shutters would cost 50% more than the vinyl.

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

Karen Topp stated that she is fine with the vinyl shutters all over as the street has a mixture of shutter types and there is a cost difference. Laura Lienert stated that she does not agree and stated that numbers 8 and 9 of the Brunswick Design Guidelines are fairly specific. Laura noted that she was able to repair the original shutters on her house at \$60.00 per shutter which to do on this house would be cheaper than the vinyl. Laura stated that she would like the applicant to come back to the Board and explore all the potential possibilities. Brooks Stoddard pointed out that the original shutters were designed to close all the way; Brooks would like the new shutters to be a little wider. Emily Swan stated that the front section and the front section of the side (7 pairs of shutters) are visible. Sande Updegraph asked if the applicant was going to keep the

shutters on the front and paint them. Anna Breinich replied that she did make that suggestion. Laura said that there appears to be enough shutters that are not as in such disrepair that they could be moved around to the front and front side of the house. Connie Lundquist agrees with Laura and would like to see the applicant replace the shutters with wood or look into other options such as repair. Karen asked to what standard they are holding this review to and noted that the street has a variety of different shutters not only vinyl, but also metal; Karen suggested holding a workshop to discuss the difference between the guidelines and practicality. Brooks suggested wooden shutters on the front and the front side with vinyl on the remaining back windows. Discussion among Board members on vinyl versus wood and the importance of keeping the historic district working well. Brooks provided a brief history on vinyl siding.

MOTION BY CONNIE LUNDQUIST THAT THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS BE DEEMED COMPLETE. MOTION SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE REPLACEMENT OF WOODEN WINDOW SHUTTERS WITH VINYL SHUTTERS AT 171 PARK ROW WITH THE FOLLOWING CONDITIONS:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, 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 repair or replace wooden window shutters for windows fronting Park Row and those for Unit #1 (side windows). It is further recommended that wider shutters be considered.

MOTION SECONDED BY SANDY UPDEGRAPH. MOTION APPROVED BY EMILY SWAN, LAURA LIENERT, CONNIE LUNDQUIST, BROOKS STODDARD AND SANDY UPDEGRAPH. MOTION OPPOSED BY KAREN TOPP. MOTION APPROVED 5-1.

3. Case # VRB 15-027 – 4 Franklin Street – The Board will discuss and take action regarding a Certificate of Appropriateness for the removal of an attached barn and the construction of an attached one-car garage/second-floor studio at 4 Franklin Street (Map U08, Lot 15). *Removed from agenda at applicant's request. All abutters will be notified when rescheduled (rev. 7/15/15).*

4. Case # VRB 15-026 – 149 Maine Street (Tontine Mall) – The Board will discuss and take action regarding a Certificate of Appropriateness for the addition of new glass double doors and canopy to provide for a separate entrance to the cinema, located at 149 Maine Street (Map U13, Lot 164).

Emily Swan introduced the application for a new entrance at the Tontine Mall to include a new set of double doors to provide a separate entrance into the cinema and a new fabric canopy at the entrance.

Curt Neufeld, applicant representative, reviewed a PowerPoint presentation. Karen Topp clarified that the pavers would be flush with the parking area and asked if it wouldn't be better to separate the parking from the pedestrian area. Curt replied that in new construction, yes, but they are retrofitting into an old building. Curt said that they will also have a granite curb which will give a strong visual clue as to where the parking and pedestrian space is. Karen asked if they have been allowed an allowance to remove the one parking spot at the curb. Anna Breinich pointed out that the chairs and tables that are currently located next to the parking spot will no longer be there and it will go back to being a walk way. Laura Lienert asked why the granite curbing was going lower. Curt replied that the building is not flush with the pavers and for drainage.

Chair Emily Swan opened the meeting to public comment.

Claudia Knox, resident of Cumberland Street and Chair of the Design Committee for Maine Street Brunswick under the Brunswick Downtown Association, said that she is in support of this new design. The new doorway creates more efficient use of the inside, the design fits in both appearance and pedestrian access and the applicant has a long history of reinvestment in this property.

Chair Emil Swan closed the public comment period.

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

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE CREATION OF AN ADDITIONAL ENTRYWAY LOCATED AT 149 MAINE STREET (TONTINE MALL) 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 KAREN TOPP, APPROVED UNANIMOUSLY.

5. Other Business

- Anna Breinich stated that the Brunswick Downtown Associate is preparing the application for a historic Maine Street Historic District to the Maine Historic Preservation Commission. Anna reviewed the upcoming Historic Preservation Commission meeting schedule.

6. Approval of Minutes

MOTION BY LAURA LIENERT TO APPROVE THE MINUTES OF JUNE 4, 2015. MOTION SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

7. Staff Approvals:

- 11 Lincoln Street – Second floor rear access door and staircase
- 58 Federal Street - Rear/side window replacements

Adjourn

This meeting was adjourned at 8:14 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary

**VILLAGE REVIEW BOARD
SEPTEMBER 15, 2015**

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

STAFF PRESENT: Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Tuesday, September 15, 2015 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 15-024 – 136 Maine Street (rear)– The Board will discuss and take action regarding a Certificate of Appropriateness for the demolition of a 2,500 square foot warehouse to the rear of the property and facing Town Hall Place and replace with parking lot for tenants at 136 Maine Street (Map U13, Lot 62).

Anna Breinich introduced the application for a Certificate of Appropriateness (COA) for demolition of a warehouse structure to allow for a 15 spot parking expansion. Anna noted that this structure was not part of the contributing versus non-contributing survey that was conducted a few years ago because it is an accessory structure. Anna said that they could not determine how old this building was because they have no records for it.

The applicant, Dustin Slocum added that he purchased the property roughly a year ago knowing that there were issues with the structure and is simply moving forward.

Sande Updegraph asked if the planters proposed in the parking lot will be moved during the winter months for snow removal. Dustin Slocum replied that they would be.

Chair Emily Swan opened the meeting to public comment.

Claudia Knox stated that she supports this application and this use will allow for more accessible, useful, parking in the downtown area.

Chair Emily Swan closed the public comment period.

Laura Lienert asked, if when funds are available, will curbing and sidewalk be placed by the Town. Anna Breinich replied that they would be at some point in time.

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

MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE

REAR WAREHOUSE STRUCTURE AND TO REPLACE WITH AN EXPANDED PARKING LOT ONSITE AT 136 MAINE STREET, AS OUTLINED IN THE APPLICATION, AND 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 MASSENEK, APPROVED UNANIMOUSLY.

Dustin Slocum added that the warehouse will be taken down slowly by a company that will then recycle the materials into furniture.

2. Case # VRB 15-033 – 45 Maine Street / 11 Mason Street– The Board will discuss and take action regarding a Certificate of Appropriateness for the demolition of the existing structure at 11 Mason Street and another Certificate of Appropriateness for the construction of a new Bangor Savings Bank facility on 11 Mason and 45 Maine Street combined (Map U14, Lots 163 and 165).

Anna Breinich introduced the application for the Certificate of Appropriateness (COA) for the demolition of the existing structure at 11 Mason Street. Anna said that included in the packet is documentation regarding the structural integrity of the building. This application also includes a COA for the construction of a 1-story office building; this application is scheduled to be on the September 22nd Planning Board agenda. Anna said that the applicant is proposing a drive-thru in the rear of the building along with a 15 space parking lot and a pocket park.

David Latulippe with CJ Developers and applicant representative for Bangor Savings Bank presented a PowerPoint presentation reviewing the need for demolition of 11 Mason Street, new construction mass, Maine Street view, materials, parking and landscaping, pedestrians and bike access and signage. Sande Updegraph asked what the screening material will be for the dumpsters. David replied that it will be fencing. David noted that they had to add condenser pads and have also located them near the dumpster which is located in the corner near Route 1. Karen Topp asked for clarification on pedestrian and bike access; David replied that there is a front and a side entrance. Laura Lienert asked who would own the building and David replied that the building will be owned and maintained by the bank, Bangor Savings. Emily Swan asked if their landscaping plan included benches for people to enjoy the park. David replied that they do not have benches, but said that they have a green area where they could incorporate one. Karen asked where the monument sign would be located and David replied that it would be on the side; it would be short, but he does not know the exact size. Karen asked

if the front of the building is parallel to the lot or to Maine Street. David replied that the lot line was originally parallel to the lot, but this looked skewed; they sent the surveyor out and the building is now parallel to the street.

Gary Massanek stated that the issue tonight is not really the new building, but whether or not the demolition meets the requirements. Gary asked David Latulippe if he was familiar with the 4 criteria needing to be met and if he felt the application meets the criteria. David replied that when they met with staff, it was believed that they met the criteria. Brooks Stoddard commended the owners of 11 Mason for the care that they have taken in trying to maintain the building, but expressed his sadness that new design does not incorporate more 21st century style. Brooks also believes that the parking lot looks very clunky. Sande Updegraph asked what the color of the proposed brick will be. David replied it would be red. Sande added that she likes the design of the proposed building; it looks like it has been in this location for a while.

Chair Emily Swan opened the meeting to public comment.

Claudia Knox stated that she supports the demolition of 11 Mason Street and commended the current owners for making the area such a pretty spot. Claudia said that this is a case where everything was changed by the loss of the Ranger building and that the fire not only destroyed a building, but that 11 Mason Street also lost its neighbors. Claudia said that this proposed development is in a location that cannot be redeveloped without both lots and hopes that the VRB will give the applicant their blessings.

Dominic Vella, owner of Blessings and resident of 11 Mason Street, said that he is excited about this development as it will help close the retail loop. Dominic stated that he and his wife cannot go any further with their business while maintaining the building; he and his wife look at this as a great opportunity.

Chair Emily Swan closed the public comment period.

Gary Massanek noted that he is disappointed that both applications before the Board tonight have involved tearing down historic buildings to gain parking. Gary stated that in reviewing the staff comments with regards to the criteria needing to be met, he disagrees with 3 of the 4; after reading the engineer and architectural reports, there is no mention of never, but only “not ideal”. Gary said that the only criteria met is the 4th criteria. Emily Swan replied that when she first saw the application, she thought “why can’t we work around this building and include it”, but agrees with Claudia Knox who said that the loss of the Ranger building really changed the dynamics. Emily said that something needs to be put in this location that can function in this space and agrees with Brooks Stoddard that the parking lot is clunky. Laura Lienert stated that this is very difficult because the guidelines that the Board is given for review repeat that every attempt should be given to restore and preserve windows, doors, etc. and asked why they are not trying to preserve this building. Laura does not believe that all the criteria are met for demolition. Laura pointed out that in terms of parking, the Board is being asked to demolish 11 Mason Street so that it can become parking area with the bank on Maine Street. Connie

Lundquist clarified that the applicant only needs to meet 1 of the 3 criteria for demolition and reviewed the criteria as listed in the ordinance. Connie asked if the corner could be redeveloped without demolition. Anna Breinich replied that it is not the building itself, but the associated parking and stated that this should be looked at as a package. Anna stated that this lot has lost its grandfathered status and any new building has to meet the current parking requirements per the zoning ordinance. Connie asked if a smaller building could go on this lot. Anna replied that a smaller building could, but pointed out that the proposed building is roughly the same size as the building across the street and asked whether you would want a smaller building on this corner. David Latulippe pointed out that in terms of access to a smaller building, it would be almost impossible on the left side and would be on the corner from the right side. Gary Massanek said that he understands the economic hardship of up keeping 11 Mason Street, but pointed out that the materials provided to the Board do not say that it is not possible to retain the structure. Brooks Stoddard replied that expense is important, but stated that the Board should think more about how historically important this structure is. In terms of the future and future needs, Laura Lienert asked if they want a building so distinctly bank looking on this corner. Coming back to the criteria needing to be met for demolition, Connie said that she does not feel that the current condition of 11 Mason Street meets the criteria. Karen Topp replied that in terms of feasible economic return, the building would require a great deal of funding to make it useable and asked how you would judge a reasonable return. Karen said that she is in favor of demolishing 11 Mason Street and said that they need to be practical in terms of the Board's decision. Emily replied that she agrees with Claudia Knox in that the position of this property and the block has been changed by the fire; this is a key factor even if it is hard to pin the decision to the ordinance. Gary replied that the Board does not know if the cost of renovations to 11 Mason Street would be economically feasible with the materials provided in the packet. Connie agreed that the Board does not have the materials to decide whether or not maintaining 11 Mason Street is formidable. David replied that the parking for the bank would be going where 11 Mason Street is, but pointed out that they are trying to maintain the streetscape per the zoning ordinance and VRB criteria. Brooks said that it would be ideal if the bank was able to incorporate 11 Mason Street into the proposed building.

Dan Miller, architect, stated that when you change the occupancy of a building, it is no longer grandfathered and would need to abide by the new codes. To do this with 11 Mason Street, would cost more than it would to build a new building. Dan added that in addition, the current codes would not allow the residence on the second floor without a separation. Dan said that it would be very difficult in today's market to find a buyer who would use 11 Mason Street in the same way. Gary Massanek replied that this testimony meets at least 1 criteria for demolition. Connie Lundquist asked if another retail went in this location, would it change the use. Dan replied that if another retail went into this location, without any changes, it would be grandfathered. Once the new owners go to change any part of the structure, it would require the owner to go to apply for new fire permits which would trigger modern egress codes. Brooks Stoddard pointed out that any building can be moved. Emily Swan replied that in the materials provided, the owner stated that the building would be difficult to move. Dominic Vella, applicant, replied that the issue is that the building is in several different sections and stated that all the sections

would have to be moved individually. Trying to maintain the timbers without the building collapsing would be extremely difficult and costly. Karen asked Brooks to speak to the historical value of 11 Mason Street and asked if this building is worthwhile to move it. Brooks replied that as stated, the building has been added on to and one can barely see the original frame, but it is old and it would be nice to keep somehow. Karen asked if it was possible to lessen the parking. Anna Breinich replied that there are situations where this can be done such as through shared parking. Emily asked if this was an issue for Karen and Karen replied that she doesn't want to see so much impervious surface. Sande Updegraph pointed out that the bank proposal has 15 parking spaces and the current parking allows for 18; 3 fewer spaces. David Latulippe replied that the parking will be open to the public, especially after hours.

In terms of the proposed building style, Brooks Stoddard stated that it does not speak to the 20th or 21st century building styles. Brooks stated that the materials are nice and that it has a lot of glass, but that it looks as though it could go anywhere in New England especially with the drive-thru. David Latulippe replied that they tried to incorporate the landscaping into the drive-thru to hide it better. Brooks stated that they could cut the roof massing. David replied that the roof was designed in trying to maintain the massing that the ordinance speaks to. Karen Topp asked if they would consider a two-story building. David replied that the applicant does not need that much space, but this is why they raised the roof so that the building appears larger. Connie Lundquist agrees with Brooks in terms of the looks of the proposed building and with Laura Lienert in the design and future of the building and the need for parking. David replied that this location will have the bank component but will also have several different loan offices. In terms of future use, Emily Swan replied that she is not too concerned as the proposed structure could be used for other office uses unlike a Tim Horton's or Burger King whose building styles have elements that are pure fast food in style. Laura Lienert stated that this building seems "ho-hum" and if the Board is going to demolish a historic structure, she would like to take this opportunity to replace it with something better. David replied that they tried to incorporate the brick and massing per their interpretation of the ordinance, but that he is hearing from the VRB that they want something unique; David suggested that the Board agree on the demolition tonight and provide suggestions to what they would like to see. Anna Breinich noted that this building will still need to abide by the Maine Street components in the Findings of Fact. Brooks said that he would like to see a forward looking, modern building.

MOTION BY GARY MASSANEK THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION BE DEEMED COMPLETE. MOTION SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.

MOTION BY GARY MASSANEK THAT THE DEMOLITION OF 11 MASON STREET BE APPROVED PENDING THE DESIGN OF THE REPLACEMENT STRUCTURE APPROVAL BY THE VILLAGE REVIEW BOARD. MOTION SECONDED BY LAURA LIENERT, APPROVED BY EMILY SWAN, , GARY MASSANEK, CONNIE LUNDQUIST, BROOKS STODDARD, KAREN TOPP

**AND SANDE UPDEGRAPH. MOTION OPPOSED BY LAURA LIENERT.
MOTION APPROVED 6-0.**

Emily Swan, Brooks Stoddard and Connie Lundquist suggested a modern approach to the design of the proposed building. Emily stated that she did not like the off-center entrance in the front but that she does like the glass. Connie suggested that the archway over the door could be more interesting. In returning to the corner, Gary asked why the applicant choose to keep the proposed building rectangular. David Latulippe replied that they lost footage from differences between the lot lines and the GPS and without putting a flat roof on it, the building looked awkward. Another reason they decided to go rectangular is that they would lose the landscaping / pocket park on the corner. Dan Miller replied that they went through many different versions and tried to comply with what the guidelines listed. Laura asked for more clarification as to why they couldn't anchor the building to the corner. Dan replied that when you look at the angles of the lot looking down the street, you see mostly roof lines; they needed a roof line that was appealing but didn't dominate the site. Connie asked if parking was an issue and David replied that parking was not an issue. Connie said that a bigger park and less parking would be an improvement. Anna Breinich noted that the pocket park also provides landscaping for the drive-thru. Gary asked if they could keep the drive-thru where it is and slide the building closer to the corner. Brooks suggested that the applicant work on the mass of the building; possibly a tower on the corner.

David Latulippe provided an example of another Bangor Savings Bank going into Portland. Brooks said that if they took the design of the Portland building and started from there, they would have something similar to what he is looking for and what was previously at this corner. Karen Topp said that she likes the first floor of the original plan, but she does not like the bulkiness of the roof. Gary asked how tall the ceilings were inside. Dan replied that the offices have 9 foot ceiling and the lobby is up to 14 feet. Anna suggested adding windows to the top of the sections where the roof is 14 feet. Dan said that the top of the windows are 10 feet. Anna suggested rescheduling the Planning Board meeting and scheduling an extra VRB meeting to discuss the new design of the building. David asked for clarification on the roof. Laura replied that if they could make the building look two-story, a flat roof would look fine.

**MOTION BY BROOKS STODDARD TO TABLE THE APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS OF NEW STRUCTURE PENDING
RECEIPT OF NEW DESIGN. MOTION SECONDED BY LAURA LIENERT,
APPROVED UNANIMOUSLY.**

3. Other Business

- Emily Swan updated the Board on the status of the Downtown Historic Designation.
- Maine Historic Preservation meeting next week in Topsham at the United Baptist Church.

4. Approval of Minutes

MOTION BY CONNIE LUNDQUIST TO APPROVE THE MINUTES OF JUNE 16, 2015. MOTION SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.

Staff Approvals:

- 13 School Street – French door/sliding door
- 85 Maine Street – Signage
- 142 Maine Street – Signage
- 29 School Street – Bike Shed

Adjourn

This meeting was adjourned at 9:42 P.M.

Respectfully Submitted

Tonya Jenusaitis,
Recording Secretary