



# 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 WEDNESDAY, FEBRUARY 3<sup>RD</sup>, 5:00 PM

1. **Case # VRB 16-001 – 15 Jordan Avenue** – The Board will discuss and take action regarding a Certificate of Appropriateness for the demolition of a portion of an existing commercial structure and construction of replacement structure at 15 Jordan Avenue (Map U08, Lot 41).
2. **Pre-Application Consultation – 9 Cleaveland Street** - The Board will discuss and provide guidance to applicant, First Parish Church Brunswick, regarding proposed renovations to Pilgrim House at 9 Cleaveland Street (Map U08, Lot 112).
3. **Other Business**
4. **Approval of Minutes**
5. **Next Meeting Date**

### Staff Approvals:

- 92 Maine Street – Signage
- 50 Maine Street – Signage
- 29 School Street – Solar Panels

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.

# **FOUR SEASON GROUNDS CARE INC.**

Leo G. Theberge, President  
Monica A. Theberge, Treasurer  
625 Old Portland Road  
Brunswick , Maine 04011  
207-725-5461  
EMAIL; leot@comcast.net

January 24, 2016

Village Review Board

Town of Brunswick

Enclosed is our proposal changes to the 15-17 Jordan Avenue lot; known to hold the business of Flowers Etc., for the demolition of the current structure and construction of the new building.

## History

In 1884, J.M. Dennett constructed and opened the first flower shop at 15-17 Jordan Avenue. Since opening in 1884, the location has been in continuous operation in serving the community as a flower shop. To the best of our knowledge, we became the sixth flowers shop owners for this property in 1997, when we purchased it from Ralph Knowles. Currently, the only remaining original construction from 1884 is the main entrance area and a small portion of construction behind the current glass greenhouse. All other remaining structures on the property have been built and / or added on over the years to build upon the business.

Received: 1/5/16  
By: [Signature]

VRB Case #: 16-001

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: Four Season Grounds Care Inc DBA Flowers Etc.  
Address: 625 Old Portland Road  
Phone Number: 207-725-5461

2. Project Property Owner:

Name: Leo + Monica Theberge  
Address: 625 Old Portland Road  
Phone Number: 207-725-5461

3. Authorized Representative: (If Different Than Applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

4. Physical Location of Property Being Affected:

Address: 15 Jordan Avenue

5. Tax Assessor's Map # U08 Lot # 41 of subject property.

6. Underlying Zoning District TR4

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): Construction of new building to house existing flower shop, at the same location. Demolition of a portion of existing structure to facilitate construction of new building. Finish demolition of existing structure when new building is completed to make way for construction new parking area.

Applicant's  
Signature

[Signature]

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

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

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

This application was Certified as being complete on 4/27/16 (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: combined request for demolition  
and new construction Certificate of Appropriateness.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Anna M. Asinuit  
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 Leo+Monica Theberge relating to property designated on Assessors Tax Map # U08 as Lot # 41 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: Permits Required

Signed:   
Date: 1/28/16

**Draft Findings of Fact  
15 Jordan Avenue  
Request for Two Certificates of Appropriateness for Demolition and New Construction  
Village Review Board  
Review Date: February 3, 2016**

**Project Name:** Demolition of Existing Nonresidential Structures/Construction of Replacement Nonresidential Structure)  
**Case Number:** VRB -16-001  
**Tax Map:** Map U08, Lot 41  
**Applicant:** Four Season Grounds Care, Inc.  
dba Flowers Etc.  
625 Old Portland Road  
Brunswick, ME 04011  
207-725-5461

**Project Property Owners:** Leo and Monica Theberge  
625 Old Portland Road  
Brunswick, ME 04011  
207-725-5461

**PROJECT SUMMARY**

The applicant is requesting two Certificates of Appropriateness for demolition and new construction activities. A Certificate of Appropriateness is requested to demolish the contributing commercial structures housing Flowers Etc., located at 15 Jordan Avenue. A second Certificate of Appropriateness is requested for the construction of a replacement structure and attached garage for the existing business. The application as submitted contains detailed documentation of current structural conditions, a structural engineer's opinion regarding economic feasibility to repair the existing structures and building elevations/materials for the proposed replacement structures.

The proposed development is located in the Town Residential 4 (TR4) Zoning District and the Village Review Overlay Zone.

The proposed project will require review and approval by the Staff Review Committee.

The following combined draft Findings of Fact for a Certificate of Appropriateness for Demolition and a Certificate of Appropriateness for New Construction 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. *As documented by photos and the structural engineering report, it appears that the***

*existing nonresidential structures are economically beyond repair. The new replacement structure will continue to house the existing florist business and is proposed to be of similar scale and style to those located on that block of Jordan Avenue, consistent with the architectural context of the neighborhood (Franklin-Maple Streets). Such consistencies include simple building design, small, and one and one-half story structures. The proposed structure is designed to remain compatible in character to this area of Jordan Avenue.*

**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.**  
*Not applicable.*
- b. Alterations shall remain visually compatible with the existing streetscape.** *Not applicable.*
- 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.** *Not applicable.*
- d. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.**  
*The proposed building design and its design elements are visually compatible with the existing mass, scale and materials of the surrounding resources. It provides for traditional design elements found along Jordan Avenue and will now match the average setback to the street. An 11-space side parking lot will be provided with planting beds placed on either side of the entrance. This entrance will also provide access to the attached 2-car garage to the rear of the building. Primary building materials include vinyl or clapboard siding, windows with grilles on top glass pane, and architectural shingles. Generally, building materials, overall design, height and setbacks are consistent in style with adjacent structures along Jordan Avenue within the Village Review Zone. It is recommended that simulated divided lights be used for window grilles and, if economically feasible, wood clapboard is preferred over vinyl siding.*
- 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.** *Currently, a large non-landscaped parking lot is located at the site of the former 80 foot portion of the greenhouse, approved for demolition by the VRB in 1997. In addition a double width driveway now fronts the flower shop. The applicant is proposing to locate the new building at a 6 foot setback from the sidewalk, with the parking lot to the left of the building. Planting*

*beds of approximately 6 feet in depth will be located between the parking lot and sidewalk, on either side of the parking lot and should contain plantings to provide a suitable buffer between the parking lot and sidewalk.*

*A landscaping plan will be required as part of the site plan review submittal. Adequacy of parking will also be determined at that time.*

2. **Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.** *As shown on the site plan, a pedestrian connection is provided to the sidewalk and the flower shop from the proposed parking lot.*
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.** *It is unknown at this time whether dumpsters will be used on site and will be determined as part of site plan review. Should dumpsters be located on site, the location shall be enclosed with a screened material, such as stockade fencing, to the rear of the property. Any ground mounted mechanical equipment should be located adjacent to the rear side wall or back wall of the structure.*
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.** *No roof-top equipment is proposed.*
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 of these materials are proposed for use on any visual portion of the structure.*
  - 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.** *Primary building material may be vinyl or clapboard. Wood clapboard is preferred.*
  - c. **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.** *No trademark advertising icons are proposed to be built into the design of the building.*
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.** *Not applicable.*
  - 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.** *Not applicable.*
  - 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.** *Not applicable.*
9. **Proposed additions or alterations to noncontributing resources shall be designed to**

enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources. *Not applicable.*

**C. Signs**

Signs shall comply with the requirements of Chapter 6 (Sign Regulations) with consideration given to the Village Review Zone Design Guidelines. *No change in signage is proposed.*

**D. Demolition and Relocation**

**1. Demolition or partial demolition or relocation of a contributing or, if visible from a public right-of-way, a noncontributing resource, excluding incidental or noncontributing accessory buildings and structures located on the same property, shall be prohibited unless the application satisfies at least one of the following criteria. As stated previously, the contributing structures located onsite are proposed for demolition as part of the redevelopment of this property. Ordinance criteria are satisfied as follows:**

**a. The structure poses an imminent threat to public health or safety. The structure does not pose an imminent threat to public health or safety and does not meet this criteria.**

**b. The condition of the structure is such that it cannot be adapted for any other permitted use, whether by the current owner or by a purchaser, resulting in a reasonable economic return, regardless of whether that return represents the most profitable return possible, provided that the applicant can document he/she has not contributed significantly to the deterioration of the structure. A structural engineering report is included in the application and indicates that the buildings (remainder of the greenhouse, flower shop and storage shed) are in need of significant repair. The present owner has attempted to make repairs and maintain the structures as their work place since purchasing the property in 1997.**

**c. An opinion shall be provided from an architect, licensed engineer, developer, real estate consultant or appraiser or from a professional experienced in historic rehabilitation, as to the economic feasibility for restoration, renovation, or rehabilitation of the contributing resource versus demolition or relocation of same. An existing building evaluation was completed by a structural engineer stating that the structures are in "such poor condition that the repairs would exceed the value of the buildings...largely due to the extensive foundation issues in areas difficult to access." The written report is attached.**

**d. The proposed replacement structure or reuse of the property is deemed to be as appropriate and compatible with the existing streetscape and surrounding contributing resources. For reasons detailed in Section 216.9.B. findings above, staff recommends that the proposed replacement structure be deemed by the Board to be appropriate and compatible with the streetscape and surrounding contributing resources. The use of the property, flower shop/florist will remain the same.**

**2. Demolition, partial demolition or relocation of a noncontributing resource visible from a public right-of-way, shall be approved by the Village Review Board if it is determined that the proposed replacement structure or reuse of the property is deemed more appropriate and compatible with the surrounding contributing resources than the resource proposed for demolition. Not applicable.**

**DRAFT MOTIONS  
15 JORDAN AVENUE  
REQUEST FOR TWO CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION  
AND NEW CONSTRUCTION  
VILLAGE REVIEW BOARD  
REVIEW DATE: FEBRUARY 3, 2016**

**Motion 1:** That the Certificates of Appropriateness joint application is deemed complete.

**Motion 2:** That the Board approves the Certificate of Appropriateness for demolition of structures located at 15 Jordan Avenue as outlined in the application with the following condition:

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

**Motion 3:** That the Board approves the Certificate of Appropriateness for construction of a new commercial structure at 15 Jordan Avenue as outlined in the application with the following condition:

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

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 17 Jordan Ave.  
County City/Town Street Address and Number

Name of Building/site: common: Flowers By Knowles  
Common and/or Historic

Approximate Date: ca. 1884? Style: Late 19th c.

Type of Structure:  
 Residential  Commercial  Industrial  Other: greenhouse & office

Condition:  Good  Fair  Poor

Endangered:  No  Yes

Surveyor: J. GOFF/J. SKILLINGS Organization: PEJEPSCOT REGIONAL SURVEY Date:

Rating:

Historic Significance to the Community: Greenhouse(s) were apparently first erected on this site by J.M. Dennett in 1884--see Brunswick Telegraph article in May 30, 1884 issue (local news column.)

(For Additional Information - Use Reverse Side)



JORDAN AVE #17

Directories:  
1953: Jones Greenhouse

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TOWN OF BRUNSWICK  
VILLAGE REVIEW BOARD  
MINUTES OF  
JULY 21, 1998  
MUNICIPAL MEETING FACILITY

MEMBERS PRESENT: Deborah Zorach, Bruce MacKenzie, Campbell Clegg, Anne Carton, Judith Redwine, and Phil Carey (Planner).

ATTENDEE: Leo Theberge, Flowers by Knowles.

The meeting was called to order at 7:15 p.m.

Flowers by Knowles, 15-17 Jordan Avenue, Case No. 98-028: Leo Theberge, is requesting a Certificate of Appropriateness for demolition of an 80 foot long section of a 100'x40' greenhouse, construction of a new parking area in place of the demolished structure, and various other alterations including installation of planting beds, replacement windows, a replacement door, vinyl siding and signage at 15-17 Jordan Avenue. Carey outlined the proposed projects. He pointed out Mr. Theberge is planning a gravel parking lot but would like the option to pave it. Mr. Theberge addressed the Board, provided photos of his property and answered questions. Mr. Theberge compared replacement window prices and found triple track storm windows that could be put in the shed (that will be torn down in the future.) Mr. Theberge will address lighting with the Codes Office.

MacKenzie moved to approve the demolition with the following findings:

1. The significance of the structure is not evidenced by its status as being listed or eligible for listing on the National Register of Historic Places or its function as a Town Landmark or contributing structure to the Village Review Board.
2. The condition of the structure is poor and the applicant has not contributed to the deterioration of the structure.
3. Retention of the structure on-site is not an economically viable option, however the applicant has arranged for the off-site re-use of major building components.

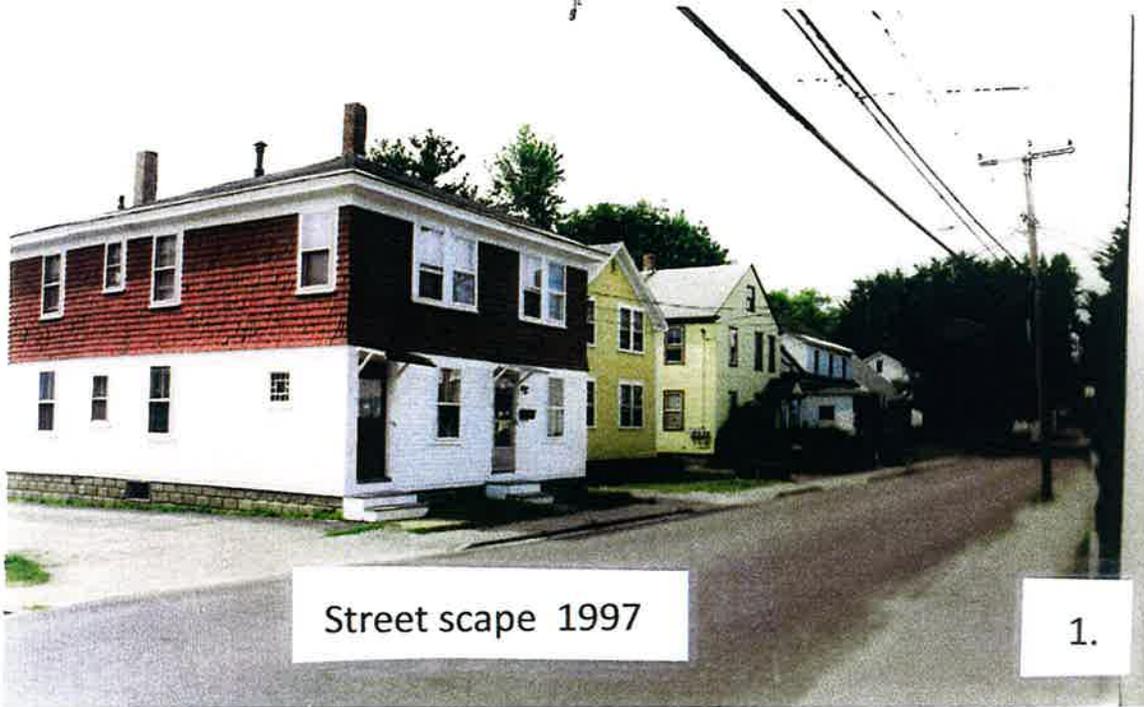
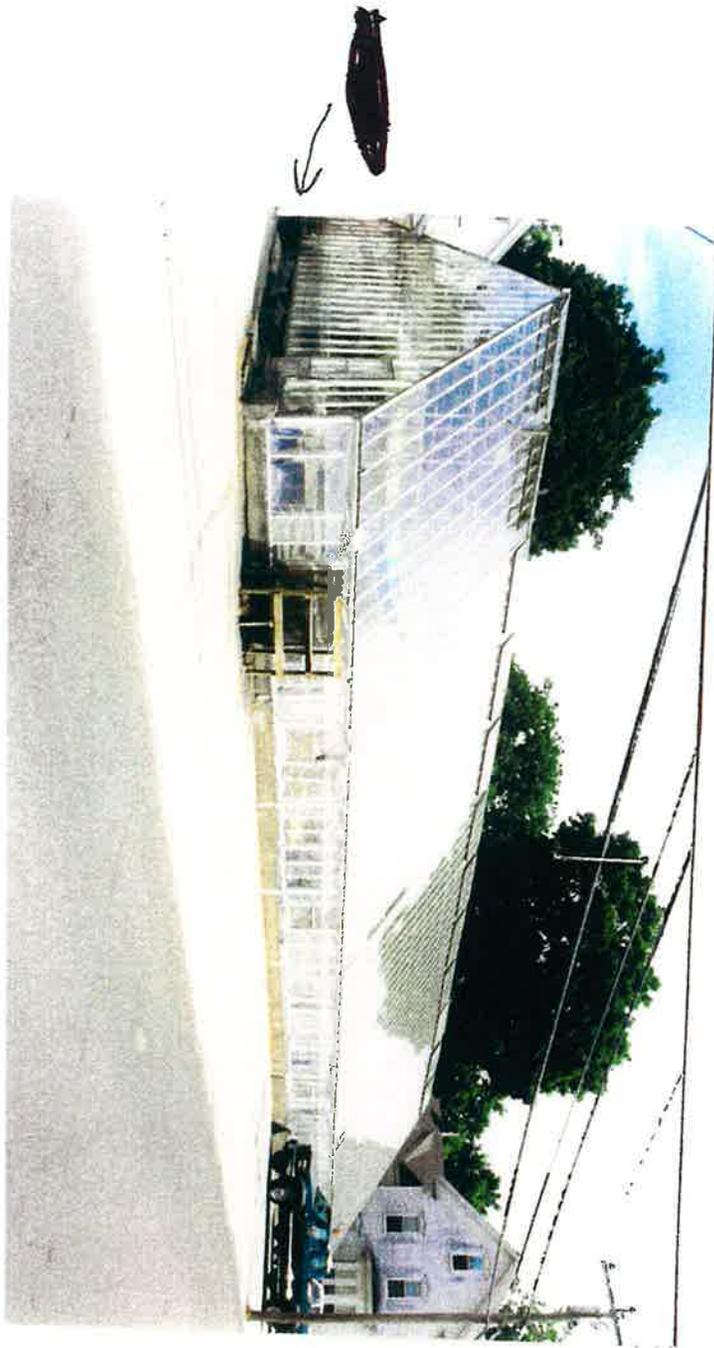
It was seconded by Zorach and unanimously voted by those present.

Clegg moved to approve the proposed construction with the following conditions:

1. That the height of the planters and the hedge allow for adequate site distance to the satisfaction of the Town Engineer.

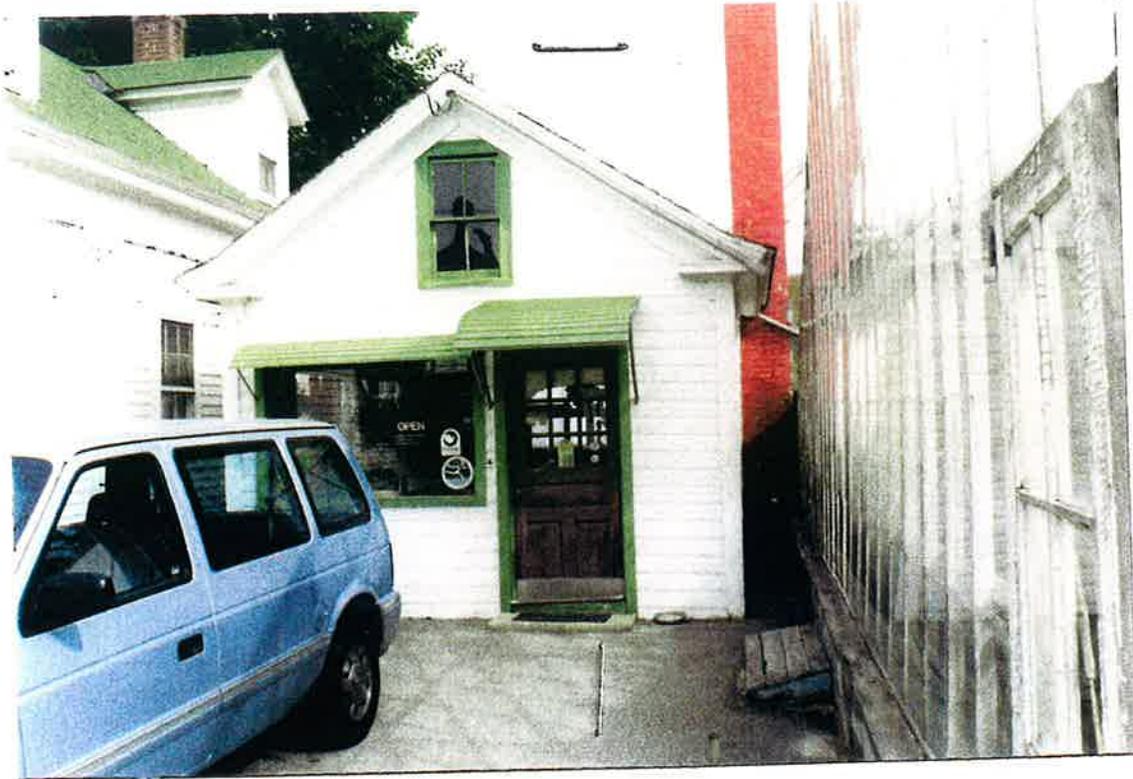
## Pictures from 1997

1. Street scape 1997
2. Front door 1997
3. Front of building and back corner next to 36 School Street 1997
4. Back view of building 1997
5. Area view of back of building from 36 School Street 1997
6. Corner near back door, corner of greenhouse the front of building and shed that was removed 1997

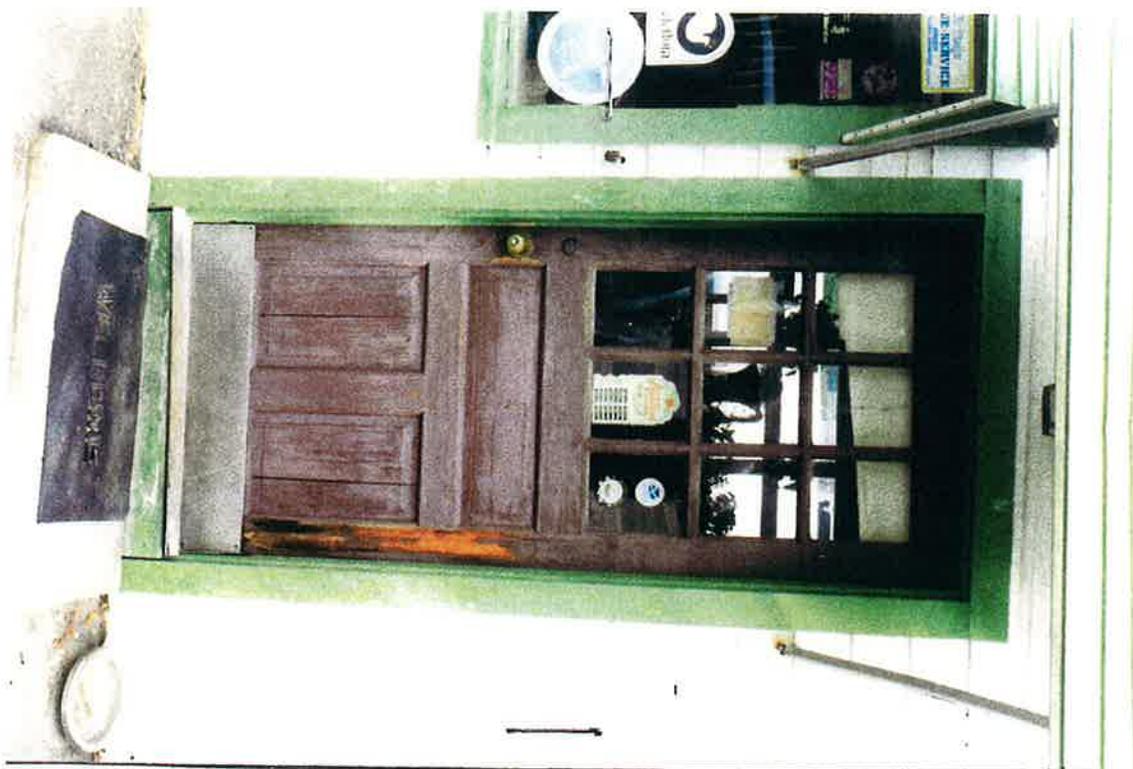


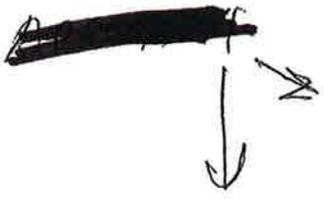
STREET SCAPE

Street scape 1997



Front door 1997



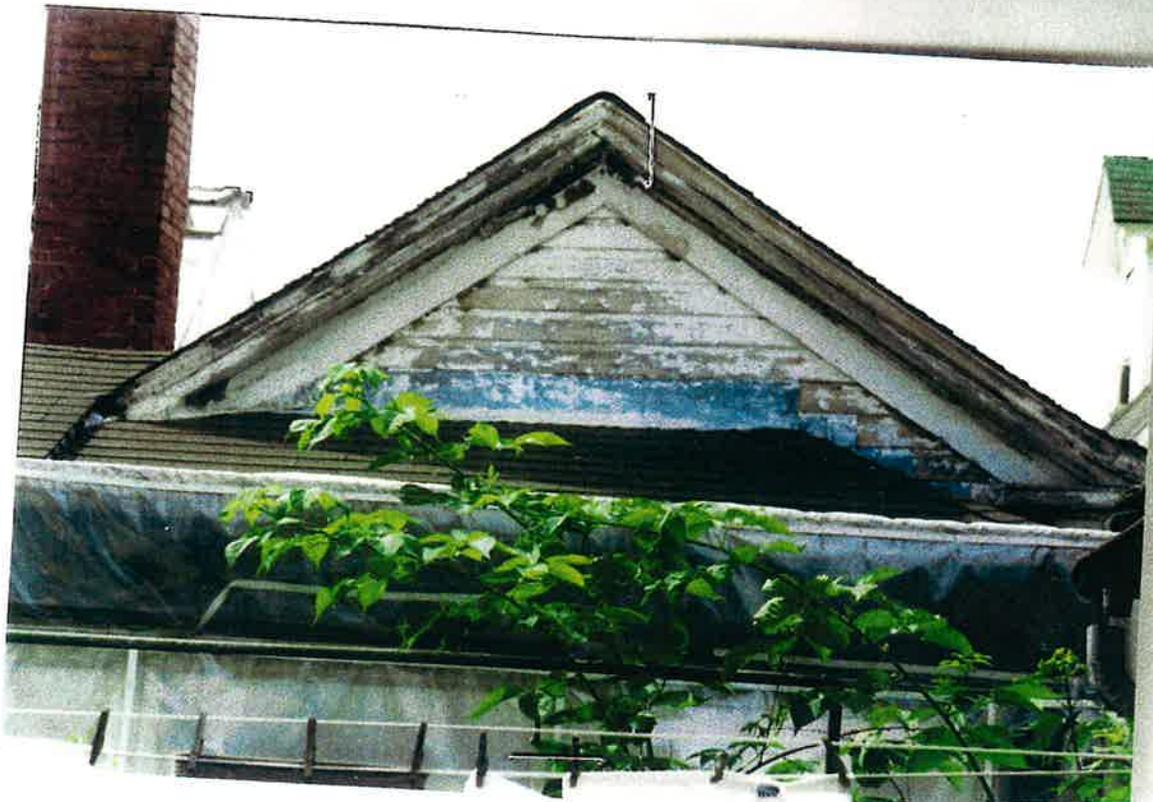


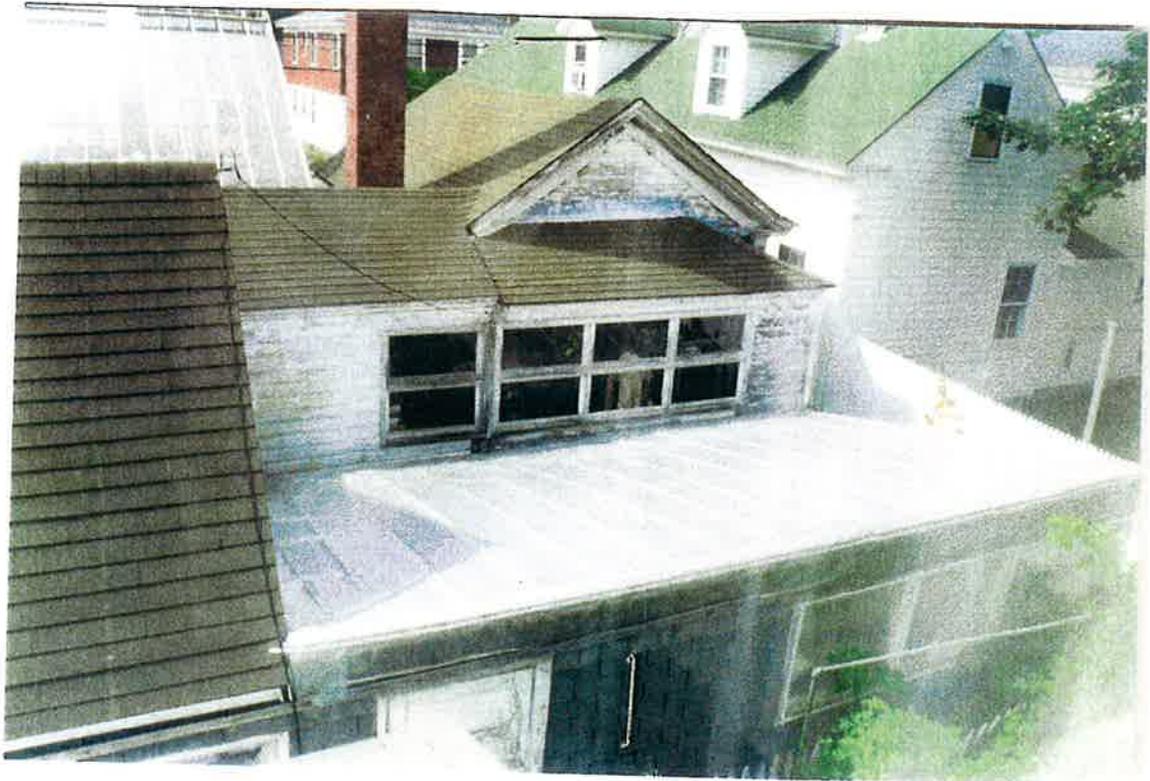
Front of building and back corner next to 36 School Street 1997





Back view of building 1997



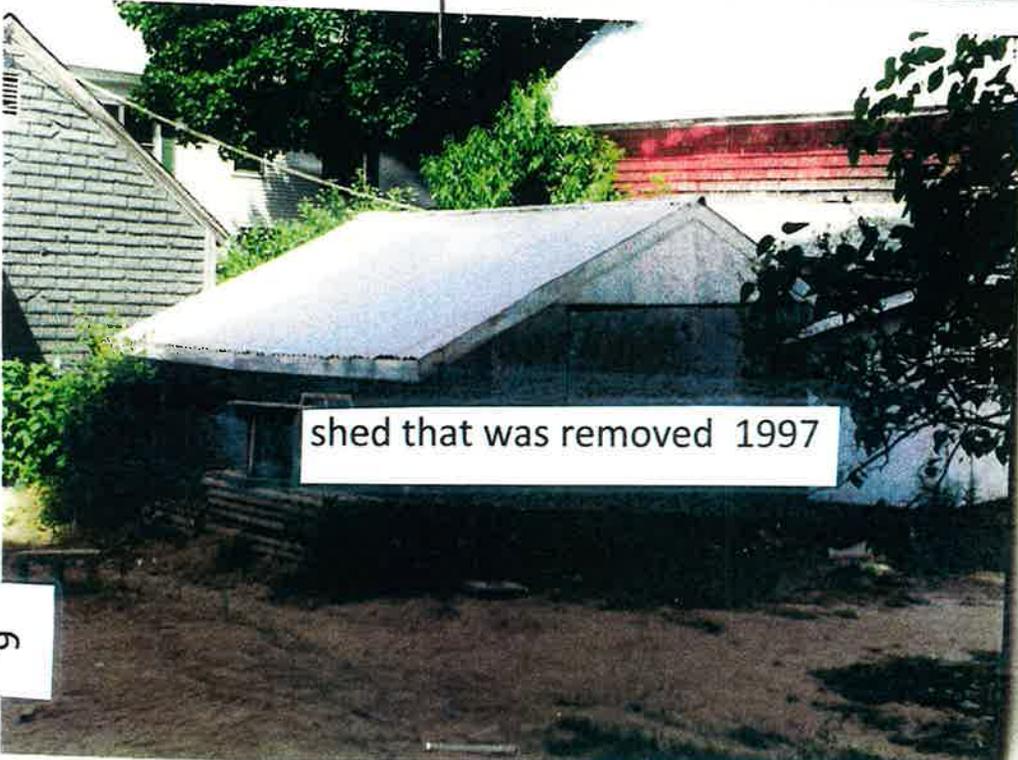


Area view of back of building from 36 School Street 1997





Corner near back door,



shed that was removed 1997

~~SECRET~~



corner of greenhouse the front of building

## Neighborhood

#1 12 Stetson Street

#2 20 Jordan Avenue

#3 18 Jordan Avenue

#4 14 Jordan Avenue & 12 Jordan Avenue

#5 13 Jordan Avenue



12 Stetson Street

ST

#1



20 Jordan Avenue

#20

#2



12 18 Jordan Avenue AUC

#3



A 14 Jordan Avenue & 12 Jordan Avenue

#4



13 Jordan Avenue

#5

## Interior Wall

1. Sill rotting wall is sinking in showroom

Sill rotting wall is sinking in showroom

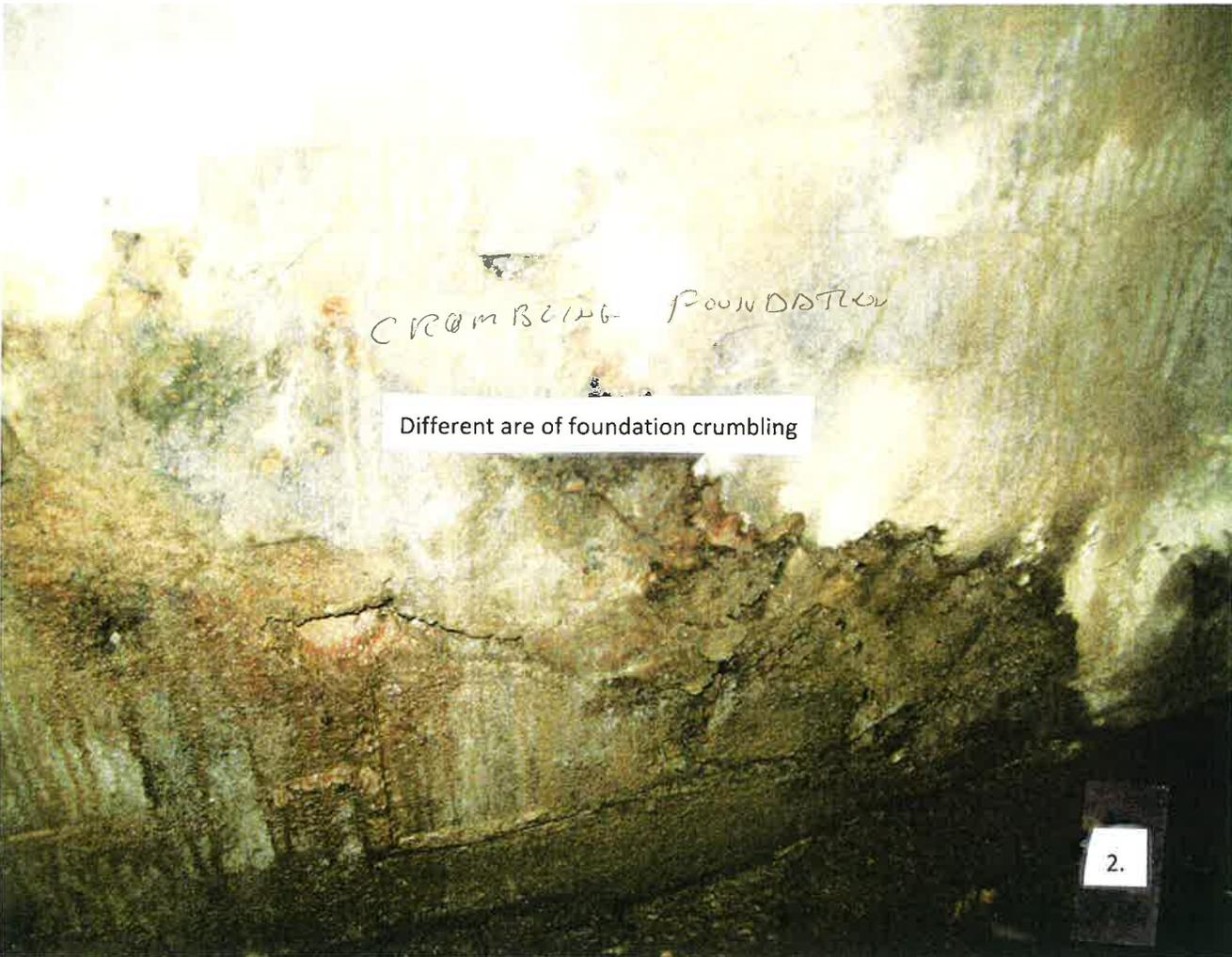
SILL ROT WALL SINKING



1.

## Basement Foundation

1. Foundation crumbling
2. Different are of foundation crumbling
3. Rusting pipe reinforcement in foundation
4. Another view of pipe in foundation
5. Flooded after foundation leaks
6. Dangerous stairs in basement



PIPE REINFORCEMENT IN FOUNDATION

Rusting pipe reinforcement in foundation

3.

PIPE

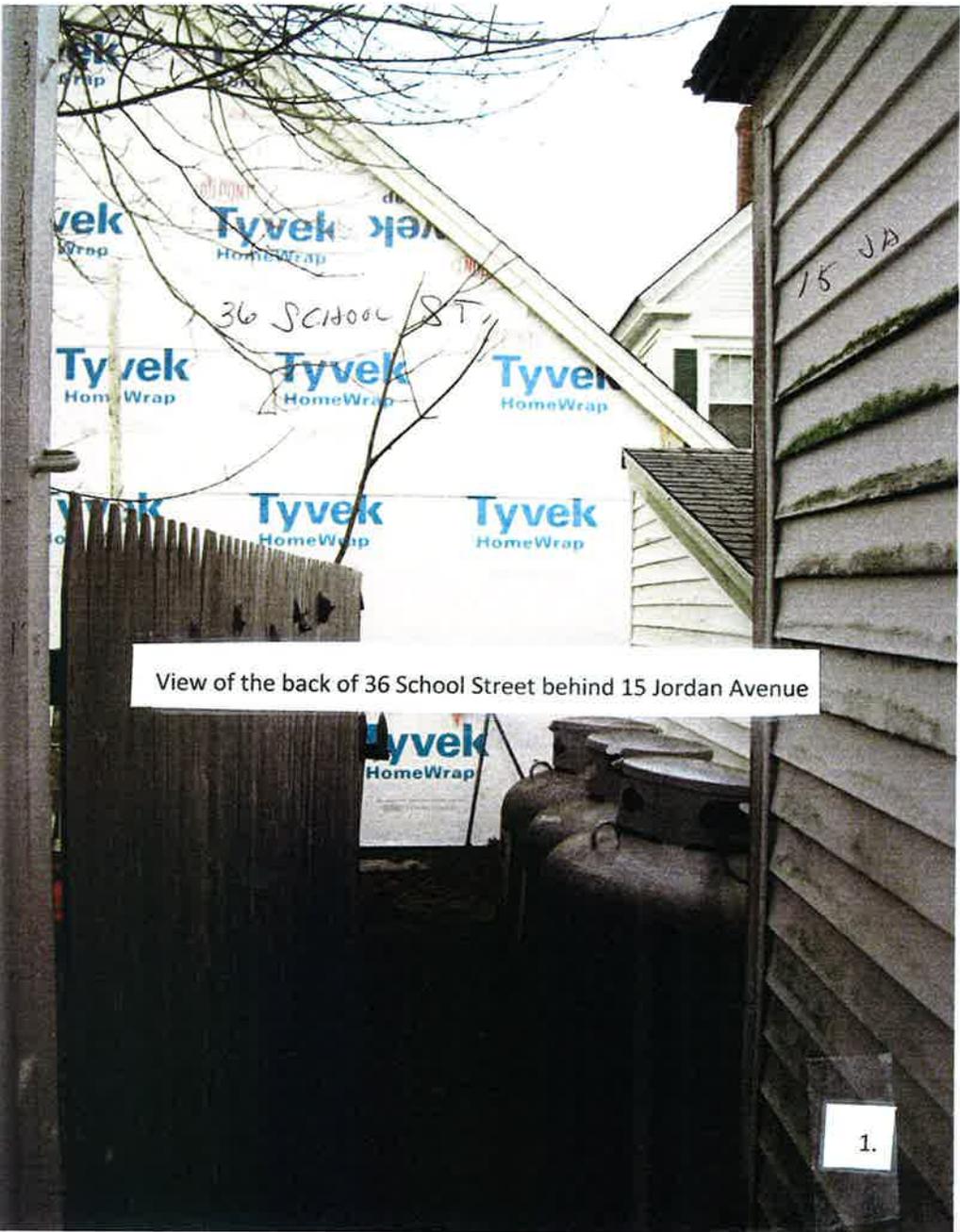
Another view of pipe in foundation

4.



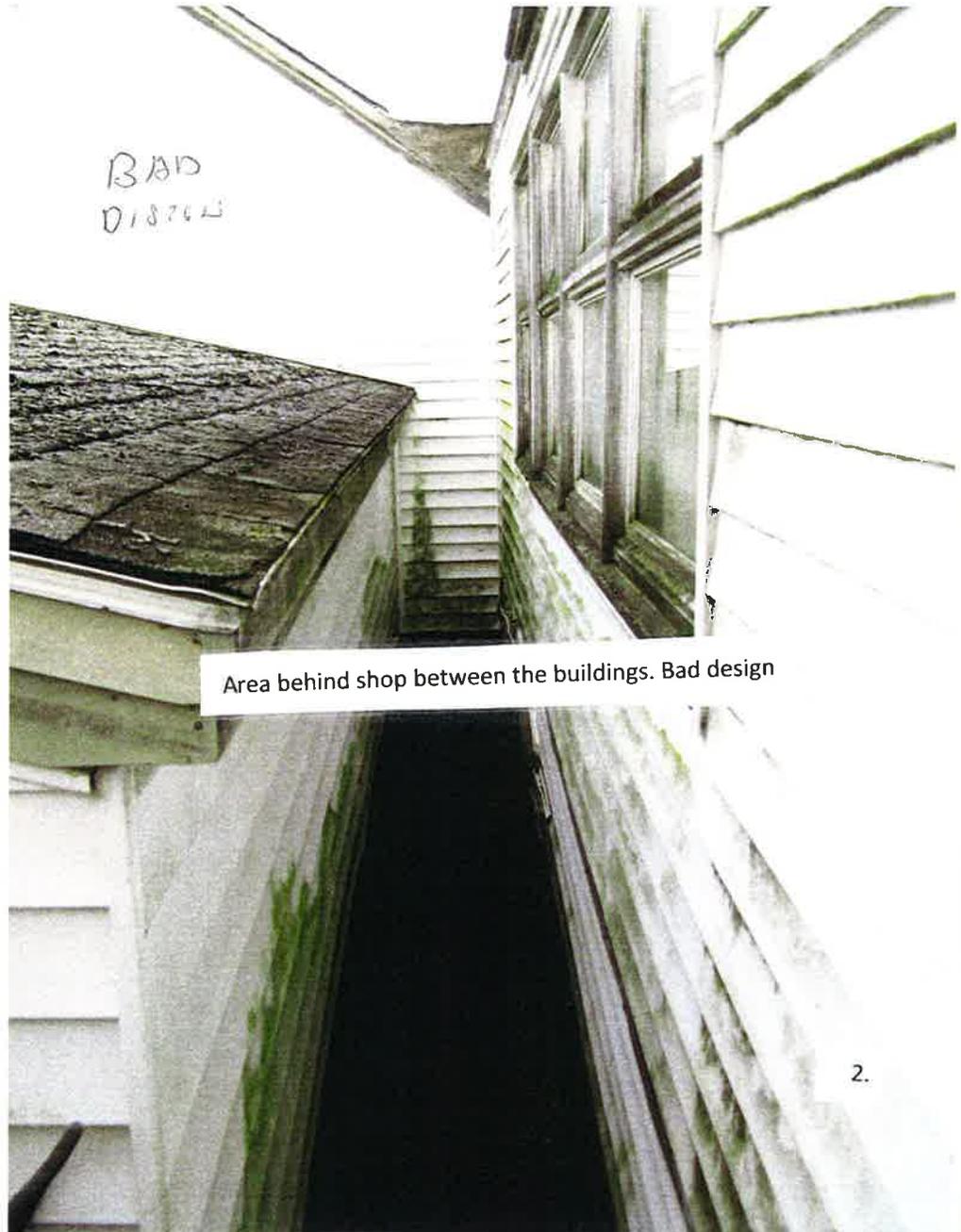
## Area in back of building

1. View of the back of 36 School Street behind 15 Jordan Avenue
2. Area behind shop between the buildings. Bad design
3. View of house in back 36 School Street and its closeness
4. Another view of the relationship between 36 School Street  
And 15 Jordan Avenue in the back of building.



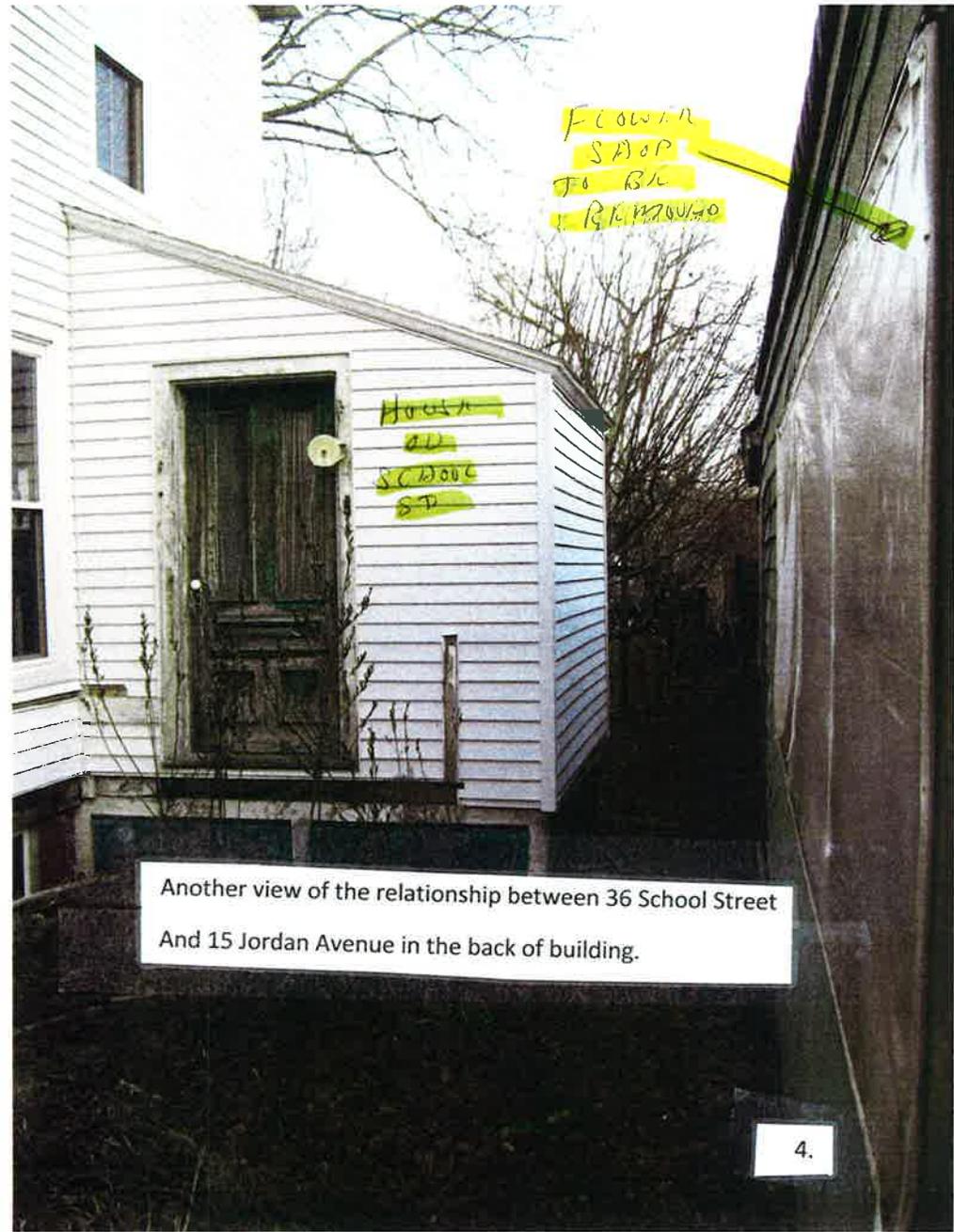
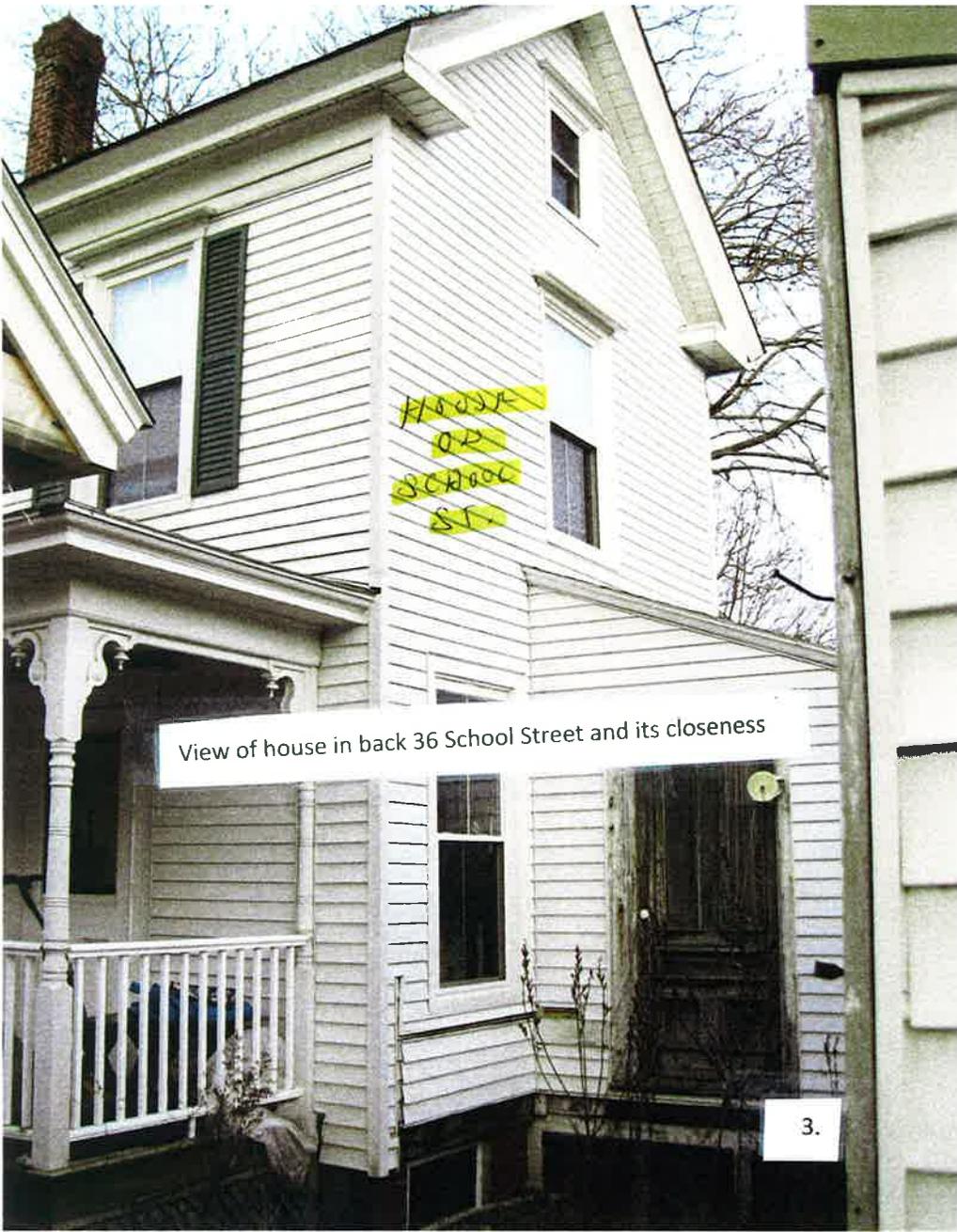
View of the back of 36 School Street behind 15 Jordan Avenue

1.



Area behind shop between the buildings. Bad design

2.



## Chimney

1. Chimney leaning to the right
2. Another view of the chimney and the roof ,bad design.
3. View of chimney between building and greenhouse

Chimney  
Leaning  
to right

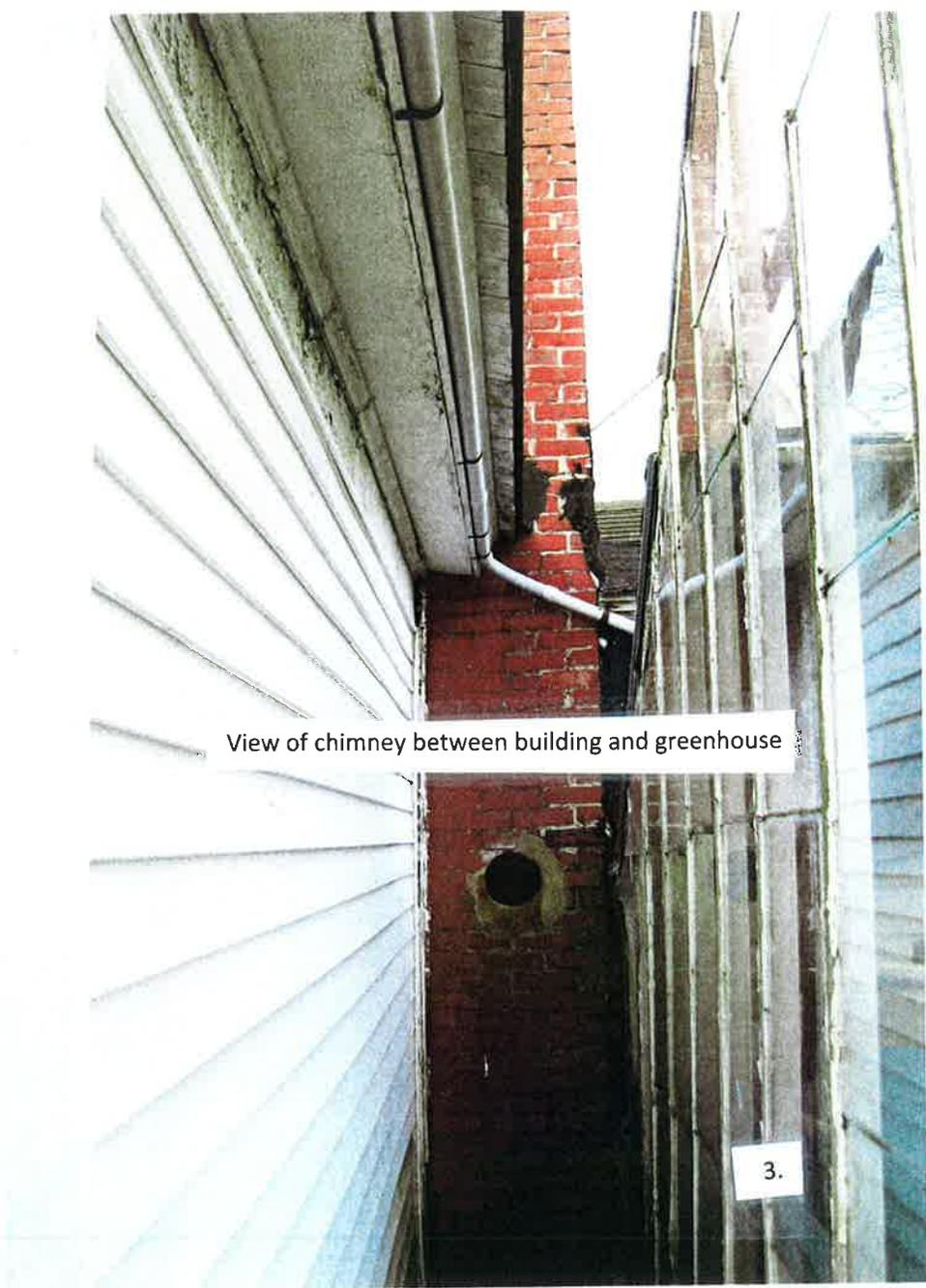
Chimney leaning to the right

1.

BAD  
DESIGN

Another view of the chimney and the roof ,bad design.

2.



View of chimney between building and greenhouse

3.

## Basement

1. Floor joist rotting the basement
2. Another view of rotting joist
3. Closer view of rot
4. Basement ceiling beam
5. Old fire damage
6. Rotting of ceiling and beams
7. Rotting of joists
8. Another rotting joists
9. Another view of ceiling in the basement

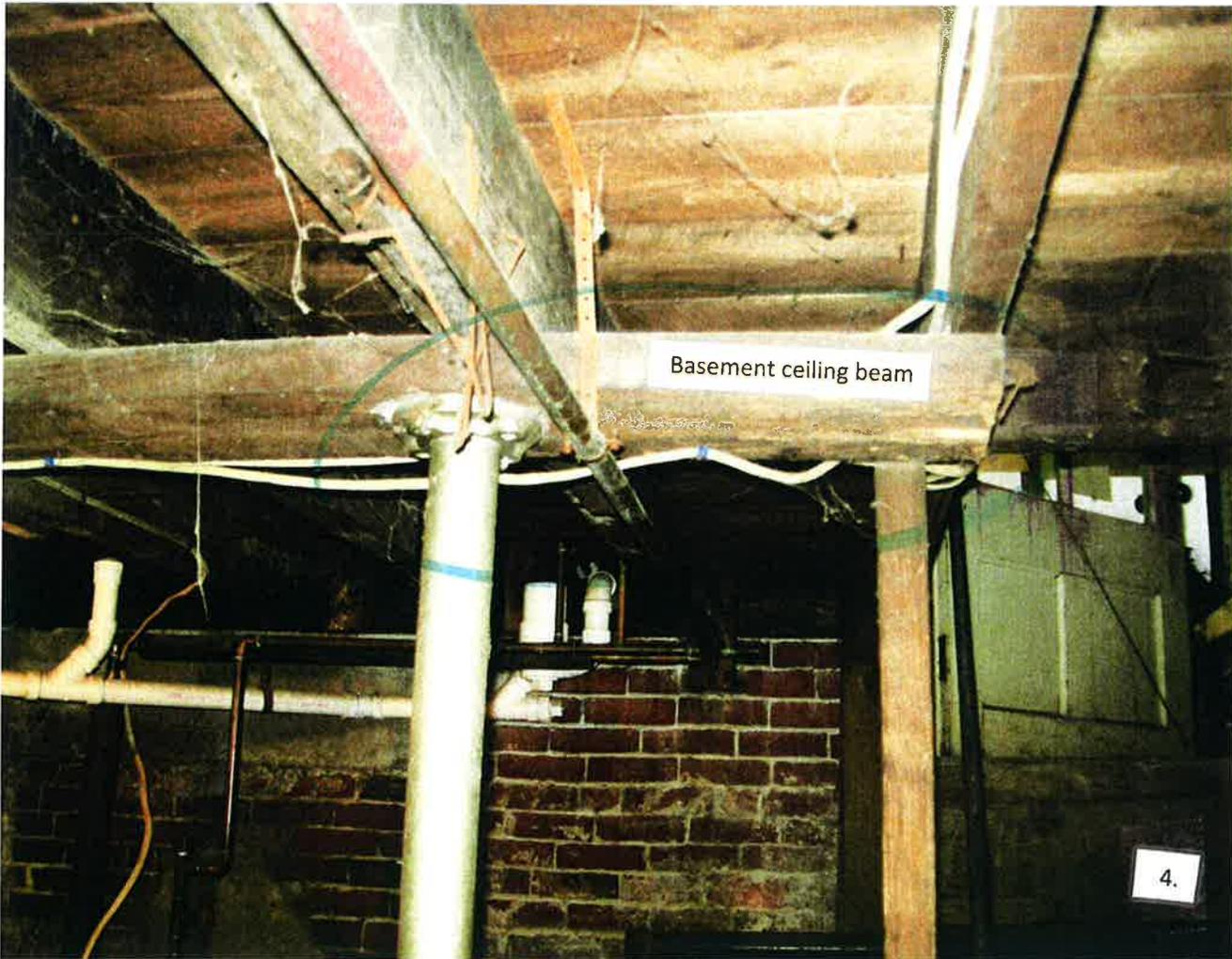




Closer view of rot

ROT

3.



Basement ceiling beam

4.





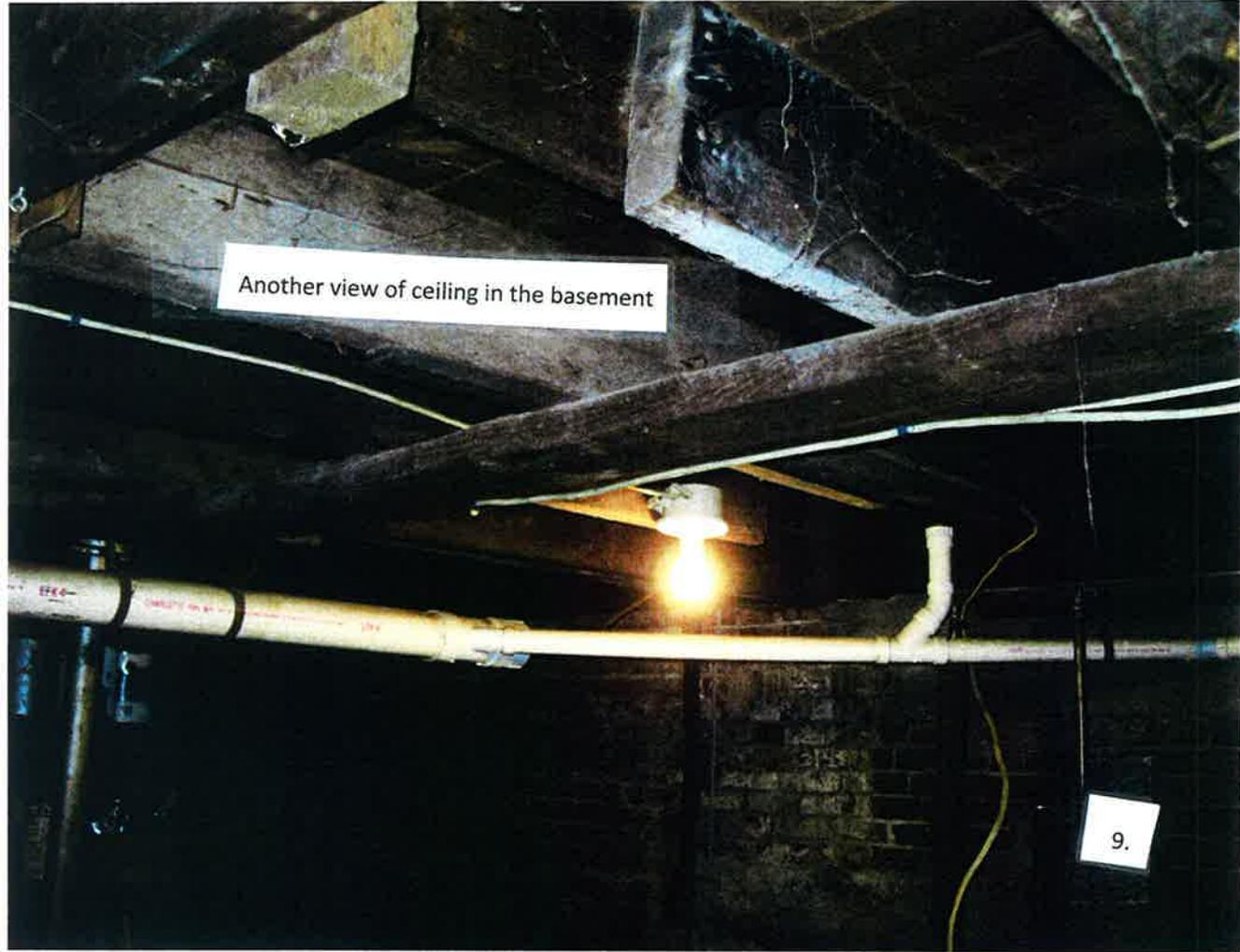
Rotting of joists

7.



Another rotting joists

8.

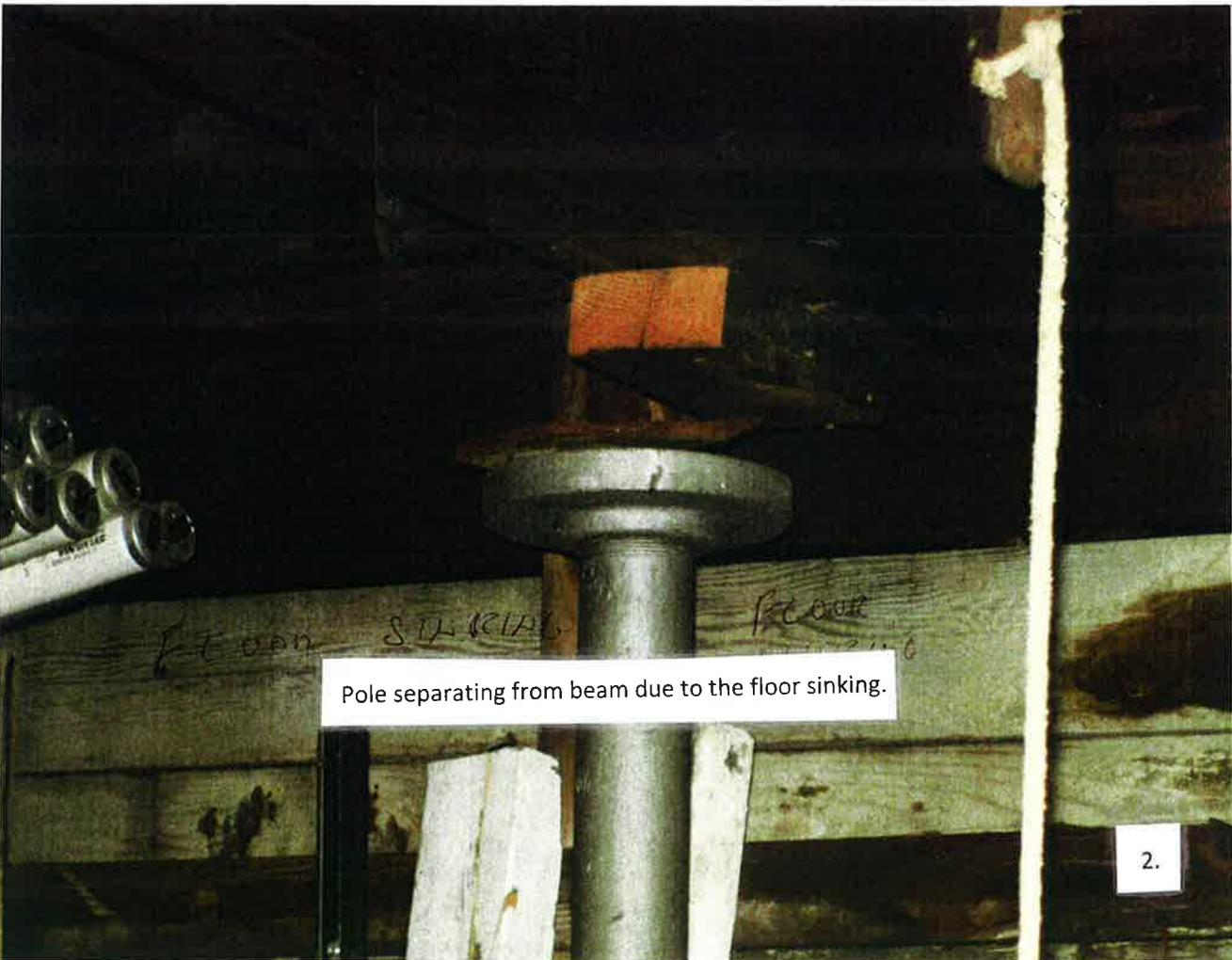


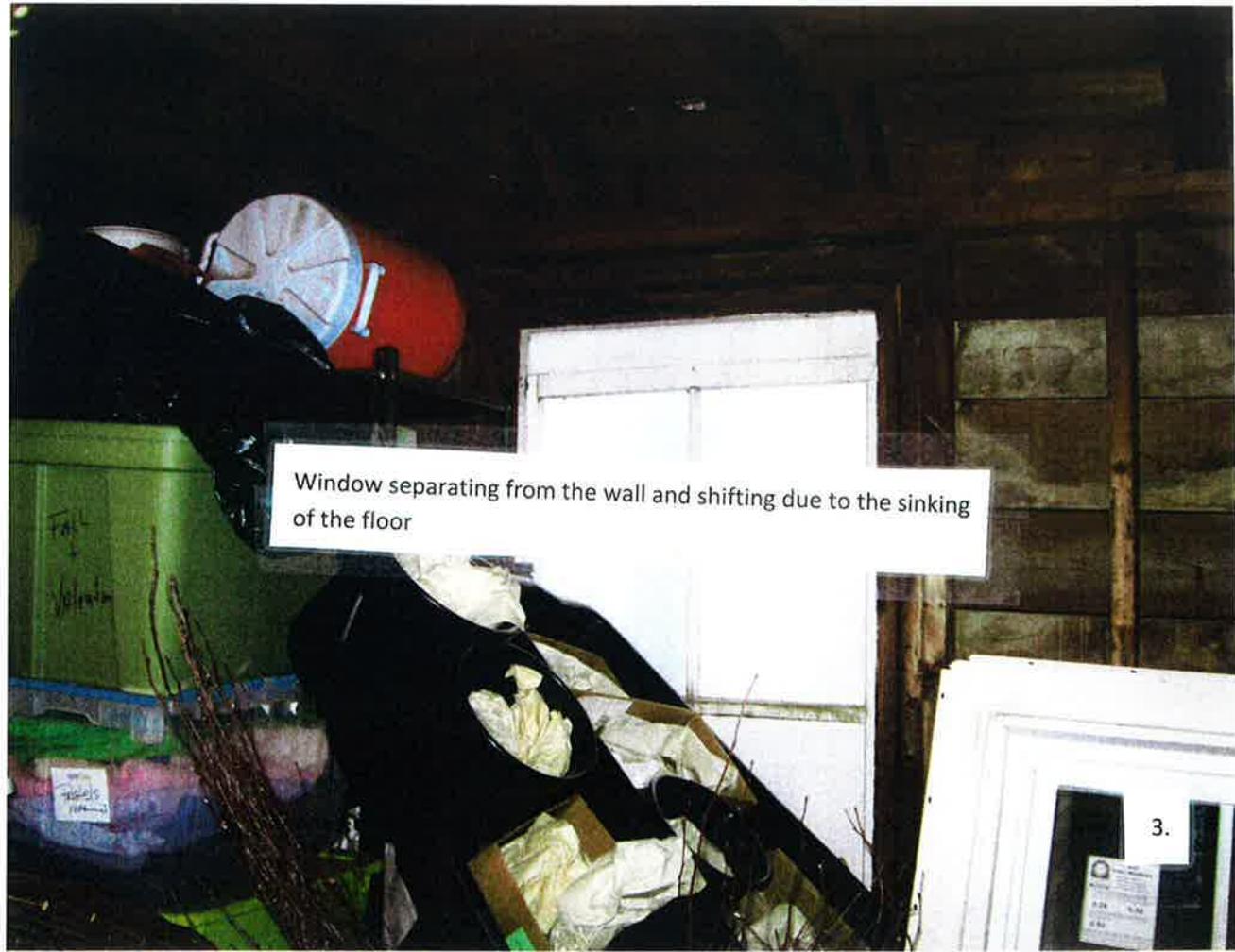
Another view of ceiling in the basement

9.

## Inside Back Shed

1. The floor is cracked and sinking
2. Pole separating from beam due to the floor sinking.
3. Window separating from the wall and shifting due to the sinking of the floor
4. Wall sinking of the right side.





Window separating from the wall and shifting due to the sinking of the floor



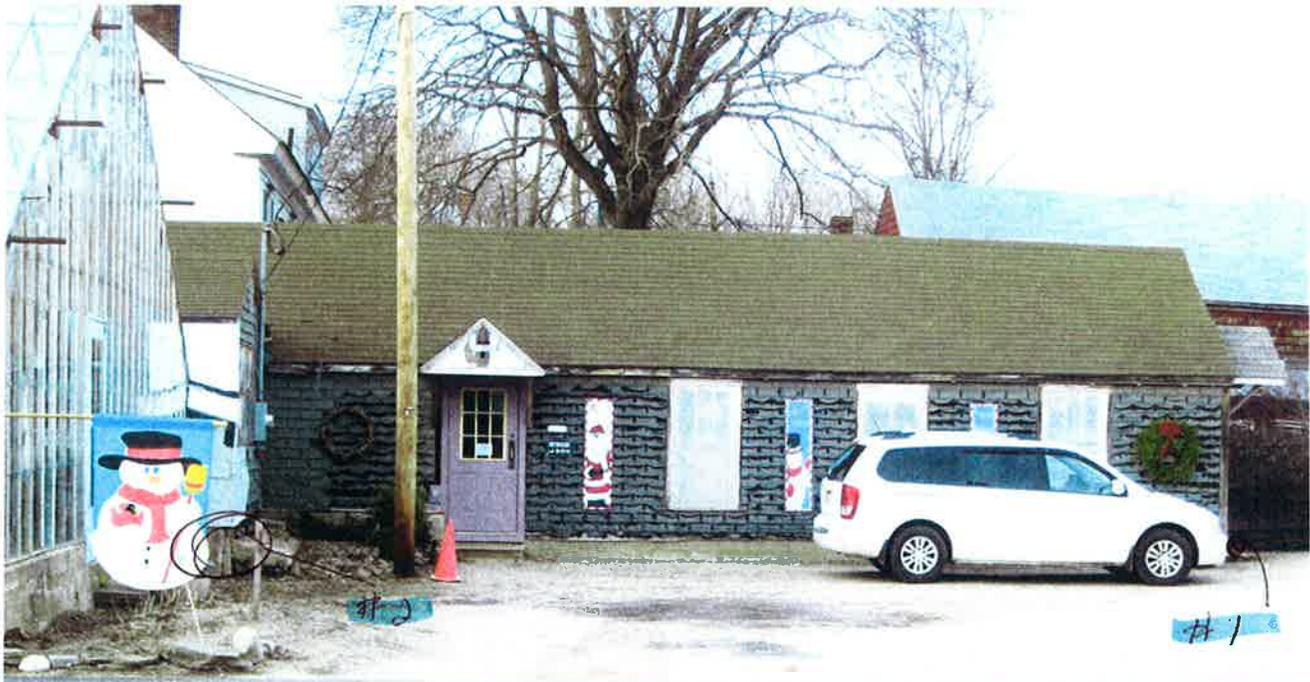
Wall sinking of the right side.

WALL SINKING ON  
RIGHT SIDE

4.

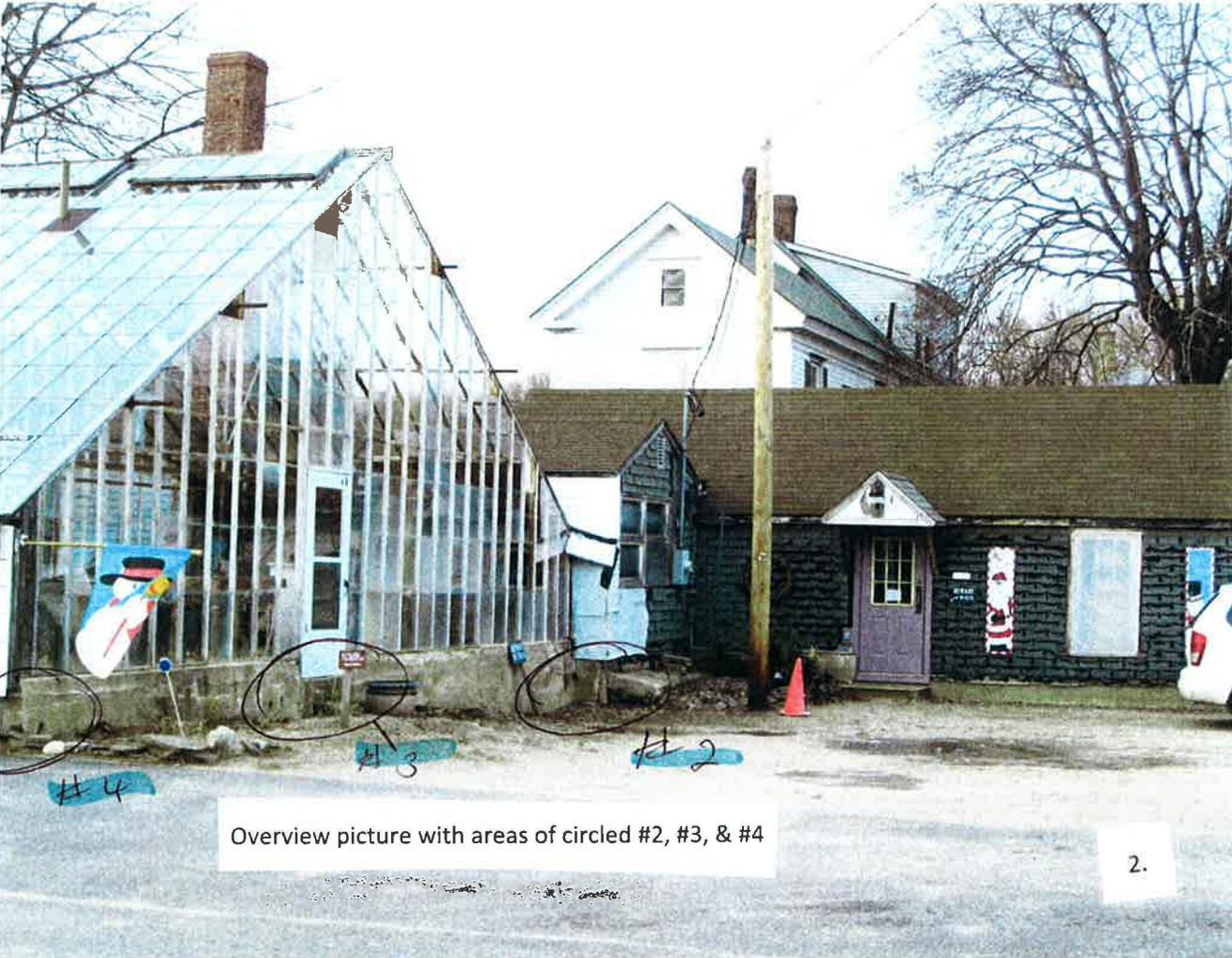
## Back Shed Area on Parking lot side

1. Overview picture of shed area and parking lot #1 & #2
2. Overview picture with areas of circled #2, #3, & #4
3. Picture shows crumbling of the foundation on the back corner of the shed #1.
4. Corner of foundation between greenhouse and building #2
5. Foundation around door in the middle of greenhouse #3
6. Foundation separating at the corner of greenhouse towards the street. #4



Overview picture of shed area and parking lot #1 & #2

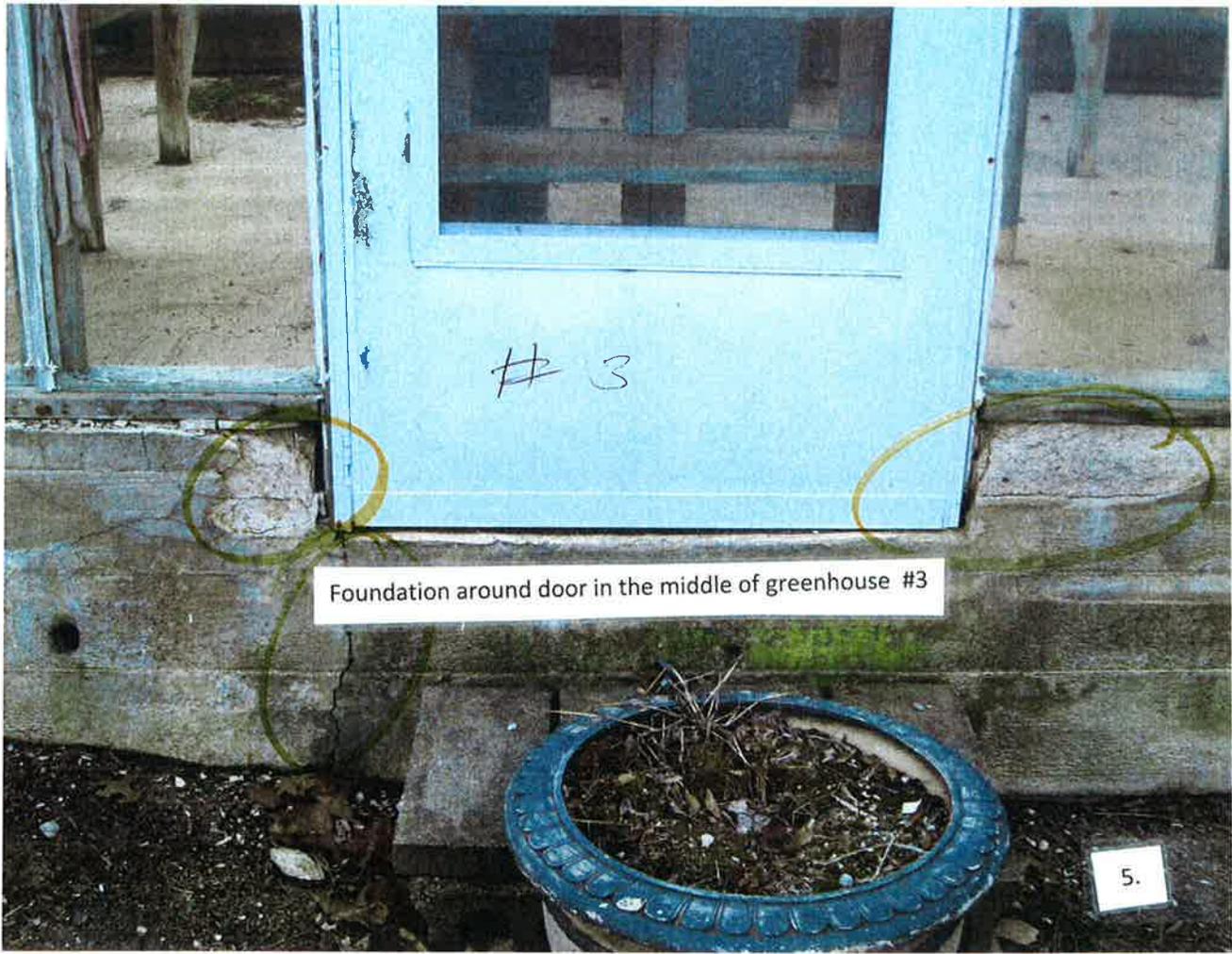
1.



Overview picture with areas of circled #2, #3, & #4

2.





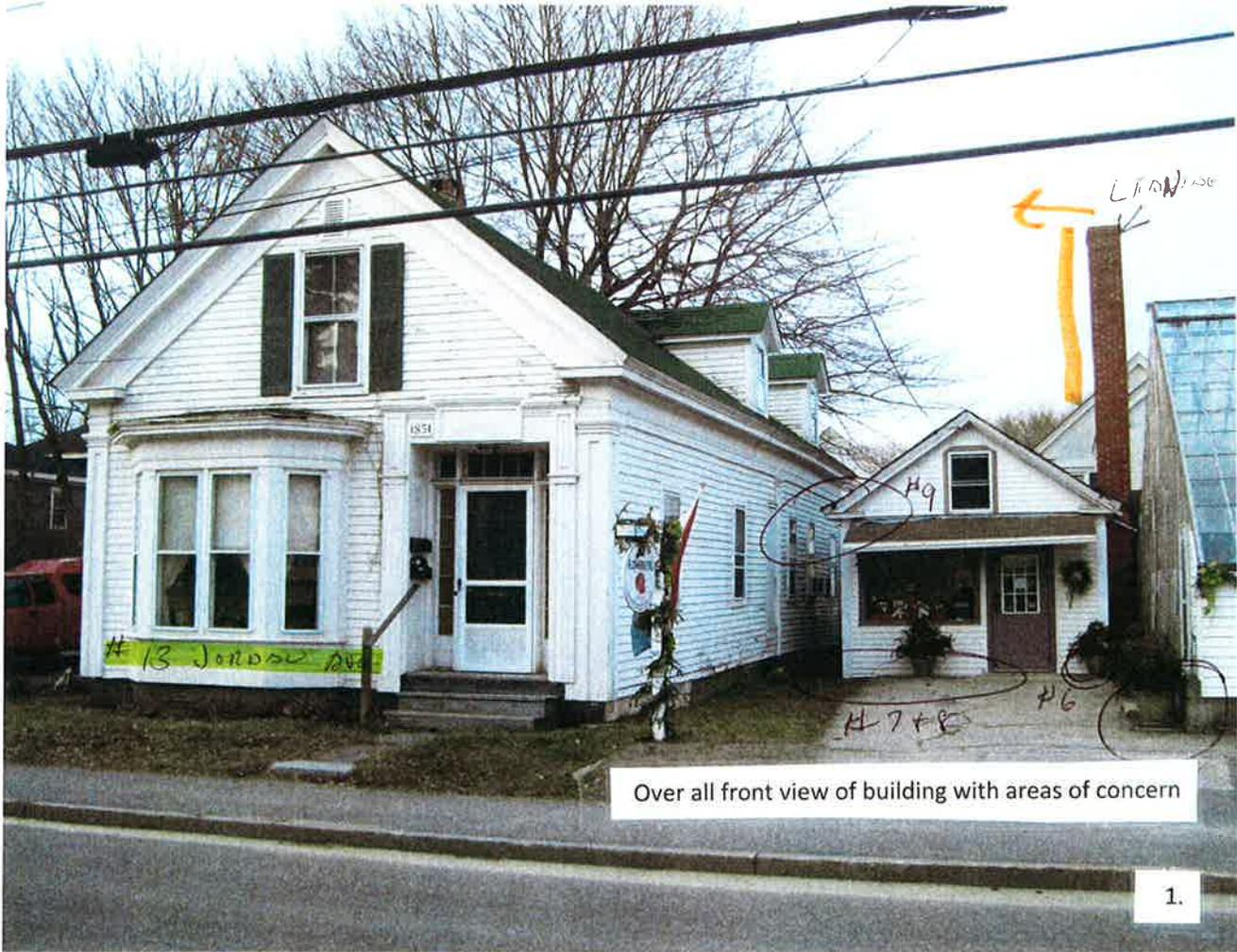
Foundation around door in the middle of greenhouse #3



Foundation separating at the corner of greenhouse towards the street. #4

## Front of Main Entrance

1. Over all front view of building with areas of concern
2. Foundation shift is #5
3. Siding above grade was installed in 1998. Sill rotting and sinking into the ground. Nothing there just a hole. #6
4. Another picture of #6
5. Siding was above grade when installed in 1998 #7 front of building.
6. Side wall sinking sill rot, no foundation #8
7. Another view of side wall #8
8. Bow in roof #9
9. Bow in the roof from the front of the building. #9
10. Bow in roof from the rear of the building. #9



Over all front view of building with areas of concern

1.



Foundation shift is #5

2.

NOTHING  
TAKEN

Siding above grade was installed in 1998. Sill rotting and sinking into the ground. Nothing there just a hole. #6

SIDING ABOVE GRADE  
WAS INSTALLED IN  
1998  
SILL ROT  
SINKING INTO  
GROUND

#6



Another picture of #6

NOTHING TAKEN

#6

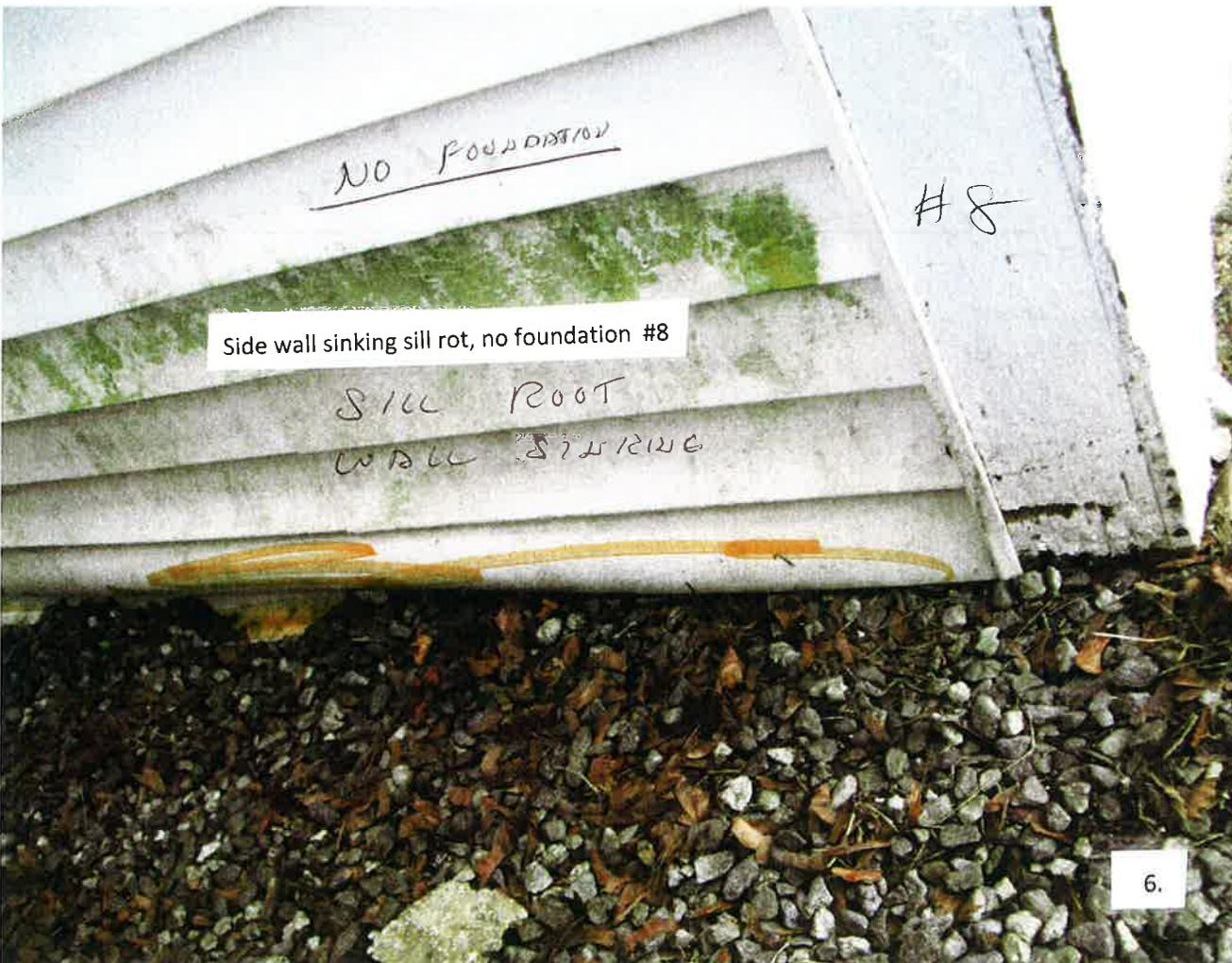


Siding was above grade when installed in 1998 #7 front of building.

WRITTEN IN 2010 BY IN 1998

# 7

5.



Side wall sinking sill rot, no foundation #8

NO FOUNDATION  
SILL ROT  
WALL SINKING

# 8

6.

Sill rot with staining  
#8

Another view of side wall #8

7.

Bow in roof #9

8.



13 JA

#9

15  
JA.

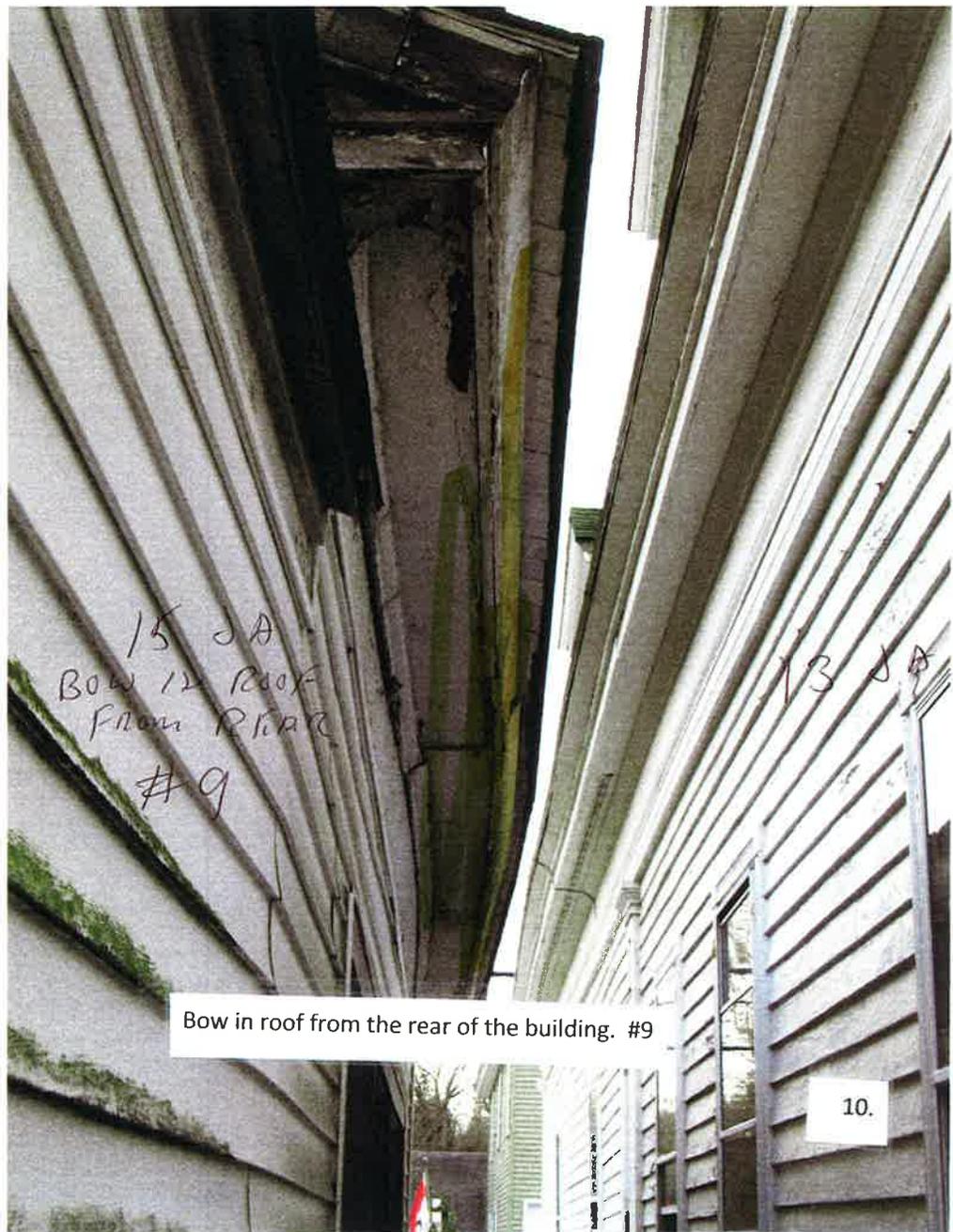
Bow  
in  
Roof  
from  
front

Bow in the roof from the front of the building. #9

SCHOOL ST.

Tyvek  
HomeWrap

9.



15 JA  
Bow in Roof  
from Rear  
#9

13 JA

Bow in roof from the rear of the building. #9

10.

Google Maps 16 Jordan Ave



Image capture: Aug 2013 © 2016 Google

Brunswick, Maine  
Street View - Aug 2013

Franklin St  
School St  
Jordan Ave  
park

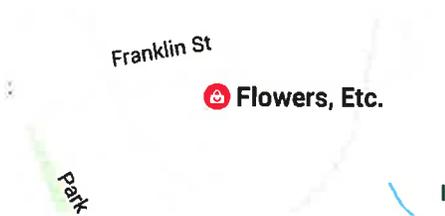
Google Maps 14 Jordan Ave



Image capture: Aug 2013 © 2016 Google

Brunswick, Maine

Street View - Aug 2013



Google Maps 14 Jordan Ave



Image capture: Aug 2013 © 2016 Google

Brunswick, Maine

Street View - Aug 2013



# **Lincoln/Haney Engineering Associates, Inc.**

---

Structural Engineering Consultants

Michael A. Cunningham, P.E., LEED AP

January 28, 2016

Leo Theberge  
Flowers Etc.  
15 Jordan Avenue  
Brunswick, Maine 04011

Subject: Structural Evaluation of Existing Structures

Dear Leo:

As requested, I have reviewed the condition of the existing structures at the above referenced property. There are three structures that are interconnected: the showroom, a greenhouse, and a storage building. The original structures are believed to be the greenhouse and showroom, which are believed to have been constructed in 1884. It is not clear when the storage building was added. It is my understanding that you are requesting permission from the Town of Brunswick to demolish the structures. As part of the Village Review Zone, the Town allows demolition only under certain conditions, which are iterated within section 216.9.D of the Brunswick Zoning Ordinance. The following assessments are provided of the three interconnected structures.

## Showroom

The structure identified as the showroom appears to have been built in at least 2 phases. There is an L-shaped plan where the retail area exists and a back-room for storage and a work area for employees. The chimney is within this area.

At the entrance, there is an obvious slope to the floor. Reportedly there is a center wood beam with wood joist framing on either side. The beam and perimeter walls are supported on blocks and stones set directly on the ground. At the front corner of the building the wood has deteriorated to leave an open hole in the ground. There is differential settlement of several inches at the southeast corner and the middle of the west wall. There is also uniform settlement indicated by the exterior siding. That siding was originally installed with the bottom above grade. It is currently nearly a course below grade at the entrance. Other areas have buckled where the siding is caught on the soil or pavement. It is expected that some, or all of the settlement is caused by deteriorated wood, although given the lack of a foundation, soil settlement beneath bearing points could be occurring. There is no access to the crawl space without removing a portion of the floor. Repairs would require removal of the floor for access.

The roof over the showroom has spread such that there is lateral deflection of several inches visible.

A portion of the showroom has a basement that once contained a furnace. The wood floor framing above the furnace was charred from the heat of the furnace. The subfloor at this area has badly deteriorated. Joist ends that connected to sills are rotted as well. Some beam lines with timber or steel posts are installed adjacent to the foundation walls to support the ends of joists where the ends and sills are rotted. There is some settlement at the floor which has caused posts to require shims to remain in contact with the supported framing. At other locations, the floor has deflected with the settled supports. The foundation beneath this area has cracked with portions of the concrete showing deterioration.

The roof over this portion of the building has deterioration issues as well, as is evident from leaks around the chimney.

The chimney projects above the roof by approximately 17 feet. From the ground, it can be seen that some mortar loss has occurred. It is suspected that there may be some loose bricks. The chimney is visibly leaning toward the north, with estimated lateral deflection of several inches.

6 Federal Street, Brunswick, Maine 04011  
(207) 729-1061 (207) 729-2941

There is an unfortunate design condition that, I believe, has contributed to foundation issues at the north wall of the building. The attached storage building's south wall is separated from the showroom north wall by an alcove approximately 2 feet wide. Since both roofs are pitched to drain into this alcove, it is a place of significant water accumulation with no provisions for drainage. Wet soil exerts substantially higher lateral pressure against the foundations as well as contributing to deterioration of sills.

In order to correct the problems associated with the showroom portion of the building, the following steps would need to be taken:

- Removal of the floor at the front section to expose the framing and remove rotted materials.
- Construct a new foundation beneath the building.
- Excavate existing soils to provide an accessible crawl space in accordance with the International Building Code.
- Reframe the floor.
- Reframe the roof to remove lateral deflection.
- Reframe the walls to make them plumb.
- At the remainder of the building, remove floors where subfloor is deteriorated.
- Install new joists where deteriorated.
- Remove settled slab areas, replace soils with compacted structural fill, and replace the slab.
- Repair foundations.
- Remove the chimney.

### Greenhouse

The original greenhouse was much larger. Based on old photographs, it appears that approximately  $\frac{3}{4}$  of the original greenhouse has been already demolished. The roof design is not watertight. The floor is concrete. But the concrete floor is supported by wood framing over a basement. The wood has realized serious deterioration, causing the floor to crack and settle.

The roof structure is significantly under-structured. Members serving as rafters are much smaller than would be required by code. Roof framing is also rotted from the moisture. Some steel pipes have been added to stabilize the frame. But that too is under-sized and rafter spans remain excessive.

There is no lateral-force resisting system. Walls and roofs are glass panes, set between light wood framing.

The foundation walls have deteriorated over time with exposed areas spalled. The exposed concrete is not sound. Striking with a hammer fails to produce a ringing noise, indicating that it is delaminated or otherwise broken down. It is also very porous, allowing water to saturate it. It is expected that freeze-thaw damage has contributed to the poor condition. It is likely that the concrete below grade is in similar condition. Some areas of the walls are also out of plumb.

It is my opinion that the greenhouse structure is not repairable. If left in its current condition, it will be a short time before it is unsafe to enter.

### Storage Structure

As previously noted, the storage building, located on the north side of the showroom was not part of the 1884 construction. It is not clear from available documentation when it was constructed. The building is clad with asphalt shingles, which are in poor condition. It is not known if these were installed as part of the original construction.

The problems with this building involve the first floor construction and foundation. The concrete condition is very poor when viewed from the inside. It is expected that portions exposed to weather are worse. There is much cracking, particularly at the north wall, where water frequently leaks into the basement. The uncracked concrete quality is very poor, with large exposed stones, cold joints, and an exposed length of pipe horizontal in the wall. On the southeast corner there is an unfilled opening in the wall. At the northeast corner, the wall has settled several inches, causing the floor and

wall above to be lower than adjacent areas. Posts installed at the middle of the building have also settled. One post at the east end is no longer connected to the beam that it was supporting. There is a 2x4 block at the top the post that had previously been installed to accommodate the settlement. Now there is a gap above the block.

Floor framing has rotted ends where in contact with the perimeter foundation. It is expected that some of this deterioration has been caused by wall leaks, given the poor condition of the shingles and the settlement that has occurred.

The southwest side of the building has realized water problems due to the design issue identified for the showroom. The close proximity to the showroom with the narrow alcove separating the buildings creates a condition with both roofs draining into the narrow space and no allowance for drainage.

In order to repair this building, the following items would require attention:

- New siding. It is expected that some sheathing and stud replacement would also be necessary.
- Sill replacement around the building.
- Foundation wall replacement for an estimated 50% of the walls. More extensive replacement may be warranted.
- Reframing floors where rotted joist ends are found.
- Replacing areas of the basement slab, estimated area = 50% of existing basement.

### Summary

It is my opinion that all of these structures are in such poor condition that the cost of repairs would exceed the value of the buildings. Therefore, it is not economically feasible to salvage these structures with further repairs. This is largely due to the extensive foundation issues in areas difficult to access. In the showroom, the extensive deterioration of the floor framing and roof deflection would need to be addressed before shoring the building to construct the new foundation. That problem exists to a lesser extent at the storage building. As mentioned, the remaining portion of the greenhouse is on the verge of being considered unsafe for entry. Attached are photographs showing existing conditions to illustrate some of the issue described above. If you have any questions regarding the content of this report, please call or email.

Sincerely,

Lincoln/Haney Engineering Associates, Inc.



Michael A. Cunningham, P.E., LEED AP  
President





Showroom Foundation at Basement



Showroom Corner at Crawl Space



Showroom Roof Eave



Interior View of Exterior Showroom Wall

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Subfloor and Joist Damage over Furnace



Greenhouse Foundation

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Rotted Joist Ends



Rotted Joist Ends

6 Federal Street, Brunswick, Maine 04011  
(207) 729-1061 (207) 729-2941

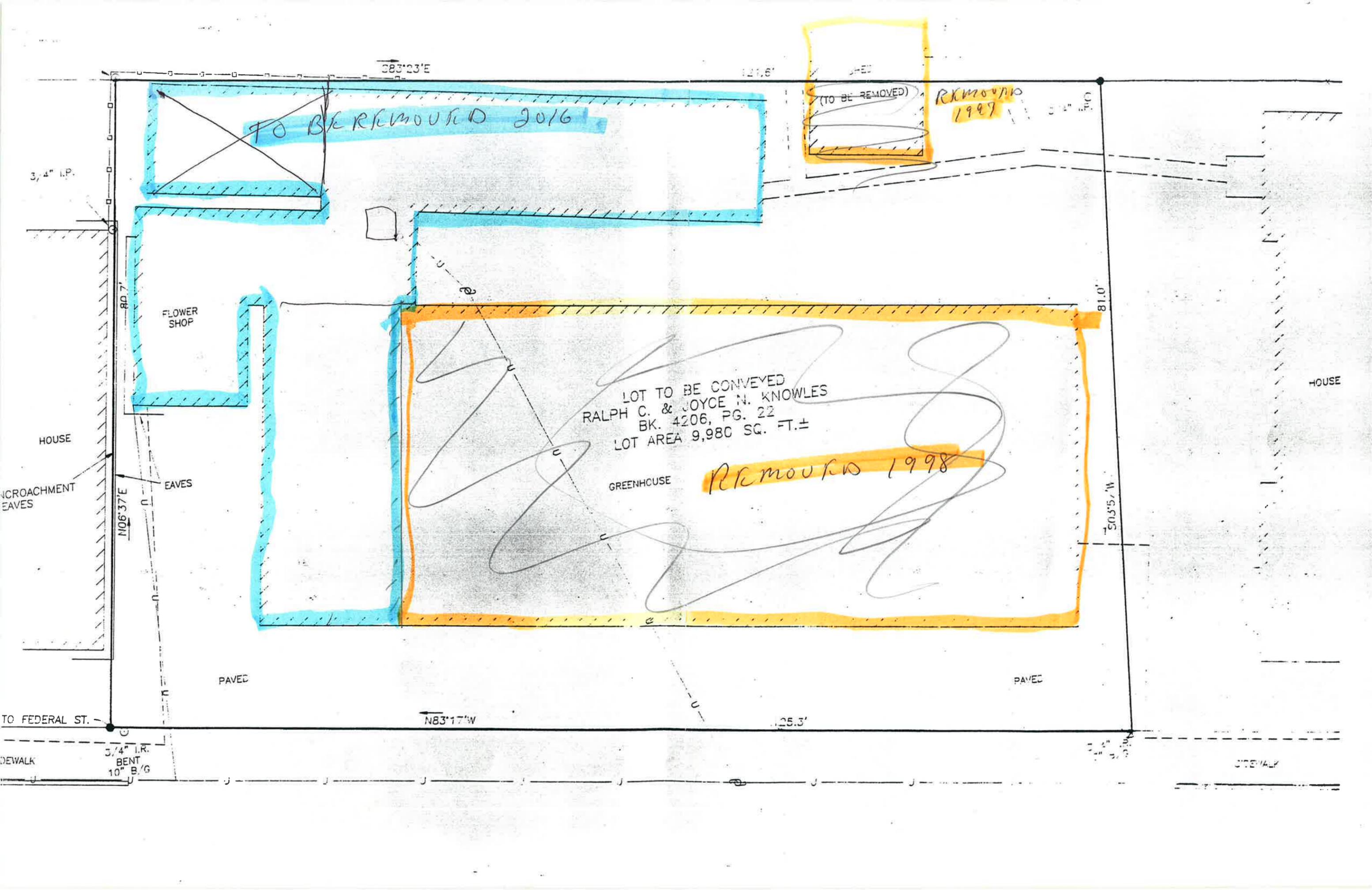


Storage Foundation Wall



Post Settlement at Storage Building

6 Federal Street, Brunswick, Maine 04011  
(207) 729-1061 (207) 729-2941



TO BE REMOVED 2016

(TO BE REMOVED)

REMOVED 1997

LOT TO BE CONVEYED  
RALPH C. & JOYCE N. KNOWLES  
BK. 4206, PG. 22  
LOT AREA 9,980 SQ. FT. ±

REMOVED 1998

GREENHOUSE

FLOWER SHOP

HOUSE

HOUSE

PAVED

PAVED

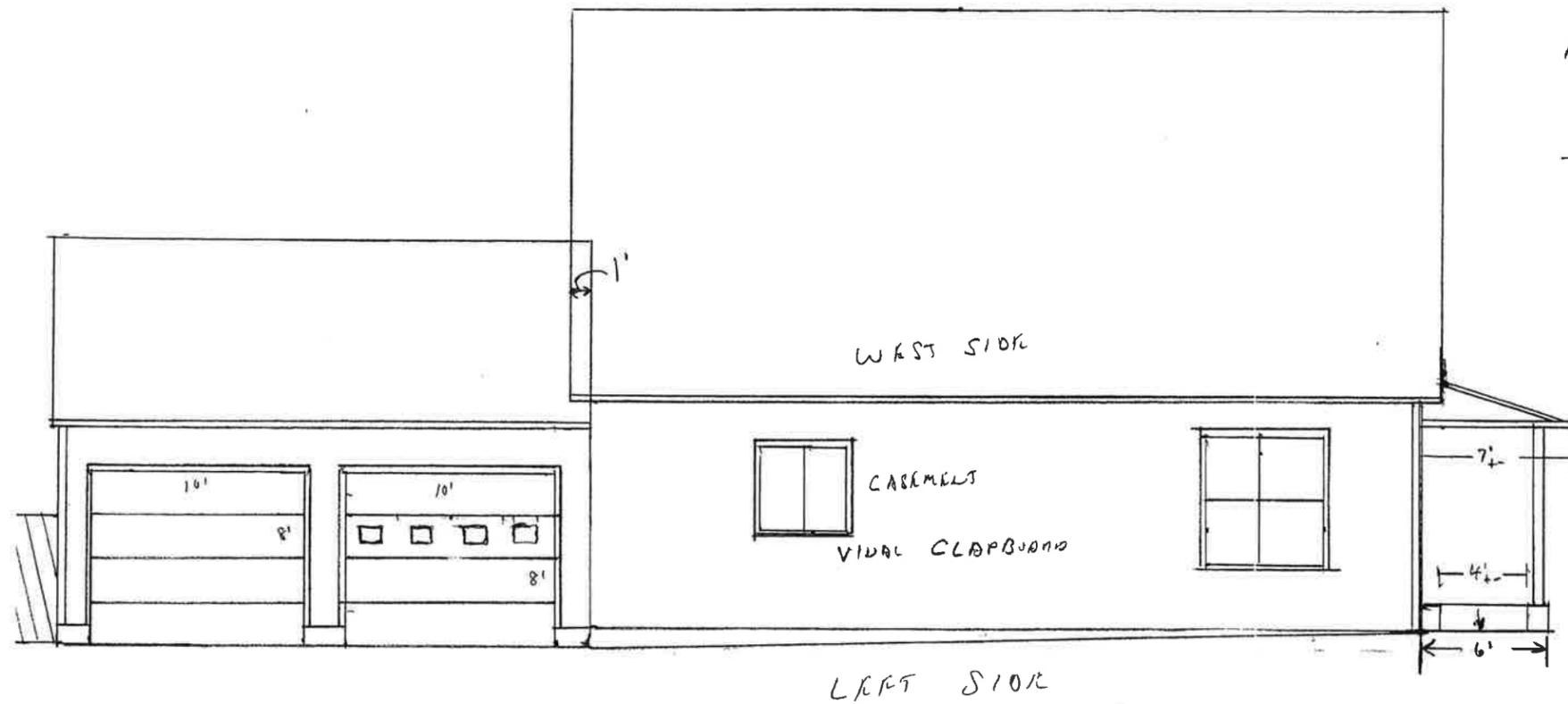
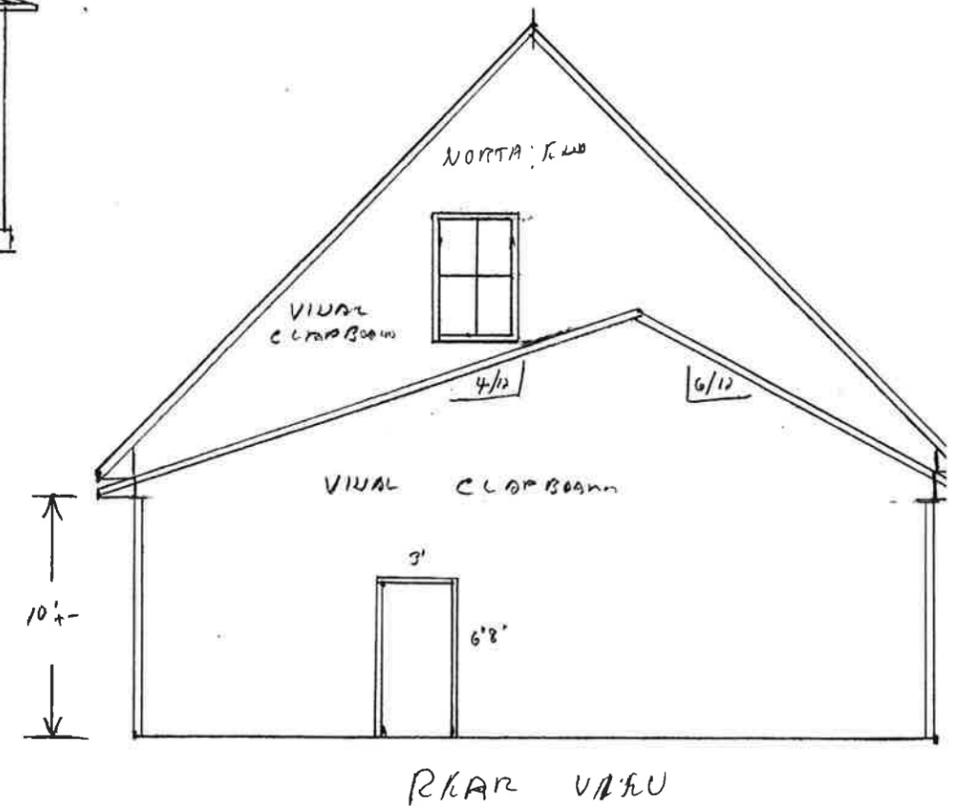
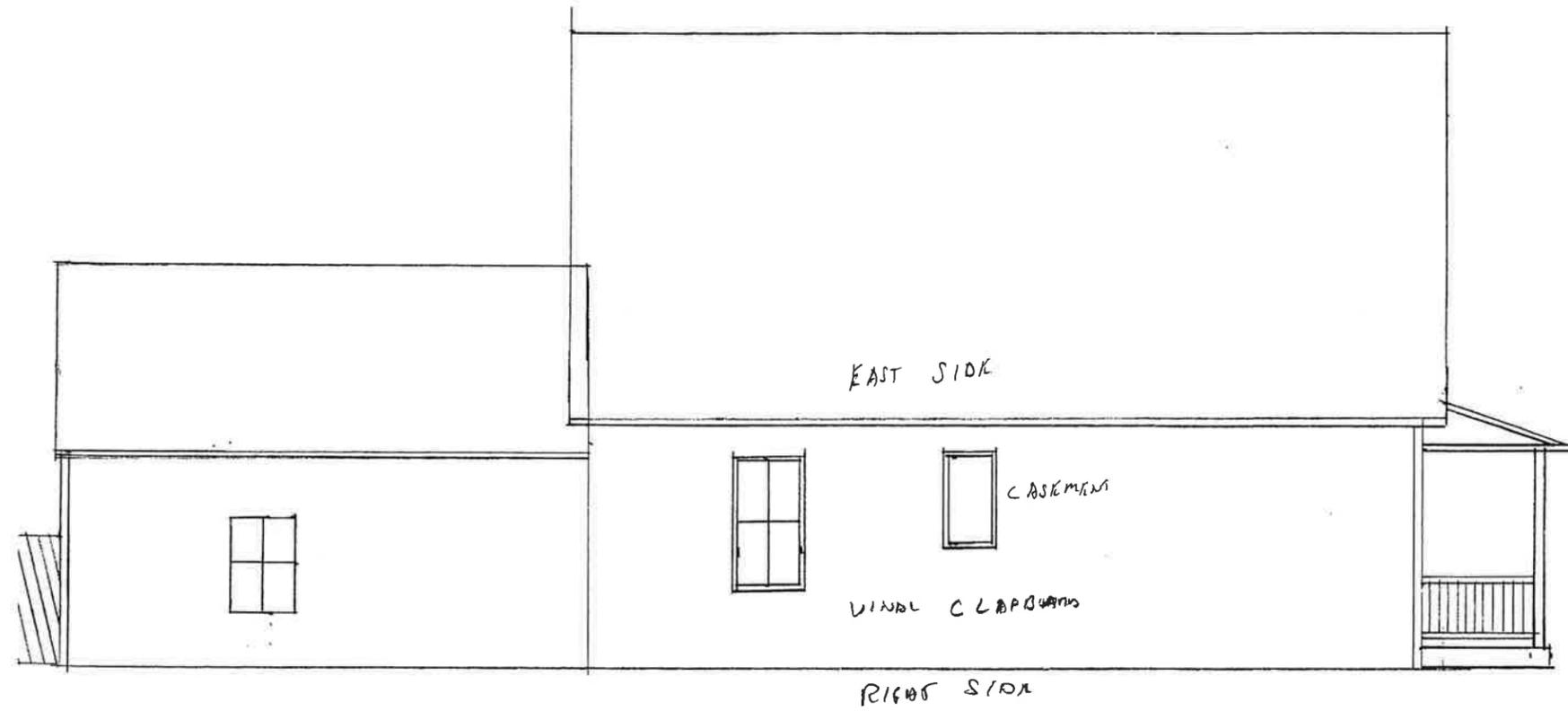
TO FEDERAL ST.

DEWALK

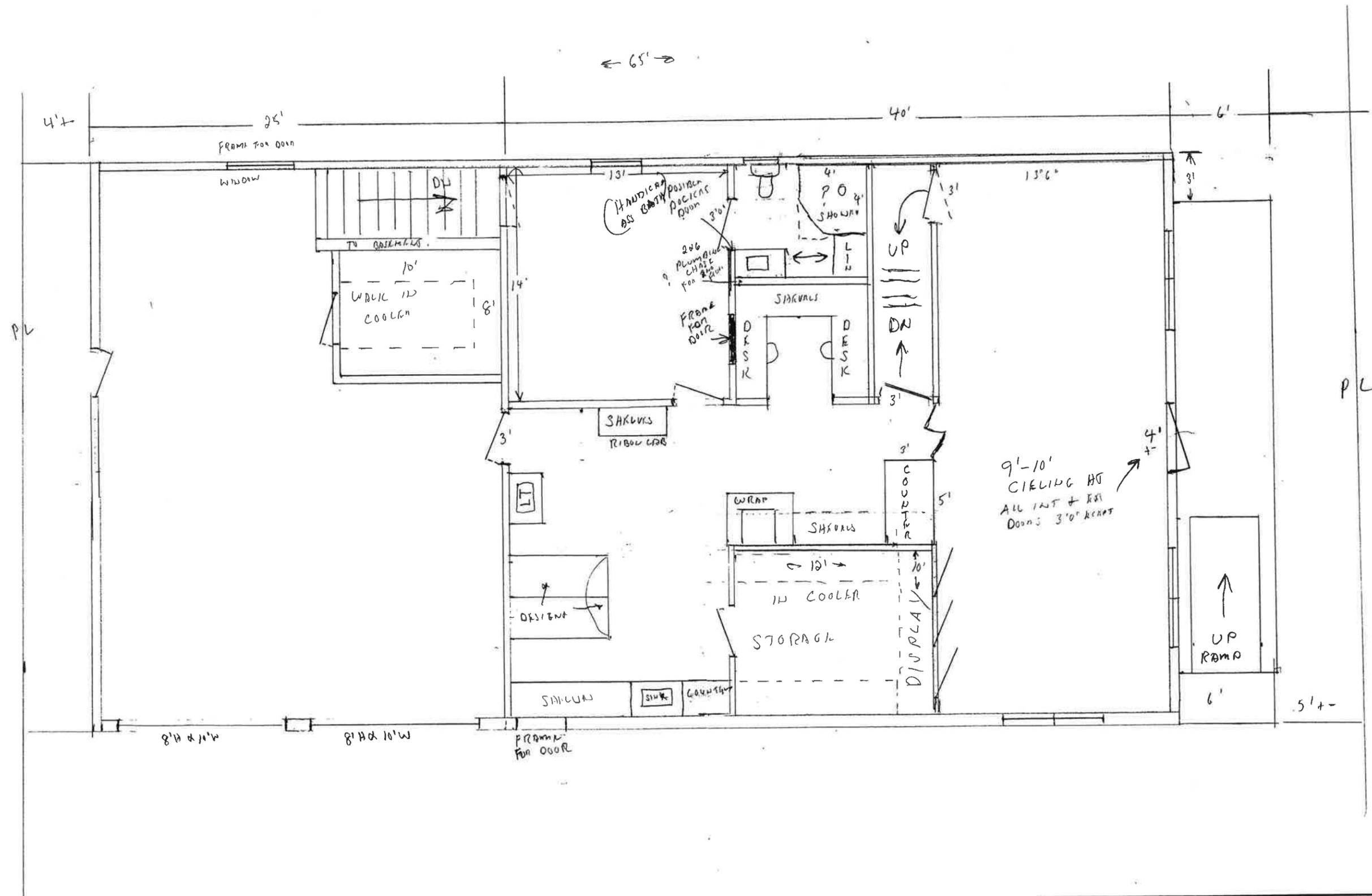
STEWALK



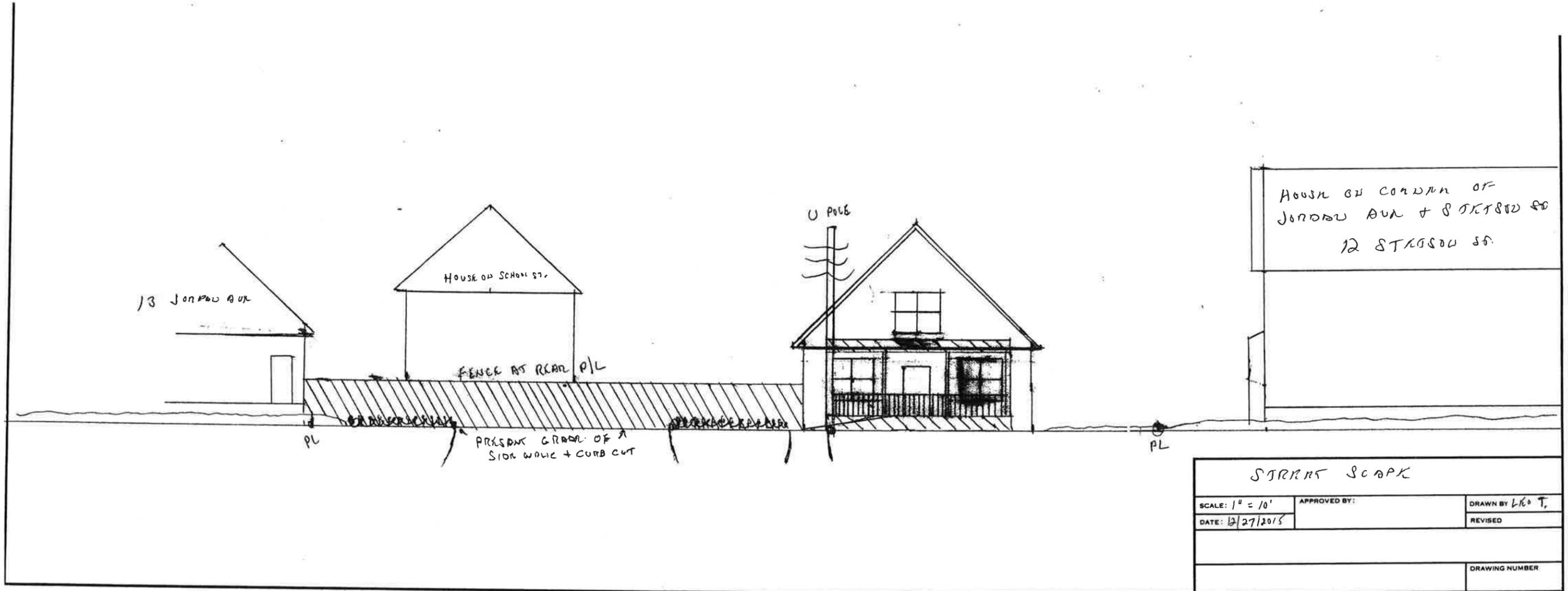
SCALE: 1" = 2'	APPROVED BY:	DRAWN BY LKO
DATE: 10/07/2015		REVISED



SIDE & REAR VIEW Looking from STREET		
SCALE: 1" = 5'	APPROVED BY:	DRAWN BY LKO J.
DATE: 01/03/16		REVISED

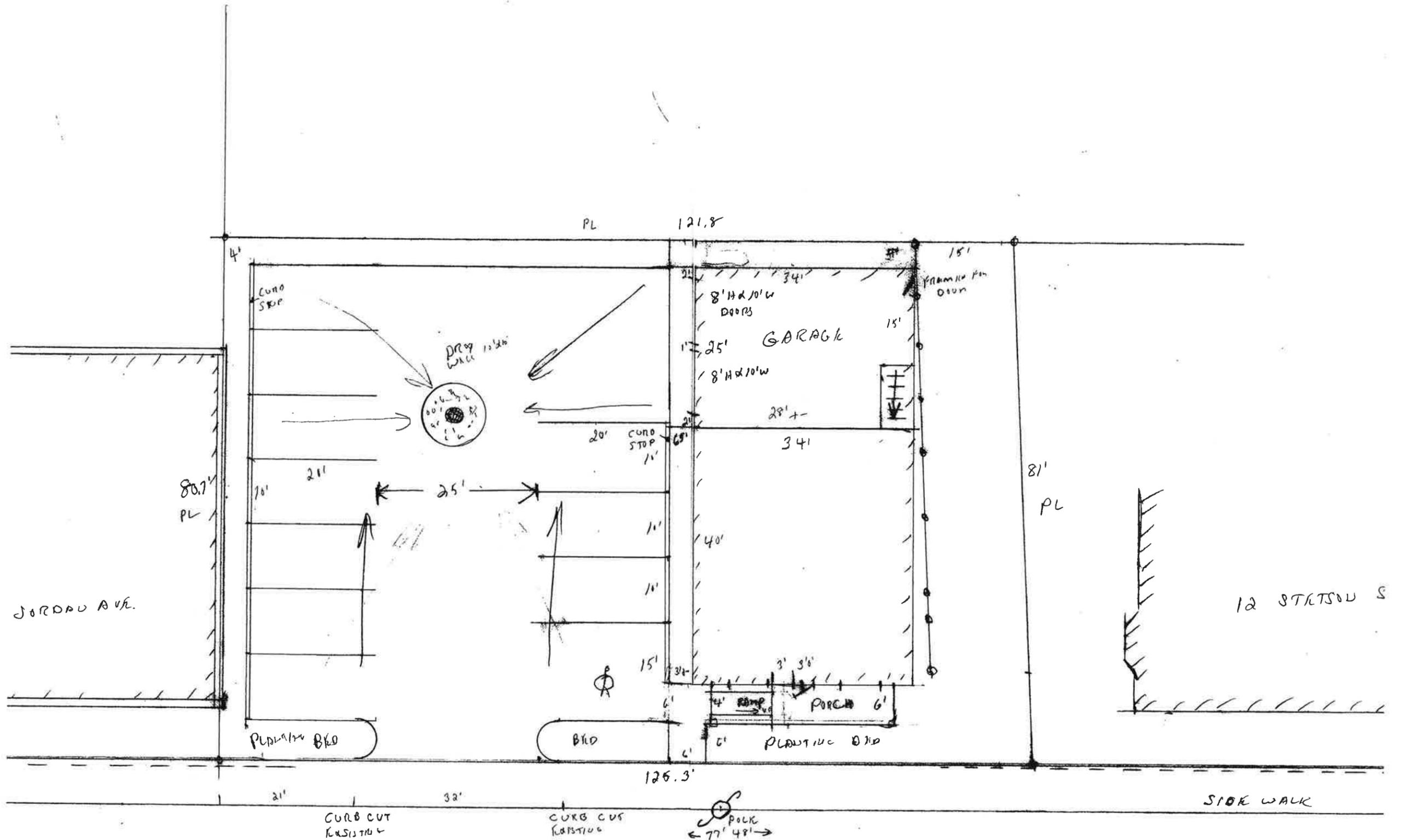


Floor Plan		
SCALE: 1" = 4' 4"	APPROVED BY:	DRAWN BY: LA
DATE: 09/30/15		REVISED:
		DRAWING NUMBER:



HOUSE ON CORNER OF  
JONKOW AVE + STAYBRO ST  
12 STAYBRO ST

STREET SCAPK		
SCALE: 1" = 10'	APPROVED BY:	DRAWN BY LKO T.
DATE: 12/27/2015		REVISED
		DRAWING NUMBER



SITE PLAN		
SCALE: 1" = 10'	APPROVED BY:	DRAWN BY:
DATE: 03/25/15		REVISED:
		DRAWING NO:
		1

Exterior Wall Structure: 2x6 studs  
Roof Framing: Stick  
Window Type: Double Hung  
Primary Roof Pitch: 10:12  
Roof Peak: 25 feet  
from Front Door Floor Level!

Shipping and Handling Charges:  
**FREE Ground Delivery:** \$00.00 (in US Only)  
on orders over \$250.00  
Second Day Delivery: \$40.00  
Overnight Delivery: \$55.00



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In Canada, call 1-800-361-7526

We are looking forward to hearing from you!

What is the Estimated Cost To Build?

**Additional Notes:**

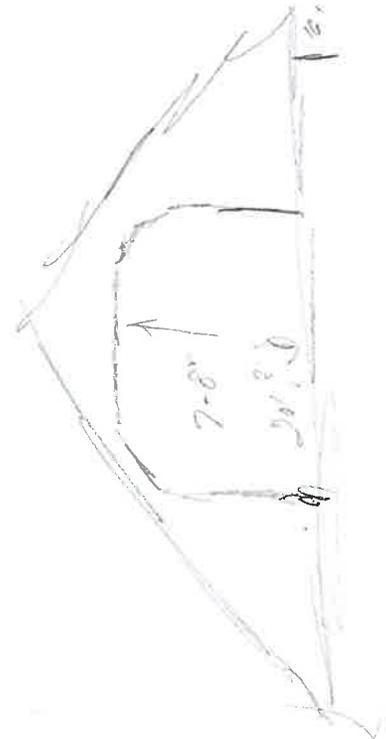
2x6 and 2x4 Exterior Wall Note Options included.

Unlisted Room Sizes:

- Master Bath: 5'3 x 10'6
- Master Closet: 10'1 x 3'1
- Guest Bath: 5'2 x 12'6
- Br2 Closet: 6'6 x 2'1
- Br3 Closet: 6'8 x 2'1

ALL OPTIONS DISPLAYED COME WITH PLAN, ALL AVAILABLE FOUNDATION TYPES COME WITH PLAN,

Building Depth is 78 feet with Garage Option.



© plans copyrighted by designer  
Click on picture to PRINT only the

**Elevation**

Please verify that elevation matches floor plan before ordering.

Photographs may show modified designs.

Plan ID: chp-27794, Order Code: C101

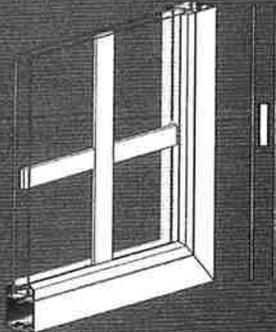
visit [http://www.coolhouseplans.com](#) or call 1-800-482-0464.

INSPIRATION FOR DK5164

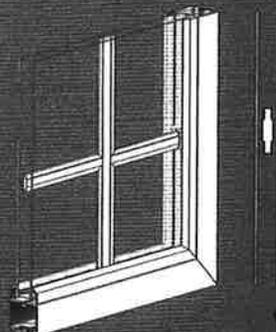
## GRILLE OPTIONS

### GRILLES BETWEEN THE GLASS

Grilles between the glass add style to your windows and doors and make cleaning easy.



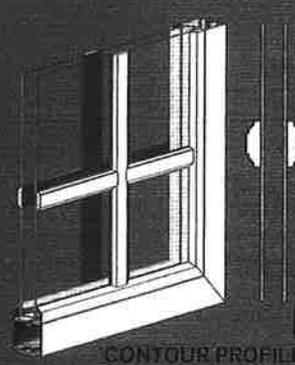
FLAT PROFILE



CONTOUR PROFILE

### SIMULATED DIVIDED LIGHT

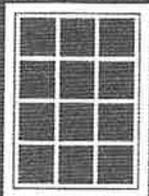
Grilles are permanently applied to the glass,\*\* providing a more authentic look.



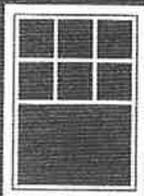
CONTOUR PROFILE

### GRILLE PATTERNS

Choose from the patterns below, or ask a sales associate at The Home Depot® to help you create a custom grille.



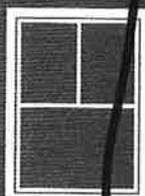
COLONIAL



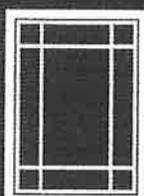
COLONIAL  
(upper sash only)



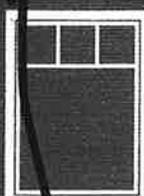
FARMHOUSE



ESTATE



PRAIRIE



VALANCE



DIAMOND



CUSTOM

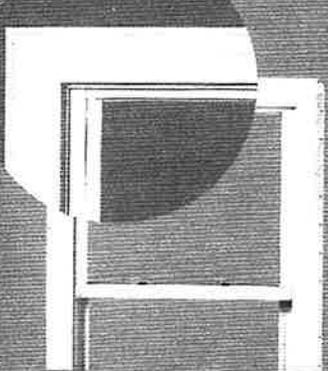
\*\*Available only on certain products. Ask a sales associate for details.

\*\*\*Available with flat grilles only.

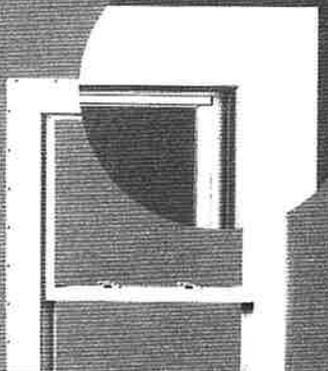
## FINISHING ACCESSORIES

American Craftsman® windows made for remodeling or new construction are available with various finishing options for a quick and professional finish.

NO TRIM



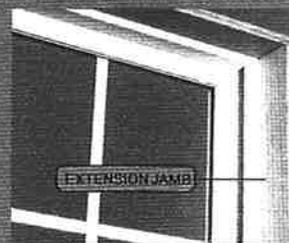
FLAT TRIM



### FLAT EXTERIOR TRIM\*\*

Exterior trim complements the architectural style of your home, and our trim is factory applied, so it saves installation time and adds to the window's weather-tightness.

Available on the 70 Series Double-Hung window



EXTENSION JAMB

### EXTENSIONS JAMBS

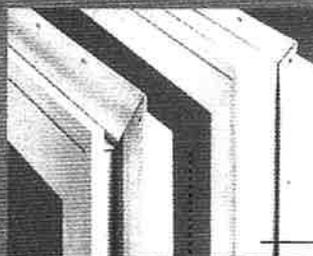
Extension jambs are used to increase the depth of the window jamb to match the wall depth. Available in factory applied 4 1/16" or 6 7/16" wall depth, in either unfinished or primed wood, making installation easier.



DRYWALL CHANNEL

### DRYWALL RETURN

Used instead of extension jambs and interior trim to create a clean transition from your window to the drywall. A factory applied channel surrounds the window and allows the drywall to slide into it for a clean finish around your window. Accommodates both 1/2" and 5/8" drywall.



WINDOW WITHOUT J-CHANNEL FILLER

WINDOW WITH J-CHANNEL FILLER

### J-CHANNEL FILLER

Used with our windows that have a J-Channel, this factory applied filler strip leaves a flush, flat surface around the perimeter of the window where lap siding is butted or stucco is applied. If siding will be inserted into the J-Channel, the filler is not necessary.

J-CHANNEL FILLER



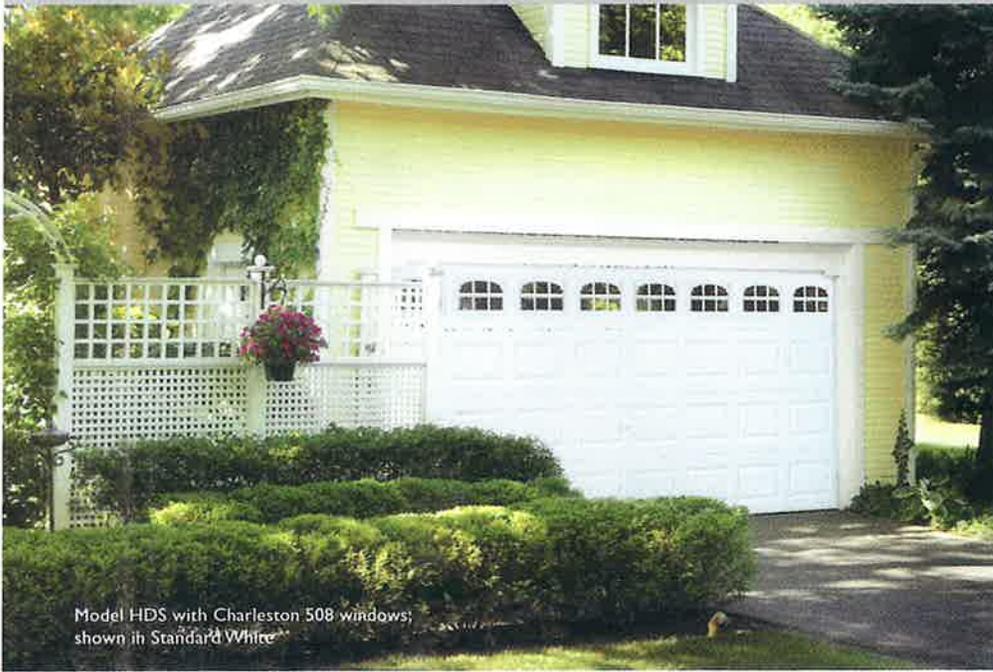
OUT WITH THE OLD, IN WITH THE NEW  
*Instant Improvement at a Minimized Cost*

### W-4500 Pocket Replacement Window

For maximum visual impact in home improvement, replacing old, inefficient windows with W-4500 windows is a cost effective way to elevate your home's curb appeal. New windows also provide energy savings and increase the security of your home.

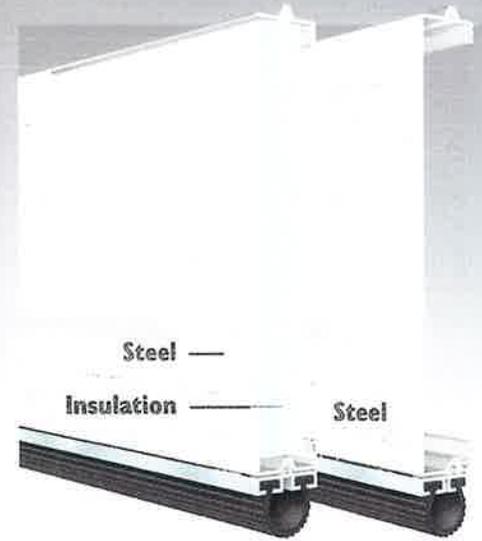


# VALUE PLUS & VALUE series



Model HDS with Charleston 508 windows; shown in Standard White

2 1/2-LAYER CONSTRUCTION



## DESIGNS



Traditional Short



Traditional Long

## COLORS

Standard White

Almond

Desert Tan



Sandtone



Chocolate

Due to the printing process, colors may vary.

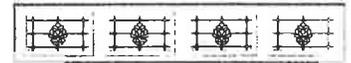
## WINDOW OPTIONS

### BRILLIANCE® series



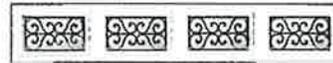
Trillian

### LEADED series (glass)



Carlisle®

### WROUGHT IRON series



Orleans

### PLAIN and SNAP-IN series



Sunset 503

See windows page 21 for complete options.

## MODEL SPECIFICATIONS

Model	Panel Style	Section Joint	Steel Gauge	Insulation Thickness
HDS	Traditional Short	Tongue-and-Groove	25	1-5/16" R-value 6.3
HDSL	Traditional Long	Tongue-and-Groove	25	1-5/16" R-value 6.3
HDB	Traditional Short	Tongue-and-Groove	25	N/A
HDBL	Traditional Long	Tongue-and-Groove	25	N/A
HDB4	Traditional Short	Tongue-and-Groove	24	N/A

Calculated door section R-value is in accordance with DASMA TDS-163.

## PRODUCT INFORMATION

- Hot-dipped galvanized steel skin with a baked-on primer and top coat helps assure maintenance-free durability and long-lasting beauty.
- Woodgrain textured raised panel design may be painted to complement any home's exterior.
- Requests for samples, please contact Clopay at 877-526-2050.

## WARRANTIES

WARRANTY TYPE	WARRANTY PERIOD	APPLICABLE MODELS
LIMITED LIFE WARRANTY	3YR	HDB4
LIMITED 25YR WARRANTY	25YR	HDS/HDSL/HDSF
LIMITED 15YR WARRANTY	15YR	HDB/HDBL/HDBF
LIMITED 10YR WARRANTY	10YR	ALL MODELS
LIMITED 3YR WARRANTY	3YR	ALL MODELS



# DESIGNER collection

# CLASSIC™ collection

## PALLADIAN™ series

### Short Window Options



Palladian™ Short with Grilles



Palladian™ Short

- Available on 2" Premium Series models only.
- Available in single and double pane insulated glass.
- Removable clip-in grilles change the look in minutes.
- Inserts come in 7 colors to match the color of the door.

### Long Window Options



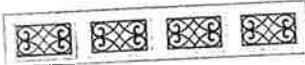
Palladian™ Long with Grilles



Palladian™ Long

## WROUGHT IRON series

### Short Window Options



Tuscany

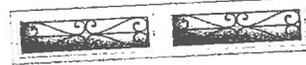


Orleans

### Long Window Options



Tuscany



Orleans

- Made of tough "seeded" acrylic with the stylish look of handcrafted forged iron.
- Will complement the architectural elements of your home such as wrought iron light fixtures, hand rails, fences and gates.

## BRILLIANCE® series

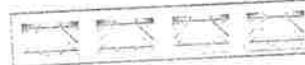
### Short Window Options



Solitaire



Marquise



Trillian

### Long Window Options



Solitaire



Marquise

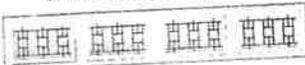


Trillian

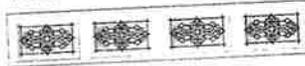
- Brilliance® Series windows provide etched beveled glass at an affordable price.
- Available in non-insulated single pane glass on all Classic™ Collection models, insulated double pane glass on Premium Series models only.

## LEADED series (glass)

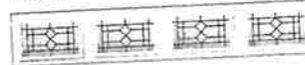
### Short Window Options



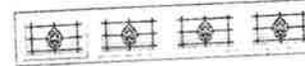
Trenton®



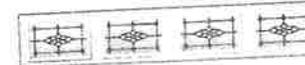
Roselle®



Ashford®

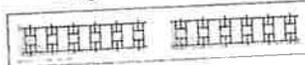


Carlisle®

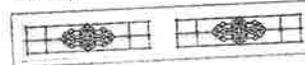


Kristin®

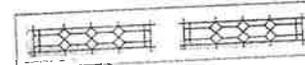
### Long Window Options



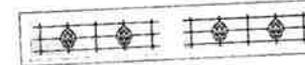
Trenton®



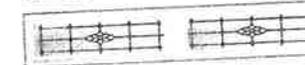
Roselle®



Ashford®



Carlisle®



Kristin®

- Classic, elegant leaded design provides privacy while allowing sunlight to pass through.

## PLAIN series

### Short Window Options



Plain Short

### Long Window Options



Plain Long

- Available in non-insulated single pane glass, clear acrylic or obscure glass on any model.
- Insulated double pane glass and obscure glass available on Premium Series models only.

## SNAP-IN series

### Short Window Options



Cathedral 507



Colonial 509



Sunset 501 (4, 6, 8 or 10 panels across)



Sunset 502 (3, 6 or 9 panels across)



Sunset 504 (7 panels across only)



Sunset 505 (8 panels across only)



Charleston 508



Prairie 510



Sunset 503 (4 or 8 panels across)



Sunset 506 (5 or 10 panels across)

### Long Window Options



Cathedral 607



Stockton 612



Madison 611



Sunset 601 (2, 3, 4 or 5 long panels across)



Sunset 605 (4 long panels across)



Charleston 608



Prairie 610



Madison Arch 613

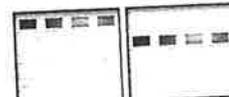


Sunset 603 (2 or 4 long panels across)

- Snap-In inserts are made of tough UV-protected plastic.
- Inserts snap into the inside or outside frame of plain windows, changing the look in minutes.
- Inserts come in 14 colors to match the color of the door. Sunsets come in 7 colors. Due to the printing process, colors may vary.

Standard White	Glacier White	Almond	Desert Tan	Sandstone	Bronze	Chocolate
Mocha Brown	Black	Hunter Green	Gray	Ultra-Grain Medium Finish	Ultra-Grain Cherry Finish	Ultra-Grain Walnut Finish

### WINDOW LOCATION



Top Section Second from Top

- Short windows available over short and flush panels (all widths)
- Long windows available over long panels (all widths)
- Long windows available over short and flush panels (8", 9", 16" and 18" widths only).
- Most windows come standard in top section.
- Most windows available in top and second from top section - Palladian™ available only in top section.
- 18" not available on Models 2050 and 205

# The Cambridge Collection

GREY

## LIMITED LIFETIME ARCHITECTURAL SHINGLES

Manufactured in a larger size to offer more exposure, these shingles offer classic, long-term style to suit any home's architectural style. These popular shingles are versatile and easy to maintain and will truly elevate your home's curb appeal.

Shingle Swatches shown are an accurately modern printing process, all color shingle chips shown do not fully represent the entire color blend range of the shingles. To ensure complete satisfaction please make your final color selection from several full size shingles and view a sample of the product installed on a house. \*\*Blue granules may fade after extensive exposure to the sun's ultraviolet rays.

Product and color availability may vary by region, please refer to chart.

■ Color available in Cambridge IR

◇ Limited Availability in USA and Canada



Dual Black



Dual Gray



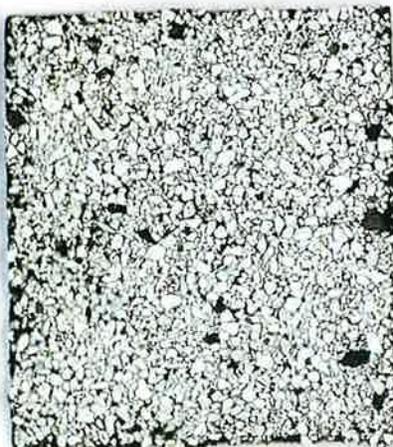
Charcoal Gray



Dual Brown



Super White



Patric Slate



# Trex® Fascia

we have the edge  
on your deck



Trex Fascia in Spiced Rum & Vintage Lantern

Put the finishing touch on your deck design with fascia and riser boards that match the entire high-performing Trex lineup.



Porch posts wrapped in Universal Fascia in White

**High performance**

- » Low maintenance, with no sanding, staining or painting required
- » Superior resistance to fade, stains, rot, mold and termites\*
- » Impact resistant for long-lasting beauty

**Perennial beauty**

- » Premium design matches any composite, wood or PVC decking
- » Trex Universal Fascia in White matches practically everything
- » Color fascia matches each Trex decking line: Transcend, Enhance and Select

**Trex through and through**

- » Constructed from 95% recycled materials\*
- » Backed by the industry-leading Trex 25-Year Limited Residential Fade & Stain Warranty\*
- » Adds sophistication and value to your property

**A SPECTRUM OF COLORS TO MATCH YOUR TREX DECKING**



Universal Fascia

TrexTrim™ Smooth White

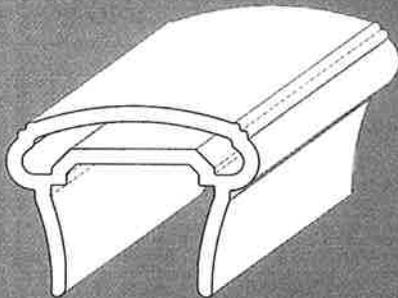
# AZEK RAIL TRADEMARK

*AZEK Trademark Rail, a Colonial profile, is available in white and offers you the ability to customize with five unique infill options: composite balusters, round aluminum balusters, square aluminum balusters, cable and glass kit.*

CHOOSE YOUR RAIL STYLE

CHOOSE YOUR BALUSTERS, CABLE OR GLASS

CHOOSE YOUR LIGHTING



*Looks and feels like real wood*

*No painting or staining required*

*Will not rot, peel, or splinter\**

*Hidden fastening*

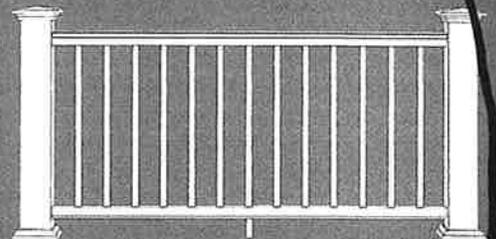
*Engineered for improved safety and strength*

*Code compliant  
(ESR-1481 and CCRR-0165)*

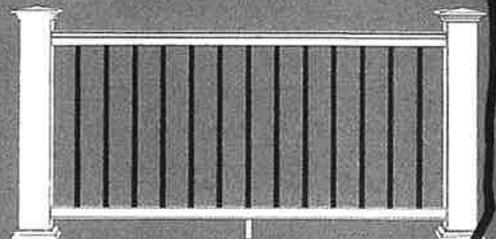
*Trademark Rail is available in 6', 8' and 10' lengths*

*\*For complete warranty information visit [AZEK.com/warranty](http://AZEK.com/warranty)*

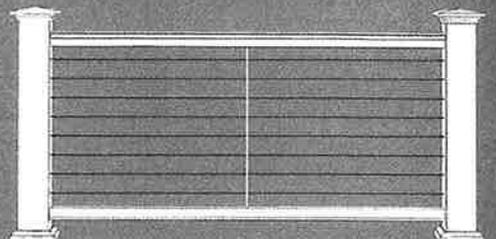
*Composite Balusters*



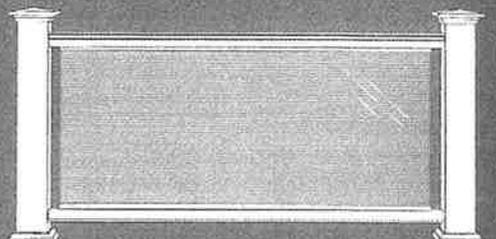
*Aluminum Balusters (round & square)*

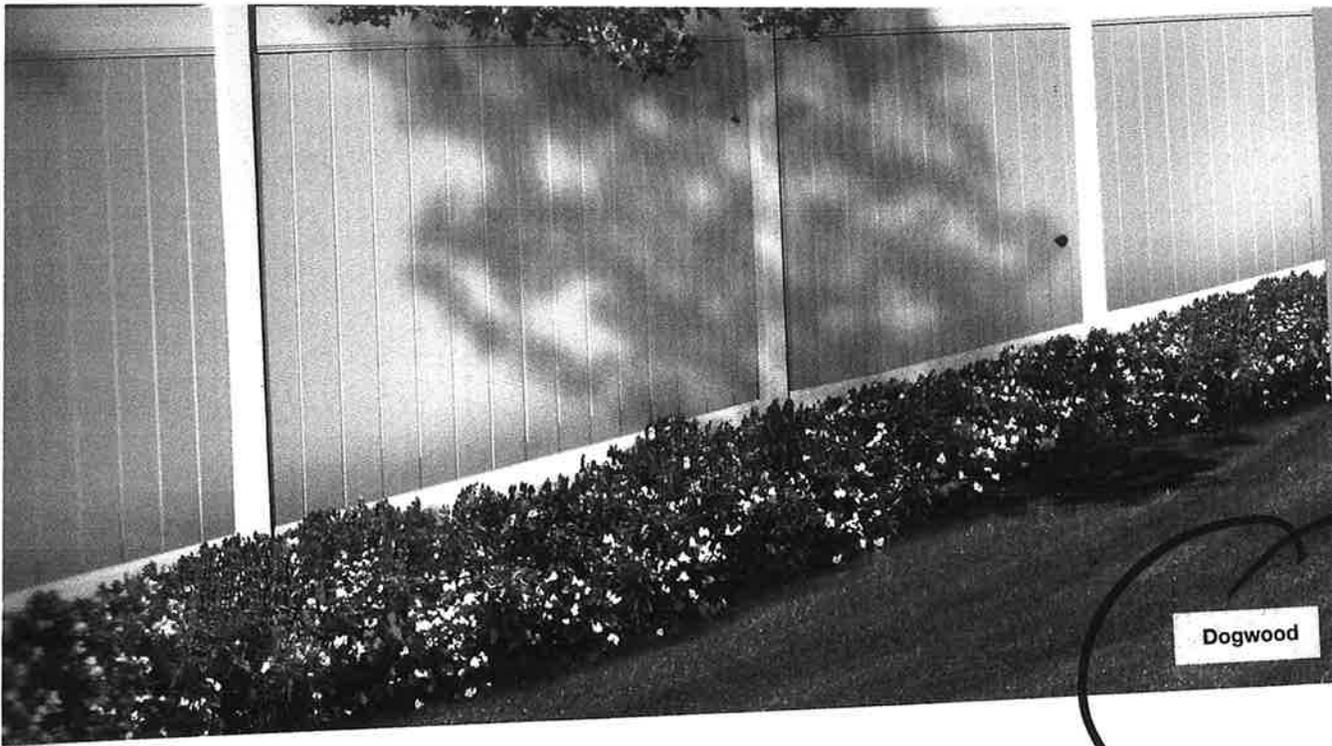


*Cable Kit by Teeneys®*



*Glass Kit (glass not included)*





Dogwood

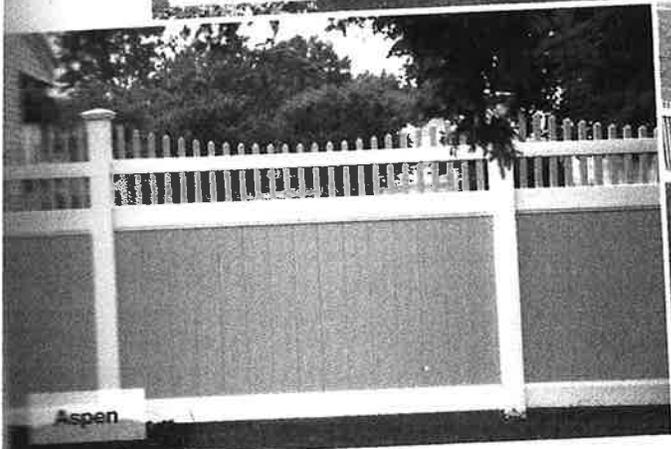


### Exclusively **AY**: Harmony

Personalize the look of your fence on certain styles by interchanging the color of boards or pickets and rails, creating a unique, decorative look that is distinctly your own. Our Harmony program consists of four popular fence styles and three popular fence colors. By varying the different colors on the same panel or adding decorative accents, you can create a fence that is 100% unique to you.



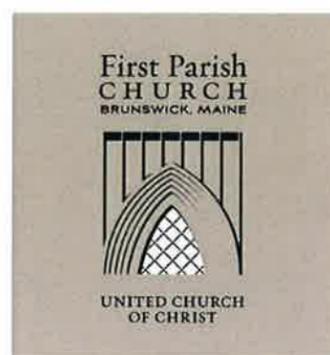
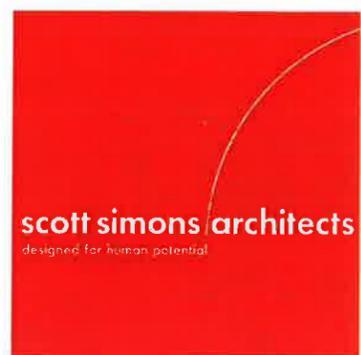
Silverbell



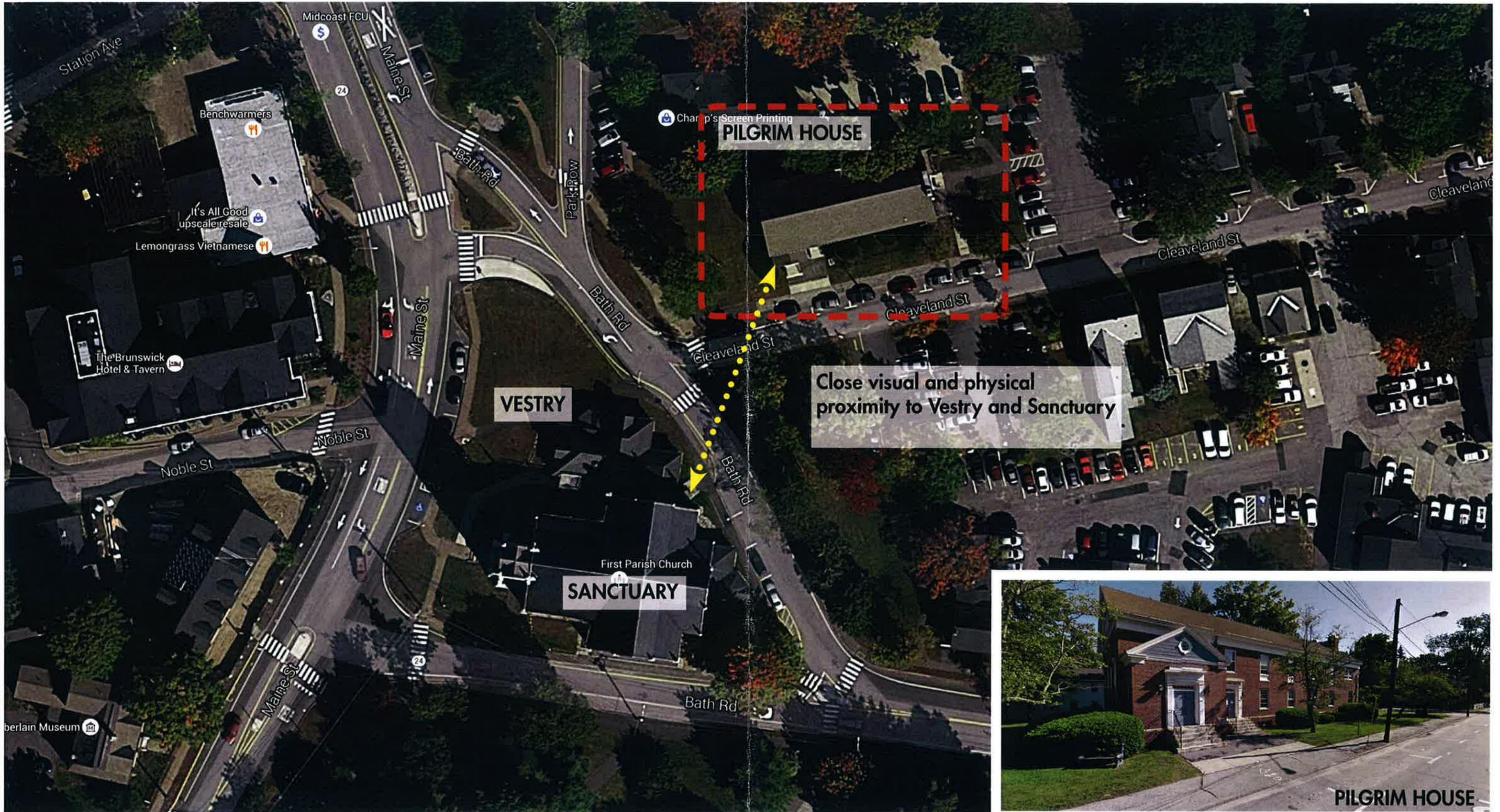
Aspen

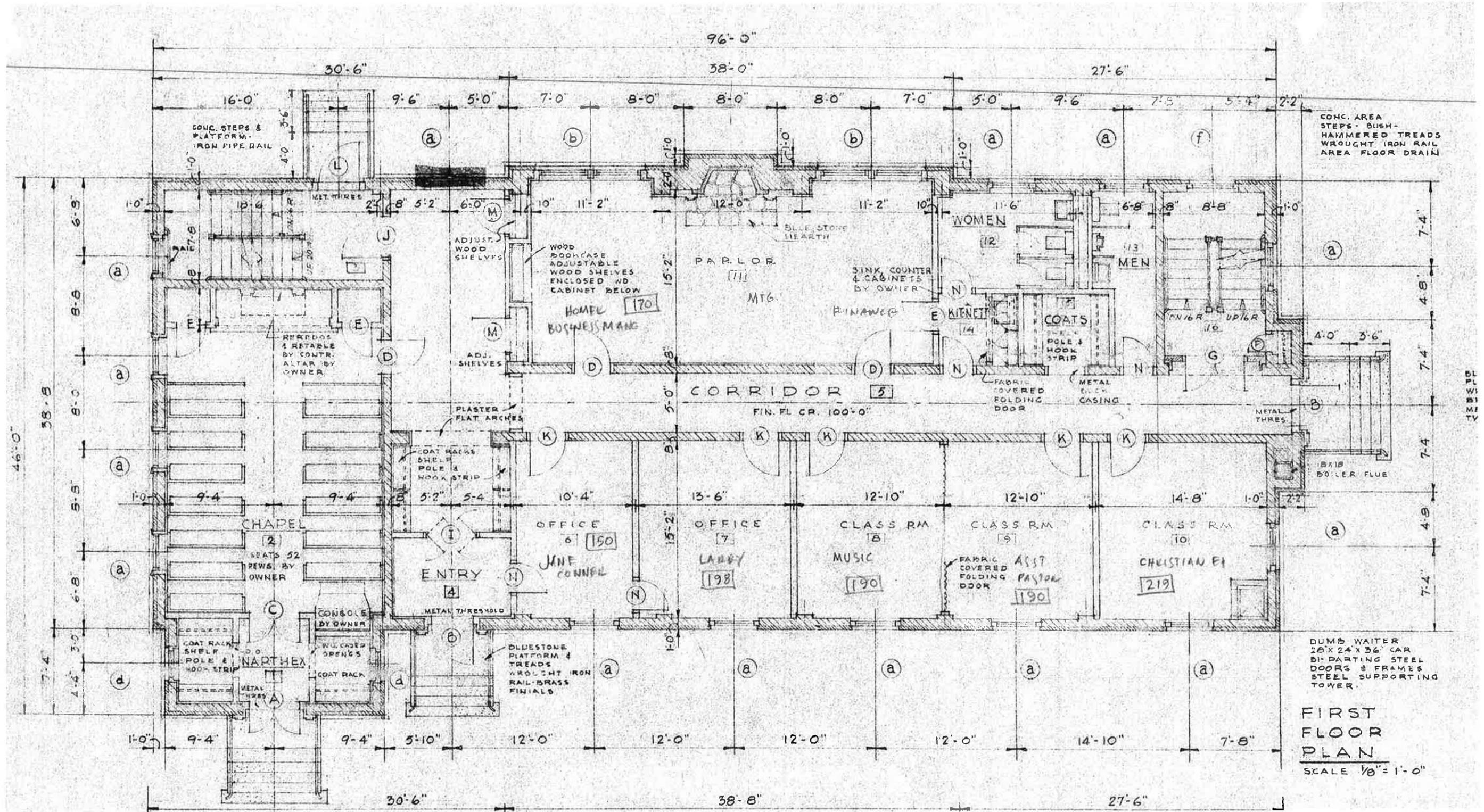


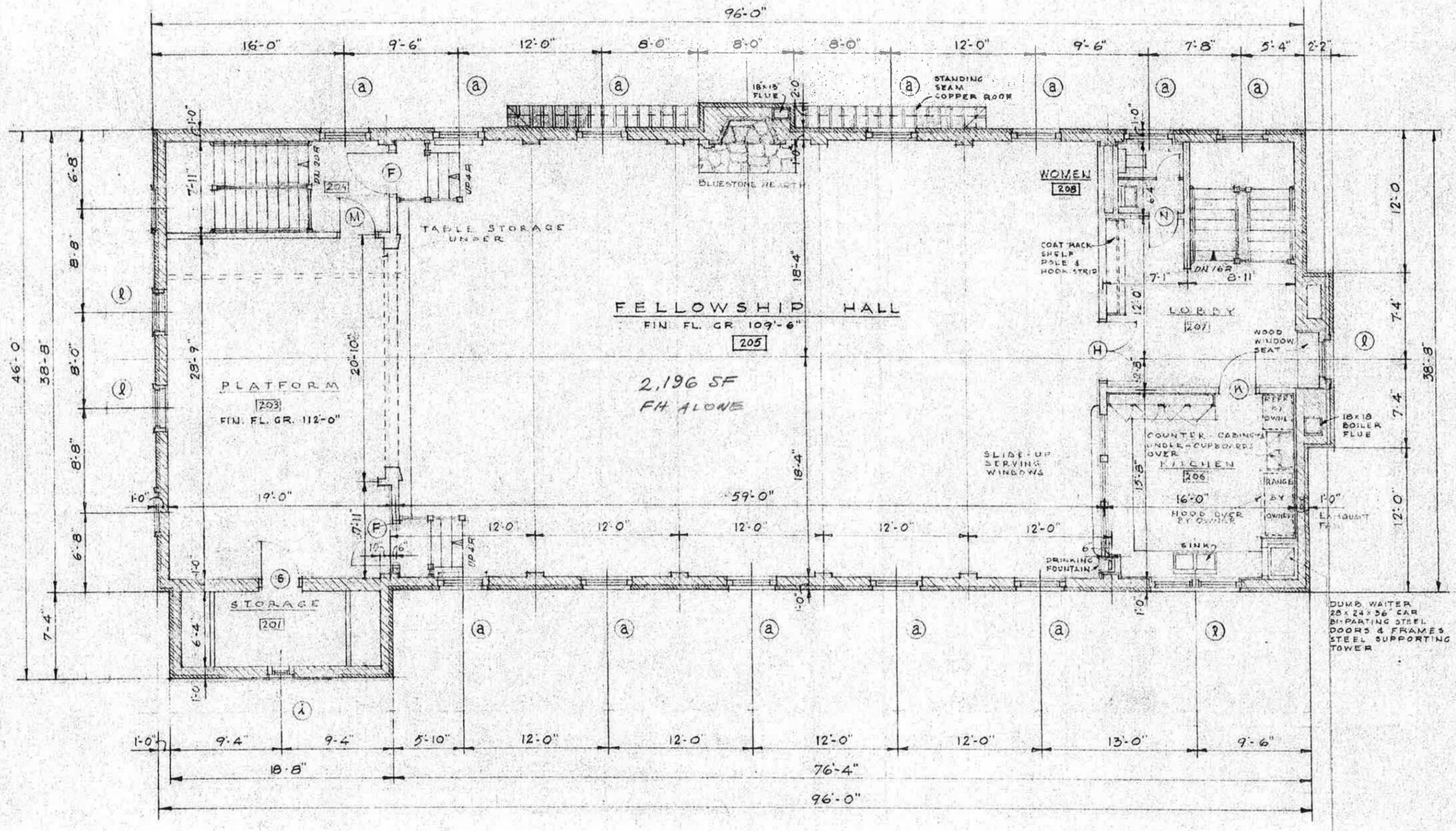
Silverbell Scallop

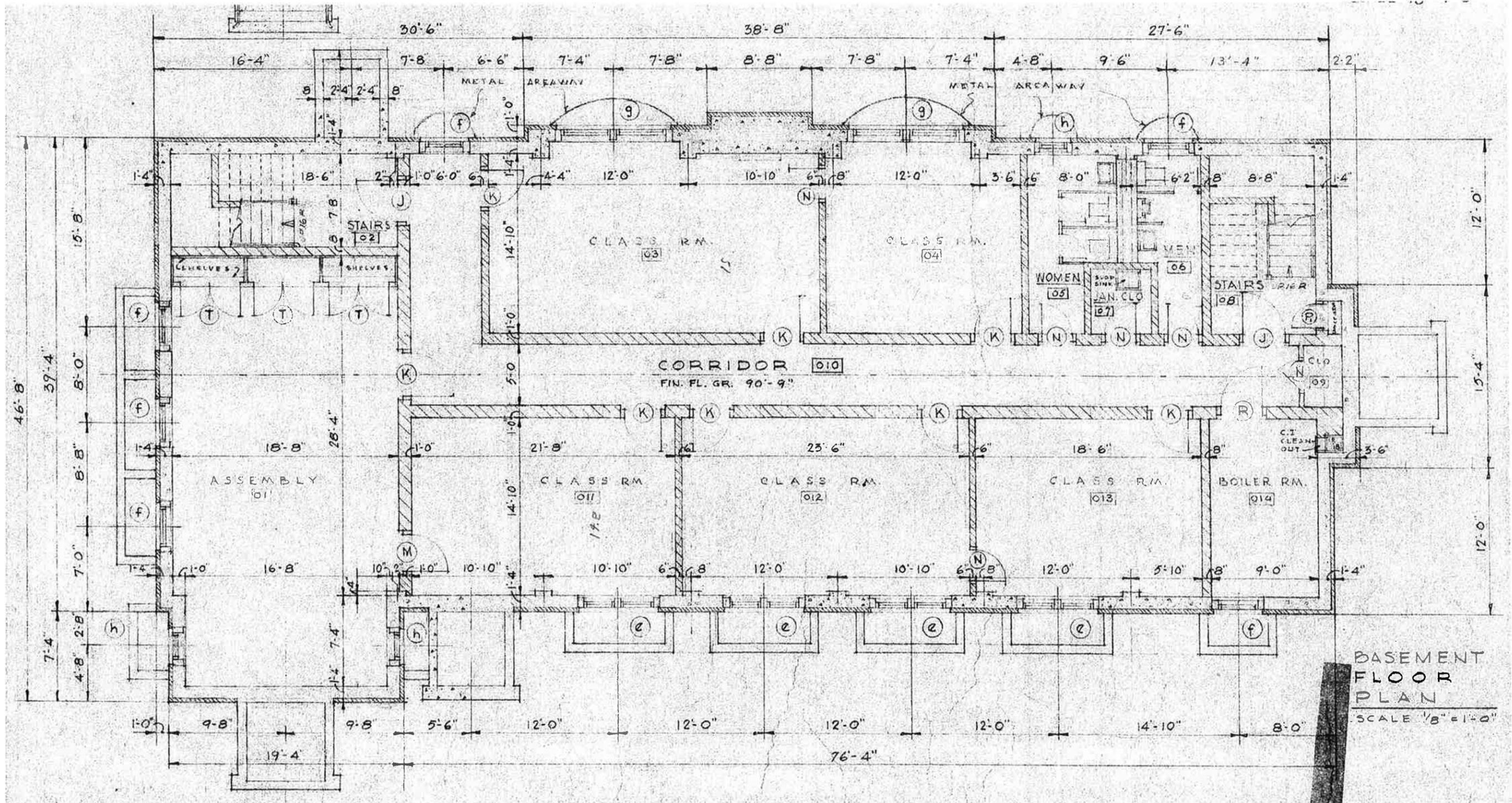


First Parish Church Brunswick  
*Pilgrim House Renovations*  
**January 05, 2016**

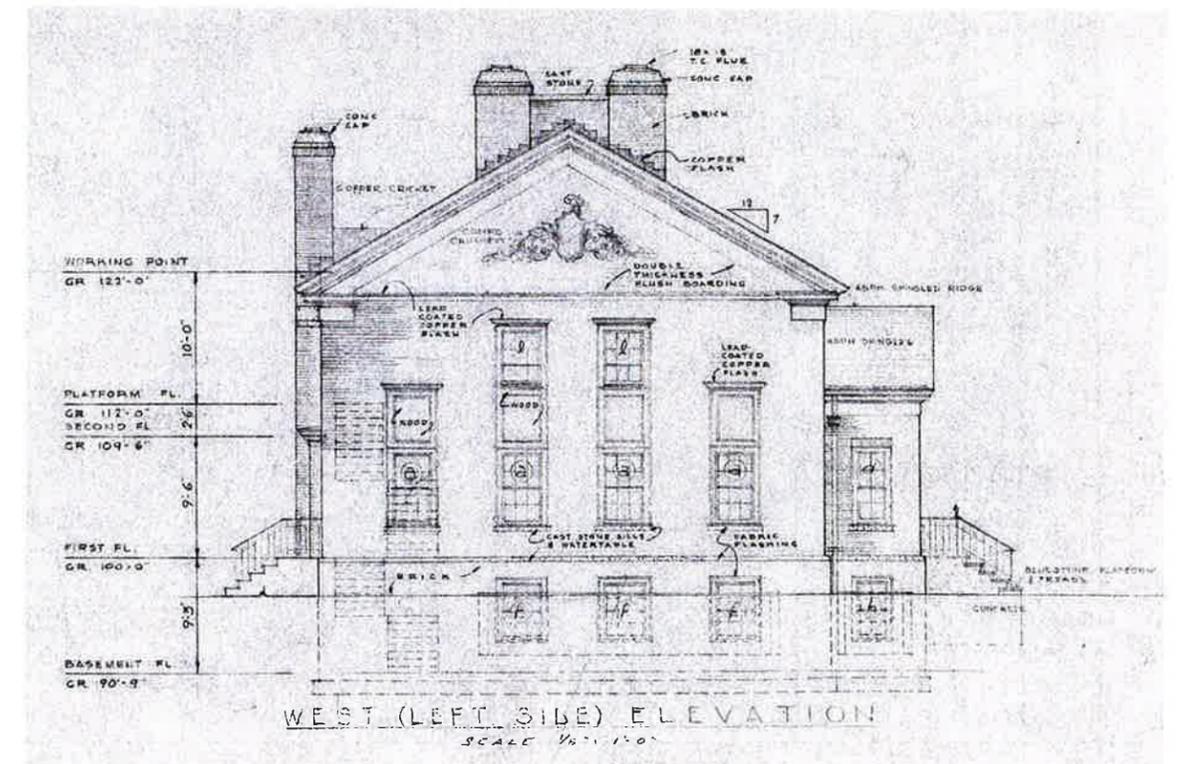
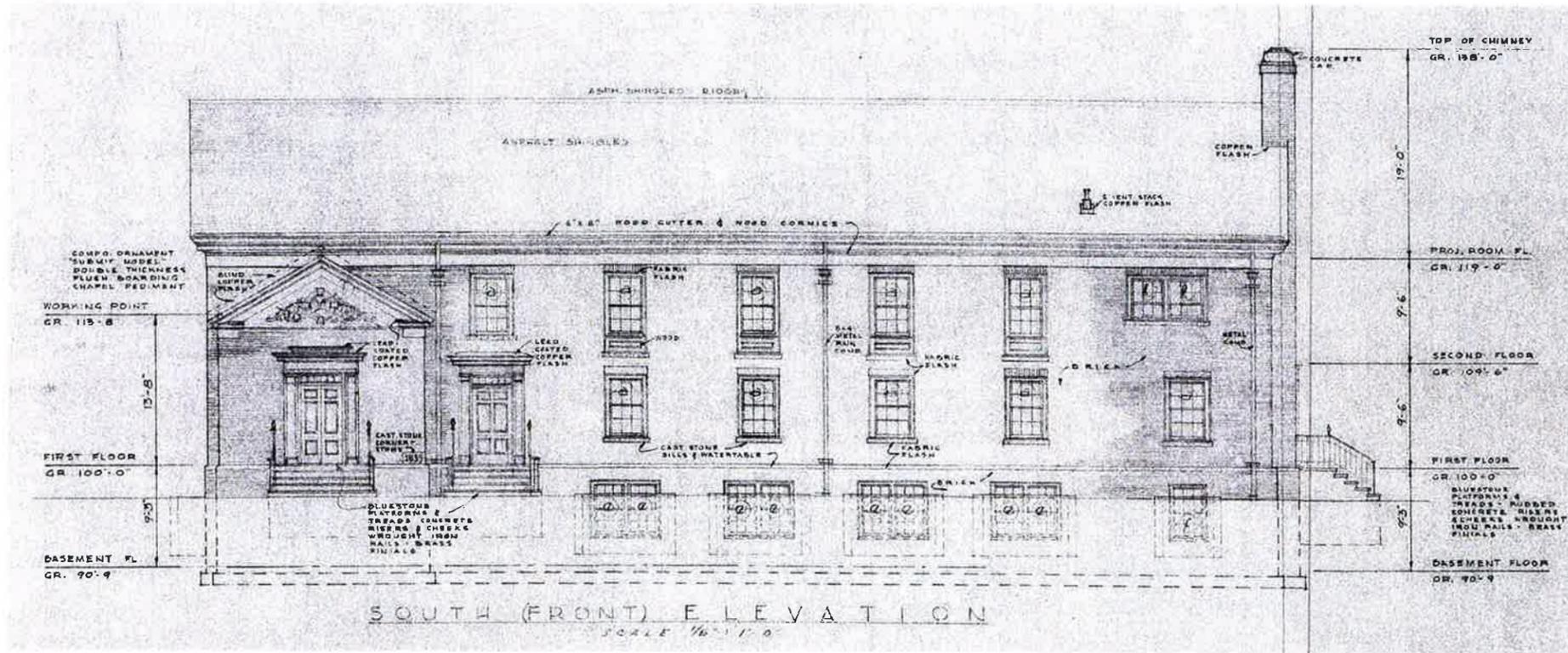


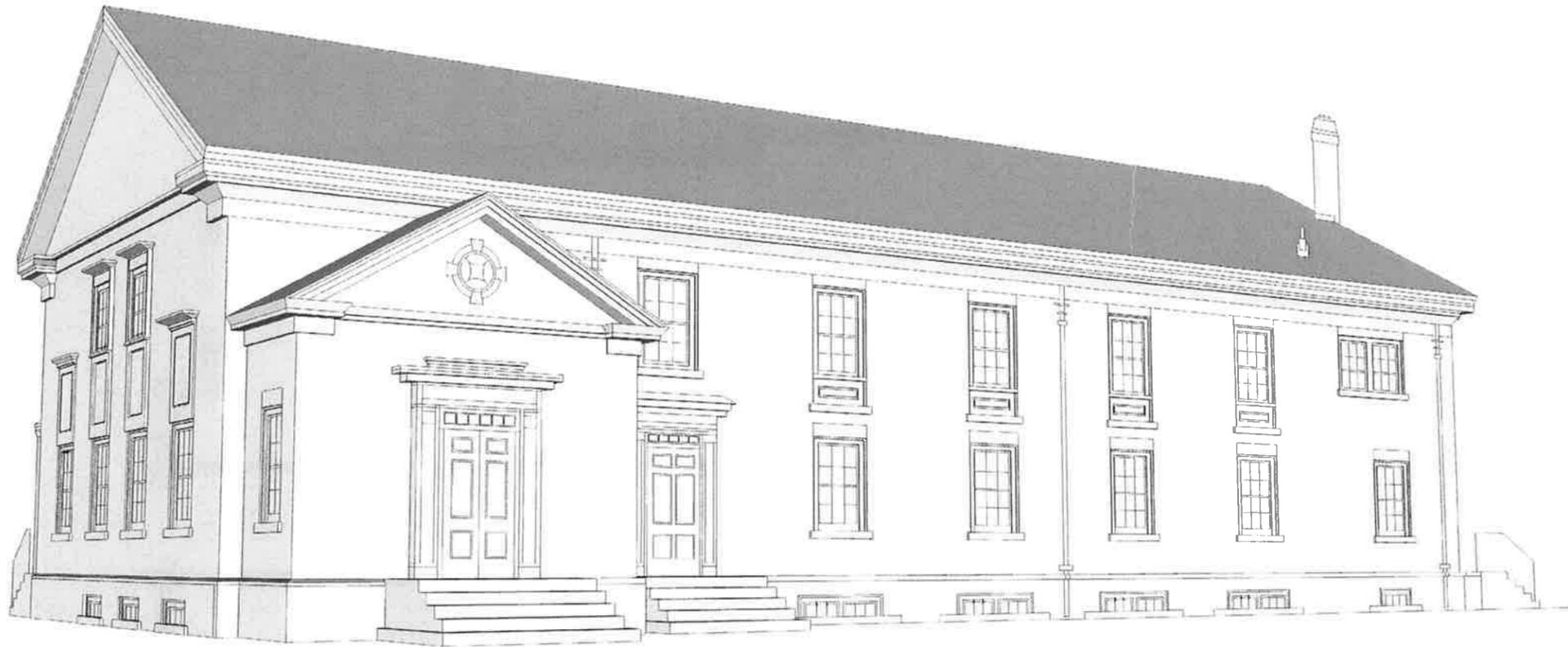


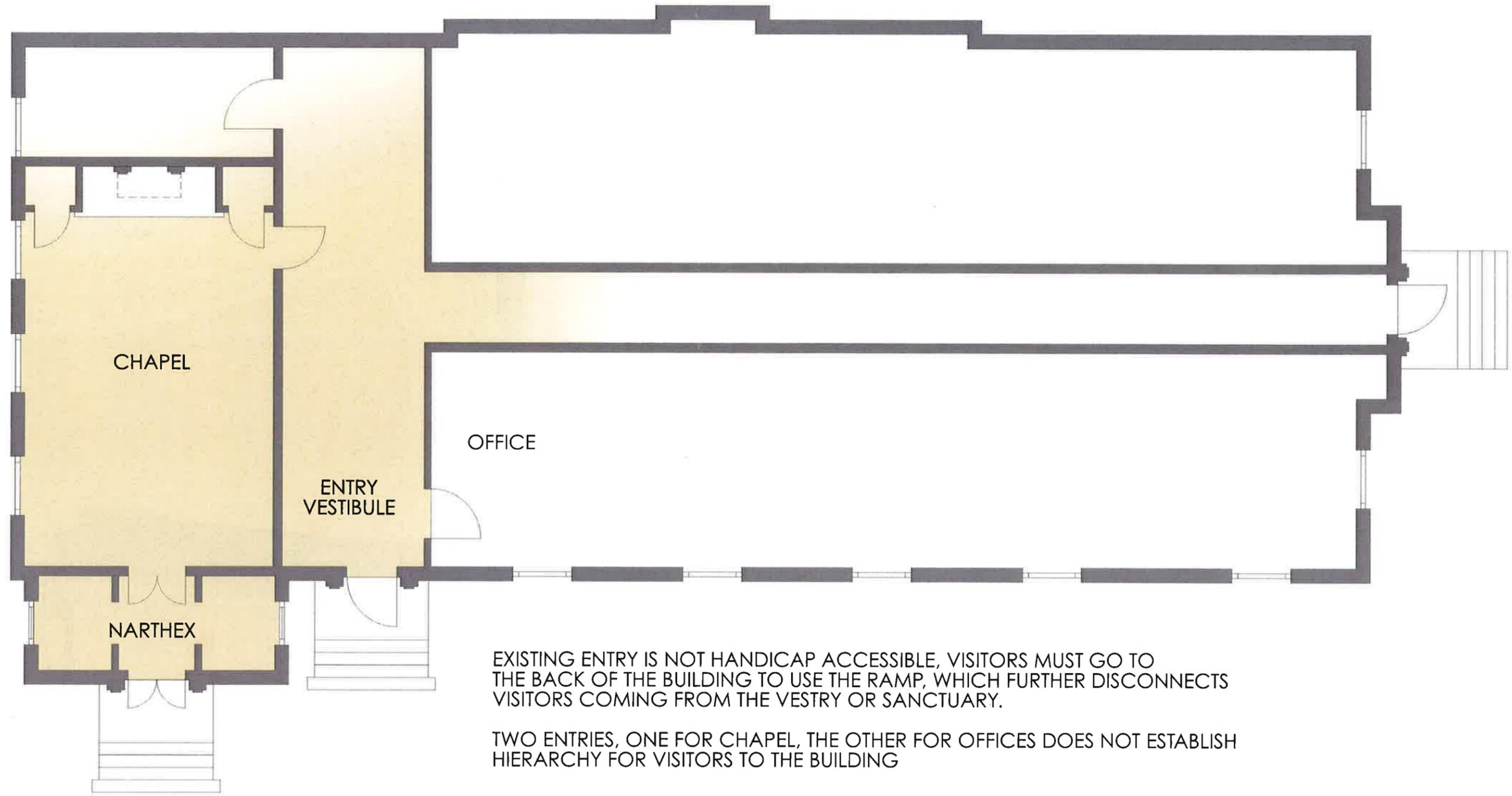


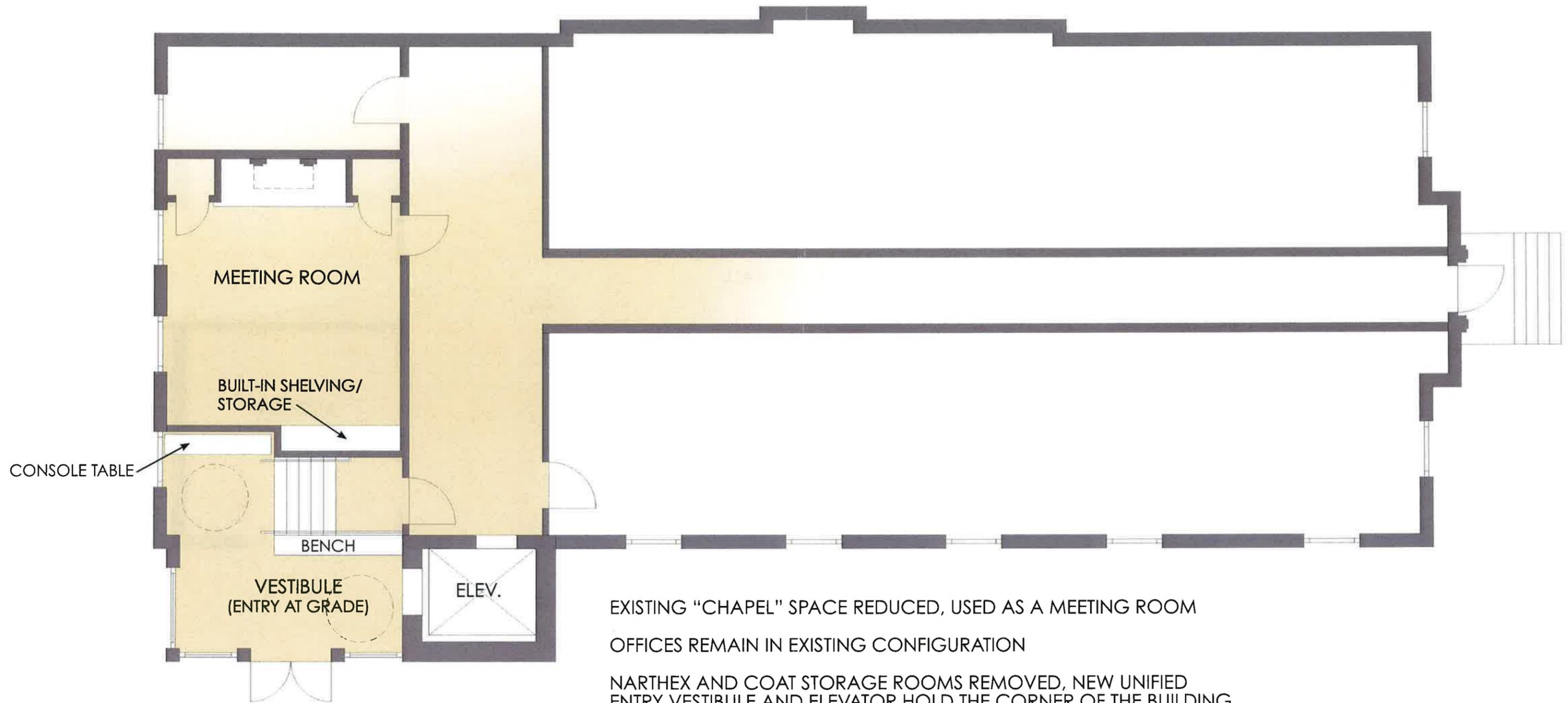


**BASEMENT FLOOR PLAN**  
SCALE 1/8" = 1'-0"









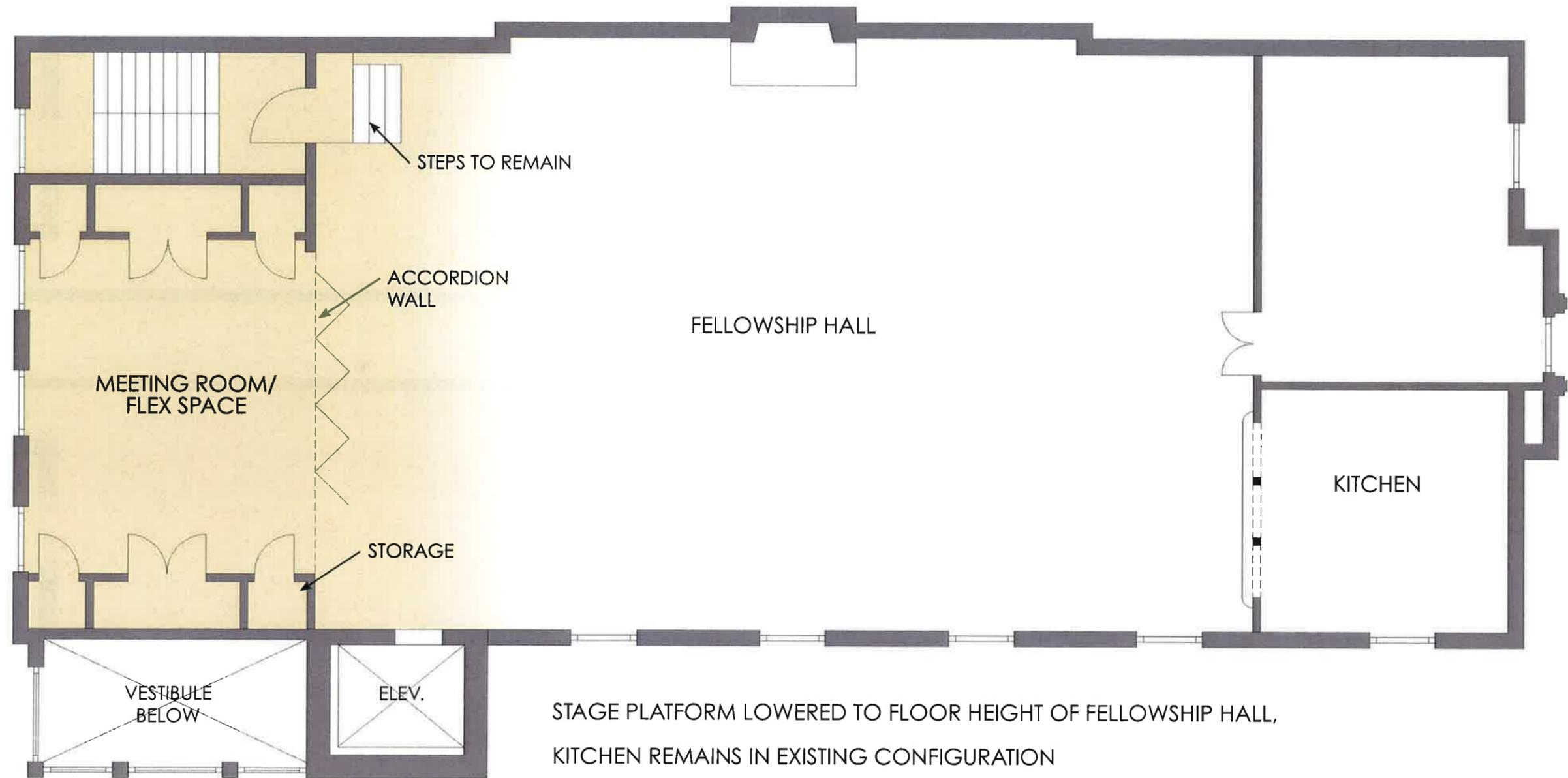
EXISTING "CHAPEL" SPACE REDUCED, USED AS A MEETING ROOM

OFFICES REMAIN IN EXISTING CONFIGURATION

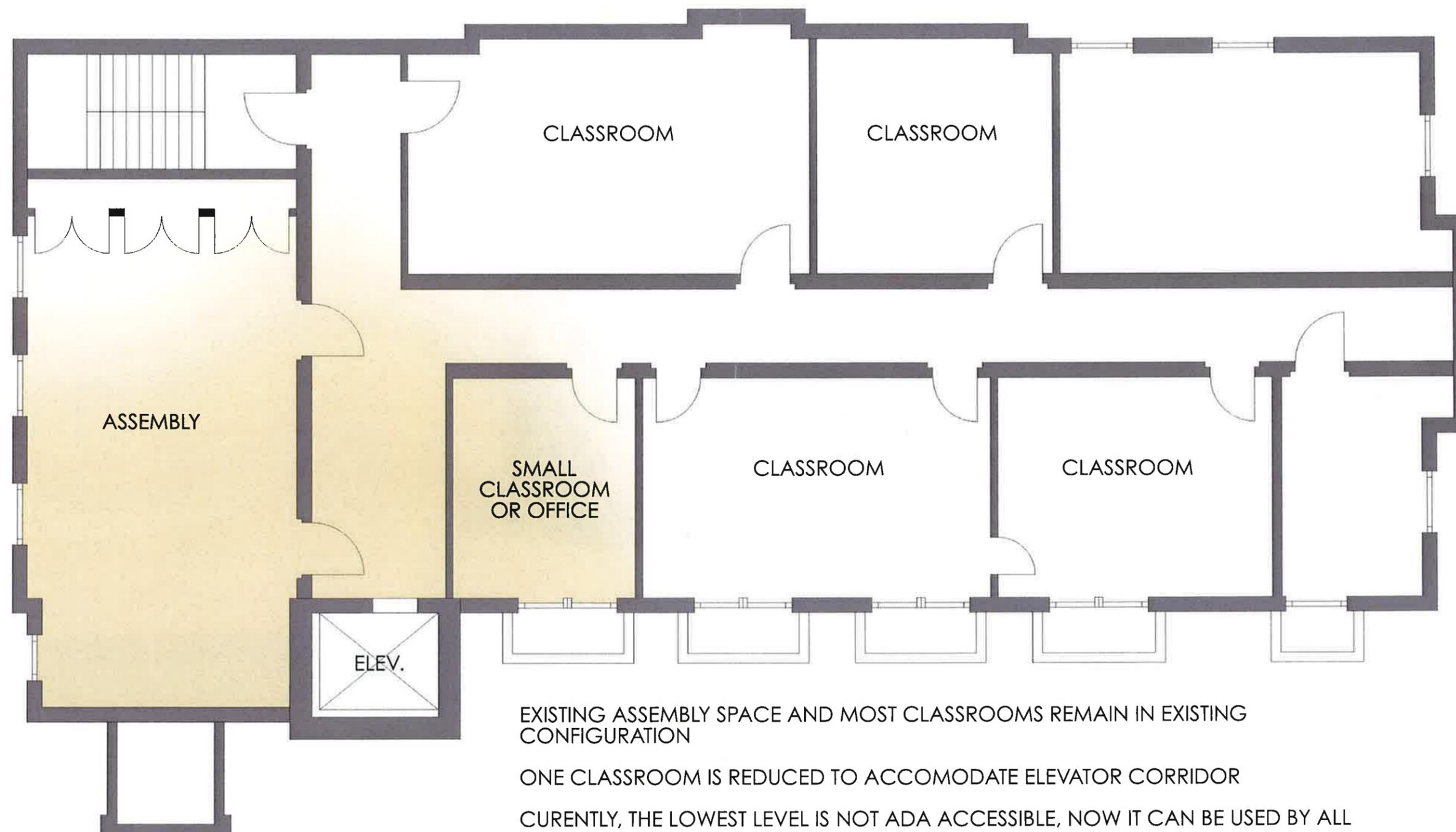
NARTHEX AND COAT STORAGE ROOMS REMOVED, NEW UNIFIED ENTRY VESTIBULE AND ELEVATOR HOLD THE CORNER OF THE BUILDING

GIVES GREATER VISIBILITY FROM VESTRY

ACCESSIBLE ENTRY AT GRADE WITH ADDITION OF NEW ELEVATOR  
THE NEW ELEVATOR WILL SERVICE ALL 3 FLOORS.



STAGE PLATFORM LOWERED TO FLOOR HEIGHT OF FELLOWSHIP HALL,  
 KITCHEN REMAINS IN EXISTING CONFIGURATION  
 STORAGE CLOSETS ADDED TO MEETING ROOM  
 ACCESSIBLE FELLOWSHIP HALL WITH ADDITION OF ELEVATOR





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## Pilgrim House Renovations: Preliminary Model Views

First Parish Church  
Brunswick, Maine  
05 January 2016



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## Pilgrim House Renovations: Preliminary Model Views

First Parish Church  
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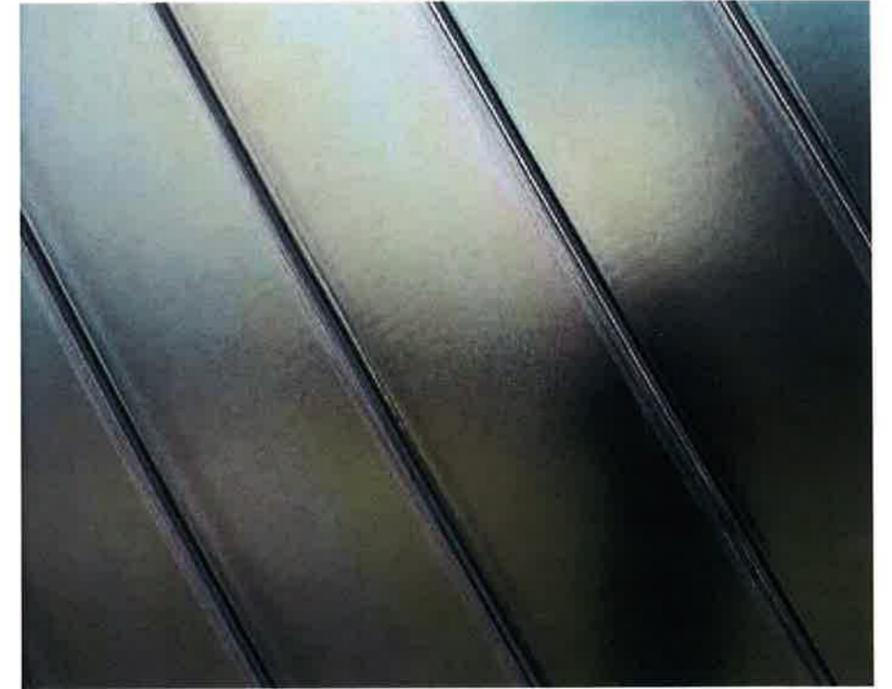
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## Pilgrim House Renovations: Preliminary Model Views

First Parish Church  
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**scott simons architects**  
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75 York Street, Portland, ME 04101  
207.772.4656 [www.SimonsArchitects.com](http://www.SimonsArchitects.com)

Materials: Channel Glass

First Parish Church  
Brunswick, Maine  
05 January 2016

**VILLAGE REVIEW BOARD  
NOVEMBER 3, 2015**

**MEMBERS PRESENT:** Chair Emily Swan, Vice Chair Brooks Stoddard, Gary Massanek, Karen Topp, and Sande Updegraph

**STAFF PRESENT:** Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Thursday, November 3, 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 15-035 – 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).

The applicant representative, Austin Smith, reviewed the history of the vestry and the uses the vestry serves. Austin pointed out the entrances to the church and stated that there is not a lot of egress from the bottleneck egress located in the back of the vestry near the chimney and handicapped ramp. Austin said that the handicapped lift is difficult to operate and extremely small. Mary said that the lift is at the end of its mechanical life and that it takes roughly five minutes to move one person in and out. First Parish Pastor, Mary Bard, pointed out that in an emergency there is no ramp to get disabled / handicapped people out; the lift is the only option. Mary said that in discussions with the members of the congregation, it was decided that they would remove the lift and put in a ramp and stairs so that many members of the congregation have access to egress at the same time. Austin said that they propose to remove the handicapped lift, closet and fireplace, to be replaced with an approved ADA ramp and stairs. Austin pointed out that the only handicapped toilet is located on the upper level which ties in the need for a ramp.

Kevin Hart provided a history of the church and stated that the church was built in 1846 and the vestry was added 1898. Kevin said that in 1929 a boiler was added in the cellar of the vestry as well as a fireplace in the vestry; a chimney was added to vent the boiler and the fireplace. Kevin said that sometime in 2000, the church converted to natural gas and the boiler was no longer used. Around this time, the fireplace was converted to propane. At some point, the fireplace ceased to work and has not been repaired or used and both vents in the chimney are no longer being used. Austin Smith pointed out that in the 2001 record by the Historical Society, there was no recognition of the chimney. Anna Breinich clarified that this was the Maine Historic Preservation Commission Form that was used, but the survey was conducted by a consultant for the Town. Austin reviewed renditions of the church with and without the chimney.

Sande Updegraph, asked how much weight, if any, the Board must give to the comment by Mike Johnson from MHPC in his email dated 10/1/15 where he states “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”. Emily Swan replied that the recommendation by the Maine Historical Preservation Commission is fairly inconclusive. Anna Breinich replied that the vestry was never a Parish House and that MHPC was confusing the First Parish application with another application MHPC was resolving. Austin Smith reiterated that the vestry was never a Parish House and that Mike was made aware of this and apologized for the confusion. Anna said that MHPC’s opinion carries is advisory and that although the church is listed as part of the Historic District, it is not part of a project funded with federal money and therefore, MHPC recommendations are in advisory capacity. Karen Topp reiterated that the chimney is not original and that she feels that the vestry looks better without the chimney; this is a non-issue for her.

Chair Emily Swan opened the meeting to public comment, no comment was made and the public comment period was closed.

Sande Updegraph agrees with Karen Topp and stated that the chimney does not add to the character; removal will serve the congregation much better. Emily Swan agrees with Karen and Sande.

**MOTION BY GARY MASSENEK THAT THE CERTIFICATE OF APPROPRIATENESS APPLICATION BE DEEMED COMPLETE. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.**

**MOTION BY GARY MASSANEK THAT THE BOARD APPROVE S 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.

**MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY.**

~~2. Case # VRB 15-040—40 Federal Street—The Board will discuss and take action regarding a certificate of appropriateness for the replacement of single pane double hung windows with energy efficient windows similar in appearance (Map U13, Lot 168). Tentatively rescheduled for Tuesday, November 17, 2015.\*~~

3. Other Business

- Karen Topp asked if any resource has been or can be created to assist homeowners in deciding how to purchase, repair, or replace windows / shutters in

the Village Review Zone. Anna Breinich suggested this subject for Historical Preservation Month. Emily Swan to research further.

4. Approval of Minutes

**MOTION BY SANDE UPDEGRAPH TO APPROVE THE MINUTES OF JULY 21, 2015. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.**

**Adjourn**

This meeting was adjourned at 7:43 P.M.

Respectfully Submitted

Tonya Jenusaitis,  
Recording Secretary

**VILLAGE REVIEW BOARD  
NOVEMBER 17, 2015**

**MEMBERS PRESENT:** Chair Emily Swan, Vice Chair Brooks Stoddard, Gary Massanek, Connie Lundquist, and Sande Updegraph

**STAFF PRESENT:** Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Thursday, November 17, 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 15-037 – 37 Mill Street** – The Board will discuss and take action regarding a Certificate of Appropriateness to construct a second story emergency access on the front of the structure and complete associated window alterations. (Map U14, Lot 85).

Anna Breinich introduced the application for construction of a second story egress on the Mill Street side of the structure. Anna said that this egress is to be in compliance with Life Safety Codes. Anna said that she researched this location to see what was said when the previous addition was constructed and learned that this was not within the Village Review Zone until the last Zoning Ordinance amendment; this is one of the oldest houses in Town, but it has been altered greatly.

Mike Anderson, representing the applicant, reiterated that the egress is for Life Safety and said that they are proposing to take out a window and replace it with a door. Connie Lundquist asked why the egress could not go on the opposite side. Mike replied that way that the stairs are inside, the only place the egress could go is towards the front of the opposite side and this would be going into the structural part where the dormer is to the roofline of the cape; the way the building is built, the dormer is the structural support for the cape portion. Mike passed around the second-story floor plan for review and alternate location. The applicant and the Board reviewed the back of the building as a possibility. Emily Swan clarified that the reason, aside from the dormer support, that they do not want to go on the opposite side of the building is because of electrical wires. Mike replied yes and added that they also do not know if the other wall is a support wall. Mike pointed out that the side being proposed is also centrally located and if the egress is located on the opposite side, the egress will be more difficult to get to. Anna Breinich asked if the Fire Marshall's Office had chosen a location. Mike replied that they did not, but that the proposed location was the preferred choice. Connie said that her biggest concern that this structure is located in the Village Review Zone and it is located in a place that almost everyone driving into Brunswick will have to drive by. Connie is aware that there have been a lot of additions, but pointed out that the original structure can still be seen. Connie asked how much it would cost to add structural support. Mike replied that he has not looked into the cost, but that it would definitely go into the triple digits. Connie asked why the egress could not go on the same window being proposed on the

opposite side and Emily replied that this would not be centrally located. Brooks Stoddard stated that this is difficult because it seems as the only solution is locating the egress on the main façade. Connie suggested eliminating the back two closets. Mike replied that he runs into head height coming out because the roofline has changed. By going out the gable end, Mike has the ability to raise the window height to the appropriate height. Gary Massanek suggested tabling the application pending site walk.

Chair Emily Swan opened the meeting to public comment, no public comment was made and the public comment period was closed.

**MOTION BY GARY MASSANEK THAT THE APPLICATION BE TABLED PENDING SITE REVIEW. MOTION SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.**

**2. Case # VRB 15-041 – 82 Pleasant Street** – The Board will discuss and take action regarding a Certificate of Appropriateness to replace existing asphalt roofing with metal roofing. (Map U15, Lot 54).

Anna Breinich introduced the application to replace existing asphalt roofing.

The applicant, David Gleason, stated that the building was built in 1877 as a school and was retrofitted in the mid 1980's as an office building and is now in need of a new roof covering. David said that the proposed roof is the same material and color as on the Curtis Memorial Library. Gary Massanek asked what the original material was and if there was ever a new roof put on. David replied that he could research this, but he does not believe a new roof was ever put on and that he would be surprised if it were metal. Emily Swan pointed out the Design Guidelines suggest not changing the type of material unless it is to return to the original material. David replied that he feels this material would be appropriate and stated that metal is used elsewhere in Brunswick. Anna Breinich pointed out that the Design Guidelines are only guidelines. Connie Lundquist replied that if the Board does not follow the guidelines, when there is a provision precisely on pint, then she is not sure what the public should expect from the Board. Connie said that the guidelines are important and does not see any reason why the applicant should go with metal roofing instead of asphalt. Gary Massanek asked if the applicant ever considered slate as this would go well. David replied that he has not, but pointed out that slate wouldn't follow the guidelines either because it would be a different material than the original roofing material.

Chair Emily Swan opened the meeting to public comment, no public comment was made and the public comment period was closed.

Gary Massanek agrees with Connie Lundquist that the guidelines are very specific. Gary said that placing a green metal roof on this building would be wrong and after having done some research, asphalt gray is what should be on this building. Gary said that this building is one of the most important architectural buildings in Town and that it is the architectural gateway telling those driving from the south that you are entering an

interesting Town. Gary said he would support gray asphalt shingles or synthetic slate shingles. Connie agreed with Gary and said that she could not vote for a metal roof unless it was the original material. Sande Updegraph agrees with Connie in that the Board follow the guidelines and absent for the historical documentation, she thinks it would be unwise to change the material from what is existing. Emily Swan said that she agrees with the other Board members. Emily asked if the other Board members would be willing to go with a synthetic slate material if the applicant finds that it was originally slate. Connie said she would go with a synthetic slate material if the documentation was provided pending that she could see the synthetic first.

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

**MOTION BY CONNIE LUNDQUIST THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR ROOFING MATERIAL REPLACEMENT AT 82 PLEASANT 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 replacement roofing material be the same as presently existing (asphalt) or, if different, the same as the original roofing material as historically documented by the applicant and approved by the Director of Planning and Development.

**MOTION SECONDED BY SANDE UPDEGRAPH, APPROVED UNANIMOUSLY.**

**3. Case # VRB 15-027 – 4 Franklin Street** – The Board will discuss and take action regarding a joint Certificate of Appropriateness to construct a garage and studio addition to an existing residential structure and the demolition of an attached barn. (Map U08, Lot 15).

Anna Breinich introduced the application for demolition of attached garage and to construct a garage and apartment as well as replacement of all the windows.

Applicant representative, David Matero, said that they have a Greek revival house that is in need of updating and modernization, and noted that there are some disability issues. David said that in the interior they are adding first floor living, master bedroom suite as well as updated kitchen and living area. Because of the disability issues, they propose adding a garage to the west of the building to help with arriving in cover to get inside the building; the garage and first floor will be at the same level. David said that they propose removing an old attached shed to bring back the gable. Gary reviewed the exterior massing and said that they are attempting to keep the garage in similar design to the house. The applicant is proposing to replace the windows with clad wood, 2 over 2, with simulated divided lights and interior/exterior muntins. The cedar clapboard will be painted to match the house. On the back, they propose adding a door to one side. David said that the goal on the exterior is to match the garage to the existing house. Gary Massenek asked if the addition will be differentiated in any way from the existing structure in appearance. David replied not in siding, not in windows and not in scale. Brooks Stoddard asked if materials will be the same and David replied that on the trim they are hoping to use Boral and they are hoping to insulate from the inside so that they do not have to take off the siding. Emily Swan asked if they had looked into retaining or repairing the windows. Liz Nies, resident, stated that she took the class in Boston on restoring old windows and she said that it is very labor intensive, time consuming and with the cost of fuel these days, they would like to have energy efficient windows. David pointed out that there 3 different types of windows in the house currently, and they are trying to synchronize this. Liz noted that the 6 x 6 windows are replacements and those that are not 6 x 6 are 2 x 2 that have not been re-glazed for over 30 years. Emily asked if there are any original windows and Liz replied that there may be 1 that they moved, but it was added to the addition and not the original house. Connie Lundquist asked what the new windows will be constructed of. David replied that they will be wood with clad and either aluminum or fiberglass with simulated divided light on both sides. Connie clarified that the shed being removed is around the back.

Chair Emily Swan opened the meeting to public comment.

**Jane Millet, neighbor**, said that she appreciates that they are attempting to restructure for the elderly, but asked that the Board look at the elevations (mass and scale) as she feels that this is a huge addition to the property. Jane said that this will add about 600 sq. ft. to the living space and pointed out that most of the garages in the neighborhood are single car garages, 1-story high. Jane asked the Board to consider what is normally in the neighborhood.

Ruth Nies, applicant stated that they are removing a 2-story shed that is next to Jane Millet's driveway. Ruth added that the garage is a 1 car garage.

David Matero reviewed the abutting house locations per Connie Lundquist's request. Gary Massenek asked where the applicant was concerning their variance request. Anna Breinich replied that the application is scheduled to be heard by the Zoning board of appeals on December 3<sup>rd</sup>. Gary replied that he is sensitive to the size of the structure and noted that the guidelines state that it is important to differentiate between the addition and

the original structure; Gary said that he does not see the differentiation and is not bothered by this because it is a sensitive design. Emily Swan agreed with Gary and said that she feels the new construction is enough differentiation for her. Emily said that she would like to see the windows refinished, but knows that they are not original. Sande Updegraph said that she favors the idea of standardizing the windows. Connie Lundquist said that she agrees with the other members of the Board and that she feels this design meets the guidelines.

**MOTION BY GARY MASSANEK THAT THE CERTIFICATES OF APPROPRIATENESS APPLICATION IS DEEMED COMPLETE. MOTION SECONDED BY BROOKS STODDARD, APPROVED UNANIMOUSLY.**

**MOTION BY SANDE UPDEGRAPH THAT THE BOARD APPROVES TWO CERTIFICATES OF APPROPRIATENESS FOR THE: 1) DEMOLITION OF THE REAR ATTACHED SHED STRUCTURE AT 4 FRANKLIN STREET; AND 2) CONSTRUCTION OF A 2-STORY ATTACHED GARAGE ON THE WEST SIDE OF THE STRUCTURE AND REPLACEMENT OF ALL WINDOWS 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 construction of the 2-story attached garage, as located on the site plan contained in the application, is conditioned on the granting of a setback variance for a single-family dwelling by the Brunswick Zoning Board of Appeals.

**MOTION SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.**

4. Approval of Minutes

**MOTION BY CONNIE LUNDQUIST TO APPROVE THE AMENDED MINUTES OF SEPTEMBER 15, 2015. MOTION SECONDED BY GARY MASSANEK, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.**

**Staff Approvals:**

- 137 Maine Street – Signage
- 90 Maine Street – Rear Egress
- 149 Maine Street - Signage

**Adjourn**

This meeting was adjourned at 8:19 P.M.

Respectfully Submitted

Tonya Jenusaitis,  
Recording Secretary

**VILLAGE REVIEW BOARD  
DECEMBER 15, 2015**

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

**MEMBERS ABSENT:** Vice Chair Brooks Stoddard,

**STAFF PRESENT:** Director of Planning and Development, Anna Breinich

A meeting of the Village Review Board was held on Thursday, December 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 15-037 – 37 Mill Street: The Board will discuss and take action regarding a Certificate of Appropriateness to construct a second story emergency access on the front of the structure and complete associated window alterations. (Map U14, Lot 85).

Emily Swan introduced the application for 37 Mill Street that was tabled from the meeting of November 17, 2015 pending a site visit. Emily said that Board members have visited the site and the application is now back before the Board for approval. Emily asked the applicant representative, Mike Anderson, if he had any new changes to propose. Mike replied that he did not. Emily asked if he had made any changes to the materials being used and Mike replied that they do plan on using caps and pressure treated wood that will be painted, but noted that they are limited to the weather at this point. Emily clarified that the materials would be pressure treated and wooden railings. Gary Massanek asked if *everything* will be painted. Mike replied that it is his intent to paint everything. Emily asked if 2 x 2 balusters were on the other buildings in the area and Mike replied that they are all 2 x 2. Emily asked if they will be doing any landscaping. Mike replied that he assumes that some landscaping will be done. Gary asked what he plans on doing for the staircase landing and Mike replied that it will be padded concrete or brick. Connie Lundquist asked what utilities go on the side of the building. Mike replied that the phone, cable and electricity are all on the side and will be located just above foundation height. Connie suggested trees may help cover the utilities. Gary asked if there will be any associated lighting and Mike replied that there will not be any associated lighting.

Chair Emily Swan opened the meeting to public comment. No public present and the public comment period was closed.

Emily Swan stated that during the site visit a lot of poking around was conducted to see if a wall could be moved or if the egress could be moved to another space. Gary Massanek replied that the ideal location for the egress would be on the back, but given the way that the addition was placed on the original building and the location of

some of the utilities, trying to make this work out of the back would be a significant cost for the applicant. Emily Swan said that another issue are those presented by the Fire Marshall. Anna Breinich noted that after the site visit, she spoke again with the Codes Inspection Officer, Jeff Hutchinson, and the Deputy Fire Chief, Jeff Emerson, who both agreed that there is no other way to build the exterior stairway. Connie Lundquist said that it was determined at the site visit that the only way to place the egress on the back was to go through an office that is currently being rented. Connie said that she is satisfied that there is no alternative. Connie asked if the Board can require trees. Anna replied that the Board can request screening. Laura Lienert asked if the stringers will be painted. Mike said that the stringers will be painted. Laura asked if there was any discussion on the way the staircase came down and if the window could be salvaged. Mike replied that it is the Fire Marshal who said that it would require a fire rated window. Emily added that they looked at bringing the staircase out straight, but that it is very steep there.

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

**MOTION BY GARY MASSANEK THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR STRUCTURAL ALTERATIONS ASSOCIATED WITH THE PROVISION OF A SECOND STORY EGRESS AT 37 MILL 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 proposed exterior second story egress be completely painted as soon as possible to match the color of the existing structure's siding.

**MOTION SECONDED BY CONNIE LUNDQUIST, APPROVED UNANIMOUSLY.**

2. Other Business:

- Emily Swan discussed her email to the Board regarding guidance to applicant looking for contractors. Emily explained what she found on the Maine Preservation website and the Sagadahoc Preservation website. Emily said that

that the Town policy states that they cannot link to other sources, but they can refer to other organizations. Anna Breinich suggested that the Board ask the Northwest Brunswick Neighborhood association to put a link on their website. Laura to generate draft language. Sande Updegraph suggested placing a link on the BDA or Chamber website as well.

- Suggestion to have a workshop in lieu of meeting to talk about guidelines and what needs to be changed. Other items to include:
  - Connie Lundquist asked that Board members look at what signs have been approved and possibly provide the Codes Enforcement Officer some guidance on what the Board would like to see.
  - Laura Lienert suggested talking about procedure (Baptist Church).
  - Sande Updegraph said that she would like to discuss color.
  - Gary suggested discussing “what is a hardship” or feasibility.
- Next meeting date to be rescheduled due to holiday.

### 3. Approval of Minutes

**MOTION BY EMILY SWAN TO APPROVE THE MINUTES OF OCTOBER 1, 2015 AS AMENDED. MOTION SECONDED BY KAREN TOPP, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.**

#### **Staff Approvals:**

- 149 Maine Street – Signage
- 19 High Street – Solar Panels
- 30 Federal Street - Door
- 15 Mill Street - Signage

#### **Adjourn**

This meeting was adjourned at 7:50 P.M.

Respectfully Submitted

Tonya Jenusaitis,  
Recording Secretary