

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: 

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.

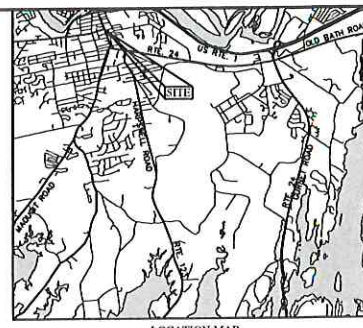
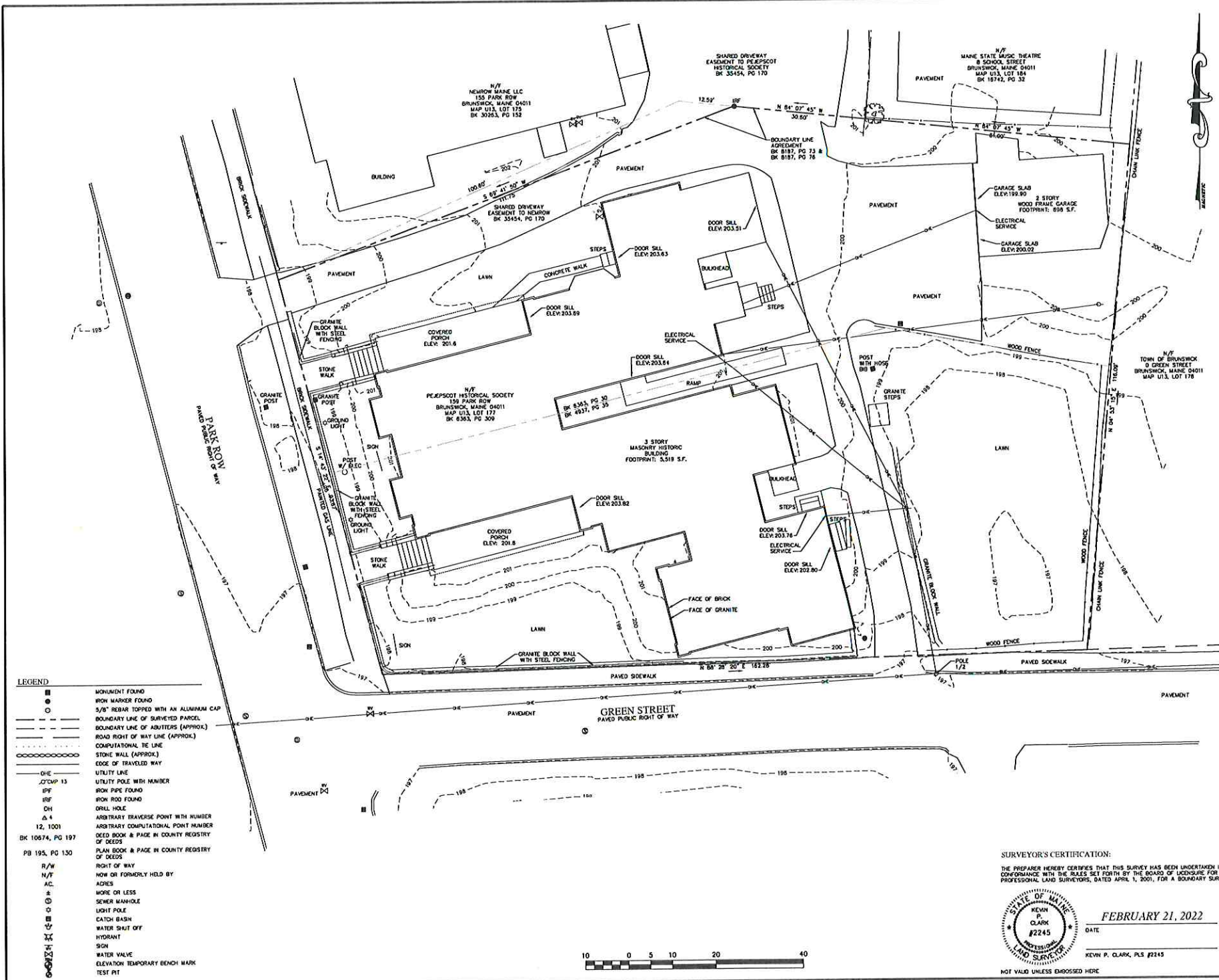
Brunswick Telegraph 10/8/1858 p.2: "New Houses. The Captains Skolfield are
making good progress upon their brick house on Main Street, and it is begin-
ning to assume quite an imposing appearance. Quite a difference of opinion
prevails as to the style of architecture adopted..."

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).





- 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

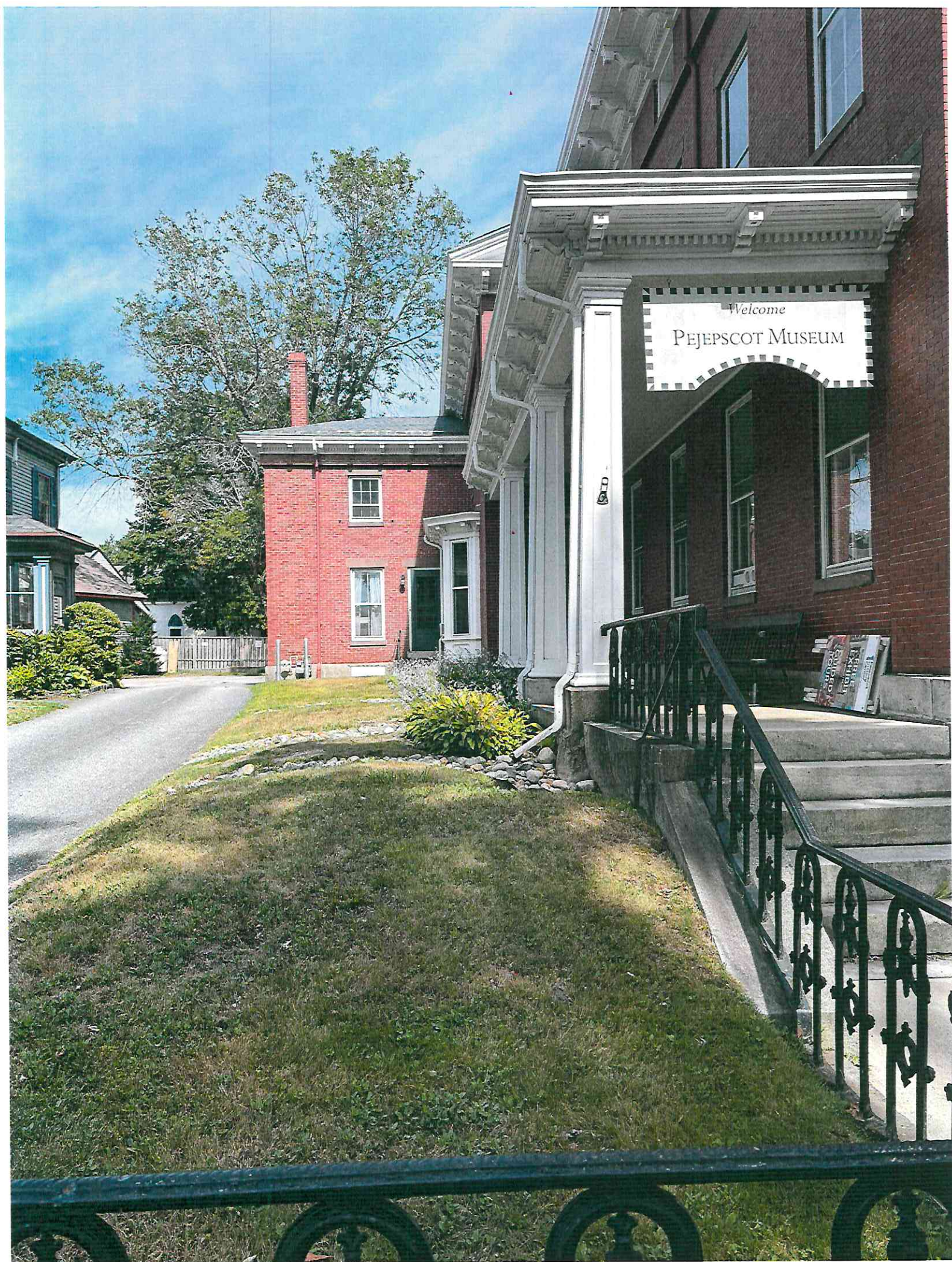
FIELD WK: MC CR	SCALE: 1" = 10'	SHEET:
DRN BY: RPL	JOB #: 4488	1
CHD BY: KPC	MAPLOT:	
DATE: 02-07-2022	FILE:	

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









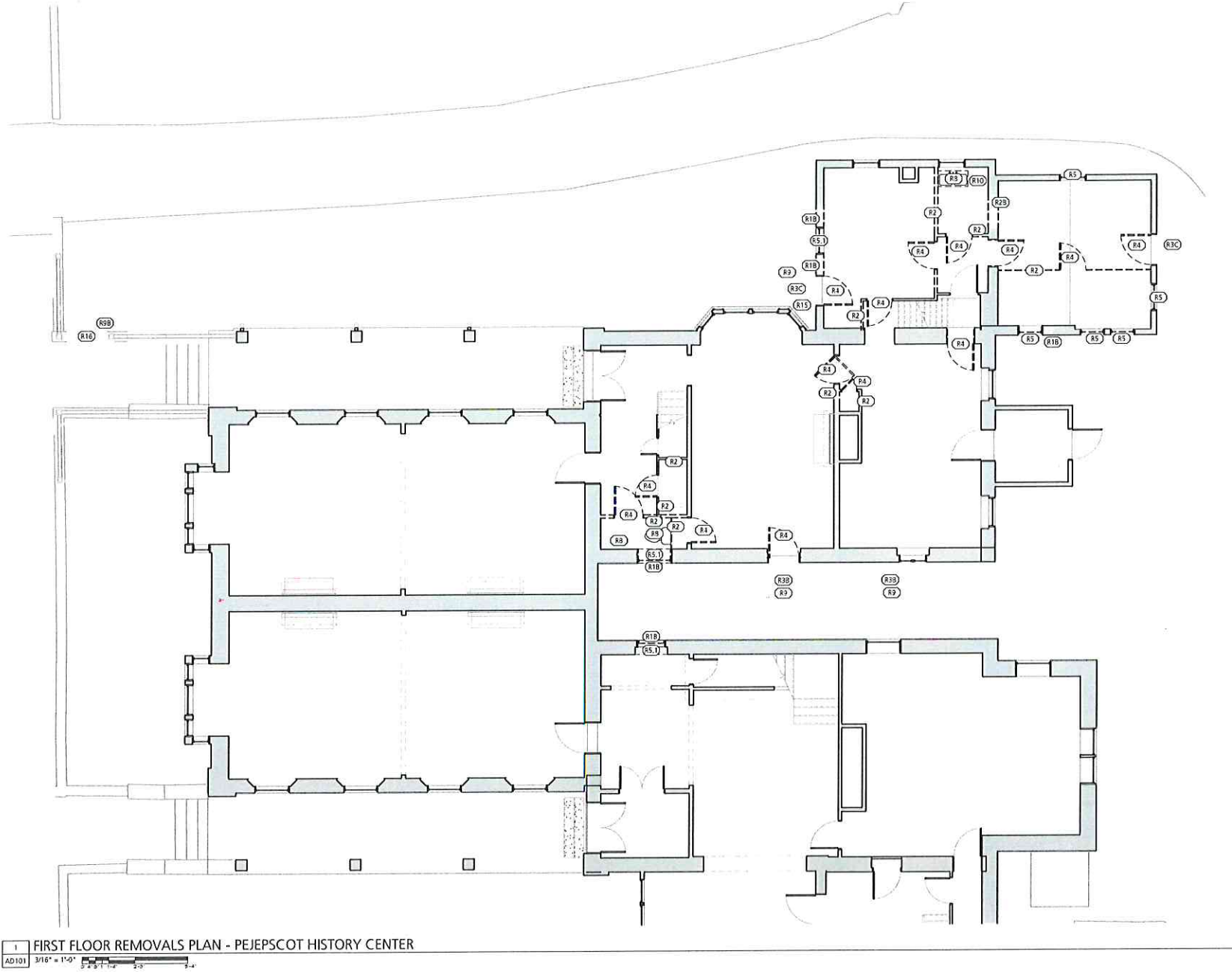


BARBA+WHELOCK
ARCHITECTURE • PLANNING • INTERIORS

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



BARBA + WHEELLOCK
ARCHITECTURAL, INTERIORS, & LANDSCAPE
456 CAROL STREET
PORTSMOUTH, MAINE 04102
207.772.2722
WWW.BARBANWHEELLOCK.COM

NOT FOR
CONSTRUCTION

Pejepscot History Center
Facilities Master Plan

159 Park Drive
Burlington, Maine 05401

FIRST FLOOR REMOVALS PLAN

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

SHEET SIZE:
22" x 34"
DATE:
10/11/2024

PEJEPSCOT
HISTORY
CENTER
AD101

COLOR KEY

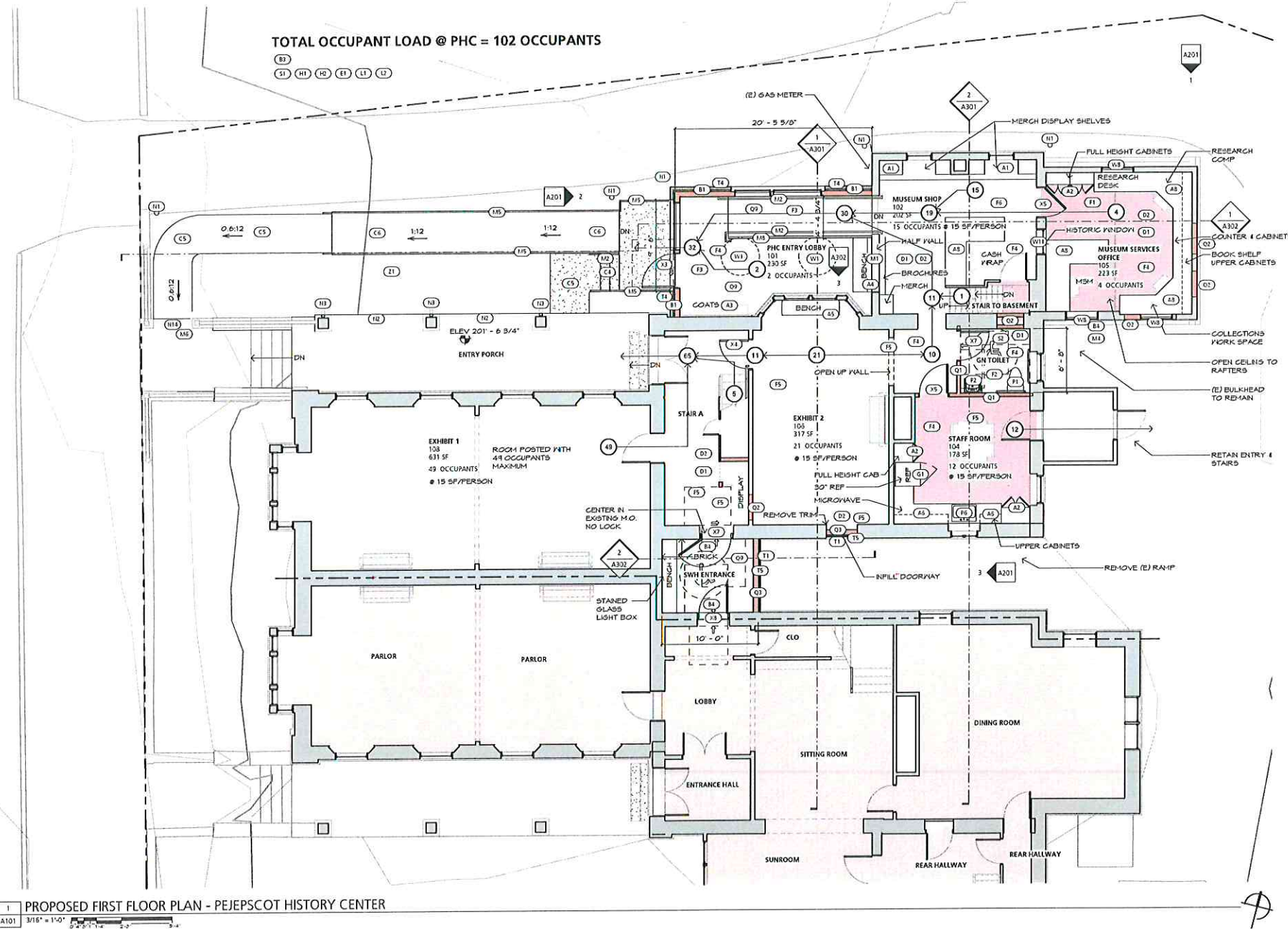
- EXISTING WALLS
- NEW WALLS / INFILLED OPENINGS
- PUBLIC AREAS
- COLLECTIONS AREA
- STAFF AREAS
- EXHIBIT AREA
- SCOTSFIELD-WHITTER HOUSE

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 birch / 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



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NOT FOR CONSTRUCTION

**Pejepscot History Center
Facilities Master Plan**

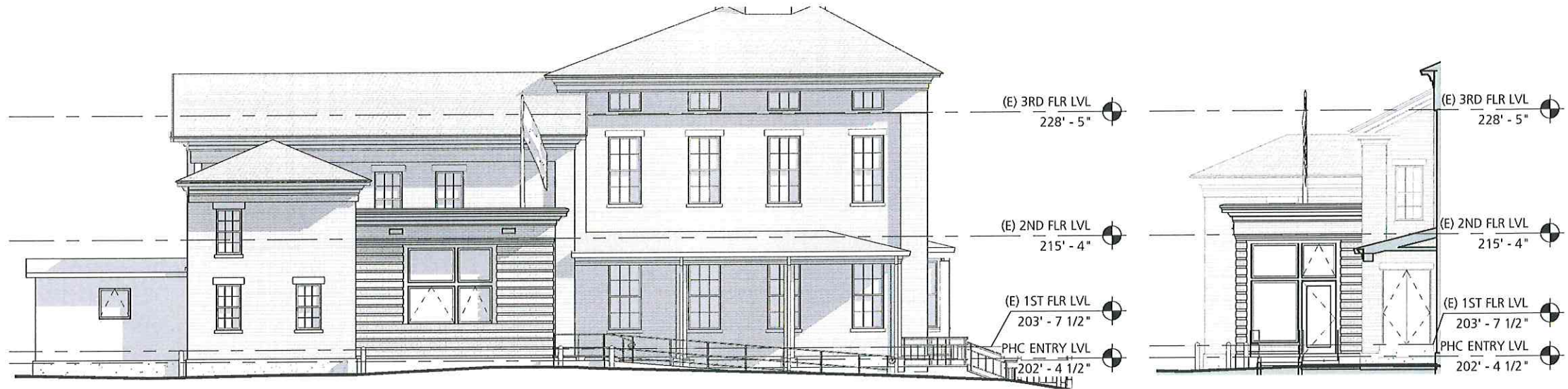
159 Park Row
Barnstable, Maine 04011

PROPOSED FIRST FLOOR PLAN

ISSUED FOR:
SCHEMATIC DESIGN
DRAWN BY: TCM / BAR
Copyright 2022
Property of Barba + Wheellock

SHEET SIZE:
22" x 34"
DATE:
10/10/2024

**PEJEPSCOT
HISTORY
CENTER
A101**



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

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

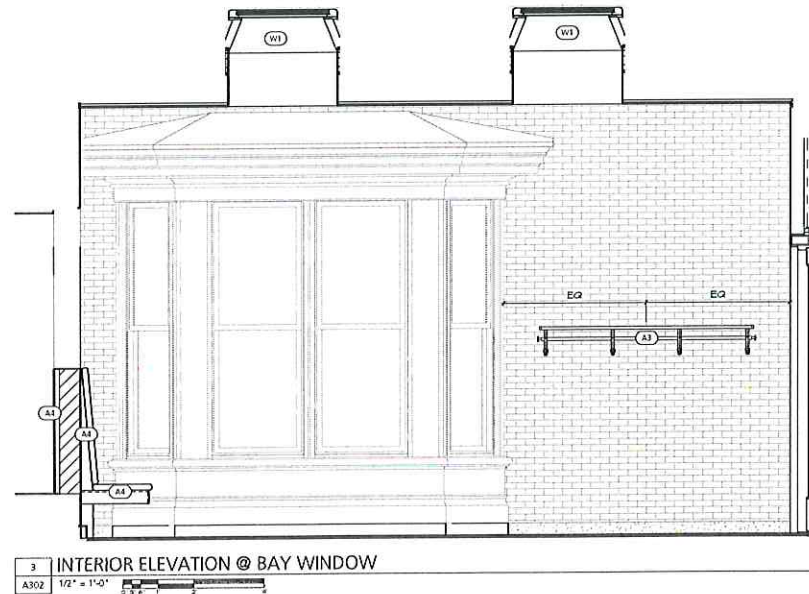


3	SECTION EAST - WEST THROUGH PHC ENTRY
A3	3/32" = 1'-0"

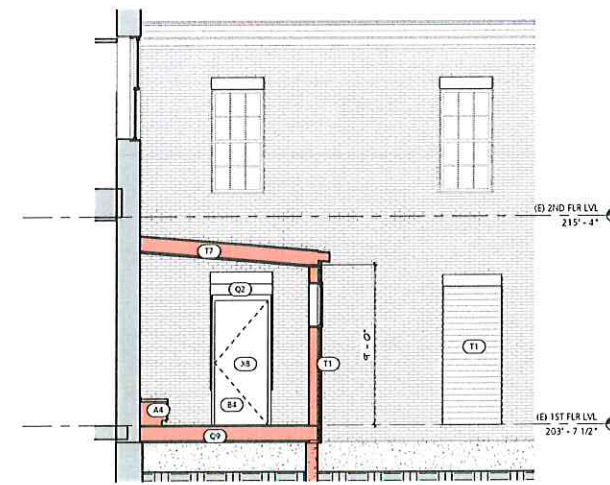


1 SECTION THROUGH PHC ENTRY
A302 1/4" = 1'-0"

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. Finish 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"





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.