



Town of Brunswick, Maine

VILLAGE REVIEW BOARD

85 UNION STREET, BRUNSWICK, ME 04011

**VILLAGE REVIEW BOARD SITEWALK AGENDA
TUESDAY, AUGUST 18, 2020
6:30 P.M.**

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

THERE IS NO 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) PRIOR TO THE MEETING OR THEY MAY PROVIDE LIVE COMMENT VIA ZOOM VIDEO CONFERENCING AT:
<https://us02web.zoom.us/j/88389124979?pwd=WGN6eFo4UGg5Y3k2Umxqb1E5NnBwUT09>**

OR VIA TELEPHONE AT: +1 (929) 205 6099; MEETING ID: 883 8912 4979; PASSWORD: 428758

- 1. Case #VRB 20-018 73 Union Street** – The Board will conduct a site visit/visual inspection of the property at 73 Union Street (Map U14, Lot 20). A request for a Certificate of Appropriateness to construct a new, approximately 60 square foot, second floor balcony (requiring the replacement of an existing window with a new door) at the northwest corner of the structure is currently under review by the Board.

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

VILLAGE REVIEW BOARD

85 UNION STREET, BRUNSWICK, ME 04011

VILLAGE REVIEW BOARD AGENDA

TUESDAY, AUGUST 18, 2020

7:15 P.M.

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

THERE IS NO 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) PRIOR TO THE MEETING OR THEY MAY PROVIDE LIVE COMMENT VIA ZOOM VIDEO CONFERENCING AT:

<https://us02web.zoom.us/j/86769764334?pwd=NGYvcDZNL1gwSVhtL2RCaVB6OXpSdz09>

OR VIA TELEPHONE AT: (301)715-8592; MEETING ID: 867 6976 4334; PASSWORD: 725336

- 1. Case #VRB 20-018 73 Union Street (Continued from August 4, 2020):** At the request of the applicant, Dick Campbell LLC, the Board will review and take action on a request for a Certificate of Appropriateness to construct a new, approximately 60 square foot, second floor balcony (requiring the replacement of an existing window with a new door) at the northwest corner of the structure located at 73 Union Street (Map U13, Lot 111).
- 2. Approval of Minutes**
- 3. Staff Approvals:**

63-65 Union Street – Window Replacement (Same for Same)

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

DRAFT FINDINGS OF FACT REQUEST FOR CERTIFICATE OF APPROPRIATENESS VILLAGE REVIEW BOARD

PROJECT NAME: Addition of Second-Floor Balconies

CASE NUMBER: VRB 20-018

LOCATION: 73-75 Union Street (Map U13, Lot 111)

APPLICANT: Dick Campbell LLC
321 River Road
Orrington, ME 04474

OWNER: McLellan Enterprises, c/o Amy McLellan
73 Union Street
Brunswick, ME 04011

REVIEW DATE: August 18, 2020 (Continued from August 4, 2020)

PROJECT SUMMARY

This item first appeared before the Village Review Board (VRB) on August 4, 2020. At that meeting the applicant's request for a Certificate of Appropriateness for Alterations and New Construction to build an approximately 60 square foot, balcony at the northwest corner of the existing structure was tabled. Various members of the VRB expressed their concerns that the proposed balcony was detrimental to the historic integrity of the structure because it altered the existing building symmetry and that it concealed the distinctive architectural character-defining porch roof and brackets.

The revised application includes the following changes:

- A second balcony on the southwest corner of the structure.
- Integration of the porch roof brackets into the balcony supports (the porch roofs will be removed).
- The reconstruction of the existing entrance steps at the northeast and southeast corners of the structure to match the materials and design of the proposed balconies.
- Planter boxes on the proposed balconies to match the existing planter boxes on the first-floor windows.

The proposed northwest balcony still tapers toward the east to comply with the side setback established in Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts of the Brunswick Zoning Ordinance.

The proposed development is located within the Growth Mixed-Use 6 (GM6) Zoning District and the Village Review Overlay (VRO) Zone. According to the Town's Historic Preservation Survey the structure was constructed between 1887 and 1910 and is listed as a contributing resource within the VRO Zone Classification Project.

At the August 4, 2020 VRB meeting staff stated their opinion that the architectural style of the structure reflects a Colonial Revival style and noted that the recently updated VRB Design Guidelines state, “side porches are characteristic of the Colonial Revival style.” Various members of the VRB disagreed and stated that either the structure was not of a Colonial Revival style or that regardless of the style, the preservation of the existing building’s overall symmetry was essential to maintaining its historic integrity.

Staff offers the following observations that formed their opinion as to the building being of a Colonial Revival style:

- The windows differ in style and width from the first story to the second story and attic.
- The gable end of the structure faces the street, but there is no cornice board that is characteristic of Greek Revival.
- The building has narrow corner boards instead of wider corner pilasters with decorative Grecian temple inspired capital and/or base.
- The building entrances:
 - Are located on the side rather than the front gable side.
 - Are flush with façade instead of recessed.
 - Lack transom or sidelights surrounding the door.
- There are no key or fret patterns on any of the trim.
- The building, built between 1887 and 1910, dates to the Colonial Revival era.

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

Acknowledging the differing views expressed at the August 4, 2020 meeting, staff has --- included for the VRB’s consideration alternate draft findings of fact for some of the standards.

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*.**

ORIGINAL DRAFT:

The proposed balconies are consistent with the provisions of the Brunswick Zoning Ordinance. The balcony Design Guidelines state that new elements attached to areas visible from the public right-of-way should be avoided, but also states that side porches and balconies are common features of Colonial Revival style residences such as the existing structure.

ALTERNATE:

The proposed balconies are consistent with the provisions of the Brunswick Zoning Ordinance. The VRB balcony design guidelines state that new elements attached to areas visible from the public right-of-way should be avoided. The proposed balconies are visible from the public right-of-way. Landscaping cannot be construed as rendering a proposed change to a structure not visible, i.e. "it's behind the lilacs so you can't see it."

(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.**

ORIGINAL DRAFT:

The balconies alter the historic integrity of the building but are small in scale and as referenced in the project summary, side porches and balconies are characteristic of the Colonial Revival style.

ALTERNATE:

The proposed balconies alter the historic integrity of the building on both floors of the north and south side.

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

ORIGINAL DRAFT:

The architectural styles of the surrounding area are diverse and although not widely found, side porches and second-floor balconies are not uncommon along the existing streetscape.

ALTERNATE:

The architectural style of the surrounding area is diverse, but second story balconies are uncommon.

- 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.

ORIGINAL DRAFT:

The proposed balconies will not conceal distinctive historic or architectural character-defining features.

ALTERNATE:

The proposed balconies require the removal of distinctive features, a window and shutters, of the structure and will alter the prevailing symmetrical arrangement and rhythm of windows on the North side of the second floor. The balconies will also obscure distinctive features, notably the roof over the first story door – four first story doors repeat this feature. The structural columns proposed to support the new balconies obscure the distinctive features – windows and doorway and roof – of the first floor.

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

ORIGINAL DRAFT:

The proposed balconies are modest in mass and scale due to the side setback standard established for the GR6 Zoning District. The design and proposed materials proposed are similar to those used on the recently approved and constructed balconies at the McLellan building located north of the subject property at 26 Cumberland Street.

ALTERNATE:

Not applicable.

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

A Town of Brunswick Building Permit will be required to ensure that the applicant maintains the 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.**

No cinder block, concrete or concrete block is proposed for this project.

- 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's plans indicate the use of a vinyl railing for the proposed balconies. Although not a preferred material, the vinyl railing is consistent with the existing vinyl siding. No asphalt or asbestos materials are proposed.

- 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.**

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
73 UNION STREET
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS
VILLAGE REVIEW BOARD
REVIEW DATE: AUGUST 4, 2020**

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

Motion 2: That the Board approves the Certificate of Appropriateness for the proposed balcony additions, located at 73-75 Union Street, as outlined in the application with the following condition(s):

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.

ALTERNATE MOTION 2: That the Board **denies** a Certificate of Appropriateness for the proposed balcony additions located at 73-75 Union Street. The Board determines that the side façades should be preserved and imposes the following conditions upon the remainder of the proposed project:

1. To mitigate the impact of the new second story door, already installed, the original window shutters must be reinstalled.
2. The new door and/or any storm door that may be installed should match as closely as possible the existing historic doors in color and in style, including window grills to approximate the current divided light pattern in the second story windows.
3. The original first story shed roof must remain and not be obscured. Support columns for any balcony or safety railing related to the new door are not approved because they obscure defining architectural characteristics.
4. That the Board's review and denial does hereby refer to these findings of fact, the plans submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected by the public record.

Received: _____
By: _____

VRB Case #: 20-018

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: DICK CAMPBELL LLC
Address: 321 RUDGE ROAD
ORRINGTON, MAINE 04474
Phone Number: 207-745-7748
Email Address: dickcampbellllc@gmail.com

2. Project Property Owner:

Name: AMY McLEOD
Address: 75 UNION ST.
BOWENSBURG ME
Phone Number: 207-671-9033
Email Address: _____

3. Authorized Representative: (If different than applicant)

Name: _____
Address: _____
Phone Number: _____
Email Address: _____

4. Physical Location of Property Being Affected:

Address: 73-75 UNION ST. BOWENSBURG

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

6. Underlying Zoning District _____

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

- Additions and New Construction DECK
- 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):

REMOVE WINDOW / REPLACE W/ DOOR SECOND FLOOR DECK
16' x 5' to side DECK TO COMPLY W/ SETBACK
REQUIREMENTS

Applicant's
Signature



7-1-20

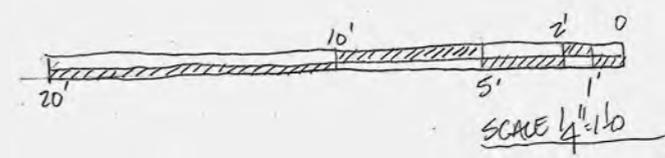
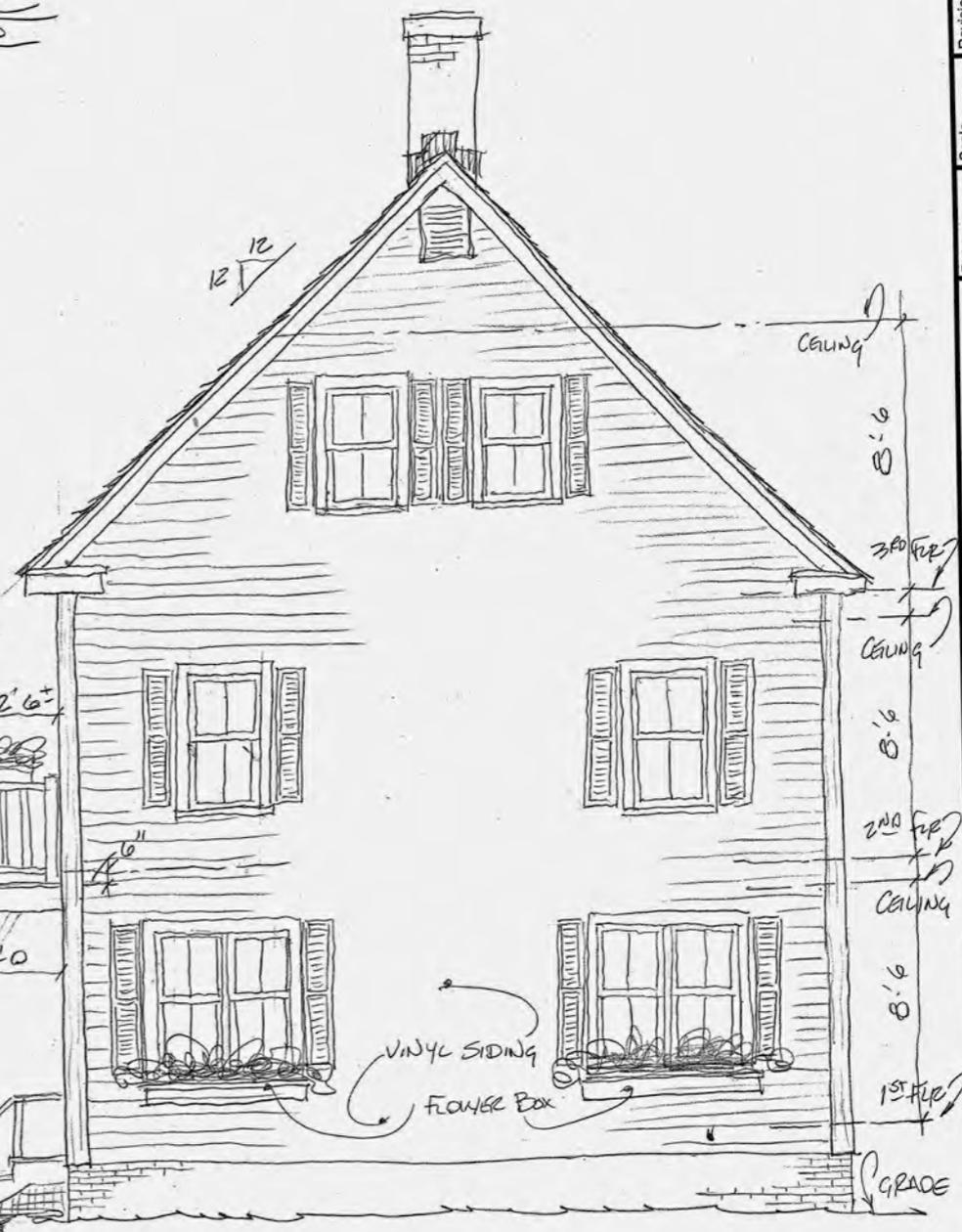
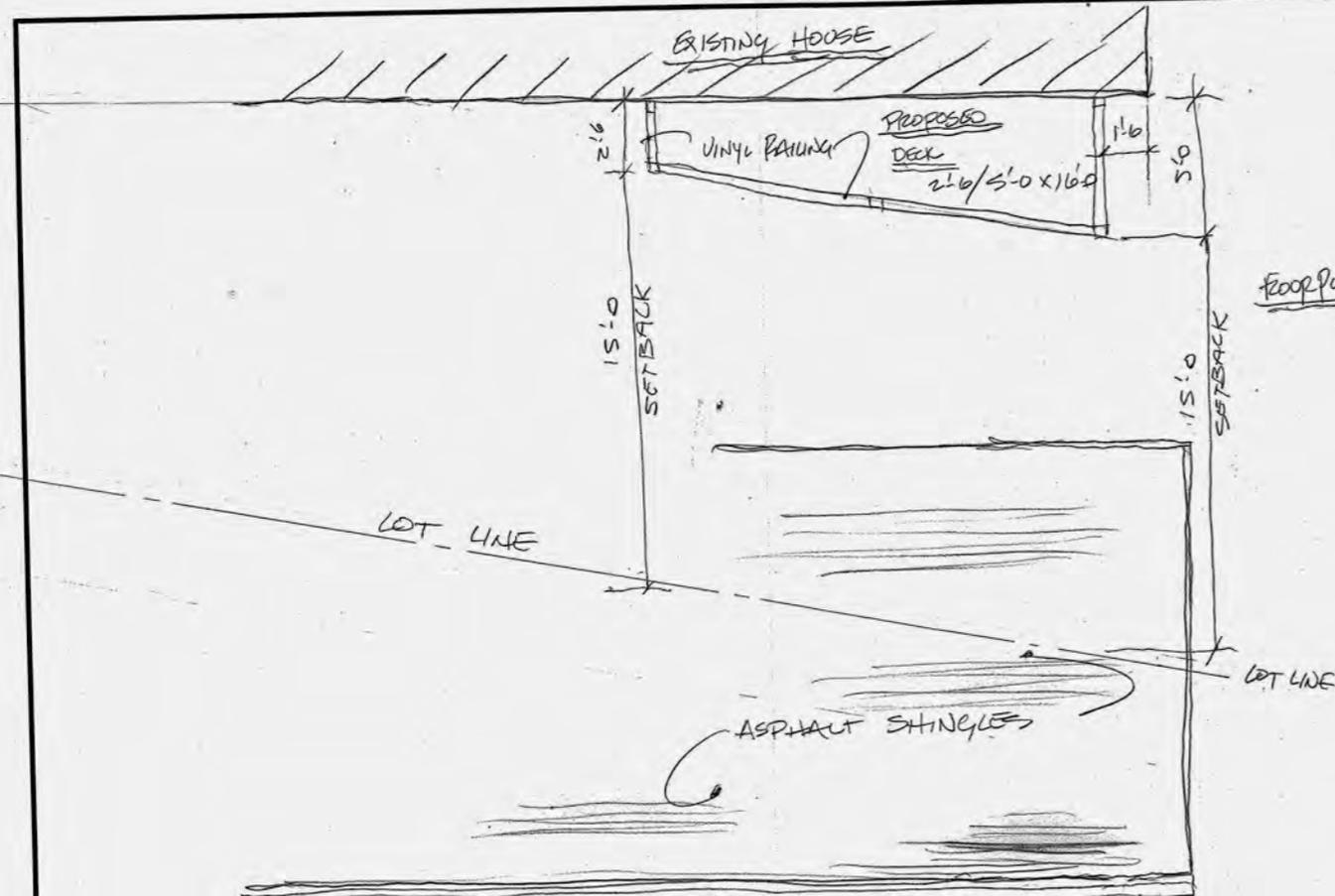




REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE



Revisions	B-10-20
Date	6-23-20
Scale	1/4" = 1'-0"
Job No.	
Project No.	
Drawn By	RHC
Checked By	

321 River Road
Orrington, ME 04474
p: 207-745-7748
f: 207-825-4861
clickcampbellllc@yahoo.com

Campbell
Dick Campbell, LLC
Design / Build Contractor
www.DCgreenMaine.com

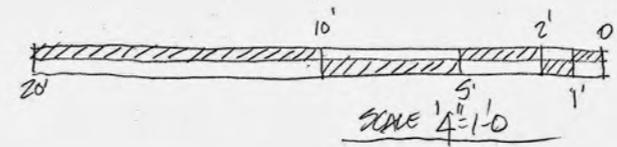
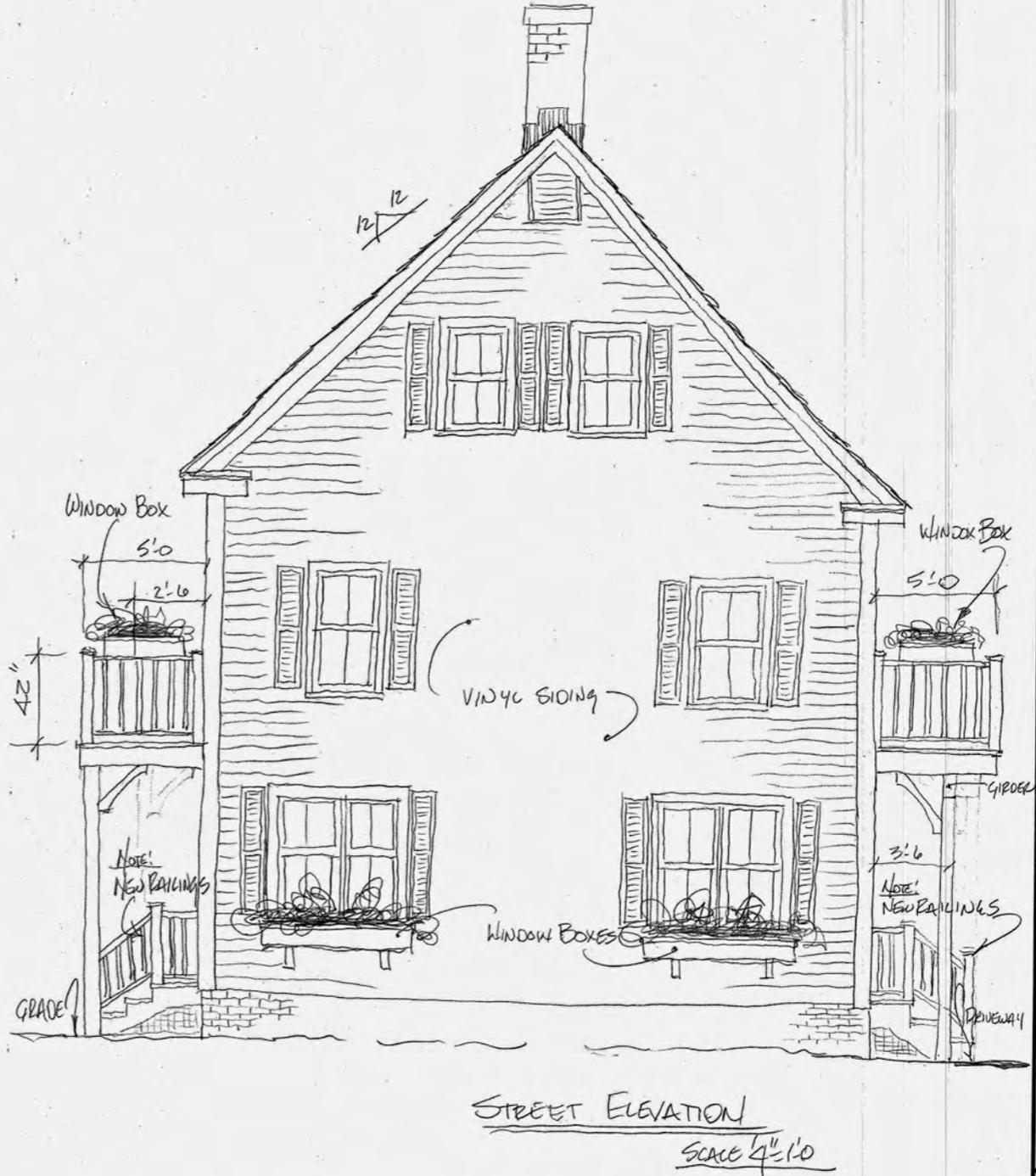
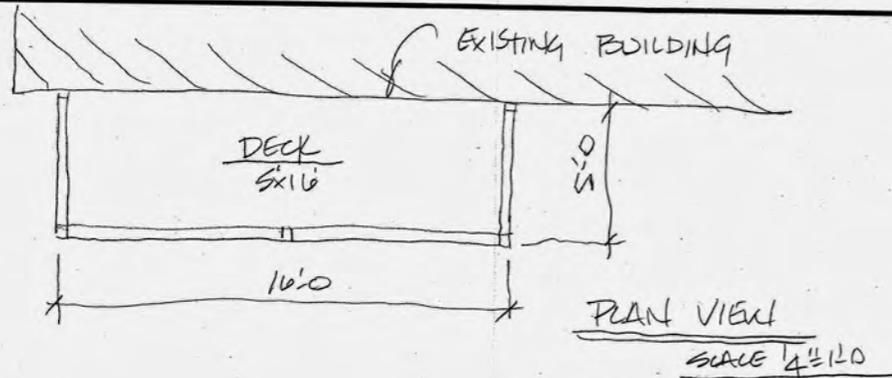
Client/Project
AMY McLELLAN
SECOND FLOOR DECK

Location
75 UNION STREET
PLANT ELEVATIONS

IGreen
Dick Campbell, LLC
SAVE ENERGY · BUILD GREEN

Sheet No.
1 of 2

AUGUST 4, 2020 ELEVATIONS



Revisions			
Scale	1/4" = 1'0"	Drawn By	RAC
Date	8-10-20	Job No.	
		Project No.	
321 River Road Orrington, ME 04474 P: 207-745-7748 F: 207-825-4861 dickcampbellllc@yahoo.com			
Campbell Design / Build Contractor www.DCGreenMaine.com			
Client/Project	AMY McLELLAN SECOND FLOOR DECK		
Location	75 UNION STREET		
	PLAN & ELEVATIONS		
IGreen SAVE ENERGY · BUILD GREEN			
Sheet No.	2 of 2		

AUGUST 18, 2020 ELEVATIONS



SCHOOL
15
MPH









