

1. VRB Agenda 10.21.25

Documents:

[VRB AGENDA 10.21.25.PDF](#)

2. VRB 25-021

Documents:

[VRB 25-021 MTG PACKET.PDF](#)

3. VRB Zoning Amendment Memo

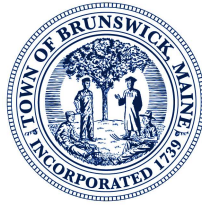
Documents:

[VRB MEMO CONCRETE PRODUCTS.PDF](#)

4. VRB 25-029

Documents:

[VRB 25-029 PACKET.PDF](#)



Town of Brunswick, Maine

Planning & Development Department

85 UNION STREET, BRUNSWICK, ME 04011

VILLAGE REVIEW BOARD

AGENDA

Tuesday, October 21, 2025 @ 6:30 P.M.

Brunswick Town Council Chambers

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/87168139567?pwd=TtI5H8naUePDXIuYVobShhxtSNvANg.1>

Passcode: y5KJbX

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. **Case No. VRB 25-021 159 Park Row Entrance Addition:** At the request of owner and applicant, the Pejepscot History Center, the Village Review Board will take action on a request for a Certificate of Appropriateness to construct a new entrance addition and ADA ramp attached to the Pejepscot History Museum building located at 159 Park Row (Map U13, Lot 177). The subject property is located within the Growth Mixed Use (GM6) Zoning District and the Village Review Overlay (VRO).
2. **Zoning Ordinance Amendment Discussion:** The Board will discuss a possible recommendation to the Planning Board of an amendment to language in section 5.2.8.C.(2)b.vi. to allow for the use of concrete products on a building's exterior.
3. **Case No. VRB 25-029 7 High Street Dormer:** At the request of property owner and applicant, Kevin Oakes, the Village Review Board will review and take action on a request for a Certificate of Appropriateness to add a dormer to the south side of the structure located at 7 High St. (Map U14, Lot 47). The subject property is located within the Growth Residential (GR6) Zoning District and the Village Review Overlay (VRO).
4. **Staff Approvals:**
6 High Street – Garage door replacement
16 Dunlap – Window replacements
5. **Other Business**
6. **Adjourn**

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

APPROVED FINDINGS OF FACT REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR ADDITIONS VILLAGE REVIEW BOARD

PROJECT NAME: 159 Park Row Ramp and Lobby Addition

CASE NUMBER: VRB 25-021

LOCATION: 159 Park Row; Map U13, Lot 177

APPLICANT & OWNER: Pejepscot History Center (c/o Larissa Picard)
159 Park Row
Brunswick, ME 04011

REVIEW DATE: October 21, 2025

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for Additions to construct an ADA ramp leading to a 192 sq ft single-story lobby addition. The structure, constructed in 1858, is an example of Italianate architecture and houses the Pejepscot Museum. The building is a contributing structure located in the Growth Mixed-Use 6 (GM6) Zoning District and Village Review Overlay (VRO) District.

The proposal includes installing the following features:

- Construction of an ADA-compliant concrete ramp from the sidewalk to the proposed entrance. The portion of the ramp closest to the building will have black steel railings.
- Construction of a 192 sq ft single-story entrance addition on the north side of the museum. A standard modular brick is proposed as siding. The applicant would prefer a concrete veneer product that mimics granite, but the ordinance does not allow it at this time. The applicant would like approval to use this alternate material, if an amendment to the ordinance is adopted that would allow it.

The following draft Findings of Fact for a Certificate of Appropriateness for Additions 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. 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 Certificate of Appropriateness and a building permit.

- 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 Design Guidelines state that:

"It is important to be able to differentiate between the historic building and the new addition; otherwise a false sense of history is created."

The applicant has done well to create a distinction between the new addition and the 1858 structure, using different siding material, a flat roof, and modern windows and doors that lack divisions. The addition does utilize the same cubic massing and wood cornices as the original building, which helps to tie the two together.

(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 addition has no deleterious effect on the historic integrity of the original building and only augments its character.

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

Brunswick's Park Row boasts a number of grand historic homes that have been repurposed as mixed-use or multi-family. The addition proposed for 159 Park Row, utilizes similar massing as the original building. It is stepped back from the front façade and does not overshadow the contributing resource.

Proposed siding materials (modular brick, or concrete veneer) are dissimilar enough from that of the original structure to differentiate the addition from the 1858 building, but similar enough to not appear out of context with the building or within the 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 new addition will be built around an existing bay window on the north side of the building. Rather than remove the window, which will now be interior to the building, the applicant has chosen to leave it in place and utilize it for museum displays.

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

The addition proposed for 153 Park Row, utilizes similar massing as the original building. It is stepped back from the front façade and does not overshadow the contributing resource.

Proposed siding materials (modular brick, or concrete veneer) are dissimilar enough from the original structure to differentiate the addition from the 1858 building, but similar enough to not appear out of context on the building or within the streetscape.

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

There is no reason to believe that the proposed addition would cause any harm to the structural integrity of the original building, but this requirement is noted.

- 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.**

No new parking area is being created as part of this application, this standard is not applicable.

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

No new parking area is being created as part of this application, this standard is 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.**

This standard is 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.**

This standard is not applicable.

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

The applicant intends to use modular brick siding, permitted by the ordinance and design guidelines, but more preferably, would like to use a concrete veneer product that mimics natural stone, if an amendment to this section of the ordinance is approved.

- 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 intends to use modular brick siding, permitted by the ordinance and design guidelines, or more preferably, a concrete veneer product if approved by the Board.

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

This standard is not applicable.

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

This standard is not applicable.

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

This standard is 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.**

This standard is 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.**

This standard is not applicable.

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

The west façade of the addition that faces Maine Street appears to meet this requirement, with its large picture windows and glass entry door.

- 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.**

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.

This standard is 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.**

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.**

This standard is 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.**

This standard is not applicable.

DRAFT MOTIONS
159 PARK ROW (MAP U13, LOT 177)
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR ADDITIONS
VILLAGE REVIEW BOARD
REVIEW DATE: OCTOBER 21, 2025

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

Motion 2: That the Board approves the **Certificate of Appropriateness for Additions to an Existing Structure** to construct an ADA-compliant ramp and a 192 sq ft entrance addition at 159 Park Row, 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. Provided that a zoning amendment is passed that would permit the use of the proposed concrete veneer "Manchester Block" siding, the board approves the use of this alternate material in place of modular brick.

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 159 Park Row
County City/Town Street Address and Number

historic: 1858 double residence of Alfred & Samuel Skolfield
Name of Building/site: Common and/or Historic

Approximate Date: 1858 Style: Italianate
1885, 1886 additions & alterations.

Type of Structure:
☐ Residential ☐ Commercial ☐ Industrial ☒ Other: recently purchased
by Pejepscot Historical Society--non profit org.

Condition: ☒ Good ☐ Fair ☐ Poor
bldg. & cupola orig. had balustrade.
Endangered: ☐ No ☐ Yes

Surveyor: J. Goff Organiz:
Pejepscot Regional

Rating: Survey.....

Historic Significance to the Community:
Outstanding sea captains'
home in remarkable state
of exterior & interior
preservation. (For Add)



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

159 PARK ROW

Maps: 1871= S. Schofield/ A. Schofield
1910 #159/161 = untitled structure.

Deeds: property acquired by Skolfield family via deed 255:196 (see 155/157 Park Row)
to George Skolfield, (father of Alfred and Samuel.--see Whittier account).

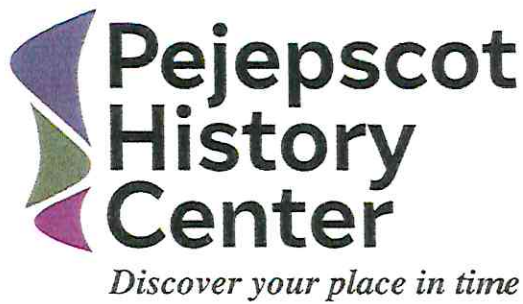
Newspaper: Brunswick Telegraph 7/9/1858 p.2: "Portland Pressed Brick. The front of
Capt. George McManus's house, and that portion of the Capts Skolfields',
which is up, show the quality of the Portland dry pressed brick, they are
of a dark red color, quite smooth, and of good size. The work of laying
the brick on the houses in question has been well done, and the fronts will
present an appearance altogether different from anything that we have pre-
viously had in town.

Brunswick Telegraph 10/8/1858 p.2: "New Houses. The Captains Skolfield are
making good progress upon their brick house on Main Street, and it is begin-
ning to assume quite an imposing appearance. Quite a difference of opinion
prevails as to the style of architecture adopted..."

Brunswick Telegraph 10/30/1885 p.2: "The additions to the buildings of
Capt. Alfred Skolfield..."

Brunswick Telegraph 4/9/1886 "Capt. Samuel Skolfield will change the front
of his L to correspond with the front of his brother Alfred's..."

For elaborate description of interiors and house history, see Whittier's Capt. Alfred
Skolfield's Home (copy available at Bowdoin Library).



August 19, 2025

Ms. Julie Erdman
Director of Development and Planning Town of Brunswick
85 Union Street
Brunswick, Maine 04011

Re: Village Review Board Application
Building Addition and Access Ramp
Pejepscot History Center
159 Park Row, Brunswick
Tax map U13, Lot 177

Dear Julie,

We are pleased to submit the attached Village Review Board Certificate of Appropriateness Application for the construction of an entrance ramp and entry lobby addition to the Pejepscot History Museum located at 159 Park Row.

The intent of the project is to provide ADA-compliant access to the Pejepscot History Center. The architectural plans have been designed by Barba + Wheelock Architects in accordance with the Village Review Board Design Guidelines.

The project entails:

- * Construction of an ADA-compliant concrete ramp from the current sidewalk fence opening to a landing in front of the entry addition. The first portion of the ramp is kept at a slope that does not require handrails, while the remaining ramp will have black steel railings.
- * Construction of a 192 s.f. single-story entrance addition. The addition is located on the museum's north side and is set back from its street facade, where it attaches to a small one-story wing. The addition will be clad in a standard modular brick of a color that complements the existing brick. Its cubic massing and wood cornice echo the existing structure.

We request that our application be added to the Board's next agenda for a workshop. Please contact me at director@pejepscothistorical.org if you require additional information or have any questions.

Sincerely,



Larissa Picard
Executive Director

159 Park Row, Brunswick, ME 04011 | 207-729-6606 | pejepscothistorical.org

Received: _____
By: _____

VRB Case #: _____

VILLAGE REVIEW OVERLAY
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

Name: Larissa Picard, Executive Director
Address: Pejepscot History Center, 159 Park Row, Brunswick ME 04011
Phone Number: 207-729-6606
Email Address: director@pejepscothistorical.org

2. Project Property Owner:

Name: Pejepscot Historical Society dba Pejepscot History Center
Address: See above
Phone Number: See above
Email Address: See above

3. Authorized Representative: (If different than applicant)

Name: Gary Massanek, Vice President, Board of Trustees, PHC; Chair, Buildings & Grounds
Address: 23 Amethyst Drive, Topsham ME 04086
Phone Number: 207-798-8330
Email Address: garymassanek@gmail.com

4. Physical Location of Property Being Affected:

Address: 159 Park Row, Brunswick ME 04011

5. Tax Assessor's Map # U13 Lot # 177 of subject property.

6. Underlying Zoning District GM6

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

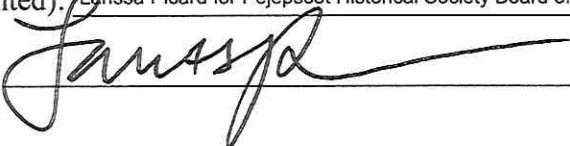
- ☒ Additions and New Construction
☐ Structural Alteration
☐ Demolition/Moving of Structure
☐ Sign Permit

8. Describe the location and nature of the proposed change(s), including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change (use separate sheet if necessary): Construction of ADA-compliant ramp from sidewalk fence opening to landing in front of entry addition (left side of property). Construction of 192 s.f. single-story entrance addition at top of ramp. Please see cover letter for further details.

Applicant Name (printed): Larissa Picard

Applicant Signature: 

Property Owner Name (printed): Larissa Picard for Pejepscot Historical Society Board of Trustees

Property Owner Signature: 

**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*).
- ☒ 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.
- ☒ 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 10/7/25 (date) by [Signature] 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

LAUREA RICARD, relating to property designated on Assessors Tax Map # 43 and

Lot # 177 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

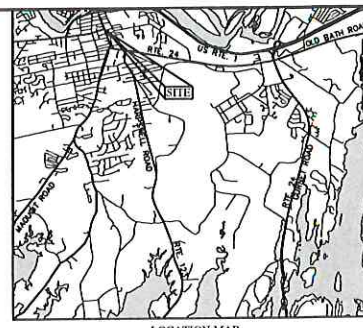
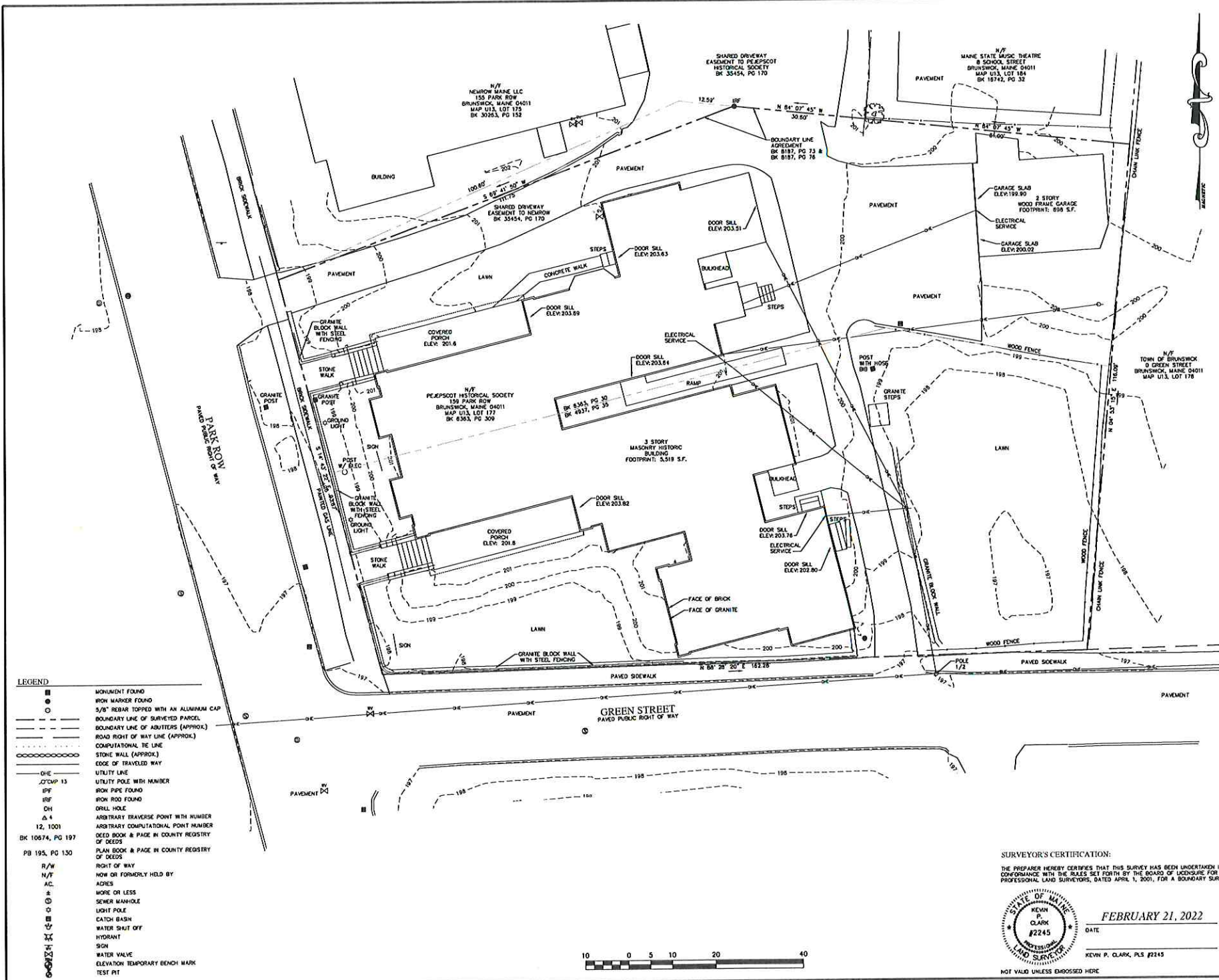
Comments: _____

Signed: Taylor Lund

Date: 10-16-25

Print: Taylor Lund
Code Enforcement Officer





- NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:**
BK 4937, PG 35 & BK 6363, PG 30
 - PLAN REFERENCE(S):**
A) "PLAN OF A PORTION OF MAINE ST. IN BRUNSWICK AS REDEFINED BY THE COMMISSIONERS OF CLIMBERLAND COUNTY FOLLOWING HEARING ON SAME MAY 10, 1997, DATED MARCH 28, 1998, BY H.L. & E.C. GORDON SURVEYORS, UN-RECORDED, ON FILE AT THE TOWN OF BRUNSWICK."
B) "PLAN SHOWING LAND OF FRANCIS S. SMITH, EST., BRUNSWICK, MAINE", DATED JUNE 1954, BY WRIGHT & PIERCE C.E. RECORDED IN PG 41, PG 84.
C) PROPERTY PLAN, SHOWING DIVISION LINE BETWEEN DOROTHY BOWE & PEJESPCOT HIST. SOC., SCHOOL STREET, BRUNSWICK, MAINE, DATED JUNE 7, 1985, BY HOWARD F. BABCOCK, RLS, RECORDED IN PG 148, PG 24.
 - AREA INFORMATION:**
20,843± S.F. OR 0.48 ACRES
 - TAX MAP REFERENCE:**
MAP U13, LOT 177
 - BASE OF BEARINGS:**
BEARINGS ARE MAGNETIC (2022) AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
 - ROAD INFORMATION:**
PARK ROW IS A PORTION OF THE MAINE STREET RIGHT-OF-WAY. MAINE STREET WIDTH VARIES FROM THE ORIGINAL 12' 0" RIGHT OF WAY LAD OUT IN APPROXIMATELY 1722'. A PORTION OF MAINE STREET WAS REDEFINED AS SHOWN ON PLAN REFERENCE NOTE 2(A) ABOVE. LOCATION IS BASED ON EVIDENCE FOUND.
GREEN STREET WIDTH VARIES PER TOWN OF BRUNSWICK STREET RECORDS. LOCATION IS BASED ON EVIDENCE FOUND.
 - VERTICAL DATUM:**
VERTICAL DATUM IS BASED ON AN ASSUMED LOCAL DATUM.

ADDRESS OF RECORD OWNER:
PEJESPCOT HISTORICAL SOCIETY
159 PARK ROW
BRUNSWICK, MAINE 04011

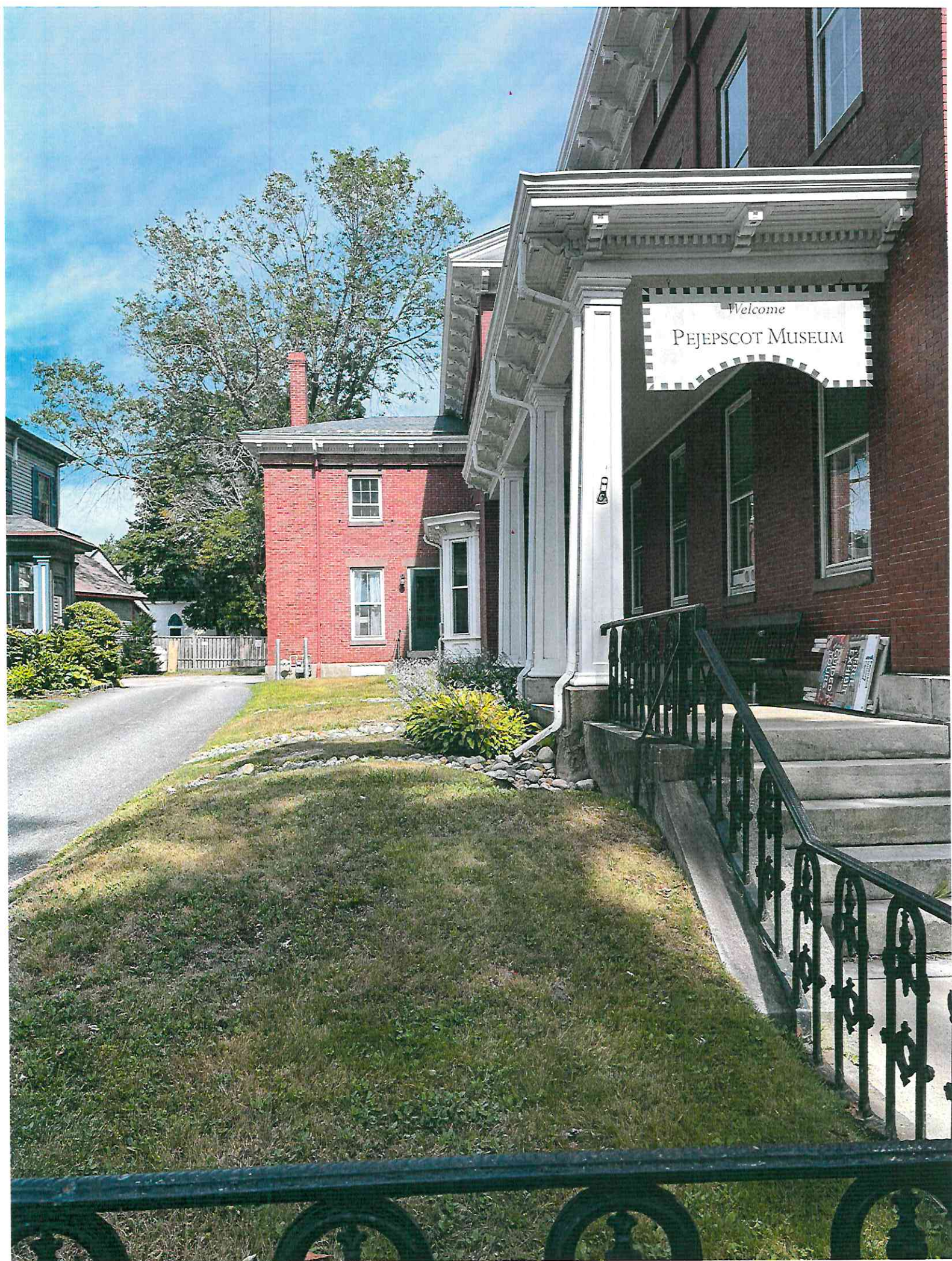
BOUNDARY & TOPOGRAPHIC SURVEY		
159-161 PARK ROW BRUNSWICK, MAINE 04011		
PREPARED FOR: PEJESPCOT HISTORY CENTER		
SITELINES 119 FURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200		
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS		
FIELD WK: MC CR	SCALE: 1" = 10'	SHEET: 1
DRN BY: RPL	JOB #: 4488	
CHD BY: KPC	MAPLOT:	
DATE: 02-07-2022	FILE:	

SURVEYOR'S CERTIFICATION:
THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.

STATE OF MAINE
KEVIN P. CLARK
#2245
PROFESSIONAL
LAND SURVEYOR

DATE: **FEBRUARY 21, 2022**
KEVIN P. CLARK, PLS #2245
NOT VALID UNLESS EMBOSSED HERE





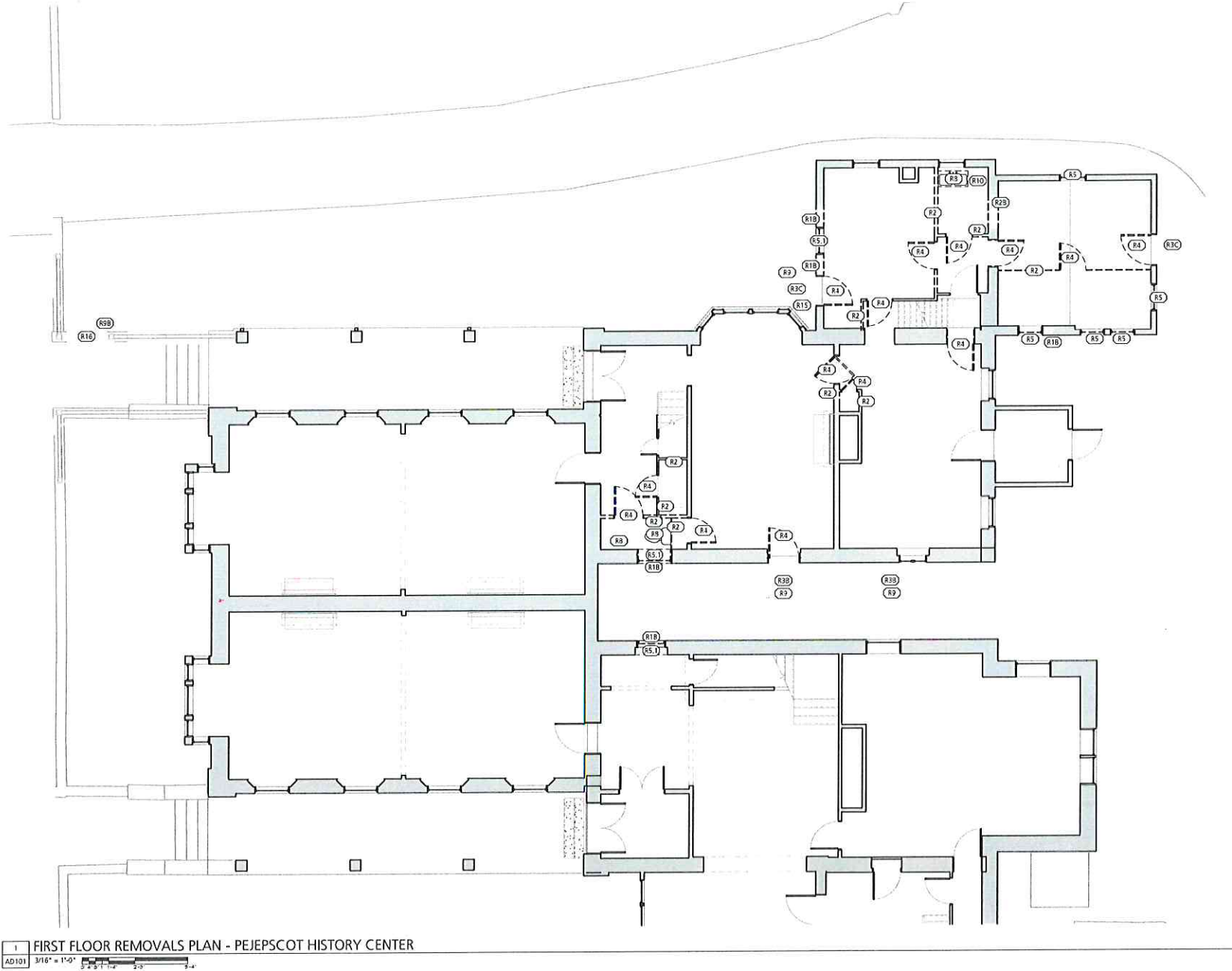


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PORTLAND, MAINE | 207-772-2722 | BARBOWHELOCK.COM

LEGEND- REMOVALS & SALVAGE	
SEE ALSO - NOTES SPECIFIC TO EACH FLOOR IN VARIOUS LOCATIONS	
	REMOVE PARTITION AND/OR EXTERIOR WALL ASSEMBLY TO EXTENT INDICATED. INCLUDES DOORS & DOOR FRAMES LOCATED WITHIN PARTITION. THICKNESS VARY. FOR PORTIONS REMOVED FOR FUTURE DOOR INSTALLATION, SEE FLOOR PLANS
	REMOVE DOOR, HARDWARE, FRAME, & THRESHOLD (AS INDICATED BY DOOR REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED. SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.
REFER TO KEY NOTES FOR DESCRIPTION OF REMOVALS AS ANNOTATED BY NUMBER.	
	REMOVE EXISTING SLAB / FLOOR / ROOF ASSEMBLY.
	REMOVE WINDOW, HARDWARE, & FRAME, (AS INDICATED BY WINDOW REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED. SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.
DELIVER ANY REMOVALS NOT REUSED IN THIS PROJECT, OR DESIRED BY OWNER TO RESTORE	

KEY NOTES, REMOVALS & SALVAGE	
TAG	NOTES
R1B	REMOVE EXTERIOR MASONRY PARTITION TO EXTENT SHOWN. SHORE UP AS REQUIRED. COORDINATE WITH STRUCTURAL DRAWINGS. REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R2	REMOVE PARTITION TO EXTENT SHOWN. SHORE UP AS REQUIRED. COORDINATE WITH STRUCTURAL DRAWINGS. REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R2B	REMOVE BRICK WALL TO EXTENT SHOWN. SHORE UP AS REQUIRED. COORDINATE WITH STRUCTURAL DRAWING.
R3B	REMOVE RAMP IN ITS ENTIRETY. SHORE UP AS REQUIRED. COORDINATE WITH STRUCTURAL DRAWING. NOTE: NOT SHOWN
R3C	REMOVE EXTERIOR STAIRS IN THEIR ENTIRETY. SHORE UP AS REQUIRED. COORDINATE WITH STRUCTURAL DRAWING. NOTE: NOT SHOWN.
R4	REMOVE DOOR, FRAME, AND CASING
R5	REMOVE WINDOW, FRAME, AND CASING
R5.1	REMOVE WINDOW, FRAME, AND CASING. SALVAGE FOR REUSE.
P8	REMOVE EXISTING PLUMBING FIXTURE.
P9	REMOVE EXISTING RAMPING
P7B	REMOVE EXISTING RAILINGS. SALVAGE ALL BALUSTERS & HANDRAILS FOR REUSE.
R10	REMOVE EXISTING CASEWORK TO EXTENT SHOWN.
R15	REMOVE DOWNSPOUT
R16	REMOVE GRANITE CURBING TO ALLOW FOR NEW ADA RAMP



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ARCHITECTURAL, INTERIORS, LANDSCAPE ARCHITECTURE

426 CAROL STREET
BURLINGTON, VERMONT 05401
207.772.2722
WWW.BARBANWHEELLOCK.COM

NOT FOR CONSTRUCTION

**Pejepscot History Center
Facilities Master Plan**

159 Park Drive
Burlington, Vermont 05401

FIRST FLOOR REMOVALS PLAN

ISSUED FOR:
SCHEMATIC DESIGN

DRAWN BY: TGM / BAR

Copyright 2022
Property of Barba + Wheellock

SHEET SIZE:
22" x 34"

DATE:
10/11/2024

**PEJEPSCOT
HISTORY
CENTER
AD101**

COLOR KEY

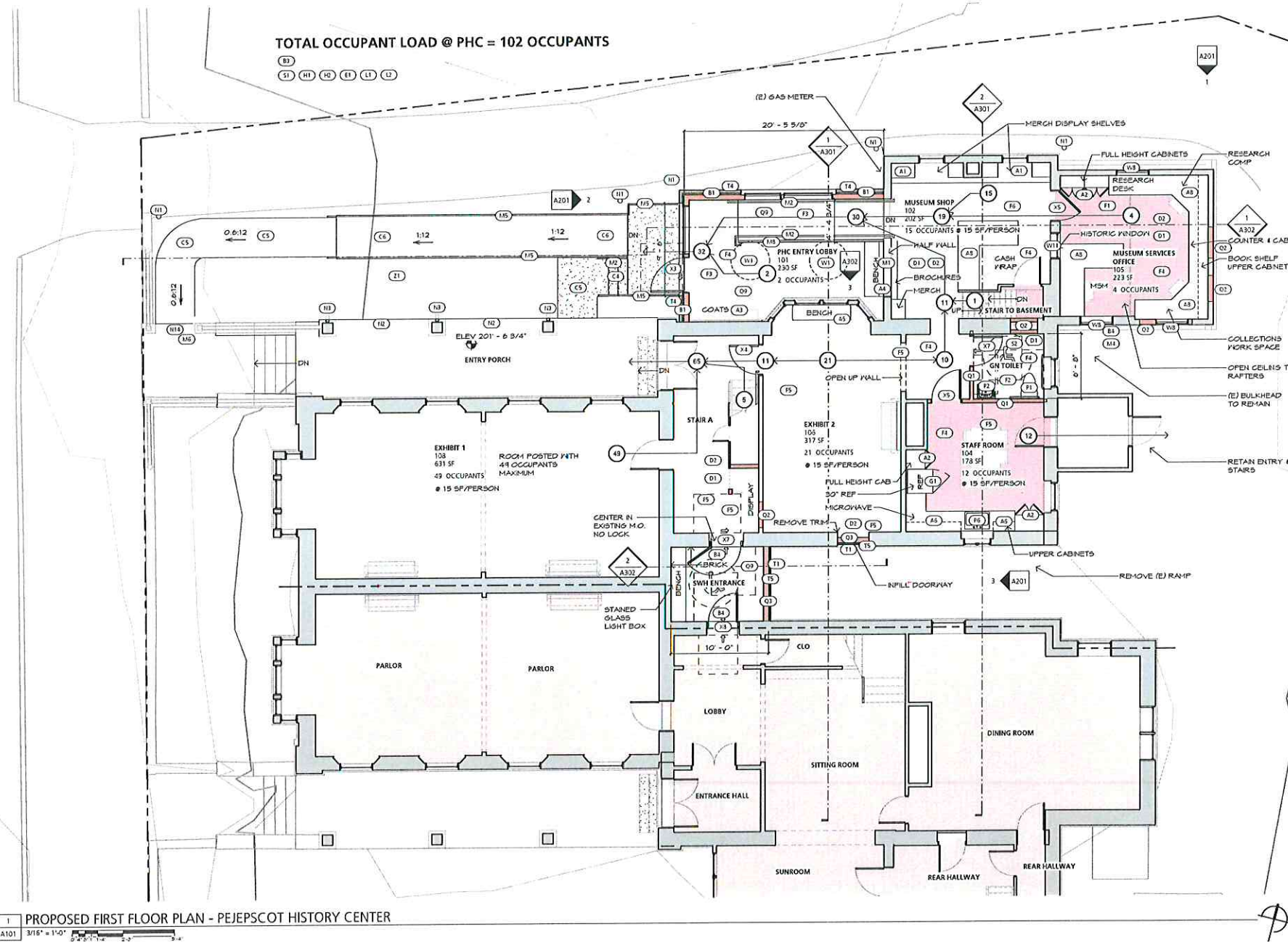
- EXISTING WALLS
- NEW WALLS / INFILLED OPENINGS
- PUBLIC AREAS
- COLLECTIONS AREA
- STAFF AREAS
- EXHIBIT AREA
- SCOTFIELD-WHITTER HOUSE

GENERAL NOTES

- DIV 1 - General Requirements**
- Z1 ALLOWANCE #1 - Landscaped area, to be designed. Allow \$100,000
- DIV 2 - Existing Conditions**
- D1 Perform a hazardous material assessment.
- D2 See removals drawings for additional removals notes
- DIV 3 - Concrete**
- C4 New cast in place concrete steps, 7" RISE MAX, 12" RUN.
- C5 New concrete walkway, 1.20 slope max.
- C6 New concrete ADA ramp & landings, 1.12 slope max.
- DIV 4 - Masonry**
- B1 New masonry veneer wall (Genet, Manchester Stone), 1" air space, self-adhered sheet / fluid applied air & water-resistant barrier, 1/2" CDX plywood, 2x5 framing @ 16" O.C., 5/8" GVB. New brick to match size, shape, and color of existing brick on addition. Insulate wall with dense pack cellulose insulation.
- B3 Re-point mortar between bricks on exterior of building. Assume 25% repointing. Replace 5% damaged brick. Cut and point 25% of mortar joints to average depth of 1". Reintegration mortar to be lime rich.
- B4 Cut masonry opening for new windows, tooth edges w/ salvaged brick.
- DIV 5 - Metals**
- M1 New steel beam to support new wall opening in existing brick wall.
- M2 New metal hand rail, Galv at exterior locations.
- M4 New steel lintel to support wall opening in brick veneer wall.
- M5 New metal ADA railing, Galv at exterior locations.
- M5 Modify existing fence and landing for new ADA access.
- M8 New glass guard rail with wood cap.
- DIV 6 - Framing**
- Q1 New 2x4 framing @ 16" O.C. with acoustic insulation, 5/8" GVB, painted each side. See wall type 4.
- Q2 Infill existing opening with 2x framing @ 16" O.C. with insulation. Finishes to match existing.
- Q3 New 2x6 framing @ 16" O.C. with insulation. One layer of 5/8" GVB, painted on inside. See wall type 1.
- Q9 New 1/2 joists per structural w/ 3/4" Advantech T&G plywood subfloor.
- DIV 6 - Wood, Plastics, Composites**
- A1 New built-in shelving, 5' high, adjustable, plywood w/ wood edge. Custom built around windows.
- A2 New 7'-0" high cabinet with (5) shelves
- A3 New closet rod.
- A4 New built-in bench / display area
- A5 New built-in bench.
- A6 New counter and base cabinets. New upper cabinets. Countertop: marble top, glued down with 1x2 hardwood edge, natural.
- A8 New work counter. Countertop: marble top, glued down with 1x2 hardwood edge, natural.
- DIV 7 - Thermal and Moisture Protection**
- T1 Siding Type 1 - Painted clapboards
- T2 Siding Type 4 - Genet / Manchester stone veneer
- T5 R-14 Insulated Zip-R sheathing and rain screen. (See wall type 1) Alternate - CDX Plywood Sheathing, Building wrap, continuous insulation, rain screen (See wall type 1 Alternate)
- DIV 8 - Doors**
- X3 New Marvin double 3'-6" x 8'-0" commercial entry door full lite exterior door and frame.
- X4 New 3'x7' wood vision lite interior door and H.M. frame. Smoke light door.
- X5 New 3'x7' wood vision lite interior door and H.M. frame.
- X7 New 3'x7' wood flush interior door and H.M. frame.
- X8 New 80 minute 3'x7' H.M. flush interior door and H.M. frame.
- DIV 8 - Windows**
- W1 New Lantex, #1005, Round, 4" DIA.
- W8 New Marvin jalousie narrow frame 40"x10" window.
- W11 Reinforced salvaged historic window from area of new entry lobby. Repair frame, sash, and trim as needed.
- DIV 9 - Finishes**
- F1 New carpet tiles.
- F2 New ceramic tile floor and wainscot to 3'-0".
- F3 New ceramic tile floor with 6'x3' recessed walk-off mat and frame.
- F4 Paint walls and trim.
- F5 Patch and refinish existing wood floor.
- F6 New wood flooring to match existing.

TOTAL OCCUPANT LOAD @ PHC = 102 OCCUPANTS

- B1
- G1
- H1
- H2
- E1
- L1
- L2



PROPOSED FIRST FLOOR PLAN - PEJEPSCOT HISTORY CENTER

1 3/16" = 1'-0"

GENERAL NOTES

- DIV 10 - Specialties**
- S1 New ADA signage at the following locations: Gender Neutral Toilet Rooms, Stairs, Landings, Exits, Elevator, and Directional Signage for ADA entrances. New ADA Signage
- S2 New Toilet Accessories: toilet tissue dispenser, hand dryer, free standing waste receptacle, mirror, soap dispenser, baby changing station.

GENERAL NOTES

- DIV 11 - Equipment**
- G1 New 30" refrigerator.
- DIV 22 - Plumbing**
- P1 New ADA compliant toilet and grab bars.
- P2 New ADA compliant bathroom sink.
- P8 New ADA compliant single kitchen sink.

GENERAL NOTES

- DIV 23 - Heating, Ventilation, and Air-Conditioning**
- H1 Modify existing HVAC system. Extend coverage into new main entrance.
- H2 Engage a Mechanical engineer to review the existing HVAC system for Air Quality and Circulation.
- DIV 26 - Electrical**
- E1 Modify existing electrical system. Provide new lighting, additional outlets, and switching for new layout.

GENERAL NOTES

- DIV 28 - Electronic Safety and Security**
- L1 Modify existing fire alarm system. Extend coverage into new main entrance & SWH connector.
- L2 Modify existing security system. Extend coverage into new main entrance.

GENERAL NOTES

- DIV 32 - Exterior Improvements**
- B1 New Bollards.
- B2 New Granite Bench.
- B3 Run existing downspouts to new underground drainage. Connect to storm drains.
- B14 New ADA compliant curb cuts through existing wall.

BARBA + WHEELLOCK
ARCHITECTURE, INTERIORS, LANDSCAPE ARCHITECTURE
485 CAROL STREET
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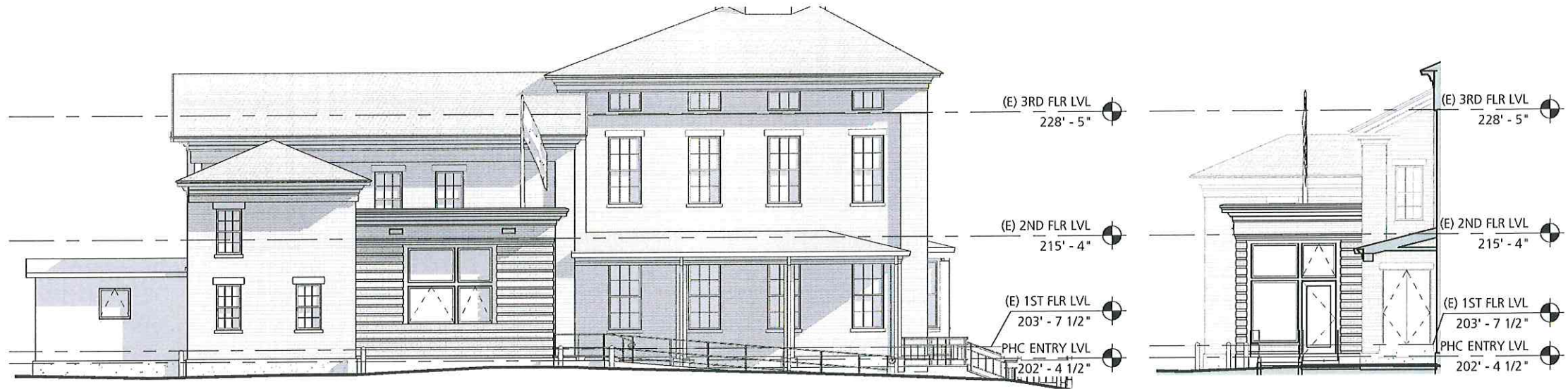
NOT FOR CONSTRUCTION

Pejepscot History Center
Facilities Master Plan

PROPOSED FIRST FLOOR PLAN

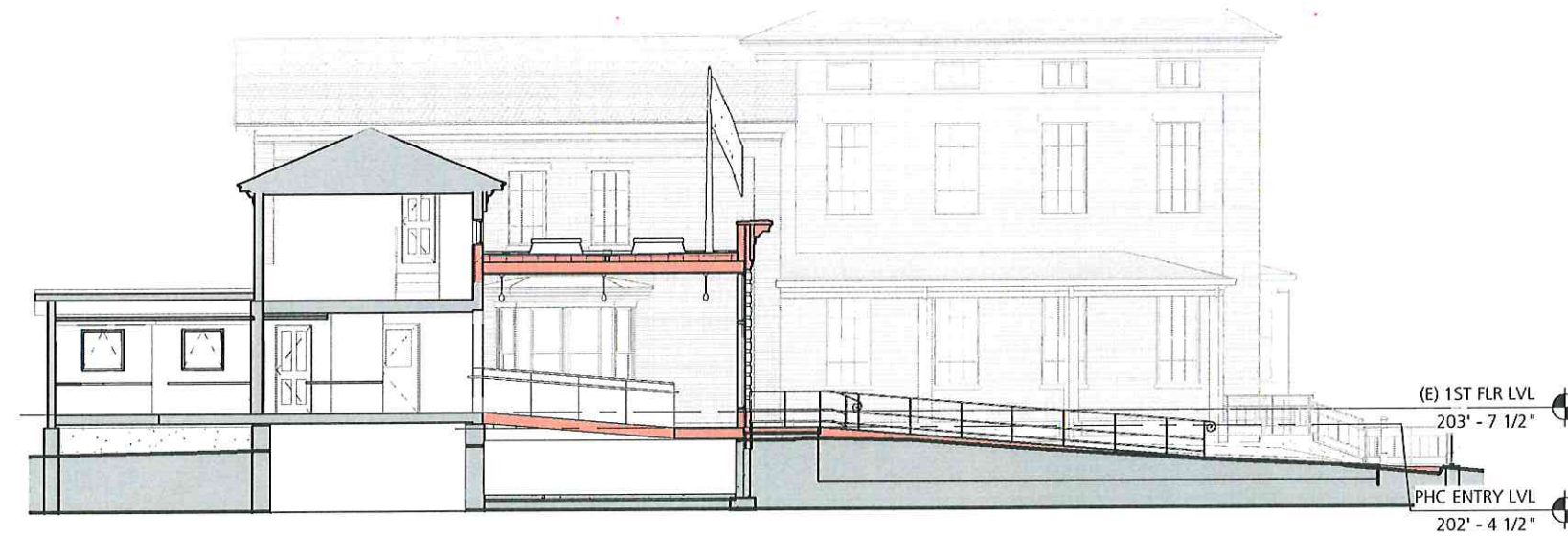
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PEJEPSCOT
HISTORY
CENTER
A101



1	PROPOSED NORTH (SIDE) ELEVATION
A3	3/32" = 1'-0"

2	WEST (FRONT) ELEVATION
A3	3/32" = 1'-0"

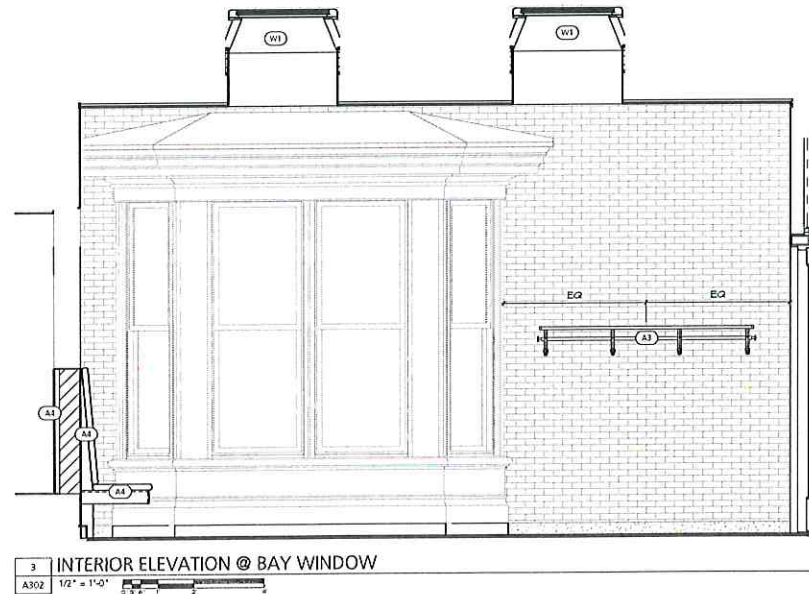


3	SECTION EAST - WEST THROUGH PHC ENTRY
A3	3/32" = 1'-0"

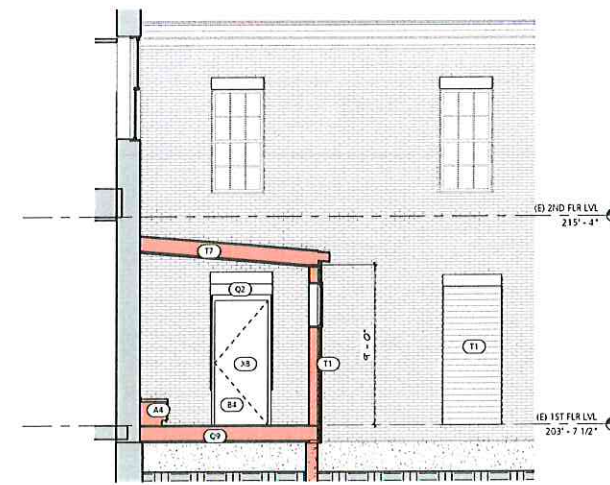


1 SECTION THROUGH PHC ENTRY
A302 1/4" = 1'-0"

GENERAL NOTES	
DIV 3 - Concrete	
C1	New concrete footing and 12" foundation wall.
C3	New crawl space, 4" concrete slab on grade and 15 mil vapor barrier.
C5	New concrete walkway, 1:20 slope max.
C6	New concrete ADA ramp & landings, 1:12 slope max.
DIV 4 - Masonry	
B4	Cut masonry opening for new windows, tooth edges w/ salvaged brick.
B5	Parapet flashing at brick wall.
DIV 5 - Metals	
M2	New metal hand rail, Galv at exterior locations.
M5	New metal ADA railings, Galv at exterior locations.
M8	New glass guard rail with wood cap.
DIV 6 - Framing	
Q2	Infill existing opening with 2x framing @ 16" O.C. with insulation. Finishes to match existing.
Q9	New T&G joists per structural w/ 3/4" Advantech T&G plywood subfloor.
DIV 6 - Wood, Plastics, Composites	
A3	New closet rod.
A4	New built-in bench / display area.
DIV 7 - Thermal and Moisture Protection	
T1	Siding Type 1 - Painted dupl-board.
T7	New EPDM Roof, 16" T&G joists w/ 5/8" CDX plywood. Slope framing & insulate to R-49.
T8	New EPDM Roof, 16" T&G joists w/ 5/8" CDX plywood. New tapered insulation, drained to roof drains.
DIV 8 - Doors	
X3	New 80 minute 3'x7' H.M. flush interior door and H.M. frame.
DIV 8 - Windows	
W1	New Lamilux F100G Round, 41" DIA.
W8	New Marvin swing narrow frame 40"x60" window.
W10	New Marvin swing narrow frame 32" W x 24" H window.
DIV 10 - Specialties	
S3	New 15' flag pole.



3 INTERIOR ELEVATION @ BAY WINDOW
A302 1/2" = 1'-0"



2 SECTION @ CONNECTOR
A302 1/4" = 1'-0"

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NOT FOR
CONSTRUCTION

Pejepscot History Center
Facilities Master Plan

159 Park Row
Brunswick, Maine 04011

PROPOSED BUILDING SECTIONS

ISSUED FOR:
SCHEMATIC DESIGN
DRAWN BY: TGM/EBR
Copyright 2022
Property of Barba + Wheellock

SHEET SIZE:
22" x 34"

DATE:
10/10/2024

PEJEPSCOT
HISTORY
CENTER
A302





Advanced Cladding Systems



Resources + Events



Antique White

Popular

 Save Product ☐ Compare Brick 



Test Report: [Adel 46 Test Report](#)

Cleaning Document: [Antique White Cleaning Document](#)

Product Profile: [Extruded Brick Product Profile](#)
[Sioux River Series Technical Data Sheet](#)

Unit Specifications

Glen-Gery extruded bricks are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 216, Grade SW, Type FBS and all grades of ASTM C 62. In some instances brick are manufactured to conform to ASTM C652 which includes increased core volume. These products also conform to the requirements of ASTM C 216, Grade MW. Certain products meet the requirements of ASTM C 216, Type FBX, ASTM C 902, ASTM C 652, or ASTM C 32. Inquiries should be made for specific applications or conformance to standards other than ASTM C 216 or C 62.

Dimensional Tolerances

Glen-Gery extruded bricks are manufactured to provide specific dimensional tolerances. The dimensional tolerances of the product are intended to be within the requirements of ASTM C 216, Type FBS for general use. Some products (including but not limited to those manufactured at the Hanley Plant) are manufactured to meet Type FBX. The product ordered will generally contain a number of units which are over or under the specified dimensions. The dimensional variations are related to the raw materials, forming, drying and firing processes, and the desired finish and color. Thus, for some products, all the units may be slightly over or slightly under the specified dimensions. Inquiries should be made regarding the dimensional variations which might be expected if project detailing requires precise coursing. Specialty products or gauged products may be desirable for such applications.

Finishes

Glen-Gery extruded bricks are available in a variety of textures. The textures include smooth, velour, bar, rug, matt, paper cut, scored, rockface, slurry and sand finishes. The availability of a particular finish is usually dependent on the specific product. Certain finishes (i.e. bark) are not available on shapes.

Town of Brunswick, Maine

DEPARTMENT OF PLANNING & DEVELOPMENT

MEMORANDUM

TO: Village Review Board

FROM: Julie Erdman, Director of Planning and Development

DATE: October 21, 2025

SUBJECT: Zoning Ordinance Amendment, Section 5.2.8.C.(2)b.vi.

The Pejepscot History Center presented a project to the Board at their September meeting that, as an alternative siding, proposed the use of a concrete veneer material, referred to as “Manchester Block”. The zoning ordinance currently states in the Village Review Overlay Review Standards:

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 Board seemed to prefer the alternate concrete material over the brick allowed by ordinance and expressed an interest in amending the ordinance language so that it isn't quite as rigid. The Village Review Design Guidelines do allow for Hardie Board which is a cement siding, and that allowance seems to contradict the referenced subsection.

Proposed language to replace 5.2.8.C.(2)b.vi. is provided below for the Board's discussion and possible recommendation:

A concrete product may be used on the exterior of a building (beyond use in the building's foundation) if the Board finds the product resembles a wood or stone facade to a high degree, and that is not used as a structural element.

Possible Motion:

That the Board recommends the above replacement language for subsection 5.2.8.C.(2)b.vi. of the Brunswick Zoning Ordinance.

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

APPROVED FINDINGS OF FACT REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS VILLAGE REVIEW BOARD

PROJECT NAME: 7 High Street Dormer

CASE NUMBER: VRB 25-029

LOCATION: 7 High Street; Map U14, Lot 47

**APPLICANT &
OWNER:** Kevin Oakes and Darcy Whitten
7 High Street
Brunswick, ME 04011

REVIEW DATE: October 21, 2025

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for Alterations to construct a dormer on the southeast side of the existing structure, partially visible from High Street. The Greek-Revival building was built circa 1851 and is located in the Growth Residential 6 (GR6) Zoning District and is a contributing structure in the Village Review Overlay (VRO) District.

The project proposes the construction of a dormer at the rear of the existing structure on the southeast side. The proposal includes asphalt roof shingles, Mathews Brothers double hung windows, wooden clapboard siding and Boral trim to match the exterior of the existing structure.

Specification sheets are provided for the proposed windows. They are Mathew Brothers 5/8" grilles between glass design, to match the existing windows on the rest of the house. The two double hung windows are 6 over 6 and the transom is a 3-pane fixed window with colonial divisions.

The following draft Findings of Fact for a Certificate of Appropriateness for 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. **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 Certificate of Appropriateness and a building permit.

- 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*.**

(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 addition has no deleterious effect on the historic integrity of the original building. The dormer is proposed for the rear of the home and is not easily visible.

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

As noted, the dormer is not easily visible from High Street and has little effect on the streetscape.

The proposed siding materials match the materials utilized on the existing structure.

- 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.**

This standard is not applicable.

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

This standard is not applicable.

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

This standard is 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.**

This standard is not applicable.

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

This standard is 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.**

This standard is 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.**

This standard is 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.**

This standard is 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.**

This standard is not applicable.

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

This standard is not applicable.

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

This standard is not applicable.

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

This standard is 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.

This standard is 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.**

This standard is 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.**

This standard is 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.**

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.

This standard is 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.**

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.

This standard is 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.**

This standard is not applicable.

DRAFT MOTIONS
7 HIGH STREET (MAP U14, LOT 47)
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS
VILLAGE REVIEW BOARD
REVIEW DATE: OCTOBER 21, 2025

- 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 construct a dormer on the southeast side of the contributing building located at 7 High 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.

014-47

HISTORIC PRESERVATION SURVEY

Cumberland Brunswick 7 High Street
County City/Town Street Address and Number

historic: 1851-1852 residence of Ann Livermore

Name of Building/site: Common and/or Historic

Approximate Date: 1851-1852 Style: Greek Revival

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:

(For Additional Information — Use Reverse Side)



7 HIGH

Maps: 1857 = untitles structure
1871 = Mrs. Liverner
1910 #7 = Miss E.M. Storer

Deeds: 235:528 John Richardson+ to Ann Livermore \$171 lot 3r front x 5r22L deep
on "new street" east = George Lewis. 10/7/1851
240:304 AL \$350 1 yr. mortgage to John Owen "with all the buildings" 7/9/1852
cites 235:528.
414:547 AL to Emily M. Storer \$1 and "a bond for my maintenance" 6/11/1875

1910 Directory: Miss Emily Storer, 7 High
Mrs. Judith A. Coombs, wid. of W.H. 7 High

1981 G. Caron oral interview: "Blanche Coombs and mother were there in 1912. She
married Bill Copp. Sold house to Armand Bouchard &
Flora. Bought in early 1930s and still there."

Post-1910 Directories: 1917-1922 = Mrs. Judith A. Coombs
1924-1926 = Augusta D. Peterson
1928 = Miss Emily Storer
1928-1936 = John W. Gooch
1938-1979 = Armand D. Bouchard
other tenants: 1940-1942 Kenneth A. Woodbury/ 1944-1946 Miss Jean-
ette Bourassa/1949 Achille Ouelette/1953 Donald LaChance.

Received:

By:

10/6/25
FS

VRB Case #:

25-029

**VILLAGE REVIEW OVERLAY
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: KEVIN OAKES
Address: 7 HIGH ST
BRUNSWICK, ME 04001
Phone Number: 207-841-5888
Email Address: KEVIN.OAKES@GMAIL.COM

2. Project Property Owner:

Name: KEVIN OAKES & DARCY WHITTEN
Address: 7 HIGH ST
BRUNSWICK, ME 04001
Phone Number: 207-841-5888
Email Address: KEVIN.OAKES@GMAIL.COM

3. Authorized Representative: (If different than applicant)

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

4. Physical Location of Property Being Affected:

Address: 7 HIGH ST

5. Tax Assessor's Map # U14 Lot # 47 of subject property.

6. Underlying Zoning District GR6

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): we would like to add a dormer to the roof of the south east side of the existing structure. Dormer will be set back from existing wall plane to minimize visual interference. we propose raising existing Ridge Height to accommodate new structural members and adequate insulation space.

Applicant Name (printed): KEVIN OAKES

Applicant Signature: Kevin Oakes

Property Owner Name (printed): KEVIN OAKES

Property Owner Signature: Kevin Oakes

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

KEVIN CAKES, relating to property designated on Assessors Tax Map # 614 and

Lot # 47 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: _____

Signed: _____

Date: 10-16-25

Print: _____

Code Enforcement Officer

**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*).
- ☒ 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.
- ☒ 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 10/4/25 (date) by JUE DEANAN 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

Corner board to match dimensions below

Asphalt roof shingles to match rest of house

Wood Clapboards aligned with existing siding

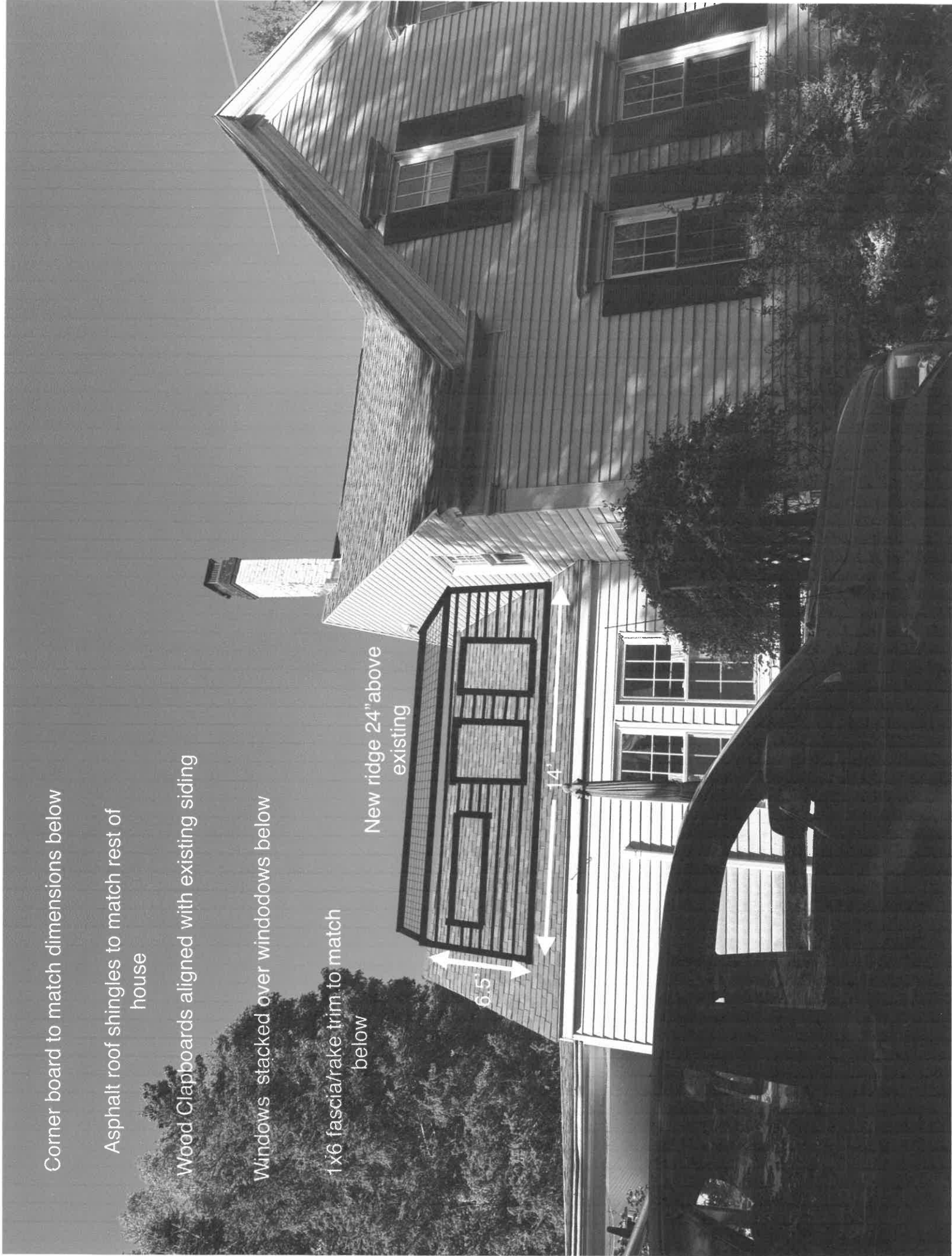
Windows stacked over windodows below

1x6 fascia/rake trim to match below

New ridge 24" above existing

6.5'

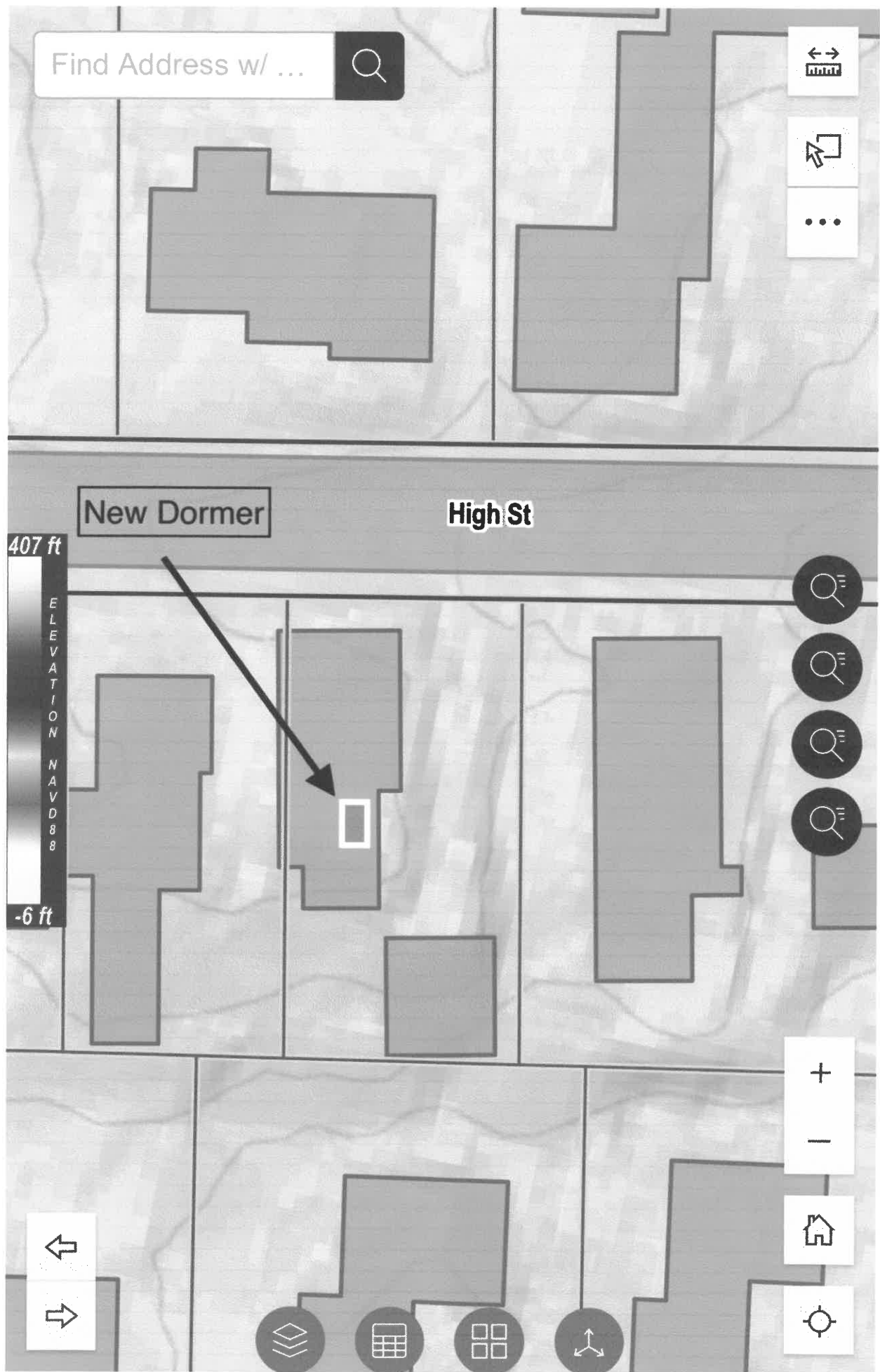
14'





Proposed Dormer





Selected features: 0



Materials

[illegible]

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

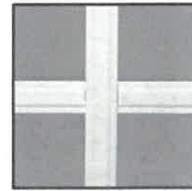


Ladder



False
Meeting Rail
(Casement)

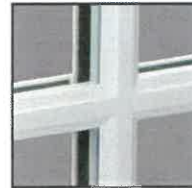
Grille Options



1/4" Contoured GBG
(Grilles Between Glass)



3/8" Flat GBG
(Grilles Between Glass)



3/8" Contoured SDL
(Simulated Divided Lite)



3/8" Contoured SDL
(Simulated Divided Lite)

Exterior Sill Nose Options

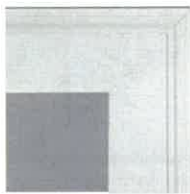


Standard Sill Nose

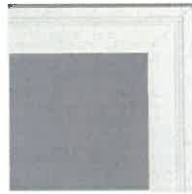


Historic Sill Nose

Exterior Trim Options



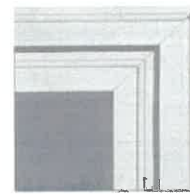
4 1/2" Banded Casing



Brickmould (908) Casing



5/4 x 3 1/2" Flat Casing



Northern Casing
(showing install channel)

Exterior Paint Options

Our in-house palette consists of 8 pre-finished exterior colors, with many other colors available.



Pearl White



Adobe



Gray



Spruce Green



Black



Bronze



Dark Brown



Earth Brown



Barn Red

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

Pediment Head Options



Shown w/Standard Frame
(no exterior casing)



Flat Casing shown



Banded Casing shown

Pediment head not available with Brickmould or Northern casing

Hardware Options

COLORS & FINISHES

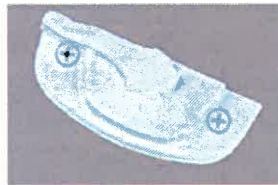


White
(standard)



Desert Sand

DOUBLE-HUNG



CASEMENT AND AWNING



Operator Handle
(folded and unfolded)

Locking System



PATIO DOOR - HANDLE SETS



1. Interior latch (standard white)
2. Exterior non-keyed (opt. desert sand)
3. Exterior keyed (opt. brushed nickel)



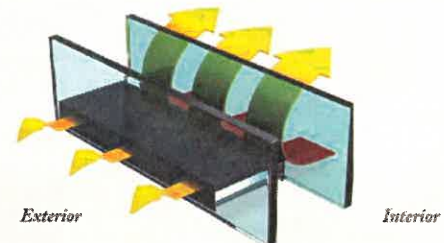
Please note that the material colors are not necessarily precise representations due to variance in the printing process.

Duralite® warm-edge spacers = Improved Efficiency

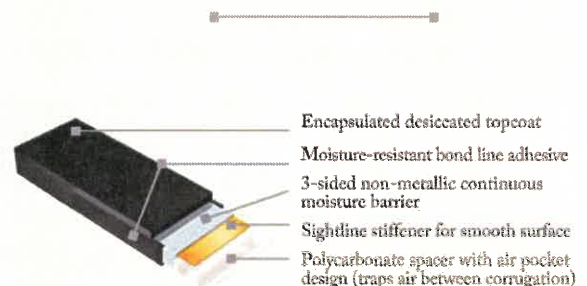
Hancock Classics windows use this superior warm-edge insulating glass sealant system for improved energy efficiency and resistance to condensation, greater comfort, and lower heating and cooling costs.

The Duralite spacer inside your window's insulating glass unit can reduce heat transfer and improve the temperature of your inside window glass. The warmer the glass edge, the less energy lost and the more comfortable you feel near your window. That leads to saving energy, which reduces how much you spend to heat and cool your home. Duralite can also reduce condensation on the glass, keeping off moisture for a clearer view to the outside. Less condensation and reduced energy costs mean a healthy, more comfortable home.

The Duralite spacer is a component laminate design that optimizes the use of a number of spacer components. All spacers need adhesives, sealants, structural elements and desiccant to perform. They also need to last a long time under adverse conditions inside your window frame. Duralite is designed to seal your window better and longer, while increasing energy savings compared to other types of spacers.



When Duralite® non-metallic insulating glass spacers are used, glass edge is better insulated against energy loss, creating a higher performance thermal barrier.



FIXED UNIT STANDARD SIZES & ARCHITECTURAL DETAILS

Picture (Fixed) Windows Standard Sizes

Custom sizes available

*

Rough Opening	40"	42"	44"	48"	60"	72"
Unit Size	39 1/2"	41 1/2"	43 1/2"	47 1/2"	59 1/2"	71 1/2"
Exposed Glass	34 1/2"	36 1/2"	38 1/2"	42 1/2"	54 1/2"	66 1/2"
PW4036	PW4236	PW4436	PW4836	PW6036	PW7236	
PW4042	PW4242	PW4442	PW4842	PW6042	PW7242	
PW4048	PW4248	PW4448	PW4848	PW6048	PW7248	
PW4054	PW4254	PW4454	PW4854	PW6054	PW7254	
PW4060	PW4260	PW4460	PW4860	PW6060	PW7260	
PW4066	PW4266	PW4466	PW4866	PW6066	PW7266	
PW4072	PW4272	PW4472	PW4872	PW6072	PW7272	

- Grille patterns for 60-inch and 66-inch picture windows will vary:
- " Casement picture windows are 5 lites high.
 - " Single-hung and double-hung picture windows are 4 lites high.
 - " Grille patterns in picture units will match single-hung or double-hung when ordered in that combination.

Transom Window Standard Sizes

Custom sizes available

*

Rough Opening	28"	32"	36"	40"	44"	48"	56"	64"	72"	80"	108"	110"
Unit Size	27 1/2"	31 1/2"	35 1/2"	39 1/2"	43 1/2"	47 1/2"	55 1/2"	63 1/2"	71 1/2"	79 1/2"	107 1/2"	109 1/2"
Exposed Glass	22 1/2"	26 1/2"	30 1/2"	34 1/2"	38 1/2"	42 1/2"	50 1/2"	58 1/2"	66 1/2"	74 1/2"	102 1/2"	104 1/2"
TR2814	TR3214	TR3614	TR4014	TR4414	TR4814	TR5614	TR6414	TR7214	TR8014	TR10814	TR11014	
TR2818	TR3218	TR3618	TR4018	TR4418	TR4818	TR5618	TR6418	TR7218				
TR2824	TR3224	TR3624	TR4024	TR4424	TR4824	TR5624	TR6424	TR7224				

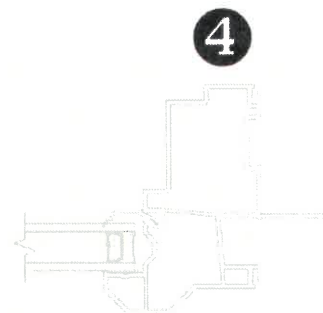
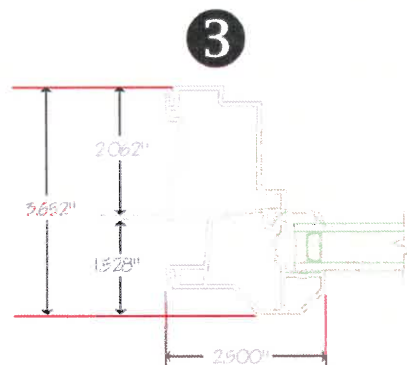
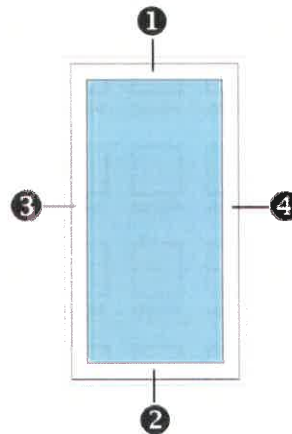
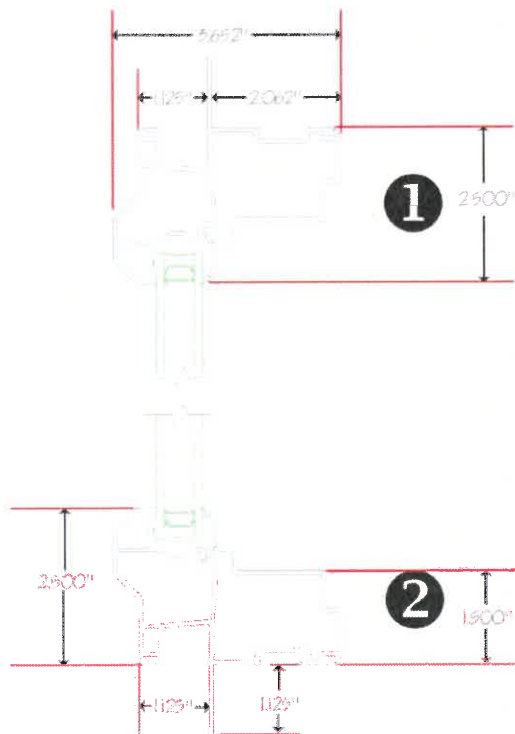
Notes:
Both Picture Windows and Transom call out sizes are calculated in inches.

Grilles are optional and shown in colonial pattern as viewed from outside.

*Check with fabricator for rough opening when mulling.

Replacement Windows
Each window is custom built to your specifications.

Picture Window/Transom for New Construction



DOUBLE-HUNG WINDOW STANDARD SIZES & ARCHITECTURAL DETAILS

Double-Hung Window Standard Sizes / Custom sizes available

Replacement Windows

Each window is custom built to your specifications.

Rough Opening	20"	22"	24"	26"	28"	30"	32"	34"	36"	38"	40"	42"	44"	46"	48"
Unit Size	19 1/4"	21 1/4"	23 1/4"	25 1/4"	27 1/4"	29 1/4"	31 1/4"	33 1/4"	35 1/4"	37 1/4"	39 1/4"	41 1/4"	43 1/4"	45 1/4"	47 1/4"
Top Sash Exposed Glass	12 1/8"	14 1/8"	16 1/8"	18 1/8"	20 1/8"	22 1/8"	24 1/8"	26 1/8"	28 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	40 1/8"
Bottom Sash Exposed Glass	12 1/8"	14 1/8"	16 1/8"	18 1/8"	20 1/8"	22 1/8"	24 1/8"	26 1/8"	28 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	40 1/8"

2036	2236	2436	2636	2836	3036	3236	3436	3636	3836	4036	4236	4436	4636	4836
2042	2242	2442	2642	2842	3042	3242	3442	3642	3842	4042	4242	4442	4642	4842
2048	2248	2448	2648	2848	3048	3248	3448	3648	3848	4048	4248	4448	4648	4848
2054	2254	2454	2654	2854	3054	3254	3454	3654	3854	4054	4254	4454	4654	4854
2057	2257	2457	2657	2857	3057	3257	3457	3657	3857	4057	4257	4457	4657	4857
2060	2260	2460	2660	2860	3060	3260	3460	3660	3860	4060	4260	4460	4660	4860
2066	2266	2466	2666	2866	3066	3266	3466	3666	3866	4066	4266	4466	4666	4866
2072	2272	2472	2672	2872	3072	3272	3472	3672	3872	4072	4272	4472	4672	4872
2078	2278	2478	2678	2878	3078	3278	3478	3678	3878	4078	4278	E3690	E3760	

Notes:

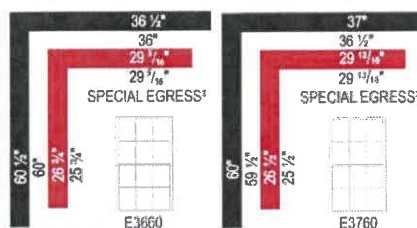
New construction series standard sizes shown. Custom sizes are available.

Call out sizes are calculated in inches.

Check with fabricator for rough opening sizes when mulling.

Grilles are optional and shown in colonial pattern as viewed from outside.

Banded and Northern casings, add 1/4" to width and height of rough opening.



	Never meets egress
	Always meets egress
	Meets egress with specific modifications
	Meets egress. BAW defaults to required modifications

Double-Hung Windows for New Construction

Low profile sill shown

Double-Hung Windows for Replacement

