Town of Brunswick, Maine

VILLAGE REVIEW BOARD

85 UNION STREET, BRUNSWICK, ME 04011

VILLAGE REVIEW BOARD SITEWALK AGENDA
TUESDAY, SEPTEMBER 15, 2020
6:00 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/85212333340?pwd=TUtWamtwOW5uNlJPcERhR3g2cldXZz09

OR VIA TELEPHONE AT: +1 (929) 205 6099; MEETING ID: 852 1233 3340; PASSWORD: 380413

1. **Case #VRB 20-018 47 Union Street** – The Board will conduct a site visit/visual inspection of the property at 47 Union Street (Map U13, Lot 49). A request for a Certificate of Appropriateness to replace wood frame single-hung windows with new vinyl frame double-hung windows in the sunroom located at the southeast corner of the structure is currently under review by the Board.

2. **Case #VRB 20-023 42 Pleasant Street:** The Board will conduct a site visit/visual inspection of the property at 42 Pleasant Street (Map U14, Lot 18). A request for a Cert of Appropriateness for the following is currently under review by the Board:

   a. Replacement of an existing two-story porch on the side (east) of the structure with a porch of the same design, but with minor alterations to meet current code.

   b. Replacement of the front (south) porch floorboards and stairs with similar materials.

   c. Replace the two (2) decorative balconies that have rotted with a similar design, including the restoration or reproduction of original corbels.

   d. Installation of a period-correct wrought iron fence with gate along the front (south) property line.

   Please note that the following improvements have been approved by staff pursuant to Section 5.2.8.B.(3).b of the Brunswick Zoning Ordinance:

i. *Replacement of a similar existing two-story porch on the rear (north) of the structure with a porch of the same design, but with minor alterations to meet current code.*

ii. *The same for same replacement of the existing cedar siding.*

iii. *Sash, glass, and pulley restoration for the original windows with cracked glass.*

iv. *Removal of two (2) red maple trees from the front (south) yard.*

3. **Case #VRB20-024 13 Jordan Avenue:** The Board will conduct a site visit/visual inspection of the property at 13 Jordan Avenue (Map U08, Lot 40). 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 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, SEPTEMBER 15, 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) PRIOR TO THE MEETING OR THEY MAY PROVIDE LIVE COMMENT VIA ZOOM TELEPHONE AT: +1 (929) 205-6099

MEETING ID: 861 9905 6426; PASSWORD: 758151

1. **Case #VRB 20-022 47 Union Street:** At the request of the applicant, Cynthia Osgood, the Board will review and take action on a request for a Certificate of Appropriateness to replace wood frame single-hung windows with new vinyl frame double-hung windows in the sunroom located at the southeast corner of the structure located at 47 Union Street (Map U13, Lot 49).

2. **Case #VRB 20-023 42 Pleasant Street:** At the request of the applicant, Amy Barriault, the Board will review and take action on a request for a Certificate of Appropriateness for the following**:**

    a. Replacement of an existing two-story porch on the side (east) of the structure with a porch of the same design, but with minor alterations to meet current code.

    b. Replacement of the front (south) porch floorboards and stairs with similar materials.

    c. Replace the two (2) decorative balconies that have rotted with a similar design, including the restoration or reproduction of original corbels.

    d. Installation of a period-correct wrought iron fence with gate along the front (south) property line.

    Please note that the following improvements have been approved by staff pursuant to Section 5.2.8.B.(3).b of the Brunswick Zoning Ordinance:

    i. Replacement of a similar existing two-story porch on the rear (north) of the structure with a porch of the same design, but with minor alterations to meet current code.

    ii. The same for same replacement of the existing cedar siding.

iii. *Sash, glass, and pulley restoration for the original windows with cracked glass.*

iv. *Removal of two (2) red maple trees from the front (south) yard.*

located at 42 Pleasant Street Union Street (Map U14, Lot 18).

3. **<u>Case #VRB20-024 13 Jordan Avenue:</u>** 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).

4. **Approval of Minutes**

5. **Staff Approvals:**

   56 Maine Street – Signage

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 FOR ALTERATIONS TO AN EXISTING STRUCTURE
VILLAGE REVIEW BOARD

PROJECT NAME: Window Replacement (Existing Wood for New Vinyl)

CASE NUMBER: VRB 20-022

LOCATION: 47 Union Street (Map U13, Lot 49)

APPLICANT & OWNER: Cynthia Osgood
47 Union St.
Brunswick, ME 04011

REVIEW DATE: September 15, 2020

PROJECT SUMMARY

The applicant is requesting a Certificates of Appropriateness for Alterations to an Existing Structure to replace the existing single-hung wood windows on the first-floor sunroom with new double-hung vinyl windows. The subject property is located within the Growth Residential 6 (GR6) Zoning District and the Village Review Overlay (VRO) District.

The existing Italianate-style structure was built in 1870 and is listed as a contributing structure in the 2013 Classification Project. It is unclear if the sunroom is original to the existing structure, but Town records show that it was built prior to 1967.

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 wood windows on the first-floor sunroom. 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 double-hung windows will replace the existing single-hung windows, but they will maintain a six-over-one pattern. The applicant asserts and the Village Review Board finds that the windows must be replaced.

(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.

Repair of the windows would minimize the overall effect on the historic integrity of the contributing resource. However, and as noted above, the *Village Review Design Guidelines* do allow, "Alternate materials, such as aluminum or vinyl clad wood windows, or vinyl windows for replacement sash (not frame-in-frame), as long as they match the historic window configuration."

Provided the VRB agrees that the existing windows need replacement, the proposed vinyl windows that maintain the existing window configuration would minimize the overall effect on the historic integrity of the contributing resource.

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

Provided the VRB agrees that the proposed windows maintain the historic window configuration, they will be visually compatible with the existing streetscape as vinyl windows are not uncommon within the surrounding area.

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 wood windows contribute to the architectural character of the building. Should the VRB approve the replacement of the existing wood windows with vinyl windows, the historic window configuration and dimensions should be maintained.

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.**

Not applicable.

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
47 UNION STREET
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR
ALTERATIONSTO AN EXISTING STRUCTURE
VILLAGE REVIEW BOARD
REVIEW DATE: SEPTEMBER 15, 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 replace the wood windows on the sunroom of the existing structure, located at 47 Union Street, with vinyl windows of the same configuration and dimensions 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.

Case #:_____

MINOR MODIFICATION APPLICATION

1. Project Applicant:

   Name: CYNTHIA OSGOOD
   Address: 47 Union Street
   Brunswick, ME 04011
   Phone Number: (207) 841-4043

2. Project Property Owner:

   Name: Same as above
   Address:
   Phone Number:

3. Authorized Representative: (If Different Than Applicant)

   Name:
   Address:
   Phone Number:

4. Physical Location of Property Being Affected:

   Address: 47-49 Union Street

5. Tax Assessor's Map # U13 Lot # 49 of subject property.

6. Underlying Zoning District GR6

7. Describe nature of the proposed change (use separate sheet if necessary):

   Proposing the replacement of 8 windows in ground floor sunroom. Will be replacing windows with Matthews Brothers Classic Replacement double hung windows, white trim. 6/1 configuration which exists in older windows.

   Attached is contract scope of work and Matthews Brothers brochure (window configuration 6/1)

Applicant's Signature Cynthia Osgood 8/7/2020

Bonafide Builders, LLC
Additions | Renovations | New Construction
www.bonafidebuildersonline.com
1008 Lisbon St, Ste 3, Lewiston, ME
207.740.7103

July 28, 2020

Cindy Osgood
47 Union Street
Brunswick, ME

Thank you for this opportunity to put together this promise proposal to remove the existing window sashes in your sunroom and install new replacement style windows with grid style to match existing.

We don't operate our business on estimates, we serve our customers by standing behind our promises. Our detailed promise proposals give you a scope of work that will get the job done. Not just an estimation. I anticipate the project taking approximately 1 day from start to finish. I realize that this is a time sensitive project and plan to complete this project in a timely manner.

Every project comes with all eligible Manufacturers Warranties as well as an Industry Leading 3 Year Craftsmanship Warranty. Scheduling of this project will be made on approval.

As the job includes a lot of detailing and price comparisons, I offer a package price that can match the industry's standards. Tailored to your request, rest assured that the quality and service that I render will be suited to your needs and will meet your expectations.

Ryan Boies - Bonafide Builders, LLC
Fully Insured Contractor

BBB
ACCREDITED BUSINESS
bbb.org

SCOPE OF WORK

Window Replacement

- Remove and dispose of the existing 8 windows in the sunroom.
- Install 8 new Mathews Brothers Classics Replacement double hung windows
- Windows will be white vinyl windows with Low-E and Argon filled glass for energy star insulation value. Windows will also have full screens.
- Windows grid pattern will be 6 over 1 to match the existing grid pattern.

Total Cost of Project = $3,985.00

TERMS OF PROPOSAL:

1/2 - $1,992.50 due upon accepting of proposal	**(50.0%)**
1/2 - $1,992.50 due upon completion of project.	**(100 %)**

The above specification and estimates are based on a visual inspection. Any alterations or deviations from the above specifications involving extra cost will be executed only upon written order and will become an extra charge over and above the estimate. All work will be done by contractors with proper liability insurance. Proposal does not include any ledge work, damage or repairs to driveways/private roads or any unknown or any unearthed utilities or acts of mother nature, does not include the use of a concrete pump truck since every site is different. All pricing is in turn reflected as complete accepting of entire proposal and not individually selected. This proposal is valid for 30 days

Acceptance of Proposal

The above process, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above, any unapproved late payments can, at the contractor's discretion, be charged a $2,000.00 convenience finance fee and an 18% APR.

Signature X Cynthia Osgood CYNTHIA OSGOOD Date of Acceptance 8/7/2020

Signature X RYAN BOIES - PRESIDENT Date of Acceptance 8/7/2020

Available for new construction and replacement applications

WINDOW CUSTOMIZATION

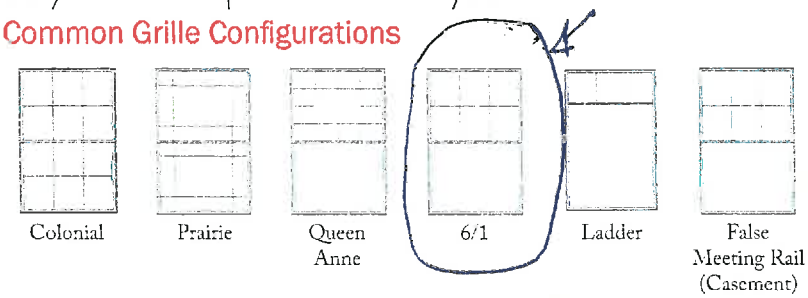
Distinctive Window Design

Further that design with a custom or standard grille pattern, either with Grilles Between Glass (GBG) or Simulated Divided Lites (SDL). By placing a variety of design patterns within the glass, GBGs offer an attractive and low maintenance artistic option. Traditional window grilles can be replicated by means of SDL muntin bars, which are permanently attached to both the interior and exterior glass.

Continue the traditional look with horizontal Pediment Heads (also known as Crossheads) added to the outer casings of windows. Pediments are often used to provide outstanding visual improvement without breaking the bank.

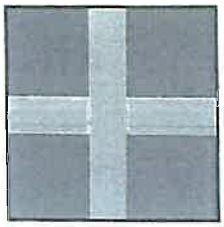
With the many optional exterior paint colors available, you can truly make a unique statement to your home or office.

Common Grille Configurations

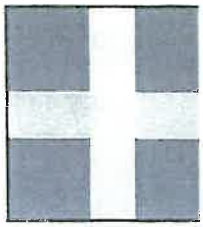


Colonial | Prairie | Queen Anne | 6/1 | Ladder | False Meeting Rail (Casement)

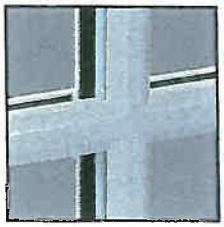
Grille Options



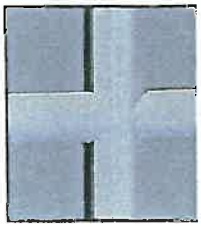
¾" Contoured GBG (Grilles Between Glass)



⅝" Flat GBG (Grilles Between Glas



⅞" Contoured SDL (Simulated Divided Lite)



⅝" Contoured SDL (Simulated Divided Li

Exterior Sill Nose Options

Standard Sill Nose

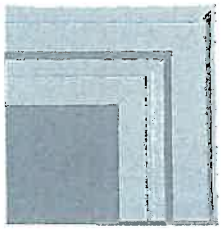
Historic Sill Nose

Exterior Trim Options

4½" Banded Casing

Brickmould (908) Casing

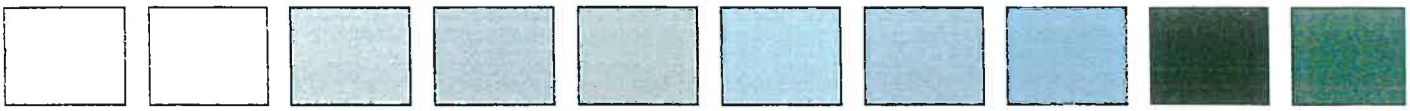
5/4 x 3½" Flat Casing



Northern Casing (showing install channel)

Exterior Paint Options

Our in-house palette consists of 17 prefinished exterior colors, with many other colors available.



Pearl White | Cream White | Desert Sand | Adobe | Fog | Gray | Slate Blue | Edgewood Blue | Spruce Green | Dark Forest

Black | Bronze | Dark Brown | Earth Brown | Barn Red | Boysenberry | Burgundy

Please note that the material colors are not necessarily precise representations due to variance in the printing process.

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. <u>Your project will not be placed on the Village Review Board's agenda until this determination is made.</u> 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*).
- ☐ N/A 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 9-10-2020 **(date) by** MATT PANELL **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 Panell

Signature of Department Staff Reviewing Application

u-13 49

HISTORIC PRESERVATION SURVEY

Cumberland — County
Brunswick — City/Town
47 Union — Street Address and Number

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

Approximate Date: 1870 Style: ITALIANATE

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

Condition: ☐ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes .....

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

Rating: .....

Historic Significance to the Community: 1871: E. P. GAHAN

(For Additional Information — Use Reverse Side)

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

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

PROJECT NAME: Multiple Replacement and Restoration Projects

CASE NUMBER: VRB 20-023

LOCATION: 42 Pleasant Street (Map U14, Lot 18)

APPLICANT & OWNER: Amy Barriault
42 Pleasant Street
Brunswick, ME 04011

REVIEW DATE: September 15, 2020

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for Alterations to an Existing Structure for several replacement and/or restoration projects:

1. Replacement of an existing two-story porch on the side (east) of the structure with a porch of the same design, but with minor alterations to meet current code.

2. Replacement of the front (south) porch floorboards and stairs with similar materials.

3. Replace the two (2) decorative balconies that have rotted with a similar design, including the restoration or reproduction of original corbels.

4. Installation of a period-correct wrought iron fence with gate along the front (south) property line.

The subject property is located at 42 Pleasant Street (Map U14, Lot 18) in the Growth Residential 6 (GR6) Zoning District and the Village Review Overlay (VRO) District.

Built between approximately 1881-1882, the existing stick-style structure is listed as a contributing resource in the 2013 Classification Project. The structure was originally the home of Benjamin E. Sweet, a butcher who developed other projects in the area.

Please note that the following improvements associated with this application have been approved by staff pursuant to Section 5.2.8.B.(3).b of the Brunswick Zoning Ordinance:

1. *Replacement of a similar existing two-story porch on the rear (north) of the structure with a porch of the same design, but with minor alterations to meet current code.*

2. *The same for same replacement of the existing cedar siding.*

---

3. *Sash, glass, and pulley restoration for the original windows with cracked glass.*

4. *Removal of two (2) red maple trees from the front (south) yard.*

The following draft Findings of Fact for a Certificate of Appropriateness for New Construction 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*.**

Aside from minor alterations to the existing two-story porch to meet current code, the applicant proposes to reconstruct it in a similar design as the original. The south porch will also have its floorboards and stairs rebuilt with similar materials and design. The two (2) decorative balconies (see attachments) are to be replaced with a similar design, including the restoration, or reproduction, if necessary, of the original corbels. Finally, the applicant proposes the installation of a wrought iron fence along the south (front) property line. The proposed fence is originally from a cemetery in Gorham, ME and will be restored by the same person who restored the Pejepscot History Center's (formerly Pejepscot Historical Society) fence located at 159 Park Row.

The proposed alterations are compliant with the requirements of the Brunswick Zoning Ordinance, including *Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts*.

(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.

Each of the project elements is intended to be of a similar design with similar materials as currently exist. The decorative balconies will feature restored or reproduced corbels and the proposed fence is correct for the structure's build date and style. Therefore, the overall effect on the historic integrity of the structure will be maintained.

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

As stated in Item i. above, each of the project elements is proposed to be of a similar design and materials and in the case of the decorative balconies will feature restored or reproduced materials. The existing streetscape should not be noticeably altered by the proposed improvements.

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 applicant is proposing an enhancement of, not the concealing of distinctive historic or architecture-defining features.

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

Aside from the proposed fence, each of the project elements will maintain similar mass, scale, and materials of the existing structure and surrounding contributing resources. The proposed fence is of a style consistent with the existing building and will meet the Town's height standards for fences.

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

Not applicable, the applicant is not proposing any additions to the 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 applicant is not proposing any changes to the existing parking are which is currently located in the rear yard, not visible from the public right-of-way.

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

The applicant is not proposing any changes that would require the creation of new pedestrian ways.

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 applicant is not proposing the use of a dumpster and there is currently no mechanical equipment, nor are they any proposed, within 25 feet of the public right-of-way.

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.**

The applicant is not proposing any alterations that will impact any existing, or add any new, rooftop mounted equipment.

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 applicant is not proposing the use of any cinder block, concrete, or concrete block on any portion of the structure.

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 is not proposing the use of vinyl, aluminum, or other non-wood siding. The applicant has indicated that they will replace the existing cedar siding with new cedar siding, which is exempt from VRB review.

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
42 PLEASANT STREET
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING STRUCTURE
VILLAGE REVIEW BOARD
REVIEW DATE: SEPTEMBER 15, 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 to complete the proposed reconstruction and restoration projects to the existing structure located at 42 Pleasant 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.

U14-18

HISTORIC PRESERVATION SURVEY

1979 photo L. Borysenko

Cumberland (County) Brunswick (City/Town) 42 Pleasant (Street Address and Number)

Name of Building/site: historic: residence of Benjamin E. Swett (Common and/or Historic)

early photo PHS archives

Approximate Date: 1881-2 Style: Stick Style, Eastlake

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

Condition: ☒ Good ☐ Fair ☐ Poor
carriage house has been simplified...

Endangered: ☐ No ☐ Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey

Rating: National Register quality

Historic Significance to the Community: Charles A. Rogers, carpenter. Benjamin E. Swett, butcher, was son of Ebenezer Swett, butcher (see occ. 22 Jordan Ave.). B.E.S. had slaughter house on w. side Cushing Street and developed much of that area.

(For Additional Information — Use Reverse Side)

---

42 PLEASANT

House: Title:
Map: 1910 #42 = B.E. Swett
Newspaper: Telegraph 9/29/1882 p. 2:"Village Criticism...One says we hope Mr. B.E. Swett has counted the cost in putting up his new (and really elegant) house on Pleasant street."
Record 12/29/1905 p.1: Charles A. Rogers obituary establishes BES residence on Pleasant St. as one of his buildings.
Early Design & Landmark survey notes: "1881-1887, Benj. Swett. title-searched"

Slaughterhouse: (Cushing St.) 1871 map indicates BES building and slaughterhouse on west side of Cushing Street.
Telegraph 5/28/1886 p. 3: "the frame of Mr. B.E. Swett's slaughterhouse was level with the ground, to be carted and put up on the Portland road, not far from the angle of the river road... a complaint has been entered against Mr. Merryman's newly erected slaughterhouse further west... if all such establishments were erected on the east side of the village...less complaint...the prevailing winds all the year are westerly."

Area land development: see titles to 12/14, 18, 20 and 22 Cushing; 26, 29, 31/33, and 35/7/9 High; also 2/4, 3, 7, 9, 13 and 14 Swett Street--all by B.E.S.

Swetts as butchers: survey photograph #22-14a is an 1845 advertisement for "E. Swett & Son...Beef, Pork, Sausages, Poultry, etc."
Wheeler, p.579 quotes Ebenezer Swett's slogan "Knight of the Cleaver and Professor of Grease."

Directories: 1917= Mrs. Amanda Swett
1922=Charles R. Douglas
1924-1930=Charles L. Douglas
1932-1936= Patrick Michaud
1938-1946= The Tourist Inn, Mrs. Florence Witherby
1949-1958= Mrs. Florence Witherby
1961-1979= multiple apartment listings.

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.
- N/A ☐ 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 9-10-2020 **(date) by** MATT PANELL **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: ~~[illegible]~~ ~~[illegible]~~ PARTS OF THE APPLICATION WERE APPROVED BY STAFF WHEN APPROPRIATE

Signature of Department Staff Reviewing Application

Received:_____ VRB Case #:_____
By:_____

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

   Name: Amy Barriault
   Address: 42 Pleasant St
   Brunswick, ME 04011
   Phone Number: 2075146236
   Email Address: amybarriau@yahoo.com

2. Project Property Owner:

   Name: Same as above
   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: 42 Pleasant St Brunswick

5. Tax Assessor's Map # U14 Lot # 18 of subject property.

6. Underlying Zoning District GRLD

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

Applicant's Signature [signature]

Dear Village Review Board,

I am applying to do the following to my property at 42 Pleasant St (Map U14 Lot #18) that I purchased on March 9th of this year.

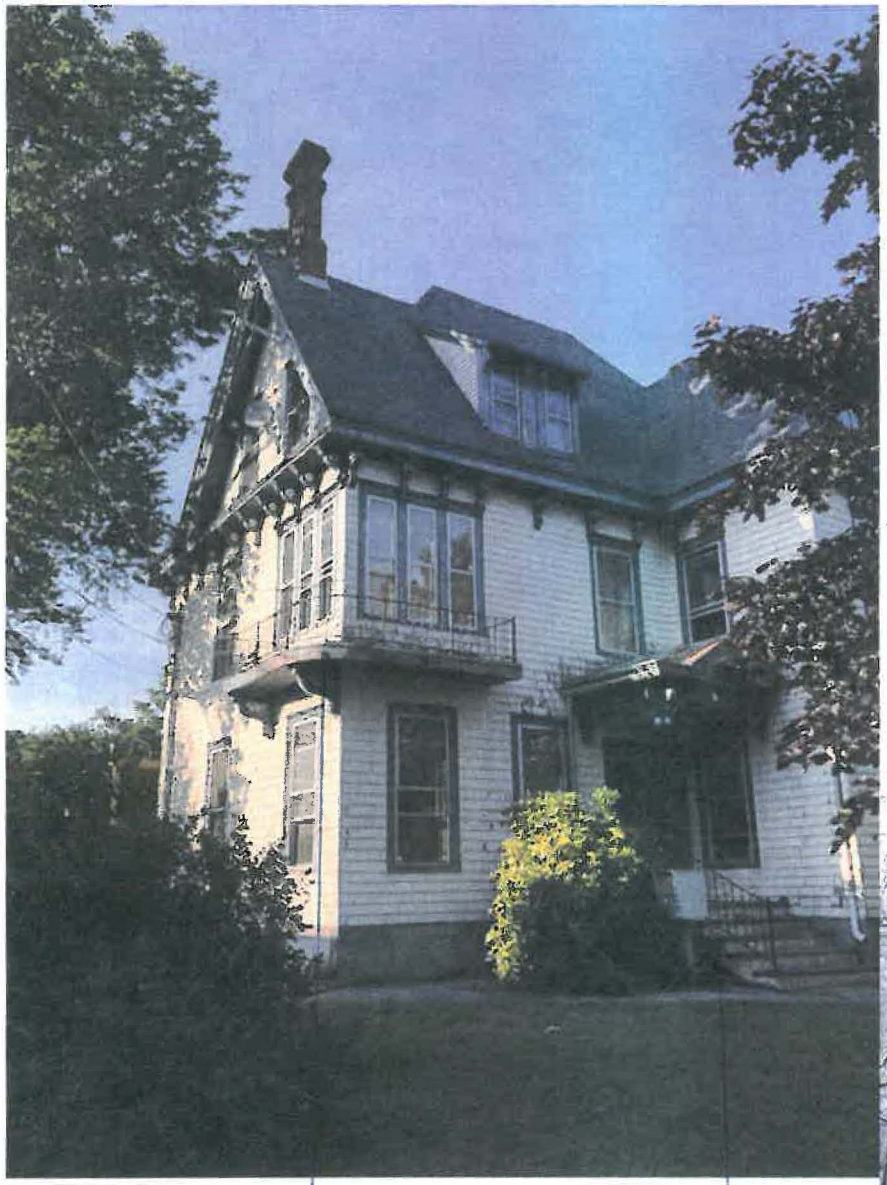
1. Replace the two remaining double decker porches on the backside of the building (hidden from public view) and on the side of the building (mostly hidden from public view). My intent is not to change the design of these porches but to rebuild them using Alaskan white cedar and pressure treated lumber where necessary and bring them to code. Est. time frame: Fall 2020 See photos Porch and Back Porch
2. Replace the floor boards and stairs of the front porch with like materials. They are partially rotted. Est. time frame: Fall 2020. See photo front porch
3. Replace/restore the two decorative balconies that have are rotted. One fell off the house but I have the original corbels. I would like to have them rebuilt as similar to the ones originally on the house as possible. Please see the attached picture of the house from 1882. The turned posts that are required to accomplish this will be custom designed and made at Tidewater Millwork located in Woolwich, ME. Est. time frame: Fall 2020 See Original photo of the house
4. Replace rotted cedar siding and paint the exterior of the house with recommended Victorian exterior colors by Ken Roginski architect, designer and historical preservation specialist out of Freehold, NJ aka "The Old House Guy". The colors have been selected from the historical Sherwin Williams palette. Body color: Downing Stone SW2821. Trim color: Classical White SW 2829: Est. time frame: Fall 2020
5. Sash & glass repairs/restoration of original windows with cracked glass and their pulley/weight systems. Replace the circa 1930s none functioning windows on the carriage house. Est. time frame: Current (interior repairs) through fall 2020 and spring 2021. John Leeke, author and nationally renowned historical window preservationist out of Portland will be advising on this project. Alice Dunn from Portland Architectural Salvage is helping me find the parts.
6. Install a period wrought iron fence on the front of the property complete with gate. I have found 140ft of period fencing originally from a cemetery in Gorham, ME that needs to be restored. Tim Greene from Standfast Works Forge, Parsonsfield, ME who works with the Maine Preservation, Greater Portland Landmarks, and the New Hampshire Preservation Alliance will be completing the restoration and installation. He and his wife also did the fence restoration at the Pejepscot Historical Society. Please see attached pictures of fencing to be restored. Est. time frame: Fall 2020 restoration and spring 2021 installation See fence photos
7. Cutting down and stump grinding the two Norwalk red maples in the front yard. This is preemptive prior to their roots completely overgrowing into the sewer pipe. This has happened at one of my other houses at 19 Oak St and it was VERY costly to repair. The trees will be replaced with boxwood hedges, rose bushes and other traditional garden plantings. Est. time frame: Spring 2021. I am still researching landscape architects.

These are all of the exterior projects that I would like to do to restore my home.

Thank you for your consideration,

Amy L. Barriault
Owner of 42 Pleasant St. Brunswick, ME

original picture of the house circa 1882



Balcony to be replaced to match original

Front Porch Floorboards to be replaced railing Replaced to match original

Balcony to be replaced

Side porch to be replaced can partially be seen from road depending on where a person stands

Back porch to be replaced. Cant be seen from the road

Where I intend on installing the gate & fence

Fence parts to be restored

Photo of what I hope my fence looks like

fence posts to be restored

Town of Brunswick, Maine
INCORPORATED 1739
DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET
BRUNSWICK, MAINE 04011-1583
TELEPHONE 207-725-6660
FAX 207-725-6663

CERTIFICATE OF APPROPRIATENESS

Amy Barriault
42 Pleasant St.
Brunswick, ME 04011

September 10, 2020

Ms. Barriault:

In response to your VRB application (VRB 20-023) to replace or restore several architectural elements for the structure located at 42 Pleasant Street (Map U14, Lot 18) in the Growth Residential 6 (GR6) Zoning District and the Village Review Overlay (VRO) District please be advised of the following:

Per Section 5.2.8.B.(3).a, the following activities are exempt from the application review process

1. The same for same replacement of the existing cedar siding.

2. Sash, glass, and pulley restoration for the original windows with cracked glass.

3. Removal of two (2) red maple trees from the front (south) yard.

Per Section 5.2.8.B.(3).b the following activity is subject to staff review

1. **Replacement of a similar existing two-story porch on the rear (north) of the structure with a porch of the same design, but with minor alterations to meet current code.**

Per Section 5.2.8.C.(3).c the following activities require approval by the Village Review Board:

1. Replacement of an existing two-story porch on the side (east) of the structure with a porch of the same design, but with minor alterations to meet current code.

2. Replacement of the front (south) porch floorboards and stairs with similar materials.

3. Replace the two (2) decorative balconies that have rotted with a similar design, including the restoration or reproduction of original corbels.

4. Installation of a period-correct wrought iron fence with gate along the front (south) property line.

The request to replace the existing two-story porch on the rear (north) of the structure with a porch of the same design, but with minor alterations to meet current code was approved by Department of Planning and Development Staff on September 10, 2020. This Certificate of Appropriateness is

Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET | TELEPHONE 207-725-6660

BRUNSWICK, MAINE 04011-1583 | FAX 207-725-6663

issued as required for any alterations or additions not visible from a public right-of-way pursuant to Subsection 5.2.8.B.3.b.ii of the Town of Brunswick Zoning Ordinance.

Please note that any further changes to the approved design and materials shall require further review and approval in accordance with the Zoning Ordinance, Subsection 5.2.8.

Sincerely,

Matt Panfil

Matt Panfil, AICP CUD, LEED AP BD+C
Director of Planning and Development

cc. Carl Adams, Building Official
Julie Erdman, Codes Enforcement Officer
Mike Pindell, Codes Enforcement Officer

sent via email to amybarriault@yahoo.com

Received: 9/2/20
By: LM

VRB Case #: 20-024

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

   Name: Whitney & Seabren Reeves
   Address: 65 Water Street, Brunswick, ME 04011

   Phone Number: (207) 615-6139
   Email Address: brunswickreeves@gmail.com

2. Project Property Owner:

   Name: Reevesly, LLC
   Address: 65 Water Street, Brunswick, ME 04011

   Phone Number: (207) 615-6139
   Email Address: brunswickreeves@gmail.com

3. Authorized Representative: (If different than applicant)

   Name: _____
   Address: _____

   Phone Number: _____
   Email Address: _____

4. Physical Location of Property Being Affected:

   Address: 13 Jordan Avenue, 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):

   - [x] Additions and New Construction
   - [x] Structural Alteration
   - [x] 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): As the new owners of 13 Jordan Ave, we would like to remove the modern non-contributing existing garage and on its footprint, build a two-story living structure to rent. This living structure will conform to the design and ascetics of the existing house, and will be more appropriate and compatible with the surrounding contributing resources (house), than the existing garage proposed for demolition. Please see attached 13 Jordan Ave Proposed project for Village Review Board assessment sheet for description and details.

   Thank you very much for your time and review of our application. We look forward to revitalizing this wonderful building/area.

Applicant's Signature _____

Whitney & Seabren Reeves
13 Jordan Ave
VRB App Supplement
List of proposed materials

13 Jordan Ave, Brunswick, ME 04011 -Whitney & Seabren Reeves

Proposed project for Village Review Board assessment:

Remove existing garage and erect a two-story living structure on the existing footprint.

- Walls will be 2x6 conventional framing, sheathed with zip system
- I joist floor system with ¾" Advantech underlayment
- Roof system will be a mix of conventional and truss system
  - Zip system sheathing
  - Roof shingles, dark green architectural shingles to matching existing
  - Vent pipes will be located on the rear of the structure
- Siding will be white vinyl, matching existing
- Windows will be white vinyl
  - Size, proportion and style to matching existing
    - w/o grills
  - Meet egress where required
- Entry door on road side
  - With grills
  - One side light
- Rear door, Slider w/o grills or French door with grills
- Trim will carry from existing structure onto the new structure including
  - Soffit, fascia, freeze boards
  - Upper trim band
  - Corners and drip cap

Mirrored roof shingles to match existing

Siding and trim work will match design, thicknesses and materials

Triple window to match front & single windows similar to existing

Door will include above windows to match front of existing door

Whitney & Scobren Reeves
13 Jordan Ave Project
VRB App Supplement
Site drawing

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

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

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: September 15, 2020

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 because the addition is located on the footprint of the existing foundation, 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 noticeable 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: SEPTEMBER 15, 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.

Received: _____

By: _____

VRB Case #: _____

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. **Project Applicant:**

   Name: Whitney & Seabren Reeves
   Address: 65 Water Street, Brunswick, ME 04011

   Phone Number: (207) 615-6139
   Email Address: brunswickreeves@gmail.com

2. Project Property Owner:

   Name: Reevesly, LLC
   Address: 65 Water Street, Brunswick, ME 04011

   Phone Number: (207) 615-6139
   Email Address: brunswickreeves@gmail.com

3. Authorized Representative: (If different than applicant)

   Name: _____
   Address: _____

   Phone Number: _____
   Email Address: _____

4. Physical Location of Property Being Affected:

   Address: 13 Jordan Avenue, 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): As the new owners of 13 Jordan Ave, we would like to remove the modern non-contributing existing garage and on its footprint, build a two-story living structure to rent. This living structure will conform to the design and ascetics of the existing house, and will be more appropriate and compatible with the surrounding contributing resources (house), than the existing garage proposed for demolition. Please see attached 13 Jordan Ave Proposed project for Village Review Board assessment sheet for description and details.

   Thank you very much for your time and review of our application. We look forward to revitalizing this wonderful building/area.

Applicant's Signature _____

U8-40

HISTORIC PRESERVATION SURVEY

1980 PHOTO(S) J.GOFF

Cumberland — County
Brunswick — City/Town
13 Jordan Ave. — 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: PEJEPSCOT REGIONAL SURVEY Date: .....

Rating: .....

Historic Significance to the Community: .....

.....

.....

Whitney & Seabren Reeves
13 Jordan Ave
VRB App Supplement
List of proposed materials

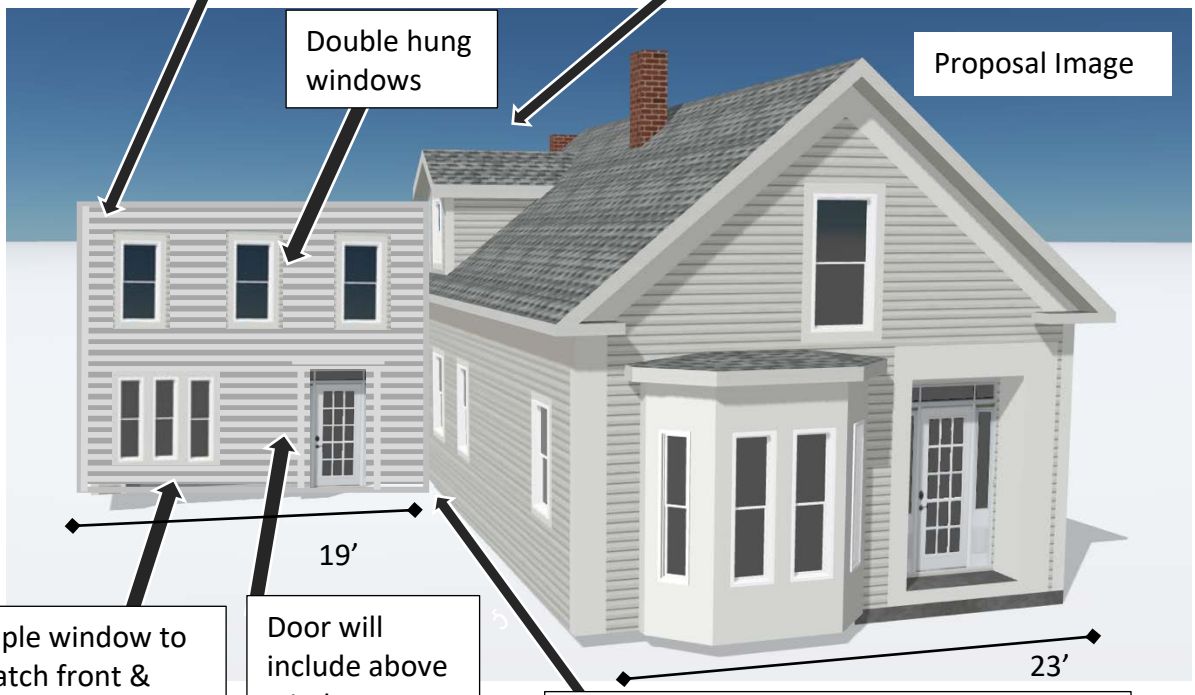
13 Jordan Ave, Brunswick, ME 04011 -Whitney & Seabren Reeves

Proposed project for Village Review Board assessment:

Remove existing garage and erect a two-story living structure on the existing footprint.

- Walls will be 2x6 conventional framing, sheathed with zip system
- I joist floor system with ¾" Advantech underlayment
- Roof system will be a mix of conventional and truss system
  - Zip system sheathing
  - Roof shingles, dark green architectural shingles to matching existing
  - Vent pipes will be located on the rear of the structure
- Siding will be white vinyl, matching existing
- Windows will be white vinyl
  - Size, proportion and style to matching existing
    - w/o grills
  - Meet egress where required
- Entry door on road side
  - With grills
  - One side light
- Rear door, Slider w/o grills or French door with grills
- Trim will carry from existing structure onto the new structure including
  - Soffit, fascia, freeze boards
  - Upper trim band
  - Corners and drip cap

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.



Siding and trim work will match design, thicknesses and materials

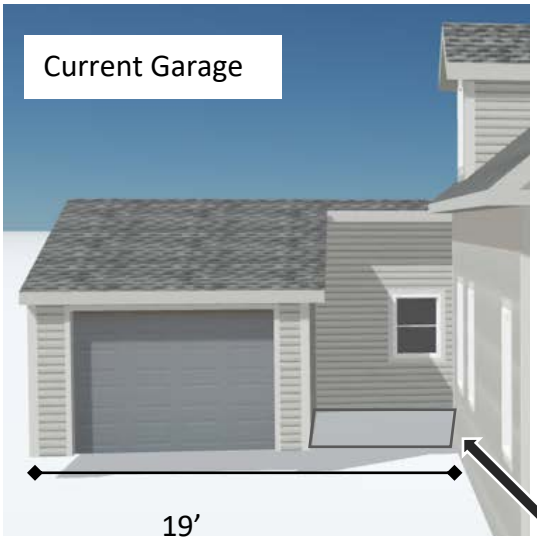
Mirrored roof shingles to match existing

Double hung windows

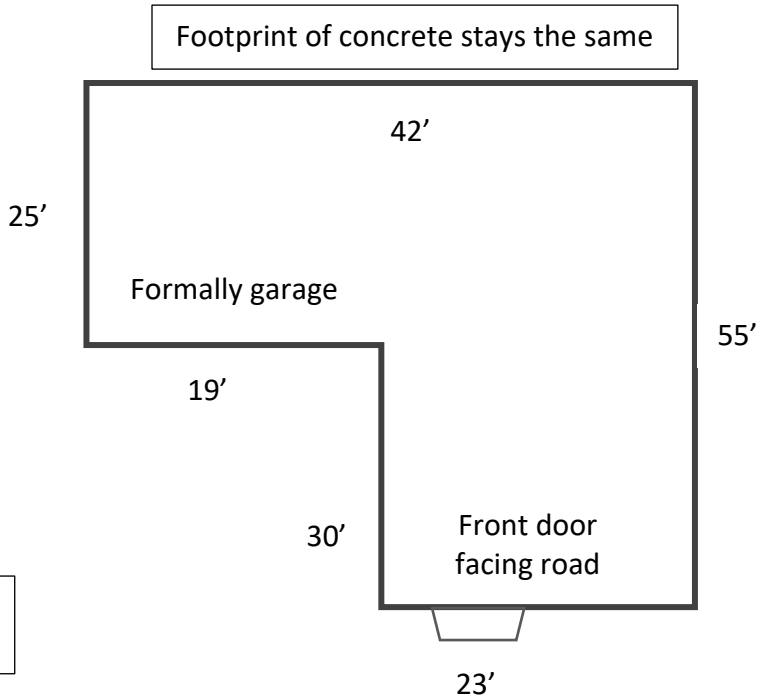
Triple window to match front & single windows similar to existing

Door will include above windows to match front of existing door

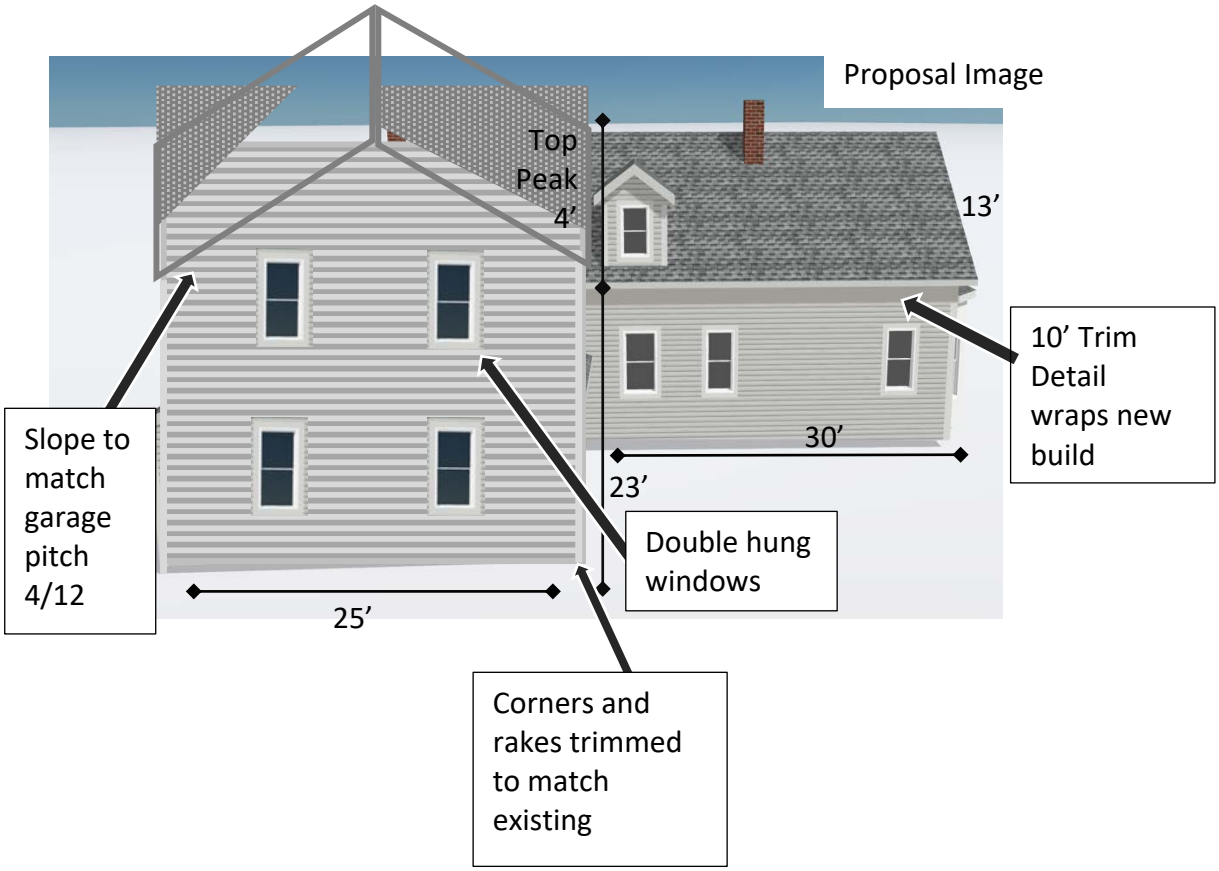
Concrete slab/footprint will not change, framing will change for the new dwelling

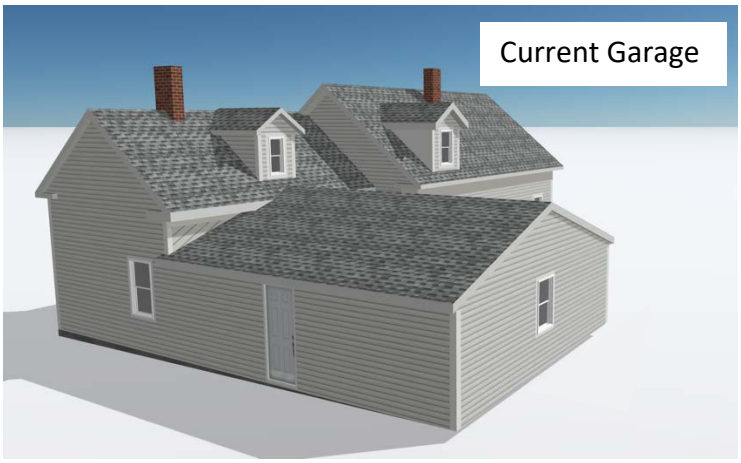


New build on current garage concrete slab/foundation



Current Garage


Proposal Image
Top
Peak
4’
13’
10’ Trim
Detail
wraps new
build
30’
23’
Slope to
match
garage
pitch
4/12
Double hung
windows
25’
Corners and
rakes trimmed
to match
existing



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.