



**Town of Brunswick, Maine**

**VILLAGE REVIEW BOARD**

85 UNION STREET, BRUNSWICK, ME 04011

**VILLAGE REVIEW BOARD AGENDA  
TUESDAY, OCTOBER 20, 2020  
7:15 P.M.**

***THIS MEETING IS BEING CONDUCTED VIA ELECTRONIC DEVICES WITH VILLAGE REVIEW BOARD MEMBERS PARTICIPATING FROM REMOTE LOCATIONS.***

***THERE IS LIMITED OPPORTUNITY FOR THE PUBLIC TO VIEW THIS MEETING IN PERSON.***

***THE PUBLIC CAN VIEW OR LISTEN TO THE MEETING ON TV3 (CHANNEL 3 ON COMCAST) OR VIA LIVE STREAM FROM THE TOWN'S WEBSITE: <http://tv3hd.brunswickme.org/CablecastPublicSite/watch/1?channel=1>***

***THE PUBLIC MAY PROVIDE COMMENT VIA EMAIL ([mpanfil@brunswickme.org](mailto:mpanfil@brunswickme.org)) PRIOR TO THE MEETING OR THEY MAY PROVIDE LIVE COMMENT VIA ZOOM TELEPHONE AT: +1 (929) 205-6099***

***MEETING ID: 892 7884 5686; PASSWORD: 430944***

1. **Case #VRB 20-024 13 Jordan Avenue:** At the request of the applicants, Whitney and Seabren Reeves, the Board will review and take action on a request for a Certificate of Demolition to remove the existing attached garage space and a Certificate of Appropriateness to replace it with a new two-story addition for an accessory dwelling unit located at 13 Jordan Avenue (Map U08, Lot 40).
2. **Case #VRB 20-026 210.5 Maine Street:** At the request of the applicant, Sloiman Matari, the Board will review and tack action on a request for a Certificate of Appropriateness to replace existing windows and installing a new front entrance (in the location of a previous front entrance that was removed at an earlier date) and new exterior signage for the property located at 210.5 Maine Street (Map U16, Lot 22).
3. **Case #VRB 20-031 17 Federal Street:** At the request of the applicant, Stephen Dee, on behalf of Federal Holdings, LLC, the Board will review and take action on a request for a Certificate of Demolition to remove the existing exterior decks (north and side elevations) and the existing front steps (west elevation) and a Certificate of Appropriateness to replace said exterior decks and steps for the property located at 17 Federal Street (Map U07, Lot 57). Additional alterations, the same-for-same replacement of windows and siding, are proposed, but do not required Village Review Board approval.
4. **Approval of Minutes**
5. **Staff Approvals:**
  - 13 Middle Street – Porch Skirting
  - 13 School Street – Fence Replacement
  - 181 Park Row – Sign Replacement

*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 any questions or comments. This meeting will be televised.*

# Town of Brunswick, Maine

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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### DRAFT COMBINED FINDINGS OF FACT REQUEST FOR CERTIFICATE OF DEMOLITION AND CERTIFICATE OF APPROPRIATENESS FOR ADDITIONS AND ALTERATIONS TO EXISTING STRUCTURES VILLAGE REVIEW BOARD

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**PROJECT NAME:** Partial Demolition and Two-Story Addition (Garage / West Side of Building)

**CASE NUMBER:** VRB 20-024

**LOCATION:** 13 Jordan Avenue (Map U08, Lot 40)

**APPLICANT:** Whitney and Seabren Reeves  
65 Water Street  
Brunswick, ME 04011

**OWNER:** Reevesly, LLC  
65 Water Street  
Brunswick, ME 04011

**REVIEW DATE:** October 20, 2020

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#### PROJECT SUMMARY

The applicant is requesting two Certificates:

1. A Certificate of Demolition is requested to demolish the attached garage portion of the existing structure; and
2. A Cert of Appropriateness for a two-story addition for an accessory apartment in the same location as the garage that is proposed to be demolished.

The original principal structure was constructed circa 1850. The date of the garage addition is unknown, but it does not share the same Greek Revival architectural style of the existing principal structure. The applicant has stated the addition is intended to better complement the rest of the existing structure and surrounding contributing resources. The proposed project includes the use of similar architectural features of the existing principal structure such as: soffit; fascia; frieze boards; upper trim band; corner boards; entrance with side light; windows with similar size, proportion, and style; and matching siding and roofing shingles.

The proposed development is located within the Growth Residential 7 (GR7) Zoning District and the Village Review Overlay (VRO) District. The existing structure is designated as a contributing resource in the 2013 Classification Project.

The following combined draft Findings of Fact for a Certificate of Appropriateness for Demolition and Addition is based upon review standards as stated in Subsection 5.2.8.C of the Town of Brunswick Zoning Ordinance.

## REVIEW STANDARDS, SECTION 5.2.8.C, TOWN OF BRUNSWICK ZONING ORDINANCE

### (1) General Standard

- a. **All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance.**

Based on a preliminary review, the proposed project complies with the Zoning Ordinance. A more thorough zoning analysis will be performed at the time of building permit review.

- b. **In meeting the standards of this Ordinance the applicant may obtain additional guidance from the *U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings* and the *Village Review Zone Design Guidelines*.**

The proposed addition is of a style and character more complementary to the existing principal structure than the existing garage through the use of similar architectural features of the existing principal structure such as: soffit; fascia; frieze boards; upper trim band; corner boards; entrance with side light; windows with similar size, proportion, and style; and matching siding and roofing shingles.

### (2) New Construction and Additions and Alterations to Existing Structures

- a. **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:**

- i. **Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.**

The proposed project is to demolish the existing garage, which does not have the same historic integrity as the existing principal structure, and replace it with an addition that is of a design more complementary to the existing principal structure the overall effect on the historic integrity of the structure will be minimal.

- ii. **Alterations shall remain visually compatible with the existing streetscape.**

The use of similar materials and architectural elements from the existing structure on the new addition will result in the project being visually compatible with the existing streetscape.

- iii. **Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.**

The existing garage that is proposed to be demolished is not of the same style as the existing principal structure and lacks architectural-defining features.

- iv. **New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.**

The proposed project results in the peak of the addition area being approximately four feet (4') taller than the peak of the existing structure. The proposed addition will utilize the existing foundation and use similar materials as the existing structure. Therefore, the proposed project will be visually compatible with the existing mass, scale, and materials of the surrounding contributing resources.

**v. When constructing additions, the applicant shall maintain the structural integrity of existing structures.**

As the proposed project will be replacing a garage area that was added to the principal structure later, the applicant should be able to maintain the structural integrity of the existing principal structure.

**b. In approving applications for a Certificate of Appropriateness for new construction of, or additions to commercial, multi-family and other non-residential structures, the Village Review Board shall make findings that the following additional standards have been satisfied.**

**i. Where practicable, new off-street parking shall be located to the rear of the principal building and shall be accessed from a secondary street. In cases where off-street parking currently exists in a front or side yard, the parking area shall be screened from the public right-of-way with landscaping or fencing.**

The proposed project will use the existing driveway to accommodate the new parking demand.

**ii. Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.**

The proposed project will use existing pedestrian ways and connections and no new pedestrian ways or connections are required.

**iii. All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way, unless required by a public utility, and shall be screened from public view.**

The proposed project does not require the use of dumpsters and the elevations provided do not indicate any mechanical equipment located within 25 feet of the public right-of-way. The applicant shall confirm this for the VRB.

**iv. 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.**

As shown on the submitted elevations, the proposed project does not include any rooftop mounted HVAC or energy producing equipment, but the applicant should confirm this for the VRB.

- v. **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.**

The proposed project does not include the use of cinder block, concrete, or concrete block.

- vi. **The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.**

The proposed addition will have vinyl siding to match the existing vinyl siding on the existing principal structure. The recently approved *Village Review Board Design Guidelines* state,

*Although not preferred, vinyl and aluminum may be acceptable substitute materials for two primary reasons: 1) Both materials evoke the horizontal emphasis of wood clapboards, which is the dominant building material in Brunswick; and 2) both materials can be installed over the original cladding, which allows for the future possibility of removal or reversal of the substitute material installation.*

- vii. **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.**

Not applicable.

- viii. **No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.**

Not applicable.

- ix. **No building on Maine Street shall have more than 15 feet horizontally of windowless wall.**

Not applicable.

- x. **All new buildings and additions on Maine Street shall be built to the front property line. This may be waived if at least 60 percent 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.

- xi. **If adding more than 50 percent new floor area to a structure located on Maine Street, the addition shall be at least two (2) stories high and/or not less than 20 feet tall at the front property line.**

Not applicable.

- xii. **The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50 percent glass. Upper floors shall have a higher**

**percentage of solid wall, between 15 percent and 40 percent glass.**

Not applicable.

- c. Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources.**

The proposed project will demolish the existing garage which can be considered a noncontributing resource as it is clearly a modern addition with a design that is in contrast from the original principal structure.

### **(3) Signs**

**Signs shall comply with the requirements of Section 4.13 (Signs) with consideration given to the Village Review Zone Design Guidelines.**

Not applicable.

### **(4) Demolition and Relocation**

- a. 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.**

- i. The structure poses an imminent threat to public health or safety. An application must be accompanied by a report from a qualified structural engineer for review by the Codes Enforcement Officer and photographs depicting the current condition of the building.**

Not applicable.

- ii. 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. 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.**

The proposed garage demolition is to allow for the area to be adapted for another permitted use with a design more consistent with and complementary to the principal structure.

- b. Demo, 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.**

The replacement of the late addition garage with the new accessory dwelling unit is more compatible with the principal structure and the surrounding contributing resources.

**DRAFT MOTIONS  
13 JORDAN AVENUE  
REQUEST FOR TWO CERTIFICATES: DEMOLITION AND APPROPRIATENESS FOR ADDITIONS  
AND ALTERATIONS TO EXISTING STRUCTURES  
VILLAGE REVIEW BOARD  
REVIEW DATE: OCTOBER 20, 2020**

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

**Motion 2:** That the Board approves the Certificate of Demolition for the partial demolition (attached garage) of the existing structure to allow for an addition located at 13 Jordan Avenue as outlined in the application and as satisfied by Subsection 5.2.8.C.(4).ii 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 Additions and Alterations to an Existing Structure for the proposed accessory apartment addition at 13 Jordan Avenue as outlined in the application 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.

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

**This checklist will be completed by the Department of Planning and Development. The Department requires that all application materials be submitted in BOTH hard copy and digital format. In addition, for Major Review applications, EIGHT (8) HARD COPIES are required after your application is considered complete by Department staff. Your project will not be placed on the Village Review Board's agenda until this determination is made. For assistance, please contact the Department of Planning and Development at (207)725-6660.**

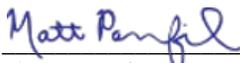
- Completed application form
- A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review (*provided by Department Staff*).
- A drawing showing the design, texture, and location of any construction, alteration, demolition for which a certificate 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. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific.
- A site plan or photographs showing the relationship of the changes to the surroundings.
- If architectural features are to be removed or replaced (including but not limited to original windows, siding, roofing material and other design elements), provide photographic documentation or a written assessment from a preservation professional or contractor explaining the condition of the material and reason for removal/replacement.
- Photographs of the building(s) involved, its context, and detailed photos of immediate area.
- List all proposed materials and products, and clearly identify their location on the drawings. Indicate texture of material, if applicable.
- Provide manufacturer's product information and, if possible, bring material samples to the meeting.
- Provide information such as dimensions, photographs or source for salvaged or reused materials.
- For demolition applications, provide detailed information addressing standards contained in Subsections 5.2.8.C (4) of the Brunswick Zoning Ordinance.

**This application was certified as being complete on 9-11-2020 (date) by Matt Panfil 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Signature of Department Staff Reviewing Application

U8-40

**HISTORIC PRESERVATION SURVEY**

Cumberland Brunswick 13 Jordan Ave.  
County City/Town Street Address and Number

Name of Building/site: .....  
Common and/or Historic

Approximate Date: ..... Style: .....

Type of Structure:  
 Residential  Commercial  Industrial  Other: .....

Condition:  Good  Fair  Poor

Endangered:  No  Yes .....

Surveyor: **J. GOFF/J. SKILLINGS** Organization: **PEJEPSOCT REGIONAL SURVEY** Date: .....

Rating: .....

Historic Significance to the Community: .....  
.....  
.....



1980 PHOTO(S) J. GOFF

Brunswick Village Review Board (VRB)  
85 Union Street, Brunswick, ME 04011

Seabren & Whitney Reeves  
Brunswick, ME 04011  
[brunswickreeves@gmail.com](mailto:brunswickreeves@gmail.com)

September 24, 2020

Dear Brunswick Review Board Committee Members,

Thank you for the opportunity to review our project proposal for 13 Jordan Avenue, and for the consideration of your vote to grant a Certificate of Appropriateness and Certificate of Demolition for this project during your upcoming meeting in October. We're absolutely thrilled to help contribute to the revitalization of this beautiful area in our town, enhance this property in-particular, and in doing so, to provide quality housing, increase population density, and thus promote economic development for our town.

First, a bit about ourselves in relation to our passion, commitment, and civic pride for our Brunswick community: Whitney is a former elementary educator of 10 years (Student Teacher at Longfellow School, and Elementary Teacher at Harpswell Community Schools), is President of the Harriet Beecher Stowe School Parent Group, former Co-President of the Coffin Elementary School Parent Group, and has supported various marketing initiatives for small businesses and non-profits in town. Seabren is a volunteer head coach of various Brunswick Cal Ripken (BCR) baseball teams, head coach of the 8U and 9U All-Star Teams, and is a Director on the BCR Board. We're deeply committed to making a positive impact in our community.

Brunswick is more than a town to us, it's a way of life, and an opportunity for people to experience the very best in community. The quintessential downtown, affectionately referred to as the 'Bedford Falls of Maine', has thrived because of the planning and strategic vision of town leadership and citizens alike. Our town is home to one of our two United States Senators. Our town encompasses one of our nation's most historic and acclaimed liberal arts colleges in Bowdoin College. Our town is steeped in history, from heroic leaders like Joshua Chamberlain to Harriet Beecher Stowe. And, our town is home to a plethora of invaluable non-profits to support our community. Our town brings us incredible joy and pride, and our proposal for 13 Jordan Avenue will further enhance the beauty and community we so strive to develop and honor.

To this end, we are seeking the VRB's majority vote for our proposed project at 13 Jordan Avenue. In support of this, enclosed with our application includes:

- EXHIBIT A. Detailed professionally constructed architectural CADs (C1, FP2-5, EL1). These show the design, and location of our proposed new two-story dwelling addition (New Addition) alongside the current historic multi-family house (Existing). As you'll note, the plans specifying the improvements for the new dwelling, include: exterior elevations to scale and detailed to show in relation to exterior appearances and the architectural design of the current house. They also include demolition plans for the current nonconforming, noncontributing, and not historically significant single bay garage, post-demo plans of the new dwelling's main floor, second floor and roof plans in relation to the existing house.

- EXHIBIT B. Site Plan showing the relationship of the changes in relation to the surroundings, as well as identifies pedestrian ways and connections from parking areas to public rights-of-way.
- EXHIBIT C. Written Project Proposal by contractor Robert Smart of Building Smart Inc., including: **Material Selection and texture**; **Demolition Required** rationale for the nonconforming, noncontributing; and not historically significant single bay garage; and **Labeled Diagram** (Existing and New Addition designs used from detailed professionally constructed architectural CADs).
- EXHIBIT D. Photographs of the current house, the to-be-demolished garage, and surrounding immediate area, as well as surrounding immediate area comparable homes and table outlining respective property details, demolitions and renovations.
- EXHIBIT C. List and description of proposed materials and products as noted in **Material Selection**, and identified location thereof as depicted in the **Labeled Diagram** (Existing and New Addition designs used from detailed professionally constructed architectural CADs), contained in our contractor's written Project Proposal.
- EXHIBIT C. Manufacturer's product information as noted in **Material Selection**, and identified location thereof as depicted in the **Labeled Diagram** (Existing and New Addition designs used from detailed professionally constructed architectural CADs), contained in our contractor's written Project Proposal.
- Salvaged or reused materials are not applicable.

Our need to add a new dwelling addition alongside the historic house at 13 Jordan Avenue, is to promote the significant and beautiful features of the existing multi-level multi-family main house, with an emphasis on restoring the original look and to style the new dwelling as period, which will would be more appropriate and comparable to the existing contributing house. The existing main house is currently used as a multi-level multi-family dwelling, with updates and alterations over the years by prior owners. One such modern update by a prior owner is the single bay garage, which is to the left of the main house. This structure is nonconforming, noncontributing, and not historically significant. The proposed new dwelling would sit on top of the existing single bay garage's concrete footprint to the left of the main house, and replace the to-be-demolished garage structure. In doing so, the new dwelling would be significantly more appropriate and comparable to the existing contributing house, and is a fraction the size of the existing house. Moreover, dimensions are well within compliance of Brunswick building codes. In summary, the proposed new dwelling will complement and pay tribute to the existing house, and thus contribute to the streetscape and contributing property, thus upholding the vision and goals of Brunswick's Village Review Board.

Thank you and very kind regards,

Seabren & Whitney Reeves  
 Brunswick, ME  
[brunswickreeves@gmail.com](mailto:brunswickreeves@gmail.com)

Encl: Table of Contents, VRB Application, Detailed professionally constructed architectural CADs, Site Plan, Written Project Proposal by contractor Robert Smart of Building Smart, Inc., Photographs, List and description of proposed materials and products, and Manufacturer's product information.

Table of Contents

<b>Page(s)</b>	<b>Section Enclosures</b>
01-04	Brunswick Village Review Board October 2020 meeting Cover Letter; Table of Contents; and VRB Application for a Certificate of Appropriateness and Certificate of Demolition
05-10	Exhibit A: Detailed professionally constructed architectural CADs
11-13	Exhibit B: Site Plan
14-18	Exhibit C: Written Project Proposal by contractor Robert Smart of Building Smart, Inc., including: List and description of proposed materials and products; Manufacturer's product information
19-28	Exhibit D: Photographs and surrounding immediate area comparable homes and property details

Brunswick Village Review Board (VRB) Application

Received: \_\_\_\_\_  
By: \_\_\_\_\_

VRB Case #: \_\_\_\_\_

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: Seabren & Whitney Reeves  
Address: 65 Water Street, Brunswick, ME 04011  
Phone Number: 207-615-6138  
Email Address: brunswickreeves@gmail.com

2. Project Property Owner:

Name: Reevesly, LLC.  
Address: 65 Water Street, Brunswick, ME 04011  
Phone Number: (207) 615-6138  
Email Address: \_\_\_\_\_

3. Authorized Representative: (If different than applicant)

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

4. Physical Location of Property Being Affected:

Address: 13 Jordan Ave, Brunswick, ME 04011

5. Tax Assessor's Map # U08 Lot # 040 of subject property.

6. Underlying Zoning District GR7

7. Type of Activity (check all that apply):

- Additions and New Construction
- Structural Alteration
- Demolition/Moving of Structure
- Sign Permit

8. Describe the location and nature of the proposed change(s), including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change (use separate sheet if necessary): Please see attached VRB Application

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's  
Signature

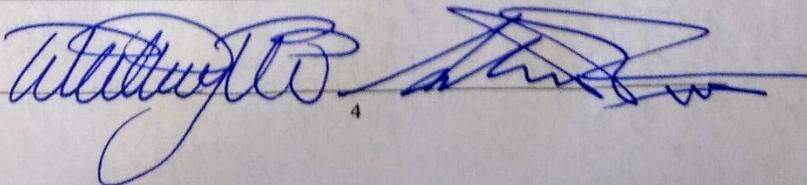


EXHIBIT A. Detailed professionally constructed architectural CADs: C1

NOT FOR CONSTRUCTION

DRAWING SCHEDULE	
COVER SHEET	
TITLE PAGE	C1
FLOORPLANS	
FIRST FLOOR	FF1
EXISTING SECOND FLOOR	FF2
MAIN FLOOR	FF3
SECOND FLOOR	FF4
ROOF	FF5
ELEVATIONS	
ELEVATIONS 1	E11
ELEVATIONS 2	E12
INTERIOR ELEV.	
INTERIOR PERSPECTIVES	IT1
SECTIONS	
SECTION A	CS1
SCHEDULES	
SCHEDULES	SC11

AREA SCHEDULE	
NAME	AREA
2ND FLR- NEW ADDITION	595.0 sq ft.
1ST FLR-NEW ADDITION	599.8 sq ft.

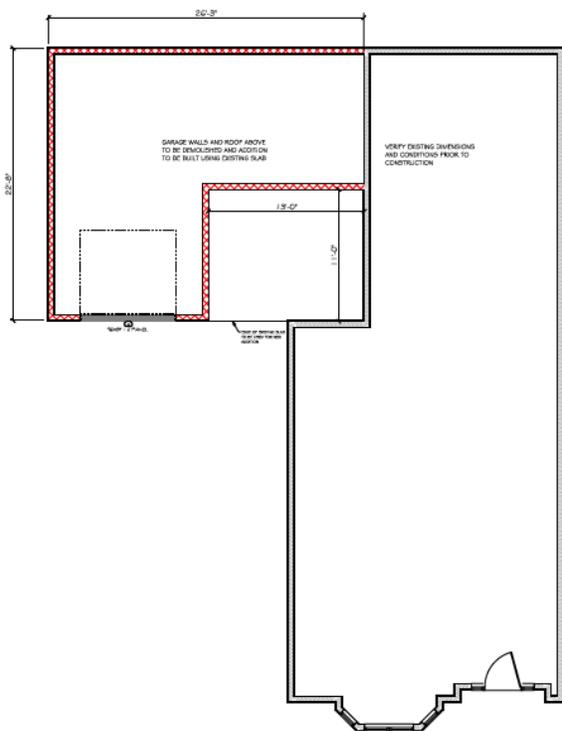


1. PLANS ARE NOT FOR CONSTRUCTION UNLESS SPECIFICALLY STATED OTHERWISE. INTENDED FOR INFORMATIONAL AND ESTIMATING PURPOSES.
2. FOLLOW ALL APPLICABLE CODES.
3. RELEVANT MEASUREMENTS TO BE VERIFIED IN THE FIELD. NOTIFY DESIGNER OF ANY DISCREPANCIES THAT COULD CAUSE ISSUES PRIOR TO CONSTRUCTION.
4. ANY STRUCTURAL MEMBERS NOT SIZED USING PRESCRIPTIVE METHODS FOUND IN THE CODE SHOULD BE SIZED BY A STRUCTURAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL.
5. A REASONABLE EFFORT IS MADE TO PROVIDE ALL NECESSARY DIMENSIONS (IF APPLICABLE). PRINTING METHODS AND PAPER SIZES MAY DISTORT PLAN SCALES. DO NOT SCALE DRAWINGS.
6. PLEASE NOTE SCALE ON ALL DRAWINGS.
7. NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.

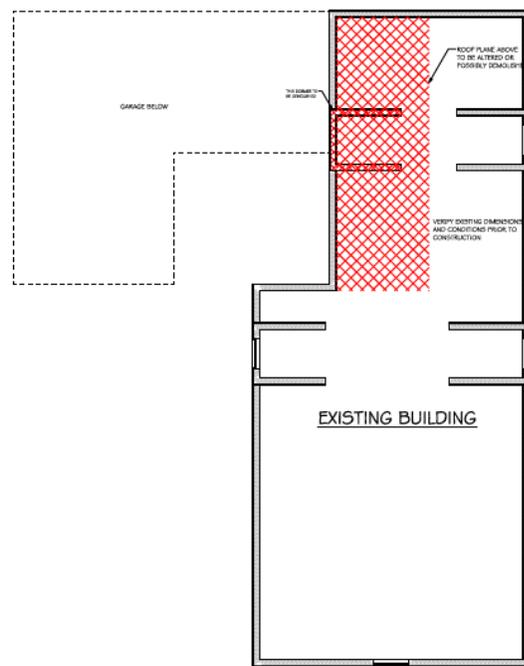
13 JORDAN AVE.  
BRUNSWICK, ME

EXHIBIT A. Detailed professionally constructed architectural CADs: FP2

NOT FOR CONSTRUCTION



MAIN FLOOR-EXISTING  
SCALE: 1/4" = 1'-0"



SECOND FLOOR-EXISTING  
SCALE: 1/4" = 1'-0"



EXHIBIT A. Detailed professionally constructed architectural CADs: FP4

NOT FOR CONSTRUCTION

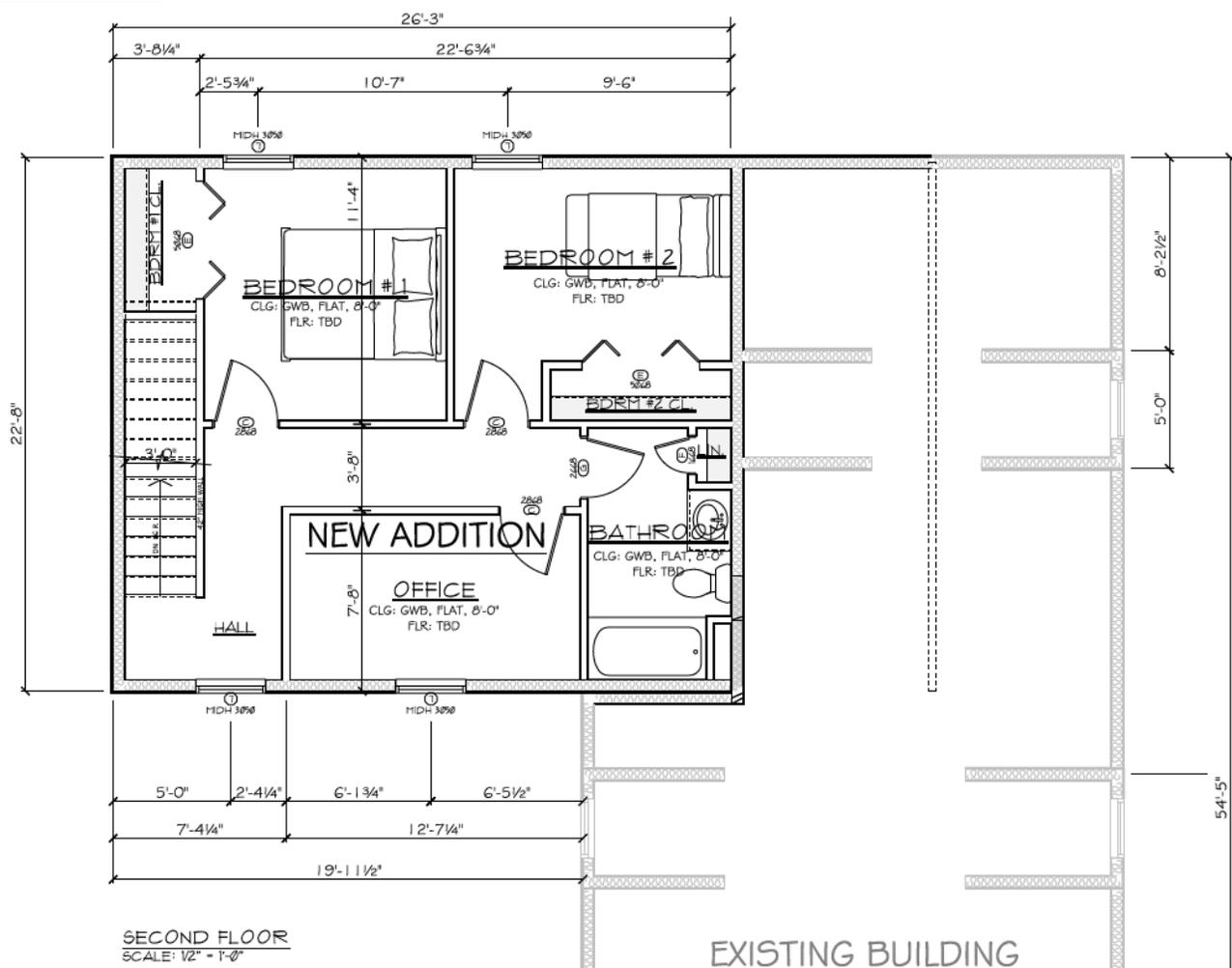


EXHIBIT A. Detailed professionally constructed architectural CADs: FP5

NOT FOR CONSTRUCTION

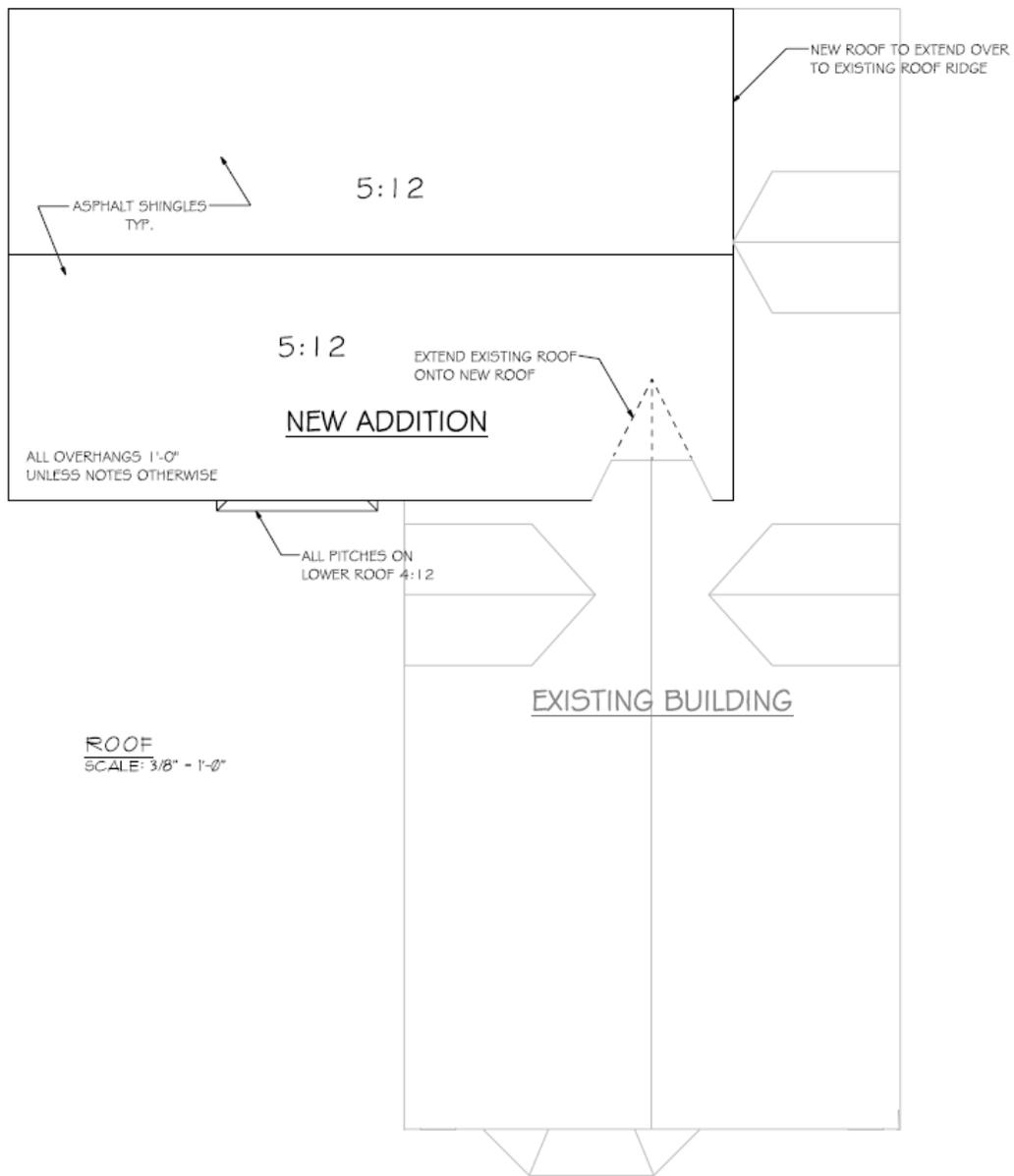


EXHIBIT A. Detailed professionally constructed architectural CADs: EL1

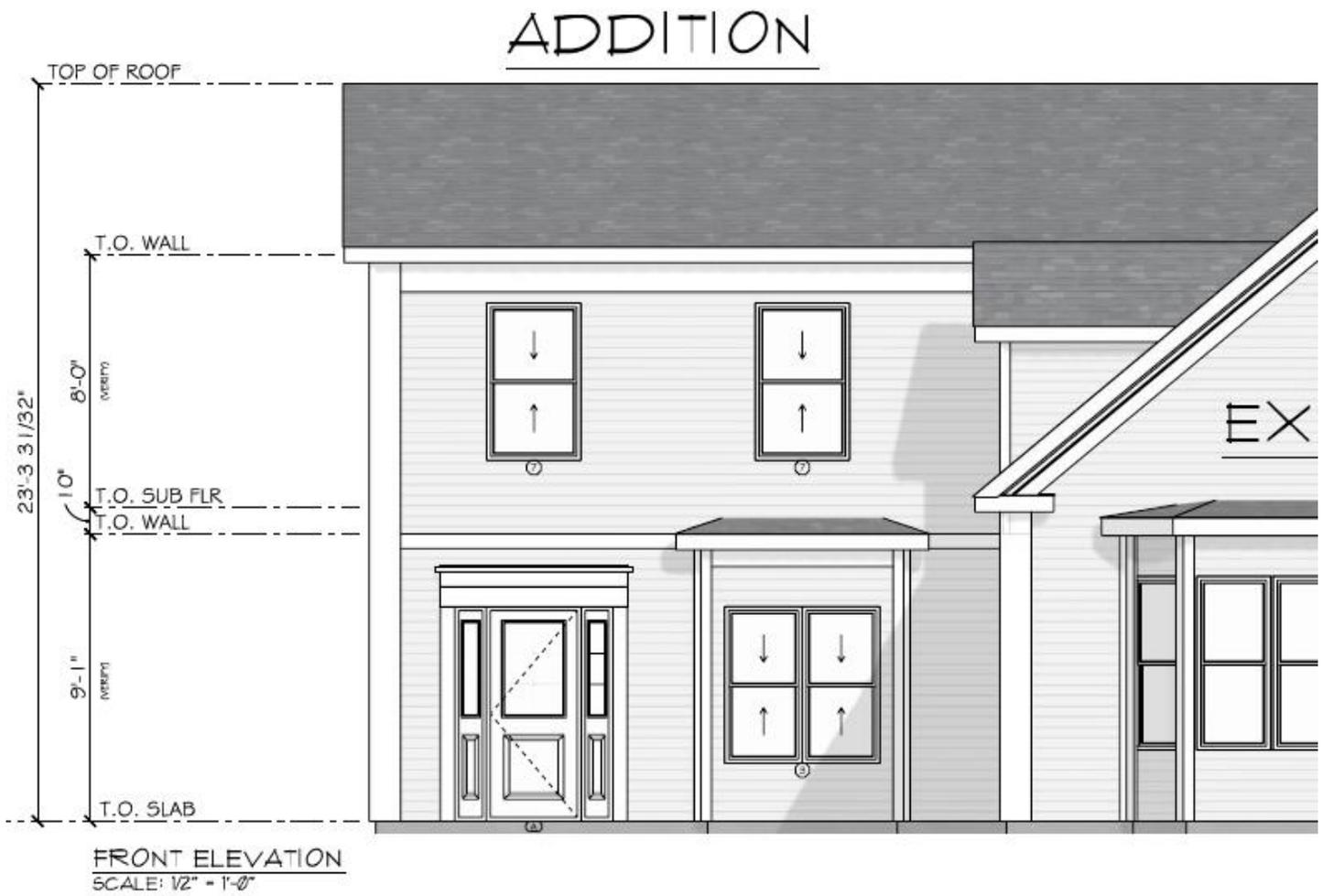
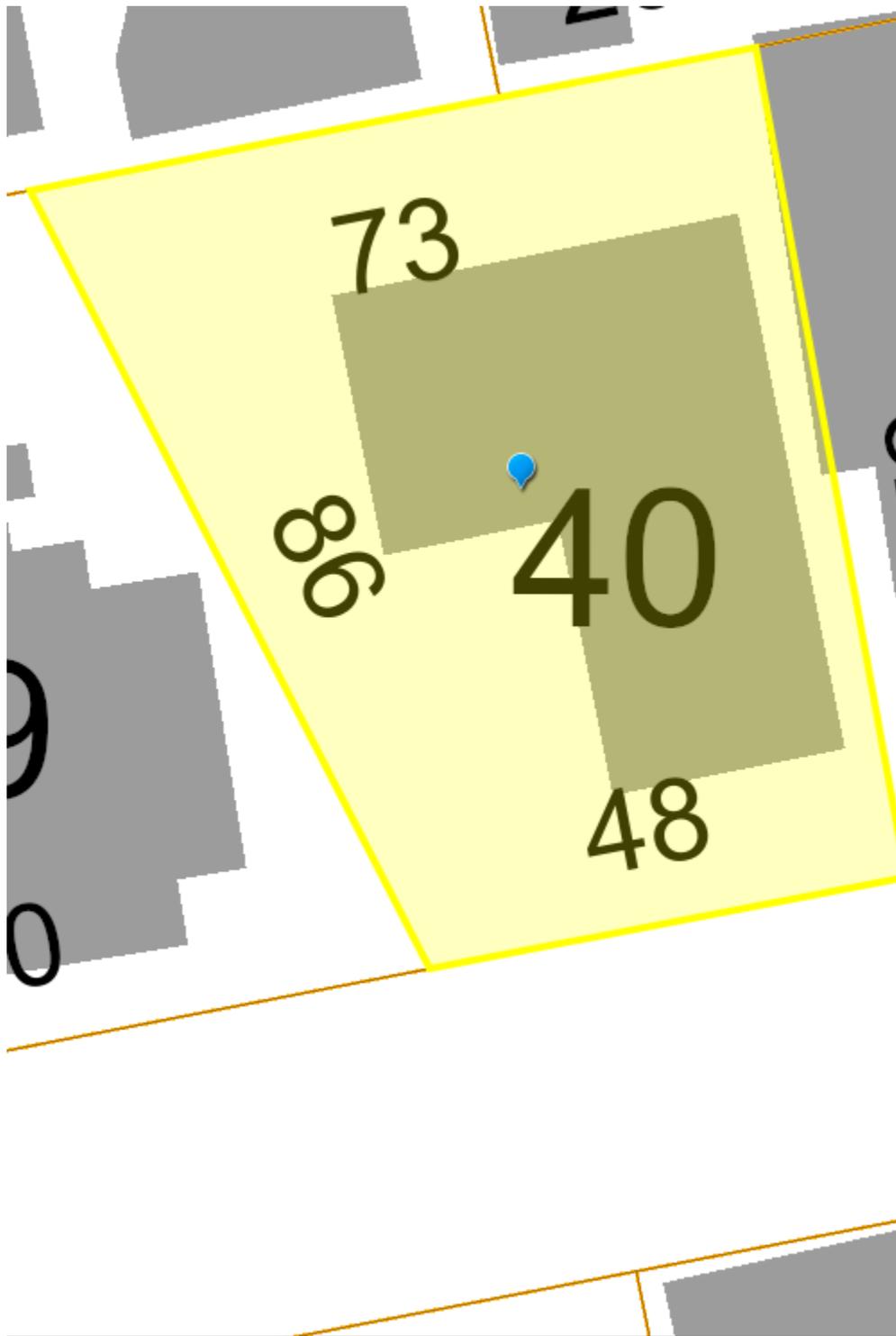


EXHIBIT B. Site Plan (distance view) of 13 Jordan Ave (#40 highlighted below):



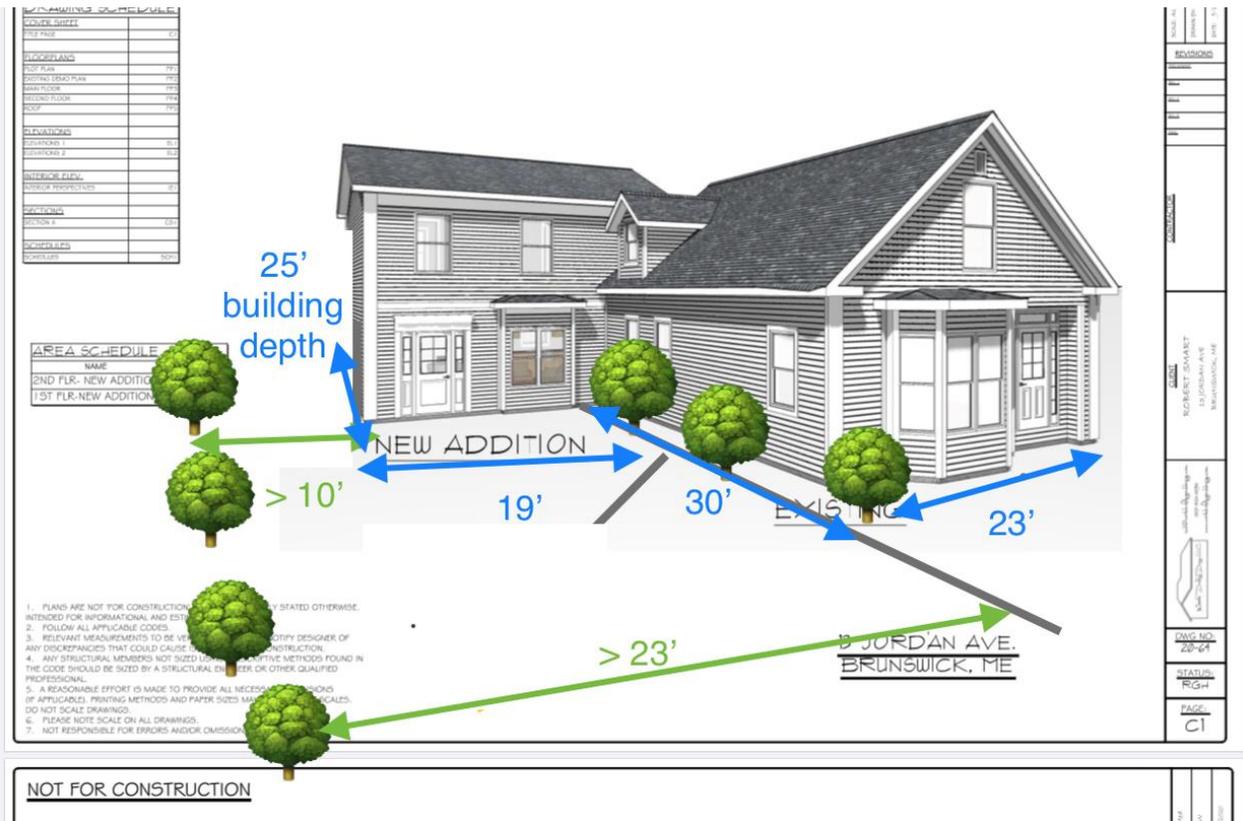
See EXHIBIT A. Detailed professionally constructed architectural CADs: FP2-FP5 for dimensions of new dwelling (on top of existing concrete footprint, thus no footprint change in relation to the surroundings).

EXHIBIT B. Site Plan (close view) of 13 Jordan Ave (#40 highlighted below):



See EXHIBIT A. Detailed professionally constructed architectural CADs: Pages FP2, FP3, FP4, and FP5 for dimensions of new dwelling (on top of existing concrete footprint, thus no footprint change in relation to the surroundings).

EXHIBIT B. Site Plan (rendered design with parking plan) of 13 Jordan Ave:



Note: Parking (2 spaces diagonal to existing main house as indicated by diagonal black line between 19' and 30', and 1 space beside new dwelling as indicated above >10') identified and do not interfere with pedestrian ways / public right-of-ways

EXHIBIT C. Written Project Proposal by contractor Robert Smart of Building Smart, Inc.

**Building Smart Inc.**



207-841-0126

Building better homes for a better community

Proposed project address: 13 Jordan Avenue, Brunswick, ME 04011

Owners: Seabren and Whitney Reeves



*Figure 1*

**Intro**

We are proposing to add a two-story dwelling addition alongside the historic house at 13 Jordan Avenue, in Brunswick. The existing house is currently used as a multi-family dwelling (unit #1 on first floor, and unit #2 on second floor), with updates and alterations over the years. One such update is a single bay garage, which is to the left of the main house. This structure is nonconforming, noncontributing, and not historically significant.

**Project overview**

Add a two-story dwelling on top of the existing single bay garage's concrete footprint to the left of the main house. The new dwelling will feature 2-3 bedrooms, 1 bath, and will take approximately 3-4 months to complete, Seabren & Whitney Reeves Brunswick Village Review Board Application / Oct 2020 meeting 13 Jordan Avenue

EXHIBIT C. Written Project Proposal by contractor Robert Smart of Building Smart, Inc.

## Building Smart Inc.



contingent upon availability of material and labor, and other factors outside the span of control. It will have access to all the amenities Brunswick has to offer in short walking distance to our beautiful downtown, and thus increase population density, and enable an increase in our town's economic development. The classic features of the existing house will be captured and translated seamlessly into the addition.

The new dwelling will be styled as period to be significantly more appropriate and comparable to the existing contributing main house, and incorporate many original architectural features, including, but not limited to:

- Greek revival columns;
- Boxed out windows;
- Door with sidelights;
- Prow eaves and bold returns

### **Material selection**

The emphasis will be on restoring the original look and to style the new as period, while utilizing modern materials already incorporated into the existing structure. Marrying the new with the old will continue the look and feel of the period, thus enhancing the neighborhood. All materials will to spec or equivalent based on availability, etc.

### **Siding:**

Currently white vinyl siding traditional Double 4". New siding to match as proposed Ply Gem Transformations 4D vinyl siding, with a thickness of .040 or greater. White in color with natural wood grain, light texture. See below:

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## Building Smart Inc.



207-841-0126

Building better homes for a better community

The screenshot shows the Ply Gem website's product page for 'Transformations' vinyl siding. The page includes a navigation bar with 'Products', 'Ideas & Learning', 'Support', and 'For Pros'. The main content area features the Ply Gem logo, a 'PERFORMANCE COLLECTION' badge, and a '#1 MANUFACTURER OF VINYL SIDING IN NORTH AMERICA' badge. A sidebar on the left lists navigation options: 'PLY GEM PERFORMANCE', 'OTHER PLY GEM PERFORMANCE PRODUCTS', 'METALS COLLECTION', 'INTERACTIVE DESIGN TOOL', 'SUPPORT', 'WARRANTY', and 'FOR SIDING PROS'. The main product image shows a close-up of the vinyl siding. To the right, the text reads 'PLY GEM PERFORMANCE Transformations' with a 0.0 star rating and 'No Reviews'. A description states: 'A great value and a great choice, Transformations™ vinyl siding is sturdy and hassle-free. Strong enough to resist winds up to 165 mph, it stands tough against nature and everyday life for a smart, attractive way to boost your home's curb appeal.' Below this is a disclaimer: '\*Due to screen resolution limitations, product colors may not be exactly as shown.''. There are three color selection buttons: 'DOUBLE 5"', 'DOUBLE 4"', and 'DOUBLE 4.5" DUTCH LAP'. The 'DOUBLE 4"' button is currently selected. Below the buttons is a color palette with '11 Standard Color Options' and '2 Dark Color Options'. The word 'WHITE' is visible under one of the color swatches.

### Windows:

Current windows are double hung vinyl replacements without grills and will be replicated with Mi double hung vinyl windows from Harvey Industries. New windows will be white double hung without grills. Smooth clad, with casing applied and J-channel included. See below:

EXHIBIT C. Written Project Proposal by contractor Robert Smart of Building Smart, Inc.

**Building Smart Inc.**



207-841-0126

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The screenshot shows the Harvey Building Products website. At the top, there are navigation links: "Find a Contractor", "Locations", and "Contractor Login". Below that, a red navigation bar contains "GET INSPIRED", "OUR PRODUCTS", "SUPPORT CENTER", and "FOR PROS". The main content area is titled "WINDOWS > VINYL WINDOWS > CLASSIC VINYL DOUBLE HUNG WINDOW". The product name "Classic Vinyl Double Hung Window" is displayed in large red text. Below the title is a search icon and a photograph of the window. A descriptive paragraph follows: "The Harvey Classic vinyl double hung window offers a variety of styles, colors and options to meet any homeowner's needs." Further text explains the benefits of the classic design and mentions ENERGY STAR glazing options.

**Roofing:**

The current roof is covered in green architectural asphalt shingles. These will be matched exactly with Owens Corning, lifetime TruDefinition Duration, Chateau Green Architectural Shingles. See below:



Technical Characteristics (nominal values)	
PROPERTY (UNIT)	VALUE
Warranty	Limited Lifetime
Wind Resistance	130 MPH   209 KMH
Algae Resistance	10 Years
Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles Per Square	64
Bundles Per Square	3
Coverage Per Square	98.4 sq. ft.

The graphic illustrates the SureNail Technology for Owens Corning shingles. It features a central image of a shingle with a SureNail fastener. Surrounding this are several callouts explaining key features:
 

- 9 in 10**: A statistic indicating that 9 out of 10 shingles are held in place by the SureNail technology.
- Continued Adhesive Power**: Explains how the adhesive remains effective even after the shingle is fastened.
- Outstanding Grip**: Describes the SureNail's ability to grip the roof deck, providing superior holding power.
- Breakthrough Design**: Notes that the SureNail's design allows for easy installation without the need for a separate fastener.
- Wide Layer Protection**: Highlights the SureNail's wide base, which provides extra protection for the roof deck.
- Double the Gasket Band**: Points out the double gasket band that creates a tight seal between the shingle and the roof deck.
- Wide Gasket Wide Railing Zone**: Describes the wide gasket that provides a secure seal around the SureNail.

EXHIBIT C. Written Project Proposal by contractor Robert Smart of Building Smart, Inc.

### Building Smart Inc.



207-841-0126

Building better homes for a better community

### Demolition required

Currently occupying the footprint on which the new dwelling will be constructed is a nonconforming, noncontributing, and not historically significant single bay garage, as well as a hallway/passthrough and concert entryway. This entire added area is not in character of the original structure and noncontributing to the style of the main house. Lacking any architectural contribution, this entire area will be removed (to support the new dwelling addition) due to oversights including, but not limited to:

- Basic vinyl corners and trim;
- Cheap metal door without windows;
- Water infiltration from funneling roof angle;
- Snow and ice issues build-up from poor design, thus causing risk of injury from slip and fall accidents of tenants and their guests;
- General poor craftsmanship

### Labeled Diagram

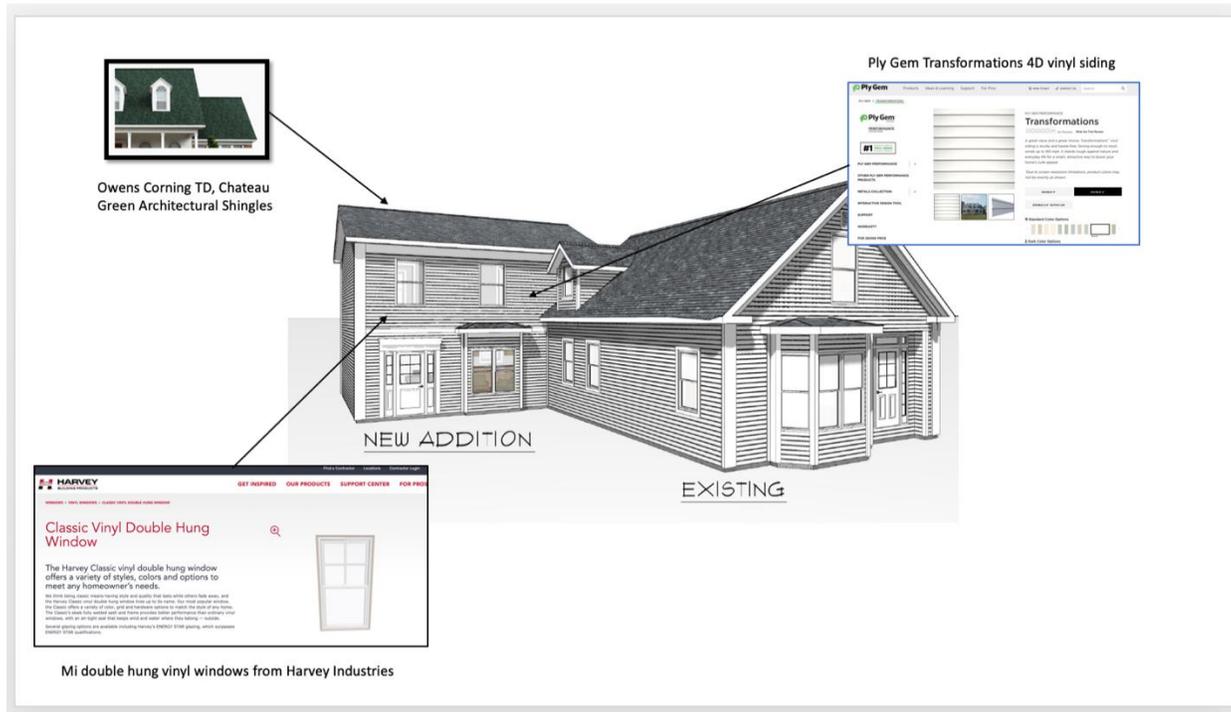


EXHIBIT D. Photographs\* - Current Multi-Level Multi-Family House at 13 Jordan Ave (front view, with existing nonconforming, noncontributing and not historically significant to-be-demolished single bay garage to left)



\*Photo credit: Realtor.com  
Seabren & Whitney Reeves

EXHIBIT D. Photographs\* - Current Multi-Level Multi-Family House at 13 Jordan Ave (back view, with existing nonconforming, noncontributing and not historically significant to-be-demolished single bay garage in foreground)



\*Photo credit: Realtor.com

EXHIBIT D. Photographs\* - Current nonconforming, noncontributing, and not historically significant to-be-demolished garage at 13 Jordan Ave



\*Photo credit: Realtor.com

EXHIBIT D. Photographs - Surrounding immediate area comparable homes and Property Details

Property Address	Property Notes	Gross Area (sq ft)	Living Area (sq ft)
13 Jordan Ave 0.12 acres	Multi-family with proposed new dwelling on top of existing <u>to-be-demolished single bay garage</u> which is nonconforming, noncontributing and not historically significant	2,920 (current) 3,982 (est. proposed*) =36% est. increase in gross area Creates complementary new dwelling addition	1,559 (current) 2,753 (est. proposed) =77% est. increase in living area Creates significantly better utilization of space
11 Jordan Ave 0.11 acres	3-unit with <u>no garage</u>	2,840	2,429
9 Jordan Ave 0.08 acres	2-unit with <u>no garage</u> , which was demolished as issued on 6/10/14, completed 4/6/15	4,626	1,968
5 & 7 Jordan Ave 0.13 acres & 0.14 acres	Condo-style with <u>no garage</u> at #5	2,780 5,616	1,808 3,180
32 School St. 0.13 acres	Diagonally behind 13 Jordan Ave / 3-unit with <u>2-car garage demolished</u> issued on 6/16/15, and remodel issued on 9/3/14, completed on 8/13/15	5,523	3,970
34 School St 0.12 acres	Diagonally behind 13 Jordan Ave / Single family with <u>no garage</u> , and Barn converted to an Accessory Apartment issued on 6/6/16, completed 10/4/16	4,703	2,983
36 School St 0.12 acres	Diagonally behind 13 Jordan Ave / Single family with garage demolished and built new (24x22) issued on 9/22/14, completed 6/13/16	4,486	2,847

\*1,064 (1st floor existing) + 400 (attic existing) + 660 (2<sup>nd</sup> floor existing) + 400 (basement existing) + 599.8 (1<sup>st</sup> floor new) + 595 (2<sup>nd</sup> floor new) + 263 (attic new est.) = 3,982 est. in total

EXHIBIT D. Photographs\* - Surrounding immediate area comparable homes and Property Details

11 Jordan Ave: 3-unit with no garage

2,840 sq ft gross area



\*Photo credit: Brunswickme.org Property Card

EXHIBIT D. Photographs\* - Surrounding immediate area comparable homes and Property Details  
9 Jordan Ave: 2-unit with no garage: Garage was demolished as issued on 6/10/14, completed 4/6/15  
4,626 sq ft gross area



\*Photo credit: Brunswickme.org Property Card

Seabren & Whitney Reeves Brunswick Village Review Board Application / Oct 2020 meeting 13 Jordan Avenue

EXHIBIT D. Photographs\* - Surrounding immediate area comparable homes and Property Details

5 & 7 Jordan Ave: Condo-style with no garage at #5

2,780 sq ft gross area (#5)

5,616 sq ft gross area (#7)



\*Photo credit: Brunswickme.org Property Card

EXHIBIT D. Photographs\* - Surrounding immediate area comparable homes and Property Details

32 School Street - diagonally behind 13 Jordan Ave: 3-unit with garage demolished issued on 6/16/15, and remodel issued on 9/3/14, completed on 8/13/15

5,523 sq ft gross area



\*Photo credit: Brunswickme.org Property Card

EXHIBIT D. Photographs\* - Surrounding immediate area comparable homes and Property Details

34 School Street - diagonally behind 13 Jordan Ave: Single family with no garage, and Barn converted to an Accessory Apartment issued on 6/6/16, completed 10/4/16

4,703 sq ft gross area



\*Photo credit: Brunswickme.org Property Card

Seabren & Whitney Reeves Brunswick Village Review Board Application / Oct 2020 meeting 13 Jordan Avenue

EXHIBIT D. Photographs - Surrounding immediate area comparable homes and Property Details

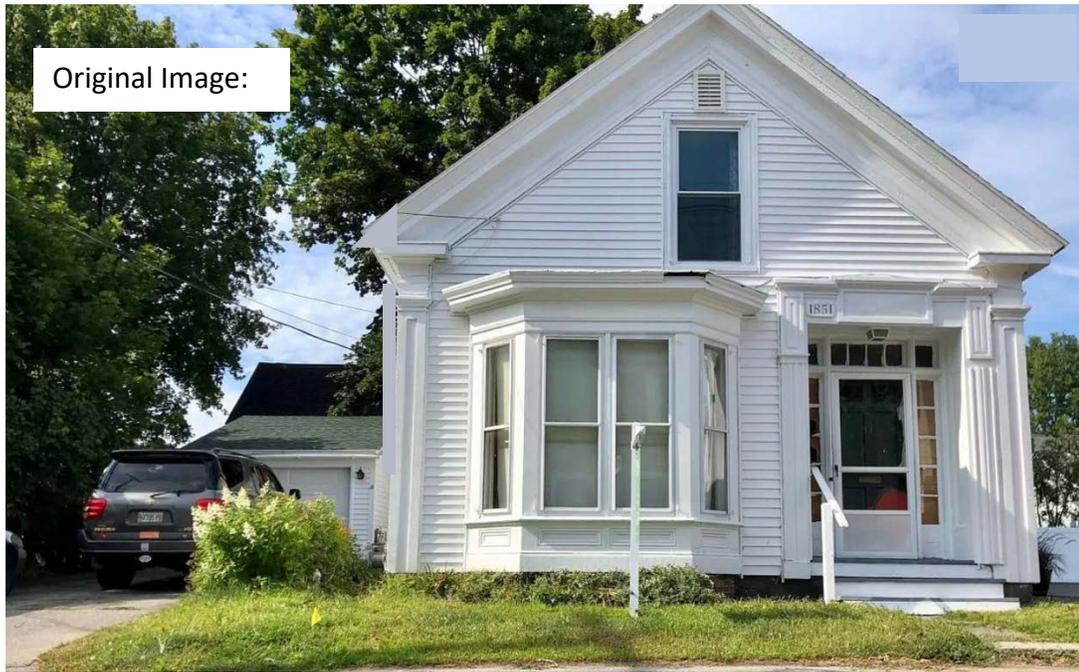
36 School Street - diagonally behind 13 Jordan Ave: Single family with garage demolished and built new (24x22)  
issued on 9/22/14, completed 6/13/16

4,486 sq ft gross area

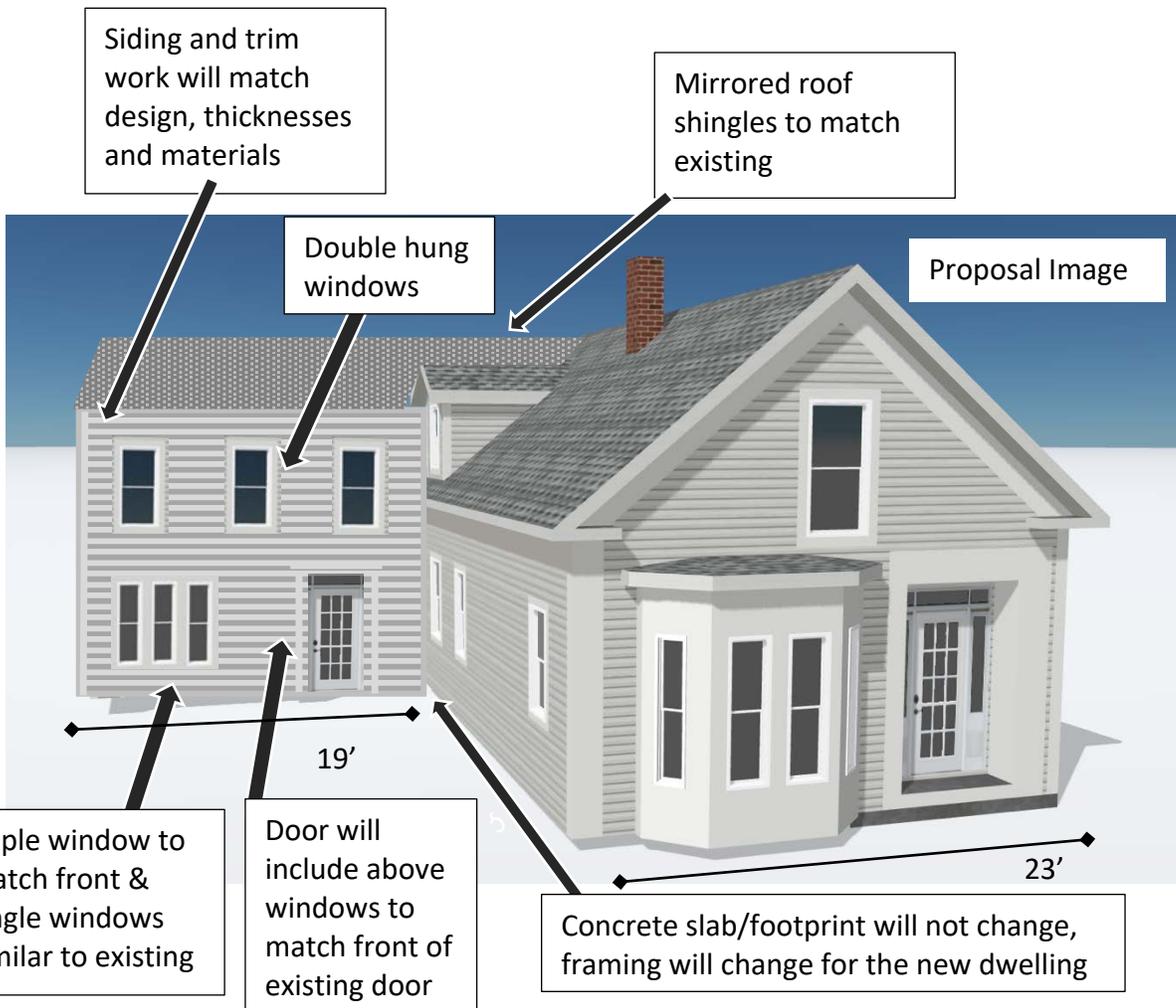


\*Photo credit: Brunswickme.org Property Card

**PREVIOUS ATTACHMENTS FROM 9-15-2020 VRB MEETING**

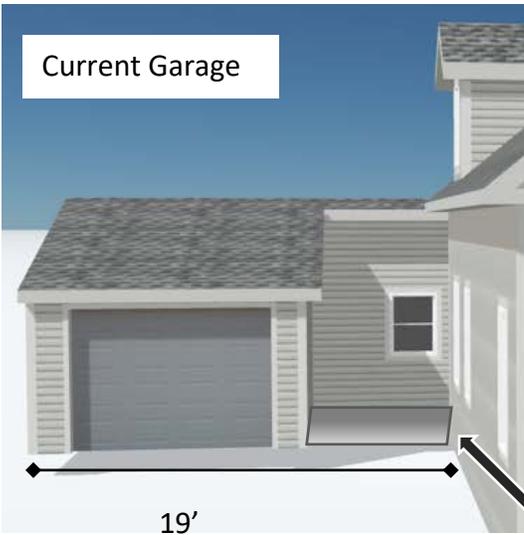


Please Note: These are initial plans for this project to fulfill the VRB Application Requirements. Additionally, professional CAD plans in development can provide a deeper level of detail if also requested. The current application list identifies what materials will be utilized.





Current Garage

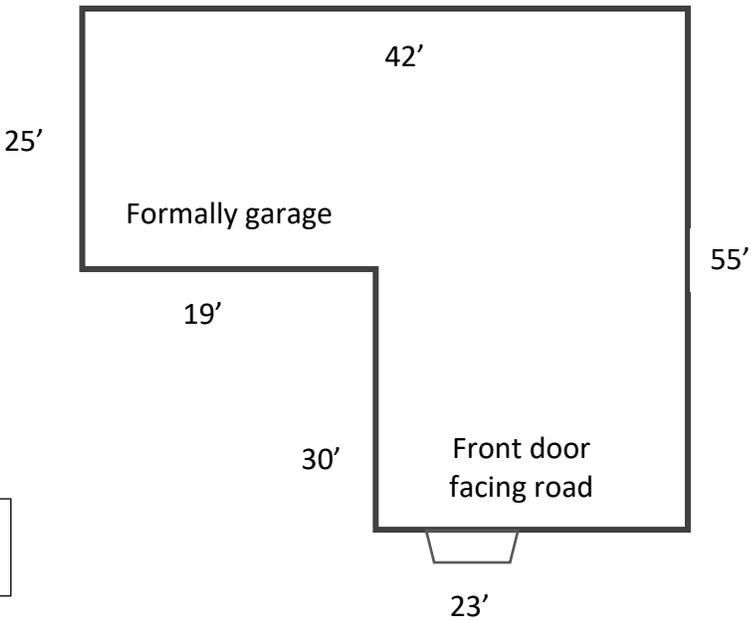


Current Garage

19'

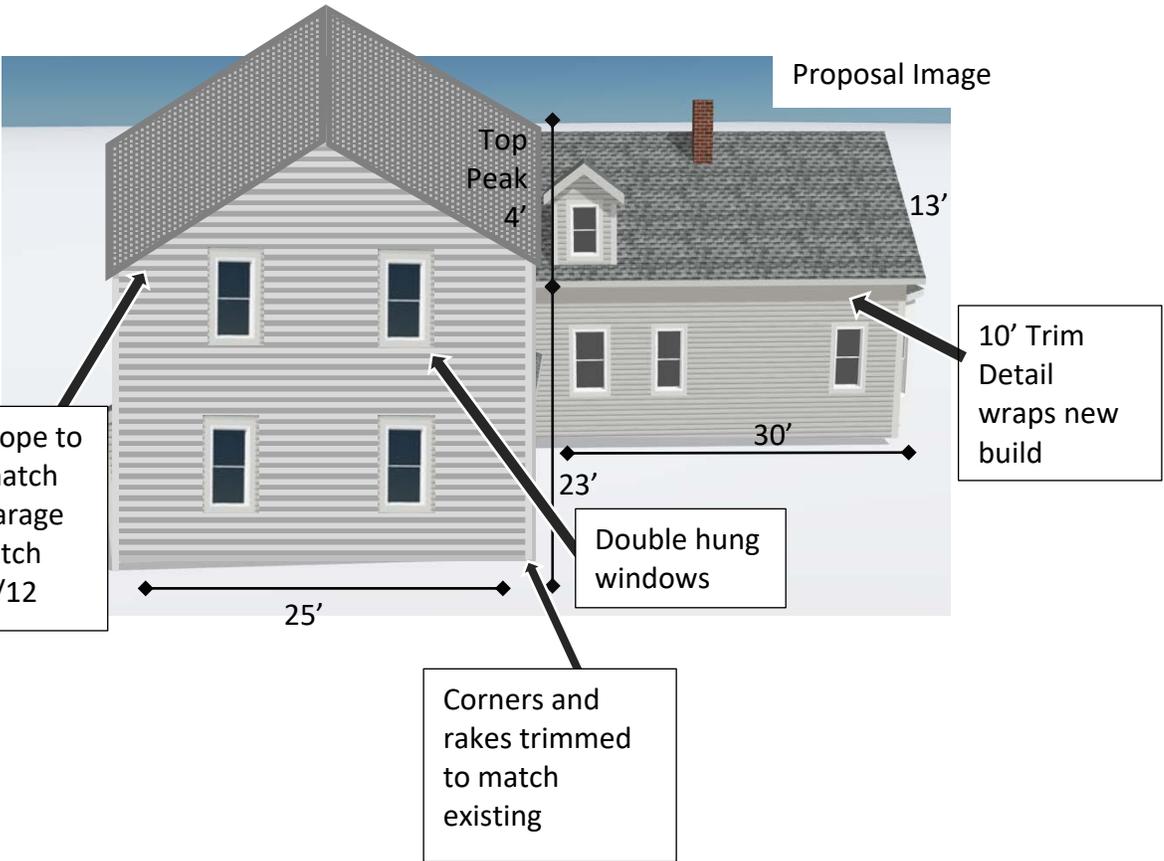
New build on current garage concrete slab/foundation

Footprint of concrete stays the same





Current Garage



Proposal Image

Slope to match garage pitch 4/12

Corners and rakes trimmed to match existing

10' Trim Detail wraps new build



Proposal Image

Please Note: The rear façade will not be visible from the street. Rear façade will be flush with existing structure and the roof pitch on the new structure will replicate the 4/12 pitch of the current garage. The existing rear roof of the house will marry into the new structure.

# Town of Brunswick, Maine

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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### DRAFT FINDINGS OF FACT REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING STRUCTURE VILLAGE REVIEW BOARD

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**PROJECT NAME:** Front Door Installation and Window Replacement (Wood to Vinyl)

**CASE NUMBER:** VRB 20-026

**LOCATION:** 210.5 Maine Street (Map U16, Lot 22)

**APPLICANT & OWNER:** Sloiman Matari  
27 Burnham Cove  
Boothbay, ME 04537

**REVIEW DATE:** October 20, 2020

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#### PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for Alterations to an Existing Structure in order to install an entrance with new wooden and glass door and steps on the front (east) façade and to replace the existing wood windows on the front and side (north and south) façades with vinyl windows. The proposed development is located in the Growth Mixed-Use 6 (GM6) Zoning District and the Village Review Overlay (VRO) Zone. The year built is unknown and the existing structure is not listed in the 2013 Classification Project.

The following draft Findings of Fact for a Certificate of Appropriateness for Additions and Alterations to an Existing Structure is based upon review standards as stated in Subsection 5.2.8.C of the Town of Brunswick Zoning Ordinance.

#### REVIEW STANDARDS, SECTION 5.2.8.C, TOWN OF BRUNSWICK ZONING ORDINANCE

##### (1) General Standard

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

The applicant is proposing the replacement of the structure's wood windows with vinyl windows. Section L – Windows of the recently adopted Village Review Design Guidelines include the following:

1. *Every reasonable effort should be made to maintain and preserve a property's historic windows.*

2. *Every reasonable effort should be made to repair the existing windows. Repairs should be made with as little change as possible by patching, piecing-in, splicing, consolidating, or otherwise reinforcing the deteriorating material using the same material as the existing window.*
3. *If it is necessary to replace any section of a window, the replacement should be made from the same material as the original and should match the original in size, scale, shape, and detail. Any details, such as glazing pattern, and window surround molding should be duplicated in the replacement.*
4. *Alternate materials, such as aluminum or vinyl clad wood windows, or vinyl windows may be acceptable for replacement sash (not frame-in-frame), as long as they match the historic window configuration.*
5. *Original window openings should not be altered to accommodate stock sizes.*
6. *Existing windows should not be blocked-in.*

The proposed vinyl windows will replace the existing wood windows, but they will maintain the approximate size and location of the existing windows. As can be seen in the photographs provided, the existing windows do not contribute to the overall architectural character of the building.

## **(2) New Construction and Additions and Alterations to Existing Structures**

### **a. 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:**

#### **i. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.**

The structure is not identified as a contributing or noncontributing resource. Therefore, the proposed alterations will not affect the overall historic integrity of the existing structure.

#### **ii. Alterations shall remain visually compatible with the existing streetscape.**

The proposed front entrance, new stairs, and replacement windows will increase the structure's visual compatibility with the existing streetscape.

#### **iii. Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.**

The existing windows are not architectural character-defining features, and their replacement will not have a distinctive impact on the structure's character.

#### **iv. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.**

Not applicable.

- v. **When constructing additions, the applicant shall maintain the structural integrity of existing structures.**

Not applicable.

- b. **In approving applications for a Certificate of Appropriateness for new construction of, or additions to commercial, multi-family and other non-residential structures, the Village Review Board shall make findings that the following additional standards have been satisfied.**

- i. **Where practicable, new off-street parking shall be located to the rear of the principal building and shall be accessed from a secondary street. In cases where off-street parking currently exists in a front or side yard, the parking area shall be screened from the public right-of-way with landscaping or fencing.**

Not applicable.

- ii. **Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.**

Not applicable.

- iii. **All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way, unless required by a public utility, and shall be screened from public view.**

Not applicable.

- iv. **Roof-top mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.**

Not applicable.

- v. **The use of cinder block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.**

Not applicable.

- vi. **The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.**

The applicant has indicated that they will repair and paint the existing side.

- vii. **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.**

Not applicable.

- viii. **No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.**

Although the horizontal expanse of the structure is much less than 40 feet, the applicant is adding a pedestrian entry on the Maine Street facing front façade.

- ix. **No building on Maine Street shall have more than 15 feet horizontally of windowless wall.**

The potential addition of a window on the Station Avenue facing side façade would eliminate the existing windowless wall.

- x. **All new buildings and additions on Maine Street shall be built to the front property line. This may be waived if at least 60 percent 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.

- xi. **If adding more than 50 percent new floor area to a structure located on Maine Street, the addition shall be at least two (2) stories high and/or not less than 20 feet tall at the front property line.**

Not applicable.

- xii. **The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50 percent glass. Upper floors shall have a higher percentage of solid wall, between 15 percent and 40 percent glass.**

The existing Maine Street facing façade is not at least 50% glass. However, the applicant is increasing the amount of glass on said façade to bring the structure further into compliance with this standard.

- c. **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.**

Although the structure is not classified as a contributing or noncontributing resource, adding a front entrance as well as increasing the number of windows in the structure will enhance the structure's compatibility with nearby contributing resources.

### **(3) Signs**

**Signs shall comply with the requirements of Section 4.13 (Signs) with consideration given to the Village Review Zone Design Guidelines.**

Signs are to be reviewed by the Town Codes Enforcement Officer for consistency with Section 4.13 of the Zoning Ordinance.

**(4) Demolition and Relocation**

**a. 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.**

**i. The structure poses an imminent threat to public health or safety. An application must be accompanied by a report from a qualified structural engineer for review by the Codes Enforcement Officer and photographs depicting the current condition of the building.**

Not applicable.

**ii. 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. 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.**

Not applicable.

**b. Demo, 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  
210.5 MAINE STREET  
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR  
ALTERATIONS TO AN EXISTING STRUCTURE  
VILLAGE REVIEW BOARD  
REVIEW DATE: OCTOBER 20, 2020**

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

**Motion 2:** That the Board approves the Certificate of Appropriateness for Alterations to an Existing Structure in order to install a front entrance and replace the windows on the front and side façades of the existing structure, located at 210.5 Maine Street, as outlined in the application and as satisfied by Subsection 5.2.8.C.(4).ii with the following condition:

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

Received: 9/10/20  
By: LM

VRB Case #: 20-026

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: SLOIMAN MATARI  
Address: ~~210.5 MAINE ST.~~ 27 BURNHAM COVE  
BOSTON BAY ME 04537  
Phone Number: 973-725-3277  
Email Address: SAL.MATARI@HOTMAIL.COM

2. Project Property Owner:

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

3. Authorized Representative: (If different than applicant)

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

4. Physical Location of Property Being Affected:

Address: 210.5 MAINE ST

5. Tax Assessor's Map # U16 Lot # 22 of subject property.

6. Underlying Zoning District GM6

7. Type of Activity (check all that apply):

- Additions and New Construction
- Structural Alteration
- Demolition/Moving of Structure
- Sign Permit

8. Describe the location and nature of the proposed change(s), including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change (use separate sheet if necessary):

BASICALLY KEEPING BUILDING AS IS  
REPLACING FRONT AND SIDE WINDOWS, REPAIRING SIDING  
AND PAINTING, PUTTING FRONT DOOR BACK WHERE IT WAS AND  
ADDING STEPS TO GET IN BUILDING, REPLACING BACK DOOR, ADDING  
OUTSIDE SIGNAGE TO BOTH SIDES OF BUILDING (STATION ST, MAINE ST AND  
DRIVEWAY).  
THIS IS THE OLD COTI ICE CREAM STORE

Applicant's  
Signature



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

This checklist will be completed by the Department of Planning and Development. The Department requires that all application materials be submitted in BOTH hard copy and digital format. In addition, for Major Review applications, EIGHT (8) HARD COPIES are required after your application is considered complete by Department staff. Your project will not be placed on the Village Review Board's agenda until this determination is made. For assistance, please contact the Department of Planning and Development at (207)725-6660.

- Completed application form
- A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review (*provided by Department Staff*).
- 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. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific.
- A site plan or photographs showing the relationship of the changes to the surroundings.
- If architectural features are to be removed or replaced (including but not limited to original windows, siding, roofing material and other design elements), provide photographic documentation or a written assessment from a preservation professional or contractor explaining the condition of the material and reason for removal/replacement.
- Photographs of the building(s) involved, its context, and detailed photos of immediate area.
- List all proposed materials and products, and clearly identify their location on the drawings. Indicate texture of material, if applicable.
- Provide manufacturer's product information and, if possible, bring material samples to the meeting.
- Provide information such as dimensions, photographs or source for salvaged or reused materials.
- For demolition applications, provide detailed information addressing standards contained in Subsections 5.2.8.C (4) of the Brunswick Zoning Ordinance.

This application was certified as being complete on 10-8-20 (date) by MATT PANZEL 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Matt Panzel  
Signature of Department Staff Reviewing Application

016-100

# HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 210 Maine  
County City/Town Street Address and Number



Name of Building/site: .....  
Common and/or Historic

Approximate Date: ..... Style: .....

Type of Structure:  
 Residential  Commercial  Industrial  Other: .....

Condition:  Good  Fair  Poor

Endangered:  No  Yes .....

Surveyor: ..... Organization: ..... Date: .....

Rating: .....

Historic Significance to the Community: .....

(For Additional Information — Use Reverse Side)

# HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 210 1/2 Maine  
County City/Town Street Address and Number



Name of Building/site: .....  
Common and/or Historic

Approximate Date: ..... Style: .....

Type of Structure:  
 Residential  Commercial  Industrial  Other: .....

Condition:  Good  Fair  Poor

Endangered:  No  Yes .....

Surveyor: ..... Organization: ..... Date: .....

Rating: .....

Historic Significance to the Community: .....

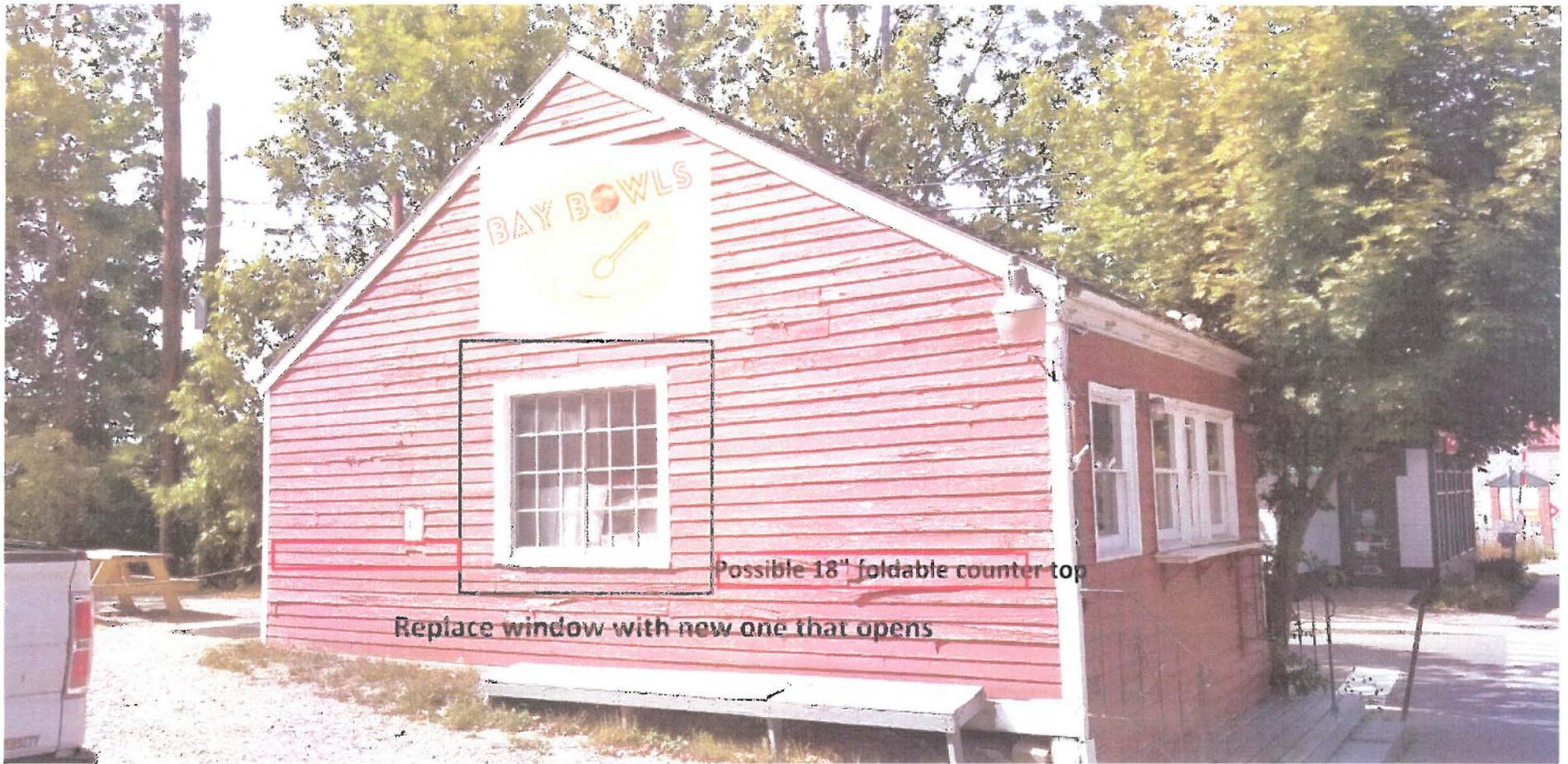


FRONT

Exterior - NAVY/GREY  
Trim - WHI ANTIQUE



STATION Ave Side



Driveway side

SAL MATARI  
973-725-3277



**ThermaStar**  
by *Pella*®



7 48171 62251 4

**TSTAR NEW CONSTR – NAIL FIN W/ J  
SLIDING WINDOW**

**60x48**

FITS ROUGH OPENING

**60 -in X 48 -in**

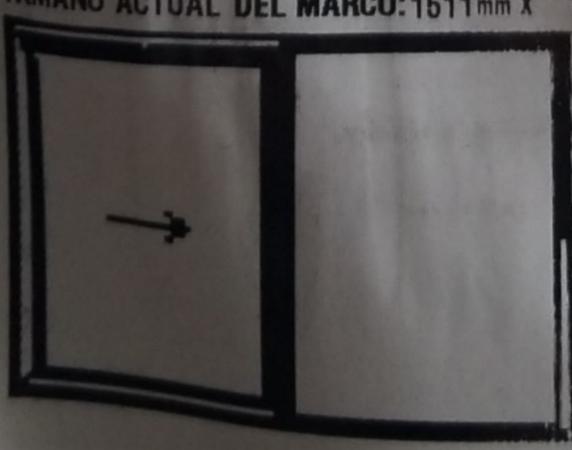
ACTUAL FRAME SIZE

**59 1/2 -in X 47 1/2 -in**

**INCLUDES: HALF SCREEN**

TSTAR CONSTRUCCION NUEVA  
Ventana Corrediza

ABERTURA SIN TERMINAR: 1524 mm X 1219 mm  
TAMANO ACTUAL DEL MARCO: 1511 mm X 1207 mm



3/4-in. NATURALSUN LOW-E INSULATING  
GLASS WITH ARGON  
3/4-in. VIDRIO AISLANTE DE BAJA EMISION  
NATURALSUN CON ARGON

**ENERGY STAR® Certified in Highlighted Regions.**  
Certificado por ENERGY STAR en las regiones resaltadas.

Frame Width X Frame Height:  
59 5/8" X 47 5/8"

7  
15633062



# Town of Brunswick, Maine

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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### DRAFT COMBINED FINDINGS OF FACT REQUEST FOR CERTIFICATE OF DEMOLITION AND CERTIFICATE OF APPROPRIATENESS FOR ADDITIONS AND ALTERATIONS TO EXISTING STRUCTURES VILLAGE REVIEW BOARD

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**PROJECT NAME:** Demolition and Reconstruction of Existing Front Porch and Side Decks

**CASE NUMBER:** VRB 20-031

**LOCATION:** 17 Federal Street (Map U07, Lot 57)

**APPLICANT &  
OWNER:** Federal Holdings, LLC c/o Stephen Dee  
59 McKeen Street  
Brunswick, ME 04011

**REVIEW DATE:** October 20, 2020

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#### PROJECT SUMMARY

The applicant is requesting two Certificates:

1. A Certificate of Demolition is requested to demolish the existing porch on the front (west) façade as well as the two (2) two-story decks attached to the sides (north and south) of the existing structure; and
2. A Certificate of Appropriateness to:
  - a. Construct new decks on the side façades with a design more appropriate for the existing structure's Greek Revival style; and
  - b. Construct a new Greek Revival-compatible front entrance.

---

*Please note that the following improvements associated with this project are exempt from VRB review pursuant to Section 5.2.8.B.(3).a of the Brunswick Zoning Ordinance:*

1. *In-kind replacement of wood windows on the front (west) façade.*
  2. *In-kind replacement of vinyl windows on the side façades.*
  3. *Installation of vinyl siding on the side façades for consistency with the existing vinyl siding on the front façade.*
- 

The existing structure, known as the Robert Eastman House, was constructed in 1828 and is designated as a contributing structure in the 2013 Classification Project. The exact date the existing decks were added to the structure is unknown, but photographic evidence suggests that they are less than 50 years old. The proposed project is located within the Growth Residential 7 (GR7) Zoning District, the Village Review Overlay (VRO) District, and the Federal Street Historic District

(National Register of Historic Places).

The following combined draft Findings of Fact for a Certificate of Appropriateness for Demolition and Addition is based upon review standards as stated in Subsection 5.2.8.C of the Town of Brunswick Zoning Ordinance.

## **REVIEW STANDARDS, SECTION 5.2.8.C, TOWN OF BRUNSWICK ZONING ORDINANCE**

### **(1) General Standard**

- a. All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance.**

Based on a preliminary review, the proposed project also complies with the Town of Brunswick Zoning Ordinance. A more thorough zoning analysis will be performed at the time of building permit review.

- b. 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 the existing front porch and side decks are not contributing architectural elements, their replacements that incorporate design features from the principal structure will bring the structure closer to meeting the goals of the recently updated Design Guidelines. For example, the Design Guidelines state, "the majority of Greek Revival style houses in Brunswick did not originally have entry porches; however, porches were often added to these houses." Guidelines #9 in Section H. Porches and Entries states, "New porches should be compatible with the overall scale, shape, and detail of the building, as well as the prevailing streetscape. The proposed improvements are consistent with the Design Guidelines. Furthermore, the applicant has stated their intent to renovate the existing structure, "in a manner which is more fitting to its history."

### **(2) New Construction and Additions and Alterations to Existing Structures**

- a. 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:**
  - i. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.**

The proposed decks and front entrance are designed to be more compatible and therefore have less effect on the historic integrity of the contributing structure than the existing decks and porch.

- ii. Alterations shall remain visually compatible with the existing streetscape.**

As in Item i. above, the proposed decks and front entrance incorporate design elements from the existing structure and will increase the overall visual compatibility of the property with the existing streetscape.

- iii. Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.**

The proposed decks and front entrance will not conceal any distinctive historic or architectural character-defining features. In fact, the proposed improvement will enhance the overall architectural character of the existing structure.

- iv. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.**

The proposed side decks and front entrance will be visually compatible with the existing mass, scale, and materials of the main building. Furthermore, the proposed front entrance is consistent with the Design Guidelines statement that many structures from this era feature a small roof pediment with decorative supports.

- v. When constructing additions, the applicant shall maintain the structural integrity of existing structures.**

A building permit shall be required to ensure the proposed decks and front entrance maintain the structural integrity of the existing structure.

- b. In approving applications for a Certificate of Appropriateness for new construction of, or additions to commercial, multi-family and other non-residential structures, the Village Review Board shall make findings that the following additional standards have been satisfied.**

- i. Where practicable, new off-street parking shall be located to the rear of the principal building and shall be accessed from a secondary street. In cases where off-street parking currently exists in a front or side yard, the parking area shall be screened from the public right-of-way with landscaping or fencing.**

Not applicable.

- ii. Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.**

Not applicable.

- iii. All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way, unless required by a public utility, and shall be screened from public view.**

Not applicable.

- iv. Roof-top mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.**

Not applicable.

- v. **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.**

The proposed project does not include the use of cinder block, concrete, or concrete block.

- vi. **The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.**

The existing front façade has vinyl siding. The applicant has indicated that the proposed decks and front entrance will be constructed of wood.

- vii. **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.**

Not applicable.

- viii. **No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.**

Not applicable.

- ix. **No building on Maine Street shall have more than 15 feet horizontally of windowless wall.**

Not applicable.

- x. **All new buildings and additions on Maine Street shall be built to the front property line. This may be waived if at least 60 percent 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.

- xi. **If adding more than 50 percent new floor area to a structure located on Maine Street, the addition shall be at least two (2) stories high and/or not less than 20 feet tall at the front property line.**

Not applicable.

- xii. **The first floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50 percent glass. Upper floors shall have a higher percentage of solid wall, between 15 percent and 40 percent glass.**

Not applicable.

- c. **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.

### **(3) Signs**

**Signs shall comply with the requirements of Section 4.13 (Signs) with consideration given to the Village Review Zone Design Guidelines.**

Not applicable.

### **(4) Demolition and Relocation**

- a. **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.**

- i. **The structure poses an imminent threat to public health or safety. An application must be accompanied by a report from a qualified structural engineer for review by the Codes Enforcement Officer and photographs depicting the current condition of the building.**

The applicant has indicated that the existing decks and front porch are in disrepair and they have also received a lead abatement order that requires their replacement.

- ii. **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. 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.**

Not applicable.

- b. **Demo, 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.**

The replacement of the existing decks and front porch with the proposed improvements shall enhance the existing structure’s visual compatibility with the surrounding contributing resources.

**DRAFT MOTIONS**  
**17 FEDERAL STREET**  
**REQUEST FOR TWO CERTIFICATES: DEMOLITION AND APPROPRIATENESS FOR ADDITIONS**  
**AND ALTERATIONS TO EXISTING STRUCTURES**  
**VILLAGE REVIEW BOARD**  
**REVIEW DATE: OCTOBER 20, 2020**

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

**Motion 2:** That the Board approves the Certificate of Demolition for the demolition of the existing decks on the sides (north and south) of the structure to allow for their replacement with a more suitable design located at 17 Federal Street as outlined in the application and as satisfied by Subsection 5.2.8.C.(4).ii 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 Additions and Alterations to an Existing Structure for the proposed replacement decks and front entrance at 17 Federal Street as outlined in the application 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.

Received: \_\_\_\_\_  
By: \_\_\_\_\_

VRB Case #: \_\_\_\_\_

**VILLAGE REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: Stephen Dea  
Address: 59 McKeen Street Brunswick, ME 04011  
  
Phone Number: 207-315-0242  
Email Address: steve@federalholdingsllc.com

2. Project Property Owner:

Name: Federal Holdings LLC  
Address: 59 McKeen Street Brunswick ME 04011  
  
Phone Number: 207-370-5293  
Email Address: steve@federalholdingsllc.com

3. Authorized Representative: (If different than applicant)

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

4. Physical Location of Property Being Affected:

Address: 17 Federal Street Brunswick ME 04011

5. Tax Assessor's Map # U07 Lot # 057 of subject property.

6. Underlying Zoning District TR2 ?

7. Type of Activity (check all that apply):

- Additions and New Construction
- Structural Alteration
- Demolition/Moving of Structure
- Sign Permit

8. Describe the location and nature of the proposed change(s), including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change (use separate sheet if necessary): Please see attached letter

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's  
Signature \_\_\_\_\_





October 15, 2020

STEPHEN DEE  
PROPERTY MANAGER  
STEVE@FEDERALHOLDINGSLLC.COM

## **PROPOSED ALTERATIONS TO 17 FEDERAL STREET**

**BACKGROUND** – We purchased this building in November 2019. We had planned to restore the historical aesthetic of the building after owning it for a few years, but recent events have sped up that process. We are currently under a lead abatement order, which requires us to address lead hazards that are mainly on the exterior of the structure. In looking at our options, we have elected to remove and replace the large deck structures on both sides of the building. These structures are in disrepair, have lead hazards, and do not fit the historic style of the building. Our vision is to bring back this building's appearance and do it in a manner which is more fitting to its history. We have provided a boundary survey, building plans and renderings of the finished project, as well as pictures of the existing building for your review.

### **PROPOSED WORK –**

1. **REPLACE EXTERIOR DECKS** – The current decks have a 1960's feel and do not match the building. We propose replacement of the decks in a Greek revival style, which fits the original aesthetic of the building. On the north side of the building, we have set the decks back 12 feet from the front of the building in order to keep the focus on the original architecture and allow the decks to blend into the back structure of the building. The structure will be built out of pressure-treated lumber. We propose to use composite materials to create the architectural details in our drawings. Per the architect, these are the materials that will be used:
  - a. - white fiber-cement panels and 4x trim board (columns, fascia, soffits, ceilings)
  - b. - white composite 2x4 railing cap
  - c. - white composite 2x2 spindles
  - d. - light grey composite decking
  
2. **REPLACE FRONT WINDOWS** – Many of the original windows are full of lead hazards and pose a health hazard to our tenants. We are proposing replacement in-kind with Harvey Majesty wood casement windows. The contractors have informed us that this is a standard replacement for historic windows. The styling would be the same.



3. REPLACE SIDE WINDOWS – Many of the windows on the side of the building are now vinyl replacement windows. We would like to match this style on the few windows that have been identified as a lead hazard. Again, the styling would be the same, thereby maintaining the look of the windows.
4. SIDING – We have numerous lead hazards on the front and sides of the building from trim and siding. The front of the building already has vinyl siding covering the original wood clapboards. Therefore, we are proposing that the siding work on both sides of the building be completed with vinyl siding as well. The woodwork on the front of the building will be scraped and painted to remove the hazards.
5. FRONT ENTRANCE – We have lead and safety hazards on the front steps, door and trim. In order to protect the historical aesthetic of the building, we are proposing to strip and paint the existing front door. We will do the same for the casings and trim around the door. The front steps are to be replaced with the proposed design and will replace a wooden structure that is not original to the building. This upgrade will also bring back a historic representation of the building. We have identified some wood rot on the front of the building and bottom of the doors that will be fixed with new pieces of replacement wood and then painted to match.

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

**This checklist will be completed by the Department of Planning and Development. The Department requires that all application materials be submitted in BOTH hard copy and digital format. In addition, for Major Review applications, EIGHT (8) HARD COPIES are required after your application is considered complete by Department staff. Your project will not be placed on the Village Review Board's agenda until this determination is made. For assistance, please contact the Department of Planning and Development at (207)725-6660.**

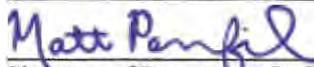
- Completed application form
- A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review (*provided by Department Staff*).
- A drawing showing the design, texture, and location of any construction, alteration, demolition for which a certificate 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. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific.
- A site plan or photographs showing the relationship of the changes to the surroundings.
- If architectural features are to be removed or replaced (including but not limited to original windows, siding, roofing material and other design elements), provide photographic documentation or a written assessment from a preservation professional or contractor explaining the condition of the material and reason for removal/replacement.
- Photographs of the building(s) involved, its context, and detailed photos of immediate area.
- List all proposed materials and products, and clearly identify their location on the drawings. Indicate texture of material, if applicable.
- Provide manufacturer's product information and, if possible, bring material samples to the meeting.
- Provide information such as dimensions, photographs or source for salvaged or reused materials.
- For demolition applications, provide detailed information addressing standards contained in Subsections 5.2.8.C (4) of the Brunswick Zoning Ordinance.

This application was certified as being complete on 10-13-2020 (date) by Matt Panfil 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Signature of Department Staff Reviewing Application

HISTORIC PRESERVATION SURVEY

1980 photos J. Goff



Cumberland Brunswick 17 Federal  
 County City/Town Street Address and Number

Name of Building/site: Bet. 1817-1819 res. of Robert Eastman,  
 Common and/or Historic

machine maker, artificer

Approximate Date: bet. 1817-1819 Style: Federal

Type of Structure:

Residential  Commercial  Industrial  Other: .....

Condition:  Good  Fair  Poor

Endangered:  No  Yes .....

Surveyor: J. Goff Organization: Pajepscot Regional Survey Date: 10/9/80 deed notes

Rating: .....

Historic Significance to the Community: Erected (constructed?) by Mr. Jabez Perkins...

(For Additional Information - Use Reverse Side)

17 Federal

100:216 John Dunlap to Robert Eastman, machine maker \$150 4r front  
 north of Nahum Houghton 7/28/1817

92:554 Nahum Houghton, housewright, to RE, gent. \$25 1r strip to north 6/26/1822

100:217 RE to David Dunlap \$466.38 mortgage w/ all fences, bldgs, + appurtenances  
 10/4/1824

100:219 RE to Jonathan Page \$550 w/ bldgs 10/7/1824

1828 = Eastman

1846 = J.C. Humphrey

1863 = Gen. J. C. Humphreys? - Furbish p. 17

1871 = Humphrey Hrs. 1871 Directory: RE not listed; no Humphreys at this address.

1910 #17 = R.W. Eaton

1917 Directory #17 = Russell W. Eaton/F.A. Burton, architect

Robert Eastman = machine maker with James Jones (65:268);  
 artificer and builds 9-ft. dia. Tub waterwheel for sawmill  
 near Nye mill privilege (1820--90:127).

1889 account of 1819: "Capt. F.C. Jordan's residence was erected by Mr. Jabez Perkins,  
 and in 1819 was occupied by Robert Eastman, Esq."

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 34676 PAGE 336 COUNTY Cumberland  
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 17 Federal Street, Brunswick, Maine

Job Number: 1043-17-R

Inspection Date: 10-25-19

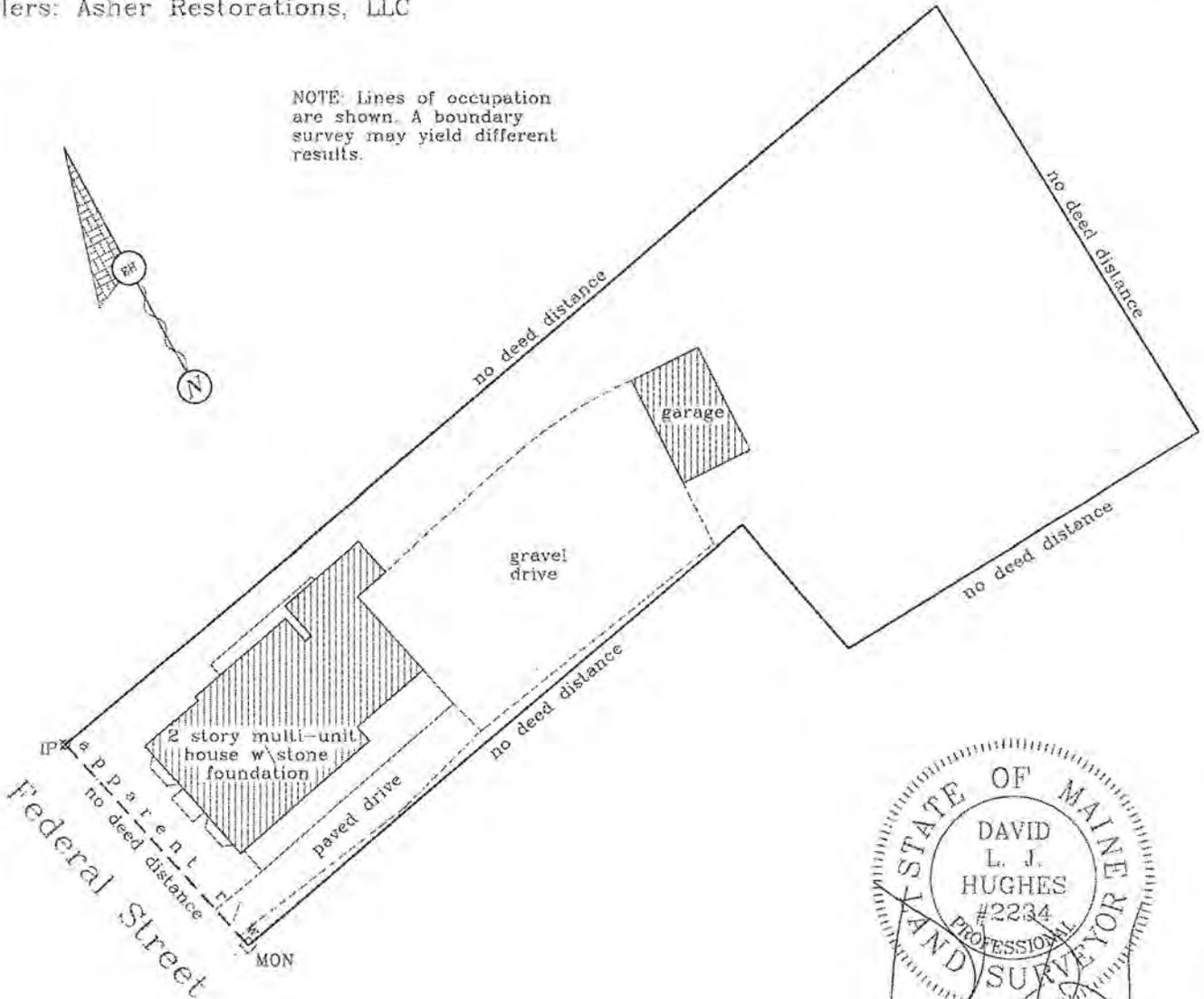
Buyers: Federal Holdings LLC

Scale: 1" = 50'

Client File #: 0819451

Sellers: Asher Restorations, LLC

NOTE: Lines of occupation are shown. A boundary survey may yield different results.



I HEREBY CERTIFY TO: Broadwater Title, LLC;  
Bangor Savings Bank and  
First American Title Insurance Company.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel 230042-0015B:
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.
- A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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**Livingston-Hughes**  
 Professional Land Surveyors  
 88 Guinea Road  
 Kennebunkport, Maine 04046  
 207-967-9761 phone    207-967-4831 fax  
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

SFD

**PROPERTY ASSESSMENT RECORD**

Town of Brunswick, Me.

E/S FEDERAL STREET #17	RECORD OF OWNERSHIP		STAMPS	DATE	BOOK	PAGE
	<i>Per Prop Apt</i> <i>owner lives in apartment</i> <i>ea. 1/2 interest</i> <i>10</i> <i>01/01/00</i>	ROY, LIONEL E., NORMAN R., LOUIS J. #774100		\$35.75	10/7/60	2569
PESCOSOLIDO, CARL A JR. & RICHARD J. AND						
STURGIS, GUY H. #750050			7/27/71	3183	236	
Copeland, Paul R. Jr. & Elizabeth D. JT #541350		88.	9-24-74	3608	95	
Copeland, <del>Paul R. Jr.</del> & Elizabeth D. #541348		QC	12-29-79	3790	123	

**ASSESSMENT RECORD**

1980	1981	1982	1983
LAND 7200	LAND 7200	LAND 7200	LAND 7200
BLDGS. 6570	BLDGS. 6950	BLDGS. 8500	BLDGS. 8500
TOTAL 13770	TOTAL 14150	TOTAL 15700	TOTAL 15700

*5800*  
*52700*  
*58500*

**LAND VALUE COMPUTATIONS AND SUMMARY**

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
HOME SITE			
TOTAL ACREAGE			

2109. Entry 7290 30a1 2km. 7/81  
 BUILDING PERMIT -  
 2084 8/14/84

**PROPERTY FACTORS**

URBAN PROPERTY			RURAL PROPERTY			
TOPOGRAPHY	IMPROVEMENTS	TOPOGRAPHY	LEVEL	ROLLING	LEDGE	
LEVEL	<input checked="" type="checkbox"/> WATER	<input checked="" type="checkbox"/> SOIL TYPE	LOAM	SAND	CLAY	
HIGH					POOR	
LOW					POOR	
ROLLING					POOR	
SWAMPY					NONE	
PAVED					DIRT	
SEMI-IMPR						
DIRT						
SIDEWALK						
LAND COS						
BLDG COS						
SALE PRIC						
RENT						
EXPENSE						
NET RENT						
LAND						
BLDG.						
TOTAL						

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
85	195	30	111	33	2800
177	132	30	7	2.10	370
TOTAL VALUE LAND					3200
TOTAL VALUE BUILDINGS					30900
TOTAL VALUE LAND & BUILDINGS					34100



**PHOTO**

10-29-79  
 125 ft  
 145 ft  
 1450x11  
 17400



**1** FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"

Project:  
 17 Federal Street  
 Front Elevation

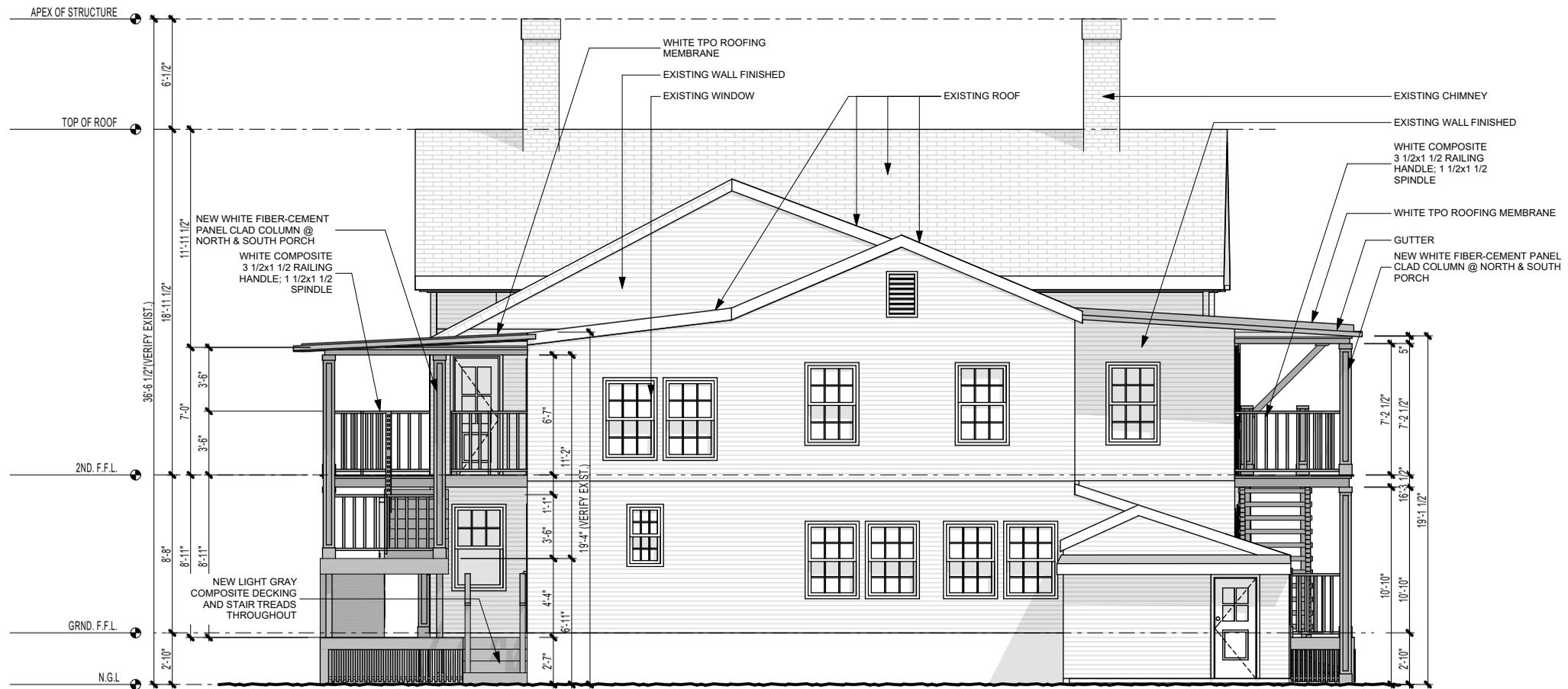
By: PD Date: 10/01/20



rev one architects  
 773 875 5558  
 www.revonearch.com

A4





1

# REAR ELEVATION

SCALE: 1/8" = 1'-0"

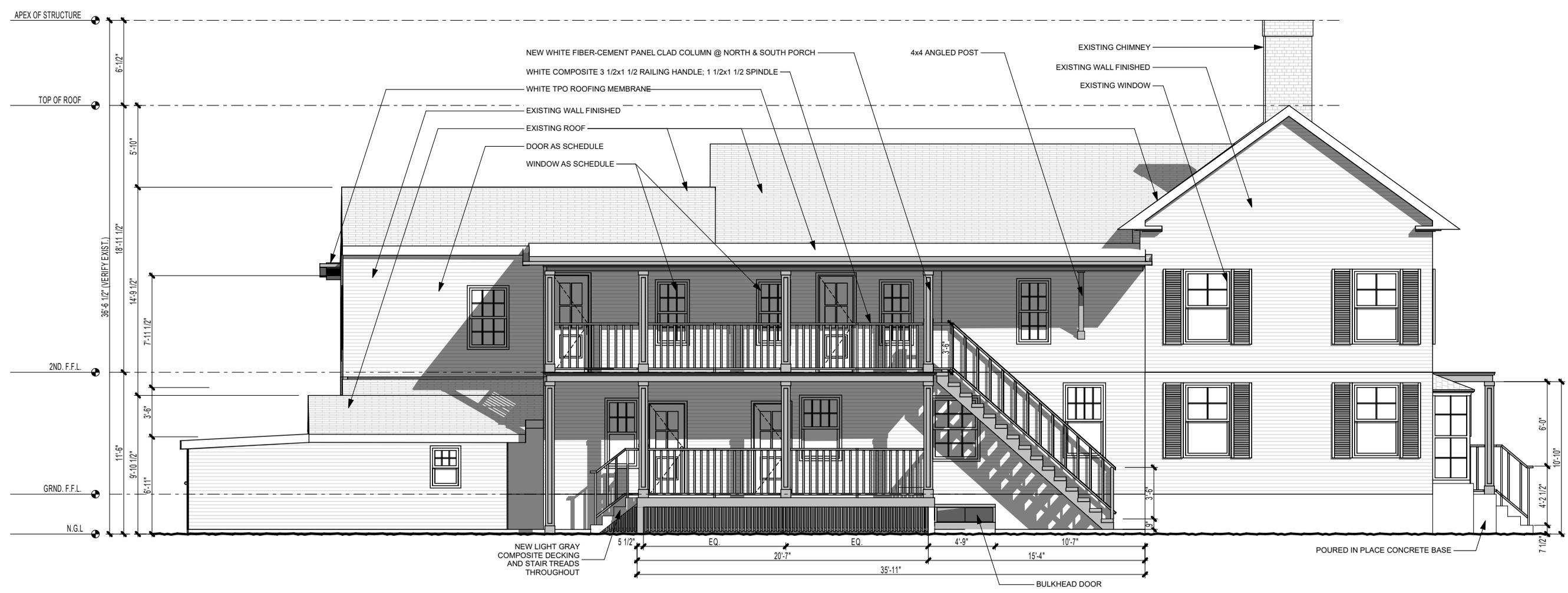
Project:  
17 Federal Street  
Rear Elevation

By: PD Date: 10/01/20



rev one architects  
773 875 5558  
www.revonearch.com

A6



1

# LEFT-SIDE ELEVATION

SCALE: 1/8" = 1'-0"

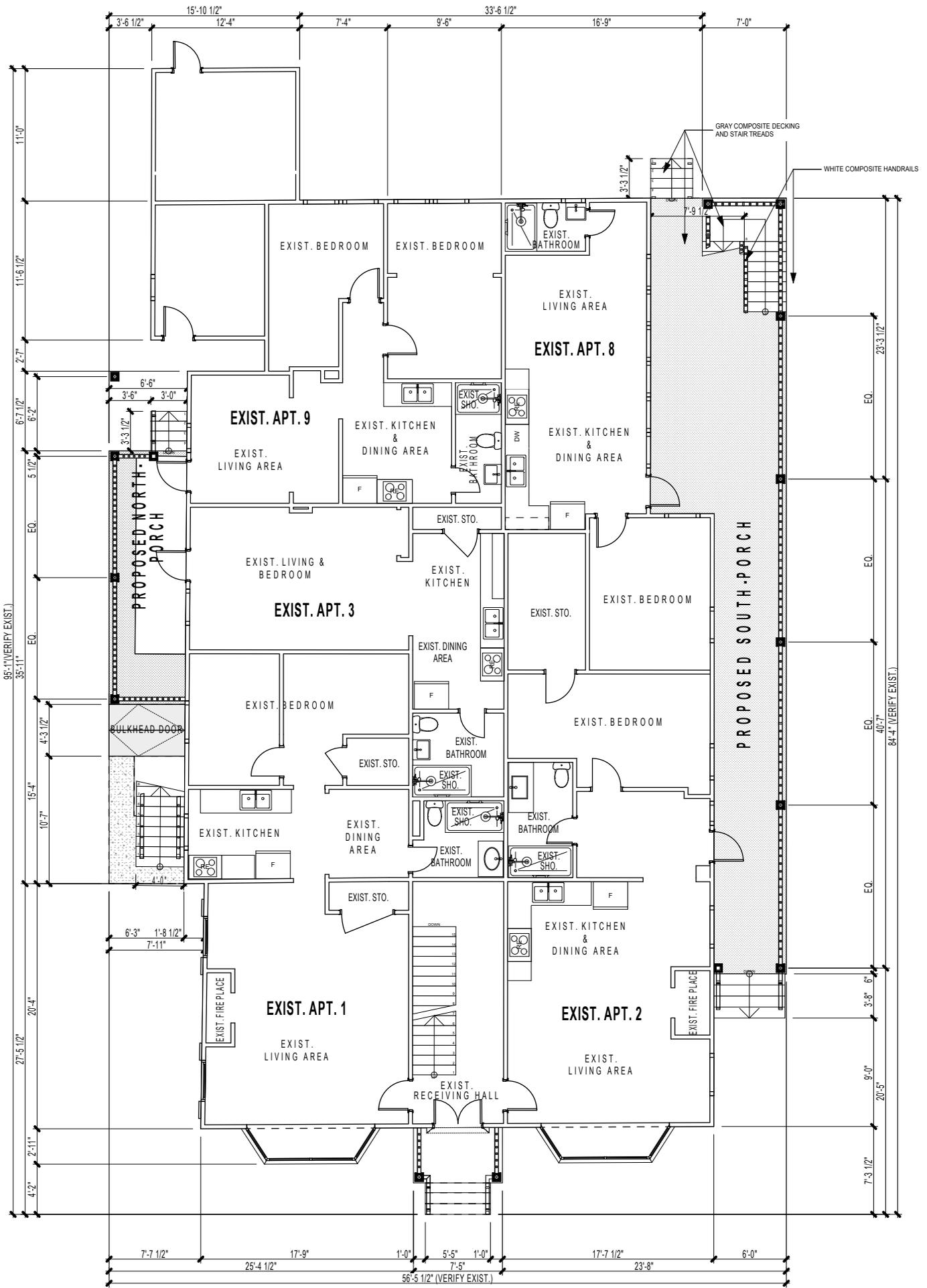
Project:  
 17 Federal Street  
 Left-side Elevation

By: PD Date: 10/01/20



rev one architects  
 773 875 5558  
 www.revonearch.com

A7



1

# PROPOSED FLOOR PLAN

SCALE: 3/32" = 1'-0"

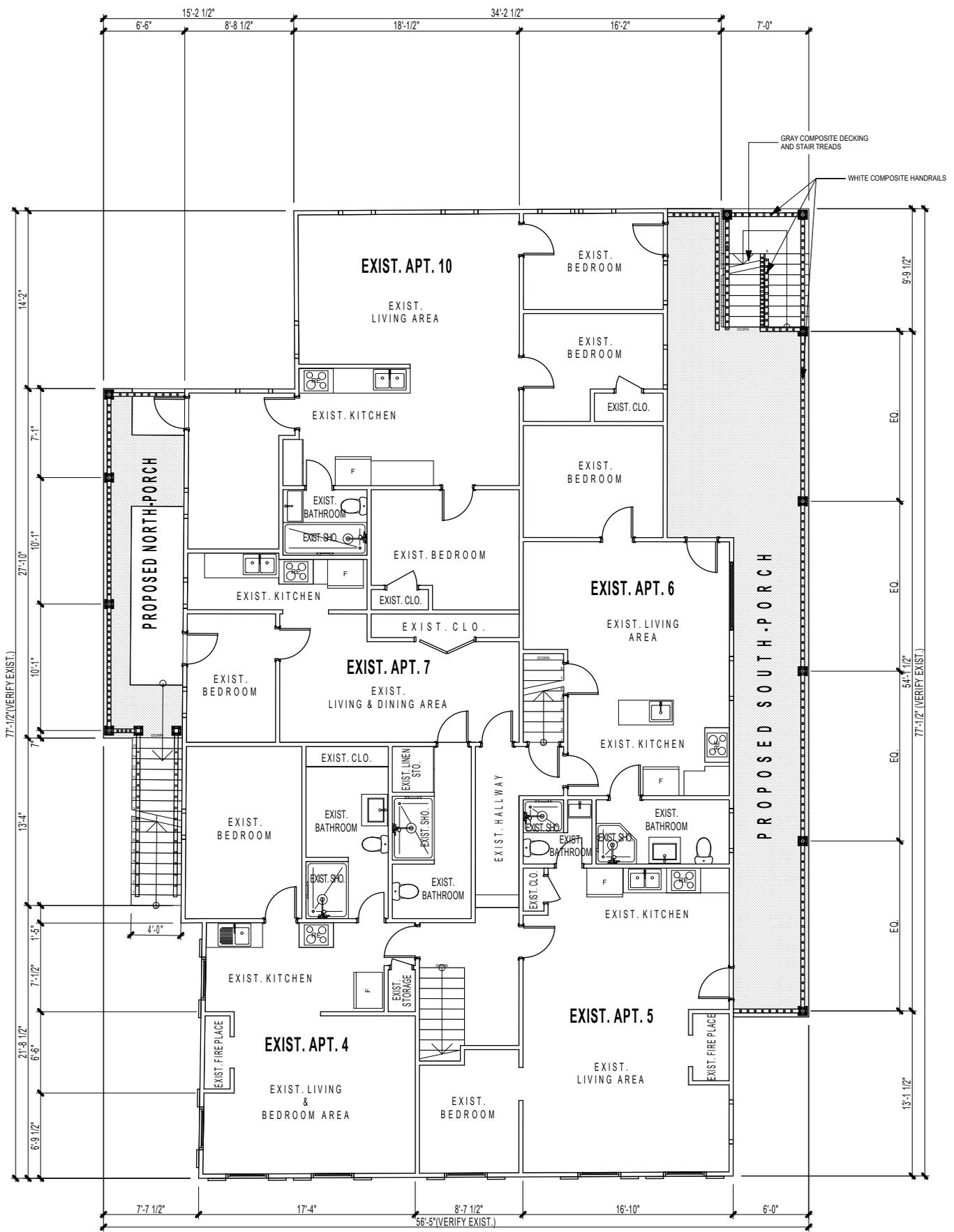
Project:  
 17 Federal Street  
 Floor Plan

By: PD Date: 10/01/20



rev one architects  
 773 875 5558  
 www.revonearch.com

A1



1

# PROPOSED SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

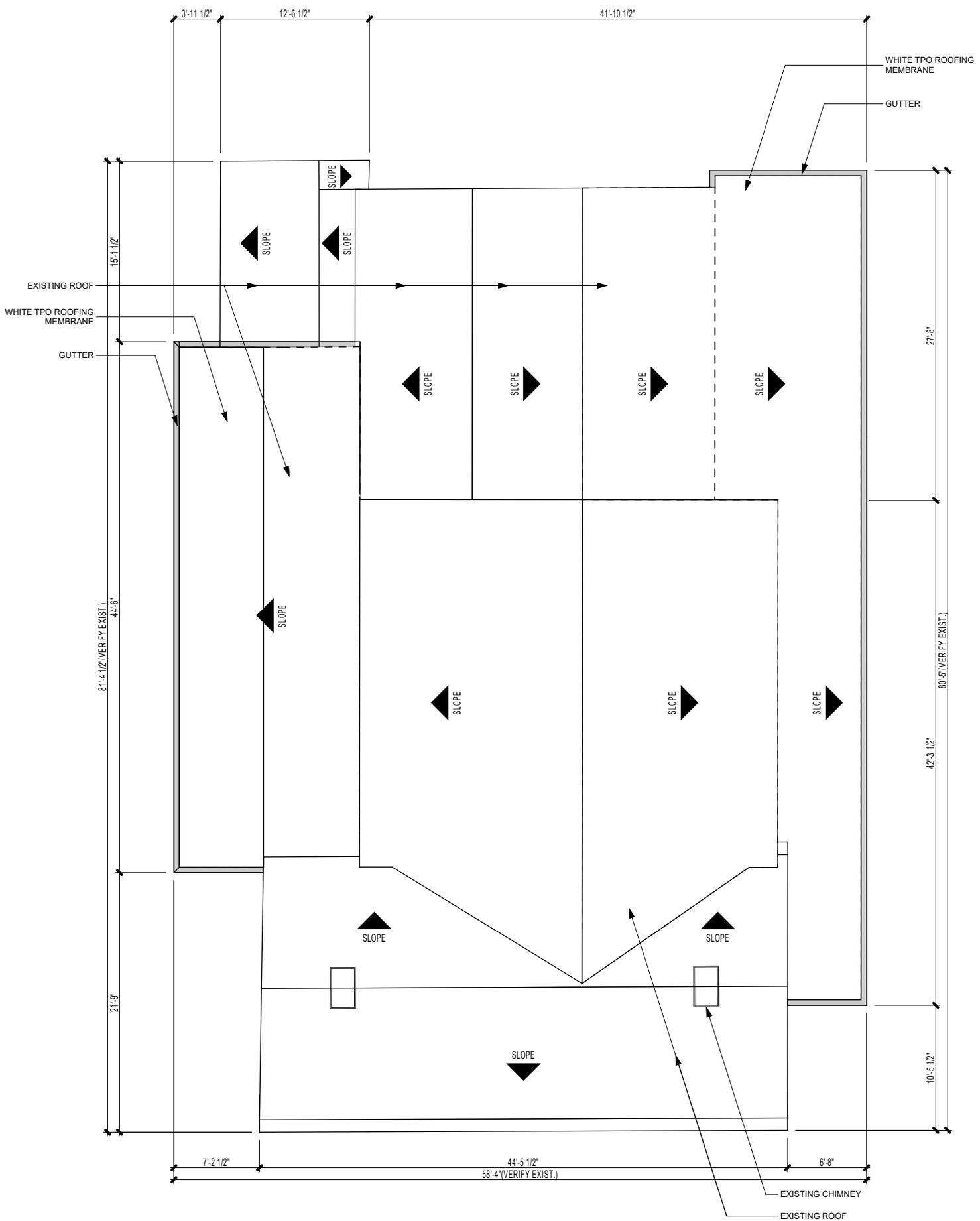
Project:  
 17 Federal Street  
 Floor Plan

By: PD Date: 10/01/20



rev one architects  
 773 875 5558  
 www.revonearch.com

A2



1

# PROPOSED ROOF PLAN

SCALE: 3/32" = 1'-0"

Project:  
 17 Federal Street  
 Roof Plan

By: PD Date: 10/01/20



rev one architects  
 773 875 5558  
 www.revonearch.com

A3













80







17

Notice of Environmental  
Lead Work



