

City of Biddeford
Historic Preservation Commission
December 13, 2023 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/98435284216?pwd=UUREUTJzd3hUM1p4VDMzbllieFZmUT09>
Webinar ID 984 3528 4216; Passcode 267967

Status: Historic Preservation Commission, Wednesday, December 13, 2023, 4:00 PM, City Council Chambers & Zoom

1. Adjustments to the Agenda

2. Consent Agenda

- 2.1. To approve Meeting Minutes for November 8, 2023
[110823-Draft.pdf](#)

3. New Business

- 3.1. 2023.38 HPC The Historic Preservation Commission will hold a Public Meeting to review of a project by Jean LeClerc, to replace windows and create a new dormer at 139 Alfred Street (Tax Map 38, Lot 449) in the MSRD-1 Zone.

- 1. [2023.38 HPC 139 Alfred Street SR.pdf](#)
- 2. [2023.38 HPC 139 Alfred Street Plans-CD Set-REV.pdf](#)
- 3. [Pella Series 250 Replacement Window.pdf](#)
- 4. [CertainTeed Roof Shingle.pdf](#)
- 5. [2023.38 HPC 139 Alfred Street Application.pdf](#)
- [2023.38 HPC 139 Alfred Street SR.pdf](#)

- 3.2. 2023.30 HPC Review of a project by Alex Fabish, to make exterior alterations at 48 Bacon Street (Tax Map 39, Lot 131) in the MSRD-2 Zone. The applicant appeared before this commission in October, 2023. After hearing the proposal, the commission postponed decision on this project, allowing the applicant time to redesign the project to more closely match the existing porch.

- 1. [2023.30 HPC 48 Bacon St SR REVISED.pdf](#)
- 2. [2023.30 HPC 48 Bacon Street Deck REVISED OCT 31.pdf](#)
- 3. [2023.30 HPC 48 Bacon Capitals.pdf](#)
- 4. [2023.30 48 Bacon Street Frieze Question.pdf](#)
- 5. [Application.pdf](#)

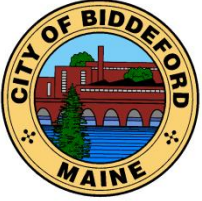
- 3.3. 2023.34 HPC Review of a project by Alex Fabish, to rebuild front and rear porches at 16 Wentworth Street (Tax Map 38, Lot 216) in the MSRD-2 zone.

- 1. [2023.34 HPC 16 Wentworth Street SR.pdf](#)
- 2. [2023.34 HPC 16-WENTWORTH-PLAN-10-10-2023-X \(1\).pdf](#)
- 3. [2023.34 HPC 16 Wentworth Street Application.pdf](#)

- 3.4. 2023.35 HPC Review of a project by Home Depot for James Anderson to replace select windows at 40 Pool Street (Tax Map 39, Lot 46/1) in the MSRD-2 zone.

- 1. [2023.35 HPC 40 Pool Street SR.pdf](#)
- 2. [2023.35 HPC 40 Pool Street 6100 Series Windows Brochure.pdf](#)
- 3. [2023.35 HPC 40 Pool Street MEASURE SUMMARY CUSTOMER_ANDERSON.pdf](#)

4. [2023.35 HPC 40 Pool Street ANDERSON APPLICATION.pdf](#)
 - 3.5. 2023.37 HPC Review of a project by Pepperell Mill Progression, LLC to demolish a Fire Stair Structure at 2 Main Street, Building 18 (Tax Map 71, Lot 11-2) in the MSRD-3 zone.
 1. [2023.37 HPC 2 Main St Bldg 18 SR.pdf](#)
 2. [2023.37 2 Main St Bldg 18 Application.pdf](#)
 3. [2023.37 2 Main Street Building 18 Survey Form 2023.pdf](#)
 - 3.6. 2023.39 HPC Review of a project by Two Tractor Guys to a single-family residential structure on Summer Street, house number still to be assigned (Tax Map 39, Lot 27-1) in the MSRD-2 zone.
 1. [2023.39 HPC Summer Street - Gregory SR.pdf](#)
 2. [2023.39 HPC Summer Street Elevations.pdf](#)
 3. [2023.39 HPC Summer Street Site Plan.pdf](#)
 4. [2023.39 HPC Summer Street CertainTeed Siding 4 in Clapboard.pdf](#)
 5. [2023.39 HPC Summer Street Harvey Slimline Double Hung Windows with 3 in casing.pdf](#)
 6. [2023.39 HPC Summer Street CertainTeed Landmark Shingles.pdf](#)
 7. [2023.39 HPC Summer street Garaga Garage Door.pdf](#)
 8. [2023.39 HPC Summer Street Therma Tru Door.pdf](#)
 9. [2023.39 HPC Summer Street Hampton Bay Lighting.pdf](#)
 10. [2023.39 HPC Summer Street Application.pdf](#)
 - 3.7. 2023.36 HPC Review of a project by Jeffrey Purser to complete exterior renovations at 30 Green Street (Tax Map 38, Lot 258) in the MSRD-2 zone.
 1. [2023.36 HPC 30 Green Street SR.pdf](#)
 2. [2023.36 HPC 30 Green Narrative Details of Project.pdf](#)
 3. [2023.36 HPC 30 Green Street Application.pdf](#)
 4. [Mathews Bros. Window Brochure Select Pages.pdf](#)
 4. **Other Business**
 - 4.1. Election of Officers for 2024
 5. **Adjourn**



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 58six
Biddeford, ME 04005
(207)-282-7119 or (207)-28four-9115

HPC MEETING
November 8, 2023
4:00
(DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer, Erin Ware, Julie Larry & Allie Tobey
Staff Members: Brad Favreau & Nan Whitten

1. Roll Call/Declaration of Quorum/Voting Members

Voting Members: Schaffer, Ware & Larry
(Chair opened meeting at 4:03 PM)

2. Adjustment to the Agenda

3. Consent Agenda

Approval of Meeting Minutes from October 11, 2023

MOTIONS: 4:05PM

Schaffer: Motion to approve the Meeting Minutes from October 11, 2023

Ware: Second

Motion passed unanimously 3-0 (Schaffer, Ware & Larry in favor)

4. Unfinished Business

5. New Business

5.1 2023.22 HPC the Commission will review an application from Phoenix Management to make exterior porch alterations at 1 Summer Street (Tax Map 38, Lot 420) in the MSRD-1 zone.

- Shawn Stares introduced the project
- Archetype Plans were provided
- Building 1 replace siding with wood in kind (cedar) keep same color, replace decayed trim.
- Shingles, asphalt
- Green Mountain windows, same as there
- Ramps on front, wood frame, metal steel railing on rear of building.
- Pediments on entry doors to be removed
- Dormer windows decayed beyond restoration, MTS not keen on storm window but they have to use them, on dormers only.
- All windows double hung 1 over 1
- Ware-any changes from last time presented-ADA ramp on back of building.
- Clapboard and all restoration will be all wood, pre-primed cedar.
- Decking will be Azak, composite decking.
- Schaffer-Any windows being changed from double hung to casement for egress. Yes.

- Schaffer ADA ramp will be visible to street, pipe rail works best.
- Applicant is an experienced historic restoration specialist.

MOTIONS: 4:22PM

Ware-Motion- Approve COA for Phoenix Management for 1 Summer Street as proposed with the condition they get all appropriate permits before beginning work.

Larry-Second

Motion passed unanimously 4-0 (Schaffer, Ware, Tobey & Larry in favor)

5.2 2023.26 HPC The Historic Preservation will review for Alexa Plotkin to make exterior alterations at 136 Alfred Street, Tax Map 38, Lot 299, in the MSRD-2 Zone.

- Leah Schaffer recused herself, as she will be representing the applicants.
- Historic brick home on Alfred Street.
- In order to make homework for the family they are adding a 2-story addition to the back of the house.
- The addition is not very visible from front of house.
- Using wood details to go with the Carriage House on the property.
- All windows double hung 6/1 with the exception of the 1 in bedroom, which will be casement, made to look like the double hung.
- One chimney has been removed due to cement used had disintegrated and irreparable.
- Some windows on the main house being replaced, they have the historical windows with the mutton.
- They will be adding a window that was bricked up years ago.
- Deck will be added but will not be seen from the street, wood decking.
- All trimming will be wood and railing.
- Roofing will match existing house/roof.
- All setbacks will be the same so as not to increase the footprint of the house too much.

MOTION: 4:33 PM

Larry –MOTION-to approve request as presented with the condition that all permits be secured before starting work

Ware-Second Motion passed unanimously

5.3 2023.31 HPC the Historic Preservation Commission will review an application for James Nunan to make exterior porch alterations at 22 Jefferson Street (Tax Map 38, Lot 191) in the MSRD-1 zone.

- Jim Nunan attended via Zoom
- Michael Koernig of the Lead Department represented the applicant
- House is around the corner
- Jim got approvals during the work home was identified as a lead hazard.
- Replacing siding with pine clapboards
- Casement window on the side will be replaced with like and match the 2 diamond pattern on the woodwork

- Tenants very hard on property so other windows must be replaced with like
- Doors must be scraped and repainted
- 99% of the windows are now vinyl so they will be replacing ones that cannot be seen from road with vinyl.
- Siding on house will be replaced with pine, exterior trim and fascia will be salvaged and or reproduced.
- Front porch that has the columns on it is rotting they want to use pressure treated wood for replacement.
- Schaffer-much has already been replaced-is this an after the fact?
- Favreau-this was a life safety issue so they did not have to come to us.
- Schaffer-Life safety should still be coming to HPC
- Favreau-If there is a violation then there is a clause they do not have to come to us.
- We should look at this as it is an incentive for property owners to not repair their buildings and to fix them cheaply.
- Koernig-applicant just took over the building and does take care of the building and uses a full time maintenance crew. The previous repairs was more of a timing issue.
- Front windows, picture and 2 smaller will be repaired with wood in kind.
- Wooden garage out back will be repaired with wood in kind.
- With the lead program, the determination is children. They have limited funds and so their priorities are what will affect the children.
- All trim being recommended to stay-great deal of historic value there. That which needs to be replaced will be matched in kind/recreated.
- Diamond windows should be done with like manufacturer.
- Chicken wire over windows will be coming down and hopefully not re-installed.
- Front porch decking, existing 7/8" wood, being replaced with 3/4" pressure treated wood.
- Structure started out as a church.

MOTION 5:02 PM

Schaffer-MOTION-Approve project as presented with the condition that the west side casement window be an Anderson window with matching grill pattern. If pattern cannot be obtained, applicant is to return to the Board for approval. All permits must be secured prior to any work being started.

Ware-SECOND

Motion passed unanimously

5.4 2023.32 HPC The Historic Preservation Commission will review an application by YD Holdings to replace roof shingles at 64 South Street (Tax Map 38, Lot 184) in the MSRD-2 Zone.

- Steve Chung represented the applicant
- Roof is rotting and needs to be replaced.
- Flashing will be replaced with aluminum flashing.

MOTION: 5:06 PM

Larry-MOTION-to Approve the request as presented with the condition that all permits be secured prior to begin construction.

Ware-Second Motion passed unanimously

6. Other Business

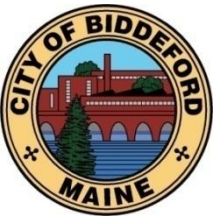
Meeting adjourned at 5:47 PM

Chair: Historic Preservation Commission

Date

These minutes are summary and are not to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.

DRAFT



2023.38

CITY OF BIDDEFORD PLANNING DEPARTMENT

Historic Preservation Commission.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Biddeford Planning and Development

DATE: December 6, 2023

RE: **ITEM #3.1 – Public Hearing – Jean Leclerc** to add dormer and windows at 139 Wentworth Street (Tax Map 38, Lot 449) in the MSRD-1 zone.

MEETING DATE/TIME: **December 13, 2023 @ 4:00 PM**

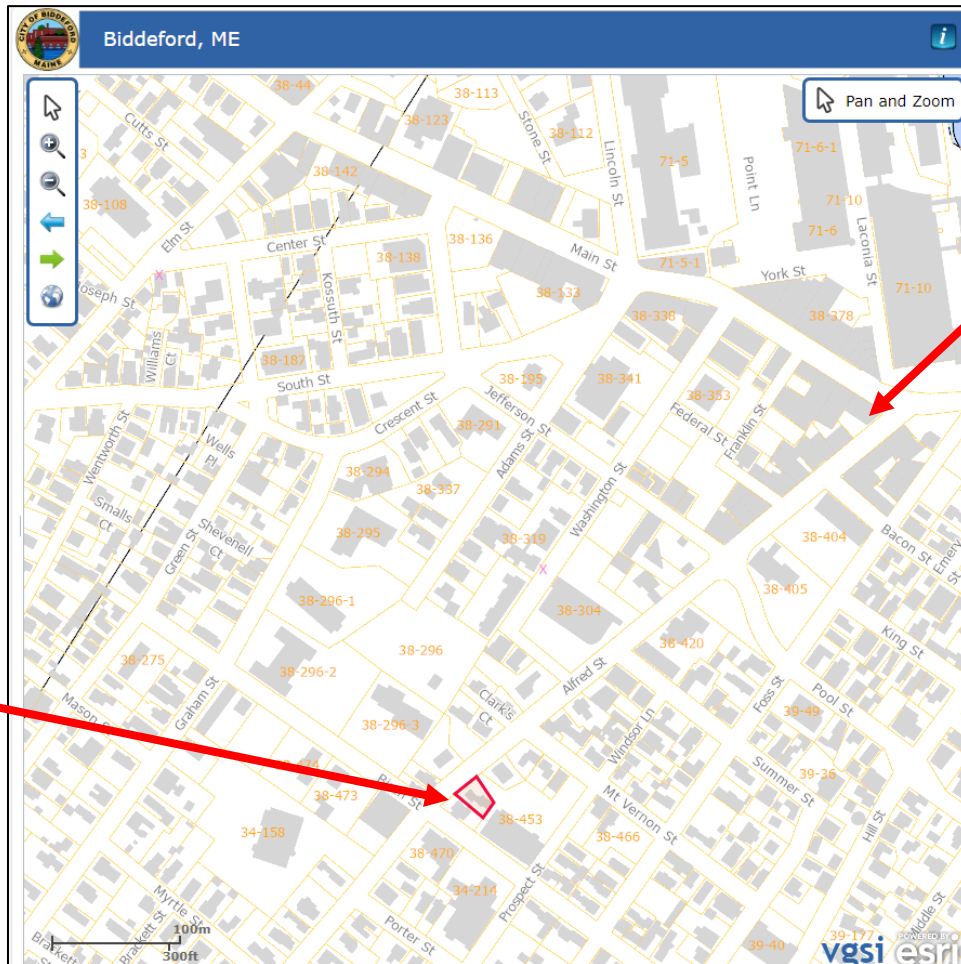
1. INTRODUCTION

The applicant proposes to add a shed dormer to this circa-1930 single family house.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Jean Leclerc 68 Fern Park Ave Old Orchard Beach ME 04064 jleclerc@maine.rr.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	139 Alfred Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 449
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	N/A
9.	Existing Use:	Residential
10.	Proposed Use:	Residential
11.	Uses in the Vicinity:	Mixed-use
12.	Parcel Size:	0.14 acres
13.	Front Setback Required:	15 feet
14.	Side Setbacks Required:	10 feet
15.	Rear Setback Requires:	10 feet
16.	Height Requirements:	Min 2 stories or 26'; max 60 feet
17.	LDR Attachment A: Fess Paid:	Yes
18.	Within NR Historic District?	No
19.	Contributing Structure?	No
20.	Date of Construction	1930
21.	Historic Preservation Commission Review History:	Dec 13, 2023 Meeting Date. Posted Dec 6, 2023; Mail Notices to all abutters within 100' Sent 11 notices Dec 6, 2023.

Project Location:



Source: "16 Wentworth Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4439>.
Accessed Date: 11/29/2023.

3. Existing Conditions:

The house is recorded as being built in 1930. According to the Kleinfelder Survey:

"Retains integrity otherwise does not embody the distinctive characteristics of type, period, or method of construction; represent the work of a master; or possess high artistic values."

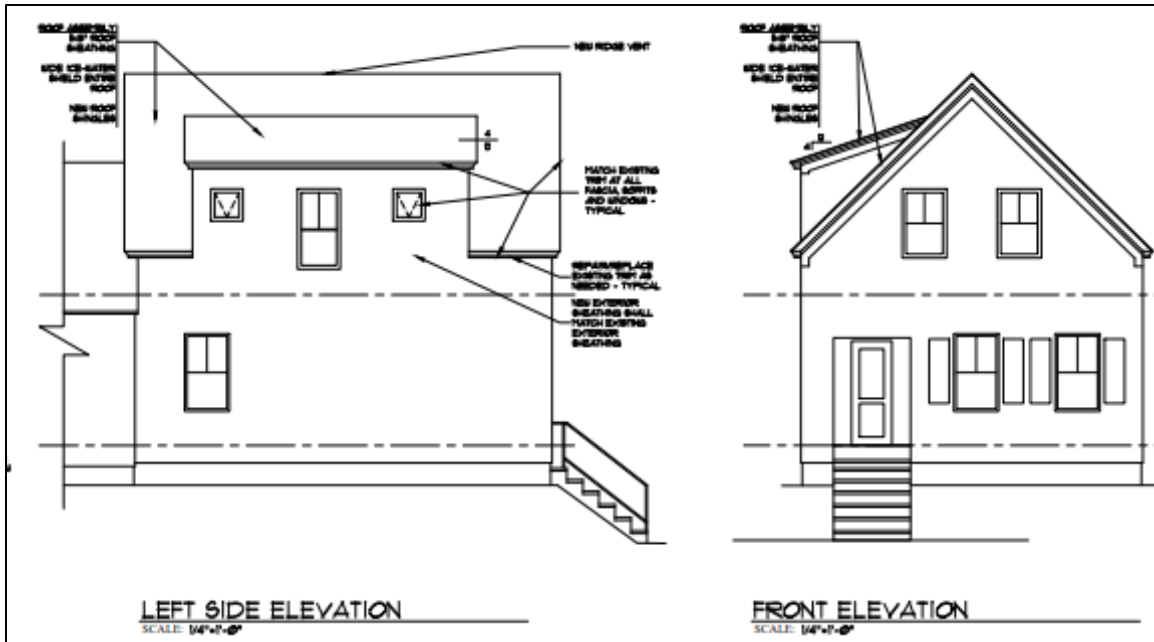
The applicant came before this commission in October, 2023, proposing to install vinyl replacement windows and new roof shingles. The commission approved that application, with the condition that new windows contain 2 over 1 grille pattern.

The structure as it recently appeared:



PROJECT PROPOSAL

The applicant proposes to build a new shed dormer on the north side of the house to increase second floor living space. The dormer is proposed to be 14 feet, 10 inches wide, with a 4 over 12 pitch. See below and attached architectural drawings for details. Roof Shingles and siding will match existing.



4. PUBLIC COMMENT

As of the time of this report, no public comments had been received.

5. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-1 Zone.
- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

1. *A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures,*

steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. *The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*

- a. *Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*

Will continue as residential building.

- b. *Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*

No architectural features will be removed or destroyed, however, the profile of the house will be altered.

- c. *Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*

Siding, roof shingles, and windows will match existing.

- d. *Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*

N/A

- e. *Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*

N/A

- f. *All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*

N/A

- g. *Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and;*

The proposed dormer is proportional to the house and is compatible with the character of the building and surrounding structures.

- h. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

N/A

6. **STAFF REVIEW:**

The design for this addition to 139 Alfred Street has been done by a qualified designer and appears to meet the intent of the historic preservation ordinance.

7. **STAFF RECOMMENDATION**

Recommend that the Historic Preservation Commission review the revised submitted application materials and considered the application for approval, approval with conditions, or denial.

8. SAMPLE MOTIONS

A. Motion to approve a Certificate of Appropriateness for Jean Leclerc to build new shed dormer at 139 Alfred Street, based on the materials submitted and conditioned on the following:

a. _____

b. _____

B. Motion to deny a Certificate of Appropriateness for Jean Leclerc to build new shed dormer at 139 Alfred Street, based on the following:

a. _____

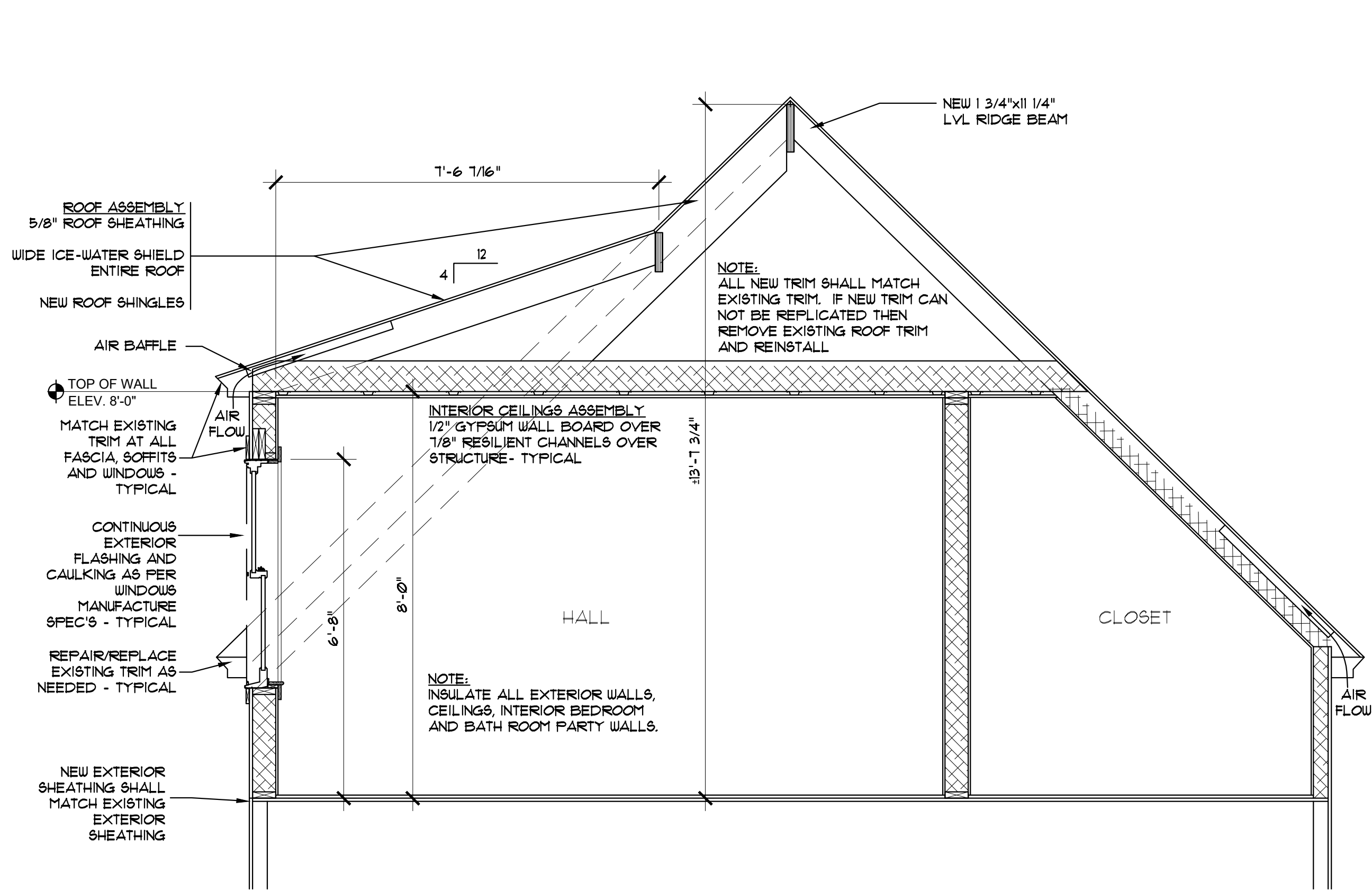
b. _____

C. Motion to postpone a Certificate of Appropriateness Jean Leclerc to build new shed dormer at 139 Alfred Street, until the following additional information or materials can be provided:

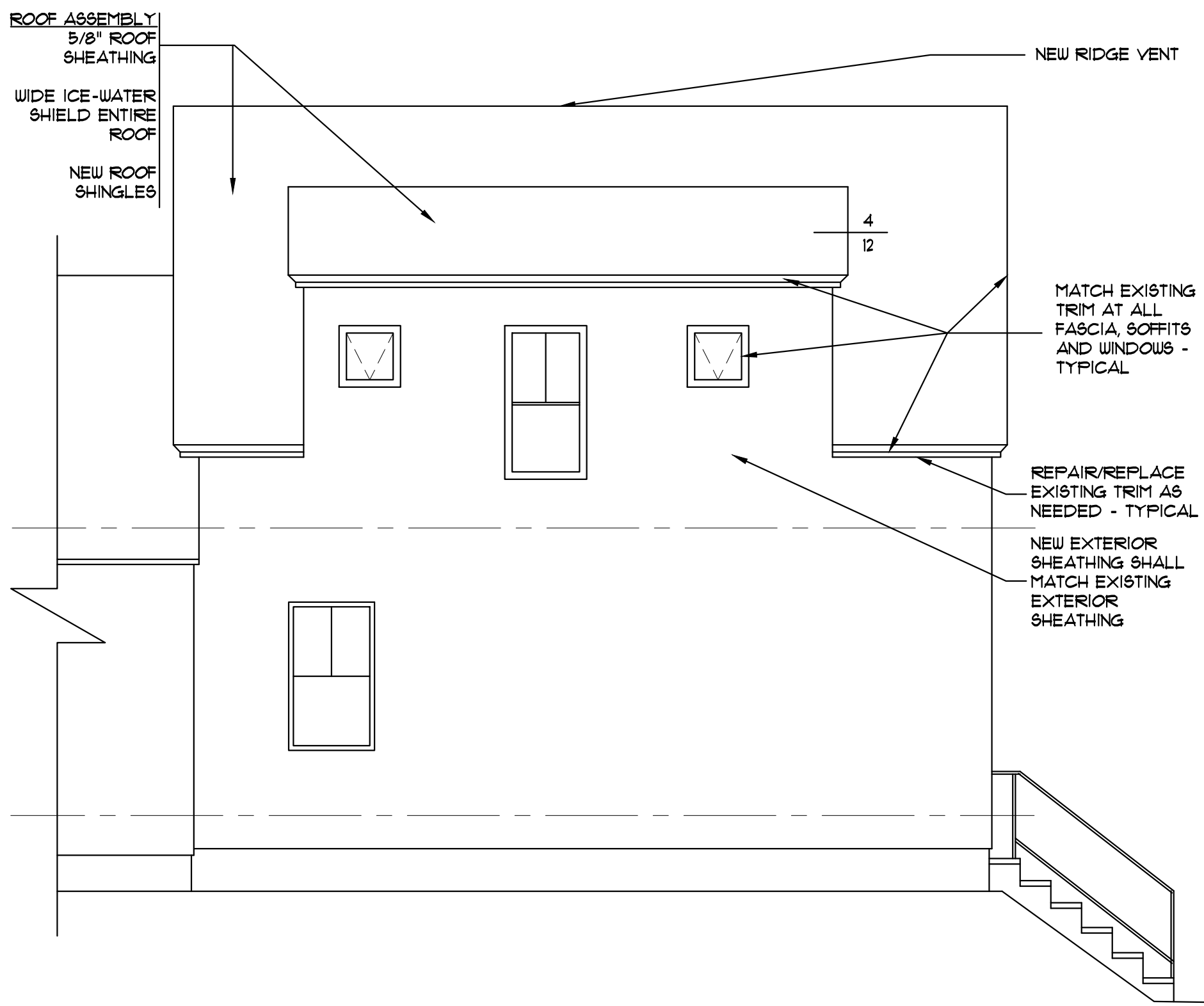
a. _____

b. _____

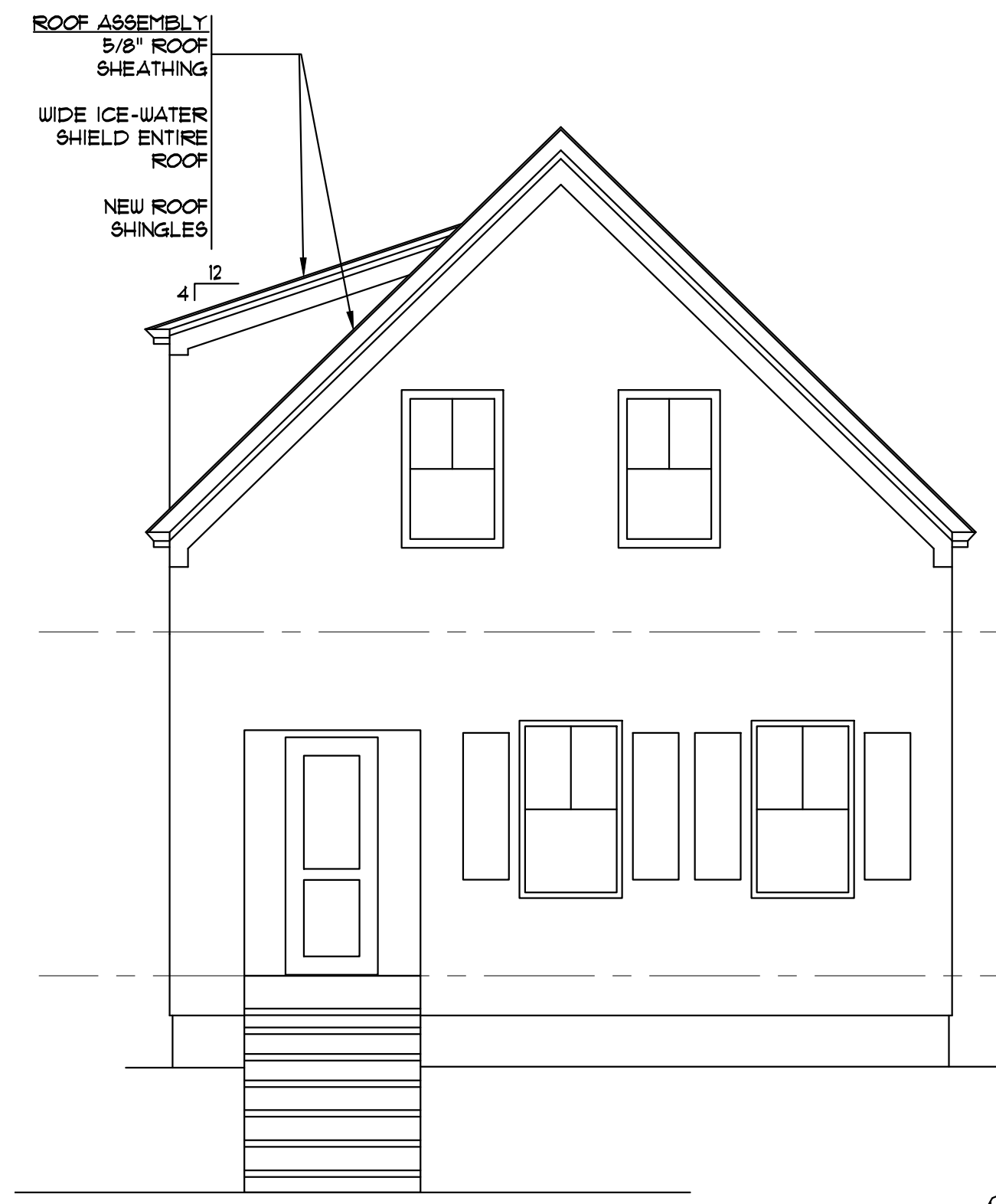
FOR CONSTRUCTION - 11/29/23



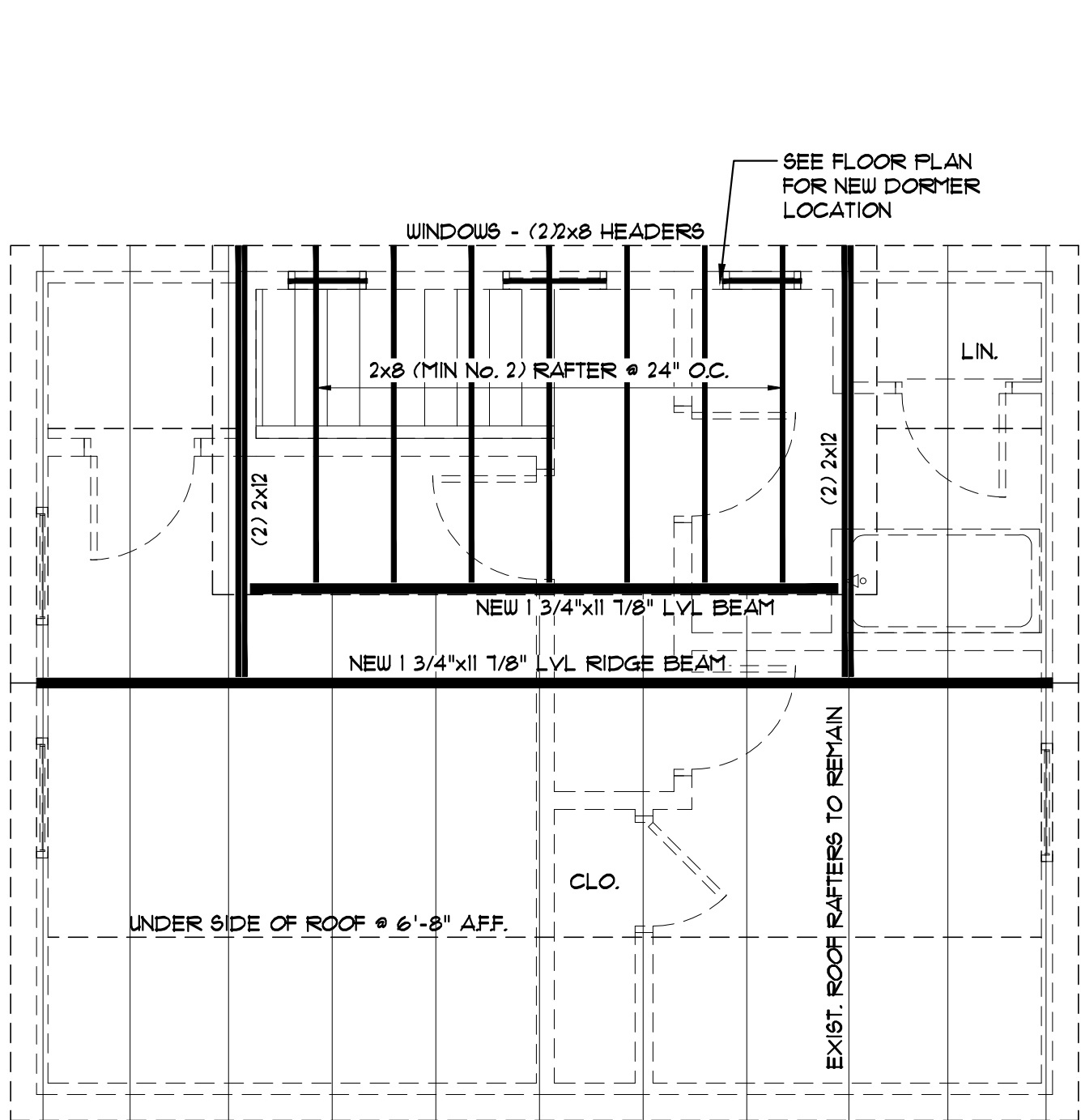
BUILDING SECTION
SCALE: 1/2"=1'-0"



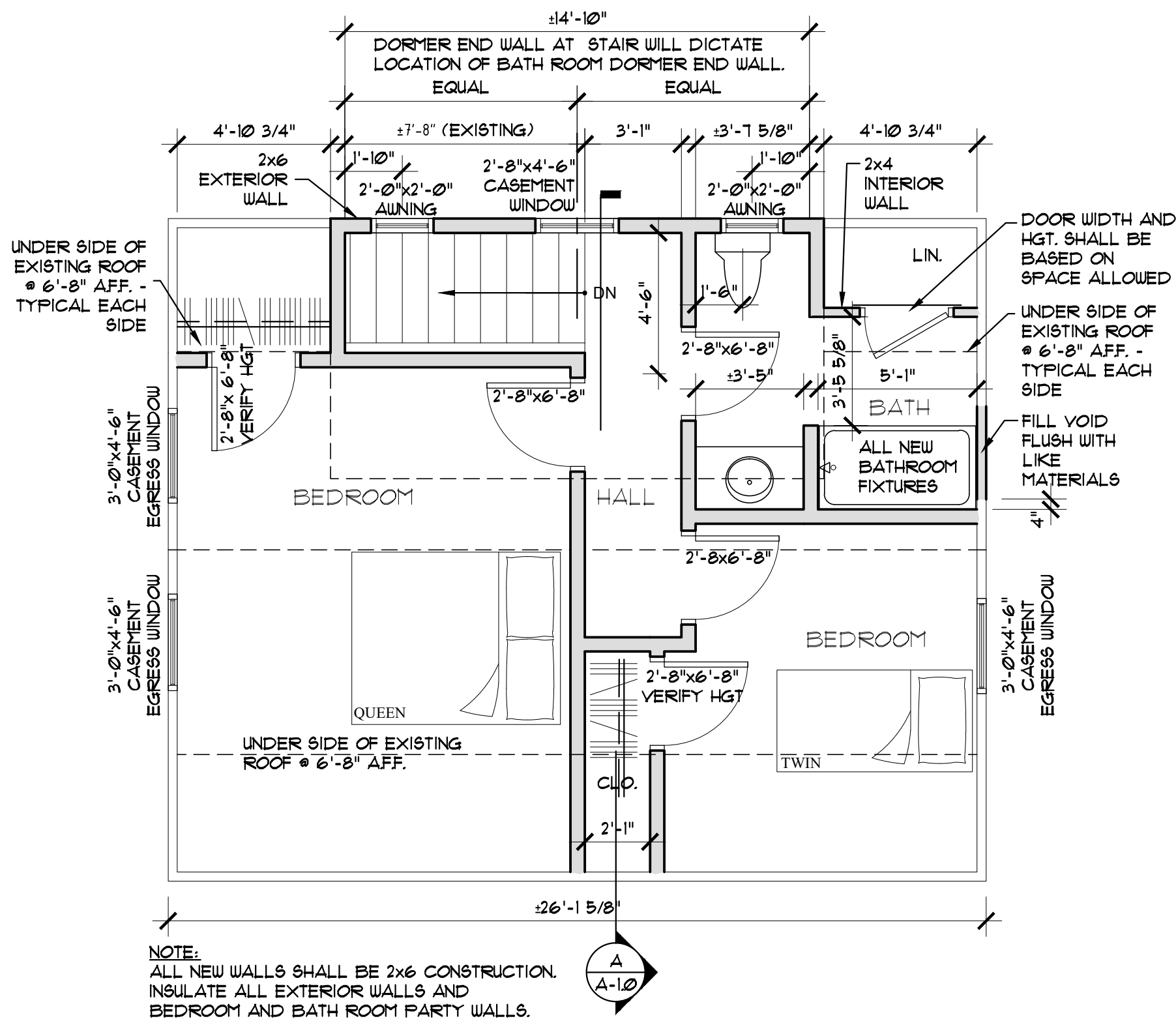
LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



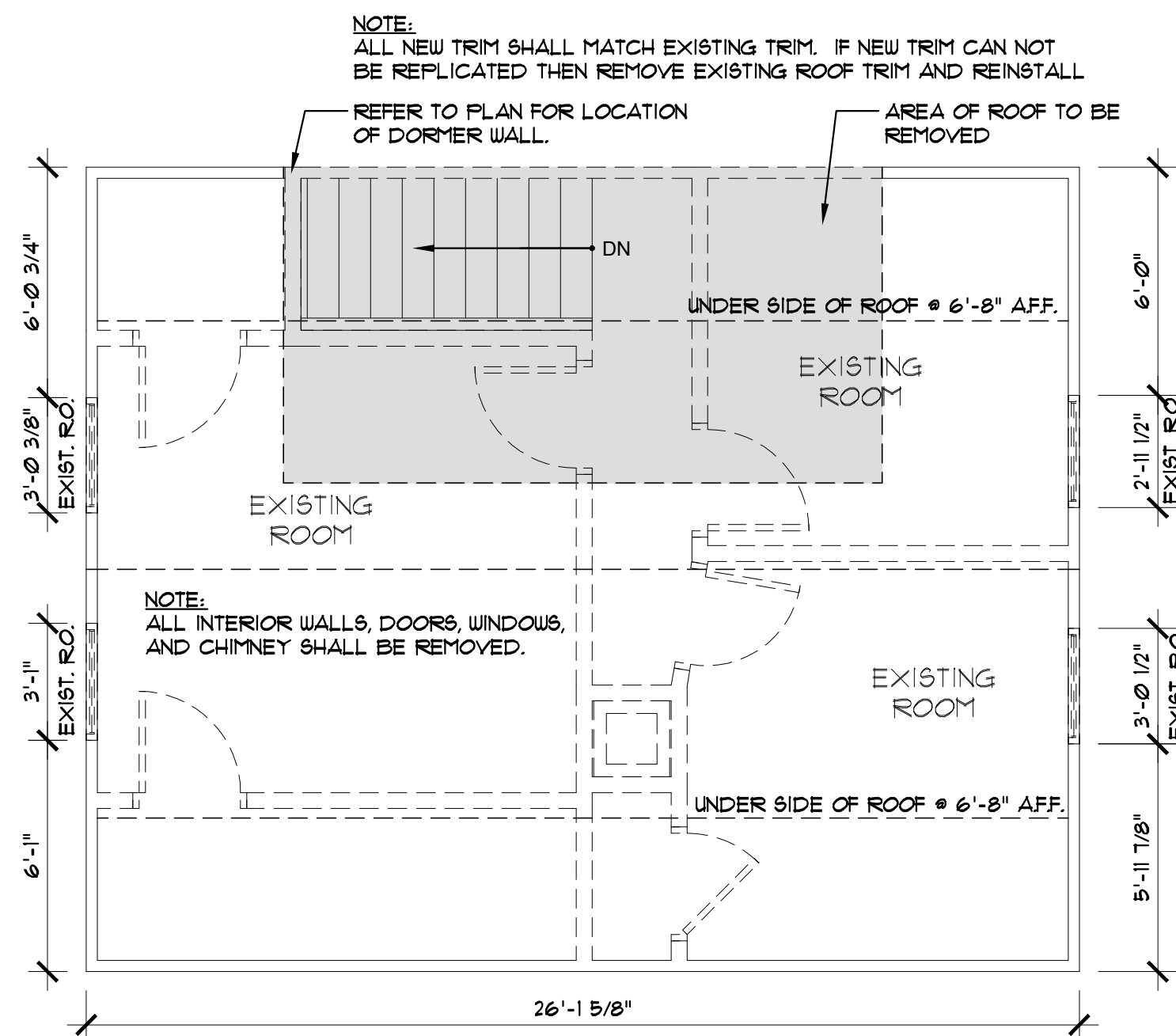
FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING/DEMO SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT THE WORK.
THIS DRAWING IS A PART OF A FULL SET OF DRAWINGS COMPRISING THE CONTRACT DOCUMENTS FOR THE
WORK OF THIS PROJECT. THE ARCHITECT/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS'
ERRORS OR OMISSIONS IF EACH TRADE DOES NOT HAVE THE FULL SET OF DRAWINGS AND
SPECIFICATIONS.

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Pella® 250 Series VINYL



Innovative and enhanced security and privacy features for your customers peace of mind.

Double-Hung



ENHANCED SECURITY AND PRIVACY

Give your customers more peace of mind with innovative security and privacy features. Double- and single-hung windows are designed with an interlocking checkrail, steel hardware reinforcement and a unique anti-jar sill. Sliding patio doors feature an integrated footbolt, tamper prevention system and blinds-between-the-glass.

STRONGER FRAMES THAN ORDINARY VINYL

Pella's precision welding process creates more durable products that resist warping or twisting over time. Pella 250 Series window frames are 52% stronger than ordinary vinyl.¹

PELLA'S FADE-RESISTANT VINYL FORMULA

Pella 250 Series is made of high-grade vinyl that resists yellowing and never needs painting. The solid color throughout the vinyl keeps minor dings and scratches virtually invisible. Solid-color frames are available in White, Almond and Fossil.

EXCLUSIVE WEATHER PROTECTION SYSTEM

Protect your home with our exclusive weather repel system on single- and double-hung windows. It has three points of protection to channel water away from the home — including triple weatherstripping.

ENERGY STAR® MOST EFFICIENT 2022 WINDOW²

Upgraded triple-pane glass windows are on average 62% more energy efficient than single-pane windows.³ Pella 250 Series offers products that have been awarded the ENERGY STAR Most Efficient Mark in 2022.²

DURABLE LAMINATE EXTERIOR FINISHES

Dual-color frame options offer White interiors with Brown or Black laminate exterior. Pella's vinyl laminate is 2.6x more durable than painted vinyl.⁴

FREE-FORM MULLING CAPABILITIES

Create a large or unique combination for your project by mulling standard and custom-sized windows together. Combinations are factory-mulled and arrive ready for installation.⁵

OPTIONAL PERFORMANCE ENHANCEMENTS

Increase energy performance and structural strength with optional performance enhancements such as foam insulation and steel reinforcement.

ADDITIONAL FEATURES AND OPTIONS

We have the features and options that fit most any project. Choose from multiple frame types, dual- and triple-pane glazing, several grille options and a full lineup of window & patio door styles.

LIMITED LIFETIME WARRANTY

Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

TESTING BEYOND REQUIREMENTS

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:



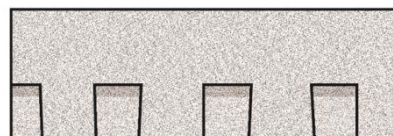
Special shapes also available.

^{1,2,3,4,5} See back cover for disclosures.

Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

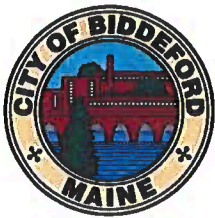
See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.

CertainTeed

20 Moores Road
Malvern, PA 19355

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CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Jean Leclerc
Applicant's Address: 68 Fern Park Ave, OOB, ME, 04064
Applicant's Phone(s): 207-756-3309
Applicant's E-mail: jleclerc@maine.rr.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

Owner's Name: _____
Owner's Address: _____
Owner's Phone(s): _____
Owner's E-mail: _____

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: _____
Agent's Address: _____
Agent's Phone(s): _____
Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Project Information:

Project Address: 139 Alfred St

Project Zone: MSRD-1

Property Map & Lot Number(s): 38/449

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

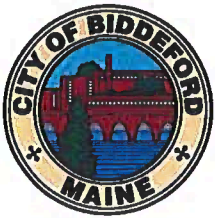
Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☒ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)

Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☐ Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

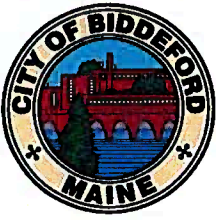
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

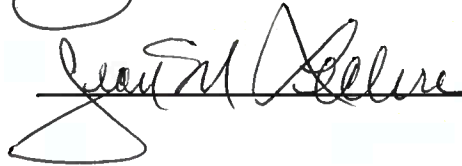
- ☒ Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required – \$50.00
- ☒ Completed Application Form
- ☐ Description of Proposed Activity
- ☐ Photographs of the building involved as well as adjacent buildings
- ☐ Samples of materials proposed for use in the activity
- ☒ Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

Signature of applicant:

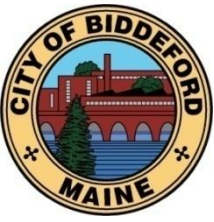


Date: 27 Nov 2023

Signature of
property owner (Required):



Date: 27 Nov 2023



CITY OF BIDDEFORD PLANNING DEPARTMENT

2023.38

Historic Preservation Commission.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Biddeford Planning and Development

DATE: December 6, 2023

RE: **ITEM #3.1 – Public Hearing – Jean Leclerc** to add dormer and windows at 139 Alfred Street (Tax Map 38, Lot 449) in the MSRD-1 zone.

MEETING DATE/TIME: **December 13, 2023 @ 4:00 PM**

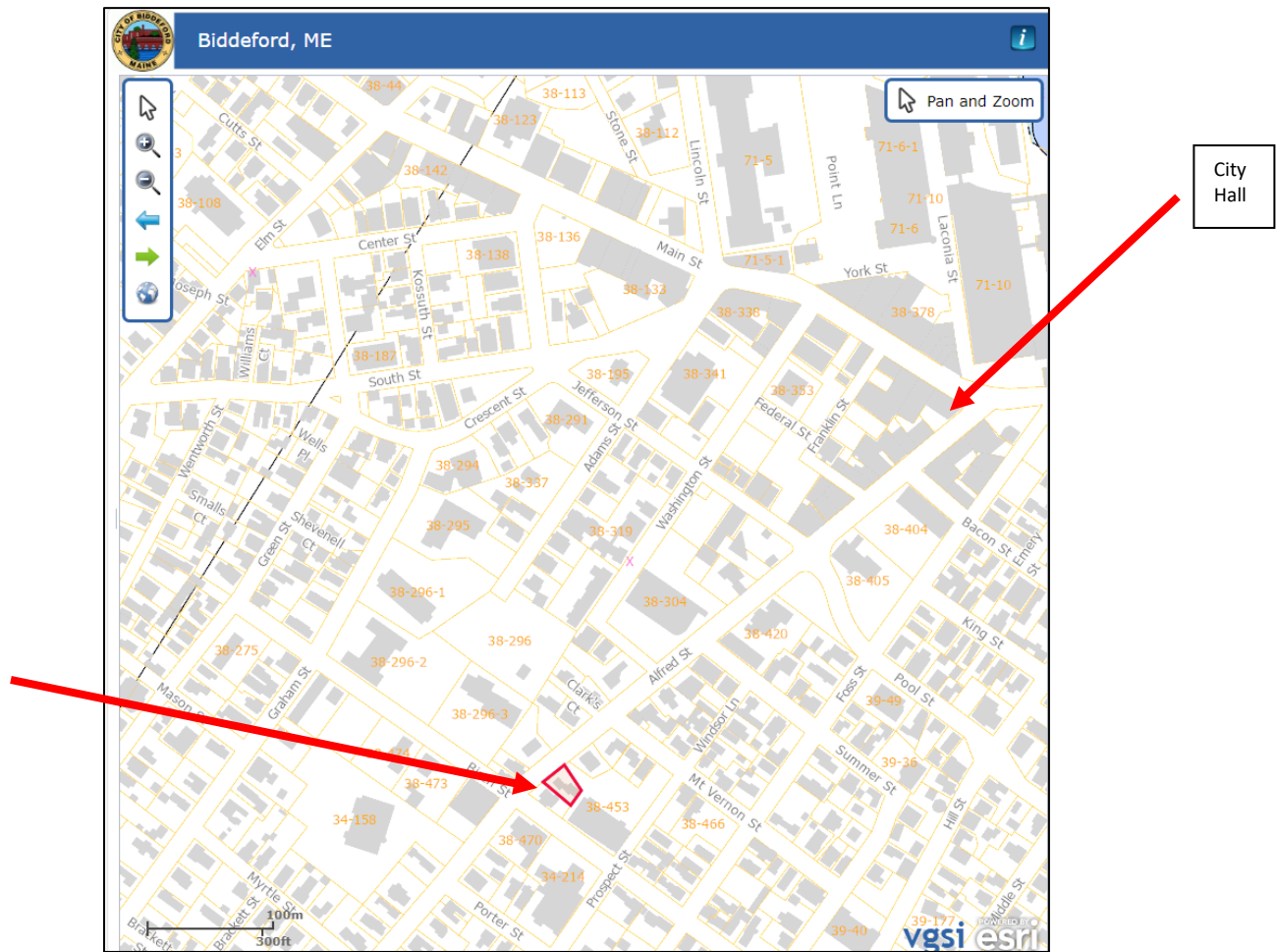
1. **INTRODUCTION**

The applicant proposes to add a shed dormer to this circa-1930 single family house.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Jean Leclerc 68 Fern Park Ave Old Orchard Beach ME 04064 jleclerc@maine.rr.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	139 Alfred Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 449
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	N/A
9.	Existing Use:	Residential
10.	Proposed Use:	Residential
11.	Uses in the Vicinity:	Mixed-use
12.	Parcel Size:	0.14 acres
13.	Front Setback Required:	15 feet
14.	Side Setbacks Required:	10 feet
15.	Rear Setback Requires:	10 feet
16.	Height Requirements:	Min 2 stories or 26'; max 60 feet
17.	LDR Attachment A: Fess Paid:	Yes
18.	Within NR Historic District?	No
19.	Contributing Structure?	No
20.	Date of Construction	1930
21.	Historic Preservation Commission Review History:	Dec 13, 2023 Meeting Date. Posted Dec 6, 2023; Mail Notices to all abutters within 100' Sent 11 notices Dec 6, 2023.

Project Location:



Source: "16 Wentworth Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4439>.
Accessed Date: 11/29/2023.

3. Existing Conditions:

The house is recorded as being built in 1930. According to the Kleinfelder Survey:

"Retains integrity otherwise does not embody the distinctive characteristics of type, period, or method of construction; represent the work of a master; or possess high artistic values."

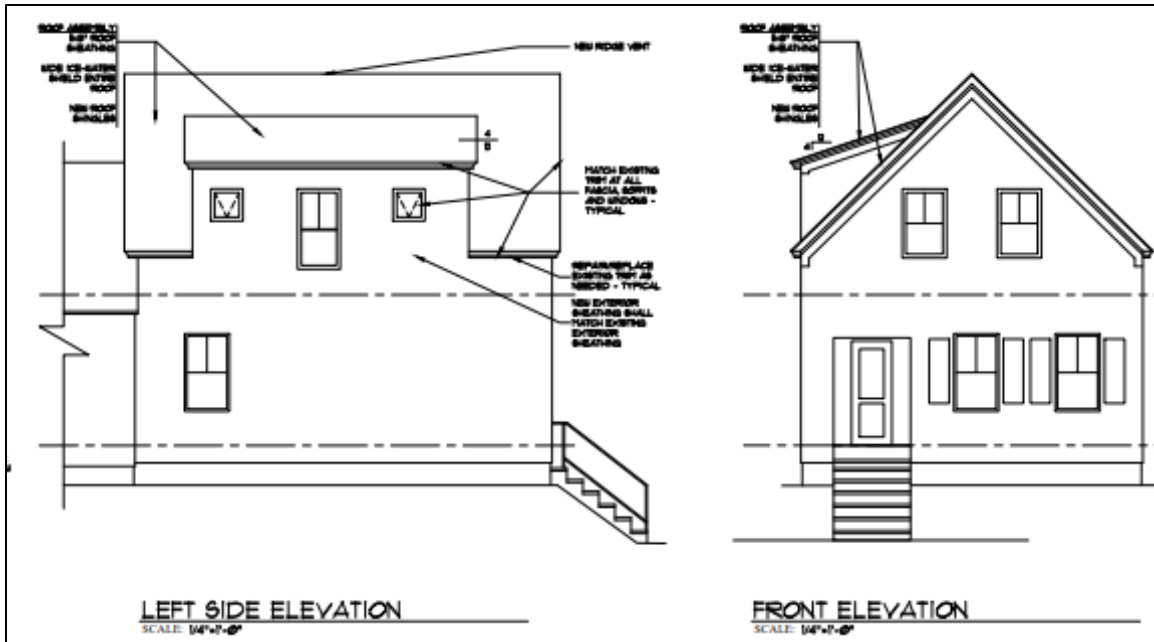
The applicant came before this commission in October, 2023, proposing to install vinyl replacement windows and new roof shingles. The commission approved that application, with the condition that new windows contain 2 over 1 grille pattern.

The structure as it recently appeared:



PROJECT PROPOSAL

The applicant proposes to build a new shed dormer on the north side of the house to increase second floor living space. The dormer is proposed to be 14 feet, 10 inches wide, with a 4 over 12 pitch. See below and attached architectural drawings for details. Roof Shingles and siding will match existing.



4. PUBLIC COMMENT

As of the time of this report, no public comments had been received.

5. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-1 Zone.
- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

1. *A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures,*

steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. *The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*

- a. *Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*

Will continue as residential building.

- b. *Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*

No architectural features will be removed or destroyed, however, the profile of the house will be altered.

- c. *Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*

Siding, roof shingles, and windows will match existing.

- d. *Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*

N/A

- e. *Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*

N/A

- f. *All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*

N/A

- g. *Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and;*

The proposed dormer is proportional to the house and is compatible with the character of the building and surrounding structures.

- h. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

N/A

6. **STAFF REVIEW:**

The design for this addition to 139 Alfred Street has been done by a qualified designer and appears to meet the intent of the historic preservation ordinance.

7. **STAFF RECOMMENDATION**

Recommend that the Historic Preservation Commission review the revised submitted application materials and considered the application for approval, approval with conditions, or denial.

8. SAMPLE MOTIONS

A. Motion to approve a Certificate of Appropriateness for Jean Leclerc to build new shed dormer at 139 Alfred Street, based on the materials submitted and conditioned on the following:

a. _____

b. _____

B. Motion to deny a Certificate of Appropriateness for Jean Leclerc to build new shed dormer at 139 Alfred Street, based on the following:

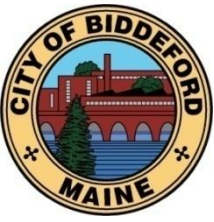
a. _____

b. _____

C. Motion to postpone a Certificate of Appropriateness Jean Leclerc to build new shed dormer at 139 Alfred Street, until the following additional information or materials can be provided:

a. _____

b. _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

**2023.30
REVISED**

Historic Preservation Commission.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Biddeford Planning and Development

DATE: December 4, 2023

RE: **ITEM #3.2 – Public Hearing – REVISED - Alex Fabish** to make exterior porch alterations at 48 Bacon St. (Tax Map 39, Lot 131) in the MSRD-2 zone.

MEETING DATE/TIME: December 13, 2023 @ 4:00 PM

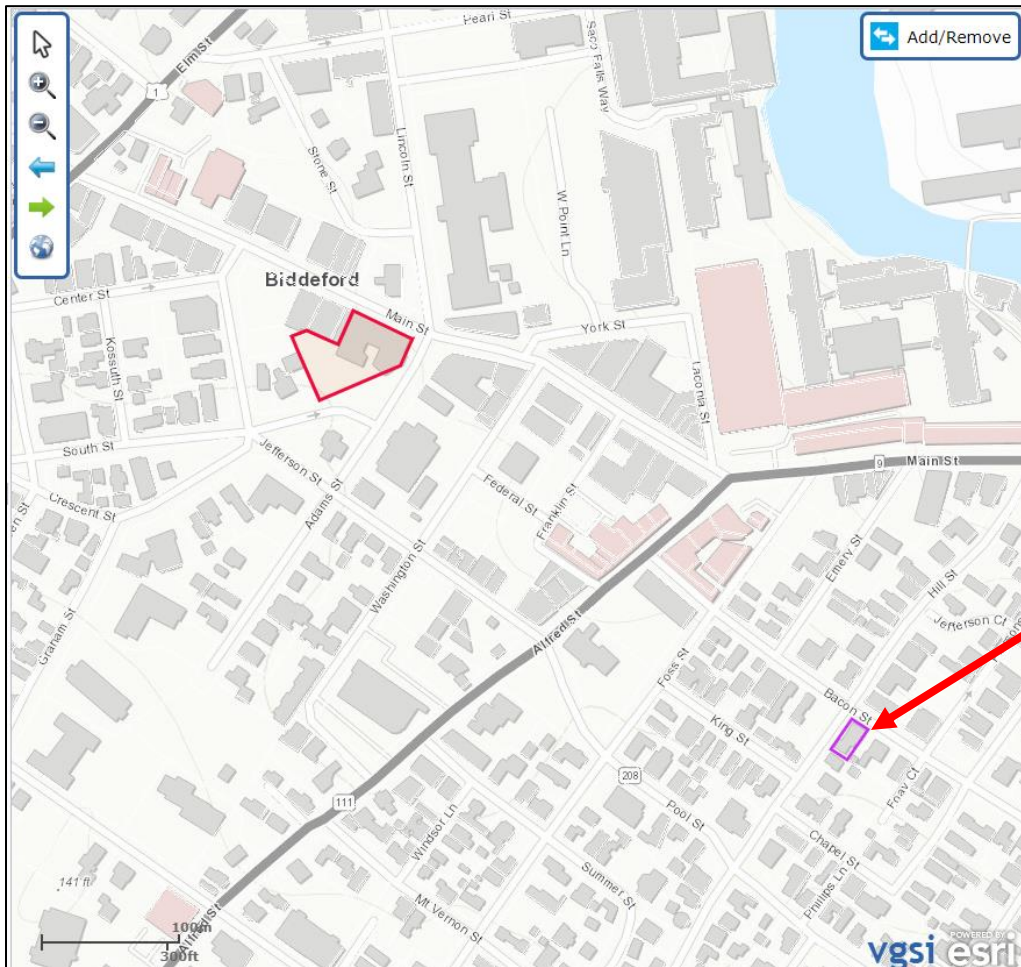
1. INTRODUCTION

The applicant proposes rebuild a two-story porch on the side of the building facing Hill Street. **The applicant appeared before this commission in October, 2023. After hearing the proposal, the commission postponed decision on this project, allowing the applicant time to redesign the project to more closely match the existing porch.**

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Alex Fabish Imperator LLC P.O. Box 47 Biddeford ME 04005 newhavenraven@gmail.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	48 Bacon Street
6.	Project Tax Map #/Lot #:	Tax Map 39, Lot 131
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	N/A
9.	Existing Use:	Residential
10.	Proposed Use:	Residential
11.	Uses in the Vicinity:	Residential
12.	Parcel Size:	0.11 acres
13.	Front Setback Required:	15 feet
14.	Side Setbacks Required:	10 feet
15.	Rear Setback Requires:	10 feet
16.	Height Requirements:	Maximum 3 stories or 35 feet
17.	LDR Attachment A: Fess Paid:	Yes
18.	Contributing Structure?	No
19.	Within NRHP Boundaries?	No
20.	Approximate year of Construction	Unknown
21.	Historic Preservation Commission Review History:	Reviewed Oct 11, 2023. REVISED Meeting Date: Dec. 13, 2023. Posted Dec. 6, 2023; Mail Notices to all abutters within 100' Sent 11 notices Dec. 6, 2023.

Project Location:



Source: "48 Bacon St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4587>.

Accessed Date: 10/4/2023.

3. Existing Conditions:

According to the Assessor's records (on card stock dating to 1970s) this structure is "V. Old."

According to the Kleinfelder Survey, This 5-unit multi-family structure is in the Italianate style. It is not a Contributing structure:

"Diminished integrity of design, materials, workmanship and feeling due to application of synthetic sheathing and changes in fenestration."

The house (Hill Street side) as it appeared in July 2019 Google Street View:



Source: "48 Bacon Street, Biddeford, Maine." 43.49° N 70.45° W. **Google Earth Street View.** Imagery Date: July, 2019. Accessed Date: 10/4/2023.

Bacon Street view:



Source: "48 Bacon Street, Biddeford, Maine." 43.49° N 70.45° W. **Google Earth Street View.** Imagery Date: July, 2019. Accessed Date: 10/4/2023.



Existing overall conditions.



Detail of existing column with frieze board at roof

4. PROJECT PROPOSAL

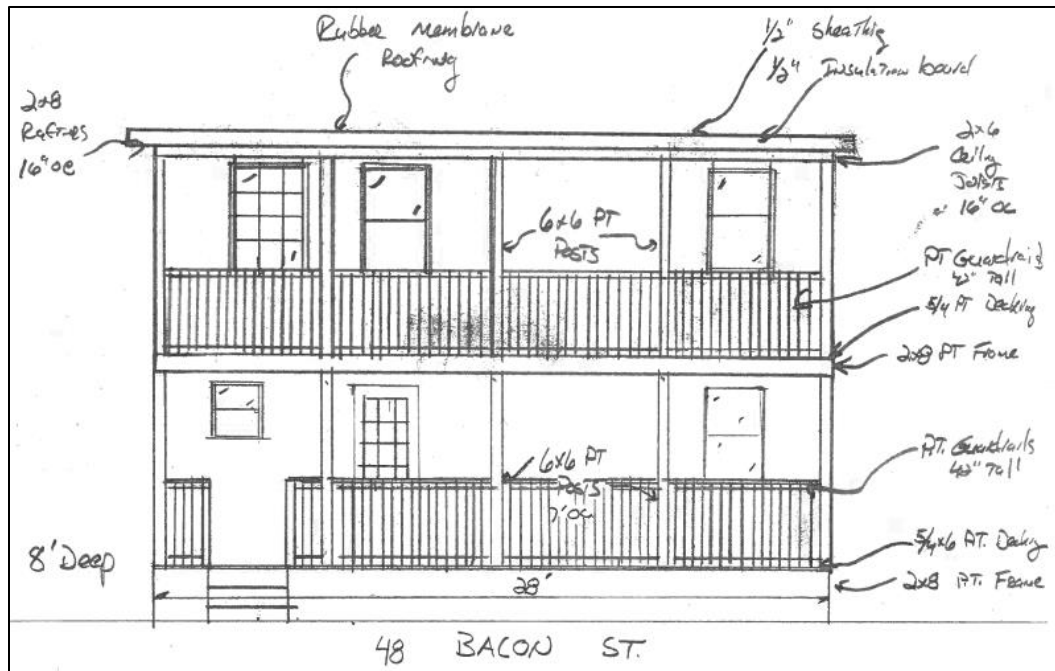
The applicant proposes to demolish existing 2 story porch and rebuild completely. Existing shingled-sided enclosure will be replaced by pressure treated guardrail, 42" high. The roof and second floor deck will be supported by round columns. Framing, decking, and roof will also be replaced. (See sketch below.)

The applicant has endeavored to bring the previous design closer to existing conditions by using 8" round columns with Doric-style capitals and bases. The applicant has stated that the frieze supported by the columns will be replicated.

Components of the porch system are:

Decking – 5/4 x 6 pressure treated lumber;
 Balusters – 2 x 2 square pressure treated lumber;
 Columns – 8" round, with fiber –reinforced base and capital;
 Top rail – 2 x 4 pressure treated lumber;
 Steps – 2 x 12 pressure treated lumber;
 Wood lattice will skirt the bottom deck.

Design Presented on October 11:



Revised Design for this Review:



5. PUBLIC COMMENT

As of the time of this report, no public comments had been received, although abutter notices went out the same day as this report was completed.

6. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-1 Zone.
- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

- 1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.*
- 2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*

- a. *Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*

Will continue as residential building.

- b. *Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*

New round columns will replicate the look of existing Doric columns, and the frieze will be replicated. Shingled enclosure will be lost to balustered guardrail.

- c. *Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*

The visual heft and “texture” of the existing porch system will be changed, primarily by replacing the shingled guardrail wall with 2 x 2 baluster guardrail. Most of the proposed project will use wood components.

- d. *Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*

The applicant is attempting to treat this porch replacement with sensitivity, however, the visual qualities of the existing porch will be altered.

- e. *Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*

The existing porch system is not likely original to the building and can be considered a product of its own time.

- f. *All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*

Existing shingled porch enclosure likely is not original to the house and could be treated as a product of its own time

- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and;*

N/A

- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

N/A

7. STAFF REVIEW:

The porch is in poor condition, but the replacement of existing porch features with pressure treated stock components will somewhat degrade the integrity of this residential structure, in spite of the applicant's attempt to replicate the look of existing features.

8. STAFF RECOMMENDATION

Recommend that the Historic Preservation Commission review the revised submitted application materials and considered the application for approval, approval with conditions, or denial.

If the Commission approves the project, Staff recommends doing so with the following minimum Conditions of Approval attached:

9. SAMPLE MOTIONS

A. Motion to approve a Certificate of Appropriateness for Alex Fabish for alterations proposed at 48 Bacon Street, based on the materials submitted and conditioned on the following:

a. _____

b. _____

B. Motion to deny a Certificate of Appropriateness for Alex Fabish for alterations proposed at 48 Bacon Street, based on the following:

a. _____

b. _____

C. Motion to postpone a Certificate of Appropriateness for Alex Fabish for alterations proposed at 48 Bacon Street until the following additional information or materials can be provided:

a. _____

b. _____

Rubber
Membrane
Roofing

4/8 Bacon St
Deck Replacement

1 1/2"

Overhang

Trim to
Match Existing

2x8
Rafters
16" o.c.

5/4x6 PT
Decking

8" Round
Columns

2x8
PT
Frame

6x6 PT.
Post

7'-4"

7'-4"

7'-4"

5/4x6 PT.
Decking

6x6 PT.
Post

10"

10" Round
Columns

4'

8" Round
Columns
7'-3 3/4" o.c.

PT. Guardrails
42" Tall
4" o.c.

2x8 PT.
Frame

1/2" Regular
Board

1/2" Steepling

Search

Portland Lowe's Open until 10 PM

Deliv
0404



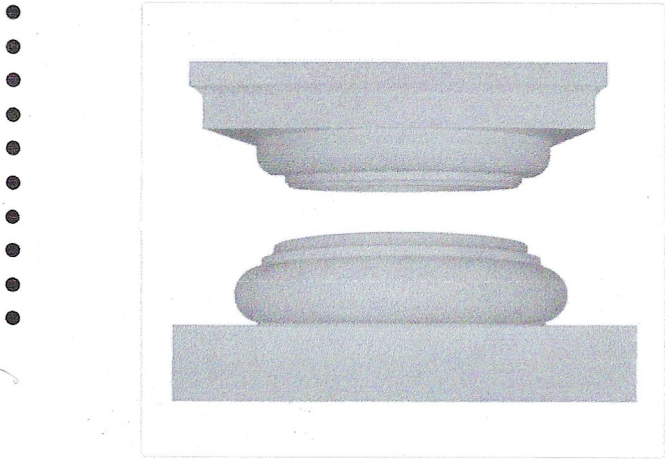
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Turncraft 8-in Abs Column Cap and Base Kit

Item #20370 | Model #72260

★★★★★ 4



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Made out of fiber-reinforced ABS(acrylonitrile butadiene styrene) plastic, 95% recycled material
Ready to paint the color of your choice,excellent paint adhesion
Each kit includes: one cap, one base, and one installation ring designed for an Turncraft 8-in tapered round fiberglass column

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As soon as Tomorrow

FREE Pickup at Portland Lowe's
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Feedback

BETTER TOGETHER

CURRENT ITEM

Selected

Turncraft 8-in Abs Column Cap and Base Kit

★★★★★ 4

\$45.98

Selected

Selected

Selected

Chat

Whitten, Nan

From: Newhavenraven <newhavenraven@gmail.com>
Sent: Sunday, December 3, 2023 12:50 PM
To: Favreau, Brad
Subject: Re: 48 Bacon Street

EXTERNAL: This email originated from outside of the City of Biddeford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Brad,

The contractor said he is is going to replicate what's there now.

Thanks,

Alex

On Thu, Nov 30, 2023 at 8:51 AM Favreau, Brad <Brad.Favreau@biddefordmaine.org> wrote:

Hi Alex,

In reviewing your porch project at 48 Bacon, I can't tell from your drawing how you propose to treat the existing frieze above the columns. Will they be recreated? If so, what depth will it be?



Brad Favreau

Biddeford Planning & Development

(207) 571-1612

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CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Alex Fabish
Applicant's Address: PO Box 47 Biddeford, ME 04005
Applicant's Phone(s): 207 590 8222
Applicant's E-mail: newhavenraven@gmail.com

Applicant's Legal Interest in the Property:



Owner



Purchase and Sale



Tenant - Lease/Rental Agreement

Owner's Name: Imperator LLC
Owner's Address: PO Box 47 Biddeford, ME 04005
Owner's Phone(s): (207) 590 8222
Owner's E-mail: newhavenraven@gmail.com

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: _____
Agent's Address: _____
Agent's Phone(s): _____
Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 48 Bacon Street
Project Zone: MSRD2 Property Map & Lot Number(s): 39/131

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☒ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)
- Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☐ Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

- ☒ Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required – \$50.00
- ☒ Completed Application Form
- ☒ Description of Proposed Activity
- ☒ Photographs of the building involved as well as adjacent buildings
- ☒ Samples of materials proposed for use in the activity
- ☒ Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

Signature of applicant:

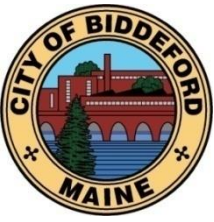
A handwritten signature in dark ink, appearing to be "K. [unclear]", written over a horizontal line.

Date: 9-21-23

Signature of
property owner (Required):

A handwritten signature in dark ink, appearing to be "J. [unclear]", written over a horizontal line.

Date: 9-21-23



CITY OF BIDDEFORD PLANNING DEPARTMENT

2023.34

Historic Preservation Commission.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Biddeford Planning and Development

DATE: December 6, 2023

RE: **ITEM #3.3 – Public Hearing – Alex Fabish** to rebuild front and rear porches at 16 Wentworth Street (Tax Map 38, Lot 216) in the MSRD-2 zone.

MEETING DATE/TIME: **December 13, 2023 @ 4:00 PM**

1. **INTRODUCTION**

The applicant proposes to rebuild the front and rear porches of this 1873 6-unit multi-family building.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Alex Fabish P.O. Box 47 Biddeford ME 04005 newhavenraven@gmail.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
4.	Project Location:	16 Wentworth Street
5.	Project Tax Map #/Lot #:	Tax Map 38, Lot 216
6.	Existing Zoning:	MSRD-2
7.	Overlay Zoning:	N/A
8.	Existing Use:	Residential
9.	Proposed Use:	Residential
10.	Uses in the Vicinity:	Mixed-use
11.	Parcel Size:	0.09 acres
12.	Front Setback Required:	15 feet
13.	Side Setbacks Required:	10 feet
14.	Rear Setback Requires:	10 feet
15.	Height Requirements:	Maximum 3 stories or 35 feet
16.	LDR Attachment A: Fess Paid:	Yes
17.	Historic Preservation Commission Review History:	Dec. 13, 2023 Meeting Date. Posted Dec. 6, 2023; Mail Notices to all abutters within 100' Sent 11 notices Dec. 6, 2023.
18.	Contributing Structure?	No
19.	Approximate Construction Date	1873

City
Hall

The building is recorded as being built in 1873. According to the Kleinfelder Survey:

52

The structure as it appeared in the Assessor's records circa 1995:

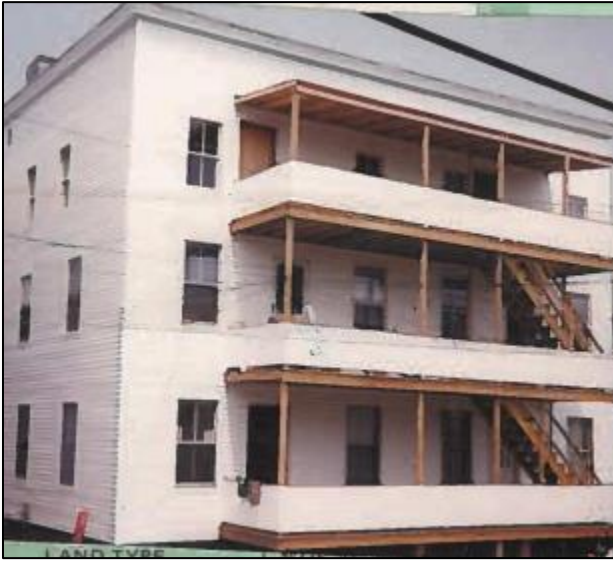


Source: "16 Wentworth Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4229>.
Accessed Date: 11/29/2023.

The structure as it appeared at the time of the Kleinfelder Survey 2023:



The building as it appeared circa 1985:



4. PROJECT PROPOSAL

The applicant proposes to rebuild the front and rear porch/stairs of this multi-family structure. **According to the applicant,**

- Columns will be of 6x6 pressure-treated lumber,
- Balusters will be of 2x2 pressure-treated lumber,
- Decking and the handrails will be of composite material.
- Roof of the structure will match existing rubber membrane.

Front elevation:



Rear elevation:



5. PUBLIC COMMENT

As of the time of this report, no public comments had been received.

6. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-2 Zone.
- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

- 1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.*
- 2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*
 - a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*

Will continue as residential building.

- b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*

The existing porches and stairs are not original to the building and, as constructed, cannot be considered an historic feature.

- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*

The existing porches and stair system is in poor repair. Photographic evidence shows clear deterioration. The replacement will closely match existing.

- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*

Existing porch structure is not an historic feature or an example of pre-mass production skilled craftsmanship.

- e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*

Porch system may be construed as a change that has taken place over time, however this change is not worthwhile of recognition.

- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*

N/A

- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and;*

N/A

- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

N/A

7. STAFF REVIEW:

Photographic evidence shows some variation of the existing porch system has existed on this structure from at least 1985, and probably before. However, this system may not be considered an historic feature. Replacing in kind will be at least a visual improvement over the existing structure.

8. STAFF RECOMMENDATION

Recommend that the Historic Preservation Commission review the revised submitted application materials and considered the application for approval, approval with conditions, or denial.

If the Commission approves the project, Staff recommends doing so with the following minimum Conditions of Approval attached:

9. SAMPLE MOTIONS

A. Motion to approve a Certificate of Appropriateness for Alex Fabish to replace existing porch structures at 16 Wentworth Street, based on the materials submitted and conditioned on the following:

a. _____

b. _____

B. Motion to deny a Certificate of Appropriateness for Alex Fabish to replace existing porch structures at 16 Wentworth Street, based on the following:

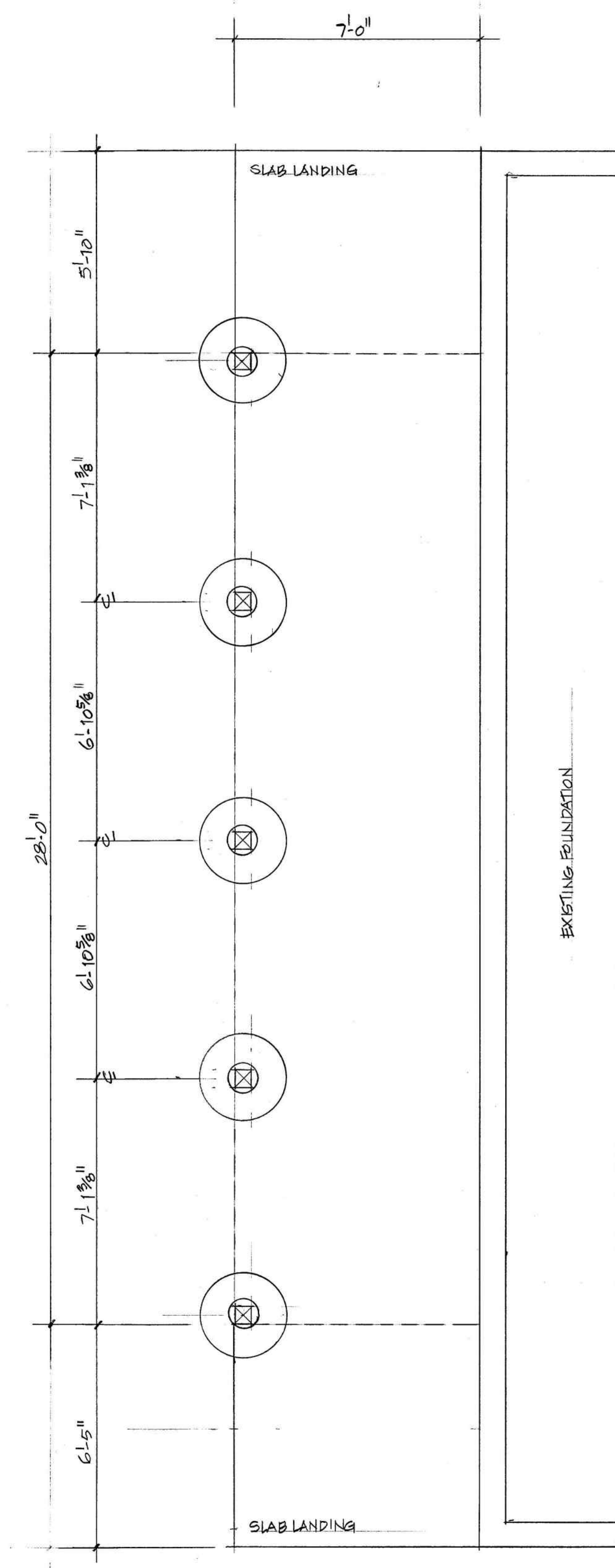
a. _____

b. _____

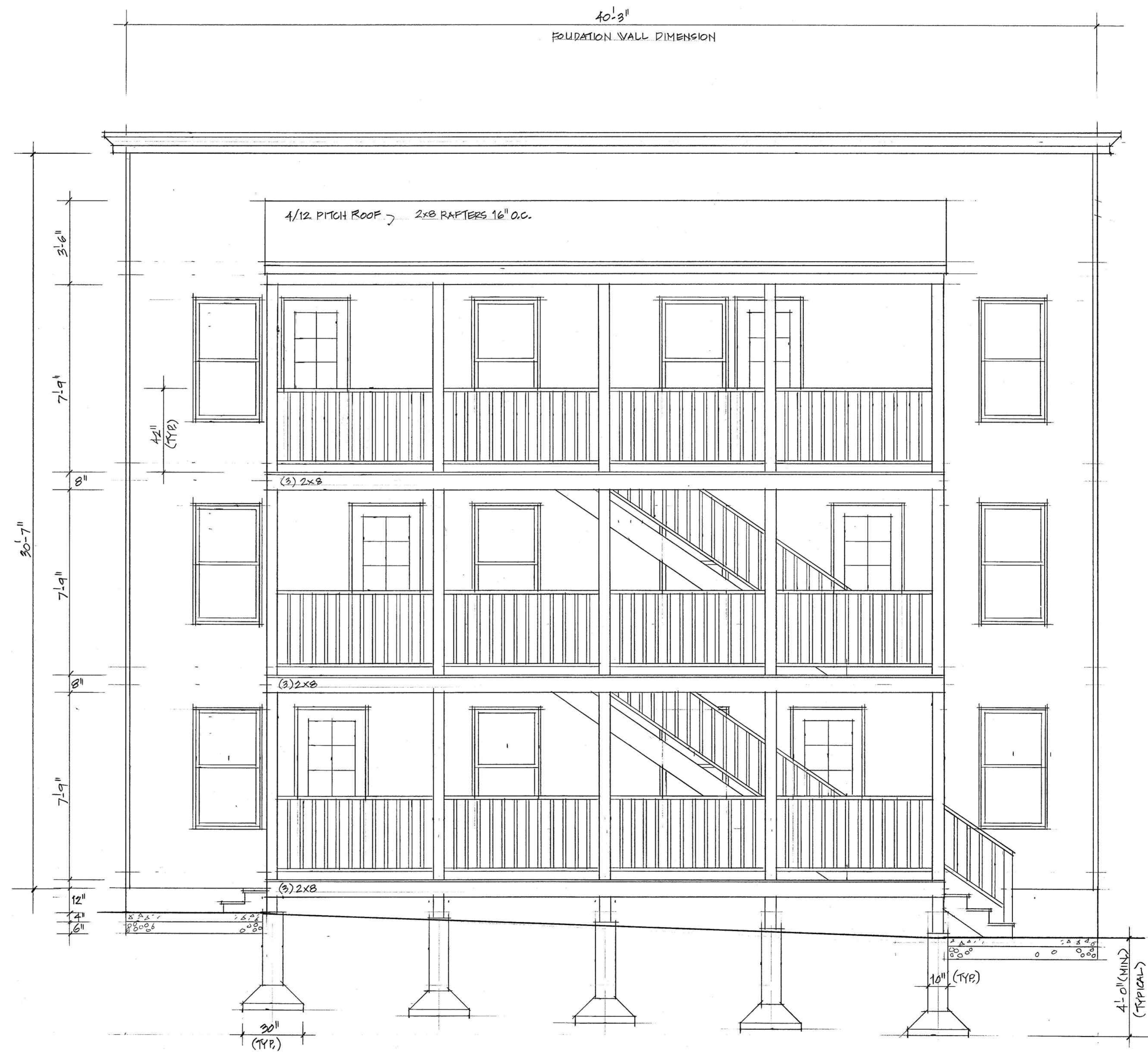
C. Motion to postpone a Certificate of Appropriateness Alex Fabish to replace existing porch structures at 16 Wentworth Street, until the following additional information or materials can be provided:

a. _____

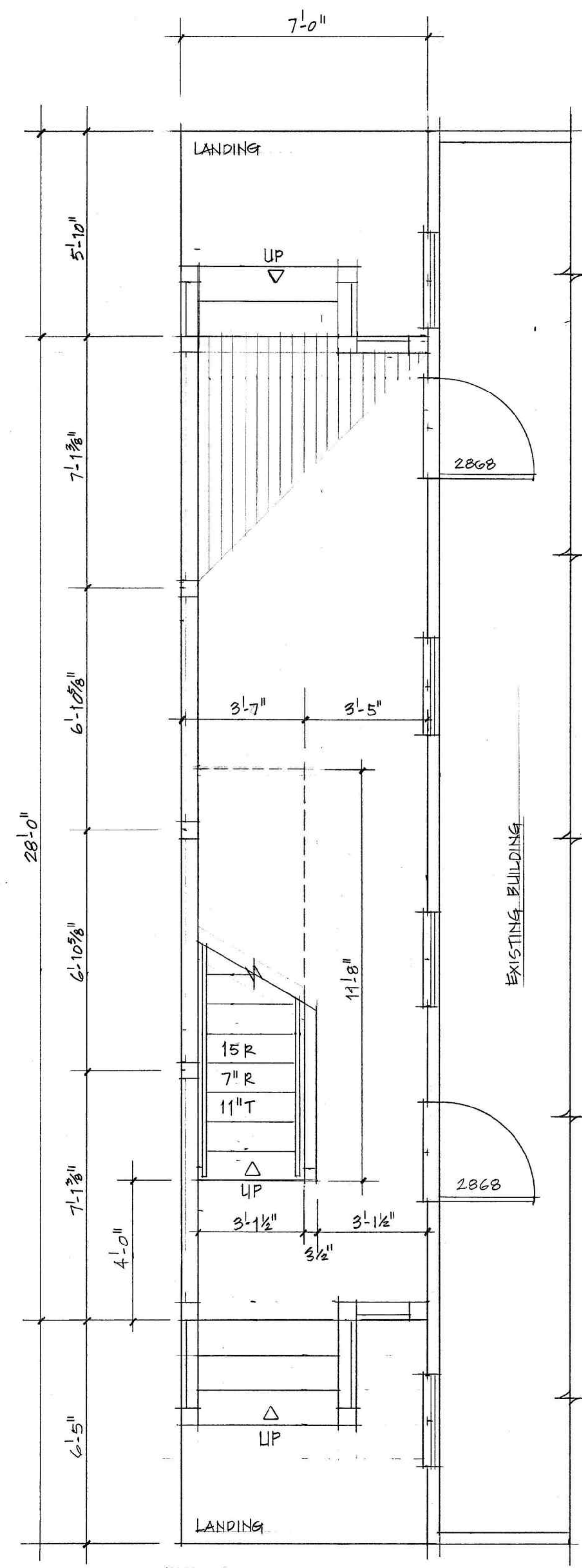
b. _____



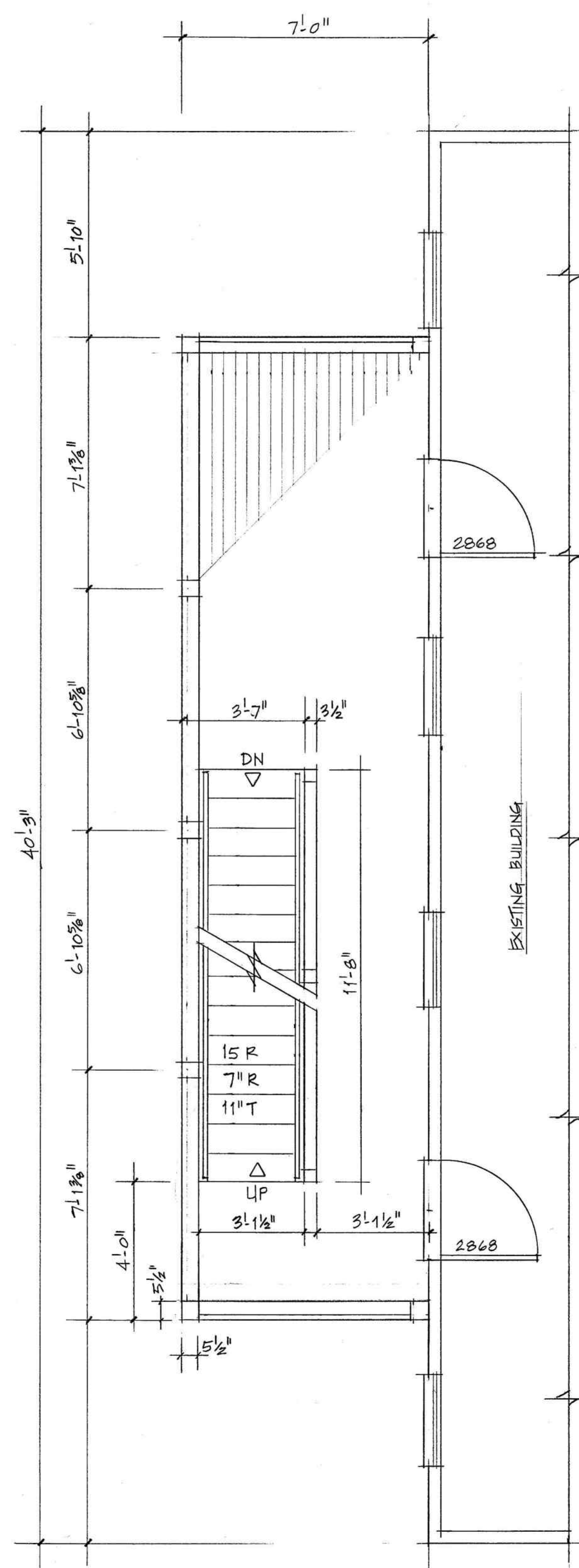
FOUNDATON PLAN 3/8" = 1'-0"



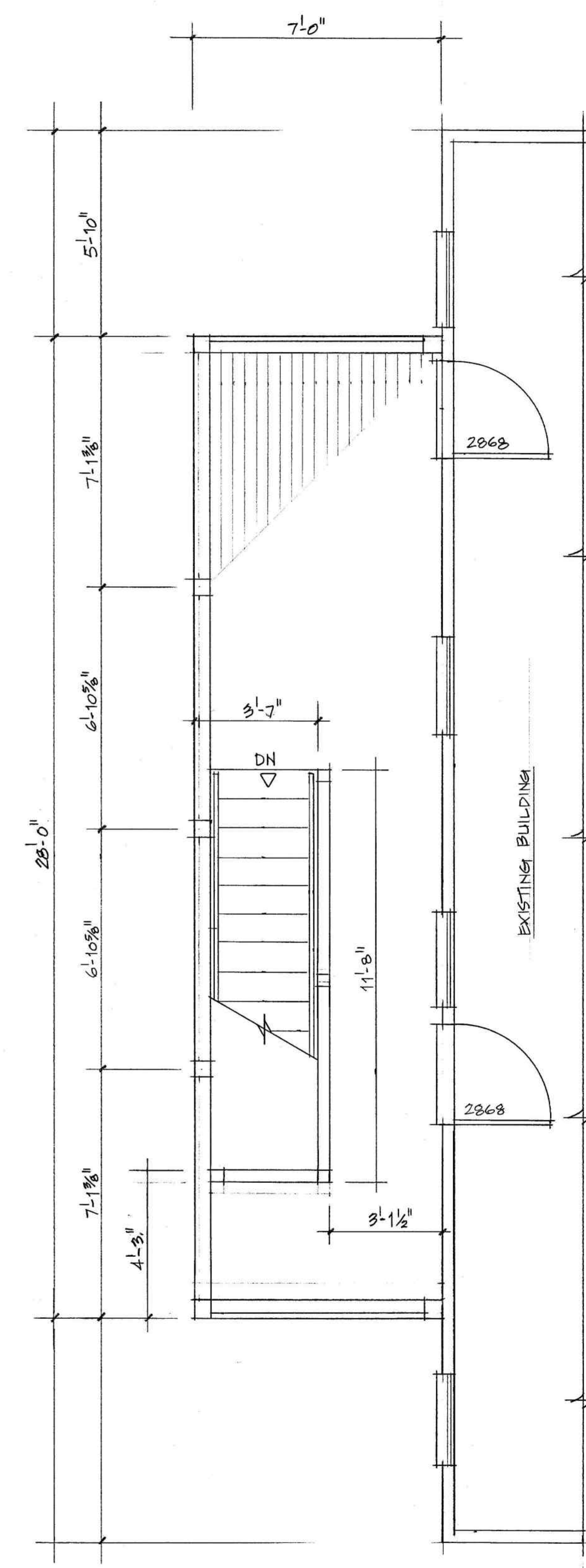
FRONT ELEVATION 3/8" = 1'-0"



FRONT FIRST FLOOR PLAN **3/8" = 1'- 0"**



FRONT SECOND FLOOR PLAN 3/8" = 1'- 0"



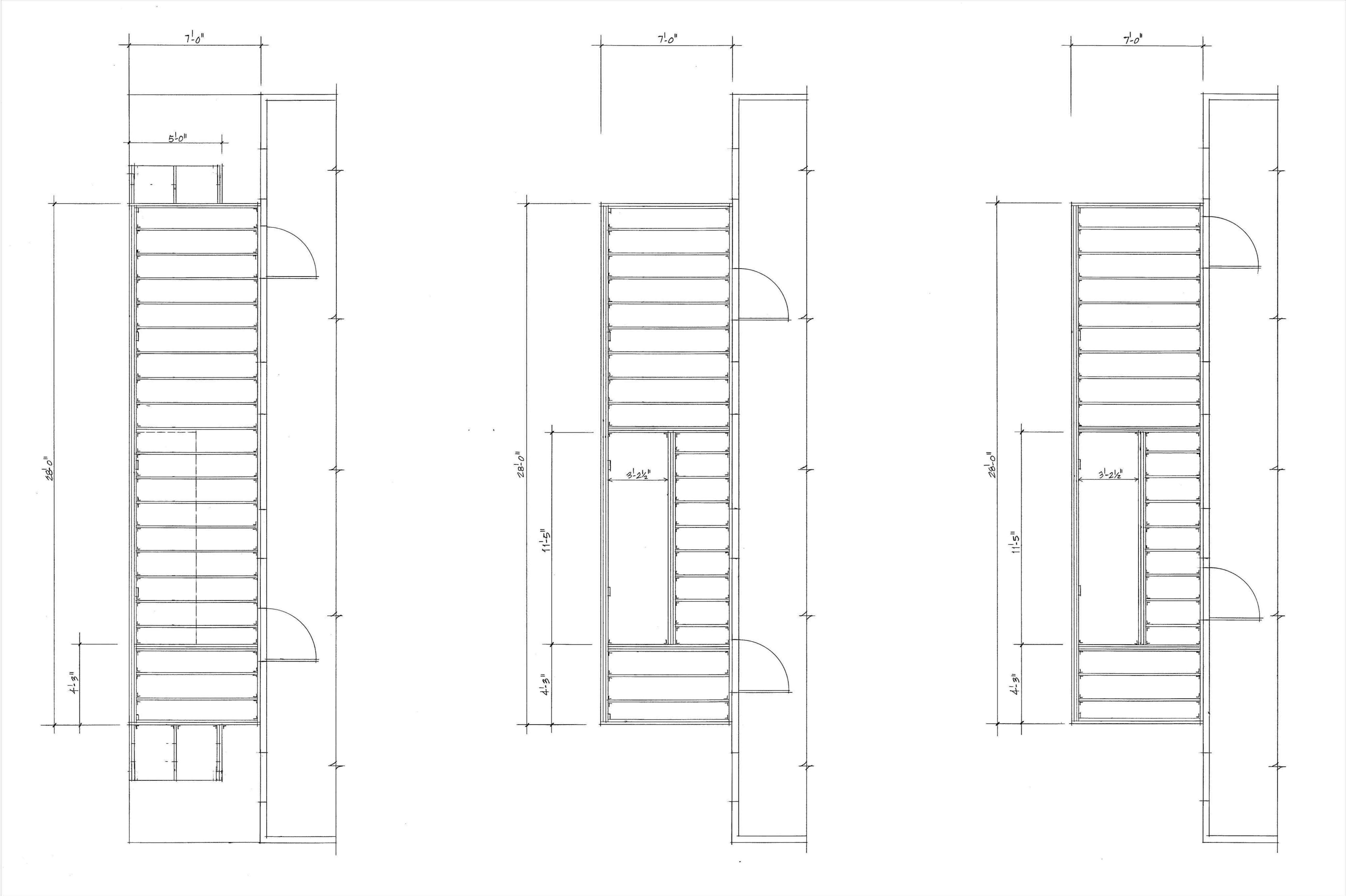
FRONT THIRD FLOOR PLAN **3/8" = 1'-0"**

FRONT FLOOR PLANS

**REGION LLC - APARTMENT 13
16 WENTWORTH STREET, BIDEFORD ME
REBUILD 3 STORY PORCHES & STAIRS**

Engineer
L&L STRUCTURAL ENGINEERING
6 Q St 3501, South Portland, ME 04106
Voice: 207-767-4830

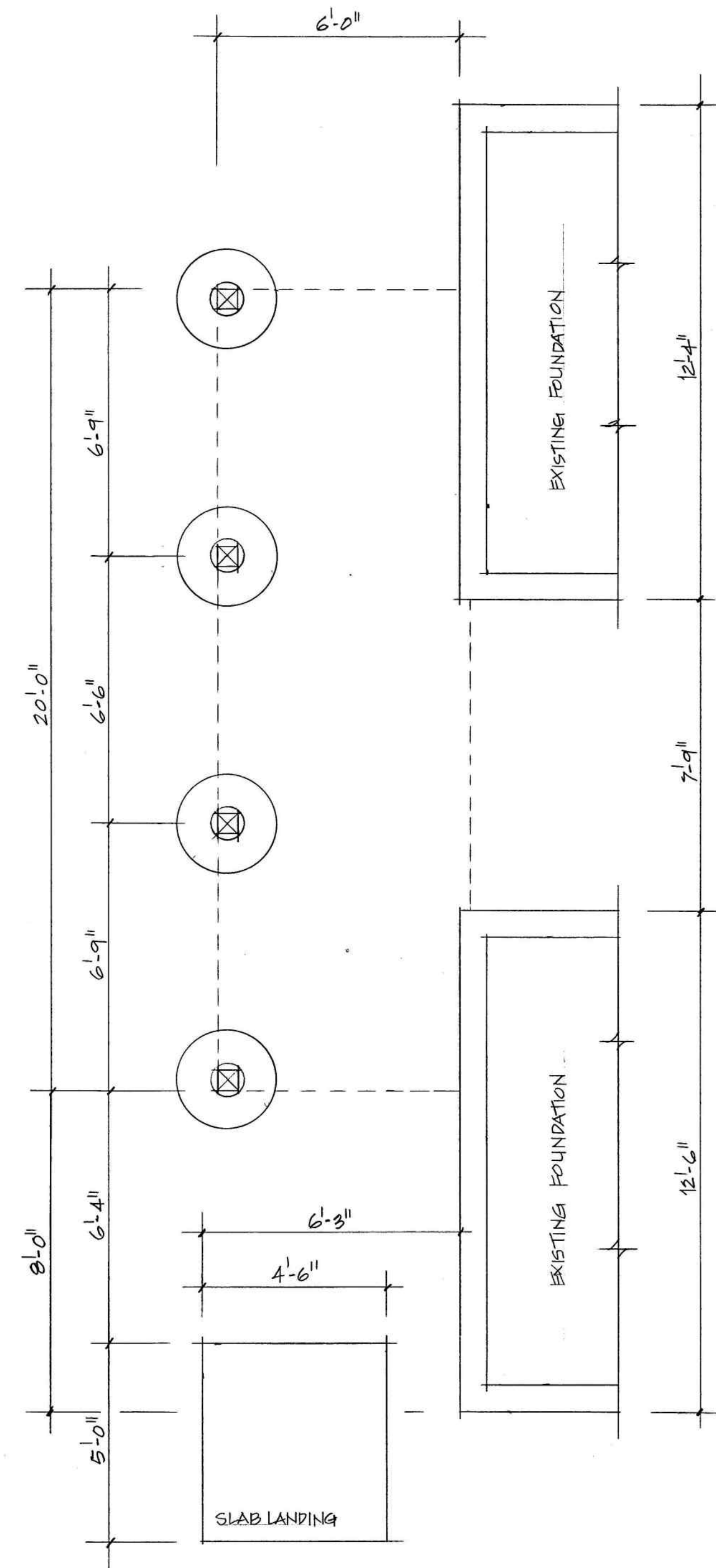
A2



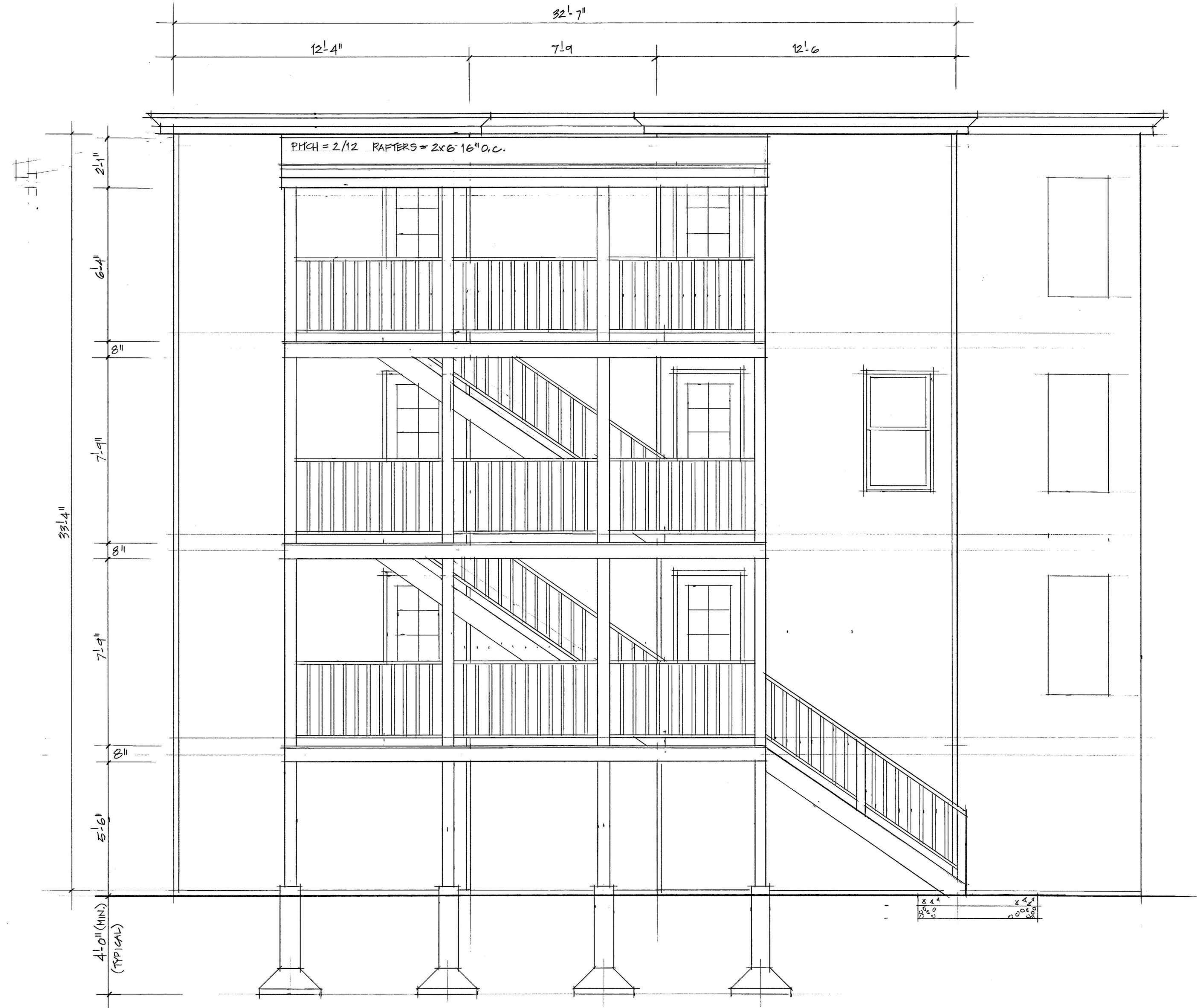
FRONT FIRST FLOOR FRAMING PLAN 3/8" = 1'- 0"

FRONT SECOND FLOOR FRAMING PLAN 3/8" = 1'- 0"

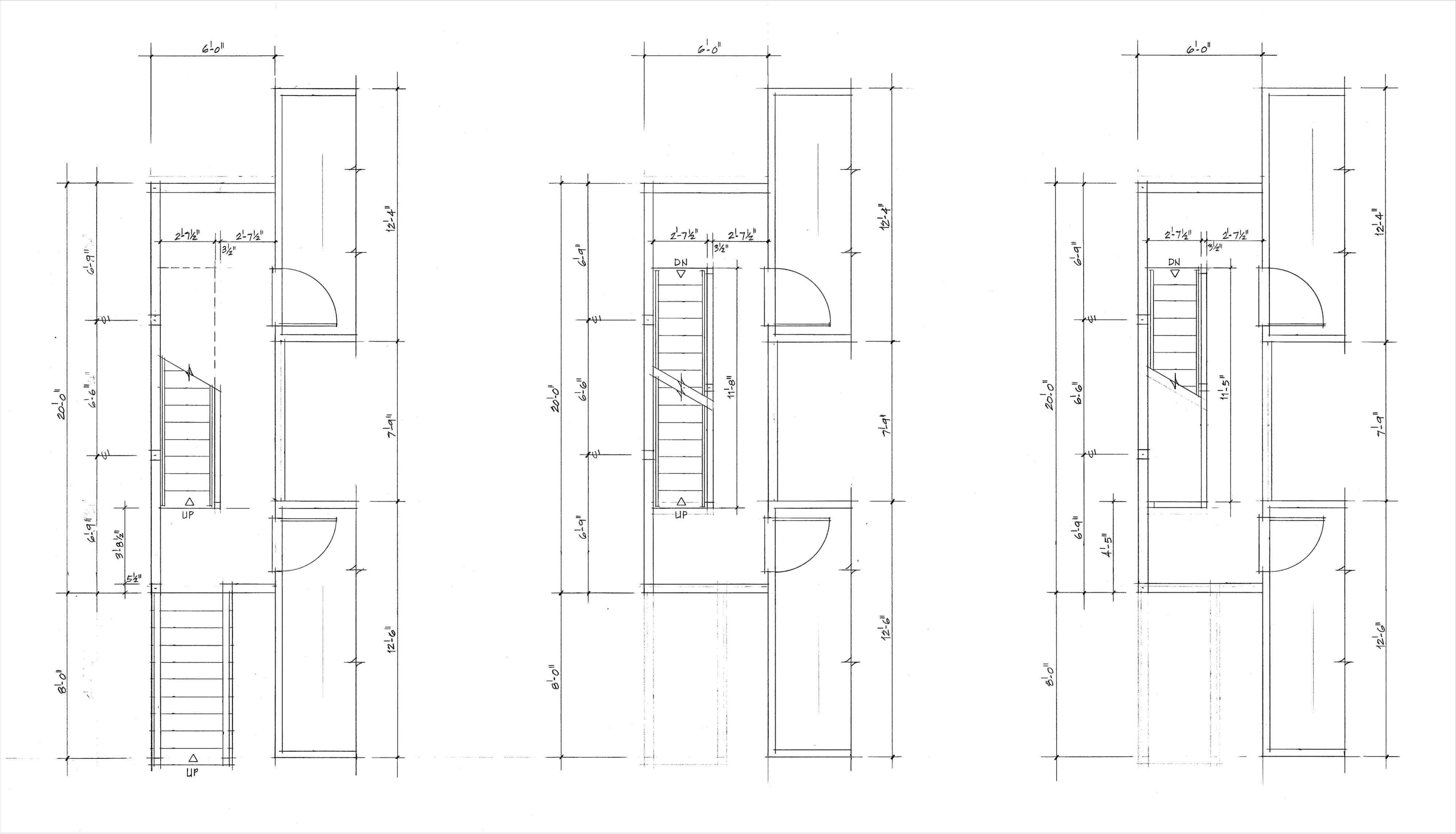
FRONT THIRD FLOOR FRAMING PLAN 3/8" = 1'- 0"

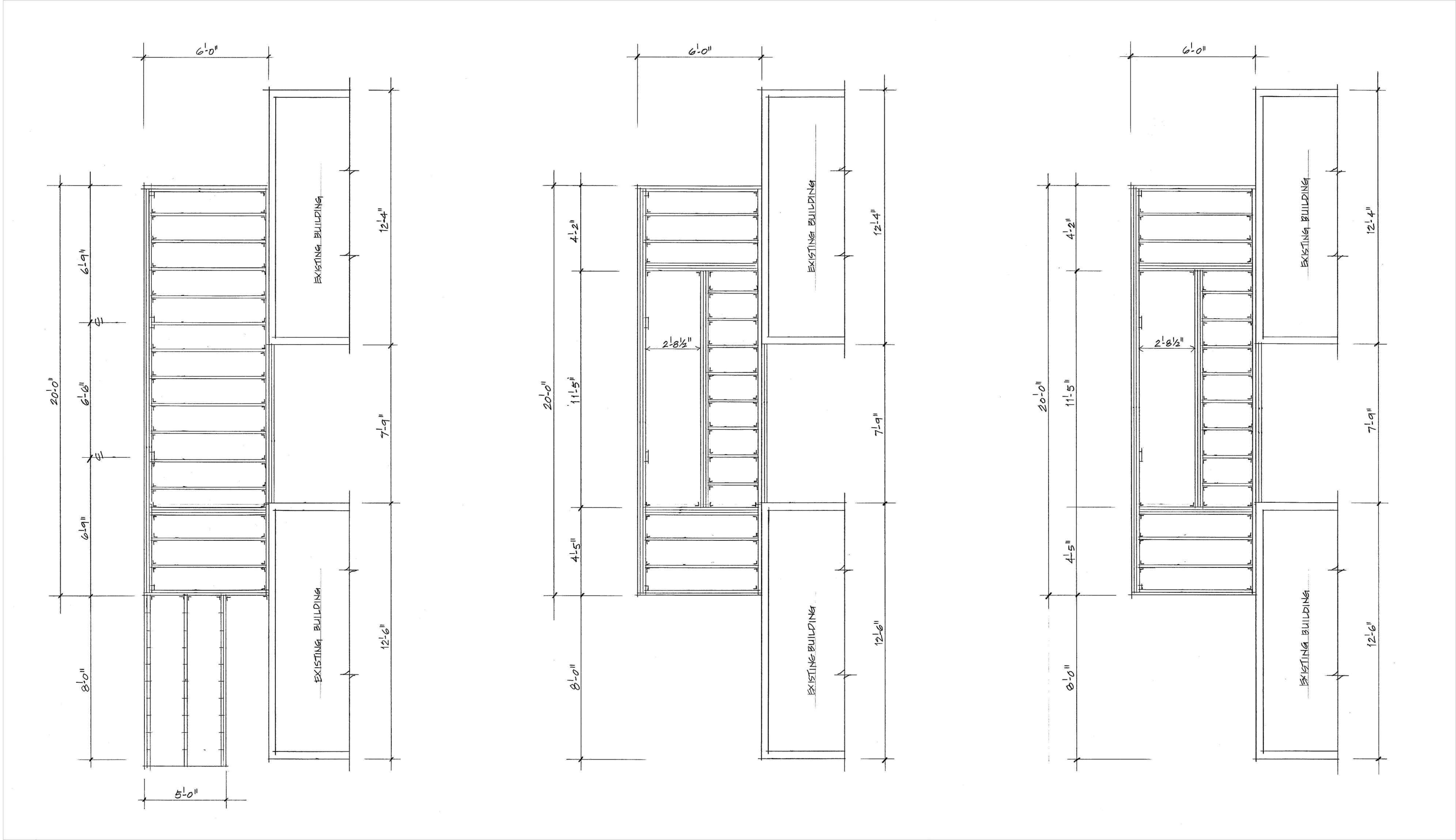


REAR FOUNDATION PLAN 3/8" = 1'-0"



REAR ELEVATION 3/8" = 1'-0"

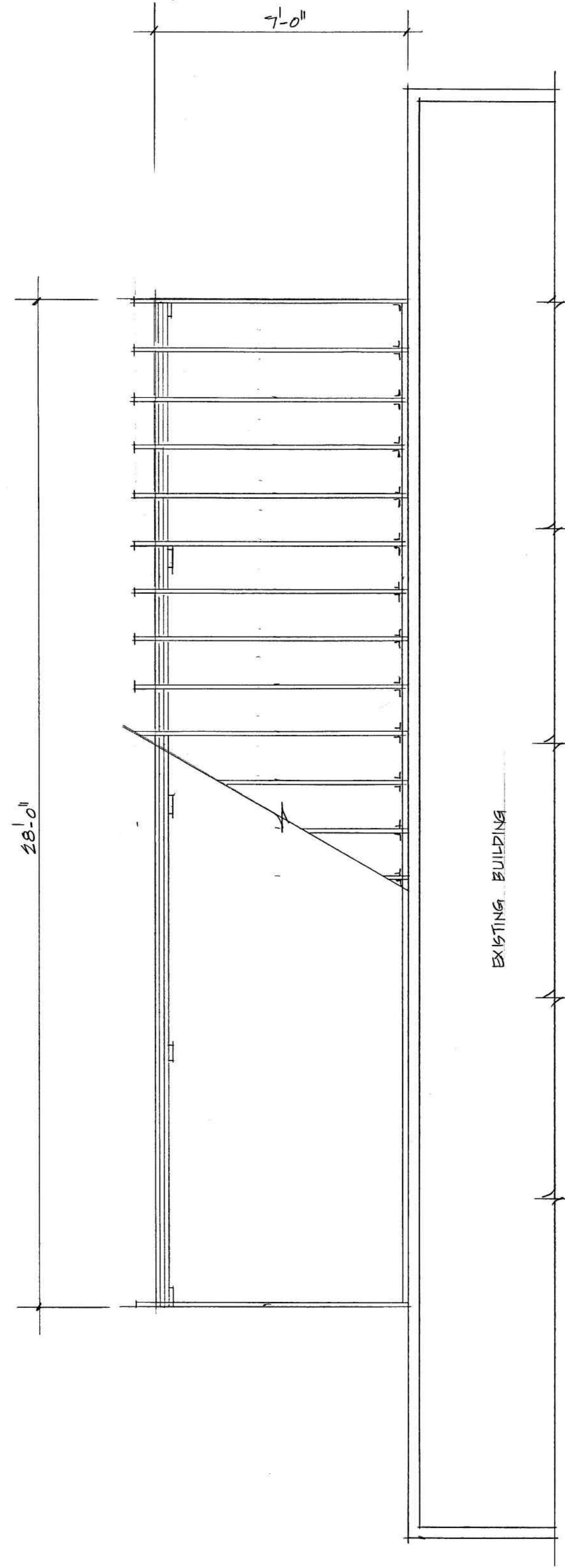




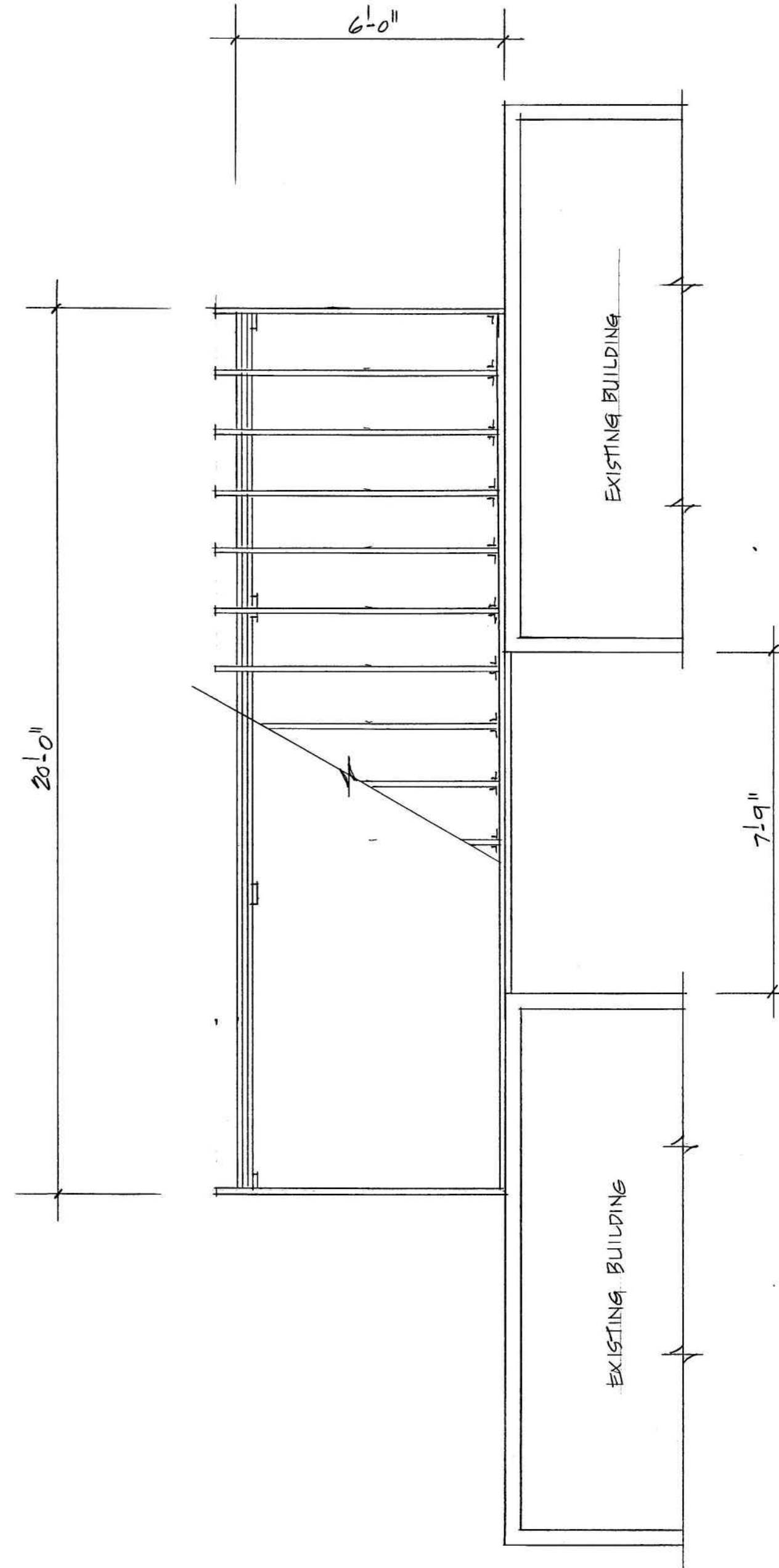
FRONT FIRST FLOOR FRAMING PLAN 3/8" = 1'- 0"

FRONT SECOND FLOOR FRAMING PLAN 3/8" = 1'- 0"

FRONT THIRD FLOOR FRAMING PLAN 3/8" = 1'- 0"

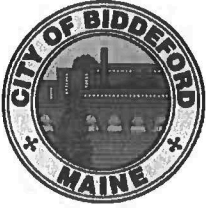


FRONT ROOF FRAMING PLAN 3/8" = 1'-0"



REAR ROOF FRAMING PLAN 3/8" = 1'-0"

Dec 13



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Alex Fabish
Applicant's Address: PO Box 47 Biddeford, ME 04005
Applicant's Phone(s): 2075908222
Applicant's E-mail: newhavenraven@gmail.com

Applicant's Legal Interest in the Property:

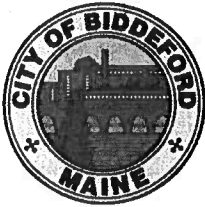
☒ Owner ☐ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

Owner's Name: Legion LLC
Owner's Address: PO Box 47 Biddeford, ME 04005
Owner's Phone(s): 2075908222
Owner's E-mail: newhavenraven@gmail.com

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: _____
Agent's Address: _____
Agent's Phone(s): _____
Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 16 Wentworth Street
Project Zone: MSRD2 Property Map & Lot Number(s): 38/216

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

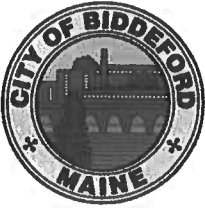
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☒ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)
- Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☐ Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

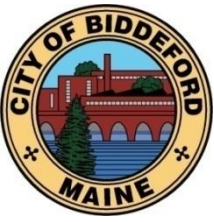
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.



CITY OF BIDDEFORD PLANNING DEPARTMENT

2023.35

Historic Preservation Commission.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Biddeford Planning and Development

DATE: December 6, 2023

RE: **ITEM #3.4 – Public Hearing – Home Depot for James Anderson** to replace select windows at 40 Pool Street (Tax Map 39, Lot 46/1) in the MSRD-2 zone.

MEETING DATE/TIME: **December 13, 2023 @ 4:00 PM**

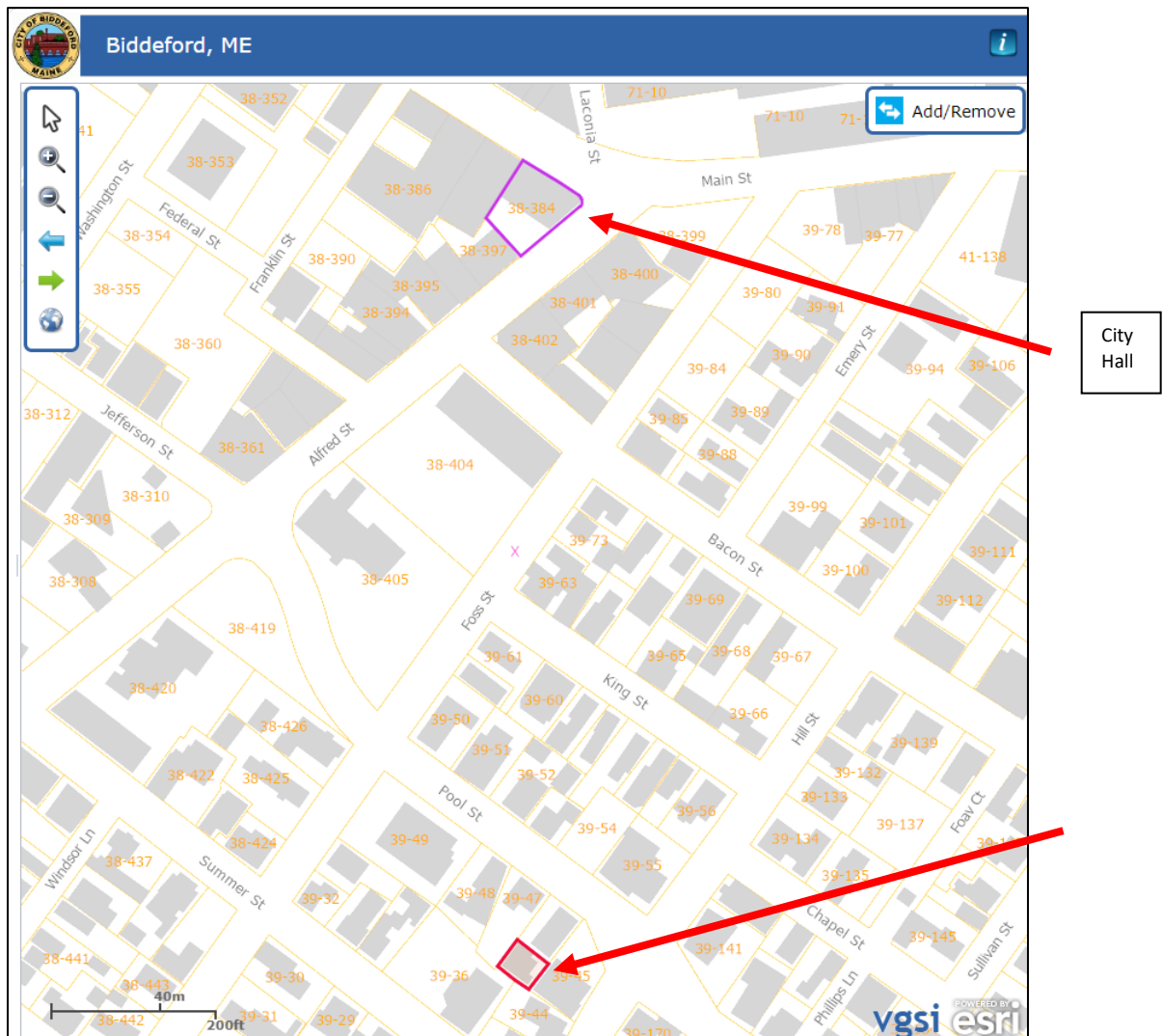
1. **INTRODUCTION**

The applicant proposes to replace select windows in this 2 family residential building near the intersection of Pool Street and Hill Street.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Home Depot USA 105 Buttonball lane Glastonbury CT 06033 permits@gopermits.org
2.	Owner of Property:	James Anderson 40 Pool Street Biddeford ME 04005 (207) 284-1557
3.	Agent:	Go Permits
4.	Engineer/Architect:	N/A
4.	Project Location:	40 Pool Street
5.	Project Tax Map #/Lot #:	Tax Map 39, Lot 46/1
6.	Existing Zoning:	MSRD-2
7.	Overlay Zoning:	N/A
8.	Existing Use:	Residential
9.	Proposed Use:	Residential
10.	Uses in the Vicinity:	Mixed-use
11.	Parcel Size:	0.04 acres
12.	Front Setback Required:	15 feet
13.	Side Setbacks Required:	10 feet
14.	Rear Setback Requires:	10 feet
15.	Height Requirements:	Maximum 3 stories or 35 feet
16.	LDR Attachment A: Fess Paid:	Yes
17.	Historic Preservation Commission Review History:	Dec. 13, 2023 Meeting Date. Posted Dec. 6, 2023; Mail Notices to all abutters within 100' Sent 11 notices Dec. 6, 2023.
18.	Contributing Structure?	No
19.	Approximate Construction	Unknown

Project Location:

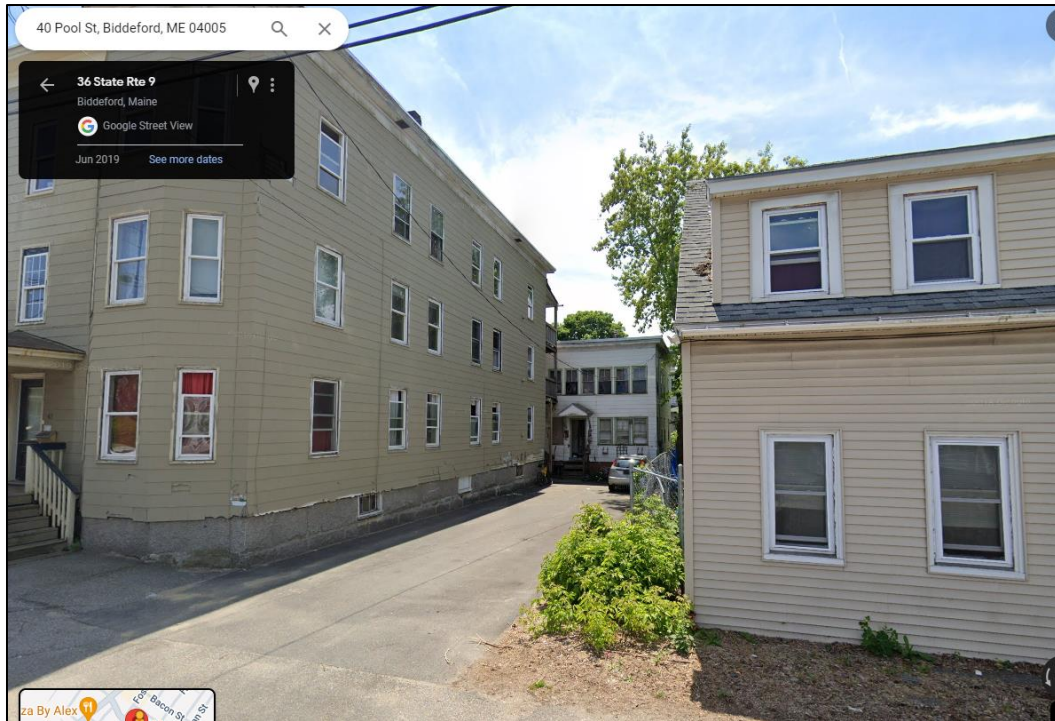


Source: "2 Main Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=122269>. Accessed Date: 11/28/2023.

3. Existing Conditions:

The age of the building is undetermined, although surrounding buildings were constructed before 1900.

This building was not surveyed by Kleinfelder. Because it is tucked behind another building on Pool Street, ***only a portion of the front is visible from the street. Other sides of the house are not visible.***



Source: "40 Pool Street." [40 Pool Street - Google Street View](#). Image date July 2019. Accessed Dec 4, 2023

4. PROJECT PROPOSAL

The applicant proposes to replace six existing windows at the first floor with vinyl units. Existing windows are 2 over 1. This grille pattern appears not to be available by the selected manufacturer of the new windows, and the applicant has chosen not grille pattern. See images below for location of replacements:



Front - Four Windows will be replaced here.



Left side - One window to be replaced here.



Right side - One window will be replaced here.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received, although abutter notices went out the same day as this report was completed.

6. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-2 Zone.
- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

- 1. *A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No*

certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. *The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*

- a. *Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*

Will continue as residential building.

- b. *Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*

Existing windows are 2 over 1. Proposed units will have no grille.

- c. *Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*

Visually, the new window units will appear slightly different than the existing windows. Also, existing windows appear to be wood, likely original to the building. However, the siting of this building minimizes the visual impact of new windows from the surrounding area.

- d. *Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*

See above.

- e. *Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*

N/A

- f. *All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*

N/A

- g. *Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and;*

N/A

- h. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

N/A

7. STAFF REVIEW:

Because of the siting of this building, only a small portion of this building is visible from an open space or street. Visual impact of new replacement windows will be minimized.

8. STAFF RECOMMENDATION

Recommend that the Historic Preservation Commission review the revised submitted application materials and considered the application for approval, approval with conditions, or denial.

If the Commission approves the project, Staff recommends doing so with the following minimum Conditions of Approval attached:

9. SAMPLE MOTIONS

A. Motion to approve a Certificate of Appropriateness for James Anderson to replace select windows at 40 Pool Street, based on the materials submitted and conditioned on the following:

a. _____

b. _____

B. Motion to deny a Certificate of Appropriateness for James Anderson to replace select windows at 40 Pool Street, based on the following:

a. _____

b. _____

C. Motion to postpone a Certificate of Appropriateness for James Anderson to replace select windows at 40 Pool Street, until the following additional information or materials can be provided:

a. _____

b. _____



6100 Series

 **VantagePointe™**
Windows and Doors By  **SIMONTON®**

Exclusively Installed Through



Premium Quality at an Exceptional Value



- Combines the best from two of America's leading companies: Simonton® Windows and The Home Depot®
- Features award-winning quality construction, beauty, style options, value, and energy-efficiency
- Learn more at www.simonton.com/vantagepointe

6100 Series Windows

- Contoured window frame blends with any style of home
- Double Step Sloped sill drives water away from the window
- Low gloss white or tan finish always looks like freshly painted wood
- Dual panes of single strength glass create a strong thermal barrier



Glass package with Soft Coat Low E* with Argon Gas meets ENERGY STAR qualifications in most styles

Strong and Durable

- Multi-chambered construction with nine separate air chambers create a much stronger window than standard vinyl windows
- Interlocking meeting rail forms a tight seal to virtually eliminate air and water infiltration
- Meets AAMA's standards for air and water infiltration, forced entry and energy efficiency



Easy to Operate and Clean

- Constant Force Balance System maintains the window in any open position and never needs lubrication or adjustment
- Low profile tilt latches allow both Double-Hung window sashes to tilt in for easy cleaning

Peace of Mind

- We know you have a choice when it comes to home improvement projects. That's why we're committed to providing quality products and installation services with our complete solution — from start to finish
- To ensure your peace of mind, we stand behind the entire installation with Limited Lifetime Product and Craftsmanship warranties.**



Casement windows (above) provide maximum ventilation and add an air of contemporary style

Styles

Double Hung
Slider
Picture
Half Round
Casement
Awning
Bay
Bow
Basement Hopper
Garden Window
Patio Door

Colors



White



Tan

Grids



Flat White



Flat Tan

Limited Lifetime Warranty**

Guaranteed protection for you and your home.

Product

Lifetime Warranty on vinyl parts covers peeling, flaking, chipping, blistering & corrosion

Lifetime Warranty on hardware & parts (locks, fasteners, rollers, balances, etc.) covers rusting & corrosion

Lifetime Screen Warranty covers the aluminum frame & the fiberglass mesh against tears, punctures & insect damage

Craftsmanship

Lifetime Craftsmanship Warranty ensures the installation was done right for as long as you own your home

*Soft Coat Low E glass is required in some areas to meet energy code requirements. **See actual warranties for details. All installation services performed through The Home Depot performed by independent contractors. License numbers held by or on behalf of THD At-Home Services, Inc.: AL: Lic1593, Sub S-43165; AZ: ROC193323, ROC218039, ROC223472, ROC254479, ROC254482; CA: Roofing/ Fencing/ B 836021; CT: HIC.0565522; DC: Contract Only 6148; DE: 1997112310; FL CRC046858, CGC1507093, CCC058327; ID: RCE-18527; IA: CO87256; IL: Roofing 104-014925; LA: HI.0550419; ME: CO2439; MD: 52036; MA: 126893; MI: 2104158225; MN:20268257; MS:RO5788; NV:0057766,0065773,065776; NJ:13VH01058300,LO55775; NM:351405; NC:64796; ND:29346 Class D; OR:158651; PA: PA002232; RI: 16427; SC: 22647, G115673; TN:59337; UT: 5604067-5501; VA: 2705073411A; WA:HOMED**972RQ; WV: WV033268; WI: 850869,1068645; Columbus, OH: HIC-4992; Toledo, OH: BTR 05603HRC; Buffalo, NY: 536671 Sub-Contractor; Suffolk County:27587-H; Philadelphia, PA: 21855; Rockland County, NY: H-09403-B6-00-00; NYC: 1201902; Nassau County, NY: H18G1650000; Yonkers, NY 3802; Hammond, IN: 015161-02. Other license numbers available upon request. Services may not be available in all areas. Colors shown are reproduced by lithographic process and may vary from actual colors. Changes to product(s) may have occurred since time of printing. Consult your THD At-Home Services representative prior to purchasing. "AAMA" and the AAMA logo is a registered trademark of the American Architectural Manufacturers Association. "NFRC" and the NFRC logo are registered trademarks of the National Fenestration Rating Council. "The Home Depot" is a registered trademark of Home TLC, Inc. ©2000-2012 Home TLC, Inc. All rights reserved.

Measure Summary - Windows

M/M JAMES ANDERSON
40 Pool Street
Biddeford, ME-04005
(207) 284-1558

Date	2023-11-28
Job #	11257563
Measure Tech	ERIC FOX
ISM	ERIC FOX
Sales Consultant	Michael Sidman (207) 305-7190

Porch - Floor 1

Sales Consultant Sold			
SIMONTON WINDOWS	Double Hung	6100	Measure,Tip to Tip
Ext,White	Int,White	W 28.0" X H 53.0"	Wrap, WHT
Grids No	Screen, Standard Half	Obs, No	Temp, No

1

Remeasure Confirmation			
Brand confirmed	Style confirmed	Series confirmed	Measure,Tip to Tip
Ext color confirmed	Int color confirmed	W 27 1/4" X H 52 1/4"	Wrap, WHT
Grids No	Screen, Standard Half	Obs, No	Temp, No
Frame, Block (Box)			

Porch - Floor 1

Sales Consultant Sold			
SIMONTON WINDOWS	Double Hung	6100	Measure,Tip to Tip
Ext,White	Int,White	W 28.0" X H 53.0"	Wrap, WHT
Grids No	Screen, Standard Half	Obs, No	Temp, No

2

Remeasure Confirmation			
Brand confirmed	Style confirmed	Series confirmed	Measure,Tip to Tip
Ext color confirmed	Int color confirmed	W 27 1/4" X H 52 1/4"	Wrap, WHT
Grids No	Screen, Standard Half	Obs, No	Temp, No
Frame, Block (Box)			

Porch - Floor 1

Sales Consultant Sold			
SIMONTON WINDOWS	Double Hung	6100	Measure,Tip to Tip
Ext,White	Int,White	W 28.0" X H 53.0"	Wrap, WHT
Grids No	Screen, Standard Half	Obs, No	Temp, No

3

Remeasure Confirmation			
Brand confirmed	Style confirmed	Series confirmed	Measure,Tip to Tip
Ext color confirmed	Int color confirmed	W 27 1/4" X H 52 1/4"	Wrap, WHT
Grids No	Screen, Standard Half	Obs, No	Temp, No
Frame, Block (Box)			

Porch - Floor 1

Sales Consultant Sold

SIMONTON WINDOWS	Double Hung	6100	Measure,Tip to Tip
Ext,White	Int,White	W 28.0" X H 53.0"	Wrap, WHT
Grids No	Screen, Standard Half	Obs, No	Temp, No

4

Remeasure Confirmation

Brand confirmed	Style confirmed	Series confirmed	Measure,Tip to Tip
Ext color confirmed	Int color confirmed	W 27 1/4" X H 52 1/4"	Wrap, WHT
Grids No	Screen, Standard Half	Obs, No	Temp, No
Frame, Block (Box)			

Porch - Floor 1

Sales Consultant Sold

SIMONTON WINDOWS	Double Hung	6100	Measure,Tip to Tip
Ext,White	Int,White	W 28.0" X H 53.0"	Wrap, WHT
Grids No	Screen, Standard Half	Obs, No	Temp, No

5

Remeasure Confirmation

Brand confirmed	Style confirmed	Series confirmed	Measure,Tip to Tip
Ext color confirmed	Int color confirmed	W 27 1/4" X H 52 1/4"	Wrap, WHT
Grids No	Screen, Standard Half	Obs, No	Temp, No
Frame, Block (Box)			

Porch - Floor 1

Sales Consultant Sold

SIMONTON WINDOWS	Double Hung	6100	Measure,Tip to Tip
Ext,White	Int,White	W 28.0" X H 53.0"	Wrap, WHT
Grids No	Screen, Standard Half	Obs, No	Temp, No

6

Remeasure Confirmation

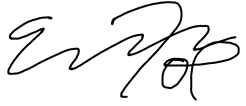
Brand confirmed	Style confirmed	Series confirmed	Measure,Tip to Tip
Ext color confirmed	Int color confirmed	W 27 1/4" X H 52 1/4"	Wrap, WHT
Grids No	Screen, Standard Half	Obs, No	Temp, No
Frame, Block (Box)			

You hereby acknowledge that the Home Depot re-measured Your project to confirm its details, including dimensions, and to note any changes You requested to Your project. This form is not a legally binding change order to Your Agreement with the Home Depot. If You requested any changes, You will be contacted by Your Sales Consultant to discuss any resulting increase or decrease in the cost of Your project, or the time to perform it, and to execute a binding change order for those changes.

I have read and acknowledged the Customer Reminder Form.

James Anderson

Customer Signature



MT Signature

Date: 2023-11-28

Customer reminder - Installation

INTERIOR RESPONSIBILITIES

Prior to Installation

- You are responsible for removing and reinstalling window treatments on windows or doors being replaced. You may visit [proferal.com](https://www.proferal.com) to arrange for assistance.

IMPORTANT: Existing window treatments (e.g. blinds mounted to the window frame) may not fit after the new windows have been installed.

- You are responsible for arranging the removal and reinstallation of any security equipment. Please arrange for the removal prior to the window/door installation date.
- Furniture, electronic equipment, wall décor, personal items must be moved at least 3 feet on either side and in front of the window or doors for the Installers to work. The Home Depot is not responsible for damaged items not moved prior to installation.
- Installer needs a cleared “walkway” inside the home leading to each window being replaced.
- Both a permit and final inspection by a local inspector may be required, therefore, do not remove any permit posted (permit must be visible). You may be required to schedule the inspector (if so, You will be notified by mail) and You must provide the inspector with access to Your home.

After Installation

- Structural Mulls: When structural mullions are required, wood, marble or tile sills may be cut to expose screws for the final inspection.
- You are responsible for painting or staining new interior trim, dry wall repair or stucco repair. You will be responsible for painting or staining installed headboards, seat boards or natural wood interiors. New interior trim is typically installed with bays, bows, garden windows, patio doors, and all wood windows and doors.

EXTERIOR RESPONSIBILITIES

Prior to Installation

In General

- Upon arrival, let the Installers know where You would like them to stage Your windows, park vehicles and store equipment, if necessary.

Trees, Bushes, Flowers & Shrubbery

- You are responsible for trimming low hanging branches or bushes that are within 3 feet on either side and in front of the windows and doors for the Installers to work. Our Installers will cut back branches limiting their ability to do a safe and efficient job but we do not guarantee landscape quality trimming.
- Service Providers need space to install and will take proper precautions to keep Your landscaping intact whenever possible as long as the safe access to the work area is not compromised.

After Installation

In General

- The Service Provider will broom clean the immediate work area and haul away existing window units.
- The Service Provider will take You through a final walk through and provide instructions on proper window operation and how to care for each window.
- You are responsible for painting or staining new exterior trim, moulding, siding or stucco repair.

Burglar bars, Storm Windows and AC Units

- The Home Depot will remove burglar bars but You are responsible for the reinstallation of burglar bars.
- The Home Depot will remove A/C Units but You are responsible for the reinstallation of A/C units.

IMPORTANT: Existing A/C Unit may not fit after the new window has been installed.

- The Home Depot will remove storm windows and haul away after install.
- You may visit [proferal.com](https://www.proferal.com) to arrange for assistance with reinstallation of burglar bars and A/C Units.



JOB COMPLETION

- Upon completion of Your job, The Home Depot requires an authorized individual, preferably the original buyer, over the age of 18 be available to sign a Completion Certificate and make final payment (if applicable).
- The Home Depot Installers are authorized to receive final payment.
- If you are paying by check, make the check payable to “The Home Depot” and provide a valid driver’s license number.

LEAD-SAFE RENOVATION

- If applicable, the rooms or areas where work is being done may be blocked off or sealed with plastic sheeting to contain any dust that is generated. The contained area will not be available until the work in that room or area is complete, cleaned thoroughly and all dust is removed.
- Access to the work area will not be permitted and you should plan accordingly.
- The Lead Safe Certified Guide To Renovate Right pamphlet will be reissued every 60 days with a revised date for compliance purposes.

GENERAL

IMPORTANT: Verbal promises cannot be honored. Verify that everything you expect is detailed in writing.

- Installation may be noisy.
- Children must be kept away from the work area.
- Pets must removed from the residence.
- Before completing the installation, airborne dust in other parts of the home is a natural occurrence and is the responsibility of the customer; the only exception is for Lead Safe projects where the home was built prior to 1978.
- The installer may decline to install the job if in their professional opinion it seems unsafe, in violation of state or local codes, cannot be performed to industry standards, or if conditions that materially alter the scope of work are found.
- Please review Your Home Improvement Contract for General Terms and Conditions, and for information regarding cancellation and service fee policies.
- Service issues found after job completion will be handled as part of the applicable Product or Craftsmanship Warranty

IMPORTANT: After installation, drilling of any kind into a window will void the window warranty.

By signing the Measure Tool application on Your Measure Technician's device, You acknowledge You have read and understand this Customer Reminder. A copy of this Customer Reminder will be included as an attachment in Your Measure Summary Email.

Thank you for choosing The Home Depot!



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: HOME DEPOT USA
Applicant's Address: 105 BUTTONBALL LANE, GLASTONBURY, CT 06033
Applicant's Phone(s): 860-952-4112
Applicant's E-mail: PERMITS@GOPERMITS.ORG

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

Owner's Name: James Anderson
Owner's Address: 40 Pool Street, Biddeford ME 04005
Owner's Phone(s): (207) 284-1558
Owner's E-mail: _____

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: SCOTT DOUGHMAN
Agent's Address: 105 BUTTONBALL LANE, GLASTONBURY, CT 06033
Agent's Phone(s): 860-952-4112
Agent's E-mail: PERMITS@GOPERMITS.ORG

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 40 Pool Street, Biddeford ME 04005

Project Zone: _____ Property Map & Lot Number(s): _____

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- ☒ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)

Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☐ Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☒ Other: WINDOW REPLACEMENT

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Submittal Information Checklist:

- ☒ Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required – \$50.00
- ☒ Completed Application Form
- ☒ Description of Proposed Activity
- ☒ Photographs of the building involved as well as adjacent buildings
- ☒ Samples of materials proposed for use in the activity
- ☒ Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

Signature of applicant:

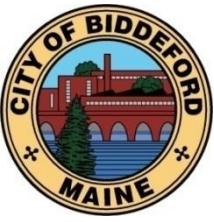


Date: 11/7/23

Signature of
property owner (Required):

SEE CONTRACT

Date: 11/7/23



CITY OF BIDDEFORD PLANNING DEPARTMENT

2023.37

Historic Preservation Commission.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Biddeford Planning and Development

DATE: December 6, 2023

RE: **ITEM #3.5 – Public Hearing – Pepperell Mill Progression, LLC** to make exterior alterations at 2 Main Street, Building 18 (Tax Map 71, Lot 11/2) in the MSRD-3 zone.

MEETING DATE/TIME: **December 13, 2023 @ 4:00 PM**

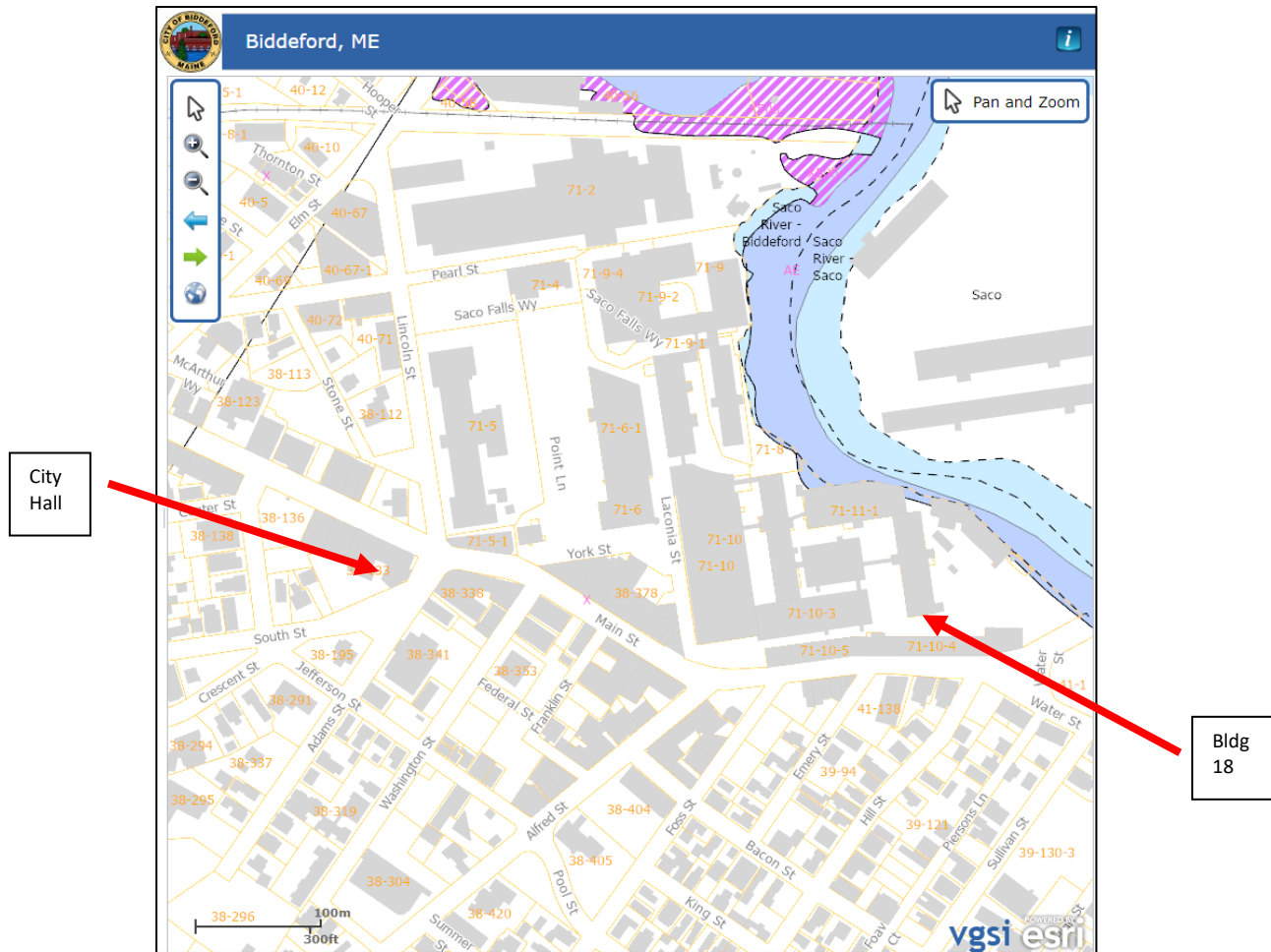
1. **INTRODUCTION**

The applicant proposes to remove existing fire escape at the south end of the building.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Pepperell Mill Progression, LLC 3100 McKinnon St Suite 250 Dallas TX 75201 (214) 306-6589 lcolbert@presidiumre.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
4.	Project Location:	2 Main Street, Building 18
5.	Project Tax Map #/Lot #:	Tax Map 71, Lot 11/2
6.	Existing Zoning:	MSRD-3
7.	Overlay Zoning:	N/A
8.	Existing Use:	Mixed use
9.	Proposed Use:	Mixed use
10.	Uses in the Vicinity:	Mixed-use
11.	Parcel Size:	0.52 acres
12.	Front Setback Required:	15 feet
13.	Side Setbacks Required:	10 feet
14.	Rear Setback Requires:	10 feet
15.	Height Requirements:	Minimum 2 stories or 26 feet
16.	LDR Attachment A: Fess Paid:	Yes
17.	Historic Preservation Commission Review History:	Dec. 13, 2023 Meeting Date. Posted Dec. 6, 2023; Mail Notices to all abutters within 100' Sent 11 notices Dec. 6, 2023.
18.	Contributing Structure?	Yes - Biddeford Saco Mills Historic District
19.	Approximate Construction	1873

Project Location:



Source: "2 Main Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=122269>. Accessed Date: 11/28/2023.

3. Existing Conditions:

According to the Kleinfelder Survey, this building was constructed between 1847 and 1874. The Assessing Department indicates the building dates to 1873. The Kleinfelder Survey further states:

"Contributes to listed-Biddeford Saco Mills HD under Architecture and Engineering. Previously inventoried"

The building as it appeared circa 1920 (left of smoke stack). Fire escape is visible at far left of building.



Source: [Lady Pepperell Mill Biddeford, ca. 1920 - Maine Memory Network](#).
Access Date: 11/28/2023.

The structure as it appeared at the time of the Kleinfelder Survey 2023:



Source: [Maine DOT Public Map Viewer](#). Accessed Date: 11/28/2023.

Detailed Images



From the parking lot, the fire escape is partially obscured by the enclosed bridge to Building 19.



The fire escape is in poor repair, but the architectural detailing can still be seen.



The view from the southwest corner of the building.



The escape is attached to the masonry in many places.

4. PROJECT PROPOSAL

The applicant proposes to remove the existing fire escape mounted at the south end of the building (facing Building 19 and Main Street).

The escape will be removed by cutting the fastening bolts at the face of the brick. Exposed bolt faces will remain. Any bolts found to be loose will be pulled from the brick and the cavity then filled with mortar.

Removal of the fire escape includes a small metal bridge that spans the depression of grade at that side of the building.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received, although abutter notices went out the same day as this report was completed.

6. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-1 Zone.
- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

- 1. *A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is*

found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. *The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*

- a. *Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*

Will continue as mixed use building.

- b. *Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*

The removal of the fire escape will not destroy the character of the building, however, this feature and its material are historic in nature.

- c. *Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*

The fire escape has deteriorated over time by rust. Repair or replacement is impractical.

- d. *Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*

The fire escape is a bit more than strictly utilitarian, it offers some decorative detailing which can be construed as craftsmanship.

- e. *Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*

N/A

- f. *All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*

N/A

- g. *Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and;*

N/A

- h. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

N/A

7. STAFF REVIEW:

Fire escapes have been a part of the built environment for 150 years, but are no longer needed for emergency egress purposes. The removal of this fire escape, and the sheared-off bolts left behind will barely be readily noticeable. However, around the U.S., historic preservation boards and commissions consider fire escapes, even if not original to the building in question, worthy of preservation, having gained significance in their own right. This is especially true if they are more than strictly utilitarian in design, with added decorative touches.

Years of rust and oxidation have made many metal fire escapes unsafe. This appears to be the case here.

8. STAFF RECOMMENDATION

Recommend that the Historic Preservation Commission review the revised submitted application materials and considered the application for approval, approval with conditions, or denial.

If the Commission approves the project, Staff recommends doing so with the following minimum Conditions of Approval attached:

9. SAMPLE MOTIONS

A. Motion to approve a Certificate of Appropriateness for Pepperell Mill Progression, LLC to remove existing fire escape at 2 Main Street, Building 18, based on the materials submitted and conditioned on the following:

a. _____

b. _____

B. Motion to deny a Certificate of Appropriateness for Pepperell Mill Progression, LLC to remove existing fire escape at 2 Main Street, Building 18, based on the following:

a. _____

b. _____

C. Motion to postpone a Certificate of Appropriateness for Pepperell Mill Progression, LLC to remove existing fire escape at 2 Main Street, Building 18, until the following additional information or materials can be provided:

a. _____

b. _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Pepperell Mill Progression, LLC
Applicant's Address: 3100 McKinnon, Suite 250, Dallas , TX 75201
Applicant's Phone(s): Texas 214-306-6589
Applicant's E-mail: lcolbert@presidiumre.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

Owner's Name: _____
Owner's Address: _____
Owner's Phone(s): _____
Owner's E-mail: _____

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: Megan Higgins
Agent's Address: 2 Main Street, Suite 17-301-E, Biddeford, ME 04005
Agent's Phone(s): 207-282-5577
Agent's E-mail: mhiggins@presidiumre.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 2 Main Street
Project Zone: MSRD3 Property Map & Lot Number(s): 71-11-2

Existing Use of Property:

☐ Residential ☐ Commercial ☒ Mixed Use ☐ Industrial ☐ Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)
- Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☒ Other: Demolition of the Fire Stair Structure attached to the exterior of Building 18.

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.

Pepperell Mill Progression, LLC is seeking approval to remove the steel fire stair attached to Building #18 at 2 Main Street, Biddeford, ME 04005.

The proposed scope of work is on the exterior of the building and involves the demolition of the steel fire escape. The contractor will mobilize equipment onto the site along with labor personnel and dumpsters. The area will have it's roadways blocked off and properly flagged. A crane subcontractor will be hired for an anticipated two days of work. A boom lift will be used to load the dumpster with steel. The steel fire escape is 5 stories tall and is bolted to the building. Proper separation disconnects will need to be made in order to remove the fire escape from the building.



MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION

Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): Laconia Mill #3 and #4
2. PROPERTY NAME (OTHER): _____
3. STREET ADDRESS: 2 Main Street
4. TOWN: Biddeford 5. COUNTY: York
6. DATE RECORDED: 6/8/2012 7. SURVEYOR: Hopkin, Megan
8. OWNER NAME: _____ 9. ADDRESS: _____
10. PRIMARY USE (PRESENT):
- | | | | |
|--|---------------------------------------|--|--------------------------------------|
| ☐ SINGLE FAMILY | ☐ AGRICULTURE | ☐ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☐ MULTI-FAMILY | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☐ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☒ OTHER <u>Mixed Use: Commercial/Residential</u> | | | |
11. CONDITION: ☒ GOOD ☐ FAIR ☐ POOR ☐ DESTROYED, DATE _____

ARCHITECTURAL DATA

12. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|---|--|--|--|
| ☐ GEORGIAN | ☐ STICK STYLE | ☐ 19 TH /20 TH C. REVIVAL | ☐ MODERN/CONTEMPORARY |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ COMMERCIAL STYLE | ☐ MINIMAL TRADITIONAL |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ CRAFTSMAN | ☐ RANCH |
| ☐ GOTHIC REVIVAL | ☐ ROMANESQUE | ☐ ART DECO / MODERNE | ☐ SPLIT LEVEL |
| ☐ ITALIANATE | ☐ NEO-CLASSICAL REV | ☐ INTERNATIONAL | ☒ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ RENAISSANCE REV | ☐ OTHER _____ | |
13. SECONDARY STYLISTIC CATEGORY:
- | | | | |
|---|--|--|--|
| ☐ GEORGIAN | ☐ STICK STYLE | ☐ 19 TH /20 TH C. REVIVAL | ☐ MODERN/CONTEMPORARY |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ COMMERCIAL STYLE | ☐ MINIMAL TRADITIONAL |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ CRAFTSMAN | ☐ RANCH |
| ☐ GOTHIC REVIVAL | ☐ ROMANESQUE | ☐ ART DECO / MODERNE | ☐ SPLIT LEVEL |
| ☐ ITALIANATE | ☐ NEO-CLASSICAL REV | ☐ INTERNATIONAL | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ RENAISSANCE REV | ☐ OTHER _____ | |
14. HEIGHT:
- ☐ 1 STORY ☐ 1 1/2 STORY ☐ 2 STORY ☐ 2 1/2 STORY ☐ 3 STORY ☐ 4 STORY
- ☒ 5 STORY ☐ OVER 5 (_____)
15. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):
- ☐ 1 BAY ☐ 2 BAY ☐ 3 BAY ☐ 4 BAY ☐ 5 BAY ☐ MORE THAN 5 (34 _____)
16. APPENDAGES: ☐ SIDE ELL ☐ REAR ELL ☐ FRONT ☐ ADDED STORIES ☐ SHED
- ☐ DORMERS ☐ PORCH ☐ TOWER ☐ CUPOLA ☐ BAY WINDOW

PHOTOGRAPH:



17. PORCH:

☐ ATTACHED ☐ ENGAGED ☐ ONE STORY ☐ MORE THAN ONE STORY
☐ FULL WIDTH ☐ WRAPAROUND ☐ SLEEPING PORCH ☐ SECONDARY PORCH

18. PLAN OR FORM

☐ HALL AND PARLOR ☐ 1/2 CAPE ☐ CAPE ☐ CENTRAL HALL ☐ 2-STORY DOUBLE PILE
☐ SIDE HALL ☐ BACK HALL ☒ IRREGULAR ☐ FOURSQUARE ☐ BUNGALOW
☐ MOBILE HOME ☐ MODULAR ☐ OTHER _____

19. PRIMARY STRUCTURAL SYSTEM:

☐ TIMBER FRAME ☐ BRACED FRAME ☒ BRICK ☐ STONE ☐ BALLOON FRAME
☐ CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐ PLATFORM FRAME
☐ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ OTHER _____

20. CHIMNEY PLACEMENT:

☐ INTERIOR ☐ INTERIOR FRONT/REAR ☐ CENTER ☐ INTERIOR END ☐ EXTERIOR
☐ OTHER _____

21. ROOF CONFIGURATION:

☐ GABLE SIDE ☐ GABLE FRONT ☐ HIP ☐ MANSARD ☒ FLAT
☐ GAMBREL ☐ PARAPET GABLE ☐ SHED ☐ CROSS GABLE
☐ COMPOUND ☐ OTHER _____

22. ROOF MATERIAL: ☐ WOOD ☐ METAL ☐ TILE ☐ SLATE ☒ ASPHALT ☐ ASBESTOS

23. EXTERIOR WALL MATERIALS:

☐ CLAPBOARD ☒ BRICK ☐ FLUSH SHEATHING ☐ WOOD SHINGLE ☐ STONE
☐ LOG ☐ PRESSED METAL ☐ CONCRETE ☐ STUCCO ☐ ASPHALT
☐ GRANITE ☐ ASBESTOS ☐ TERRA COTTA ☐ BOARD AND BATTEN ☐ ALUMINUM/VINYL
☐ OTHER _____

24. FOUNDATION MATERIAL:

☐ FIELDSTONE ☒ BRICK ☐ WOOD ☒ CONCRETE ☐ GRANITE ☐ ORNAMENTAL CONC. BLOCK
☐ OTHER _____

25. OUTBUILDINGS/FEATURES:

☐ CARRIAGE HOUSE ☐ FENCE OR WALL ☐ CEMETERY ☐ BARN (CONNECTED)
☐ BARN (DETACHED) ☐ FORMAL GARDEN ☐ LANDSCAPE/PLANT MAT ☐ ARCHAEOLOGICAL SITE
☐ GARAGE ☐ OTHER _____

HISTORICAL DATA26. DOCUMENTED DATE OF CONSTRUCTION: c.1847-1874 27. ESTIMATED DATE OF CONSTRUCTION: _____

28. DATE MAJOR ADDITIONS/ALTERATIONS: _____

29. ARCHITECT: _____ 30. CONTRACTOR: _____

31. ORIGINAL OWNER: _____

32. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____

33. CULTURAL/ETHNIC AFFILIATION:

☐ ENGLISH ☐ FRENCH ACADIAN ☐ NATIVE AMERICAN ☐ SCOTTISH ☐ FRENCH CANADIAN
☐ EAST EUROPEAN ☐ IRISH ☐ OTHER _____

34. HISTORIC CONTEXT(S):

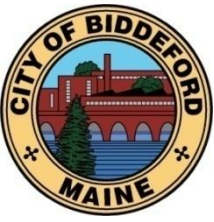
☐ COMMERCE ☐ INDUSTRY ☐ TRANSPORTATION ☐ AGRICULTURE ☐ MILITARY
☐ RELIGION ☐ CIVIC AFFAIRS ☐ RECREATION ☐ HABITATION ☐ EDUCATION
☐ ART, LIT, SCIENCE ☐ SOCIAL

35. COMMENTS/SOURCES: Listed as part of the Biddeford-Saco Mills HD36. HISTORICAL DRAWINGS EXIST: ☐ YES ☒ NO 37. KIT HOUSE ☐ YES ☒ NO 38. PATTERN BOOK HOUSE ☐ YES ☒ NO**ENVIRONMENTAL DATA**39. SITE INTEGRITY: ☒ ORIGINAL ☐ MOVED DATE MOVED _____40. SETTING: ☐ RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☐ URBAN ☒ SUBURBAN41. QUADRANGLE MAP USED: Biddeford42. UTM NORTHING: 5387411.56224099 43. UTM EASTING: -7842612.9338393944. FACADE DIRECTION (CIRCLE ONE): N S ☒ E W NE NW SE SW

=====

MHPC USE ONLY

DATE ENTERED IN INVENTORY: 10/3/2012 PHOTO FILE #: 3037NR STATUS: ☒ L ☐ HD ☐ E ☐ NE ☐ ND REVIEWER KFM 7/6/2012DATA SOURCE: ☐ HPF ☐ CLG ☒ R&C ☐ STAFF ☐ STATE SURVEY OTHER _____ LEVEL OF SURVEY: ☒ XR ☐ I



CITY OF BIDDEFORD PLANNING DEPARTMENT

2023.38

Historic Preservation Commission.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Biddeford Planning and Development

DATE: December 6, 2023

RE: **ITEM #3.6 – Public Hearing – Aaron Gregory** build prefabricated home on a vacant lot at Summer Street (Tax Map 39, Lot 27/1) in the MSRD-2 zone.

MEETING DATE/TIME: December 13, 2023 @ 4:00 PM

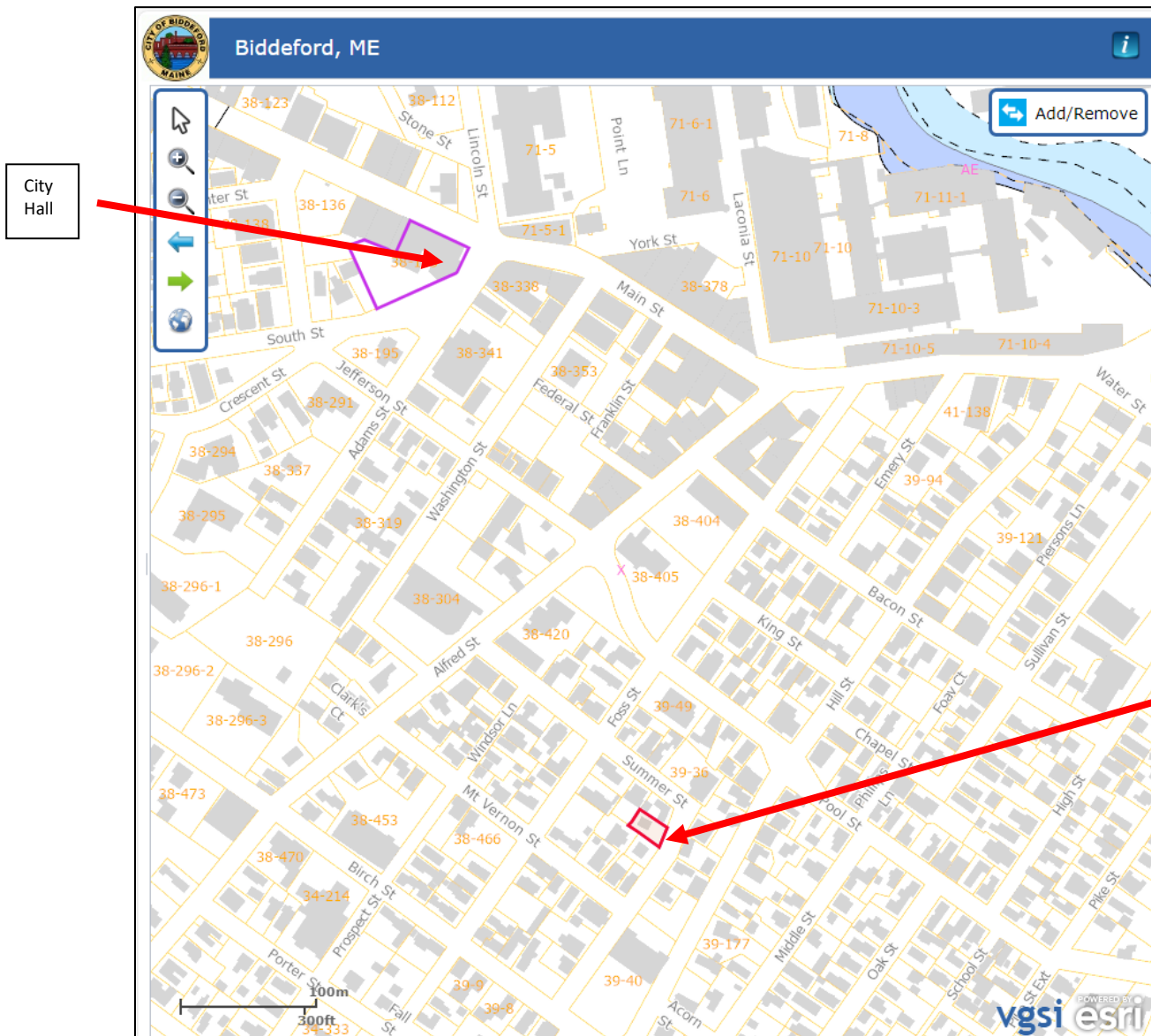
1. **INTRODUCTION**

The applicant proposes to build new home on this buildable lot on Summer Street.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Tractor Boys Aaron Gregory P.O. Box 254 Biddeford ME 04005 (774) 696-2360 tractorboys@gmail.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	Summer Street
6.	Project Tax Map #/Lot #:	Tax Map 39, Lot 27/1
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	N/A
9.	Existing Use:	Residential
10.	Proposed Use:	Residential
11.	Uses in the Vicinity:	Mixed-use
12.	Parcel Size:	0.10 acres
13.	Front Setback Required:	15 feet
14.	Side Setbacks Required:	10 feet
15.	Rear Setback Requires:	10 feet
16.	Height Requirements:	Max 3 stories or 35'
17.	LDR Attachment A: Fess Paid:	Yes
18.	Within NR Historic District?	No
19.	Contributing Structure?	No
20.	Historic Preservation Commission Review History:	Dec. 13, 2023 Meeting Date. Posted Dec 6, 2023; Mail Notices to all abutters within 100' Sent 11 notices Dec 6, 2023.

Project Location:



Source: "16 Wentworth Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4439>.
Accessed Date: 11/29/2023.

3. Existing Conditions:

The site is a vacant, except for a garage structure at the rear of the lot. The grade of the lot rises from street to the rear of the lot. Surrounding structures date from approximately 1880 to 1920.

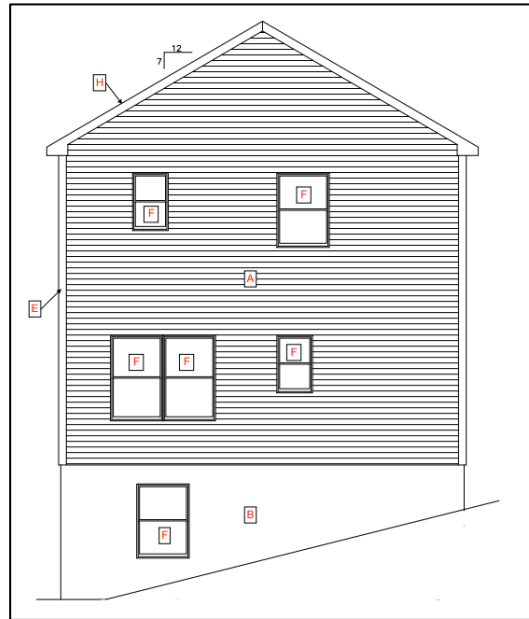
4. PROJECT PROPOSAL

The applicant proposes to build a prefabricated house.

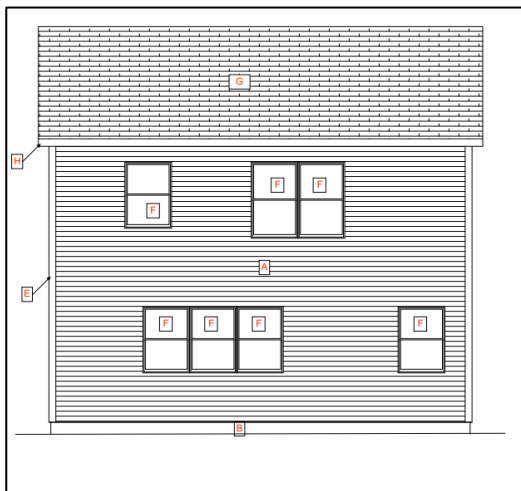
East Front Elevation:



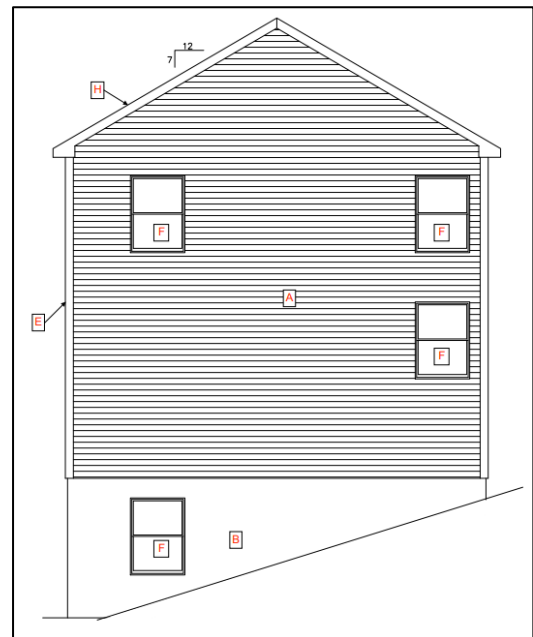
North Side Elevation:



West Rear Elevation:



South Rear Elevation:



See the following cut sheets for product specifications.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received.

6. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-1 Zone.
- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11

Evaluation standards for certificate of appropriateness.

C. Construction of new buildings or structures. The construction of a new building or structure within an historic district shall be generally of such a design, form, proportion, mass, configuration, building material, texture, color and location on a lot as will be compatible with buildings, structures and open spaces where it is visually related and in keeping with the area. The following factors shall be considered:

- 1. Height. The height of proposed buildings shall be compatible with adjacent buildings;

The proposed house is compatible in height with other buildings on the street.

- 2. Proportion of building's front facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings, structures and open spaces where it is visually related;

Although overall height is proportional with other buildings on Summer Street, the three-story front façade gives an out-of-proportion impression as compared to other houses on the street.

- 3. Proportion of openings within the facade. The relationship of the width of the windows to the height of windows and doors in a building shall be visually compatible with that of windows and doors of buildings to which the building is visually related;

The two garage bays at the front of the house is incompatible with openings and entrances at other structures on Summer Street. Window openings vary greatly in size and proportion to the scale of the house.

4. Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with that of the buildings to which it is visually related;

The relationship of solids to voids provide no rhythm or scale as compared to each other or to other houses on the street. The windows are out of balance when compared to each other. Staff has encouraged the applicant to reconsider the size and position of the fenestration, but applicant declined to make adjustments at this time.

5. Rhythm of spacing of buildings on streets. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with that prevailing in the area to which it is visually related;

The width of the house in relation to the width of the lot appears to provide consistent open space between buildings. The building is in compliance with required setbacks.

6. Rhythm of entrance and/or porch projection. The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible with that of buildings to which it is visually related;

The front entrance and two garage bays at grade provides a much different relationship of the house to the street than other buildings in the neighborhood.

7. Relationship of materials and textures. The relationship of the materials and textures of the facade of a building shall be visually compatible with that of the predominant materials used in the buildings to which it is visually related;

This house uses vinyl siding, PVC trim, and vinyl windows, which are unrelated in material and texture to other structures on the street.

8. Roof shapes. The roof shape of a building shall be visually compatible with that of the buildings to which it is visually related;

The simple gable roof is compatible with other buildings on the street. However, the 7 over 12 pitch appears shallower than the surrounding buildings.

9. Scale of building. The size of the building and the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with those characteristics of buildings and spaces to which it is visually related; and

With three stories facing the street and garage bays at grade, the massing of the proposed house appears out scale on the street.

10. Directional expression of front elevation. A building shall be visually compatible with the building, squares and places to which it is visually related in its directional character, whether this shall be vertical character, horizontal character or non-directional character.

The house is vertical in character, similar to other buildings on the street.

7. STAFF REVIEW:

The design of the proposed house does not consider the context of the neighborhood, in proportion, scale, or rhythm, or massing.

8. STAFF RECOMMENDATION

Recommend that the Historic Preservation Commission review the revised submitted application materials and considered the application for approval, approval with conditions, or denial.

9. SAMPLE MOTIONS

A. Motion to approve a Certificate of Appropriateness for Aaron Gregory to build new house on Summer Street, based on the materials submitted and conditioned on the following:

a. _____

b. _____

B. Motion to deny a Certificate of Appropriateness for Aaron Gregory to build new house on Summer Street, based on the following:

a. _____

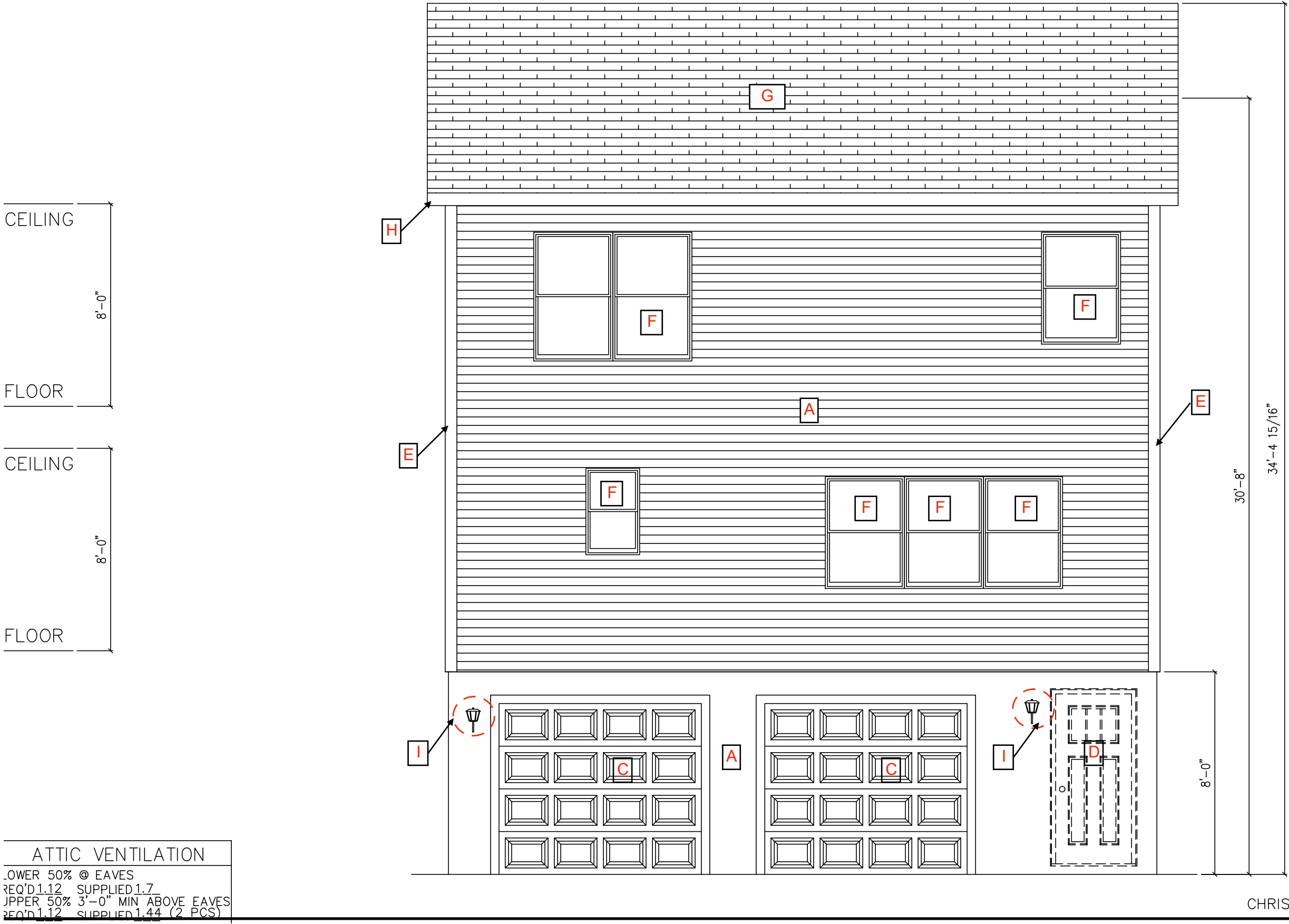
b. _____

C. Motion to postpone a Certificate of Appropriateness Aaron Gregory to build new house on Summer Street, until the following additional information or materials can be provided:

a. _____

b. _____

ADJUST SIDING & SHEATHING FOR DOUBLE SILL PLATE



ATTIC VENTILATION	
LOWER 50% @ EAVES	REQ'D 1.12 SUPPLIED 1.7
UPPER 50% 3'-0" MIN ABOVE EAVES	REQ'D 1.12 SUPPLIED 1.44 (2 PCS)

PFS Corporation
Northeast Region
APPROVED
Michelle Baker
11/16/2023
Approval limited to
Factory Built Portion

CEILING
FLOOR
CEILING
FLOOR

PAGE:	2428—PRESTIGE RANCH FRONT ELEVATION	STATUS: CONFO FINAL REV. FINAL APPROVAL	DATE: 9/27/23 10/09/2023 10/25/2023 11/7/2023	DRAWN BY: JWY BLS COB	CUSTOMER GREGORY (S)	BUILDER BACKYARD—ADUS LLC	CITY BIDDEFORD	COUNTY YORK	STATE ME	SNOW LOAD 50	SQ. FT. 114	FILE NO. 1114011/7701

Professional Building Systems
72 East Market Street
Middleburg, PA 17042
(888) 553-1414
WWW.PBSMODULAR.COM

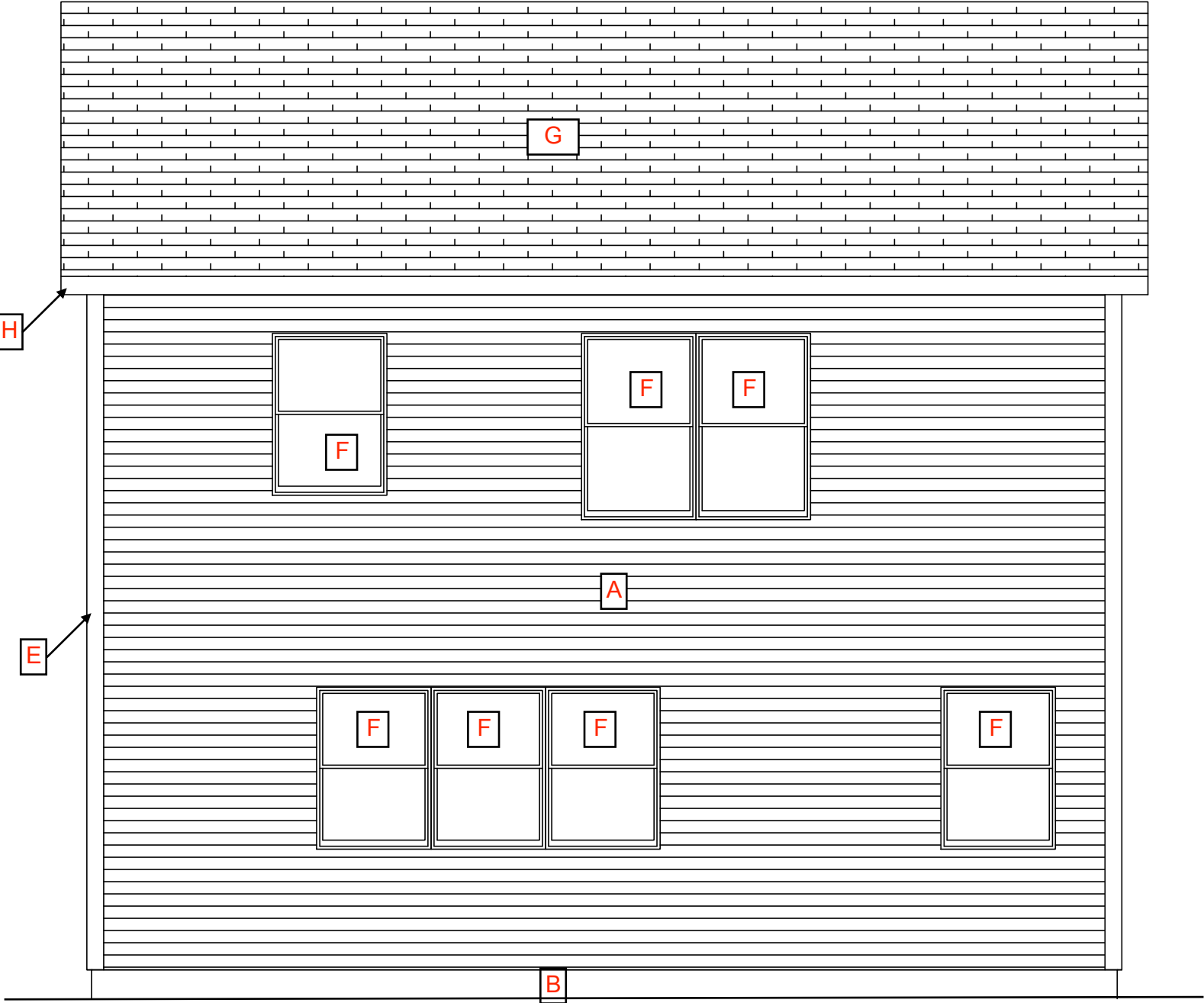
MBSP
MODULAR BUILDING
SYSTEMS OF PA

CEILING

FLOOR

CEILING

FLOOR



PFS Corporation
Northeast Region
APPROVED
Michelle Baker
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CEILING

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FLOOR

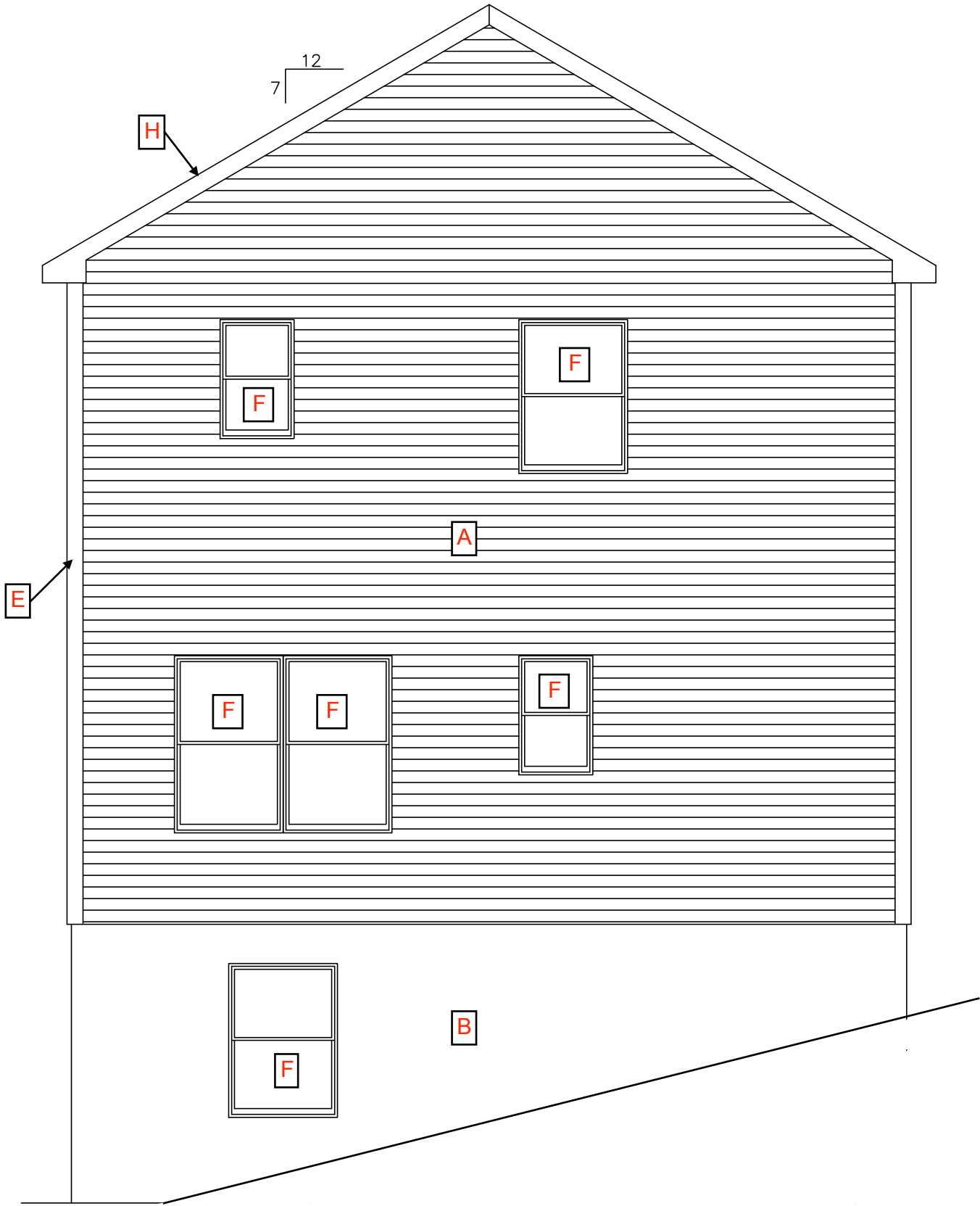
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	10/25/2023		BLS		REV FINAL		BIDDEFORD		YORK	
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CEILING

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PFS Corporation
Northeast Region
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Michelle Baker
11/16/2023

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Factory Built Portion

CEILING

FLOOR

CEILING

FLOOR

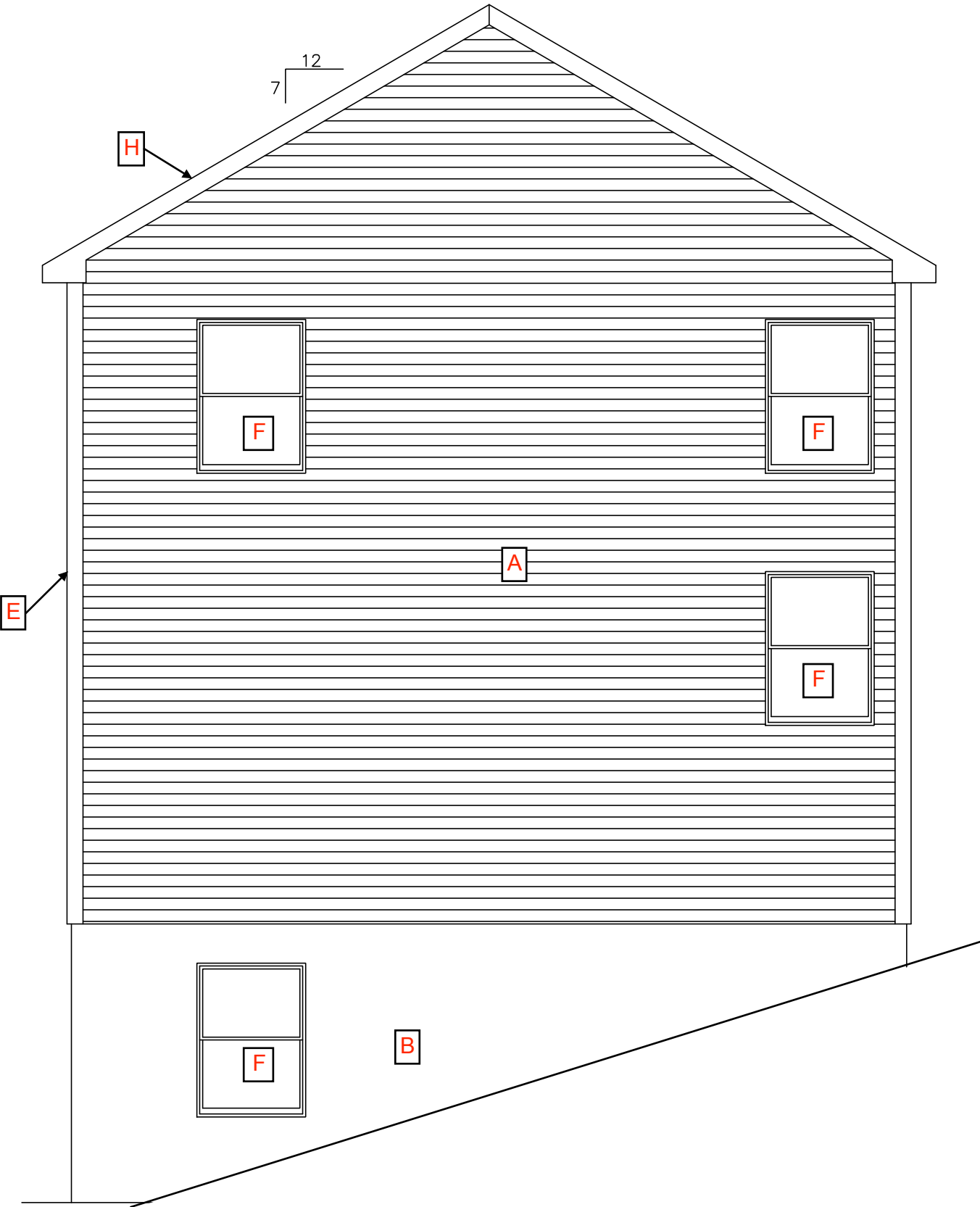
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	10/09/2023	BLS	REV FINAL				
	10/25/2023	BLS	APPROVAL				
	11/7/2023	COB					
							
							
				Professional Building Systems 72 East Market Street Middletown, PA 17042 (688) 553-4444 WWW.PBSMODULAR.COM			
				WIND SPEED 115 MPH VULT SNOW LOAD 50 SQ. FT.			
				ORDER NO.	SERIAL NO.	FILE NO.	
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				116			

CEILING

FLOOR

CEILING

FLOOR



PFS Corporation
Northeast Region
APPROVED

Michelle Baker
11/16/2023

Approval limited to
Factory Built Portion

CHRISO 11/7/2023 2: 35: 30 PM

ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON—SITE BY OTHERS

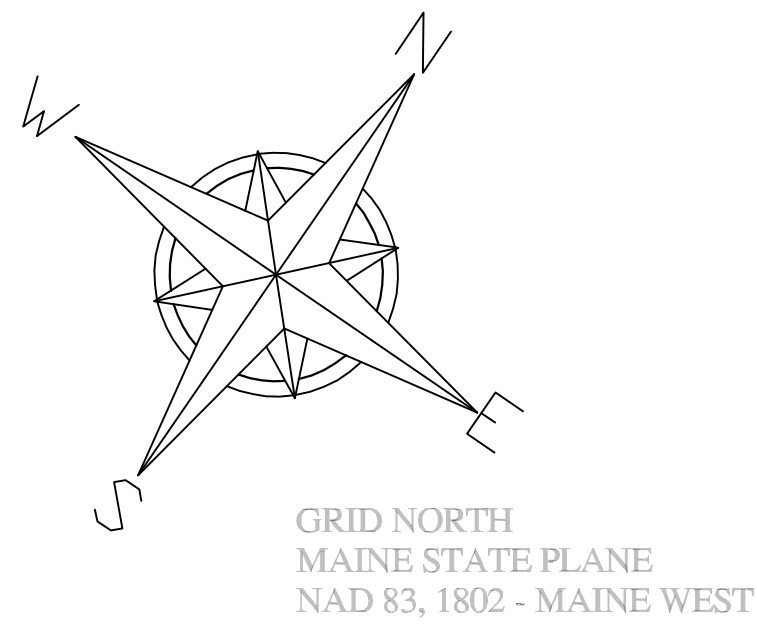
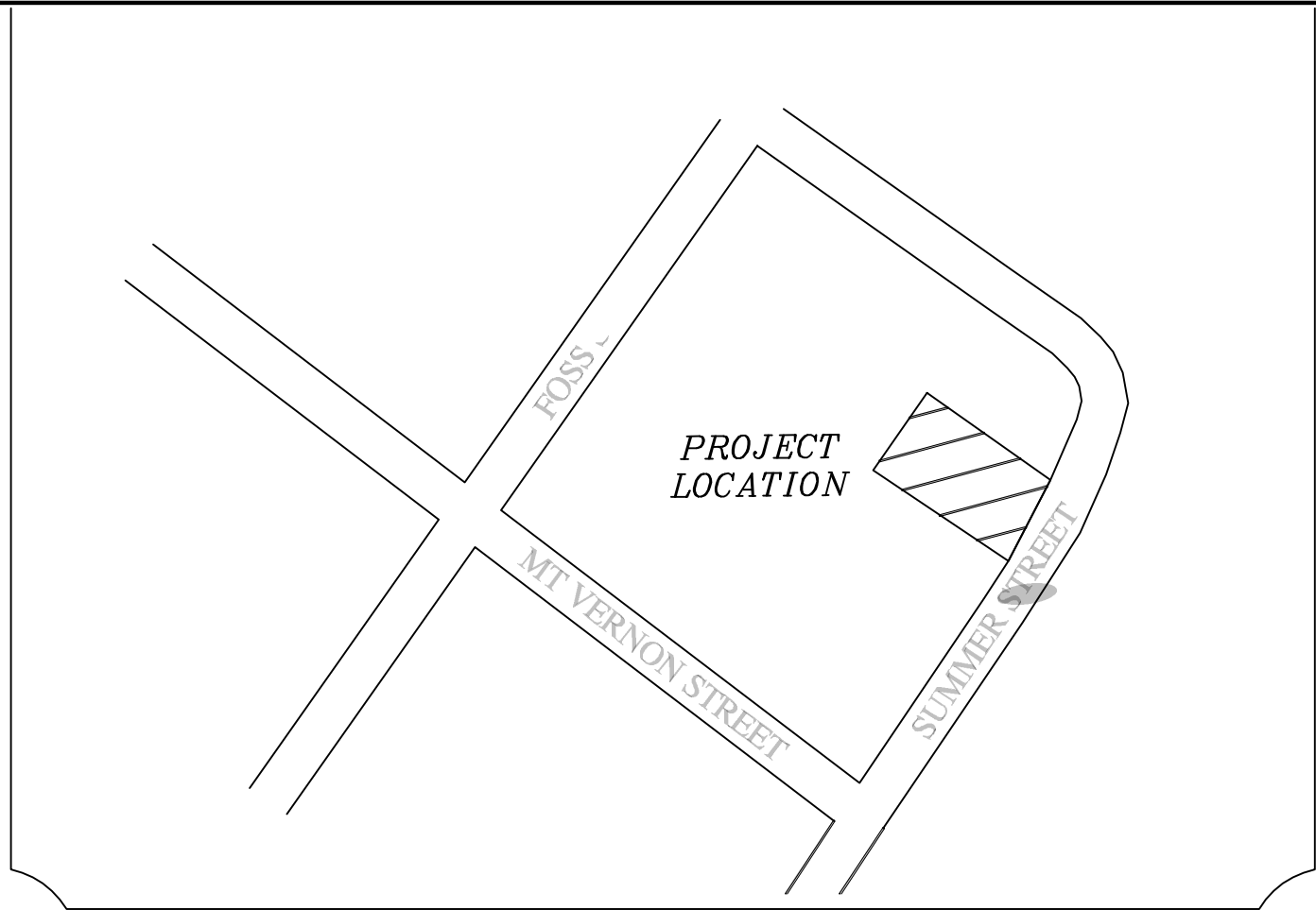
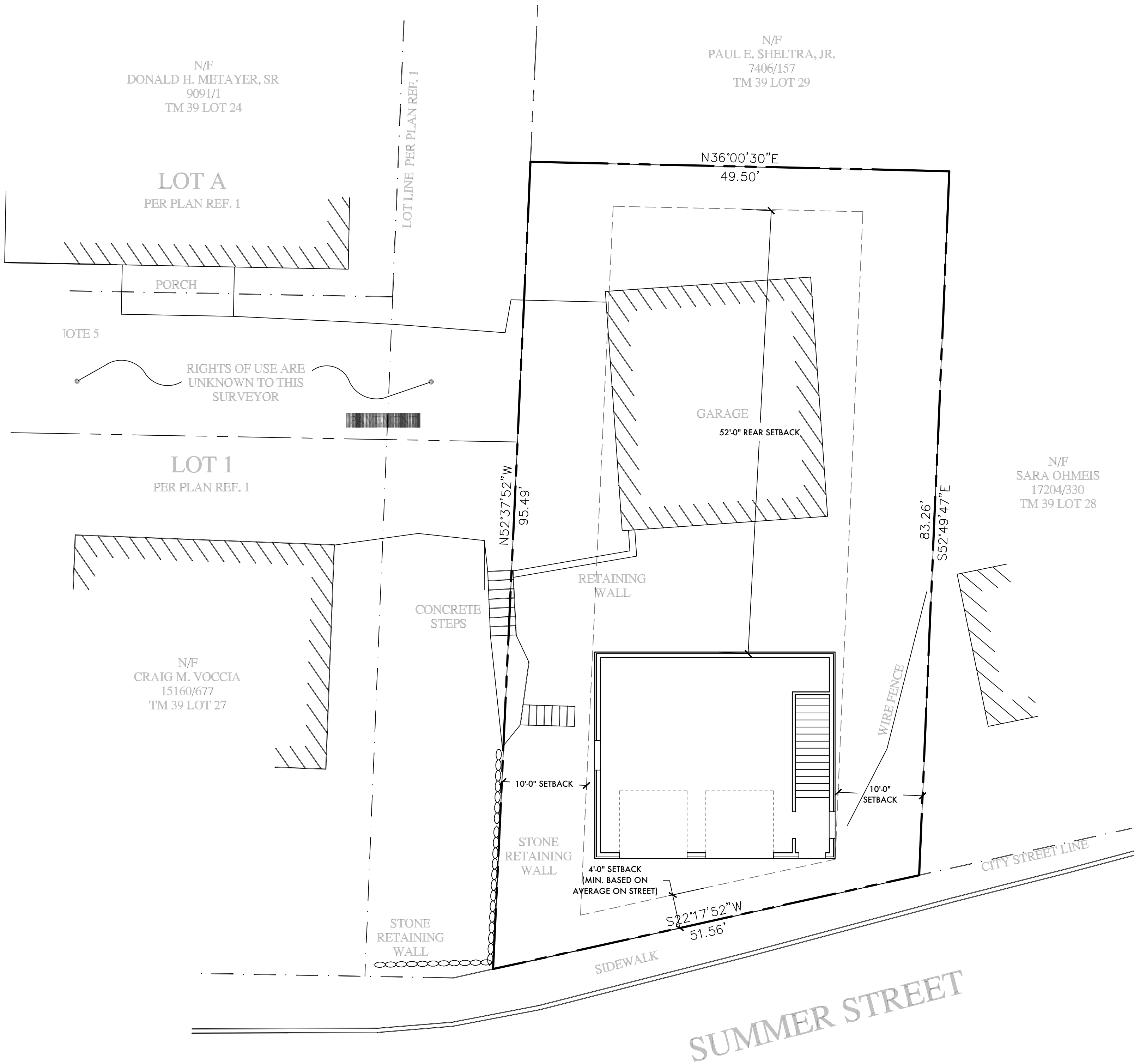
CEILING

FLOOR

CEILING

FLOOR

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					APPROVAL		COB		11/7/2023		

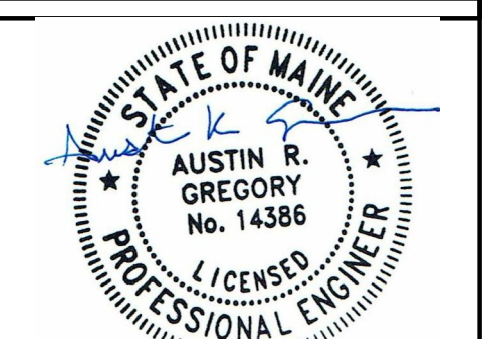


1 Proposed Site Plan
C1
SCALE: 1/8"=1'-0" (When Printed on 22"x34" Sheets)
1/16"=1'-0" (When Printed on 11"x17" Sheets)



Backyard ADUs

www.backyardadus.com
ME: 207-504-4212
MA: 413-238-1866



AUSTIN R. GREGORY
No. 14386
LICENSED PROFESSIONAL ENGINEER
11.16.23

Project:

New House At:
Summer Street

Issue Date:
Nov. 16, 2023
Drawn By:
A. Gregory

Revisions:

Sheet:

C1
Site Plan

 certainteed
SAINT-GOBAIN

MainStreet™

Siding



Life happens here.™


SAINT-GOBAIN

Rollover Nail Hem

Partial Rollover Nail Hem technology stiffens siding for a straighter-on-the-wall appearance. Designed and tested to withstand windload pressures up to 170 mph.

*Products adhere to ASTM D3679 standards for capable wind speed ratings based on standard wind load design pressure ratings. For most current ratings, please reference www.certainteed.com.

Authentic Textures

Natural cedar (woodgrain) or freshly painted (brushed) finishes.

DuraLock®

This locking system snaps tight for a secure fit.

3" CLAPBOARD

4" CLAPBOARD

5" CLAPBOARD

7 Styles. Great features.

Low Maintenance

High quality vinyl does not absorb moisture or rot.

3" Clapboard Lap Siding
Brushed

3"

4" Clapboard Lap Siding
Woodgrain

4"

5" Clapboard Lap Siding
Woodgrain

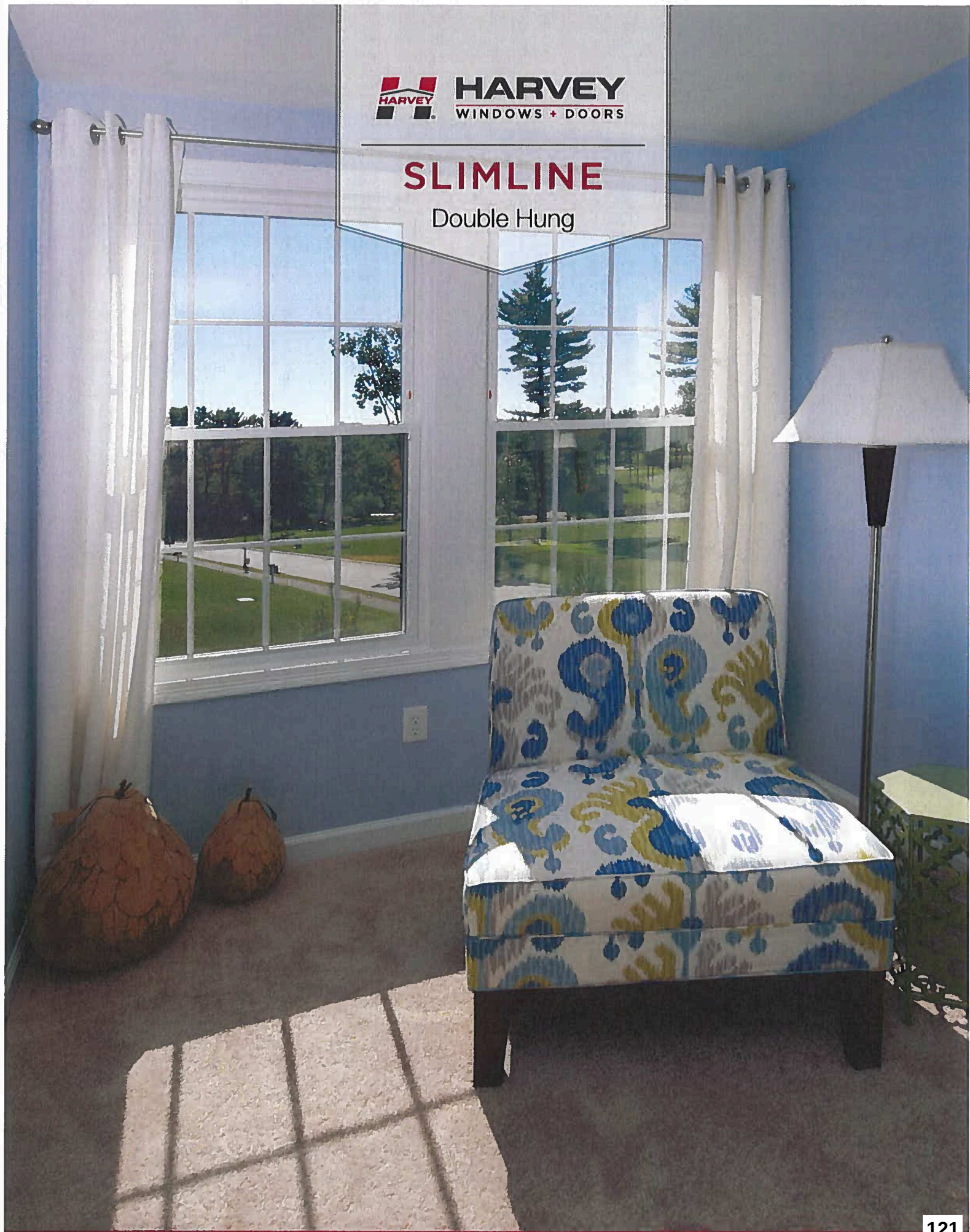
5"



HARVEY
WINDOWS + DOORS

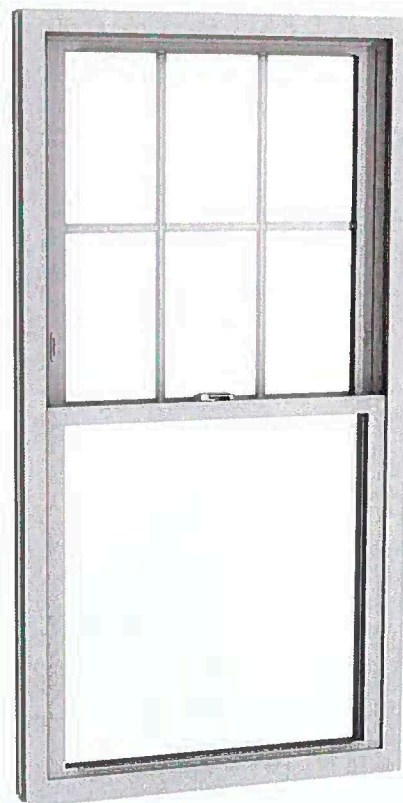
SLIMLINE

Double Hung





METAL SWEEP LOCK



The Harvey Slimline vinyl double hung window lives up to its name boasting a slimmer, fully-welded sash profile and frame that maximizes your view. Sweep lock is low profile, and made of durable metal.

Options



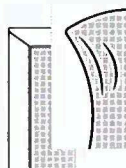
White Vinyl
(Standard)



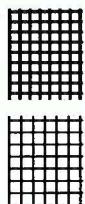
Almond Vinyl



SunGain PLUS HSHG
ThermoLock RS
SunShield PLUS/SunShield



FlexScreen
Aluminum



Fiberglass Mesh
VIEWS Mesh



GBG

MORE OPTIONS & FEATURES

Grids come in 5/8" size

Custom grid configurations plus oriel
& cottage sash options

Full and half size screens

Double locks are standard on widths
30" and over

Both sashes tilt in for cleaning;
ventilation limit latches keep bottom
or top sash partially opened

Available in single hung



Slimline Double Hung

Slimline windows offer an attractive design at an affordable price, without compromising on features and thermal performance.

The Harvey Slimline vinyl double hung window lives up to its name with a slim, fully-welded sash profile and frame that minimizes bulk and maximizes your view.

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HOMEOWNER GUIDE TO SLIMLINE

IMAGES

 360° VIEW





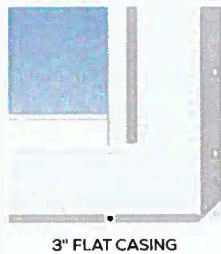
FEATURES



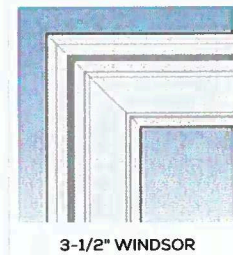
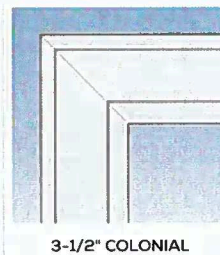
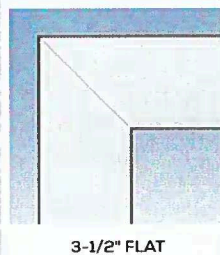
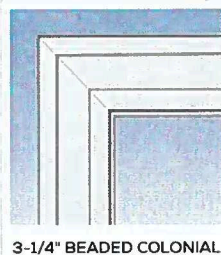
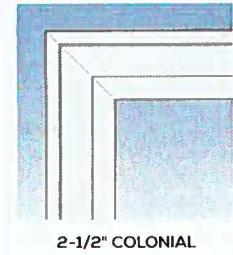
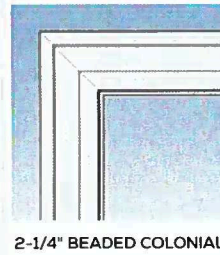
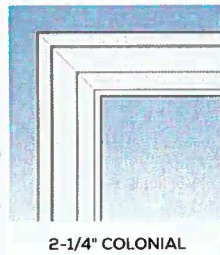
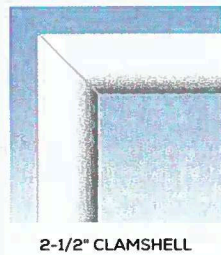
Casing & Trim

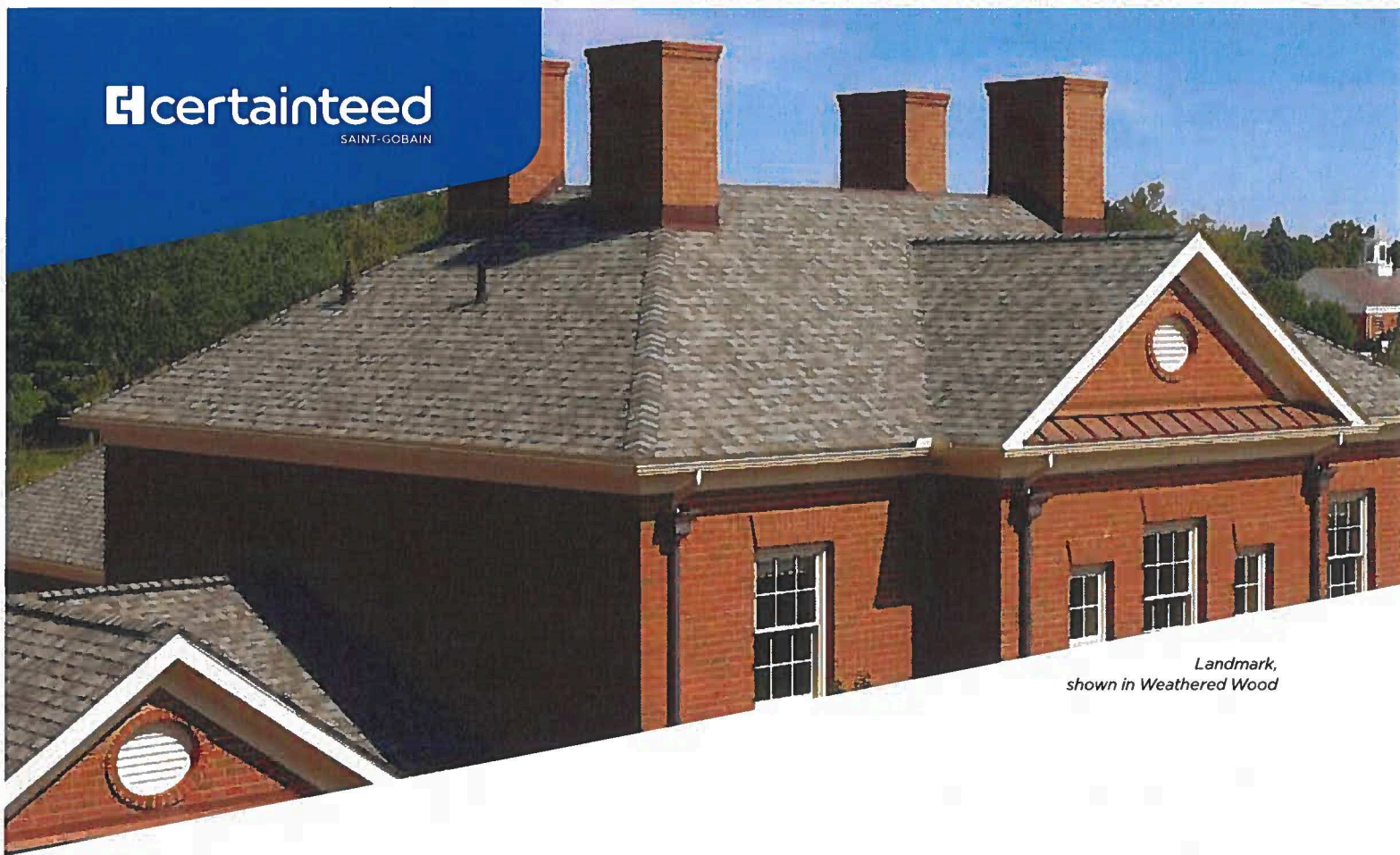
Factory Applied Exterior Casing and Fully Assembled Trim Kits make finishing the job quick and easy.

Exterior Casing Profiles



Interior Trim Profiles





*Landmark,
shown in Weathered Wood*

Landmark®

Designer Roofing Shingles

A Classic Original

Landmark's dual-layered construction provides depth and dimension, along with extra protection from the elements. Widest array of colors in the industry.

- **Lifetime limited warranty**
- **10-year SureStart protection**
Includes materials and labor costs
- **15-year 110 MPH wind warranty**
Upgrade to 130 MPH available
- **CertaSeal® seals roofs tight** against wind and weather.
- **StreakFighter® 10-year algae resistance.**
- **QuadraBond®** secures shingle layers together at four points for **greater performance.**
- **NailTrak® wider nailing area** for a more accurate installation

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

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- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

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- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance

Acceptance Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

LANDMARK® COLOR PALETTE



Cobblestone Gray



Colonial Slate



Georgetown Gray



Weathered Wood



Driftwood



Pewterwood



Charcoal Black



Moiré Black



Heather Blend



Burnt Sienna



Resawn Shake



Hunter Green



Scan code for
more information

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

**Landmark® Series
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Knowledge Center

Advice on properly planning your garage door project

1. Choosing your garage door
2. Choosing your garage door specialist
3. Installing a garage door

The Pro Corner:
Garaga garage door maintenance tips

FAQs

Garage Door Terminology

Videos

Why should you choose Garaga?

Garaga Experts Network

Garaga is definitely the best buy

Garaga's difference Warranty

Vantage garage door construction

Technical Specifications

FEATURES

- 3 layers | Polystyrene
- Thickness: 2"
- Exterior face: light woodgrain finish | Interior face: stucco finish
- Door interior: regardless of the color chosen, the inside is always White (door, window frames and inserts).

SIZES

- Widths from 8' to 20', in 1" increments
- Heights from 6'6" to 8', in 3" increments

Please [contact us](#) for more details on other available sizes.

COLORS

STEEL (light woodgrain finish)

Solid colors

Standard



White



Almond



Sahara



Sandstone



Terrastone



Brown

Premium



Black Ice



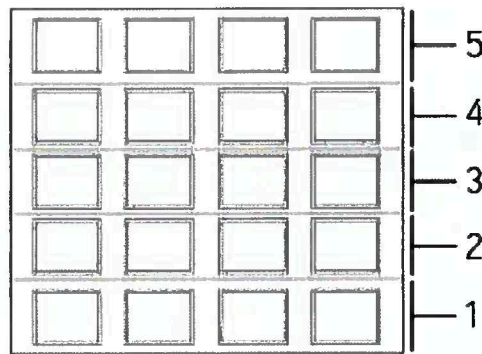
Charcoal

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The accuracy of colors on the website may vary depending on your screen settings. To see the true colors, please contact your local Garaga dealer for a sample.

8' HIGH DOOR LAYOUTS

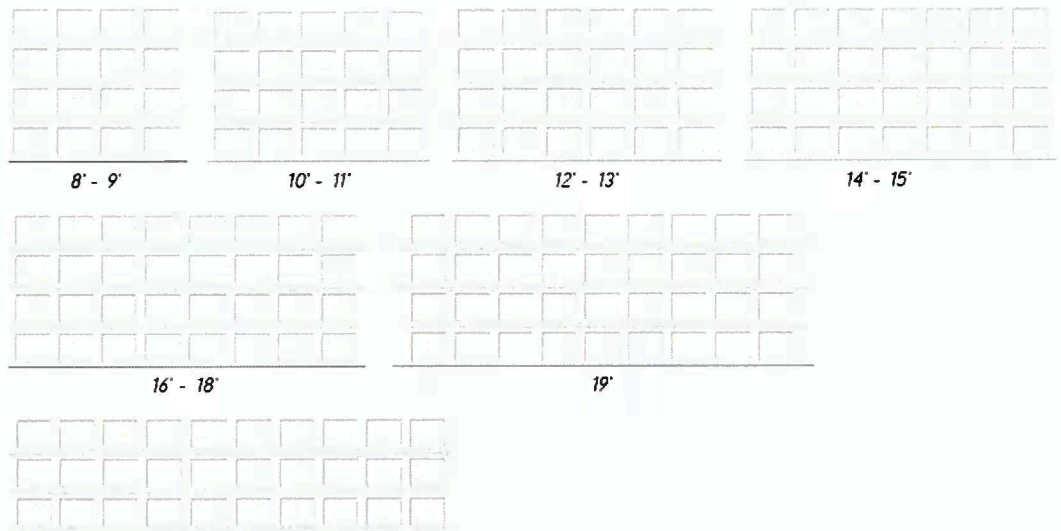
The 8' high doors are built with 5 sections.



Height: 8'

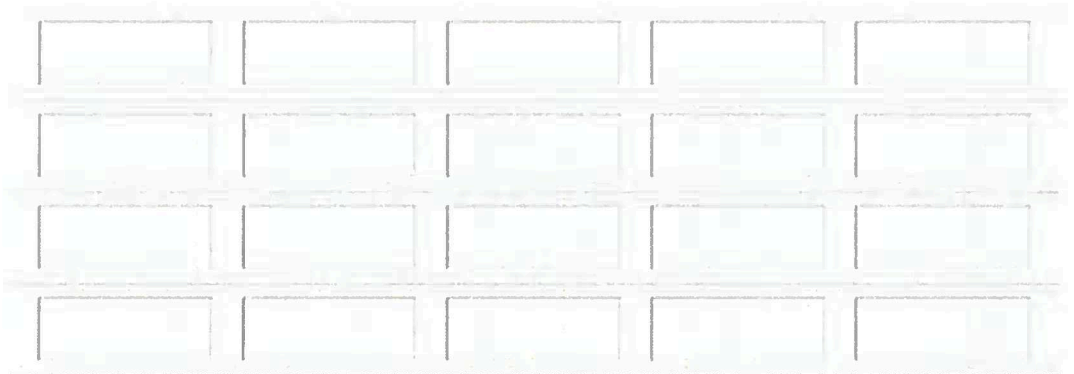
LAYOUTS

Shaker-Flat Short



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[CONTACT & SUPPORT](#)
[CAREERS](#)

15' to 18'



19' to 20'

CONSTRUCTION



3 layers | Polystyrene
(Steel + Polystyrene + Steel)

- 1 **26-gauge** pre-painted galvanized steel for high durability
- 2 **2" tongue-and-groove** meeting rail to provide a weathertight seal between sections, and rails are hemmed the entire length of the section for added strength and safety
- 3 **Polystyrene insulation** pressure bonded between two layers of steel for energy efficiency
- 4 **20-gauge white baked-on paint finish end stiles** for a nice clean look



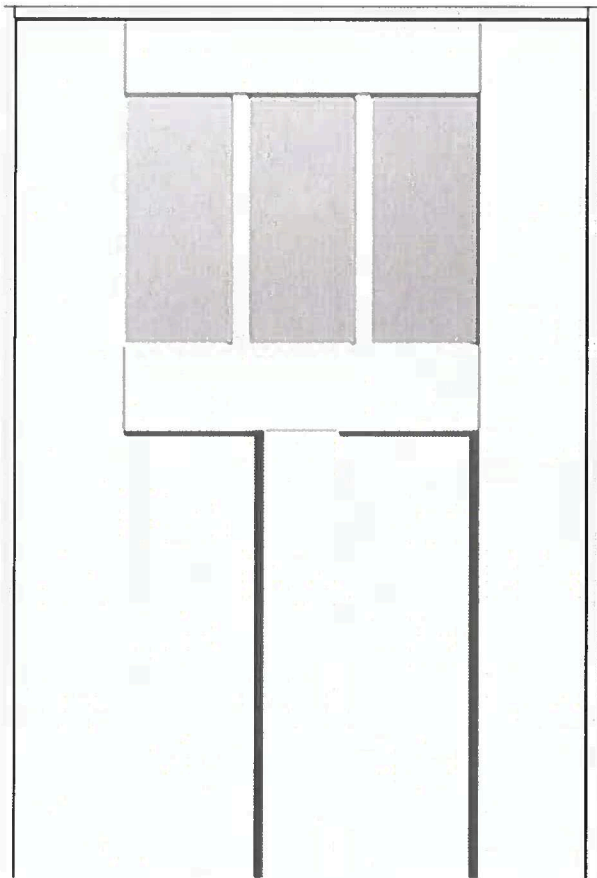
Get a quote for a
Vantage garage
door

Smooth-Star®

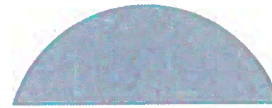
Style No. S4813 | Craftsman Lite 2 Panel Shaker Flush-Glazed | Glass Name: 3 Lite 3Wx1H Divided Lite



3.0 (10) [Write a review](#)



PAINT OPTIONS



AVAILABLE SIZES



2'10" x 6'8"

2'10" x 7'0"

2'8" x 6'8"

2'8" x 7'0"

LITERATURE



Full-Line Catalog

Door System Brochure

Features

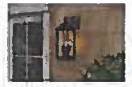
- Inviting selection of door styles
- Wide choice of glass designs
- High-definition panel embossments
- Weather resistance
- Security and durability
- High energy-efficiency R-values

More features and detailed options for this product

[Where to Buy](#)

[Design Your Door](#)

[Order Finish Samples](#)



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Feedback

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\$68.97

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- 3-Light Matte Black Outdoor Wall Sconce has modern style
- Requires 3 x E12 light bulbs (not included)
- Ideal for use as a patio light, garage light, or porch light
- [View More Details](#)

Product Height (in.): 17.8 in

14.8 in

17.8 in

Pickup at Biddeford

Delivering to 04005

Ship to Store

Dec 6 - Dec 8
100 available

FREE

Delivery

Friday, Dec 8
100 available

FREE

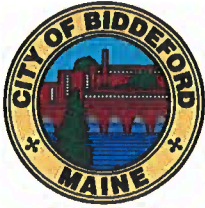
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Have a question?

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CHAT NOW



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Two tractor guys
Applicant's Address: P.O. box 254 Biddeford ME 04005
Applicant's Phone(s): 774-696-2360
Applicant's E-mail: Two tractor guys@gmail.com
Applicant's Legal Interest in the Property:

☒ Owner

☐ Purchase and Sale

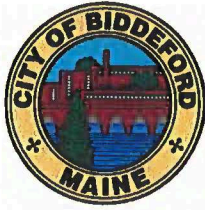
☐ Tenant - Lease/Rental Agreement

Owner's Name: _____
Owner's Address: _____
Owner's Phone(s): _____
Owner's E-mail: _____

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: _____
Agent's Address: _____
Agent's Phone(s): _____
Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: Summer St.
Project Zone: MSRD-2 Property Map & Lot Number(s): 39-27-1

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

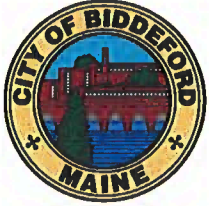
Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☒ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)

Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☐ Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

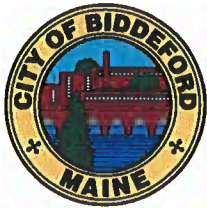
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

- ☒ Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required – \$50.00
- ☒ Completed Application Form
- ☒ Description of Proposed Activity
- ☐ Photographs of the building involved as well as adjacent buildings
- ☒ Samples of materials proposed for use in the activity
- ☒ Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

Signature of applicant:

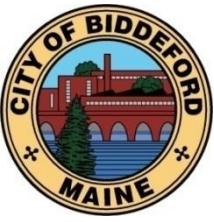
A handwritten signature in black ink, appearing to be "C. J. [unclear]", written over a horizontal line.

Date: 11/29/23

Signature of
property owner (Required):

A handwritten signature in black ink, appearing to be "C. J. [unclear]", written over a horizontal line.

Date: 11/29/23



CITY OF BIDDEFORD PLANNING DEPARTMENT

2023.36

Historic Preservation Commission.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Biddeford Planning and Development

DATE: December 6, 2023

RE: **ITEM #3.7 – Public Hearing – Jeff Purser** to replace windows at 30 Green Street (Tax Map 38, Lot 258) in the MSRD-2 zone.

MEETING DATE/TIME: **December 13, 2023 @ 4:00 PM**

1. **INTRODUCTION**

The applicant proposes to replace windows at this circa 1840 cape style house.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Jeff Purser 30 Green Street Biddeford ME 04005 Purser.jeff@gmail.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
4.	Project Location:	30 Green Street
5.	Project Tax Map #/Lot #:	Tax Map 38, Lot 258
6.	Existing Zoning:	MSRD-2
7.	Overlay Zoning:	N/A
8.	Existing Use:	Residential
9.	Proposed Use:	Residential
10.	Uses in the Vicinity:	Mixed-use
11.	Parcel Size:	0.11 acres
12.	Front Setback Required:	15 feet
13.	Side Setbacks Required:	10 feet
14.	Rear Setback Requires:	10 feet
15.	Height Requirements:	Maximum 3 stories or 35 feet
16.	LDR Attachment A: Fess Paid:	Yes
17.	Historic Preservation Commission Review History:	Dec. 13, 2023 Meeting Date. Posted Dec. 6, 2023; Mail Notices to all abutters within 100' Sent 11 notices Dec. 6, 2023.
18.	Contributing Structure?	No
19.	Approximate Construction	1840

Source: "16 Wentworth Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4271>.
Accessed Date: 11/29/2023.

3. Existing Conditions:

The house is recorded by the Assessing Department as being built in 1840. According to the Kleinfelder Survey:

“Resource lacks integrity of materials and workmanship due to use of vinyl replacement windows and vinyl replacement siding.”

The structure as it appeared during the Kleinfelder Survey:



East Elevation



North Elevation



South Elevation

PROJECT PROPOSAL

The applicant proposes replace windows on this mid-nineteenth Century Cape Cod style house. Additionally, he proposes to replace the mulled units to the left of the front entry with two separate double hung units, restoring symmetry to the house, as evidenced by the neighboring Cape Cod homes.

The applicant proposes Mathew Brothers Sanford Hills double hung units, except where casement windows are required for egress, and smaller awning units at the right side of the house.

The applicant proposes to use 5/8" historic profile mutins, 4 over 4 grille pattern.

4. PUBLIC COMMENT

As of the time of this report, no public comments had been received.

5. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-2 Zone.
- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

- 1. *A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as*

contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. *The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*

- a. *Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*

Will continue as residential building.

- b. *Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*

No historic architectural features will be removed or destroyed, however, the fenestration at the front of the house will be changed to restore balance and symmetry to the front façade.

- c. *Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*

Photo evidence suggests that two double hung windows at either side of the central door is appropriate to a mid-19th century Cape Cod style house. The applicant has proposed 4 over 4 grille patterns for the double hung windows. Investigation by staff suggests that 6 over 6 may be more appropriate.

- d. *Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*

N/A

- e. *Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*

The mulled window units were likely installed during the middle of the 20th century and can be construed as a product of their own time.

- f. *All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*

N/A

- g. *Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and;*

N/A

- h. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

N/A

6. STAFF REVIEW:

Within the context of the neighborhood, the symmetry of window placement that is proposed by the applicant is in keeping with the character of the period of time in which the house was constructed.

7. STAFF RECOMMENDATION

Recommend that the Historic Preservation Commission review the revised submitted application materials and considered the application for approval, approval with conditions, or denial.

8. SAMPLE MOTIONS

A. Motion to approve a Certificate of Appropriateness for Jeff Purser install replacement windows at 30 Green Street, based on the materials submitted and conditioned on the following:

a. _____

b. _____

B. Motion to deny a Certificate of Appropriateness for Jeff Purser install replacement windows at 30 Green Street, based on the following:

a. _____

b. _____

C. Motion to postpone a Certificate of Appropriateness for Jeff Purser install replacement windows at 30 Green Street, until the following additional information or materials can be provided:

a. _____

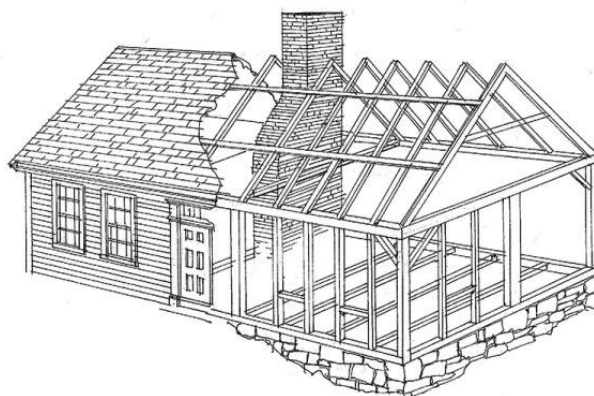
b. _____

30 Green Street

Please find a narrative of the project below as well as supplemental photos to support my application.

Thank you,

Jeff Purser



The home at 30 Green Street is an 1840 center-chimney cape. As is typical of a timber-frame building of that age and style, it has a central staircase in the middle bay and two rooms of equal size in the left and right bays.

The house originally had four double hung windows of equal size on the front elevation, placed symmetrically on either side of the large entry. Sometime in the middle of the 20th century, all of the windows on this building were replaced. Most egregiously, two of the double hung windows on the front of the house were removed (along with the framing) and replaced with a mulled awning unit, replicating the current suburban trends for postwar construction. This proposed project will attempt to rectify that mistake and replace the 10 windows on the original building with energy-efficient windows that are more accurate to the look of the original house and also match the character of the neighborhood.

It is this applicant's intention to upgrade the aging windows to Matthews Brothers Sanford Hills windows with 5/4 x 3-1/2 inch flat white casing and historic sill nose. The proposed street-side windows will be 30 X 55 Dual Pane Double Hung, 4/4 simulated divided lite with 5/8" Historic Putty Muntin. The bedroom windows on the sides of the home will have matching trim but will be 30 X 55 casement windows to allow egress. The kitchen window on the side of the house will match the size and shape of the existing mulled window unit and will include the same trim detail as the rest of the new windows.

To determine the best type of windows to replace the failing windows on this home, the applicant looked at the framing of the house for clues, researched historic homes of the period, and surveyed the housing stock of the neighborhood. Around the corner on South Street, we find examples of the use of a four/four grid pattern on the street-side facade and a very simple cased trim with sill. Next to 30 Green Street, at 32-34 and 36-38 Green Street, are two larger cape-style buildings. The windows on these buildings were also replaced at some time in the last century. The existing condition of these homes do not provide any clues as to the original trim and style of the windows. However, they do show a symmetrical placement of windows that is consistent with the historical record.



60 - 70 South Street



32 -38 Green Street

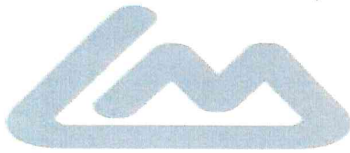




30 Green Street







Mathews Brothers

Tel:
Fax:
Email:



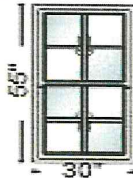
Customer
QUOTATION

BILL TO:

SHIP TO:

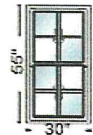
QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
654203	Ordered		8/21/2023 8:14:41 AM
QUOTED BY	TERMS	PROJECT NAME	QUOTE NAME
Todd Nugent		Purser#2	Jeff Purser #2

LINE #	QTY	SUB-LINES
100	4	2



LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
100-1		4	\$1,014.00	\$680.84	\$2,723.36

Sanford Hills Dual Pane Double Hung
30 X 55 Unit Size, Extruded White Interior, Extruded White
Exterior, Dual Pane Low E Argon, PG50, 4/4 Lite 5/8"
Historic Putty Muntin, White Simulated Divided Lite w/
Spacer Bar, No Lift Rail, 24.687 X 22.5 Clear Opening,
3.857 SQFT, Hidden Tilt Latch, Dual White Robo-Tilt Lock,
White Window Opening Control Device, Fiberglass Mesh
White Full Screen Shipped Loose
w/J-Channel, 3-1/2" Flat Matches Exterior Frame Color, w/
Nailing Fin, w/Historical Sill Nose, w/ Installation Screws
Unit 1: UFactor: 0.26, SHG: 0.24, VLT: 0.45, CR: 60
Energy Star Qualified (Northern)



Opening: 30.5" X 55.5"
O.S.M.: 30" X 55"

Tag: None Assigned

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
100-2	Screen1	4	\$0.00	\$0.00	\$0.00

Insert Full Screen Shipped Loose

Opening: 0" X 0"
O.S.M.:

Tag: None Assigned

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
654203	Ordered		8/21/2023 8:14:41 AM
QUOTED BY	TERMS	PROJECT NAME	QUOTE NAME
Todd Nugent		Purser#2	Jeff Purser #2

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
200-1		1	\$1,334.77	\$896.22	\$896.22

Sanford Hills Dual Pane Casement
30 X 55 Unit Size, Left Operating, Extruded White Interior,
Extruded White Exterior, Dual Pane Low E Argon, PG65, 8
Lite 5/8" Historic Putty Muntin, White Simulated Divided
Lite w/ Spacer Bar, 2.125in Horizontal Checkrail Applied 2,
Special Hinge, 20.5 X 48.125 Clear Opening, 6.851 SQFT,
Applied Window Opening Control Device, White Handle &
Lock, Fiberglass Mesh White Screen Applied
w/J-Channel, 3-1/2" Flat Matches Exterior Frame Color, w/
Nailing Fin, w/Historical Sill Nose, w/ Installation Screws
Unit 1: UFactor: 0.24, SHG: 0.2, VLT: 0.38, CR: 62
Energy Star Qualified (Northern)

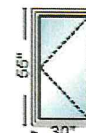


Opening: 30.5" X 55.5"
O.S.M.: 30" X 55"

Tag: None Assigned

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
300-1		1	\$1,053.38	\$707.29	\$707.29

Sanford Hills Dual Pane Casement
30 X 55 Unit Size, Left Operating, Extruded White Interior,
Extruded White Exterior, Dual Pane Low E Argon, PG65,
Special Hinge, 20.5 X 48.125 Clear Opening, 6.851 SQFT,
Applied Window Opening Control Device, White Handle &
Lock, Fiberglass Mesh White Screen Applied
w/J-Channel, 3-1/2" Flat Matches Exterior Frame Color, w/
Nailing Fin, w/Historical Sill Nose, w/ Installation Screws
Unit 1: UFactor: 0.24, SHG: 0.22, VLT: 0.42, CR: 62
Energy Star Qualified (Northern)

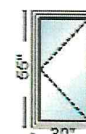


Opening: 30.5" X 55.5"
O.S.M.: 30" X 55"

Tag: None Assigned

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
400-1		1	\$1,053.38	\$707.29	\$707.29

Sanford Hills Dual Pane Casement
30 X 55 Unit Size, Left Operating, Extruded White Interior,
Extruded White Exterior, Dual Pane Low E Argon, PG65,
Special Hinge, 20.5 X 48.125 Clear Opening, 6.851 SQFT,
Applied Window Opening Control Device, White Handle &
Lock, Fiberglass Mesh White Screen Applied
w/J-Channel, 3-1/2" Flat Matches Exterior Frame Color, w/
Nailing Fin, w/Historical Sill Nose, w/ Installation Screws
Unit 1: UFactor: 0.24, SHG: 0.22, VLT: 0.42, CR: 62
Energy Star Qualified (Northern)



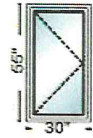
Opening: 30.5" X 55.5"
O.S.M.: 30" X 55"

Tag: None Assigned

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
654203	Ordered		8/21/2023 8:14:41 AM
QUOTED BY	TERMS	PROJECT NAME	QUOTE NAME
Todd Nugent		Purser#2	Jeff Purser #2

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
500-1		1	\$1,053.38	\$707.29	\$707.29

Sanford Hills Dual Pane Casement
30 X 55 Unit Size, Right Operating, Extruded White Interior,
Extruded White Exterior, Dual Pane Low E Argon, PG65,
Special Hinge, 20.5 X 48.125 Clear Opening, 6.851 SQFT,
Applied Window Opening Control Device, White Handle &
Lock, Fiberglass Mesh White Screen Applied
w/J-Channel, 3-1/2" Flat Matches Exterior Frame Color, w/
Nailing Fin, w/Historical Sill Nose, w/ Installation Screws
Unit 1: UFactor: 0.24, SHG: 0.22, VLT: 0.42, CR: 62
Energy Star Qualified (Northern)



Opening: 30.5" X 55.5"
O.S.M.: 30" X 55"

Tag: None Assigned

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
600-1		1	\$2,237.29	\$1,502.20	\$1,502.20

Sanford Hills Dual Pane Awning Mull
35.8 X 23.75 Unit Size ; 35.8 X 23.75 Unit Size ; 35.8 X
23.75 Unit Size, Operating, Extruded White Interior,
Extruded White Exterior, Dual Pane Low E Argon, PG80,
White Handle & Lock, Fiberglass Mesh White Screen
Applied
w/J-Channel, 3-1/2" Flat Matches Exterior Frame Color, w/
Nailing Fin, w/Sill Nose, w/ Installation Screws
Unit 1: UFactor: 0.24, SHG: 0.22, VLT: 0.42, CR: 60
Energy Star Qualified (Northern)
Unit 2: UFactor: 0.24, SHG: 0.22, VLT: 0.42, CR: 60
Energy Star Qualified (Northern)
Unit 3: UFactor: 0.24, SHG: 0.22, VLT: 0.42, CR: 60
Energy Star Qualified (Northern)

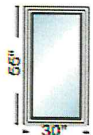


Opening: 107.9" X 24.25"
O.S.M.: 107.4063" X 23.75"

Tag: None Assigned

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
700-1		1	\$755.38	\$507.20	\$507.20

Sanford Hills Dual Pane Sash Glaze Picture
30 X 55 Unit Size, Extruded White Interior, Extruded White
Exterior, Dual Pane Low E Argon, PG60
w/J-Channel, 3-1/2" Flat Matches Exterior Frame Color, w/
Nailing Fin, w/Historical Sill Nose, w/ Installation Straps
Unit 1: UFactor: 0.25, SHG: 0.28, VLT: 0.53, CR: 63
Energy Star Qualified (Northern)

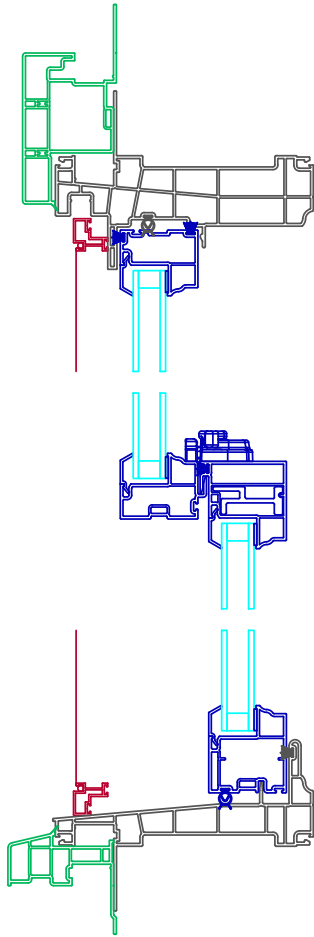


Opening: 30.5" X 55.5"
O.S.M.: 30" X 55"

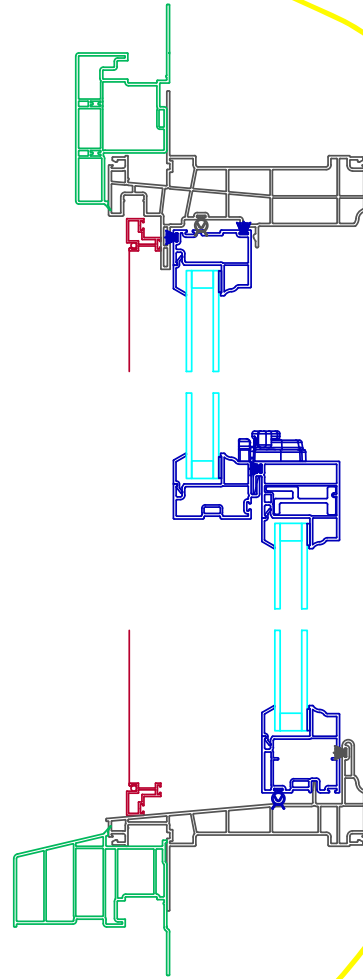
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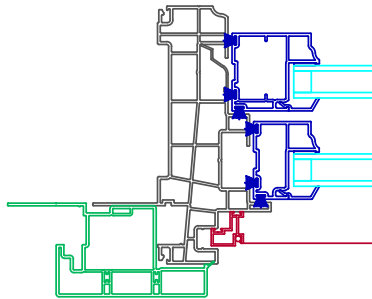




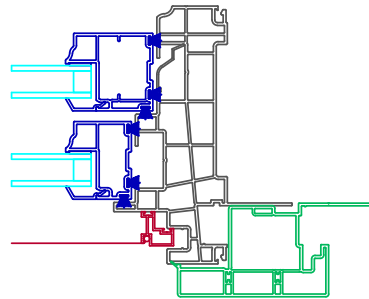
5/4 x 3-1/2 Flat Casing with J-Channel
Standard Sill Nose



5/4 x 3-1/2 Flat Casing with J-Channel
Historical Sill Nose



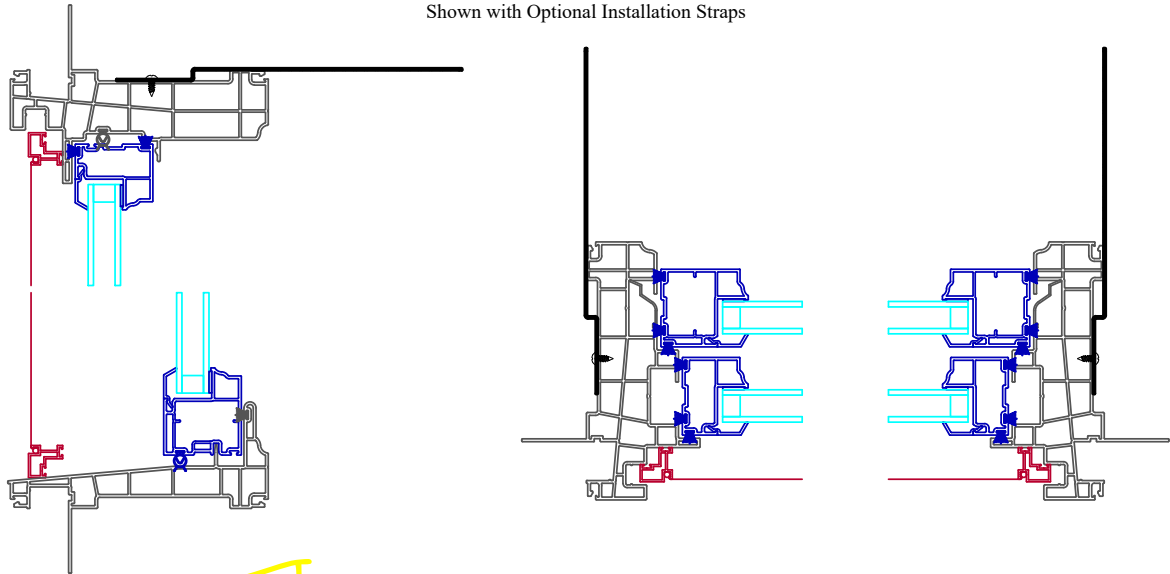
5/4 x 3-1/2 Flat Casing with J-Channel



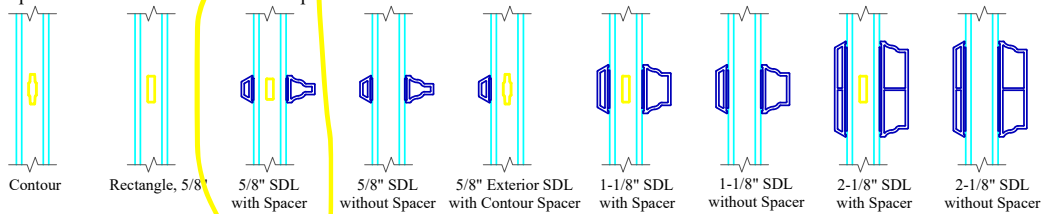
Mathews Brothers
Company

DESCRIPTION:				
Sanford Hills New Construction Double Hung Dual Pane				
"A"				DATE: October 24, 2019
SHEET: SH_DHDP-4	DRAWN BY:	SCALE: 1:4		DWG NO.:

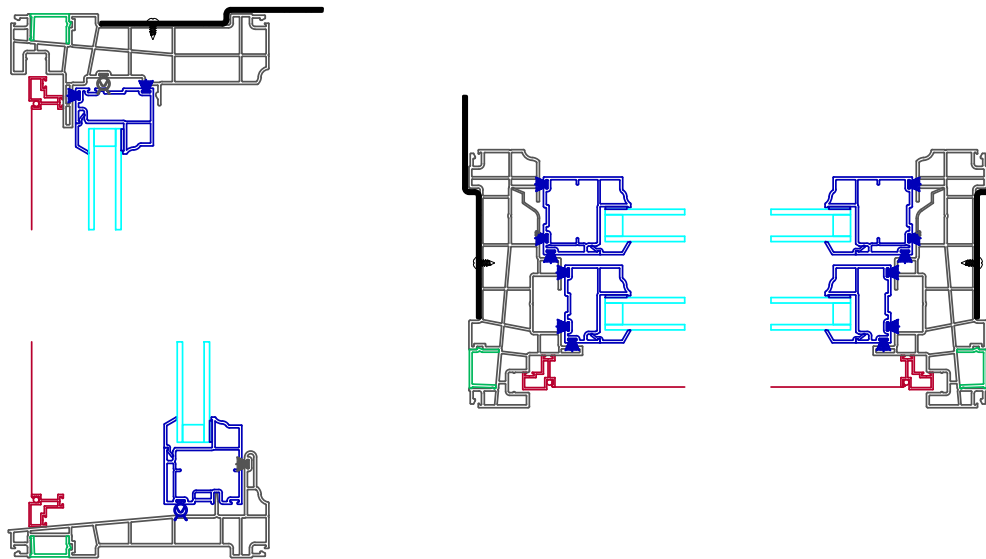
Shown with Optional Installation Straps



Grille in Airspace and Simulated Divided Lite Options



Nailing Flange Removed Option - Shown with Optional Masonry Brackets



Mathews Brothers
Company

DESCRIPTION:

Sanford Hills New Construction Double Hung
Dual Pane

DATE:
October 24, 2019

"A"

SHEET:
SH_DHDP-13

DRAWN BY:

SCALE:

1:4

DWG NO.:



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Jeffrey Purser
Applicant's Address: 30 Green ST
Applicant's Phone(s): 207-815-0646
Applicant's E-mail: purser.jeff@gmail.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

Owner's Name: Jeffrey Purser
Owner's Address: 30 Green ST
Owner's Phone(s): 207-815-0646
Owner's E-mail: purser.jeff@gmail.com

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: _____
Agent's Address: _____
Agent's Phone(s): _____
Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 30 Green ST
Project Zone: MSRD2 Property Map & Lot Number(s): 38/258

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- ☒ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)
- Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☐ Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.



Sanford Hills Mathews, born in Searsmont, moved to Bangor at the age of 19 to learn the trade of joinery. He joined his family in Belfast in 1854 as he continued to learn his trade. Summers he worked, and winters he taught public school. In 1860, he joined his brothers, and the company was renamed "Mathews Brothers Company".

It is said that in his entire career, which spanned 37 years at Mathews Brothers, he never took a vacation, except to attend his son's graduation from the University of Rochester in 1885.

"His was a life of simplicity, of simple obedience to duty, of earnest toil, and of ready service to those around him."

- Maine Biographies, Harriet B. Coe

A WINDOW 165 YEARS IN THE MAKING

For 160 years, Mathews Brothers produced putty-glazed wood sash. Millions of them, each and every one hand-glazed.

So, the look and feel of wood windows is not only in our heritage, it's in our blood.

Nearly three decades ago, when Mathews Brothers added PVC windows to our product line, we were among the first wood window manufacturers in the country to do so. Although it was a break with our traditional wood framing (which we'd continue to make for 25 more years), we still made windows that were beautiful, energy-efficient, low-maintenance, and worry-free. So, no matter whether the framing material was wood or PVC, the Mathews Brothers brand was the builder's and homeowner's assurance that it was made with our unique dedication to craftsmanship and quality. *Wicked Awesome Windows we're proud to make, dealers are proud to distribute, and builders are proud to recommend.*

But, still, we missed the look and feel of our wood windows. We missed the aesthetic of beefy sash rails, the texture of historic muntin bars.

We wanted the best of both worlds.

So, we made a bold move. We took our collective decades of experience in the builder's world, learning what they want and need, along with our passion for exceeding customer demands, and coupled it with our generations of knowledge in producing superior quality windows and doors, both efficiently and accurately, and applied it to the design of this product family.

The result is our Sanford Hills family of products.

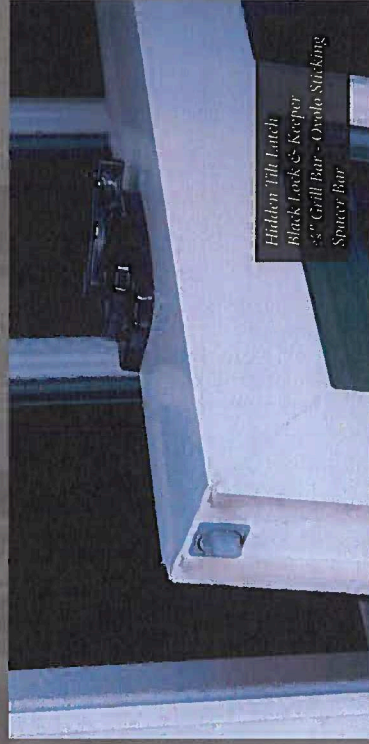
This breakthrough design is unlike any PVC windows you've ever seen, and the performance is decidedly world-class.

Standard Frame Features

- 4-9/16" Master Frame.
- Performance Grade 50 without upgrades.
- Fusion-welded for added strength.
- Integral nailing fin provides air and water seal around frame.
- Integral "Fat" 7/8" J-channel accepts virtually every siding thickness.
- Balance Covers for a neater interior appearance.
- Pre-sloped sills for water runoff.
- Extruded White interior and exterior.

Optional Frame Features

- Extruded Adobe interior and exterior.
- Wood-based stain-grade laminate.
- J-channel cover.
- 3/4" Drywall return.
- Extension Jambs.
- Window Opening Control Device.
- 5/4 x 3-1/2" Flat Casing.
- 4-1/2" Banded Casing.
- Historic Staff Bead Brickmould.
- Standard and Historic Sill Nose.
- Custom exterior color finishes.
- Full or Half Screen-BetterVue® insect screen.



Hidden Tilt Latch
Black Lock & Keeper
3/4" Grill Bar - Ovolo Sticking
Spacer Bar

Standard Sash Features

- 1-3/4" Stiles and Rails.
- 3/4" Dual-Pane Insulating Glass Unit with/Low-E glass/Argon gas fill.
- Lift rail removed.
- Non-corrosive color-matched hardware.
- Equal glass size on sash emulate traditional wood appearance.
- Cam-action lock action draws sashes closer for a tighter positive lock.
- Low profile tilt latches.
- Integral interlocking meeting rail provides additional security.
- Duralite® warm-edge technology for reduced condensation.

Optional Sash Features

- 1-1/8" Triple Pane Insulating Glass Unit.
- Extruded Adobe interior and exterior.
- Custom exterior color finishes.
- Grilles Between Glass.
- Simulated Divided Lites.
- -Ovolo sticking on 3/4" IGU interior
- -Trapezoidal Putty on 3/4" IGU exterior
- -Trapezoidal Putty on 1-1/8" IGU both sides



Historic 12/16 Casps
Cottage Style Double Hung
• 3/4" Simulated Divided Lite/Spacer Bar
• 3/4" Historic Putty Bead
• 5/4 x 3 1/2" Flat Casing/Historic Sill Nose
Wood-Based Interior/Hidden Tilt Latches

Double Hung

Traditional, classic, durable — double-hungs give you all of that plus energy efficiency and peace of mind. Top and bottom sash operate smoothly allowing you to control air flow, and they both tilt-in for easy cleaning and care. Grilles can be added to further enhance the traditional look of your home.

Use singly, or factory mulled with transoms or other fixed or operable units to add a dramatic accent to your home's appearance, while providing a brighter, more open interior.



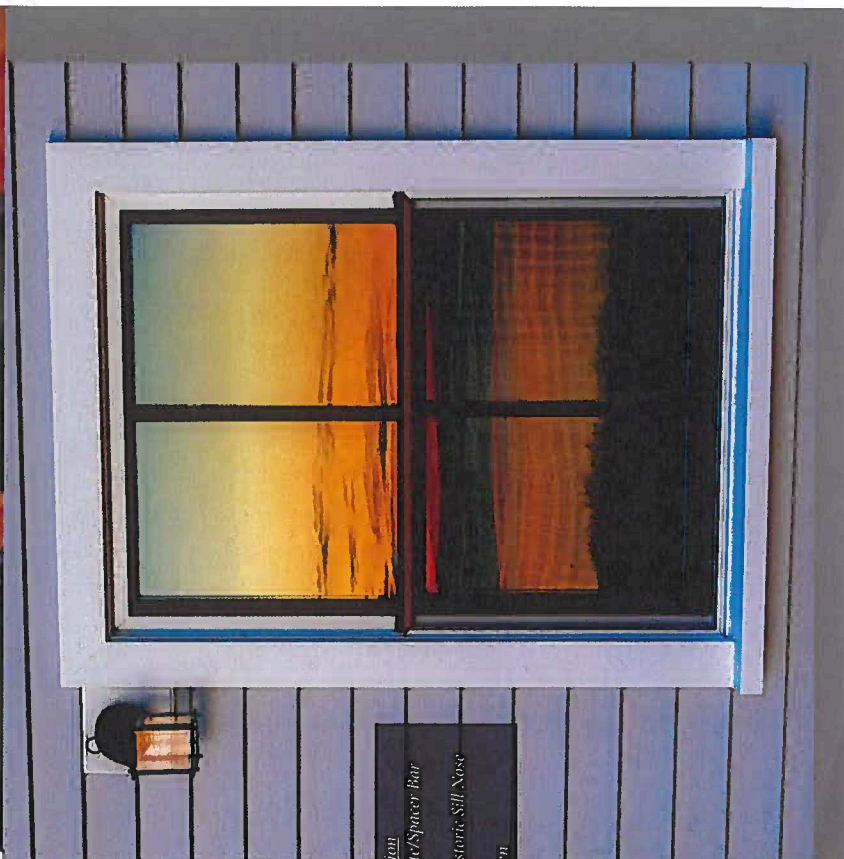
1980 Broadfront Renovation
2/2 Simulated Divided Lite/Spacer Bar
1 1/4" Historic Pattern Bead
5/4 x 3 1/2" Flat Casing/Historic Sill Nose
Hidden Tilt Latches
Color-Matched Half Screen



4 1/2" Master Frame
1 1/4" Triple Glazing
Non-conductive Hardware Anchor
Compression and Fin Weatherstripping



Self-Identifies as a Wood Window
Ultra-deep 1 1/2" Sash Profiles
Deep Sash Profiles
1 1/2" Dual Glaze
1 1/2" Triple Glaze
Hidden Tilt Latches
Stain-Grade Wood-Based Interior Linenette

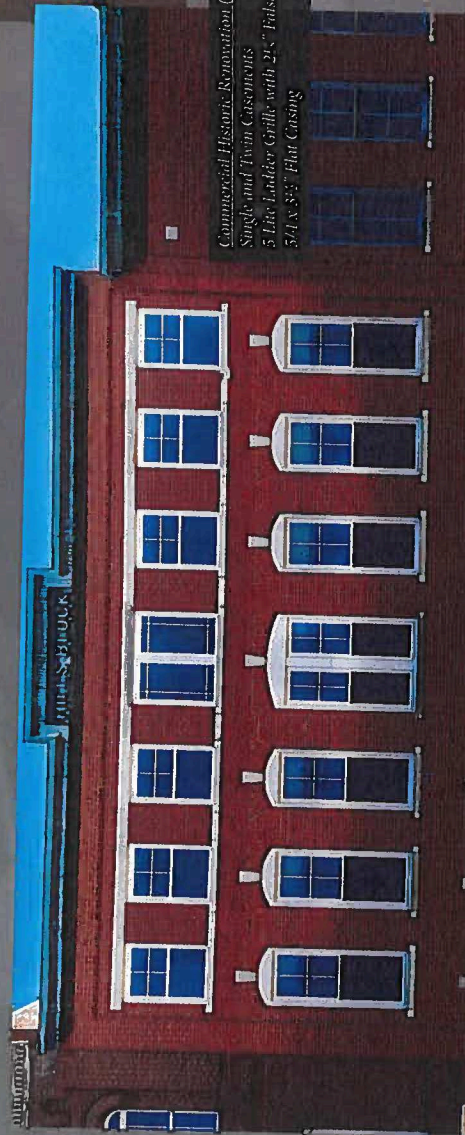


Casement/Awning

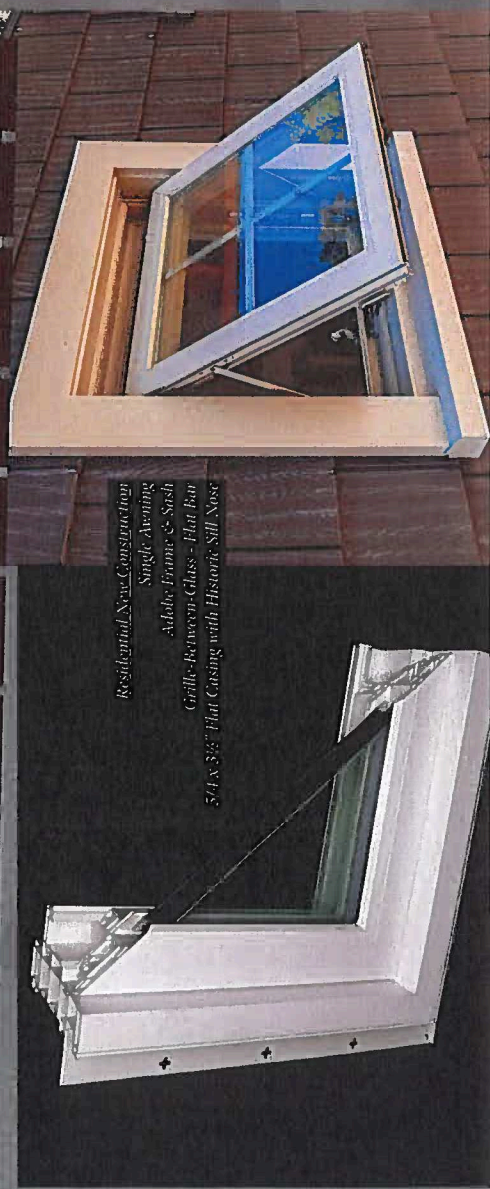
With clean, contemporary architectural lines, casement and awning windows offer 100% opening for maximum ventilation. By extending beyond the plane of the wall, casements catch passing breezes and channel them into the home.

Casement & Awnings are our most energy-efficient operating product unit, featuring $\frac{3}{4}$ " insulating glass standard and a single lever multi-point locking system that keeps the sash tightly sealed in multiple locations. You'll be able to open and close your windows with ease, thanks to our smooth low gear operator. Our top rated hardware system allows even the largest units to be effortlessly and smoothly operated.

A unique glazing feature of our Casement units is the $2\frac{1}{8}$ " False Meeting Rail, which emulates the lines of a Double Hung, yet allows the opening and egress of a Casement.



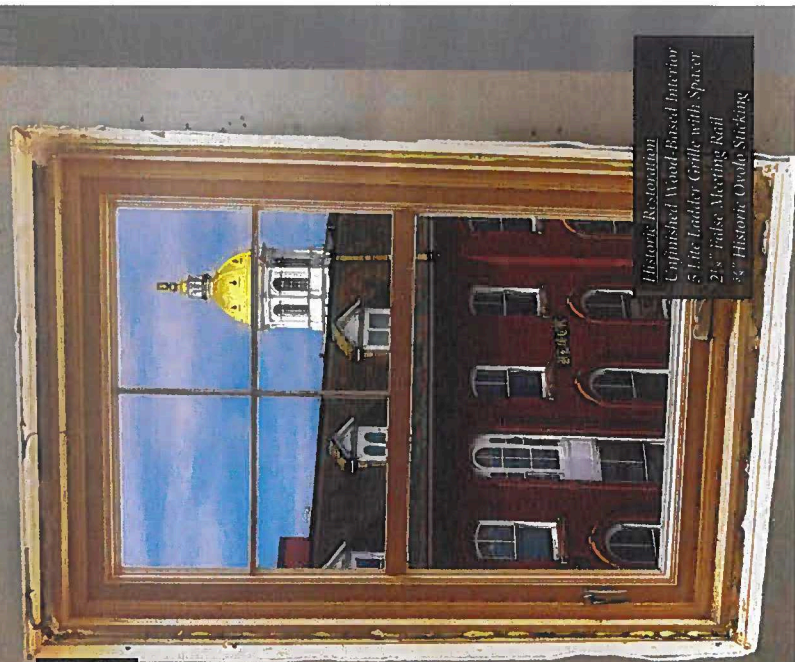
Commercial Historic Renovation (Top Floor)
Single and Twin Casements
5 Lite Ladder Grille with 2 1/8" False Meeting Rail
5/4 x 3 3/4" Flat Casing



Residential New Construction
Single Awning
Adobe Frame & Sash
Grille-Between-Glass - Flat Bar
5/4 x 3 3/4" Flat Casing with Historic Sill Nose

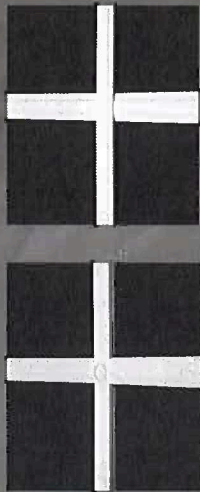


Residential New Construction
Single and Twin Casements with 1 1/2" Historic Oval Sticking
Multi-Point Hardware, Nesting Operator Handles



Historic Restoration
Unfinished Wood-Based Interior
5 Lite Ladder Grille with Spacer
2 1/8" False Meeting Rail
1 1/2" Historic Oval Sticking

Glazing Options



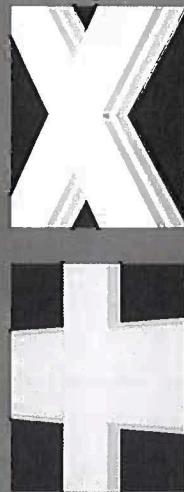
Grille-Between-Glass
Rectangle (left)
Contoured (right)



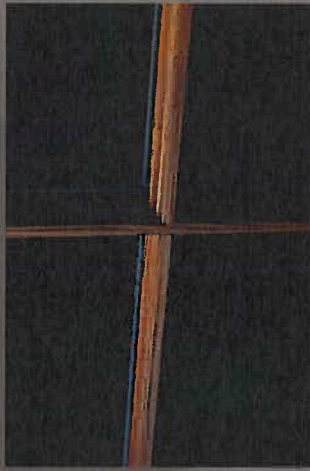
1/8" Historic Putty Muntin (left)
3/8" Historic Ovolo Slicking (right)



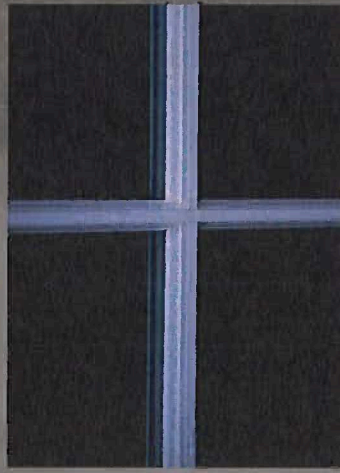
1 1/8" Historic Putty Muntin (left)
1 1/8" Historic Ovolo Slicking (right)



2 1/8" Historic Putty Muntin (left)
2 1/8" Historic Ovolo Slicking (right)



Exterior and interior muntin bars
are treated to match sash, either with
exterior paint, or interior lamination.



Dual-glazed grille options, showing
arrays with and without spacer bar.

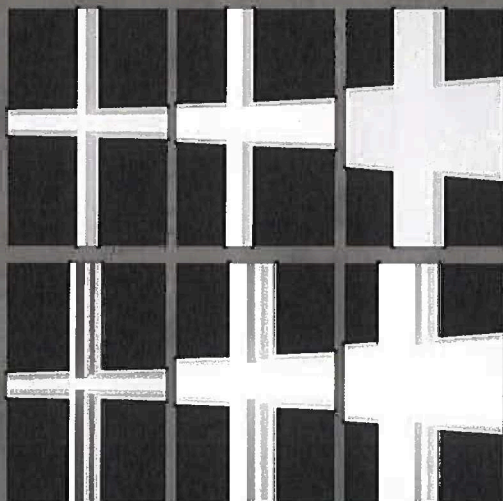


Triple-glazed grille options, showing
arrays with and without spacer bar.

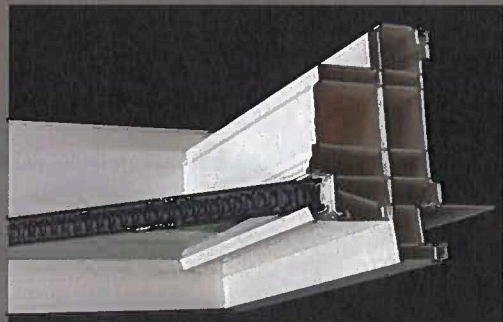
Contour	Rectangle, 3/8"	3/8" SDL with Spacer	3/8" SDL without Spacer	5/8" Exterior SDL with Contour Spacer	1 1/8" SDL with Spacer	1 1/8" SDL without Spacer	2 1/8" SDL with Spacer	2 1/8" SDL without Spacer
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Contour GBG	Rectangle, 3/8" GBG	3/8" SDL with Spacer	3/8" SDL without Spacer	5/8" Exterior SDL with Contour Spacer	1 1/8" SDL with Spacer	1 1/8" SDL without Spacer	2 1/8" SDL with Spacer	2 1/8" SDL without Spacer
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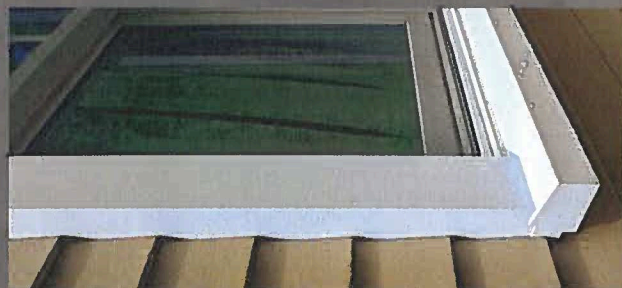
Historic Accuracy/Patented Design



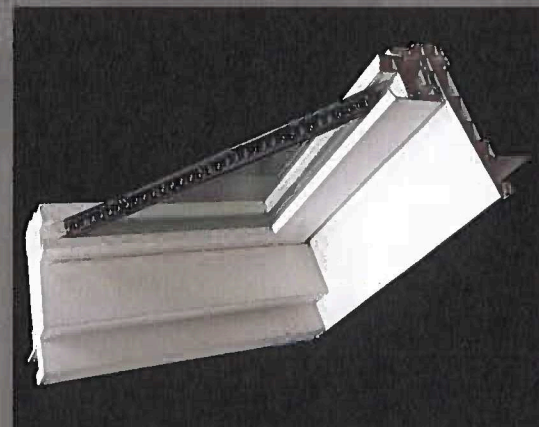
Our Patented 1854 external Ovoid sticking (left column) and internal Historic Putty Bead (right column) maintain bars are available in 3/8", 1/2" and 3/4".



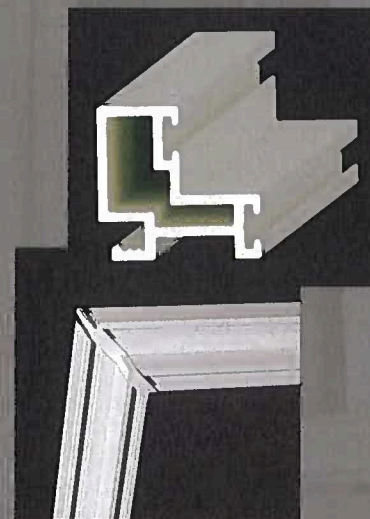
Historic Putty Bead (internal) and Ovoid sticking (external) are incorporated into the Casement Frame and Sash profiles for 3" Glazed windows.



Historic accuracy is maintained with the joining of our 5/4 x 3/4" Flat (left) Staff Bead Backmould (above), or 1/2" Banded (below) with our Historic Sill Nose.



Our Patented Sash Glazed Double Hang Picture Window provides the exact same sight line maintained within the same glass planes as our operable Double Hang units. This provides an aesthetic improvement over current window designs. Our Historic 1854 Ovoid Sticking (on 3" glazed sash), Putty Bead contours as well as the radius edge on the Sill Dam maintain the historic accuracy. With Performance Grade 50 ratings the Sanford Hills is as rugged as it is beautiful.



A wise man once said, "When you set out to design a window, start with the screen." We took this advice to heart and came up with a screen design so breakthrough, it's patented. This is, quite simply, the best window screen design on the market, whether it's for Double Hang or Casement.