

# Town of Brunswick, Maine

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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

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**PROJECT NAME:** 42 Maine Street, New Café/Bistro Façade

**CASE NUMBER:** VRB 25-019

**LOCATION:** Map U14, Lot 117

**APPLICANT &  
OWNER:** Centre Left, LLC (c/o Ned Horton)  
160 Centre St.  
Bath, ME 04530

**REVIEW DATE:** August 19, 2025

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#### PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for alterations to an existing one-story 1,220 square foot commercial structure located at 42 Maine Street. The “Neo-Mansard” property, constructed in 1978, is located in the Growth Mixed-Use 6 (GM6) Zoning District and Village Review Overlay (VRO) District. The building is located just outside of the Maine Street Commercial Historic District (50-151 Maine Street) and appears to be a non-contributing structure.

The proposal includes installing the following features:

#### *Front (East) Elevation*

- Possible color treatment to brick.
- Vertical wood accent cladding over old façade on each side of brick face
- Horizontal wood cladding at transition above existing retractable awning.
- Sign with individual letters; area not to exceed previous sign total area of 20 square feet. Fabricated letters from metal and/or composite. Sign to be back lit or up lit from below.
- New Projecting Sign; 3' Wide and 2' Tall. Mounted to allow 8' clearance from the sidewalk. Fabricated from Wood or Signboard material.

#### *Side (North) Elevation*

- Replace painted mural
- Install metal awnings over windows.
  - Fabricated standing metal seam awnings as seen in the images provided.
  - Awnings are supplied with metal frame supports that will be fastened to the cinder block wall above each window.
  - Awnings to be of powder-coated metal construction.
  - Awnings to be 60” wide by 24” tall with a projection of 24” from the wall.
  - Manufacturer - Awntech Corporation or similar.
- Install wood shutters on the sides of windows.
  - 12” x 42” shutters will be custom built and installed on either side of each window.
  - Shutter material to be natural wood, Cedar or thermally modified wood and will

look like those in the images provided.

- Install decorative wood panel to visually break wall length.
- Retain ability to replace previous statues

*Rear Elevation*

- Proposed Wood Privacy Screen for Utilities to conceal walk-in cooler and small lattice utility area

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 do not appear to require a building permit. Construction of the façade improvements should be reviewed with the Code Enforcement Office for confirmation.

- 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 subject property was constructed in 1978, and its massing and general style do not reflect that of other Maine Street commercial properties. However, the *Village Review Overlay District Design Guidelines* for Façades, Storefronts and Signage stipulate:

*Every reasonable effort should be made to repair the original storefront. Repairs should be made with as little intervention as possible by patching, piecing-in, splicing, consolidating, or otherwise reinforcing deteriorating material using the same material as the existing storefront.*

Given the building's late construction and its non-contributing status, it is unclear if the applicant should be subject to this guideline. The application is not to repair the existing storefront but redesign it. The applicant proposes to apply vertical wood cladding over the existing brick and not remove any of the original siding material. The wood shingled parapet is also proposed to be clad with the same stained vertical wood siding. A band of spaced horizontal wood cladding defines the break between the roofline and the parapet and provides an effective location for the business' signage. Additional wood cladding will be added to the north elevation as a panel mid-wall to break up the building's length.

*The proportion, scale, and organization of character-defining features should be maintained when renovating a storefront.*

The most character-defining feature of this structure is its parapet wall which lends extra

height to the petite building. This feature and the building's windows and brick siding will be retained, therefore the existing scale and proportion remain. The brick is proposed to be stained a dark color and the wood cladding fixed to the existing siding.

*Openings, such as transoms and windows should not be covered with solid panels.*

Windows are being accentuated with window treatments, and no windows will be clad over as part of this proposal.

## **(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.**

This standard is not applicable as the building is non-contributing.

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

The architectural context contains a wide variety of buildings, and the variation in building forms and materials defines the character of Brunswick's Maine Street. In general, the alterations introduce a new material type along the existing brick face and add awnings and shutters around the existing windows. The alterations do not substantially change the overall form of the building.

#### **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 proposes to cover some of the original brick with wood cladding. The Village Review Board Guidelines describe that free-standing residential scale commercial buildings are typically brick or wood frame and that each facade has its own rhythm and character-defining features. Common materials used in storefronts are brick, wood, and granite. The application does not deviate from these materials, and while some of the original brick siding will be concealed, it is not a historic or character-defining feature.

#### **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 as the COA request is for alterations.

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

This standard is not applicable as the COA request is for alterations. The only changes being made are to the façade of the building.

- 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 technically applicable as the COA request is for alterations. The applicant however, proposes to screen the walk-in cooler and utilities with a privacy screen made of the same wooden siding material as on the front façade.

- 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.**

The applicant intends to use vertical and horizontal wood cladding on the exterior of the building as is permitted in the design guidelines.

- 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.**

This standard is not applicable as the COA request is for alterations.

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

This standard is not applicable as the COA request is for alterations.

- 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 as the COA request is for alterations.

- 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 as the COA request is for alterations.

- 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 as the COA request is for alterations.

- 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 non-contributing structure and redesign of the structure's most visible facades are proposed. The vertical wooden cladding proposed is a new application for downtown Maine Street and has a modern feel as opposed to traditional wooden clapboard siding. The proposed alterations do not change the massing of the structure, which is incompatible with the existing buildings along Maine Street, but the use of vertical siding from the ground to the top of the parapet gives a greater illusion of height than the existing materials.

### **(3) Signs**

**Signs shall comply with the requirements of Section 4.13 (Signs) with consideration given to the Village Review Zone Design Guidelines.**

The *Village Review Board Design Guidelines* on signage describe:

*Signs promote businesses and provide information to the public. Historically, signs were surface or*

*flush mounted between the storefront and upper façade, hung on brackets projecting from the storefront, and/or painted on the display windows. Icon or graphic signs were also popular in downtown commercial areas. These signs used shapes to convey information about the business, for example: a shoe shaped sign may have been used for a cobbler.*

The Village Review Board Design Guidelines provide signage guidelines that state:

*Awnings and signs should be attached to the building in a manner that will not damage or obscure significant architectural details or features. Hardware should be fastened into mortar joints rather than the masonry.*

New metal awnings installed on side elevation will be fastened to the cinder block wall above each window to not impact underlying brick material.

*Awnings should be modeled after traditional forms, and neighboring buildings should be taken into account when considering the installation of awnings.*

An example of the metal awnings has been submitted to document the intended appearance. A similar metal awning can be seen at the Sotheby's building at 141 Maine Street.

*Awnings should be in a color that compliments the façade and should be designed to coordinate with the overall signage plan for the building.*

The proposed awnings are planned to be a dark shade that coordinates with the color scheme of the building. There is no signage proposed for the awnings themselves.

*Awnings should be made of a weatherproof cloth material and of a scale that does not overwhelm the façade.*

The proposed awnings on the north facade are a weatherproof material (metal) and do not appear to overwhelm the building façade given the impact will be limited to above three windows. The applicant also proposes to retain the existing retractable cloth awning.

The proposed signage includes a primary wall sign (fabricated letters from metal and/or composite) along the front façade between the storefront and upper façade (not to exceed previous sign total area of 20 square feet) which is not flush mounted to allow the option of backlighting lettering. The signage integrates graphics (star, pine tree, and shape of Maine) into the lettering. Additional signage proposed includes a projecting 3' wide by 2' tall sign fabricated from wood or signboard material off the front façade.

A painted mural is proposed for the north side elevation. The applicant has been forewarned that murals which include names or logos are considered signage and must be permitted as such. Artistic murals do not require a permit and are not under the VRB's purview. Likewise, the statues/sculpture just outside the northside of the building are not a part of the board's review (unless they could be considered signage), should the applicant choose to replace them.

#### **(4) Demolition and Relocation**

- a. Demolition or partial demolition or relocation of a contributing or, if visible from a public right-of-way, a noncontributing resource, excluding incidental or**

**noncontributing accessory buildings and structures located on the same property, shall be prohibited unless the application satisfies at least one of the following criteria.**

- i. The structure poses an imminent threat to public health or safety. An application must be accompanied by a report from a qualified structural engineer for review by the Codes Enforcement Officer and photographs depicting the current condition of the building.**

Not applicable.

- ii. The condition of the structure is such that it cannot be adapted for any other permitted use, whether by the current owner or by a purchaser, resulting in a reasonable economic return, regardless of whether that return represents the most profitable return possible, provided that the applicant can document he/she has not contributed significantly to the deterioration of the structure. An opinion shall be provided from an architect, licensed engineer, developer, real estate consultant or appraiser or from a professional experienced in historic rehabilitation, as to the economic feasibility for restoration, renovation, or rehabilitation of the contributing resource versus demolition or relocation of same.**

Not applicable.

- b. Demo, partial demolition or relocation of a noncontributing resource visible from a public right-of-way, shall be approved by the Village Review Board if it is determined that the proposed replacement structure or reuse of the property is deemed more appropriate and compatible with the surrounding contributing resources than the resource proposed for demolition.**

Not applicable.

**DRAFT MOTIONS**  
**42 MAINE STREET (MAP U14, LOT 117)**  
**REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS**  
**VILLAGE REVIEW BOARD**  
**REVIEW DATE: AUGUST 19, 2025**

- Motion 1:** That the Certificate of Appropriateness application is deemed complete.
- Motion 2:** That the Board approves the **Certificate of Appropriateness for Alterations** for updates to the existing building façades located at 42 Maine Street, as outlined in the application and as satisfied by Subsection 5.2.8.C with the following condition(s):
1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.



# HISTORIC PRESERVATION SURVEY

014-117

Cumberland Brunswick 40/42 Maine  
County City/Town Street Address and Number

Name of Building/site: Common and/or Historic

Approximate Date: 1978 Style: Neo-Mansard

Type of Structure:

☐ Residential ☒ Commercial ☐ Industrial ☐ Other:

Condition: ☐ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes

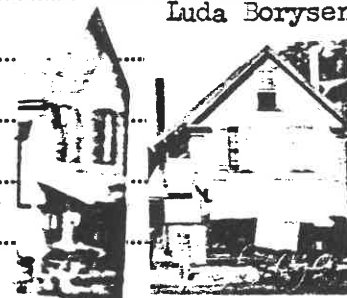
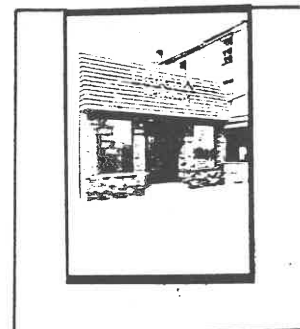
Surveyor: J. Goff Organization: Pejepscot Regional Survey Date: ca. 1979 photo by Luda Borysenko

Rating:

Historic Significance to the Community:

earlier building on site →

(For Additional Information — Use Reverse Side)



(1898 view on right)

40/42 MAINE

Maps: 1910 #40/42 = A. Wright (previous structure)

Existing pre-1980 survey notes "Neo-Mansard...1978"

Received: RS

By: 8/4/25

VRB Case #:

25-019

**VILLAGE REVIEW OVERLAY  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

1. Project Applicant:

Name: Ned Horton

Address: 208 30th Avenue

North Nashville, TN 37203-1409

Phone Number: 615-400-8642

Email Address: ned@hortonproperties.com

2. Project Property Owner:

Name: Centre Left LLC

Address: 160 Centre St.

Bath, ME 04530

Phone Number: 615-400-8642

Email Address: ned@hortonproperties.com

3. Authorized Representative: (If different than applicant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

4. Physical Location of Property Being Affected:

Address: 42 Maine Street

5. Tax Assessor's Map # U14 Lot # 117 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): See Attached Description and Photos.

Applicant Name (printed): Ned Horton

Applicant Signature: [Signature]

Property Owner Name (printed): Ned Horton, President and 100% owner of Centre Left, LLC

Property Owner Signature: [Signature]

Revised 12/17/2024

**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 8/5/25 (date) by QUEERMAN of the Department of Planning and Development.

**THIS APPLICATION WAS:**

- ☐ Granted
- ☐ Granted With Conditions
- ☐ Denied
- ☒ Forwarded to Village Review Board
- ☒ Building Permit Required (CHECK w/ COSTS)
- ☐ Building Permit NOT Required

Applicable Comments: STAN PERMIT REQUIRED


  
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  
Ned Horton, relating to property designated on Assessors Tax Map # U14 and  
Lot # 117 has been reviewed by the Codes Enforcement Officer and has been found to be in  
compliance with all applicable zoning standards:

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed:  Date: 8-13-25  
Print: Taylor Budin  
Code Enforcement Officer

## 42 Maine Street – Baked on Maine

- 
- Ned Horton 100% Owner of Centre Left LLC., purchased 42 Maine Street to convert the former location of The Great Impasta into a retail Café/Bistro which will also feature baked goods from two sister companies, WildFlours Gluten-Free Bakery (Brunswick) and Mae's Café & Bakery (Bath).
  - To repurpose the former occupancy and to compliment the thriving downtown Brunswick Maine Street, we are proposing to support the use of natural aesthetics reminiscent of Maine with the use of warm wood patterns and accent cladding.
  - Tasteful details on the sign acknowledge the historical integrity of Maine with the use of the Star, the Pine Tree and the silhouette of the State of Maine incorporated into the lettering offering a hometown feel.

**From:** [decoratingmaine@gmail.com](mailto:decoratingmaine@gmail.com)  
**To:** [Julie Erdman](#)  
**Cc:** [warrendyke3@gmail.com](mailto:warrendyke3@gmail.com); "Ned Horton"  
**Subject:** Village Review Board 42 Maine Street-Brunswick  
**Date:** Tuesday, August 5, 2025 11:17:56 AM

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Hello Julie,

Yesterday, my husband Warren submitted the application and fee and additional paperwork with the changes the property owner, Ned Horton would like to make for 42 Maine Street and said he agreed to follow up with more details for the side windows per your request. Please see below and let us know if these are the details you are looking for.

For the three windows on the north face of the building:

**Awnings**

We are proposing to purchase fabricated standing metal seam awnings.

Awnings are supplied with metal frame supports that will be fastened to the cinder block wall above each window.

Awnings to be of powder-coated metal construction.

Awnings to be 60" wide by 24" tall with a projection of 24" from the wall.

Manufacturer - Awntech Corporation or similar.

**Shutters**

12" x 42" Shutters will be custom built and installed on either side of each window.

Shutter material to be natural Wood. Cedar or thermally modified wood.

I hope this is sufficient. Please don't hesitate to reach out if you have any questions or if we need to supply more information.

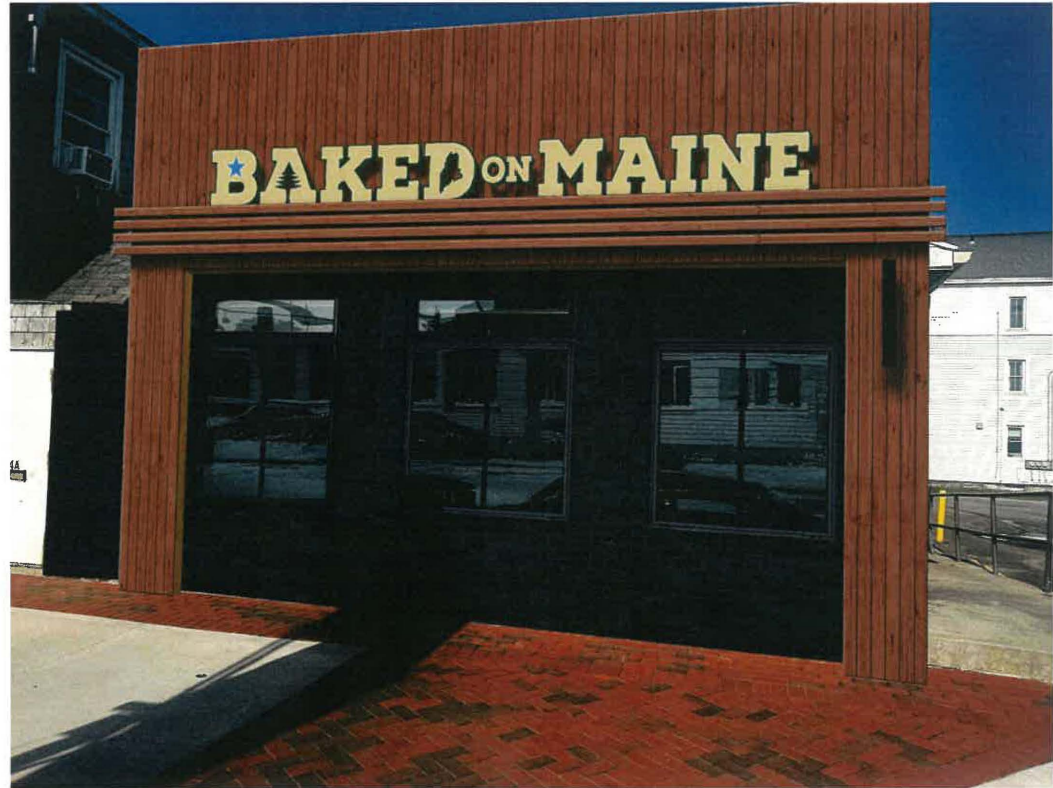
Thank you so much.

-Monique Dyke

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## Proposed Front Elevation Upgrades

- Possible color treatment to brick.
- Install vertical wood cladding over old façade.
- Install vertical wood cladding on each side of brick face.
- Install horizontal wood cladding at transition right above existing retractable awning.

Former Sign

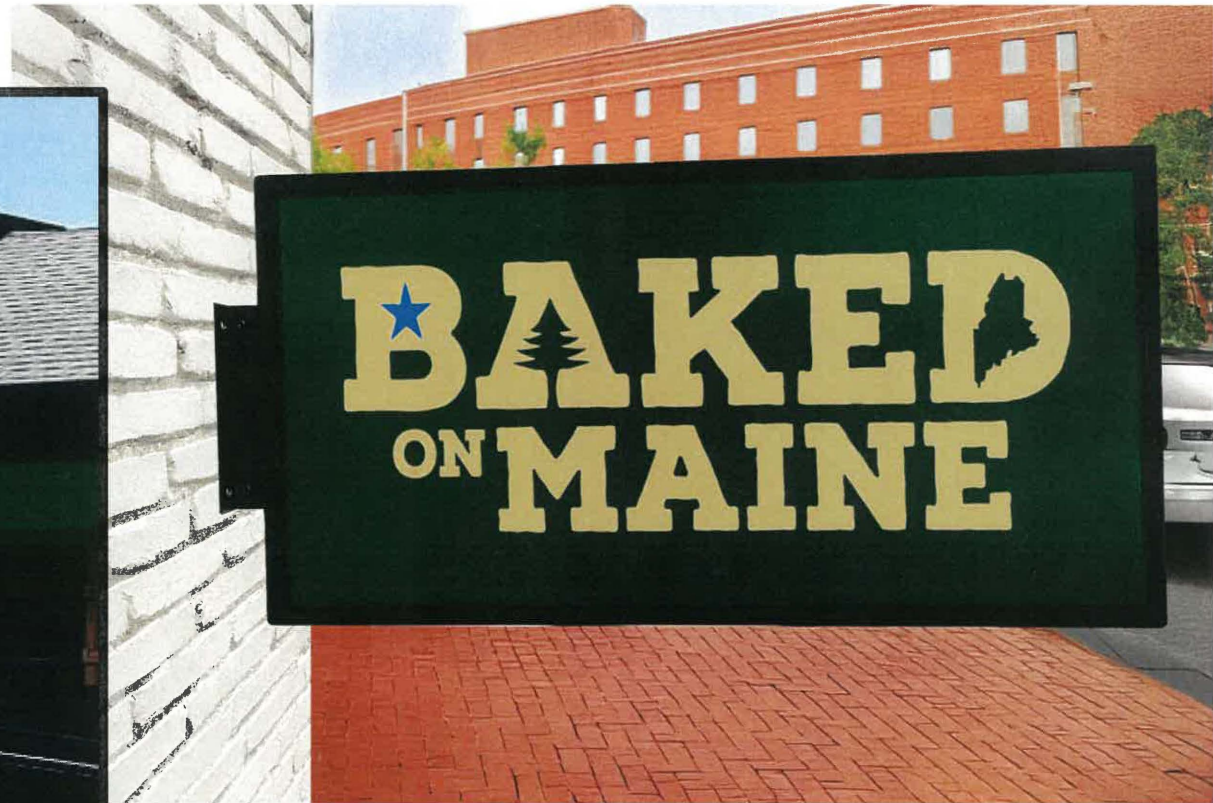


Proposed Sign



New sign to have individual letters; Area not to exceed previous sign total area of 20 square feet. Fabricated letters from metal and/or composite. Sign to be back lit or up lit from below.





#### **New Projecting Sign**

- 3' Wide and 2' Tall.
- Mounted to allow 8' clearance from the sidewalk.
- Fabricated from Wood or Signboard material.



Former North Elevation

## Proposed North Elevation For Windows & Side Wall



Would like to retain ability to replace previous statues seen above.

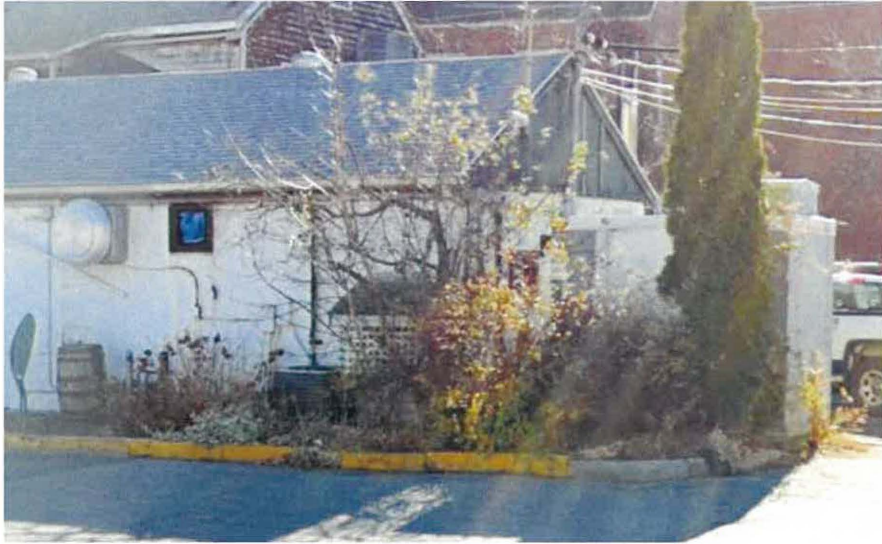
## Proposed Upgrades

- Install metal awnings over windows.
- Install wood shutters on the sides of windows.
- Install decorative wood panel to visually break wall length.



General Idea

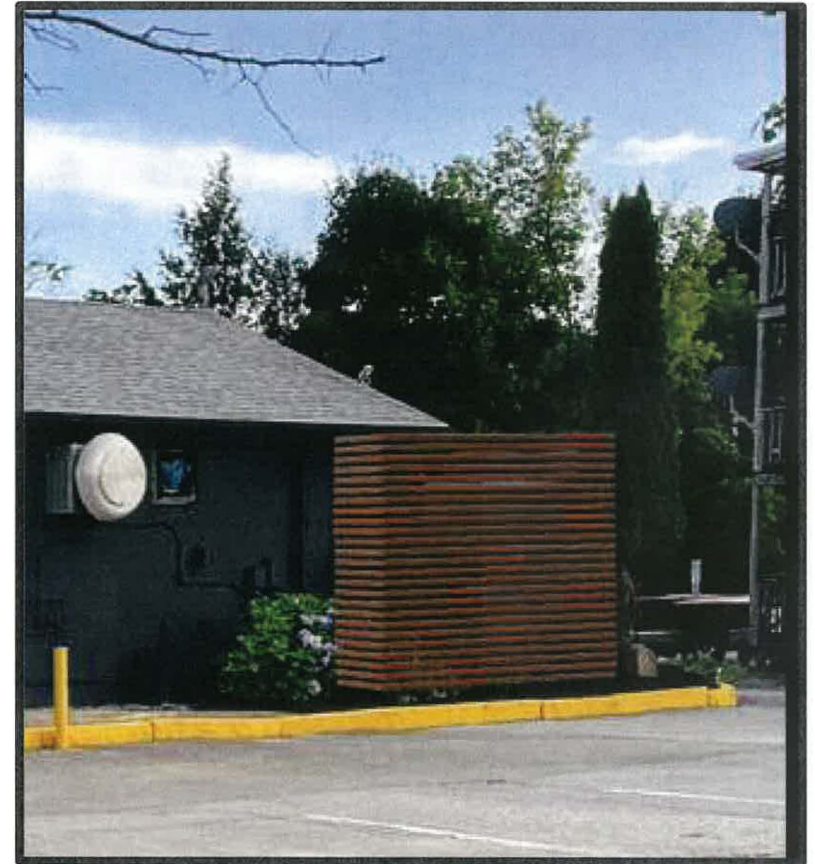




Back End /Walk In Cooler &  
Utilities

**Proposed Wood  
Privacy Screen for  
Utilities**

Conceal Walk-In Cooler And  
Small Lattice Utility Area





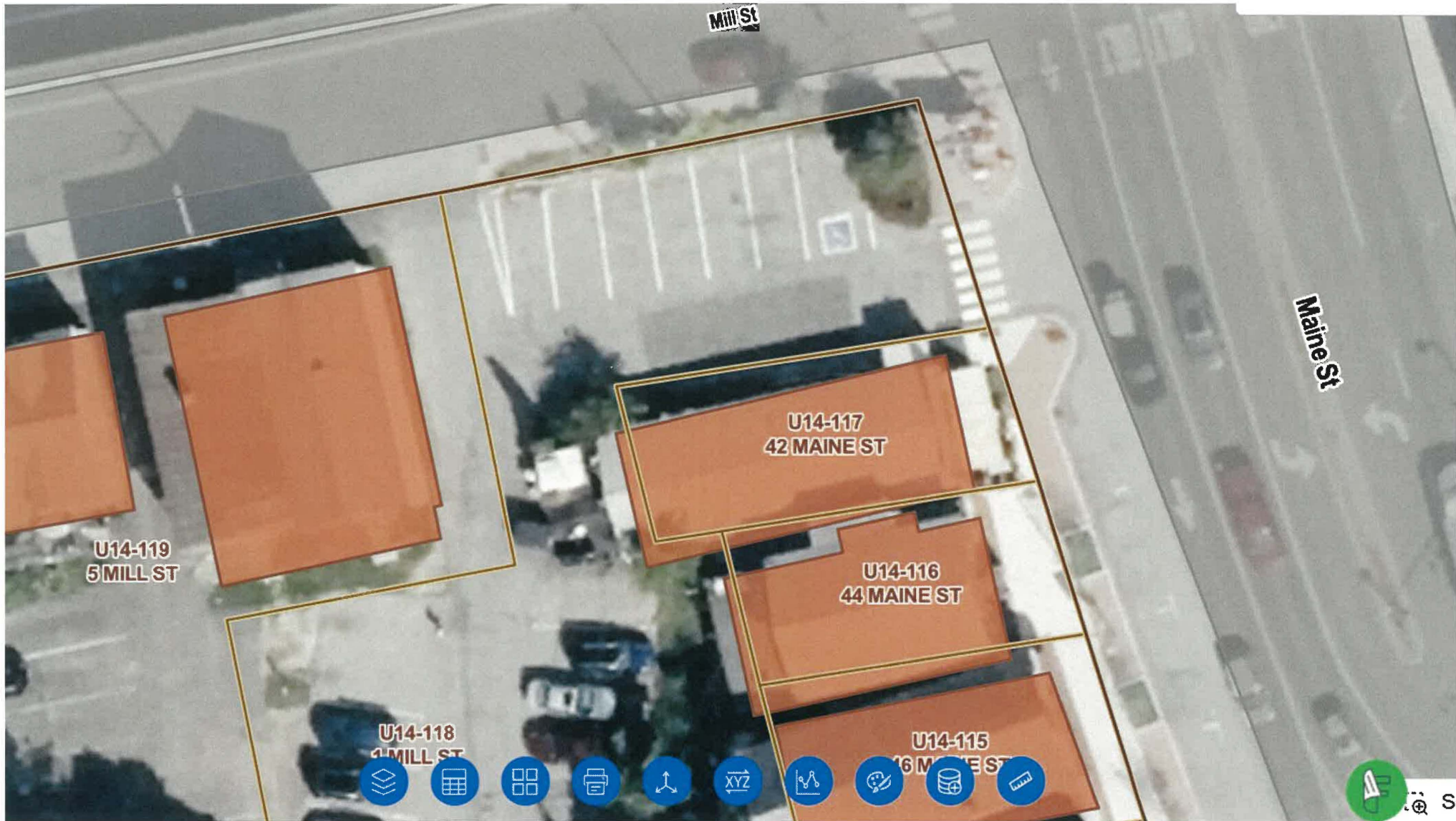
Previous Painted Murals Approx. Each Word 1' X 5' & Painted Tree, Shutters, Cat, Grasses



**Proposed Mural Tastefully Painted with Business Name and State Pine Tree & Star**

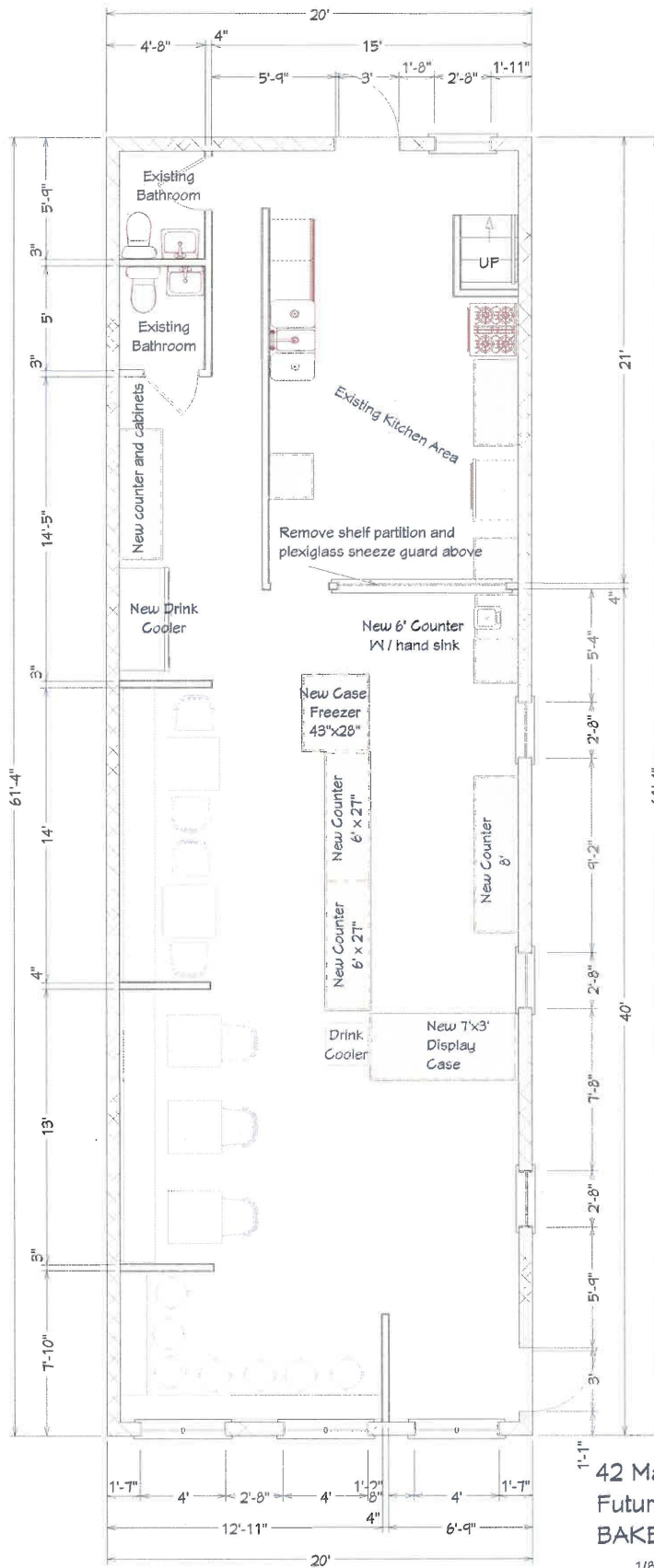






Existing Street View (subject property on right)

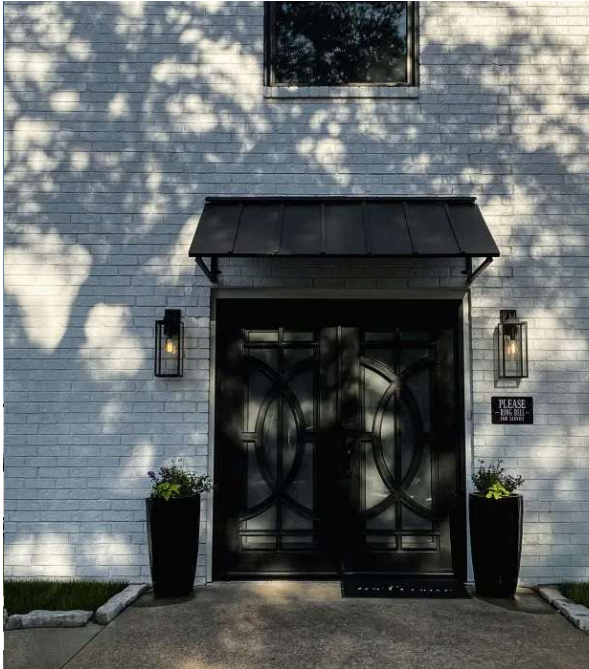




42 Maine St.  
Future Location of  
BAKED on MAINE

1/8" = 1'-0"





# 5 FT. – HOUSTONIAN® AWNING

Actual Width: 68 In.  
Home » Shop » Fixed » 5 FT. – Houstonian® Awning

## Specification

Awning Metal Color

Choose an option ▾

Awning Projection

Choose an option ▾

-1+

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- Shipping
- Delivery
- Cancellation/Return Policy

## Specifications

### Details

Awning Height (in.)	24	Projection from wall (in.)	24, 36
Awning Depth (in.)	24, 36	Minimum Clearance Requirement (in.)	84
Awning Widths (ft./in.)	3 (44), 4 (56), 5 (68), 6 (80), 7 (92), 8 (104)	Minimum Mounting Height (in.)	84



Awnings Awning Weight (lb.)

41-84

Mounting Space Required  
(in.)

24

Accessories ▾

Overstock  UP TO 20% OFF

Assembly Required  Samples ▾

Dealers ▾

Assembly Required

Yes

Installation Hardware  
Included

No

Awning Application

Door, Window

Installation Time

1-2 Hours

Awning Style

Metal Standing Seam  
Awning

Installers Required

2 or More

Backlit

No

Is Powered

No

Natural Elements

Tested for heavy  
wind/snow loads

Mounting Type

Wall

Commercial / Residential

Residential, Commercial

Retraction Type

Fixed

Metal Colors

Black, Bronze, Copper,  
Pewter

Rust Resistant

Yes

Flexible Pitch

No

Tools Required

Electric Drill, Adjustable  
Wrench, Philips & Hex  
Screw Drivers, Tape  
Measure, Level, Ladder

Frame Finish

Powder Coated

Water Resistant

Yes

Frame Material

Steel

Tags: [5 Foot Awning](#), [5 Foot Fixed Frame Awning](#), [5 Foot Fixed Frame Metal Awning](#), [5 Foot Metal Awning](#), [Houstonian](#)



141 Maine Street Metal Awning