

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: 27 Pleasant Street/St. Paul's Episcopal Church Skirting

CASE NUMBER: VRB 25-001

LOCATION: Map U13, Lot 105; 27 Pleasant Street

APPLICANT:
Leah Shipps
Restoration Resources
PO Box 525
Alna, ME 04535

OWNER:
St. Paul's Episcopal Church
27 Pleasant Street
Brunswick, ME 04011

REVIEW DATE: January 23, 2025

PROJECT SUMMARY

St. Paul's Episcopal Church is a contributing structure built in Gothic Revival style circa 1845 with a later Queen Anne addition. The applicant is requesting a Certificate of Appropriateness for Alterations to replace the deteriorating architectural skirting around the foundation of the church. The existing wood skirting has two layers and the applicant proposes replacement with just one as shown in the original architectural drawings (provided). The applicant would like to utilize Azek, an engineered wood product that is more resistant to rot.

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 state that "the VRB will always prefer

the use of original material when repairing or replacing elements related to exterior cladding and trim... the first and preferred choice is to preserve and maintain the original exterior cladding...". It is also noted that substitute materials may be used in locations where they are subject to abuse and breakage; Azek trim is listed as a preferred substitute material.

In addition, the guidelines state that the exterior surface of the building should be photographically documented and submitted to the Pejepscot Historical Society prior to undertaking any repair or rehab work.

(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 changes to the skirting design will adhere to the original intentions of the church's architect, as shown in the provided 1845 architectural drawings. While the new skirting is proposed to be made of engineered material it will be painted to match the church and should blend seamlessly with the existing siding minimizing the effect on historical integrity. While wood is the preferred material to replace the skirting, it is low to the ground and suffers from a lot of exposure to moisture. The skirting represents only a small fraction of the siding on the building, the rest of which will remain as is. Using engineered material that is rot resistant represents huge savings in both time and money for the applicant.

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

The small change proposed will not affect compatibility with the existing streetscape.

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

The applicant is proposing to replace the skirting according to the original design only with engineered material; no features shall be concealed.

- 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 U13, LOT 105 (27 PLEASANT STREET)
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS
VILLAGE REVIEW BOARD
REVIEW DATE: JANUARY 23, 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 renovate and alter St Paul's Episcopal Church at Map U13, Lot 105; 27 Pleasant 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. Photographs shall be taken of the existing conditions and submitted to Pejepsot Historical Society before commencing with the project.

Received: 1/3/24
By: fs

VRB Case #: 25.001

VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION

1. Project Applicant:

Name: Restoration Resources / Leah Shipps (contact)

Address: PO Box 525 Alna, Maine 04535

Phone Number: 207-586-5680 (office)

Email Address: leah@oldhouserestoration.com

2. Project Property Owner:

Name: St. Paul's Episcopal Church, Phil Studwell (contact)

Address: 27 Pleasant Street, Brunswick, Maine 04011

Phone Number: 207-729-8259 (Phil Studwell)

Email Address: studwp@gmail.com

3. Authorized Representative: (If different than applicant)

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

4. Physical Location of Property Being Affected:

Address: 27 Pleasant Street

5. Tax Assessor's Map # U13 Lot # 105 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): Please see attached letter.

Applicant's
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.
- If architectural features are to be removed or replaced (including but not limited to original windows, siding, roofing material and other design elements), provide photographic documentation or a written assessment from a preservation professional or contractor explaining the condition of the material and reason for removal/replacement.
- Photographs of the building(s) involved, its context, and detailed photos of immediate area.
- List all proposed materials and products, and clearly identify their location on the drawings. Indicate texture of material, if applicable.
- Provide manufacturer's product information and, if possible, bring material samples to the meeting.
- Provide information such as dimensions, photographs or source for salvaged or reused materials.
- For demolition applications, provide detailed information addressing standards contained in Subsections 5.2.8.C (4) of the Brunswick Zoning Ordinance.

**This application was certified as being complete on 1/7/2025 (date) by
Julie Egan 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: _____

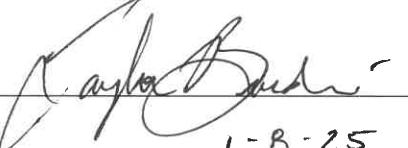
Signature of Department Staff Reviewing Application

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 Restoration Resources, relating to property designated on Assessors Tax Map # 143 and Lot # 105 has been reviewed by the Codes Enforcement Officer and has been found to be in compliance with all applicable zoning standards:

Comments: _____

Signed: 

Date: 1-8-25

HISTORIC PRESERVATION SURVEY

63-105

Cumberland Brunswick 27 Pleasant
 County City/Town Street Address and Number
 historic: 1845, ca. 1902, ca. 18 Episcopal Church buildings
 Name of Building/site:
 Common and/or Historic



1979 photo L. Borysenko

Approximate Date: 1845, ca. 1902, Style: Gothic Revival with Queen
 circa 18
 Anne addition & attached 19th c. building
 19th c. photo PHS archives

Type of Structure:

Residential Commercial Industrial
 Religious

Condition: Good Fair Poor

Endangered: No Yes

Surveyor: J...Goff Organization
 Pejepscot Regional Survey

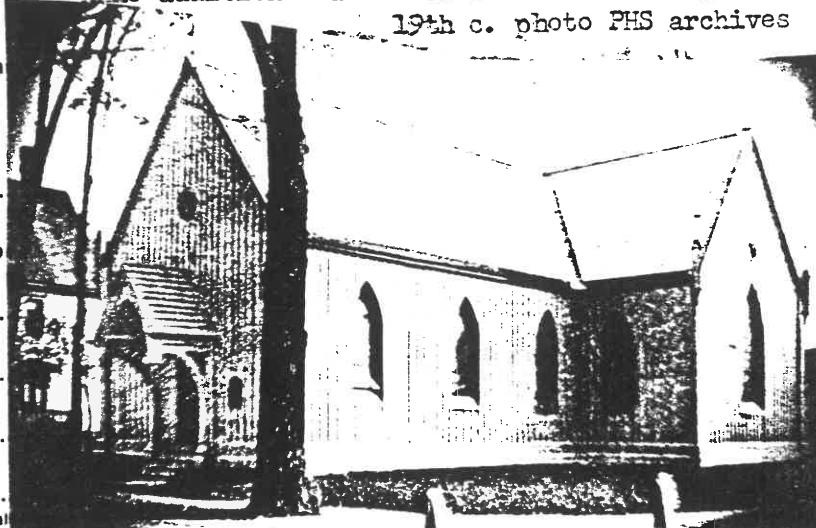
Rating:

Historic Significance to the Community:

Architect: Richard Upjohn

Builder: Melcher

(For Additional



27 PLEASANT

Maps: 1910 no # = Episc. Ch.

Deeds: 187:144 Levi Melcher to Joseph Badger, Daniel R. Goodwin, Thomas F. Fales
 \$340 lot 6r Pleasant x 8r Union 8/14/1844

198:26 JB et al to Saint Paul's Church \$340 lot with "building recently erected
 by said St. Paul's Church society" 3/2/1846. cites 187:144

Newspaper: Brunswicker 8/22/1844: "The Episcopal house is to be located on Pleasant
 street; and is to be built under the direction of our worthy townsman,
 Mr. Melcher, who has well earned the title of 'builder of churches.'"

Brunswick Telegraph 9/6/1902 p.3: "The Chase house will probably be moved
 back and used as an accessory to the new Episcopal church..."

R.T.D. Melcher journal I (1835-1856, Bowdoin archives) contains 8/5/1844 and June 1845
 references to St. Paul's Church; 12/2/1847 ref. to "making Sounding Board & finding stock"

Brunswick Record 6/21/1907 p.7: "Plans for the edifice were obtained from Richard
 Upjohn of New York. It was put under contract in the summer of 1844 and completed
 in July of the following year"

Bruswick Record 6/21/1907 p. 7 Chronology of Episcopal ministers here:⁷

Rev. Thos F. Fales	1844-1849
Rev. Andrew Croswell	1849-1853
Rev. D.R. Goodwin	1853-1854
Rev. Wm. S. Chadwell	1854-1857
Rev. Edw. Ballard	1858-1870
Rev. Joseph Pemberton Taylor	1871-1873
Rev. Frederick Schroeder Sill	1873-1876
Rev. James S. Pursey	1876-1877
Rev. Harry Pierce Nichols	1877-1883
Rev. George A. Holbrook	1883-1888
Rev. W.H. Burbank	
Rev. C.E.O. Nichols	
Rev. John L. Porter, Rev. G.R. Messias	
Rev. Medville McLaughlin	
Rev. E.D. Johnson	1901-1905
Rev. Charles F. Lee	

MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): St. Paul's Episcopal Church2. PROPERTY NAME (OTHER): 3. STREET ADDRESS: 27 Pleasant Street4. TOWN: Brunswick5. COUNTY: Cumberland6. DATE RECORDED: May 20017. SURVEYOR: Turk Tracey & Larry, Architects, LLC.8. OWNER NAME: St. Paul's Episcopal ChurchADDRESS: 27 Pleasant Street, Brunswick, Me 04011

9. PRIMARY USE (PRESENT):

SINGLE FAMILY
 MULTI-FAMILY
 INDUSTRY
 TRANSPORTATION
 RECREATION/CULTURE
 OTHER

AGRICULTURE
 GOVERNMENTAL
 RELIGIOUS
 DEFENSE
 UNKNOWN

COMMERCIAL/TRADE
 EDUCATION
 HOTEL
 SUMMER COTTAGE/CAMP

FUNERARY
 HEALTH CARE
 LANDSCAPE
 SOCIAL

10. CONDITION: GOOD FAIR POOR DESTROYED, DATE / /**ARCHITECTURAL DATA**

11. PRIMARY STYLISTIC CATEGORY:

COLONIAL
 FEDERAL
 GREEK REVIVAL
 GOTHIC REVIVAL
 ITALIANATE
 SECOND EMPIRE

STICK STYLE
 QUEEN ANNE
 SHINGLE STYLE
 R. ROMANESQUE
 ROMANESQUE
 HIGH VIC. GOTHIC

NEO-CLASSICAL REV.
 RENAISSANCE REV.
 19TH/20TH C. REVIVAL
 ARTS & CRAFTS
 BUNGALOW
 OTHER

FOUR SQUARE
 ART DECO
 INTERNATIONAL
 RANCH
 VERNACULAR

12. OTHER STYLISTIC CATEGORY:

COLONIAL
 FEDERAL
 GREEK REVIVAL
 GOTHIC REVIVAL
 ITALIANATE
 SECOND EMPIRE

STICK STYLE
 QUEEN ANNE
 SHINGLE STYLE
 R. ROMANESQUE
 ROMANESQUE
 HIGH VIC. GOTHIC

NEO-CLASSICAL REV.
 RENAISSANCE REV.
 19TH/20TH C. REVIVAL
 ARTS & CRAFTS
 BUNGALOW
 OTHER

FOUR SQUARE
 ART DECO
 INTERNATIONAL
 RANCH
 VERNACULAR

13. HEIGHT:

1 STORY 1 1/2 STORY 2 STORY 2 1/2 STORY 3 STORY 4 STORY
 5 STORY OVER 5 ()

14. PRIMARY FAÇADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):

1 BAY 2 BAY 3 BAY 4 BAY 5 BAY MORE THAN 5 ()

15. APPENDAGES: SIDE ELL REAR ELL FRONT TOWER ADDED STORIES SHED
 DORMERS PORCH TOWER CUPOLA BAY WINDOW

16. PORCH: ATTACHED FULL WIDTH ENGAGED WRAPAROUND ONE STORY SLEEPING PORCH MORE THAN ONE STORY SECONDARY PORCH

17. PLAN: HALL AND PARLOR BACK HALL 1/2 CAPE IRREGULAR CENTRAL HALL OTHER SIDE HALL

18. PRIMARY STRUCTURAL SYSTEM: TIMBER FRAME CONCRETE X FRAME CONSTRUCTION - TYPE UNKNOWN BRACED FRAME STEEL BRICK LOG OTHER STONE PLANK WALL BALLOON FRAME PLATFORM FRAME

19. CHIMNEY PLACEMENT: INTERIOR OTHER INTERIOR FRONT/REAR CENTER INTERIOR END EXTERIOR

20. ROOF CONFIGURATION: GABLE SIDE GAMBREL COMPOUND GABLE FRONT PARAPET GABLE OTHER SHED HIP CROSS MANSARD GABLE FLAT

21. ROOF MATERIAL: WOOD METAL TILE SLATE ASPHALT X ASBESTOS

22. EXTERIOR WALL MATERIALS: CLAPBOARD LOG GRANITE OTHER BRICK PRESSED METAL ASBESTOS FLUSH SHEATHING CONCRETE TERRA COTTA WOOD SHINGLE STUCCO X BOARD AND BATTEN STONE ASPHALT ALUMINUM/VINYL

23. FOUNDATION MATERIAL: FIELDSTONE OTHER BRICK WOOD CONCRETE X GRANITE ORNAMENTAL CONC. BLOCK

24. OUTBUILDINGS/FEATURES: CARRIAGE HOUSE BARN (DETACHED) GARAGE FENCE OR WALL FORMAL GARDEN OTHER Rear Addition CEMETERY LANDSCAPE/PLANT MAT. BARN (CONNECTED) ARCHAEOLOGICAL SITE

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: 1845 26. ESTIMATED DATE OF CONSTRUCTION: ca.

27. DATE MAJOR ADDITIONS/ALTERATIONS: 1858 – Interior modifications, 1868 – memorial windows added, and 1902 – Modification and additions to rear of church

28. ARCHITECT: Richard Upjohn, New York 29. CONTRACTOR: Melcher

30. ORIGINAL OWNER: Episcopal Church

31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____

32. CULTURAL/ETHNIC AFFILIATION: ENGLISH EAST EUROPEAN FRENCH ACADIAN IRISH NATIVE AMERICAN OTHER SCOTTISH FRENCH CANADIAN

33. HISTORIC CONTEXT(S): COMMERCE RELIGION ART, LIT, SCIENCE INDUSTRY CIVIC AFFAIRS SOCIAL TRANSPORTATION RECREATION AGRICULTURE HABITATION MILITARY EDUCATION

34. COMMENTS/SOURCES:

"Designed in 1845 by the famous architect Richard Upjohn, St. Paul's Episcopal Church of Brunswick is an early Gothic Revival example of a board and batten chapel form which Upjohn popularized throughout the United States. Frank A. Beard & Robert L. Bradley. *St. Paul's Episcopal Church – National Register of Historic Places Inventory – Nomination Form*. TMs. United States Department of the Interior, National Park Service. 1978.

"In 1858, the arched ceiling was added to improve acoustics. Memorial windows were added between 1868-1873." American Association of University Woman, *From the Falls to the Bay*, 1980.

1980 – Pejepscot Historical Survey. 27 Pleasant Street was surveyed in 1979 by J. Goff.

2000 Assessors Database, Town of Brunswick.

35. HISTORICAL DRAWINGS EXIST: YES NO LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ORIGINAL MOVED DATE MOVED

37. SETTING: RURAL/UNDISTURBED RURAL/BUILT UP SMALL TOWN URBAN SUBURBAN

38. QUADRANGLE MAP USED: _____ QUADRANGLE #: _____

39. UTM NORTHING: _____ 40. UTM EASTING: _____

41. FAÇADE DIRECTION (CIRCLE ONE): N S E W NE NW SE SW

=====
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DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____

NR STATUS: L HD E NE ND REVIEWER

DATA SOURCE: HPF CLG R&C STAFF STATE SURVEY OTHER _____ LEVEL OF SURVEY: R I

FORM K:\KIRK\ARCH-SVY.FRM\HBSSFSVY.MAS

Restoration Resources

November 21st, 2024

Regarding:
St Paul's Episcopal Church
27 Pleasant Street
Brunswick, Maine 04011

Dear Village Review Board,

We are requesting approval for a proposed restoration project at St. Paul's Episcopal Church. Deterioration of the secondary architectural skirting necessitates replacement (photos included). The second layer protrudes into the drip line of the roof which has and will continue to accelerate deterioration. We propose removing both layers of deteriorating skirting and replacing them with a single layer of architectural skirting which would restore the detail to its original design. A historical drawing of the original single layer of architectural skirting is included.

We propose using Azek , an engineered polymer product, in order to reduce ongoing maintainance costs. Due to the location of this skirting, it will have significant moisture exposure. The skirting will be painted to match the exterior.

If you have any questions, please contact our office: 207-586-5680.

Sincerely,

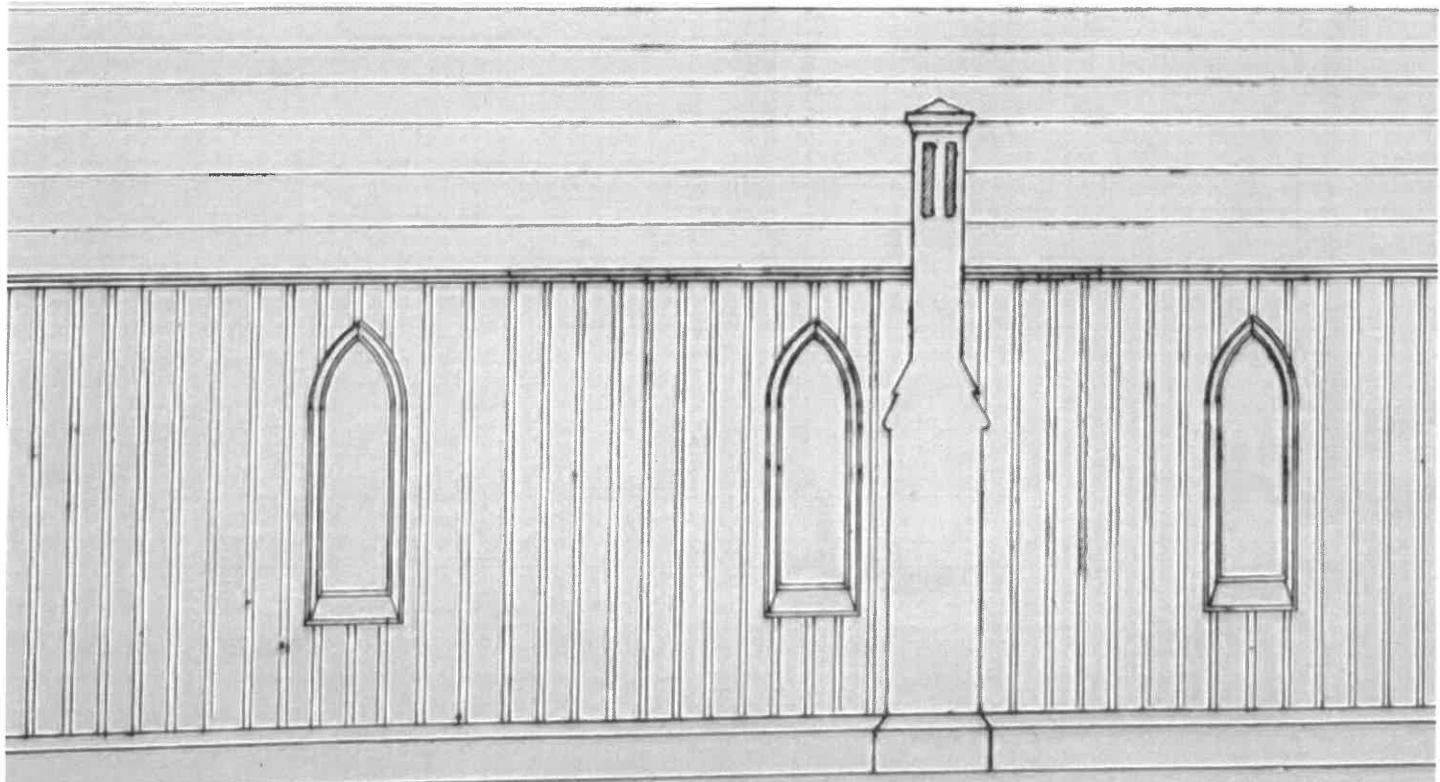


Leah Shipps

cc: Fred Gumkowski



Red line shows the second layer of architectural skirting to be removed. Green line shows the first layer of architectural skirting which will be demolished and replaced in likeness with Azek.



North Elevation.

Scale $\frac{1}{8}$ inch to

Print by F. Michelin & Geo. E. Lord, 180 Fulton St. N.Y.

Proposed restoration to a single layer of architectural skirting as shown in this drawing (from architect Upjohn's 1845 book).



Example of deterioration. Many areas of rot have been previously repaired with wood filler which will fail and require continued repairs.



Example of deterioration.



Example of deterioration.

About Restoration Resources, LLC

Restoration Resources has been restoring and preserving 18th and early 19th-century buildings since 1975. Our team, provides restoration and historic preservation services for any structure, from barn or backhouse to stately colonial or ship captain's estate.

We're based in Midcoast Maine. Our education and consulting services, including historic house inspections, are available throughout Maine. In addition, our preservation specialists have the knowledge and passion for restoring your building, no matter the scope.

We take great pride in providing value in our work and look forward to helping restore and preserve the wonder of your home, old barn, outbuildings, and more.