

1. VRB Agenda 2.27.25

Documents:

[VILLAGE_REVIEW_BOARD_AGENDA_02272025.PDF](#)

2. Minutes For Approval

Documents:

[MINUTES FOR APPROVAL 2.20.25.PDF](#)

3. VRB 25-004 64 Pleasant St

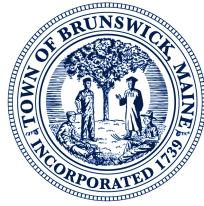
Documents:

[VRB 25004 COMPLETE APP.PDF](#)

4. VRB 25-006 167 Park Row

Documents:

[VRB 25006 COMPLETE APP.PDF](#)



Town of Brunswick, Maine

Planning & Development Department

85 UNION STREET, BRUNSWICK, ME 04011

VILLAGE REVIEW BOARD AGENDA

Thursday, February 27, 2025 @ 6:30 P.M.

Brunswick Town Hall Room 117

There is an opportunity to attend this meeting in person or view the meeting via Zoom

How to watch and comment via Zoom

Please follow the link below to join the webinar:

<https://us02web.zoom.us/j/86768941251?pwd=s3D9o3v29vYZbGsAeCWz2uKzjVyzT2.1>

Passcode: 5Se7ud

The public may provide comment via email (jerdman@brunswickme.gov) prior to the meeting OR they may provide live comment at the meeting via Zoom or in person. Comments are allowed during the public comment period, during public hearings, and on other items and matters at the discretion of the Council Chair.

1. Approval of Minutes

June 18, 2024

July 16, 2024

November 19, 2024

2. Election of Officers

3. **Case No. VRB 25-004 64 Pleasant Street:** At the request of the applicants and owners, Gail Gross and Kristin Von Donop, the Village Review Board will review and act upon a request for a Certificate of Appropriateness to replace the existing windows in their home with aluminum-clad windows. The property is located at 64 Pleasant Street (Map U15, Lot 62) within the Growth Residential Use 6 (GR6) Zoning District and the Village Review Overlay (VRO).

4. **Case No. VRB 25-006 167 Park Row:** At the request of the applicant, Christopher Byrne, on behalf of the owner CBCG Realty LLC, the Village Review Board will review and act upon a request for a Certificate of Appropriateness to construct a 40 sq ft deck with entry door towards the rear of the property. The property is located at 167 Park Row (Map U13, Lot 188) within the Growth Mixed Use 6 (GM6) Zoning District and the Village Review Overlay (VRO).

5. Staff Approvals:

56 Maine Street – Signage

16 Station Ave – Signage

163 Park Row – Signage

6. Other Business

7. Adjourn

**DRAFT
TOWN OF BRUNSWICK
VILLAGE REVIEW BOARD
JUNE 18, 2024 @ 7:15 P.M.
BRUNSWICK TOWN HALL, COUNCIL CHAMBERS**

MEMBERS PRESENT: Chair Annee Tara, Vice Chair William Steinbeck, Aimee Keithan (Online), Claudia Knox, Josh Lincoln (Online), and Robert Wiener

MEMBERS ABSENT: Phil Carey

STAFF PRESENT: Deputy Planning Director, Julie Erdman

Election of Officers

MOTION BY CLAUDIA KNOX TO NOMINATE ANNEE TARA TO CHAIR OF THE VILLAGE REVIEW BOARD. MOTION SECONDED BY WILLIAM STEINBOCK, APPROVED UNANIMOUSLY.

MOTION BY CLAUDIA KNOX TO NOMINATE ROB WIENER TO VICE CHAIR OF THE VILLAGE REVIEW BOARD. MOTION SECONDED BY ANNEE TARA, APPROVED UNANIMOUSLY.

Approval of Minutes: February 22, 2024

MOTION BY ROB WIENER TO APPROVE THE MINUTES OF FEBRUARY 22, 2024. MOTION SECONDED BY WILLIAM STEINBOCK, APPROVED BY ANNEE TARA, CLAUDIA KNOX, JOSH LINCOLN, ROB WIENER, AND WILLIAM STEINBOCK. AIMEE KEITHAN ABSTAINED. MOTION PASSES 5-1

Case No. VRB 24-007 – 0 Mill St: (This item started at 0:06:43)

At the request of the applicant Mark Dorsey, on behalf of the owner Lumbo Ledge LLC, the Village Review Board will review and take action on a request for a Certificate of Appropriateness to construct a new duplex with an accessory dwelling unit 0 Mill St. (Map U14, Lot 122). The subject property is located within the Growth Mixed Use (GM6) Zoning District and the Village Review Overlay (VRO).

Julie Erdman introduced the project. Applicant Mark Dorsey provide an overview of the proposed project.

MOTION BY WILLIAM STEINBOCK TO DEEM THE CERTIFICATE OF APPROPRIATENESS APPLICATION COMPLETE. MOTION SECONDED BY CLAUDIA KNOX, APPROVED UNANIMOUSLY.

The Board asked questions and the applicant answered.

The Board discussed this item.

MOTION BY AIMEE KEITHAN THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION TO A CONSTRUCT A NEW THREE-STORY, DUPLEX BUILDING WITH AN ACCESSORY DWELLING UNIT LOCATED ON A VACANT LOT AT MAP U14, LOT 122 (SOUTHEAST CORNER OF MILL AND UNION STREETS), AS OUTLINED IN THE APPLICATION AND AS SATISFIED BY SUBSECTION 5.2.8.C 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.
2. That prior to the issuance of any building permit the applicant shall receive notification of the Code Enforcement Officer's determination that the proposal:
 - a. Meets all applicable Zoning Ordinance standards
 - b. Receives Staff Review Committee approval for Minor Development Review.
3. Second floor windows shall be aligned with the first and third floor windows.
4. All second-floor windows on the Union Street side shall be the same size.
5. A frieze board shall be installed between the third-floor windows and the soffit.
6. A hip roof and columns shall be utilized for the Mill Street entrance as opposed to a shed roof.
7. The Union Street entrance shall be enhanced with a portico emulating the front entrance on Mill Street.
8. The roof structure shall be reworked to bring all ridgelines to the same elevation.
9. Heat pumps and solar panels shall be installed to the rear of the building, not visible from the street.

MOTION SECONDED BY WILLIAM STEINBOCK, APPROVED UNANIMOUSLY.

Staff Approvals: (This item began at 1:31:20)

- VRB 24-006 – 2 Station Ave Signage – Blake Orchard
- VRB 24-008 – 149 Maine St Signage – Elizabeth Nails
- VRB 24-009 – 66 Maine St Signage – Magpie

VRB 24-010 – 147 Maine St Signage – The Frappe Shoppe
VRB 24-011 – 167 Park Row Signage – Back Cove Financial
VRB 24-012 – 82 Pleasant St Signage – Next Home Premier Realty
VRB 24-013 – 146 Maine St Signage – Lemont Block Collective

Adjourn

**MOTION BY CLAUDIA KNOX TO ADJOURN THE MEETING. MOTION
SECONDED BY JOSH LINCOLN, APPROVED UNANIMOUSLY.**

Respectfully Submitted,
Tonya Jenusaitis
Recording Secretary

**DRAFT
TOWN OF BRUNSWICK
VILLAGE REVIEW BOARD
JULY 16, 2024 @ 7:15 P.M.
BRUNSWICK TOWN HALL, COUNCIL CHAMBERS**

MEMBERS PRESENT: Chair Annee Tara, Vice Chair William Steinbock, Phil Carey, Claudia Knox, and Robert Wiener

MEMBERS ABSENT: Aimee Keithan and Josh Lincoln

STAFF PRESENT: Deputy Planning Director, Julie Erdman

Approval of Minutes: No minutes were approved at this meeting.

Case No. VRB 24-014 – 54 Federal St: At the request of the applicant Gregory Harper, on behalf of the owners Jarrod and Beth Tembreull, the Village Review Board will review and act on a request for a Certificate of Appropriateness to replace siding and install corner boards at 54 Federal St. (Map U13, Lot 197). The subject property is located within the Growth Residential (GR7) Zoning District and the Village Review Overlay (VRO).

Julie Erdman introduced the application and the applicant, Greg Harper, reviewed the application.

Board members asked questions and Mr. Harper answered.

Chair Annee Tara opened the meeting to public comment. No comments were made and the public comment period was closed.

Members discussed the application.

MOTION BY PHIL CAREY TO DEEM THE CERTIFICATE OF APPROPRIATENESS APPLICATION COMPLETE. MOTION SECONDED BY WILLIAM STEINBECK, APPROVED UNANIMOUSLY.

MOTION BY PHIL CAREY TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO REPLACE THE SHINGLE SIDING AND ADD CORNER BOARDS AT MAP U13, LOT 197A: 54 FEDERAL STREET AS OUTLINED IN THE APPLICATION AND IS SATISFIED BY SUBSECTION 5.2.A.C WITH THE FOLLOWING CONDITION.

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the

approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

MOTION SECONDED BY WILLIAM STEINBECK, APPROVED UNANIMOUSLY.

Case No. VRB 24-015 – 99 Maine St: At the request of the applicant Raj Sharma, on behalf of the owner Tondreau LLC, the Village Review Board will review and act on a request for a Certificate of Appropriateness to replace windows, doors and an awning at 99 Maine St. (Map U13, Lot 143). The subject property is located within the Growth Mixed-Use 6 (GM6) Zoning District and the Village Review Overlay (VRO).

Julie Erdman introduced the application and the applicant representative, Van Sharma, presented a PowerPoint.

Board members asked questions and Mr. Sharma answered.

Chair Annee Tara opened the meeting to public comment. No comments were made and the public comment period was closed.

Board members discussed the application.

MOTION BY ANNEE TARA TO DEEM THE CERTIFICATE OF APPROPRIATENESS APPLICATION COMPLETE. MOTION SECONDED BY PHIL CAREY APPROVED UNANIMOUSLY.

MOTION BY ANNEE TARA THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO THE FRONT FAÇADE INCLUDING REPLACEMENT OF THE FRONT DOOR, WINDOWS AND AWNING AT MAP U13, LOT 143; 99 MAINE STREET, AS OUTLINED IN THE APPLICATION AND AS SATISFIED BY SUBSECTION 5.2.8.C 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.

2. Prior to construction, building and sign permits must be issued by the Code Enforcement Office.

3. Revised drawings consistent with the Board's discussion with the applicant and the sketch provided by the Board during the meeting, be submitted to the satisfaction of the Deputy Director of Planning and Development.

MOTION SECONDED BY WILLIAM STEINBOCK, APPROVED UNANIMOUSLY.

Staff Approvals: None

Adjourn:

MOTION BY PHIL CAREY TO ADJOURN THE MEETING. MOTION SECONDED BY ROB WIENER, APPROVED UNANIMOUSLY.

Respectfully Submitted,
Tonya Jenusaitis
Recording Secretary

**DRAFT
TOWN OF BRUNSWICK
VILLAGE REVIEW BOARD
NOVEMBER 19, 2024 @ 6:30 P.M.
BRUNSWICK TOWN HALL, COUNCIL CHAMBERS**

MEMBERS PRESENT: Chair Annee Tara, Vice Chair William Steinbock, Phil Carey, Claudia Knox, Josh Lincoln, and Robert Wiener

MEMBERS ABSENT: Aimee Keithan

STAFF PRESENT: Jay Astle, Assistant Town Manager

Case No. VRB 24-022 – 10 High Street: At the request of the applicant and owner, Will Rowan, the Village Review Board will review and act on a request for a Certificate of Appropriateness to add a prefabricated storage shed to the property at 10 High Street (Map U14, Lot 79). The subject parcel is located within the Growth Residential 6 (GR6) Zoning District and the Village Review Overlay (VRO).

Chair Annee Tara introduced the application.

Applicant Will Rowan reviewed his application.

Board members asked questions and the applicant answered.

Chair Annee Tara opened the meeting to public comment.
Comments made by: Thomas Carhart

Board members discussed the application and made adjustments to the draft Conditions of Approval.

MOTION BY PHIL CAREY TO DEEM THE CERTIFICATE OF APPROPRIATENESS APPLICATION COMPLETE. MOTION SECONDED BY WILLIAM STEINBECK, APPROVED UNANIMOUSLY.

MOTION BY PHIL CAREY THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION OF AN ACCESSORY STRUCTURE IN ORDER TO CONSTRUCT A NEW STORAGE SHED ON THE PROPERTY LOCATED AT 10 HIGH STREET, AS OUTLINED IN THE APPLICATION AND AS SATISFIED BY SUBSECTION 5.2.8.C.(4).II WITH THE FOLLOWING CONDITIONS:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions

of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

2. That the orientation of the storage shed is adjusted 90 degrees so that the narrow side of the shed faces the street.
3. That the storage shed is moved back 10 additional feet so that it is a minimum of 40 feet from the curb line.

MOTION SECONDED BY CLAUDIA KNOX. MOTION APPROVED UNANIMOUSLY.

Case No. VRB 24-024 – 22 Elm St: At the request of the applicant, David Matero Architecture, and on behalf of the owner, Maine State Music Theatre, the Village Review Board will review and act on a request for a Certificate of Appropriateness to add and replace windows on the second floor of 22 Elm Street (Map U13, Lot 94). The subject property is located within the Growth Mixed Use 6 (GM6) Zoning District and the Village Review Overlay (VRO).

Chair Annee Tara introduced the application.

Applicant representative David Matero reviewed this application.

Board members discussed the application.

MOTION BY PHIL CAREY THAT THE BOARD APPROVES THE CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO RENOVATE AND ALTER THE MAINE STATE MUSIC THEATRE BUILDING AT MAP U13, LOT 94; 22 ELM STREET, AS OUTLINED IN THE APPLICATION AND AS SATISFIED BY SUBSECTION 5.2.8.C 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.

MOTION SECONDED BY ROB MOORE, APPROVED UNANIMOUSLY.

Staff Approvals:

- 147 Maine Street – Signage
- 22 Pleasant Street – Signage
- 50 Maine Street – Signage
- 2 Pleasant Street – Signage

Other Business:

- Climate Action Plan Support *Item added 11.19.2024:
Phil Carey briefly reviewed the Climate Action Plan.

Members discussed the plan and possible impacts.

MOTION BY WILLIAM STEINBOCK TO SUPPORT A LETTER OF SUPPORT REGARDING THE CLIMATE ACTION PLAN TO BE DRAFTED BY PHIL CAREY AND CLAUDIA KNOX FOR THE TOWN COUNCIL. MOTION SECONDED BY JOSH LINCOLN. MOTION APPROVED UNANIMOUSLY.

Adjourn

MOTION BY ANNEE TARA TO ADJOURN THE MEETING. MOTION SECONDED BY PHIL CAREY, APPROVED UNANIMOUSLY.

Respectfully Submitted,
Tonya Jenusaitis
Recording Secretary

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

DRAFT FINDINGS OF FACT REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR ADDITIONS AND ALTERATIONS VILLAGE REVIEW BOARD

PROJECT NAME: 64 Pleasant Street Windows

CASE NUMBER: VRB 25-004

LOCATION: Map U15, Lot 62; 64 Pleasant Street

APPLICANT: Gail Gross
64 Pleasant Street
Brunswick, ME 04011

OWNER: Gail Gross & Kristin Von Donop
64 Pleasant Street
Brunswick, ME 04011

REVIEW DATE: February 27, 2025

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for Alterations to replace all of the existing windows in the home with aluminum-clad, double-hung, two-over-one simulated divided-lite windows. The applicant would like to provide a cohesive look while improving the insulation value of the windows. The new windows will match the existing in design, size and configuration. The home is a contributing Colonial Revival structure constructed circa 1889.

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.**

The proposed modifications to the property require only a Certificate of Appropriateness as there are no structural changes to the building.

- 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 Village Review Overlay District Design Guidelines encourage repair of original windows over replacement. They note that most heat loss is not through the single pane of glass but through parts that have loosened over time. The guidelines advise the use of storm

windows to retain heat and note that even though they may visually compromise the visual appearance of a building, they are easily removed.

For replacement windows, the guidelines state that “the first and best option to maintain historic character is to look for a replacement in kind – a window that matches the size, material, muntin configuration, and detail of the existing window.”

(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 applicant proposes to use Pella Reserve Series Traditional double-hung replacement windows with a two over one grid pattern for an authentic appearance. The Pella website boasts that the Reserve series products have been approved for use by the National Park Service for use on projects with historic tax credits on a case by case basis. As noted, the windows will remain the same size and in the same configuration as the existing windows. The applicant believes that most, if not all of the existing windows are original to the structure. The majority of them exhibit the two over one design.

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

The proposed revisions are 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 applicant is proposing to replace the windows with accurate reproductions of the original windows that are energy efficient.

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.**

The building is a contributing structure and therefore this standard is 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.

No new signage is proposed as part of this project; 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.**

There is no demolition proposed and therefore this standard is 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
MAP U15, LOT 62 (64 PLEASANT STREET)
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS
VILLAGE REVIEW BOARD
REVIEW DATE: FEBRUARY 27, 2025

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

Motion:

Second:

Vote:

Draft Motion 2: That the Board approves the **Certificate of Appropriateness for Alterations** to replace windows in the single-family home located at Map U15, Lot 62; 64 Pleasant Street, as outlined in the application and as satisfied by Subsection 5.2.8.C 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:

Second:

Vote:

Received: 1/31/25
By: JS

VRB Case #: 25-004

**VILLAGE REVIEW OVERLAY
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: GAIL GROSS
Address: 64 PLEASANT ST.
Phone Number: 207 844 3244
Email Address: gail.gross@msn.com

2. Project Property Owner:

Name: GAIL GROSS KRISTIN VON DONOP
Address: 64 PLEASANT ST
Phone Number: see above
Email Address: _____

3. Authorized Representative: (If different than applicant)

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

4. Physical Location of Property Being Affected:

Address: 64 PLEASANT ST.

5. Tax Assessor's Map # U15 Lot # 462 of subject property.

6. Underlying Zoning District TR-1

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

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

PARCEL U15-062
TR-1
Town Residential #1
inner Pleasant St.
in Village Review zone

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): WE WOULD LIKE TO UPDATE OUR WINDOWS TO IMPROVE OUR INSULATION FROM SINGLE PANELES TO DOUBLE PANELES. THE STORMS OBSCURE THE TWO OVER ONES AND THESE WINDOWS ARE NOT THICK ENOUGH TO INSTALL DOUBLE PANELES IN THEM.

Applicant Name (printed): GAIL GROSS

Applicant Signature: [Signature]

Property Owner Name (printed): GAIL GROSS KRISTIN VON DONOP

Property Owner Signature: [Signature] [Signature]

Generally it is required that:

- Any changes are appropriate for the architectural and historical character of a building. This is especially important for details such as trim, railings, windows, etc.
- Alterations or new construction respect the visual character of the streetscape and neighborhood and reflect the scale, the textures, and the overall forms and relationships of those surroundings.

Application Requirements

Please attach the following information to complete your application. A thorough application and thoughtful consideration of the project's impact to the Village Review Overlay Zone will ensure a complete and prompt review by the Staff/Board:

- ☐ Completed application form and applicable review fee.
- ☐ 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 and/or 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 which shows 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, all applications must also address review standards contained in Subsection 5.2.8.C (4) of the Brunswick Zoning Ordinance.

All applicants for Major Review are required to attend the Village Review Board meeting to present their application.

Notification

The Department of Planning and Development will identify all property located within a 200 foot radius of the parcel subject to review. The owners of identified property will be notified by the Planning and Development Department by first class mail at least 10 days prior to the Village Review Board meeting.

Application Fees

The following application fees shall be paid upon submittal for any project requiring a Certificate of Appropriateness:

Minor Review (Staff-level): \$75.00

Major Review (Village Review Board-level): \$150.00

**VILLAGE REVIEW OVERLAY
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*).
- 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.
- N/A ☐ 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 2/3/25 (date) by JOUE TIRMAN of the Department of Planning and Development.

THIS APPLICATION WAS:

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

Applicable Comments: _____

Signature of Department Staff Reviewing Application

COMPLIANCE WITH ZONING STANDARDS

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

This is to certify that the application for Certificate of Appropriateness submitted by

GAIL COROSS, relating to property designated on Assessors Tax Map # U15 and

Lot # 102 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: _____

Signed: 

Date: 2-20-25

015-62.

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 64 Pleasant Street
 County City/Town Street Address and Number
 historic: 1889 residence of Amos O. Reed
 Name of Building/site:
 Common and/or Historic
 Approximate Date: 1889 Style: Shingle, Colonial Revival

PLACE
 PHOTO
 HERE

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

Condition: ☐ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey Date:

Rating:

Historic Significance to the Community:

Residence of carpenters Cyrus A. Ridley, John G. Storer 1908-1940.

(For Additional Information — Use Reverse Side)

64 PLEASANT

Maps: 1910 #64= C.A. Ridley

Deeds: 561:340 Elizabeth W. Stone+ (Daniel H. Stone Mrs.) to Edwin M. Brown
 Greenleaf Lot 5...3/1/1889
 561:342 EMB to Amos O. Reed \$1 premises 9/2/1889.cites Eliz. W. Stone.
 664:184 ACR \$1500 mortgage to B.S.I. w/ all bldgs where I now live 12/5/1898.
 cites 561:342
 831:452 Nancy L. Reed to Cyrus A. Ridley \$1 premises 12/14/1908.
 cites 561:340 by name, also 561:342.

Newspaper: Brunswick Telegraph 11/8/1889:"Workmen are making good progress on the
 houses of Messrs. A.O. Reed and D.E. Stanwood, the first on the north
 side, Pleasant street, east slope of Powder House Hill, the latter on
 the top of the hill north side. When completed they will contribute to
 the good looks of the street."

1910 Directory: Cyrus A. Ridley, carpenter, 64 Pleasant
 John G. Storer, carpenter, 64 Pleasant
 Mrs. Sarah A. Simpson, 64 Pleasant
 Mrs. Emily Wottan, emp. Cabot Mill, bds 64 Pleasant

Later Directories: 1917-1934=Cyrus A. Ridley (1930-1932 with co-tenants)
 1936-1940= John G. Storer
 1942-1944=Mrs. Bessie C. Stimson
 1946-1971=Napoleon (J.) Metevier (1955-1971 with co-tenants)
 1975-1977=Mrs. Marie D. Metevier with Pierre P. Caron
 1979= no return

Attachment: 64 Pleasant Street

1. Photos of existing windows with metal storms and screens



Attachment: 64 Pleasant Street

2. Photos that are an example of Pella Reserve Traditional windows



TO: VILLAGE REVIEW BOARD, PLANNING AND DEVELOPMENT,
BRUNSWICK

FROM: 64 PLEASANT STREET, KRISTIN VON DONOP & GAIL GROSS

SUBJECT: WINDOWS

DATE: JANUARY 30, 2025

We are the homeowners of 64 Pleasant Street and plan to replace windows in our home. We understand that our home is located on inner Pleasant Street and is considered historical. That is precisely why we chose to purchase this home. Both Gail and I have previously owned homes, one from 1870 and the other from 1910, respectfully.

We selected Pella as our vendor, and they provide a premium quality window that will preserve the historical integrity of our 1890 home. We also chose the Pella Reserve Series, Traditional Replacement Double Hung windows. They meet every historical requirement across the USA.

The classical aesthetic features include:

- Wood interior
- Aluminum clad exterior
- No nails or screws
- Traditional grille pattern that looks like individual panes of glass
- Insulated dual glass
- Lifetime guarantee

“The Pella Reserve Series Traditional are windows that are classically styled and exquisitely crafted wood windows designed to add architectural interest to your home.”

We are paying significantly more for these windows to ensure it is an in-kind replacement. These new windows will replace the existing windows with new materials that identically match the original with respect to design, size, configuration, and other visual qualities.

There are two attachments for your reference. One is the order form that provides details for each window we will replace on the second story. Please note the second-floor bathroom window will have the same glass as the others. The second attachment provides photos the existing windows and a sample of Pella Reserve Tradition windows.

Lourdes Sanchez

From: Gail Gross <gailgross@msn.com>
Sent: Thursday, January 23, 2025 5:05 PM
To: Julie Erdman
Cc: Lourdes Sanchez
Subject: 64 Pleasant St #1

Dear Ms. Erdman,

Thank you for the opportunity to send these images. These are photos of the front three sides of the structure. They are 2 over one single paned windows that are probably mostly original. We have proof in our back yard that windows had been thrown in a trash heap during the previous renovation (date unknown). I am still removing shards of pane glass and other materials from the back yard! As you can see in these photos, some of the windows have storms. Some do not. Some of the windows are non functioning. The glare of the storm windows most often obscures the window beneath hiding any visual or historical interest. We would like to replace these with a Standard, Luxury, Clad, Pine Pella Window. These windows are made of wood and the exterior is clad in a white Enduraclad aluminum. These windows will look more like the original from the street than the current mist mash of windows and storms.

I would also like to add that we could not consider refurbishing the current windows because the frames are not thick enough to hold a double paned window. Using these would have been a great expense without gaining any additional insulation against the heat and cold. In the next email I will send some images focused on details of the current windows.

Sincerely,

Gail Gross



Gail Gross, LEED GA
Gail Gross Design and Interiors
207.844.3244
gailgrossdesignandinteriors.com

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.





Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

DRAFT FINDINGS OF FACT REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR ADDITIONS AND ALTERATIONS VILLAGE REVIEW BOARD

PROJECT NAME: 167 Park Row Side Entry Deck

CASE NUMBER: VRB 25-006

LOCATION: Map U13, Lot 188; 167 Park Row

APPLICANT: Christopher Byrne
167 Park Row
Brunswick, ME 04011

OWNER: CBCG Realty
56 Depot Road
Falmouth, ME 04105

REVIEW DATE: February 27, 2025

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for Alterations to add a 40 sq ft deck and southeast side entry door towards the rear of the building. The applicant proposes utilizing pressure treated lumber for the framing and will wrap the treated lumber with wood trim and skirting to match what already exists on the building. Railings will be made of solid wood, and the decking material shall be PVC or wood depending on the Board's preference. The entry door will be a solid wood core door with two upper lites, that will be painted to match the front entry. The contributing building, currently utilized as office space, is a late Federal-style structure constructed circa 1839.

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.**

The proposed modifications to the property require a building permit in addition to a Certificate of Appropriateness due to the structural changes to the building.

- 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*.**

In reference to porches and entries, the Village Review Overlay District Design Guidelines state that “ the majority of Federal and Greek Revival style houses in Brunswick did not originally have entry porches; however, porches were often added to these houses.” In addition, the guidelines read that “new decks, glass enclosed rooms, or sun porches should be treated as additions where visible from a public way”.

(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 applicant proposes adding a southeast side entry door and deck toward the rear of the structure. The entry will only be slightly visible from Park Row due to the configuration of the building and street trees. The addition will have a minimal impact on the building’s overall appearance.

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

The proposed design and materials utilized for the addition are compatible with those used for other entries along 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 applicant does not propose to conceal any character-defining features.

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

The addition is a small 40 sq ft one-story entry deck and shall have little effect on the mass of the building. The materials shall be wood, with the possible exception of PVC decking, which is in keeping with neighboring contributing structures.

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

The construction of the addition shall not impact the structural integrity of the existing structure in any way.

- 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.**

The building is a contributing structure and therefore this standard is 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.

No new signage is proposed as part of this project; 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.**

There is no demolition proposed and therefore this standard is 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
MAP U13, LOT 188 (167 PARK ROW)
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS
VILLAGE REVIEW BOARD
REVIEW DATE: FEBRUARY 27, 2025

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

Motion: Second: Vote:

Draft Motion 2: That the Board approves the **Certificate of Appropriateness for Alterations** to replace windows in the single-family home located at Map U13, Lot 188; 167 Park Row, as outlined in the application and as satisfied by Subsection 5.2.8.C 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: Second: Vote:

Received: 1/30/25
By: K5

VRB Case #: 25-006

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Christopher Byrne
Address: 167 Park Row, Brunswick, ME 04011
Phone Number: (207) 653-9521
Email Address: byrnechris2012@gmail.com

2. Project Property Owner:

Name: CBCG Realty LLC
Address: 56 Depot Rd, Falmouth, ME 04105
Phone Number: (207) 653-9521
Email Address: _____

3. Authorized Representative: (If different than applicant)

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

4. Physical Location of Property Being Affected:

Address: 167 Park Row, Brunswick, ME 04011

5. Tax Assessor's Map # U13 Lot # 188 of subject property.

6. Underlying Zoning District 6 w/VRO

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): _____

- Add accessory door to bck of building
- Build 8 ft x 5 ft deck access with 3 steps to pavement
- Build wood railing system for stairs and deck (example provided).
- Wrap all "treated" lumber with wood trim boards and skirting to match existing building features
- Decking material to be wood or PVC per VRB recommendation

Applicant's Signature 

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

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

- ☒ Completed application form
- ☒ A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review (*provided by Department Staff*).
- ☒ A drawing showing the design, texture, and location of any construction, alteration, demolition for which a certificate is required. The drawing shall include plans and exterior elevations drawn to scale, with sufficient detail to show their relations to exterior appearances and the architectural design of the building. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific.
- ☒ A site plan or photographs showing the relationship of the changes to the surroundings.
- N/A ☐ 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.
- N/A ☒ Provide manufacturer's product information and, if possible, bring material samples to the meeting.
- N/A ☐ 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 2/13/25 (date) by JULIE ERDMAN of the Department of Planning and Development.

THIS APPLICATION WAS:

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

Applicable Comments: _____

Signature of Department Staff Reviewing Application

COMPLIANCE WITH ZONING STANDARDS

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

This is to certify that the application for Certificate of Appropriateness submitted by

Christopher R. Ruff, relating to property designated on Assessors Tax Map # L113 and

Lot # 100 has been reviewed by the Codes Enforcement Officer and has been found to be in
compliance with all applicable zoning standards:

Comments: _____

Signed: 
Date: 8-20-25

HISTORIC PRESERVATION SURVEY

013-188

Cumberland Brunswick 167 Park Row
County City/Town Street Address and Number

historic: bet. 1839-1844 residence of William H. Morse
Name of Building/site: Common and/or Historic

Approximate Date: bet. 1839-1844 Style: late Federal

Type of Structure:

☒ Residential ☐ Commercial ☐ Industrial ☐ Other:

Condition: ☒ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey

Rating:

Historic Significance to the Community: William H. Morse was

a merchant with Alfred J. Stone in firm Stone&Morse.

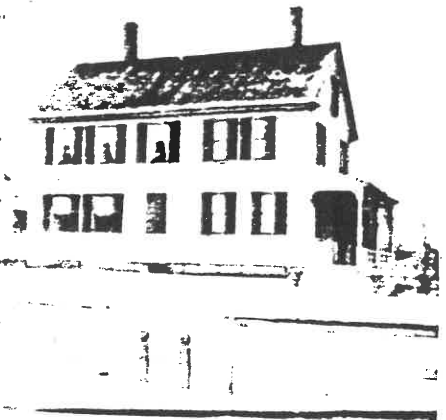
Original central hall (and Park Row front?) removed during Rev. Adams occupancy. --see reverse.

(For Additional Information - Use Reverse Side)

Brunswick Telegraph editor A.G. Tenney resided here in 1879 (over.)



1980 photo by J. Goff
1898 photo by J. Furbish



167 PARK ROW

Maps: 1846=G.E. Adams
1871= Mrs. Lothrop
1910 #167= E.A. & M.F. Chase

Deeds: 164:413 Fred W. Dearborn to William H. Morse \$2000 2 lots so. of J. Pollard Est. ...6/14/1839 cites Jonathan Pollard Est.
187:84 WHM to George E. Adams + Deborah G. Folsom \$1300 w/ all bldgs now standing 5r front x 10r no. of C.J. Noyes. 7/13/1844 cites Pike Plan.
255:64 GEA+DGF to Eliza L. Crosby \$1800 2/1/1854 cites WHM 1844. no.=land of Robert Bowker...
307:300 EIC to George E. Adams \$1 w/ bldgs. 5/24/1861 cites 255:64. Also cites plan attached to 255:64. no.=R. Bowker; so.= C.J. Noyes.

Newspaper: Brunswick Telegraph 9/26/1879 p.2: "A.G. Tenney now occupies house now owned by Mrs. Lothrop, east side of the Mall, Main street..."
..."the house built by Mr. William H. Morse long of the firm of Stone (Alfred J.) & Morse; the house for many years owned and occupied by the late Rev. Dr. Adams...Adams took out the hall-way which occupied the centre of the main house..."

1910 Directory: Miss Elizabeth A. Chase, 167 Park Row
M. Frances Chase, 167 Park Row



- New access deck to be "fucked" into corner where existing yew exists
- View to new door/deck from street blocked by wall to middle section of building



- View from PARK Row. AREA OF New door is hidden from view from Street.



NOTES:

- APPROXIMATE LOOK, EXCEPT WITH WOOD-WRAPPED COLUMNS AND SKIRT BOARDS + RAILINGS IN SOLID WOOD VS. PVC.
- DOOR TBD, BUT SIMILAR W/ WOOD CORE AND UPPER LIGHTS, PAINTED TO MATCH FRONT DOOR ON BUILDING

SP

RENOVATIONS & ADDITIONS
167 PARK ROW
BRUNSWICK, MAINE 04011

TOWN OF BRUNSWICK, ME
BUILDING PERMIT APPLICATION
OR CONSTRUCTION

7/14/25	THIRD OF THE QUARTER, 2025 PERMIT REVIEW
10/02/25	PROGRESS SET
W Date	Description
REVISIONS	

COVER SHEET

G-001

Sheet Number

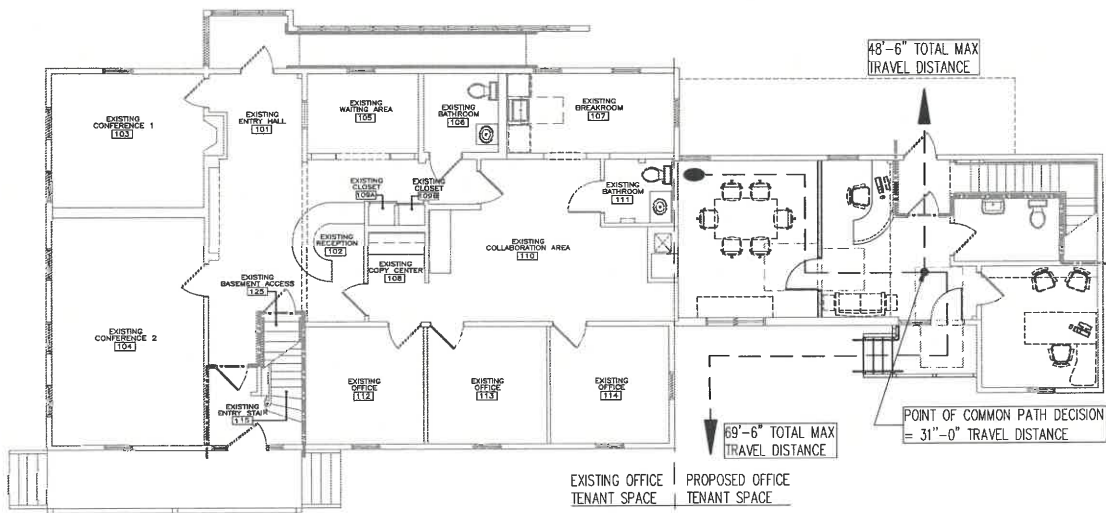
Issued: 1/16/2024

Project: SPA-24-0003-00

BUS	TCB
-----	-----



DWG	DRAWING TITLE	SHEET NO.
G-001	COVER SHEET	1 OF X
LS-001	CODE ASSESSMENT, OCCUPANCY, AND PLUMBING CALC	2 OF X
LS-002	LIFE SAFETY PLANS	3 OF X
AD-101	FIRST FLOOR DEMO PLAN	4 OF X
A-101	FIRST FLOOR PLAN	5 OF X
A-102	FIRST FLOOR REPLICATED CEILING PLAN	6 OF X
A-201	EXTERIOR ELEVATIONS	7 OF X
A-601	FINISH AND DOOR SCHEDULES, AND DETAILS	8 OF X



LEGEND:

	NEW WALL PARTITIONS
	EXISTING CONSTRUCTION TO REMAIN
	TRAVEL PATH TO EXIT
	EXISTING 1-HOUR FIRE RATED SEPARATION

**FIRST FLOOR
LIFE SAFETY PLAN**
1/2022 / SCALE: 1/8" = 1'-0"



**STEVENS POND
ARCHITECTS LLC**
BRUNSWICK, MAINE

**RENOVATIONS & ADDITIONS
167 PARK ROW
167 PARK ROW
BRUNSWICK, MAINE 04011**

**TOWN OF BRUNSWICK
BUILDING PERMIT APPLICATION
FOR CONSTRUCTION**

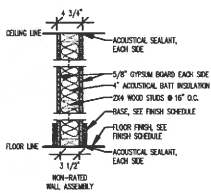
DATE SUBMITTED	10/25/2022
PROJECT SET	10/25/2022
REVISIONS	10/25/2022

**LIFE SAFETY
PLANS**

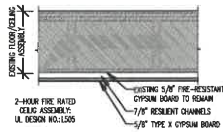
LS-002
Sheet Number

Project	167 PARK ROW
Drawn by	SP/2022-0000-00
Scale	1/8" = 1'-0"





WALL TYPE DETAIL
SCALE: 1/2" = 1'-0"



**SECTION DETAIL
FLOOR / CEILING ASSEMBLY**
SCALE: 1/2" = 1'-0"

DEMO LEGEND:

	NEW WALL PARTITIONS
	EXISTING CONSTRUCTION TO REMAIN
	BASE LINE FLOOR ELEVATION
	EXISTING 1-HOUR FIRE RATED SEPARATION

- GENERAL NOTES:**
1. THE FURNITURE IS SHOWN FOR SPATIAL REFERENCE ONLY AND IS NOT PART OF THE WORK SCOPE, UNLESS NOTED OTHERWISE.
 2. ALL NEW WALL PARTITIONS TO BE FACED WITH 5/8" GYPSUM WALL BOARD, PRIME AND PAINTED UNLESS OTHERWISE NOTED.
 3. ALL EXISTING WOOD FLOORS TO BE REPAIRED, SANDED, AND STAINED UNLESS OTHERWISE NOTED.
 4. INSTALL NEW BASE TRIM AT NEW WALLS TO MATCH EXISTING.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



**STEVENS POND
ARCHITECTS LLC**
PORTLAND, MAINE



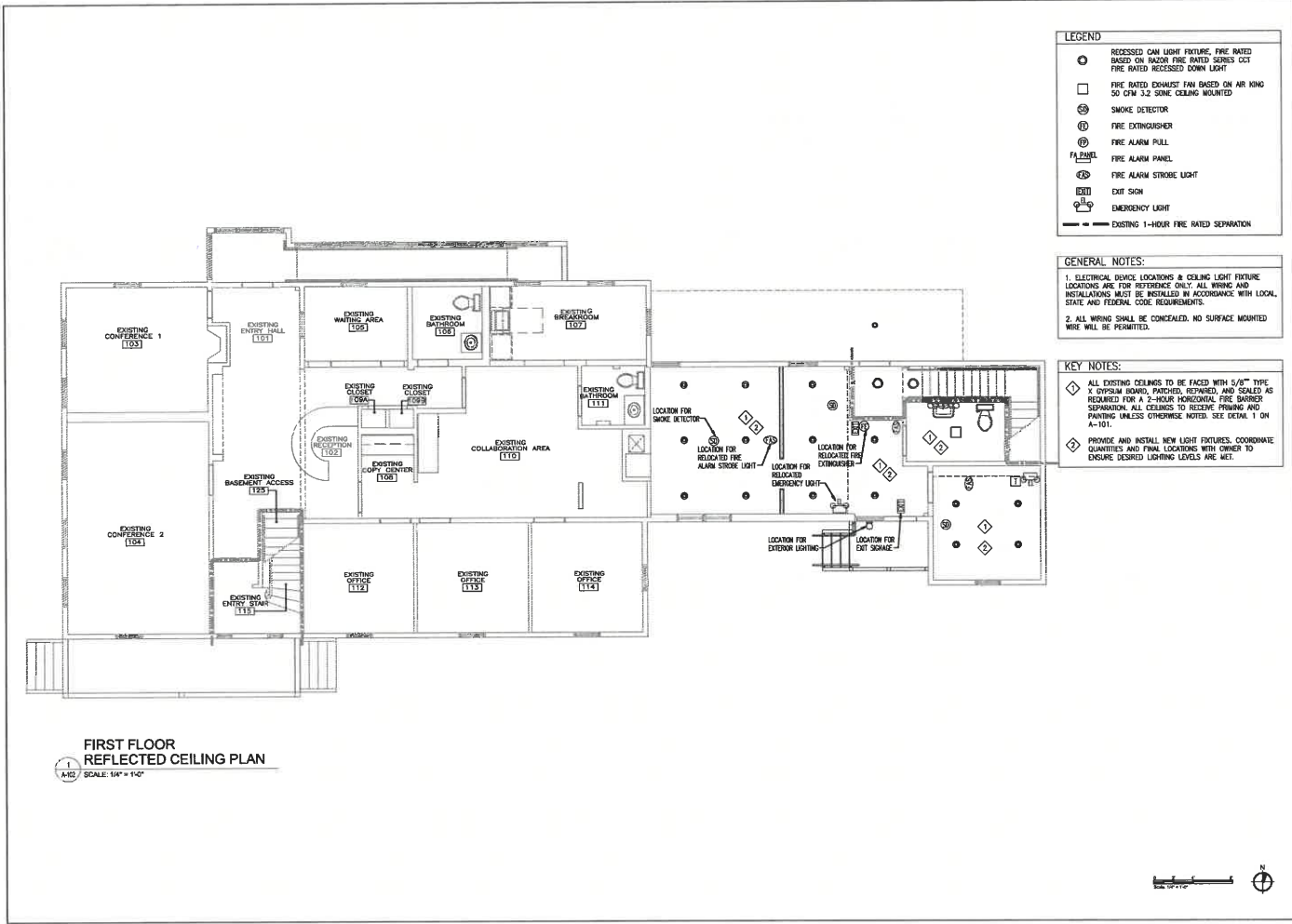
**RENOVATIONS & ADDITIONS
167 PARK ROW
167 PARK ROW
BRUNSWICK, MAINE 04011**

**TOWN OF BRUNSWICK
BUILDING PERMIT APPLICATION
FOR CONSTRUCTION**

NO.	DATE	DESCRIPTION
1	01/15/2020	PRELIMINARY
2	02/10/2020	REVISED
3	03/10/2020	REVISED
4	04/10/2020	REVISED
5	05/10/2020	REVISED
6	06/10/2020	REVISED
7	07/10/2020	REVISED
8	08/10/2020	REVISED
9	09/10/2020	REVISED
10	10/10/2020	REVISED
11	11/10/2020	REVISED
12	12/10/2020	REVISED

**FIRST FLOOR
PLAN**

A-101
Sheet Number
Project: 07/20/2019-000000
Drawn: RLP
Check: JCB



STEVENS POND
ARCHITECTS LLC

167 PARK ROW
BRUNSWICK, MAINE 04011

RENOVATIONS & ADDITIONS
167 PARK ROW
BRUNSWICK, MAINE 04011

TOWN OF BRUNSWICK
BUILDING PERMIT APPLICATION
FOR CONSTRUCTION

1/4\"

REVISIONS

FIRST FLOOR
REFLECTED
CEILING PLAN

A-102
Sheet Number

Project: 04-0000000000

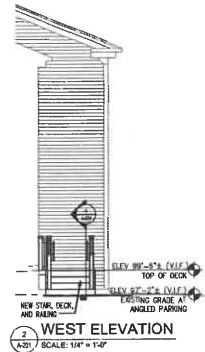
Date: 01/01/2019



3 WEST ELEVATION
ANSI / SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
ANSI / SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
ANSI / SCALE: 1/4" = 1'-0"



STEVENS POND
ARCHITECTS LLC
PORTLAND, MAINE
SP

RENOVATIONS & ADDITIONS
167 PARK ROW
167 PARK ROW
BRUNSWICK, MAINE 04011

TOWN OF BRUNSWICK, ME
BUILDING PERMIT APPLICATION
FOR CONSTRUCTION

#	Date	Description
1	1/1/2021	PROPOSED SET
2	1/1/2021	PROPOSED SET
3	1/1/2021	PROPOSED SET
4	1/1/2021	PROPOSED SET
5	1/1/2021	PROPOSED SET
6	1/1/2021	PROPOSED SET
7	1/1/2021	PROPOSED SET
8	1/1/2021	PROPOSED SET
9	1/1/2021	PROPOSED SET
10	1/1/2021	PROPOSED SET

EXTERIOR
ELEVATIONS

A-201

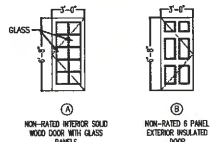
Sheet Number
Name: 1001001
Project: 87424-0000-00
Drawn by: BLD
Reviewed by: TCB

ROOM FINISH SCHEDULE												
MARK	ROOM	FLOOR	BASE	HEIGHT	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	TRIM	WANSKOT	HEIGHT	CEILING
116	RECEPTION	TBD	EXISTING	---	EXISTING	EXISTING	EXISTING	NEW GYP	EXISTING	---	---	GYP/PLUM & PAINT
117	CONF RM/OPEN OFFICE	TBD	EXISTING	---	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	---	---	GYP/PLUM & PAINT
118	OFFICE (10)	TBD	EXISTING	---	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	---	---	GYP/PLUM & PAINT
119	EXISTING BATHROOM	---	---	---	---	---	---	---	---	---	---	---
120	EXISTING ENTRY STAIR	---	---	---	---	---	---	---	---	---	---	---

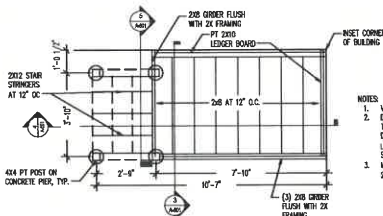
NOTE:
 1. PROVIDE 2-HOUR FIRE RATED FLOOR/CEILING ASSEMBLY AT FIRST FLOOR CEILING AS A HORIZONTAL FIRE SEPARATION BETWEEN THE FIRST AND SECOND FLOOR.
 2. PREPARE, PRIME, AND PAINT SURFACES PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.

DOOR AND FRAME SCHEDULE														
MARK	LOCATION		DOORS				GLASS			FRAMES		REMARKS		
	FROM	TO	NOMINAL SIZE		TYPE	MAT'L	LOUVER		GLASS	NO.	MAT'L			
			WIDTH	HEIGHT			HEIGHT	TYPE					TYPE	
116	EXTERIOR	RECEPTION	3'-0"	6'-8"	1 3/4"	B	TBD	----	----	TBD	SET 1	----	WD	----
117	RECEPTION	CONF/OFFICE	3'-0"	6'-8"	1 3/4"	A	NO	----	----	YES	SET 2	----	WD	----
NOTE: PROVIDE ALL ACCESSIBLE LEVER HARDWARE AND INSTALL AT HEIGHT PERMITTED BY CODE AND ACCESSIBILITY STANDARDS AS REQUIRED.														

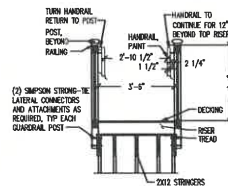
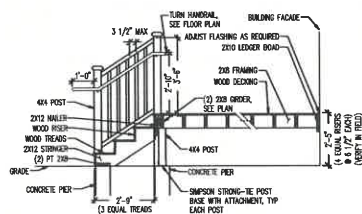
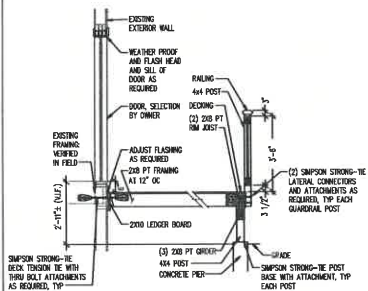
HARDWARE SCHEDULE:	
HARDWARE SET 1	HARDWARE SET 2
LOCKSET (ENTRY/EXIT)	LOCKSET (PASSAGE)
LEVER HANDLE	LEVER HANDLE
WALL STOP	WALL STOP
CLOSERS	CLOSERS
HINGES	HINGES
SILENCERS	SILENCERS



DOOR ELEVATIONS
 SCALE: 1/4" = 1'-0"



- NOTES:
 1. VERIFY AND COORDINATE ALL FRAMING.
 2. DECK SHALL BE POSITELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS PER IBC (IRC 2015) SECTION 503.
 3. MINIMUM POSTING SIZE PER IBC (IRC 2015) SECTION 403.



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TOWN OF BRUNSWICK
 BUILDING PERMIT APPLICATION
 FOR CONSTRUCTION

FINISH AND DOOR
 SCHEDULES, AND
 DETAILS

A-601
 Sheet Number



