

# Town of Brunswick, Maine

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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

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**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

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#### 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.

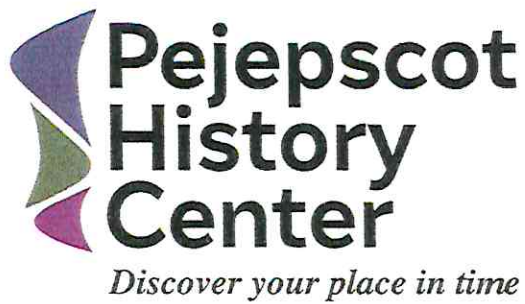
Brunswick Telegraph 10/8/1858 p.2: "New Houses. The Captains Skolfield are  
making good progress upon their brick house on Main Street, and it is begin-  
ning to assume quite an imposing appearance. Quite a difference of opinion  
prevails as to the style of architecture adopted..."

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](mailto: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](http://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


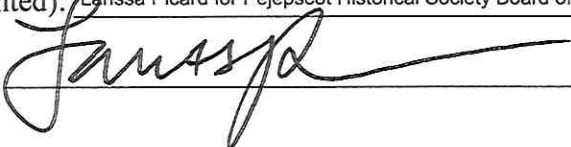
5. Tax Assessor’s Map # U13 \_\_\_\_\_ Lot # 177 \_\_\_\_\_ of subject property.

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:   
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 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

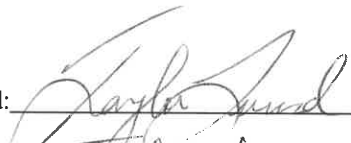
**Notice:** *This form is to be completed by the Codes Enforcement Officer and filed with the application.*

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

LARISSA 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

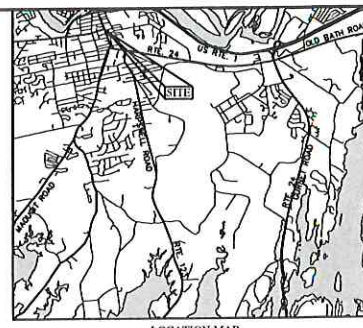
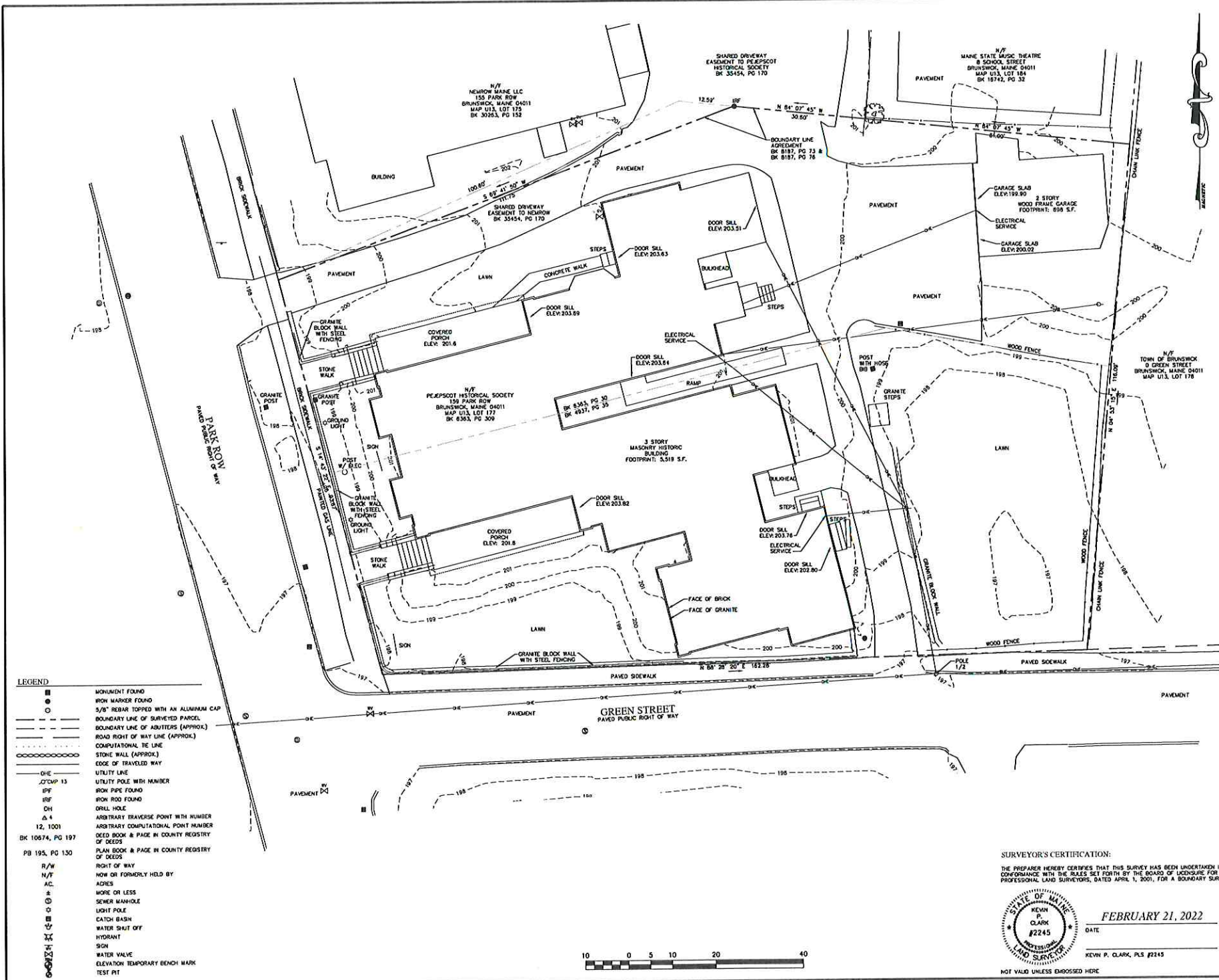
Signed:   
Print: Taylor Lund  
Code Enforcement Officer

Date: 10-16-25









LOCATION MAP  
SCALE: 1" = 500'

- 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.

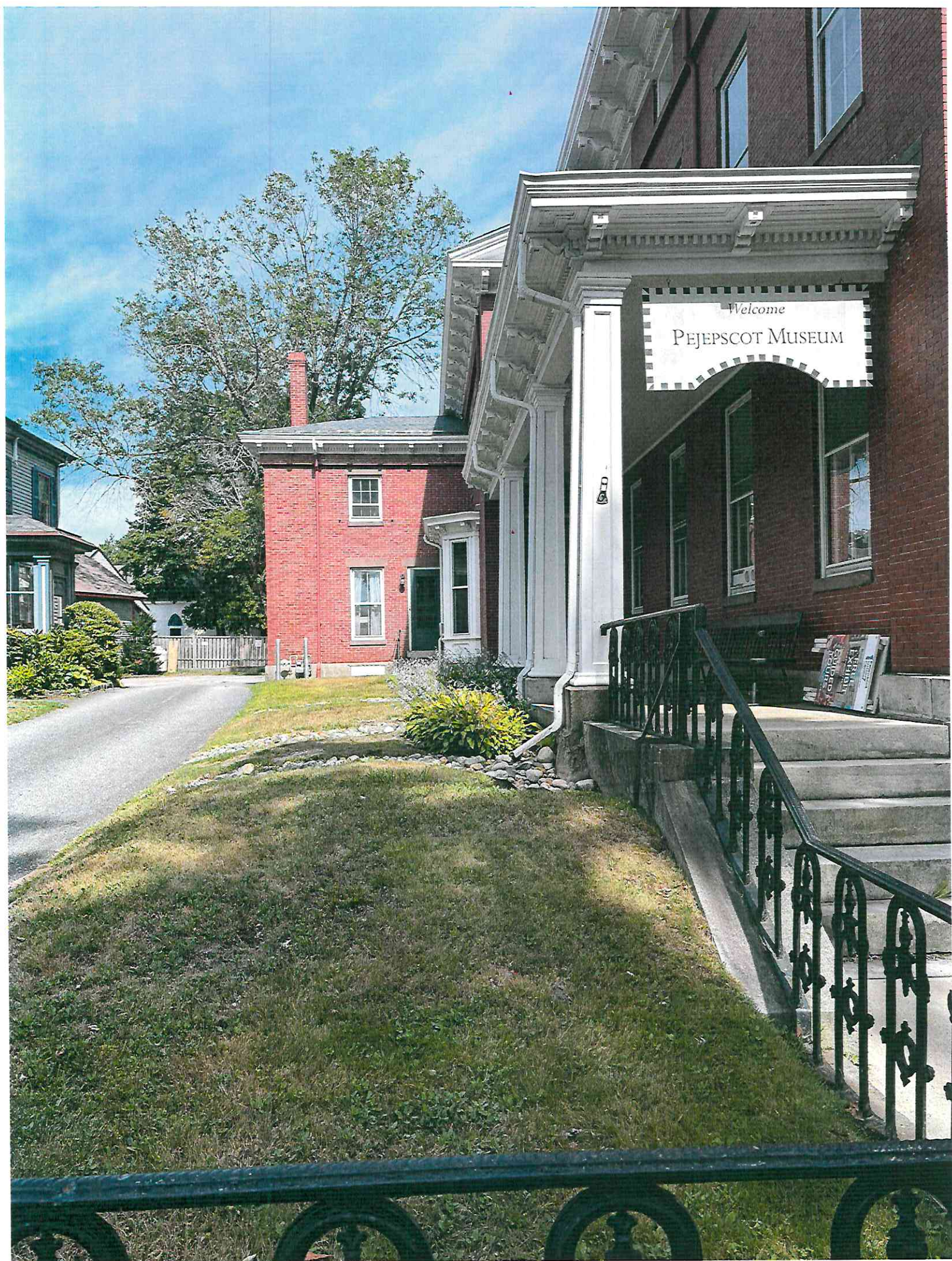
STATE OF MAINE  
KEVIN P. CLARK  
#2245  
PROFESSIONAL  
LAND SURVEYOR

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













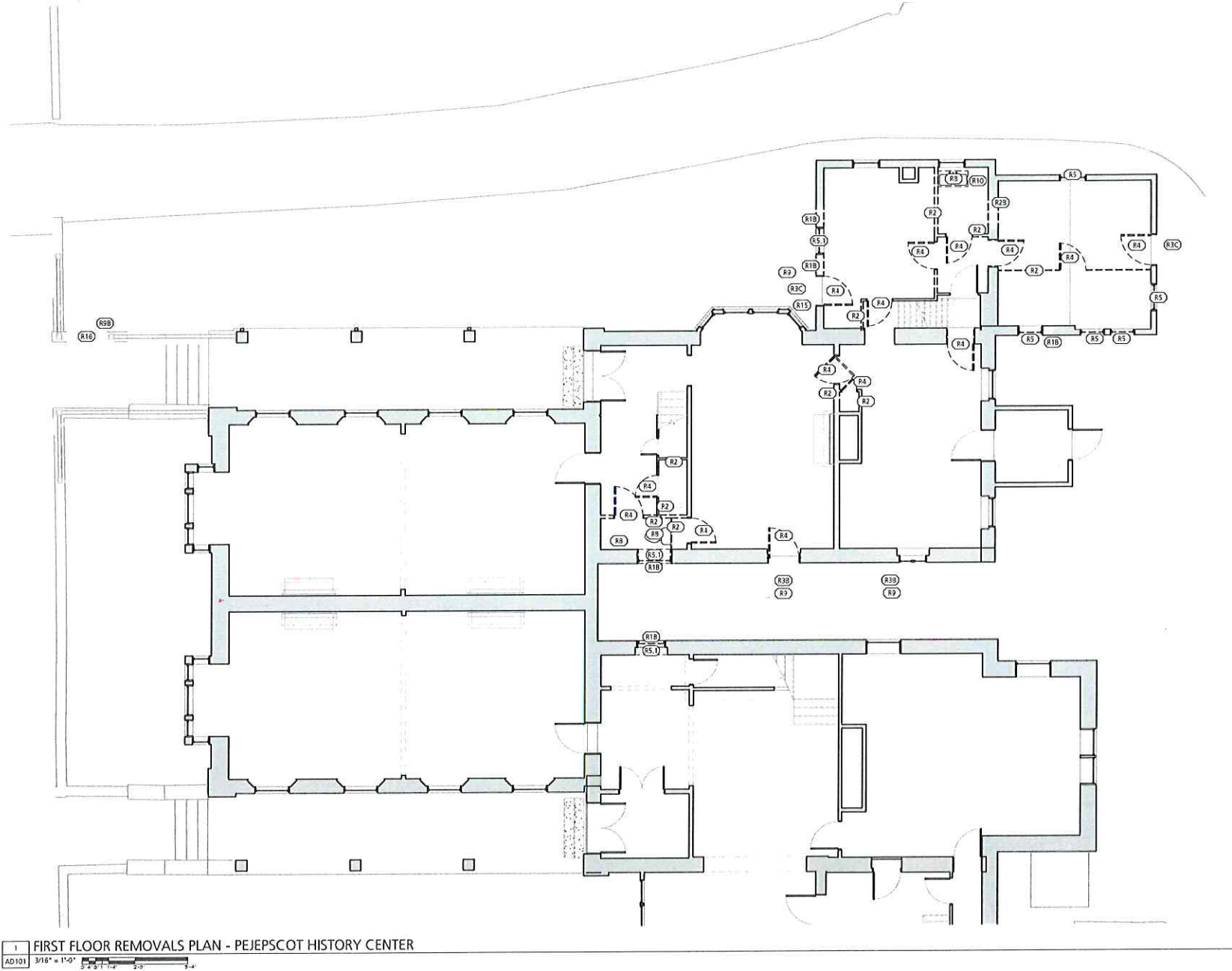
**BARBA+WHELOCK**  
ARCHITECTURE • PLANNING • INTERIORS

PORTLAND, MAINE | 207-772-2722 | [BARBOWHELOCK.COM](http://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

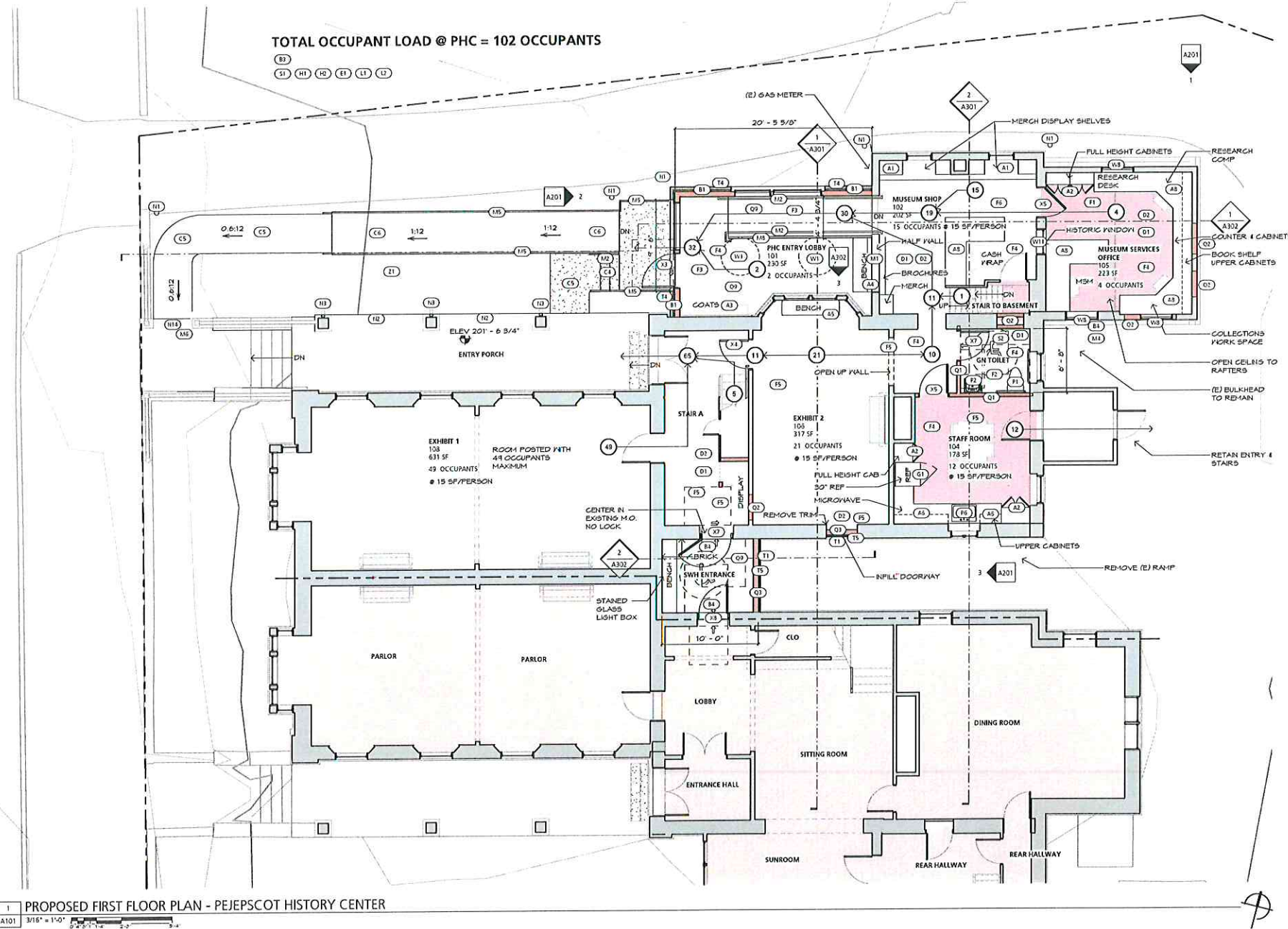
- EXISTING WALLS
- NEW WALLS / INFILLED OPENINGS
- PUBLIC AREAS
- COLLECTIONS AREA
- STAFF AREAS
- EXHIBIT AREA
- SCOTFIELD-WHITTER HOUSE

## 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 (General: 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 - General: Manchester stone veneer
T5 Rive 1-4 - 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 1/2 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 joining 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) (H1) (H2) (E1) (L1) (L2)



## PROPOSED FIRST FLOOR PLAN - PEJEPSCOT HISTORY CENTER

A101 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.
P3 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.

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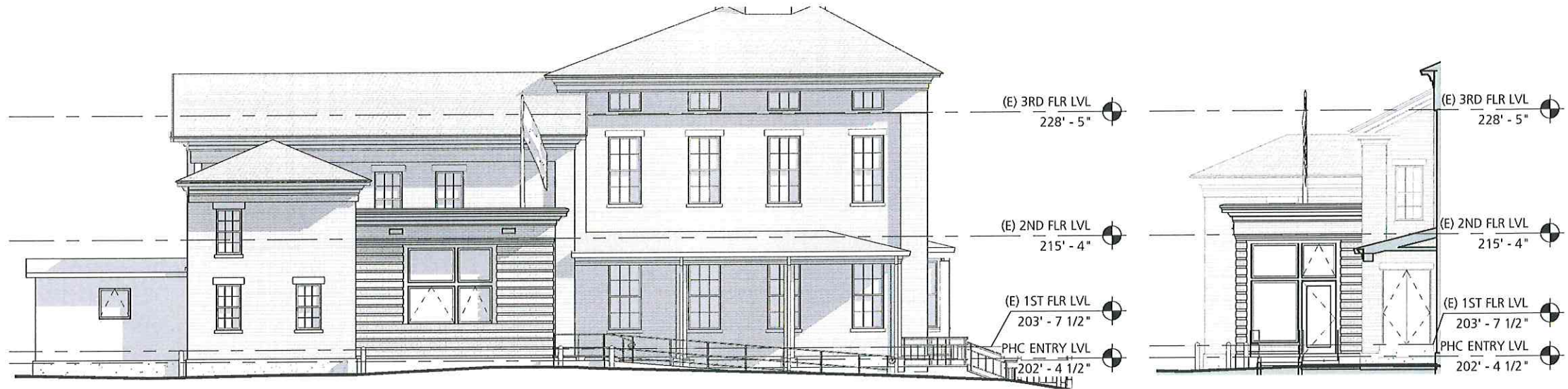
Pejepscot History Center  
Facilities Master Plan

PROPOSED FIRST FLOOR PLAN

ISSUED FOR:  
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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"











Advanced Cladding Systems



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# Antique White

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

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

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

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### **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.