City of Biddeford

Historic Preservation Commission

December 09, 2020 4:00 PM Zoom: Dec 9, 2020 04:00 PM Eastern Time (US and Canada)

Topic: Historical Preservation Monthly Meeting

Please click the link below to join the webinar:
https://biddeford.zoom.us/j/99857408417
Or iPhone one-tap :
US: +13126266799,,99857408417# or +16465588656,,99857408417#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782
Webinar ID: 998 5740 8417
International numbers available: https://biddeford.zoom.us/u/acRUDwf4bo

1. **Adjustments to the Agenda**
2. **Consent Agenda**
   - 2.1. Minutes of November 18, 2020 Historical Preservation Commission Meeting.
     HPC Minutes 11182020.pdf
   - 2.2. Minutes of November 30, 2020 Historical Preservation Commission Meeting
     HPC Minutes 11302020.pdf
3. **Unfinished Business**
   - 3.1. K & S Development Tax Map 39, Lot 112-45 Hill Street, to construct a 3-family residential building.

     2020.32 HPC 45 Hill St Application.pdf
     2020.32 HPC 45 Hill Street Staff Report.docx
     Townhouses prelim 11-22-2020.pdf
   - 3.2. 2020HPC.35 Committee Review
     Emir Raees aka Shai (Paul Roy will be representing the applicant as agent)-Tax Map 38 Lot 44-316 Main Street To install kitchen exhaust
     duct work.
     2020.35 316 Main Street FOF.pdf
     2020.35 HPC 316 Main St Application.pdf
     2020.35 HPC 316 Main Street Staff Review.pdf
4. **New Business**
   - 4.1. 2020.39-Revisions to the Historical Preservation Ordinance to go before Planning Board at Workshop scheduled for December 16, 2020
5. **Other Business**

6. Adjourn

HISTORIC PRESERVATION COMMISSION
MEETING MINUTES

Date: **November 18, 2020**
Time: **4:00 PM**
Location: **REMOTE ACCESS MEETING (1MRSA§ 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19)**

Members Present:
Jeff Cabral, Chair
Leah Schaffer
Carina Walter
Erin Ware

Members Absent:
Priscilla McGuire
Catherine Glynn
Julie Larry

Also present:
John Korpaczewski-K & S Development
Sarem El-Shawk

1. **Adjustments to the Agenda**

2. **Consent Agenda**
   a. **Minutes of October 14th Meeting of the Historic Preservation Commission Motion:**
      - **Schaffer-Motion to approve minutes of October 14, 2020**
      - **Walter-Second**
      - **Chair Cabral-Roll call for Vote-Unanimous Approval (3-0) all in favor (Schaffer, Walter, Ware)**
3. **New Business**
   3.1 2020HPC.32 Commission Review; K & S Development Tax Map 39, Lot 112; 45 Hill Street, to construct a 3-family residential building.
      - **Economic Development Coordinator Favreau gave a brief introduction about the project.**
      - **John Korpaczewski represented K & S Development gave a presentation on the project.**
      - **Leah Schaffer asked Mr. Korpaczewski questions about the orientation of the building, the siding of the building, the balance and flow of the building in respect to the windows and their positioning as well as the grade of the parking lot.**

- **Erin Ware mentioned that another entrance on the side or more windows may help with the layout of the structure.**
- **In order to assist Mr. Korpaczewski with the design of the building, Economic Development Coordinator Favreau emailed Mr. Korpaczewski the Historic Preservation guidelines from the ordinance.**

Motions:

- **Schaffer-<u>Motion</u>: to Table the Project until the next meeting when Mr. Korpaczewski can present a new design of the building using the guidelines emailed to him.**
- **Walter-<u>Second</u>**
- **Chair-Cabral-Roll Call for Vote-Unanimous Approval (3-0) all in favor (Schaffer, Walter, Ware)**

3.2 2020HPC.35 Commission Review; Emir Raees aka Shai-Tax Map 38 Lot 44; 316 Main Street to install kitchen exhaust duct work.
Applicant was not present.

Motions:

- **Walter-<u>Motion</u>: To Table the Project until the next meeting when Shai (or a representative) can attend to present project.**
- **Schaffer-<u>Second</u>**
- **Chair-Cabral- Roll Call for Vote-Unanimous Approval (3-0) all in favor (Schaffer, Walter, Ware)**

3.3 2020HPC.36 Commission Review; Sarem Al-Shawk and Omar Sowomrah; Tax Map 38 Lot 53; 32-34 Cutts Street to replace windows on the first floor.

- **Economic Development Coordinator Favreau gave a brief introduction about the project.**
- **Sarem Al-Shawk presented the project**
- **All members of the committee discussed the project and asked Mr. Al-Shawk questions regarding his and Mr. Sowomrah's plans for the building.**
- **No comments from the public**

Motions:

- **Shaffer-<u>Motion</u>: To approve the owners' request to replace the windows on the first floor of 32-34 Cutts Street.**
- **Walter-<u>Second</u>**
- **Chair-Cabral- Roll Call for Vote-Unanimous Approval (3-0) all in favor (Schaffer, Walter, Ware)**

3.4 Discussion of Historical Preservation Ordinance
Due to time constraints this item on the agenda has been moved to an interim meeting of November 30, 2020 at 4:00 pm for this item only

4. **Other Business-Next regularly scheduled meeting Wednesday, December 9, 2020 4:00 PM.**
5. **Adjourn 5:38 pm**

_____ _____

Historic Preservation Commission Chair **Date**

HISTORIC PRESERVATION COMMISSION
MEETING MINUTES

Date: **November 30, 2020**
Time: **4:00 PM**
Location: **REMOTE ACCESS MEETING (1MRSA§ 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19)**

Members Present:
Leah Ms. Schaffer
Carina Walter
Erin Ware
Catherine Ms. Glynn
Jeff Cabral (arrived at 4:16)

Members Absent:
Priscilla McGuire
Julie Larry

Meeting commenced at 4:04 pm

1. **Adjustments to the Agenda**

2. **Unfinished Business**

3. **New Business**
   3.1 2020.39 Discussion of proposed changes to the Historic Preservation Ordinance.
   - **Economic Development Director Brad Economic Developer Favreau gave a brief introduction and talked about the reason for a Historic Preservation Ordinance and the process this would take:**
     1) **Changes would be proposed and approved by the Historic Preservation Commission (HPC).**
     2) **Approved changes would be passed along to Planning Board (PB) for approval.**
     3) **Approved changes would be passed onto the City Council for approval.**
     4) **Approved changes would go to the State for final approval.**
   - **Economic Developer Favreau outlined some of the proposed changes and what he used for examples in the process.**
   - **Ms. Schaffer confirmed that they were looking at changes to eligibility requirements and sections 6 & 7.**
   - **Economic Developer Favreau confirmed Ms. Schaffer's question and brought up the point that council, PB or a constituent can propose a change to the ordinance.**
   - **Ms. Schaffer asked if during the application process if there would be a demolition moratorium on the structure.**

- **Economic Developer Favreau said there is nothing that says that explicitly but it is a good idea.**
- **Ms. Schaffer talked about writing this point into the ordinance and that the Commission should look at Munjoy Hill as an example for the changes as the City of Portland just made similar changes to their Historic Preservation Ordinance to try and preserve some of the history on Munjoy Hill.**
- **Ms. Glynn brought up addressing Demolition by Neglect which she explained is a loop hole for home owners who can't afford to bring the structures up to code. Addressing Demolition by Neglect would allow the City to step in before this happens.**
- **Ms. Schaffer asked if there is any instrument the City has for funding for building or restoring a home.**
- **Economic Developer Favreau talked about upcoming funding for 2-4 unit structures but nothing for other residential properties.**
- **Ms. Schaffer asked about grants.**
- **Economic Developer Favreau said he would try and research it as there may be something out there.**
- **Ms. Schaffer spoke about when she was in Milwaukee there was a grant for homeowners for $500. People spent more than the $500 but it got people working on the structures.**
- **Economic Developer Favreau then went onto talk about edibility requirements in Section 6 and looking at associated structures, style and continuity.**
- **Ms. Schaffer commented on how there are no notes on if information would be disseminated to abutters within 200 feet or would they be notified after the fact?**
- **Economic Developer Favreau said he would look into that and get back to the Commission.**
- **Ms. Glynn commented that it all looks good but she would like the feedback from Commission Member Larry as she just worked on Munjoy Hill.**
- **Economic Developer Favreau then said he would tidy the report up and send it on to Ms. Larry for her feedback and set up a date to present the changes to PB. When presented to the council it has to be presented at 2 separate meetings and it would probably start in January 2021.**
- **The Commission discussed possible questions that may come up and Economic Developer Favreau suggested that a few members of the HPC go to the council meeting to speak on the proposed changes. It was discussed that this is not a costly venture but the changes can make HPC eligible for grant money and that CLG is in the Comp Plan.**
- **Chairman Cabral mentioned that becoming CLG ready is what the goal is and to make changes to make HPC more flexible for the business community.**
- **Ms. Schaffer mentioned that she felt the HPC had been more flexible in recent months.**

- **The Commission discussed other areas that are allowing new materials into historic structures. It was mentioned that HPC is lenient on signage as that is often temporary.**
- **Chairman Cabral said the HPC should be flexible without giving history away,**
- **The Commission discussed the desire for a new survey to avoid among other things, inappropriate changes. Specific sites were discussed such as Biddeford Pool and the Healey House.**

4. **Other Business**

5. **Adjourn-Meeting adjourned at 4:56 PM**

_____ _____

Historic Preservation Commission Chair **Date**

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
207-284-9115
Greg.Tansley@biddefordmaine.org

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Type of Application (see pages 2 and 3 below):

☒ Certificate of Appropriateness – Commission Review ($140.00 fee)

☐ Certificate of Appropriateness – Subcommittee Review

Note: If unsure, check with the Planning Department which applies.

Applicant's/Owner's Information:

Applicant's Name: K & S Development Inc.

Applicant's Address: 116 Ratchet Way Bidd ME. 04005

Applicant's Phone(s): 207-282-9990

Applicant's E-mail: john@mainelypaving.com

Applicant's Legal Interest in the Property:

☑ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Same as Above

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.

Project Information:

Project Address: 45 Hill St. Biddeford

Project Zone: MSRD 2 Existing Use of Property: Lot

Project Tax Map(s): 03911200000 Project Lot Number(s): 03911200000

COMMISSION Review Project Activities (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: _____

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 (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.

Submittal Information Checklist:

☑ Required Application Fee: If full Commission review is required - $140.00
If Subcommitee review is required – N/A

If FULL COMMITTEE Review is required - 10 Copies of the following are *required*:

☒ Completed Application Form

☒ Description of Proposed Activity

If FULL COMMITTEE Review is required - 10 Copies of the following are *recommended or may be requested*:

- ☐ Photographs of the building involved as well as adjacent buildings

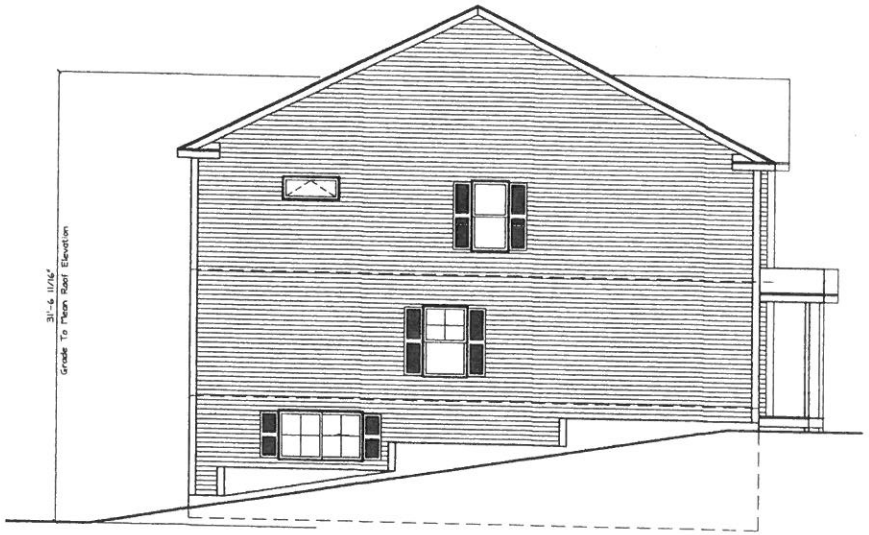
  Samples of materials proposed for use in the activity

- ☐ 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)

Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant: _____ Date: 10/13/20

Signature of property owner: _____ Date: _____



Front Elevation

Scale: 1/4" = 1'-0"

Note:

1. white vinyl siding.
2. Black Metal trim.
3. Black Asphalt roof shingles.
4. Black Front Doors.
5. Black or white garage Doors.
6. windows. white vinyl.
7) Doors vinyl.

Right Elevation

Scale: 1/4" = 1'-0"

8.) Garage Doors metal

Prepared For: John Korpaczewski

Hill Street

Biddeford Maine

Approvals

DRAFTING PLUS
ARCHITECTURAL DESIGN & DRAFTING
BIDDEFORD, ME
207-282-7744
SPECIALIZING IN YOUR DREAM HOME

Date: 7/19/2020
Scale: XX/XX/XX
By: John A. Korpaczewski
Sheet: Preliminary
X

Rear Elevation
Scale: 1/4" = 1'-0"
Left Elevation
Scale: 1/4" = 1'-0"
Hill Street
Biddeford
Maine
John Korpaczewski
Prepared For:
Drafting Plan is not an engineering plan. It is the responsibility of the general contractor to also structural issues and to ensure that the home is built according to all state & local codes in effect at the time of construction.
DRAFTING PLUS
ARCHITECTURAL DESIGN & DRAFTING
BIDDEFORD, ME
207-282-7744
SPECIALIZING IN YOUR DREAM HOME
Preliminary
7/18/2022
John A. Korpaczewski

Second Floor Plan
Scale: 1/4" = 1'-0"
First Floor Plan
Scale: 1/4" = 1'-0"
Hill Street
Biddeford
Maine
John Korpaczewski
Prepared For:
DRAFTING PLUS
ARCHITECTURAL
DESIGN & DRAFTING
207-282-7744
SPECIALIZING IN YOUR DREAM HOME
Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to size structural beams and to ensure that this home is built according to all state & local codes in effect at the time of construction.
Master Bedroom
Walk-in Closet
Stack W/D
Bath
Bedroom 2
Bedroom 3
1 Car Garage
9' x 8' OH Door
Kitchen / Dining
Living
66'-10"
40'-0"

Basement Floor Plan

Scale: 1/4" = 1'-0"

Drafting Plan is not an engineering firm. It is the responsibility of the general contractor to make structural beams and to ensure that this home is built according to all state & local codes in effect at the time of construction.

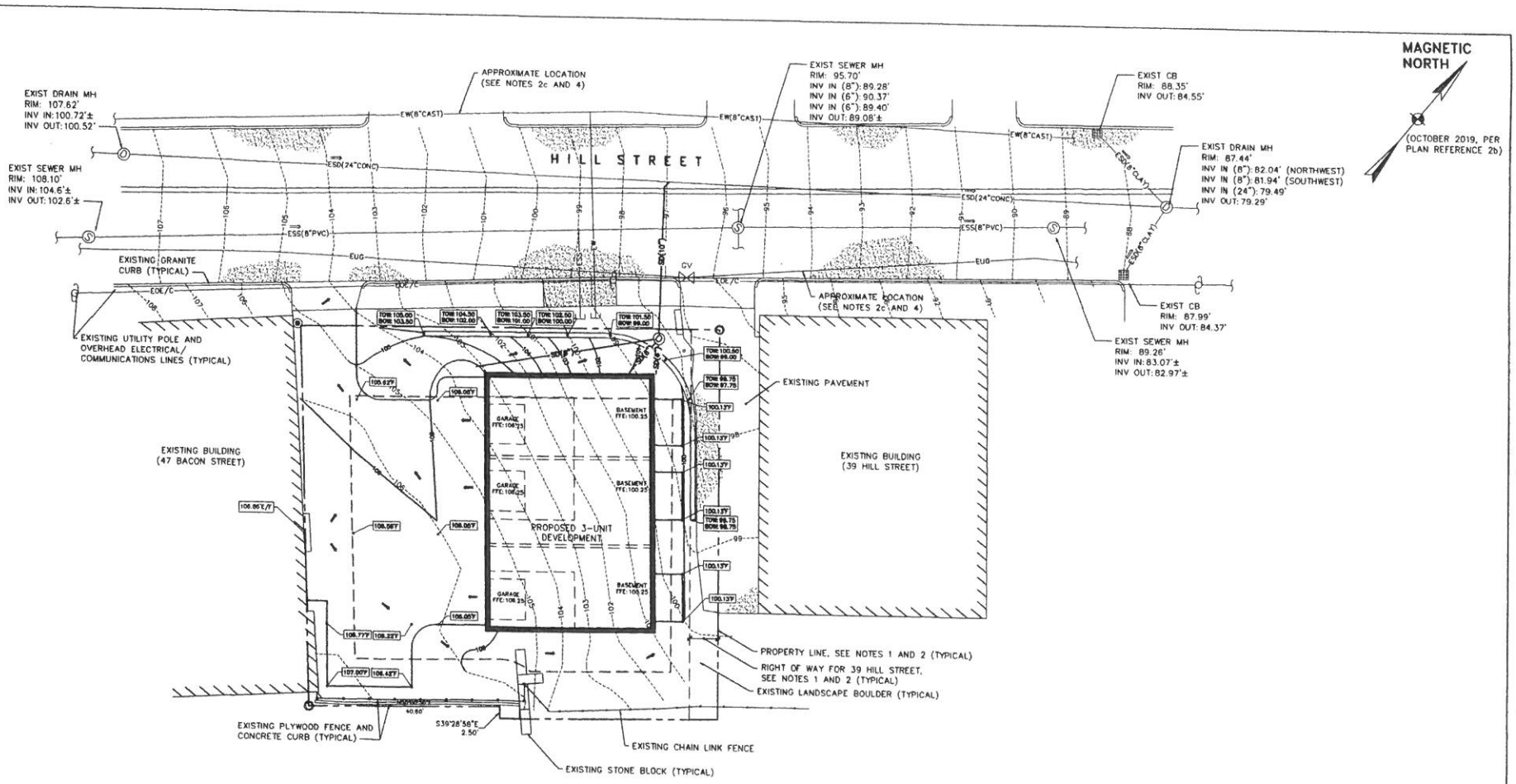
Maine
Biddeford
Hill Street

Prepared For: John Korpaczewski

Approvals

DRAFTING PLUS
ARCHITECTURAL
DESIGN & DRAFTING
207-282-7744
BIDDEFORD, ME
SPECIALIZING IN YOUR DREAM HOME

Date: 7/18/2005
Scale: 1/4"=1'-0"
Dr. By: John A. Dion
Check By:



1 SITE PLAN
CS101 SCALE: 1"=10'

GRAPHIC SCALE
1"=10'
10' 5' 0 10' 20'
CHECK GRAPHIC SCALE BEFORE USING

OAK POINT ASSOCIATES
231 Main Street, Biddeford, Maine 04005 (T) 207.283.0198 (F) 207.283.4283 www.oakpoint.com

DRAFT

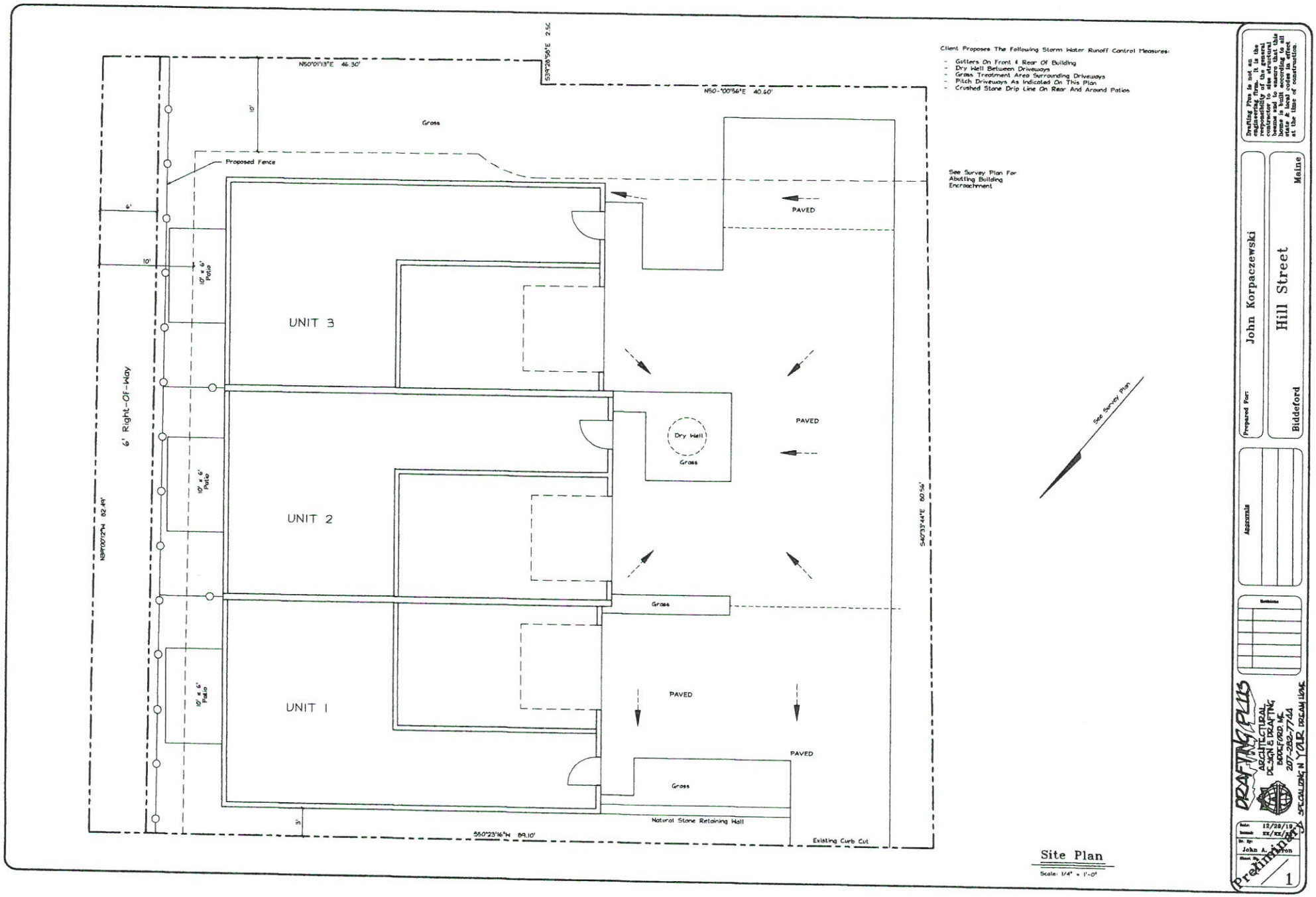
DESIGNED BY: JSD
DRAWN BY: JSD
CHECKED BY: JSD
PROJECT: 22004.03

K&S DEVELOPMENT
16 Ratchet Way
Biddeford, Maine 04005
T (207) 282-9990

3 UNIT CONDOMINIUM DEVELOPMENT
55 Hill Street, Biddeford, Maine

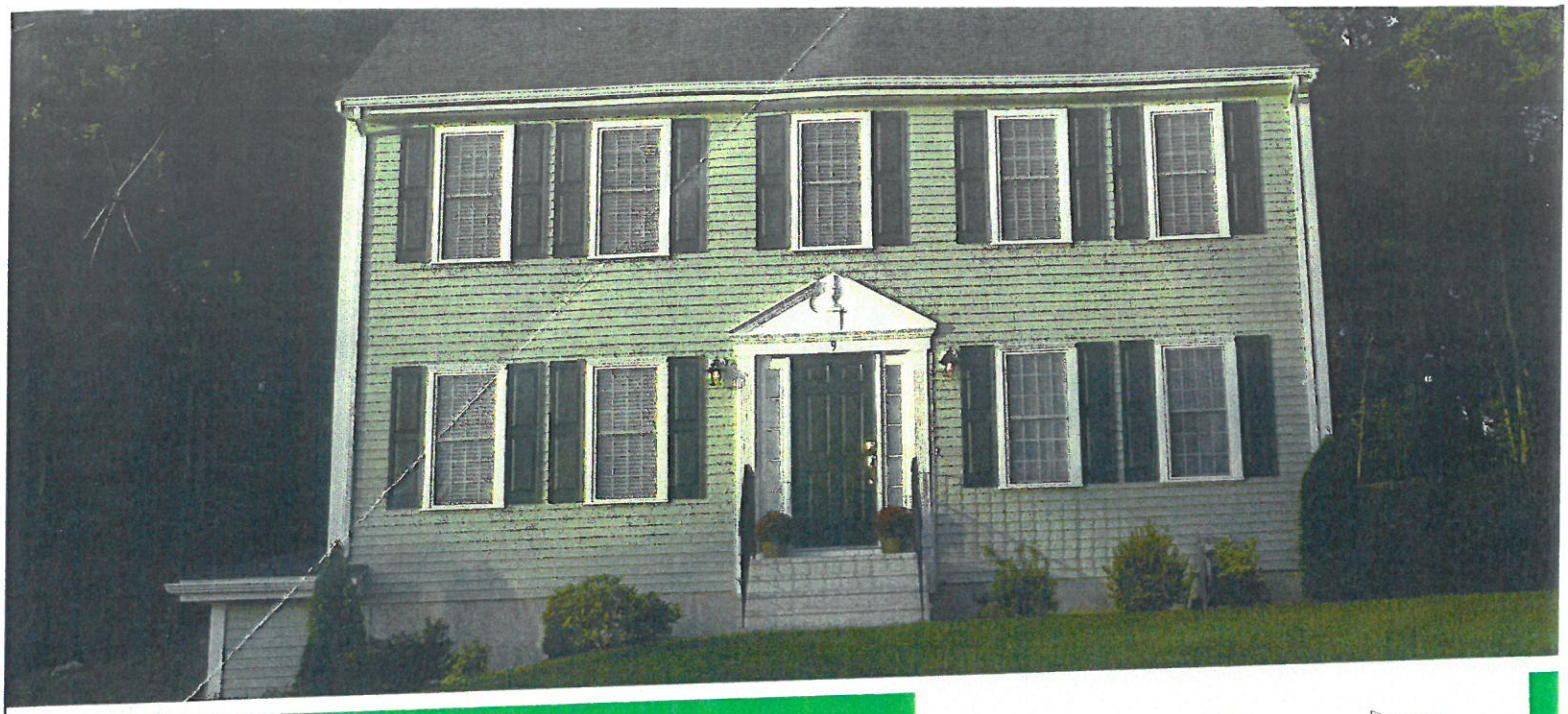
SITE PLAN

SCALE: AS NOTED
DATE: 10-02-2020
DWG.: CS101
SHEET: 1 OF 1


Client Proposes The Following Storm Water Runoff Control Measures:
- Gutters On Front & Rear Of Building
- Dry Well Between Driveways
- Grass Treatment Area Surrounding Driveways
- Pitch Driveways As Indicated On This Plan
- Crushed Stone Drip Line On Rear And Around Patios
N50°01'13"E 46.30'
S39°28'58"E 2.5
N50-100'56"E 40.60'
Grass
Proposed Fence
See Survey Plan For Abutting Building Encroachment
PAVED
6'
10'
10' x 6' Patio
UNIT 3
6' Right-Of-Way
N39°00'12"W 82.49'
Dry Well
Grass
PAVED
10' x 6' Patio
UNIT 2
S40°33'44"E 80.56'
See Survey Plan
Grass
10' x 6' Patio
UNIT 1
PAVED
PAVED
Grass
Natural Stone Retaining Wall
3'
S50°23'16"W 89.10'
Existing Curb Cut
Site Plan
Scale: 1/4" = 1'-0"
Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to see structural beams and to see that this home is built according to all state & local codes in effect at the time of construction.
Prepared For: John Korpaczewski
Hill Street
Biddeford
Maine
Approvals
Revisions
DRAFTING PLUS
ARCHITECTURAL DESIGN & DRAFTING
BIDDEFORD, ME
207-282-7744
SPECIALIZING IN YOUR DREAM HOME
Date: 12/28/10
Issued: xx/xx/xx
Drawn By: John A. Lawton
Job #:
Preliminary
1

10:48
© 2020 Google
45 Hill St
45 Hill St, Biddeford, ME 04005
2.9 mi
Directio...
Phot...
Sa...

10:48
© 2020 Google
45 Hill St
45 Hill St, Biddeford, ME 04005
2.9 mi
Directio...
Phot...
Sa...

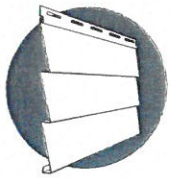


Progressions®

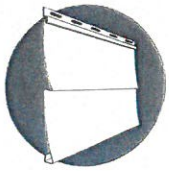
Setting the Standard for Beauty

Enjoy the beauty of wood siding without the work and maintenance, while increasing the value and curb appeal of your home.

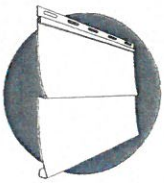
- .042" thickness adds impact resistance
- ½" profile height creates realistic shadow lines
- Full-size top lock and return leg ensure a stronger, more secure installation
- Fine-grained design looks like freshly-painted wood
- Available in five profiles: Triple 3", Double 4" and Double 5" Traditional Lap, and Double 4½" and Double 5" Dutch Lap
- Limited Lifetime Warranty



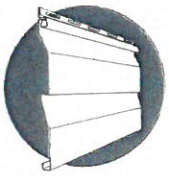
PG30 Progressions Triple 3" Smooth



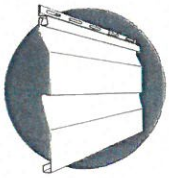
PG40 Progressions Double 4"



PG50 Progressions Double 5"



PGD45 Progressions Double 4½" Dutch Lap



PGD50 Progressions Double 5" Dutch Lap

WHITE AND LIGHT COLORS

White, Almond, Autumn Tan, Beige, Ivory, Mist, Olive, Pewter, Sand, Stone Gray, Sunrise Yellow, Wicker

CLASSIC COLORS*

French Silk, Khaki, Nantucket Gray, Slate Blue, Thistle

DEEP COLORS*

Canyon, Dublin, Granite, Montana Suede, Shadow, Wedgewood, Willow

★ New color additions

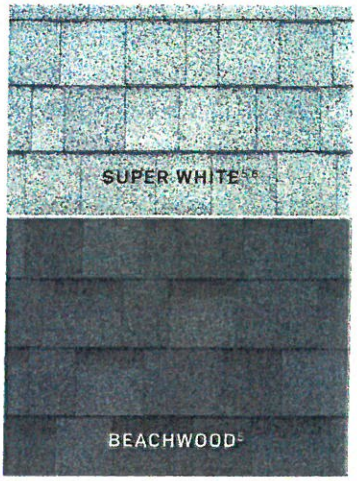
CONTRACTOR

IKO Cambridge™

ARCHITECTURAL

SPECIFICATIONS[3]				STANDARDS[4]
Limited Warranty[1]	Limited Lifetime	Dimensions (L x W)	40 7/8 in (1038 mm) x 13 3/4 in (349 mm)	ASTM D3462
Iron Clad Protection[1]	10 Years	Exposure	5 7/8 in (149 mm)	ASTM D3018
Limited Wind Warranty[1]	110 mph (177 km/h)	Coverage per Bundle	33 1/3 ft² (3.1 m²)	ASTM D7158 – Class H
Limited High-Wind Warranty Upgrade[1,2]	130 mph (210 km/h)			ASTM D3161 – Class F
Blue-Green Algae Resistant[1]	Yes	Shingles per Square	60	ASTM E108/UL 790 – Class A

COLORS BELOW ONLY AVAILABLE IN SELECT SHIPPING AREAS.



IMPORTANT! To ensure complete satisfaction, please view several full-size shingles and an actual roof installation prior to final color selection as the shingle swatches and photography shown online, in our brochures and in our app may not accurately reflect shingle color and do not fully represent the entire color blend range, nor the impact of sunlight.

The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature. ***Note:*** *Product and color availability may vary by region. Products with Miami Dade NOA, FBC product approval and Texas Department of Insurance listings are available. Please contact IKO for details.* [1]*See Limited Warranty at IKO.com for complete terms, conditions, restrictions and application requirements. Shingles must be applied in accordance with application instructions and local building code requirements.* [2]*High-wind application is required.* [3]*All values shown are approximate.* [4]*Products are developed with reference to these standards.* [5]*Limited availability in U.S.* [6]*Super White is CRRC® listed in U.S.*

ALGAE RESISTANT

To find out more about Cambridge Architectural shingles or additional IKO products, please talk to an IKO sales representative or a professional roofing contractor, or contact IKO directly.

United States 1-888-IKO-ROOF (1-888-456-7663)

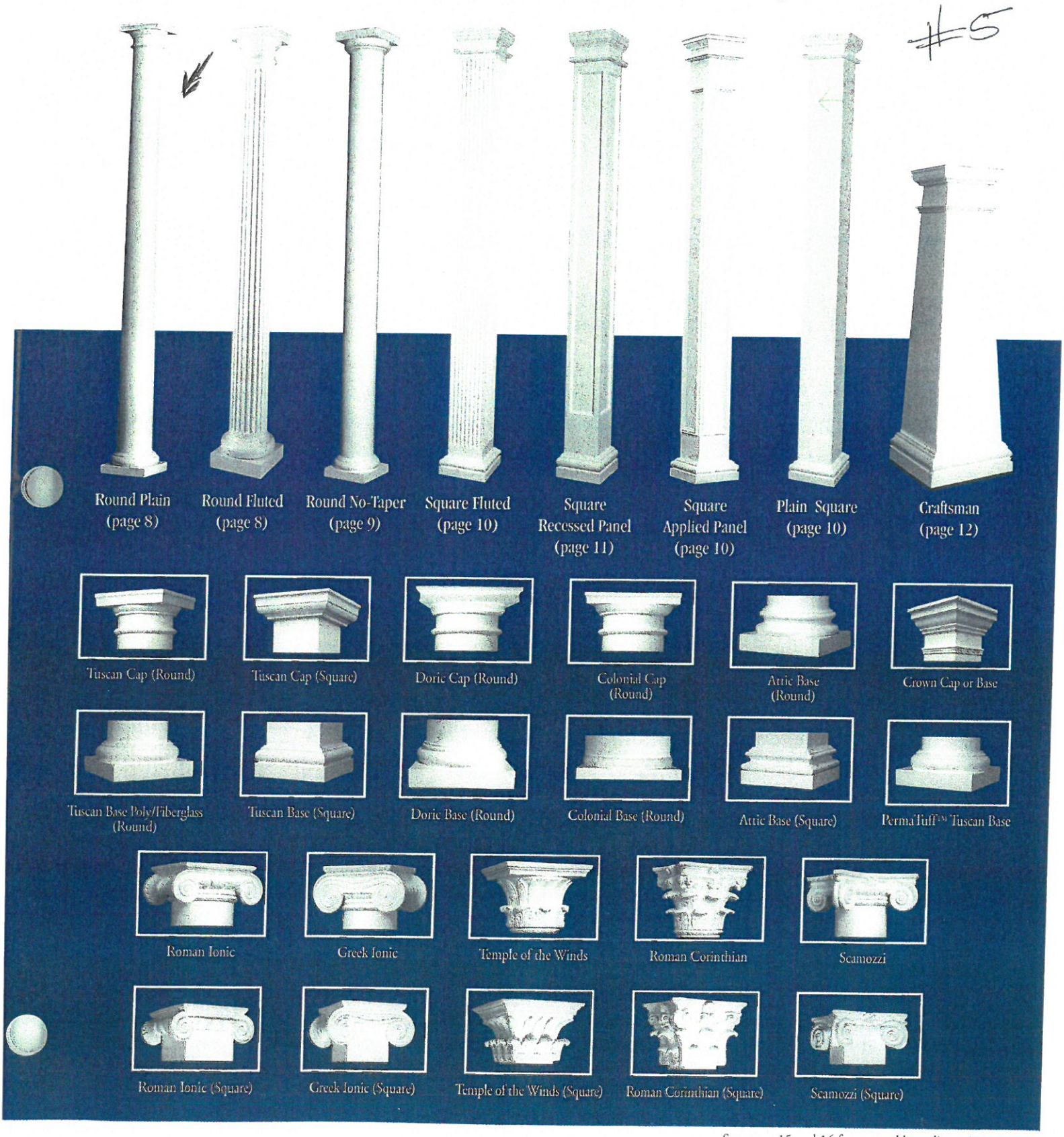
Visit us online at: IKO.COM.

IKO Roofing Elevated

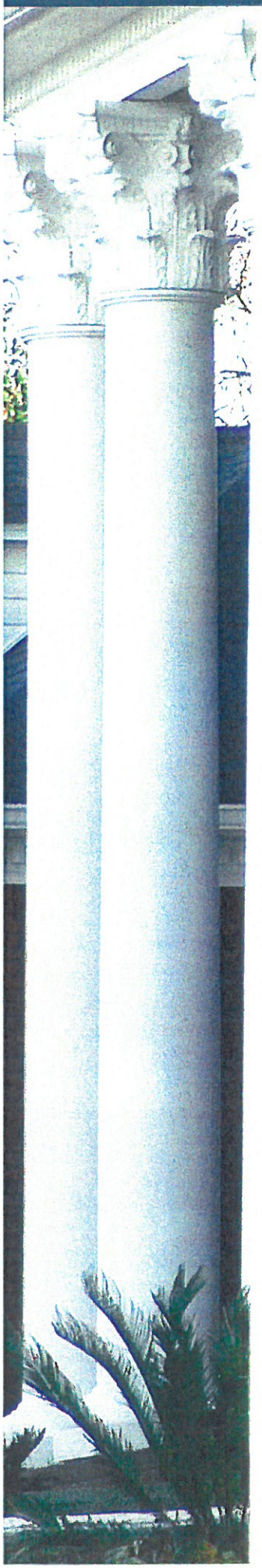
© Copyright 11/19 MR1L005

HB&G PermaCast® Columns are available in round or square. The round columns are fluted, or plain, with or without the classic tapering of the upper two-thirds of the column. Square columns are available in a variety of styles as well, including plain or fluted, applied panel, recessed panel, or the craftsman style column. The PermaCast® capitals and bases are made from durable low-maintenance materials, and like the columns, they maintain architectural authenticity and historical accuracy.

#5



See pages 15 and 16 for cap and base dimensions.



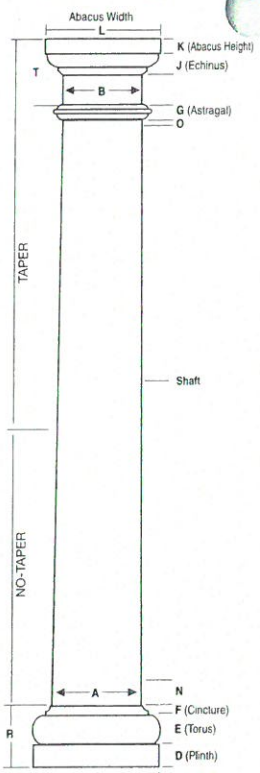
Round PERMACast® Columns

Round PermaCast® Column Dimensions (in Inches)*

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTH AVAIL (ft)
6"	5⅝"	4⅝"	9"	1 7/16"	1 5/16"	9/16"	¼"	1¼"	1⅛"	8"	1"	6¼"	3 5/16"	4 7/16"	4,6,8
8"	7⅛"	6¼"	10½"	1⅞"	1¼"	¾"	⅜"	1⅜"	1½"	9¼"	½"	2¼"	4⅜"	4½"	5,6,8,9,10
10"	9⅛"	8⅛"	13½"	2⅛"	2⅛"	¼"	⅜"	1¼"	1¼"	11¼"	⅝"	2⅛"	5¼"	5"	6,8,9,10,12
12"	11⅛"	9⅛"	16½"	2⅞"	2⅛"	⅞"	13/16"	1¾"	2¼"	13¾"	¾"	2⅛"	6⅛"	5¾"	6,8,9,10,12,14,16,18
14"	13⅛"	11⅛"	19½"	3⅜"	3⅛"	1⅛"	⅞"	2"	2⅞"	17"	⅞"	2⅛"	7⅛"	7"	8,9,10,12,14,16,18
16"	15¾"	13⅝"	22½"	4"	3½"	1⅛"	1"	2¼"	3"	19¾"	1"	3"	8⅝"	8"	8,10,12,14,16,18,20
18"	17½"	15⅜"	24⅞"	4"	4"	1⅛"	1⅛"	2¾"	3⅛"	22⅜"	1½"	10¾"	9⅜"	8⅞"	10,12,14,16,18,20,22,24,26
20"	19½"	17 3/16"	27"	4¾"	4½"	2"	1 7/16"	2⅞"	3⅜"	24 5/16"	1½"	10¾"	11¼"	9"	10,12,14,16,18,20,22,24
22"	21⅝"	19¼"	30¼"	5⅜"	4⅞"	2"	1⅞"	3"	3¾"	27½"	1½"	10¾"	12¼"	10¼"	16,18,20,22,24,26
24"	23⅝"	21¼"	33½"	5⅞"	5¼"	2 5/16"	2 5/16"	3½"	4 1/16"	30½"	1½"	10¾"	13 5/16"	11 5/16"	12,14,16,18,20,22,24,26,28,30
28"	28"	24⅛"	38"	6¾"	6"	2¾"	2⅛"	3¼"	4¾"	33⅜"	1½"	10¾"	15½"	11¾"	20,22,24,26,28
30"	29⅜"	26½"	41⅛"	6½"	5¾"	2½"	3 1/16"	4"	4⅜"	38¼"	1½"	10¾"	14⅞"	14⅞"	20,22,24,26,28,30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 14 for Parallel dimensions. See page 16 for Ornamental Capital dimensions. ☐ Standard Fluted Column (Fluted in mold)

Poly Tuscan Cap



Poly Tuscan Base
Plain Column

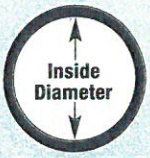
Round & Square PermaCast® Load Bearing Specifications

Split columns are not load bearing.

COLUMN DIAMETER	STRUCTURAL LOAD
6"	8,000 lbs. Max
8"	10,000 lbs. Max
10"	14,000 lbs. Max
12"	18,000 lbs. Max
14"	20,000 lbs. Max
16"	20,000 lbs. Max
18"	20,000 lbs. Max
20"	20,000 lbs. Max
22"	20,000 lbs. Max
28"	20,000 lbs. Max
30"	20,000 lbs. Max

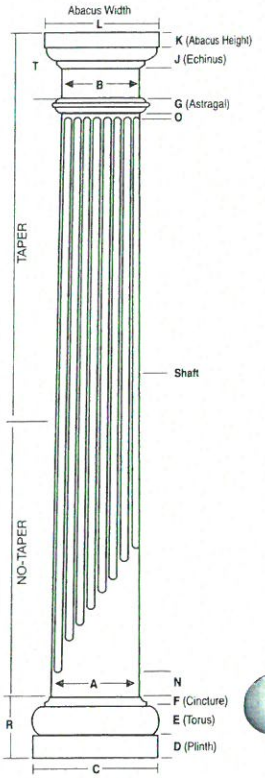
Round PermaCast® Inside Dimensions

Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".



COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3¾"	4⅞"
8"	5½"	6⅞"
10"	7⅜"	8⅞"
12"	8⅝"	10⅞"
14"	10⅞"	12⅞"
16"	12⅞"	15"
18"	14⅜"	16⅞"
20"	16⅞"	19"
22"	18¼"	20⅞"
24"	20¼"	22⅞"
28"	22"	26½"
30"	25¼"	28¼"

Poly Tuscan Cap



Poly Tuscan Base
Fluted Column

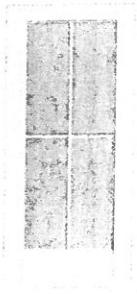
Split Column Assembly Kits

HB&G offers a split column assembly kit that utilizes a mechanical fastening system for easy and secure assembly. This kit can be purchased separately when ordering a factory split column or they can be ordered pre-installed on factory split columns. This kit is available on select sizes.

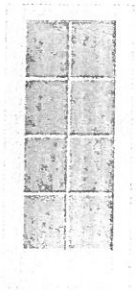
FC5700_SL
12"x 6'8"
14"x 6'8"

FC5710_SL
12"x 6'8"
14"x 6'8"

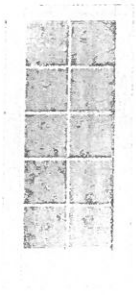
FC5720_SL
12"x 6'8"
14"x 6'8"



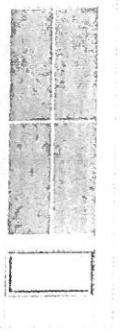
S1205_
2'6"x 6'8" ‡
2'8"x 6'8" ‡
2'10"x 6'8" ‡
3'0"x 6'8" ‡



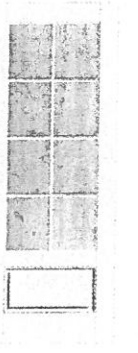
S1207_
2'6"x 6'8" ‡
2'8"x 6'8" ‡
2'10"x 6'8" ‡
3'0"x 6'8" ‡



S2010_
2'6"x 6'8" ‡
2'8"x 6'8" ‡
2'10"x 6'8" ‡
3'0"x 6'8" ‡



S82103_
2'6"x 8'0"
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"



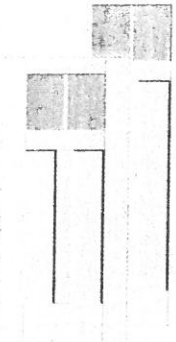
S82105_
2'6"x 8'0"
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"

S82106_
2'6"x 8'0"
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"

S82107_
2'6"x 8'0"
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"

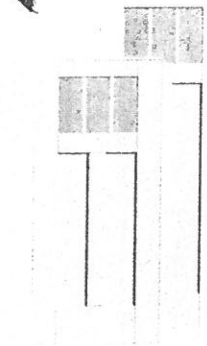
S2010_SL
10"x 6'8" ‡
12"x 6'8" ‡
14"x 6'8" ‡

S84886_SL
12"x 8'0" ‡
14"x 8'0" ‡



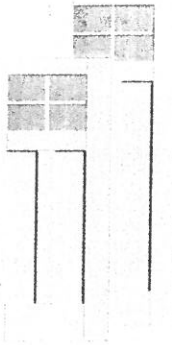
S4812_*
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"

S84812_*
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"



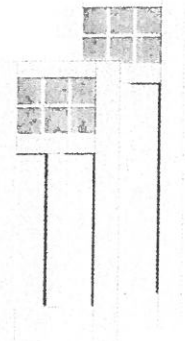
S4813_*
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"

S84813_*
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"



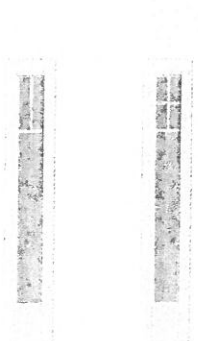
S4814_*
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"

S84814_*
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"



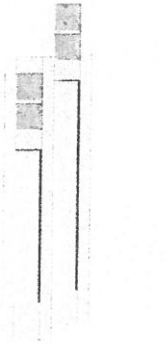
S4816_*
2'8"x 6'8"
2'10"x 6'8"
3'0"x 6'8"

S84816_*
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"



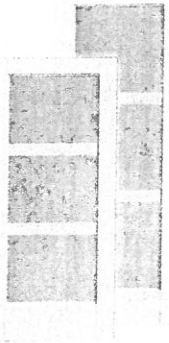
S2000_SL-2C*
10"x 6'8" ‡
12"x 6'8" ‡
14"x 6'8" ‡

S2000_SL-4C*
10"x 6'8" ‡
12"x 6'8" ‡
14"x 6'8" ‡

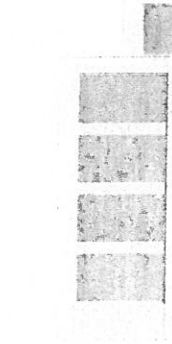


S4812_SL*
12"x 6'8"
14"x 6'8"

S84812_SL*
12"x 8'0"
14"x 8'0"

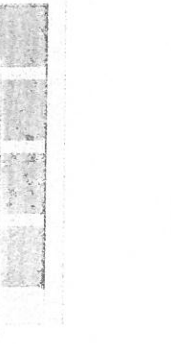


S5700_
2'6"x 6'8" ‡
2'8"x 6'8" ‡
2'10"x 6'8" ‡
3'0"x 6'8" ‡



S85700_
2'6"x 8'0"
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"

S5710_
2'6"x 6'8" ‡
2'8"x 6'8" ‡
2'10"x 6'8" ‡
3'0"x 6'8" ‡



S85710_
2'6"x 8'0"
2'8"x 8'0"
2'10"x 8'0"
3'0"x 8'0"

EnLiten Flush-Glazed Privacy & Textured Glass with Divided Lites

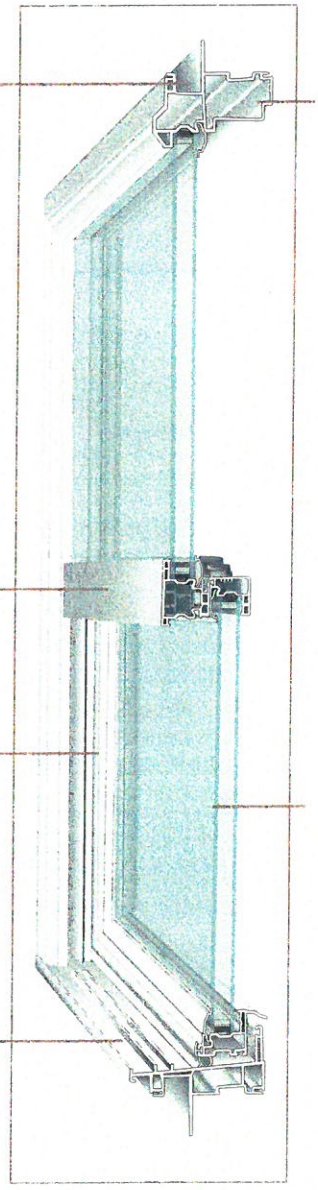
Continues on next page.

Key

- No Stile Lines
- Flush-Glazed Glass (FG)
- Simulated Divided Lites (SDL)
- Simulated Divided Lites (SDLF1)
- Simulated Divided Lites (SDLF2)
- Flat Lite Frame
- Vented Sidelite (No Impact) (6'6" & 6'8" only in 12" & 14") (8'0" only in 14")
- WBDR Options
- WBDR / HVHZ Options
- ‡ 6'6" Height Available
- ‡ 7'0" Height Available

Optional Dentil Shelf**

4-Block Dentil Shelf
Available for all Craftsman-style Smooth-Star doors.



Patented built in "J" channel is recessed into frame

Heavy gauge vinyl frame extrusion for strength & durability

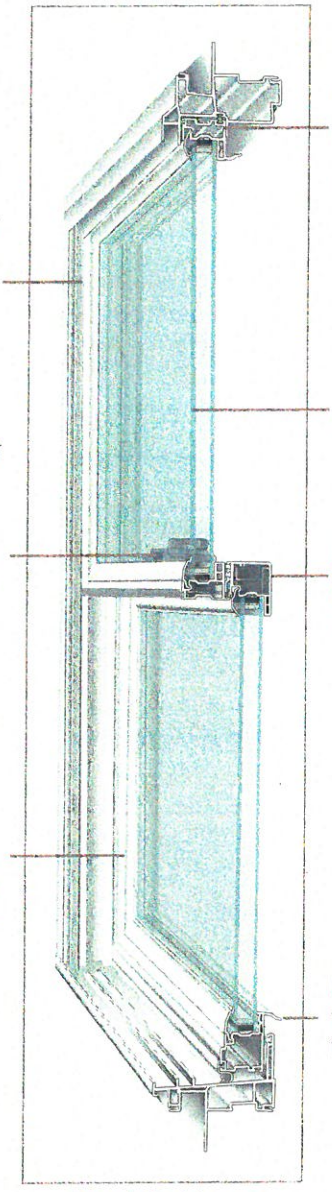
Fixed meeting rail interlocks with operating sash to minimize air infiltration

Openable sash tilts in for easy cleaning

3/4" insulating glass, choose our InnovativE® for the most energy efficient glazing option.

Sloped sill drains water away from house

Single Hung



Deep pocketed head with compression seal weather strip

Dual layers of wool pile weather stripping.

3/4" insulated glass with Duralite® warm edge technology

Die-cast cam lock and keeper

Top & bottom sash interlock at meeting rails for added security and to minimize air infiltration

Top and bottom sash tilt in for easy cleaning

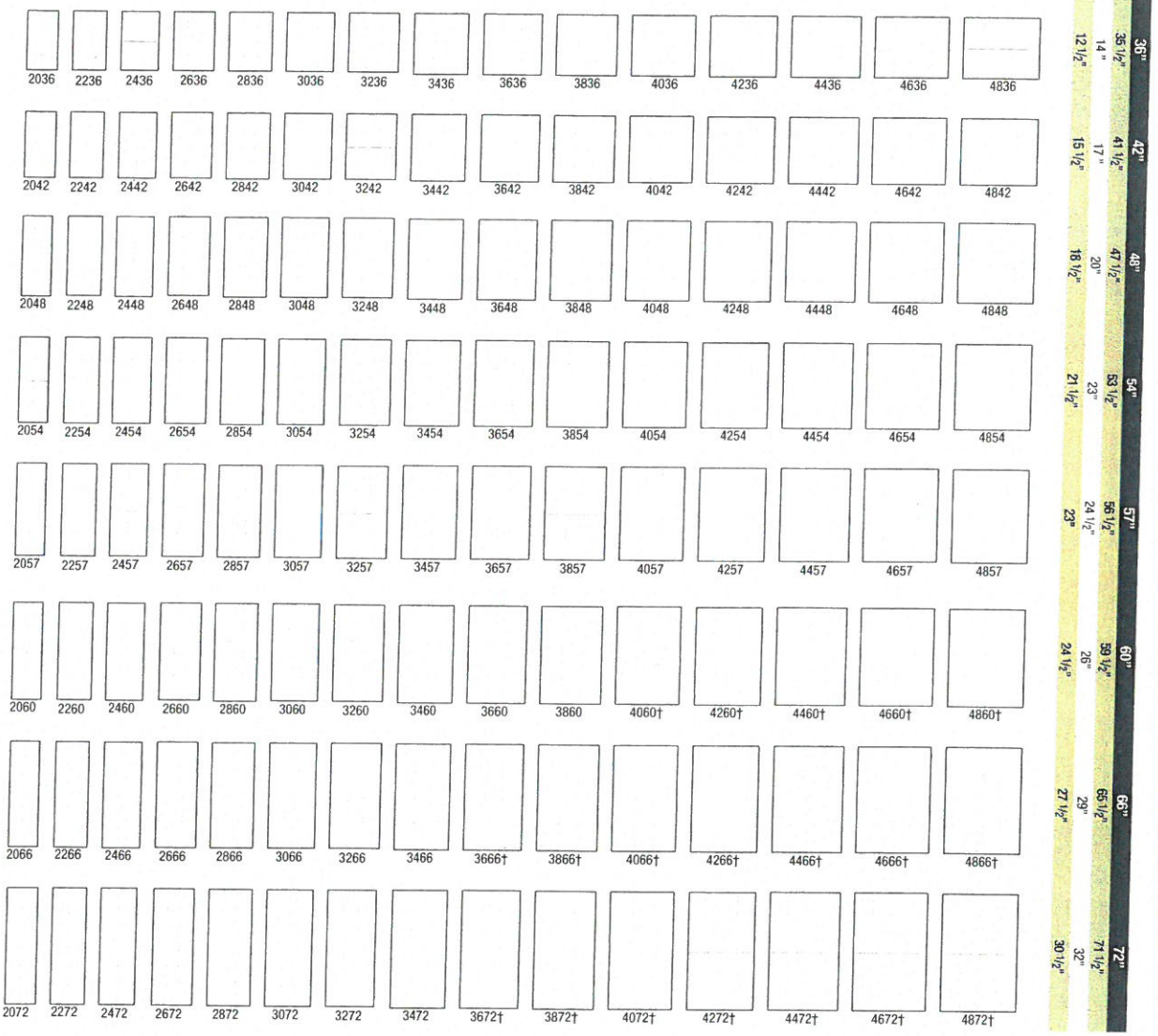
Integral finger lift on top and bottom sash for ease of operation

Double Hung

Look for the ENERGY STAR label on qualified products.

Double-Hung (widths 20" to 48")

Rough Opening	20"	22"	24"	26"	28"	30"	32"	34"	36"	38"	40"	42"	44"	46"	48"
Unit Size	19 1/2"	21 1/2"	23 1/2"	25 1/2"	27 1/2"	29 1/2"	31 1/2"	33 1/2"	35 1/2"	37 1/2"	39 1/2"	41 1/2"	43 1/2"	45 1/2"	47 1/2"
Exposed Glass	12 1/2"	14 1/2"	16 1/2"	18 1/2"	20 1/2"	22 1/2"	24 1/2"	26 1/2"	28 1/2"	30 1/2"	32 1/2"	34 1/2"	36 1/2"	38 1/2"	40 1/2"
Clear Opening	14 5/8"	16 5/8"	18 5/8"	20 5/8"	22 5/8"	24 5/8"	26 5/8"	28 5/8"	30 5/8"	32 5/8"	34 5/8"	36 5/8"	38 5/8"	40 5/8"	42 5/8"



4 over 1 grille pattern

Call out sizes are calculated in inches. Check with regional fabricator for rough opening sizes when mulling. Additional egress sizes may be available with modification. Contact your regional fabricator.

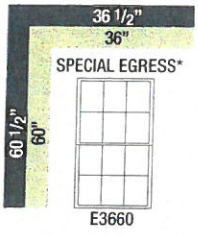
† Meets egress of:

Clear openable area 5.7 sq. ft.

Clear openable width 20"

Clear openable height ≥ 24"

InnovativE® ENERGY MANAGEMENT SYSTEM



In some regions, larger sizes may be available. Consult your local fabricator.

*** Not available in all regions.**

New Construction Vinyl Window Systems

Casement/Fixed/Casement*

Rough Opening*	54"	60"	72"	84"	90"	108"
Unit Size	53 1/2"	59 1/2"	71 1/2"	83 1/2"	89 1/2"	107 1/2"
Exposed Glass	13 1/2"	15 1/2"	19 1/2"	23 1/2"	25 1/2"	31 1/2"
Clear Opening	10 1/2"	12 1/2"	16 1/2"	20 1/2"	22 1/2"	28 1/2"
	CFC5436	CFC6036	CFC7236	CFC8436	CFC9036	CFC10836
	CFC5442	CFC6042	CFC7242	CFC8442	CFC9042	CFC10842
	CFC5448	CFC6048	CFC7248	CFC8448	CFC9048††	CFC10848†
	CFC5460	CFC6060	CFC7260	CFC8460	CFC9060††	CFC10860†
	CFC5466	CFC6066	CFC7266	CFC8466	CFC9066††	CFC10866†

30"	35 1/2"	36"
36 1/2"	41 1/2"	42"
42 1/2"	47 1/2"	48"
54 1/2"	59 1/2"	60"
60 1/2"	65 1/2"	66"

* Common frame multiple units are available in some regions. Check with your local fabricator. Call out sizes are calculated in inches.

† Meets egress of: Clear openable area ≥ 5.7 sq. ft. Clear openable width ≥ 20". Clear openable height ≥ 24".

†† Requires egress hardware

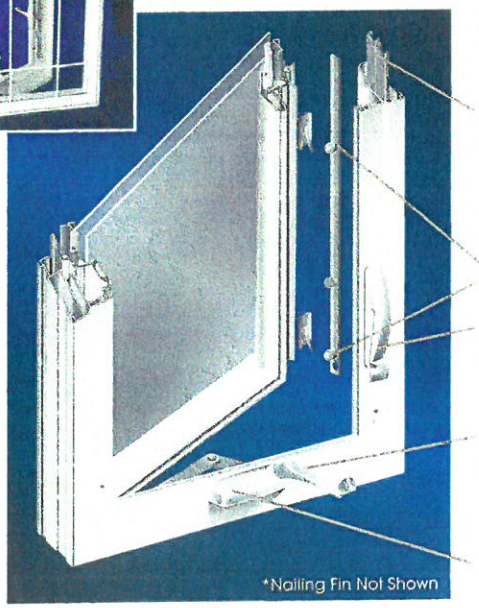
Awning

Rough Opening*	24"	36"	42"	48"	54"	60"
Unit Size	23 1/2"	35 1/2"	41 1/2"	47 1/2"	53 1/2"	59 1/2"
Exposed Glass	18 1/2"	30 1/2"	36 1/2"	42 1/2"	48 1/2"	54 1/2"
	A2418	A3618	A4218	A4818	A5418	A6018
	A2420	A3620	A4220	A4820	A5420	A6020
	A2424	A3624	A4224	A4824	A5424	A6024
	A2428	A3628	A4228	A4828	A5428	A6028
	A2436	A3636	A4236	A4836	A5436	A6036

12 1/2"	17 1/2"	18"
14 1/2"	19 1/2"	20"
18 1/2"	23 1/2"	24"
22 1/2"	27 1/2"	28"
30 1/2"	35 1/2"	36"

Call out sizes are calculated in inches.

Casement Window Features



Available with optional add on J-Channel

- **Specially Designed Airtight Seal:** Cuts off the maximum amount of air flow while increasing tightness.
- **Heavy Wall/ Reinforced Construction:** Allows for slim line look while insuring maximum strength and durability
- **Multi-Point Lock**
- **Low Profile Curved Lock:** Lies flat out of the way of window treatments
- **Low Torque Operator:** Crank requires 33% less operating force. Fold down handle with nesting cover available.
- **Airtight Operator Cover**

enviro sealed windows

New Construction Vinyl Window Systems

2020.32 HPC

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Greg Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115
Greg.Tansley@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Economic Development Coordinator

DATE: November 4, 2020

RE: ITEM #3.1: 2020.32 HPC- New Multi-Family Residential Building at 45 Hill St (Tax Map 39, lot 112) in the MSRD-2 Zone.

MEETING DATE/TIME: November 18, 2020 @ 4:00 PM

---

1. INTRODUCTION

The applicant proposes to build a three-unit, three-story townhouse-style multi-family building on the site where once a six-unit apartment building stood.

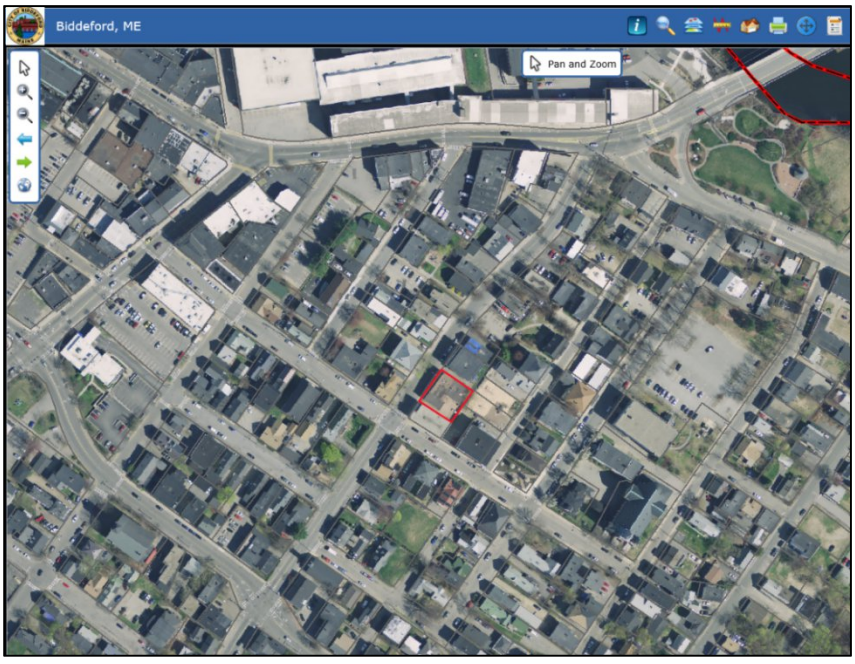
2. PROJECT DATA/INFORMATION

	SUBJECT	*DATA/INFORMATION*
1.	Applicant:	K & S Development 16 Ratchet Way Biddeford ME 04005 john@mainelypaving.com
2.	Owner of Property:	K & S Development 16 Ratchet Way Biddeford ME 04005 john@mainelypaving.com
3.	Agent:	None

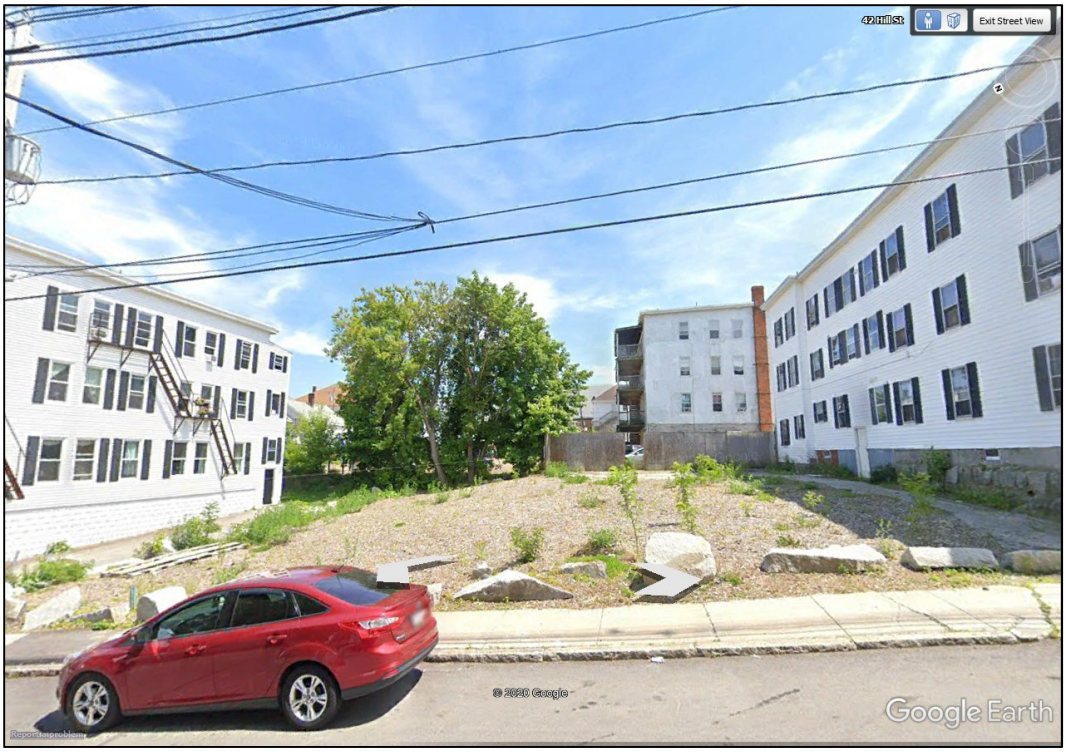
4.	Engineer/Architect/Contractor:	Unknown
5.	Project Location:	45 Hill Street
6.	Project Tax Map #/Lot #:	Tax Map 39, Lot 112
7.	Contributing Structure?	No
8.	Existing Zoning:	MSRD-2
9.	Overlay Zoning:	None
10.	Existing Use:	Vacant parcel
11.	Proposed Use:	Residential
12.	Uses in the Vicinity:	Residential (Primarily), Commercial
13.	Parcel Size:	.17 acres (7,405 SF)
14.	Front Setback Required:	15’
15.	Side Setbacks Required:	10’
16.	Rear Setback Requires:	10’
17.	Height Requirements:	Maximum 3 stories or 35 feet
18.	LDR Attachment A: Fess Paid:	Yes

3. EXISTING CONDITIONS:

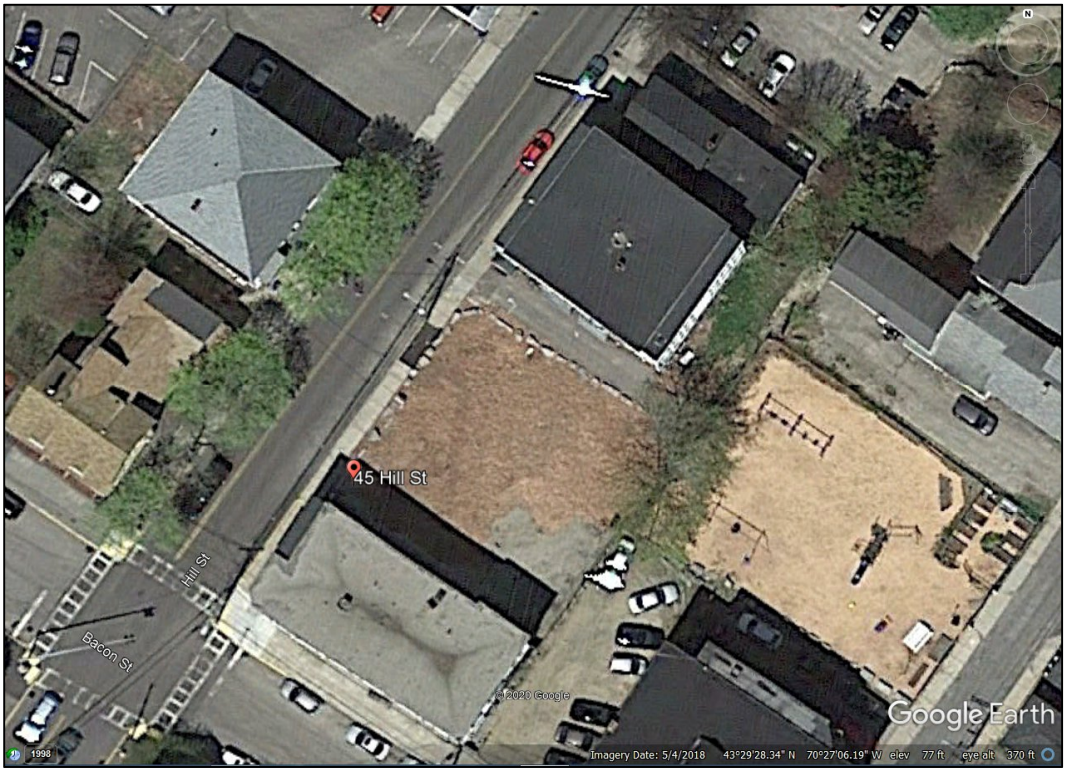
The project property is on the southeast side of Hill Street near the intersection of Bacon Street in a dense well-established residential neighborhood. Almost 60% of the housing units in this neighborhood were built before 1950, presumably as mill worker housing, as many structures are 8 – 10 units multi-family buildings. In April 2018 fire destroyed a six-unit apartment building on this .17 acre lot on Hill Street, leaving 34 people homeless.



Source: “45 Hill Street”. http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4569. Accessed Date: 10/28/2020.



Source: "45 Hill Street, Biddeford, Maine." 43°29'27.13" N 70°27'03.13" W. Google Earth Street View. Imagery Date: 06/2019. Accessed Date: 10/29/2020.



Source: "45 Hill Street, Biddeford, Maine." 43°29'28.34" N 70°27'06.19" W. Google Earth View. Imagery Date: 05/2018. Accessed Date: 10/29/2020.

Source: "45 Hill Street, Biddeford, Maine." 43°29'27.13" N 70°27'03.13" W. Google Earth Street View. Imagery Date: 06/2019. Accessed Date: 10/29/2020.

4. PROJECT PROPOSAL

The applicant now proposes to build a three unit, townhouse-style multi-family structure on this site. The building will be sited with the main façade facing the southwest toward the building located at 47 Bacon Street. The façade proposed to face Hill Street will be the gabled side of the building. The rear will closely face the multi-family building to the northeast of the site, leaving abundant ground area in the front of the building to be asphalt paved for vehicular ingress and egress and for access to the garage bays. Though traditionally styled, this building would possess considerably less massing than buildings adjacent to this site.

The applicant proposes to use the following materials:

Siding:	vinyl
Roof:	asphalt shingles
Windows:	vinyl
Doors:	vinyl
Garage doors:	metal

5. PUBLIC COMMENT

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

6. STAFF REVIEW:

a. 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;

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;

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;

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;

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;

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;

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

b. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. None

7. STAFF RECOMMENDATION:

Recommend the Commission consider the submitted application for approval, approval with conditions, or denial.

Staff recommends close attention be paid to Section 11, Subsection C of the ordinance that addresses new construction (see above), in particular:

1. *Height*
2. *Proportion of building's front façade*
3. *Proportion of openings within the facade*
4. *Rhythm of solids to voids in front facades*
5. *Rhythm of spacing of buildings on streets*
7. *Relationship of materials and textures*
9. *Scale of building*

This project sites the building with the side façade facing Hill Street. It is considerable less massive than many other structures in the vicinity. Commission members should consider how the proposed building fits into the fabric of this well-established neighborhood, especially as the side of the building faces the street.

8. STAFF RECOMMENDATION:

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

a. All permits must be obtained from Code Enforcement prior to beginning any work.

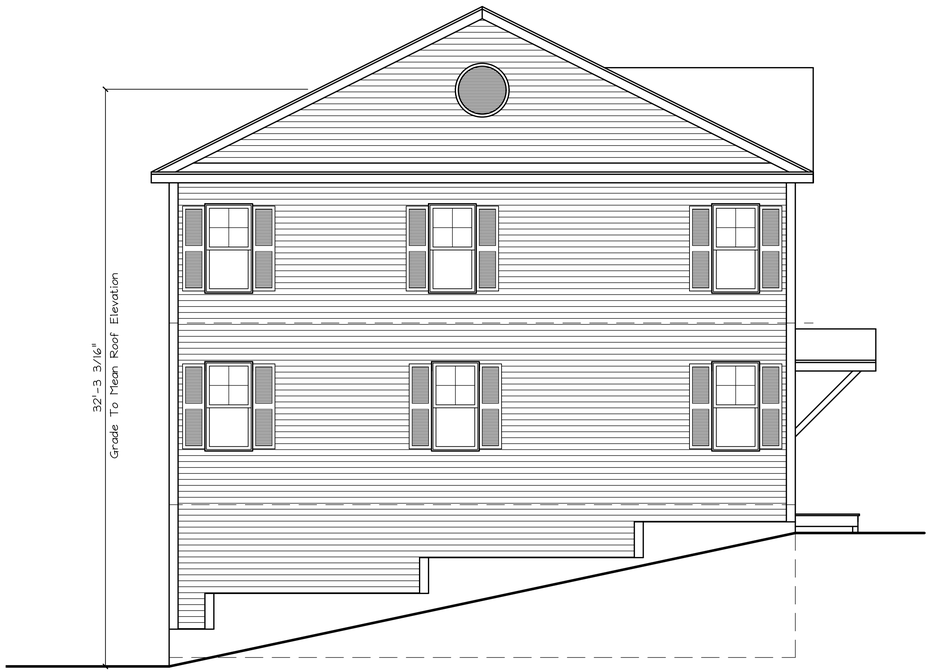
9. SAMPLE MOTIONS

A. Motion to approve the Certificate of Appropriateness for K & S Development to construct a new multi-family building at 45 Hill Street in the MSRD-2 zone based on materials presented and conditioned on the following:

a. All permits must be obtained from Code Enforcement prior to beginning any work.
b. _____

B. Motion to table this item until the following minimum additional information has been submitted for review:

a. _____
b. _____



Front Elevation

Scale: 1/4" = 1'-0"

Right Elevation

Scale: 1/4" = 1'-0"

Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to size structural beams and to ensure that this home is built according to all state & local codes in effect at the time of construction.

Prepared For: John Korpaczewski

Hill Street
Biddeford Maine

Approvals

Revisions

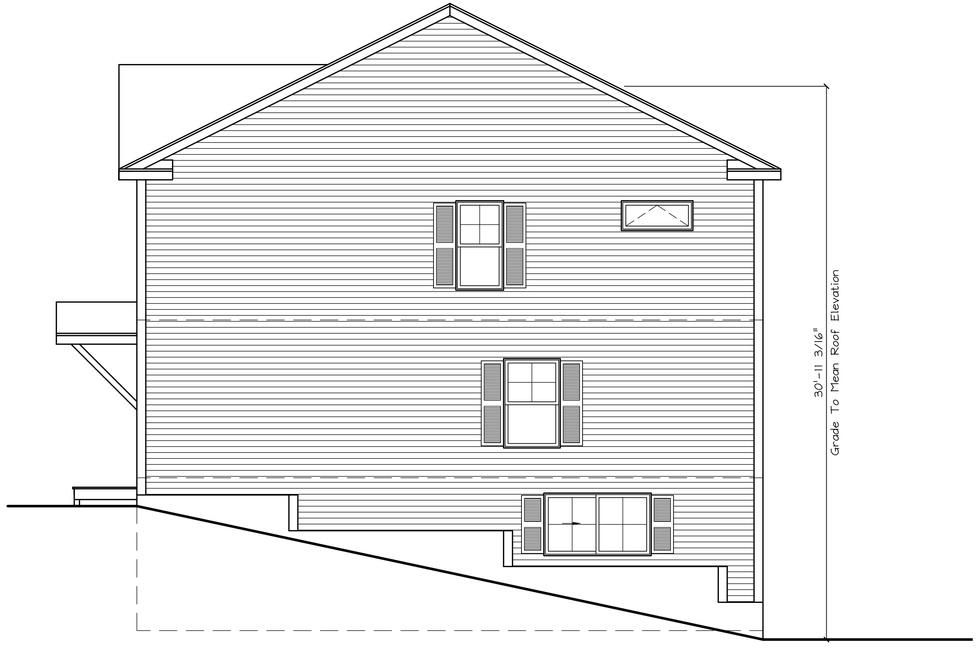
DRAFTING PLUS
ARCHITECTURAL DESIGN & DRAFTING
BIDDEFORD, ME.
207-282-7744
SPECIALIZING IN YOUR DREAM HOME

Date: 11/22/2020
Issued: xx/xx/xx
Dr. By: John A. Barron
Sheet No. X

Preliminary

Left Elevation

Scale: 1/4" = 1'-0"



Rear Elevation

Scale: 1/4" = 1'-0"

Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to the structural beams and to ensure that this home is built according to all state & local codes in effect at the time of construction.

Prepared For: John Korpaczewski

Hill Street

Biddeford Maine

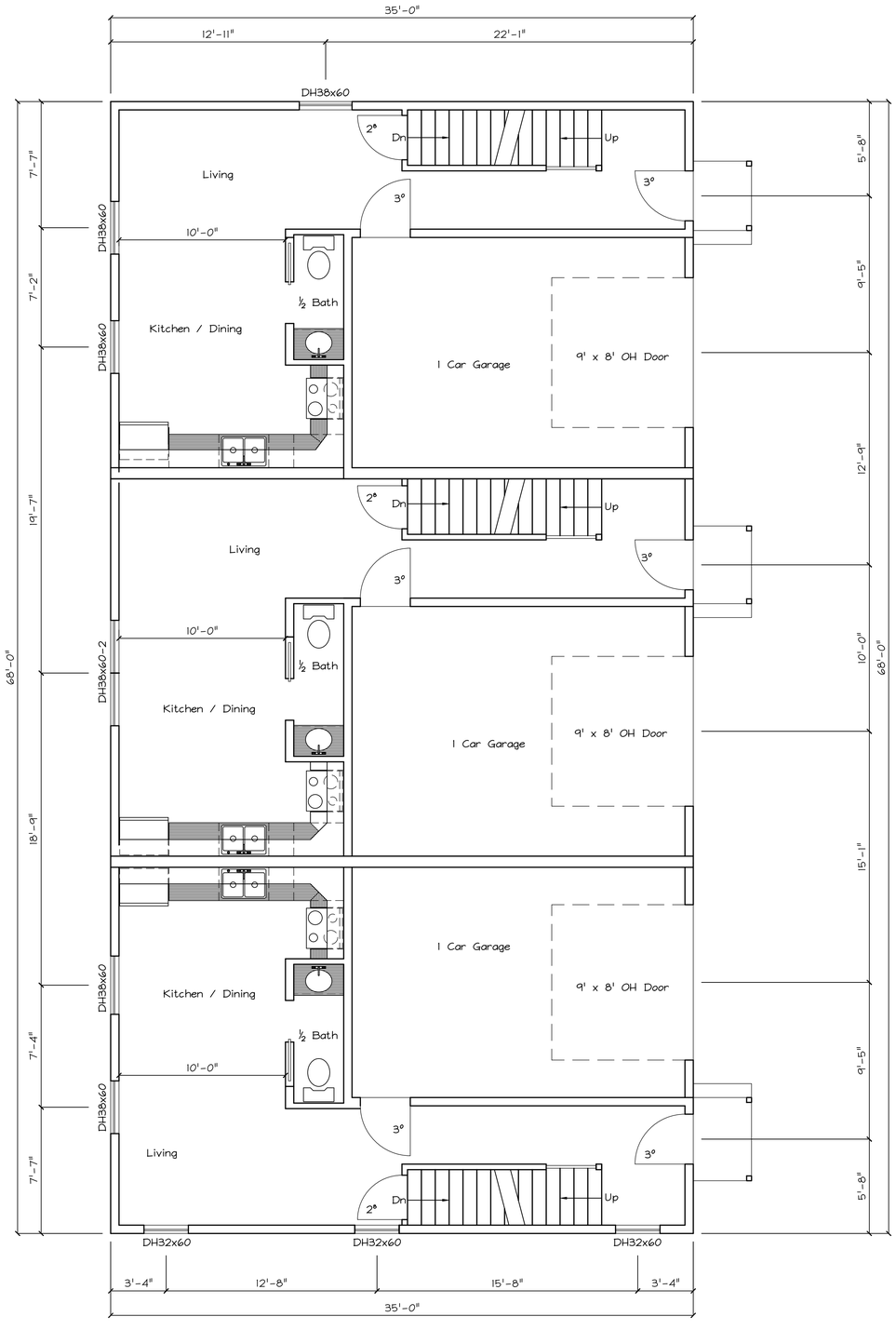
Approvals

Revisions

DRAFTING PLUS
ARCHITECTURAL DESIGN & DRAFTING
BIDDEFORD, ME.
207-282-7744
SPECIALIZING IN YOUR DREAM HOME

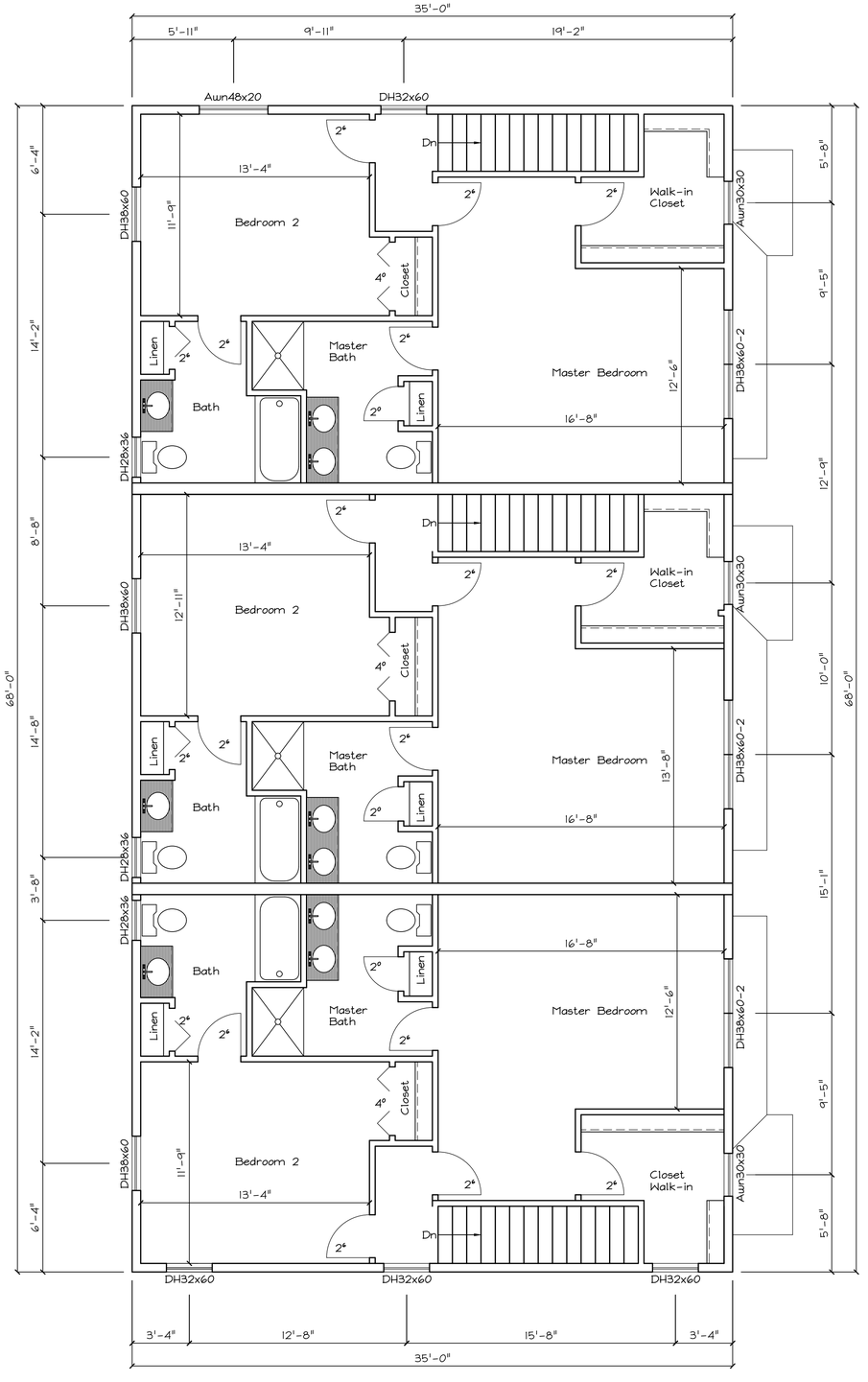
Date: 11/22/2020
Issued: xx/xx/xx
Dr. By: John A. Barron
Sheet No. X

Preliminary



First Floor Plan

Scale: 1/4" = 1'-0"



Second Floor Plan

Scale: 1/4" = 1'-0"

Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to review all spans, beams and to ensure that this home is built according to all state & local codes in effect at the time of construction.

Prepared For: John Korpaczewski

Hill Street

Biddeford Maine

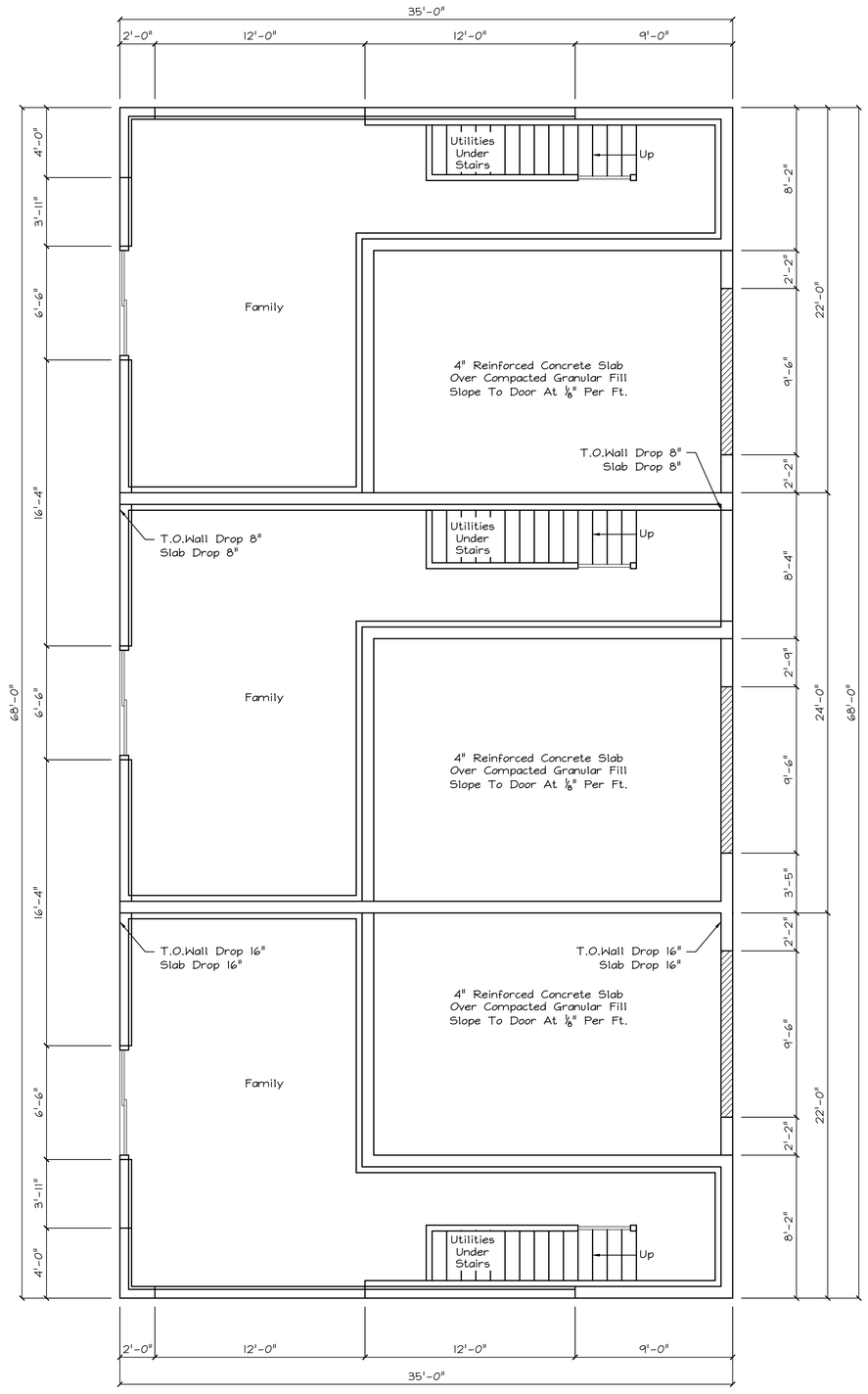
Approvals

Revisions

DRAFTING PLUS
ARCHITECTURAL DESIGN & DRAFTING
BIDDEFORD, ME
207-282-7744
SPECIALIZING IN YOUR DREAM HOME

Date: 11/22/2020
Issued: xx/xx/xx
Dr. By: John A. Farron
Sheet No. X

Preliminary



Basement Floor Plan

Scale: 1/4" = 1'-0"

Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to use structural beams and to ensure that this home is built according to all state & local codes in effect at the time of construction.

Prepared For: John Korpaczewski

Hill Street
Biddeford Maine

Approvals

Revisions

DRAFTING PLUS
ARCHITECTURAL DESIGN & DRAFTING
BIDDEFORD, ME
207-282-7744
SPECIALIZING IN YOUR DREAM HOME

Date: 11/22/2020
Issued: xx/xx/xx
Dr. By: John A. Barron
Sheet No. X

Preliminary

2020.35 HPC

CERTIFICATE OF APPROPRIATENESS

FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF BIDDEFORD – 316 Main Street

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Articles XV (Historic Preservation Ordinance) the Biddeford Historic Preservation Commission has considered the application of **Emir Raees (AKA Shai) to install exterior kitchen ductwork at 316 Main Street,** including supportive data, public hearing testimony and related materials contained in the record. Based on the materials submitted, Public Comment, and Staff's review and recommendation, the Historic Preservation Commission makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

	SUBJECT	***DATA/INFORMATION***
1.	Applicant:	Shai Property Management 316 Main Street Biddeford ME 04005 (917) 860-9040 shai@biddefordfoodbazaar.com
2.	Owner of Property:	Shai Property Management 316 Main Street Biddeford ME 04005 (917) 860-9040 shai@biddefordfoodbazaar.com
3.	Agent:	Lebel's Sheet Metal 221 Lincoln Street Lewiston ME 04240 (207) 576-1863 metalgod213@live.com
4.	Engineer/Architect/Contractor:	N/A
5.	Project Location:	316 Main Street
6.	Project Tax Map #/Lot #:	Map 38 Lot 44
7.	Contributing Structure?	Yes
8.	Existing Zoning:	MSRD-1
9.	Overlay Zoning:	None
10.	Existing Use:	Commercial
11.	Proposed Use:	Commercial
12.	Uses in the Vicinity:	Commercial, Residential
13.	Parcel Size:	.22 acres (9,583 sf)
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Min. 2 Stories or 26 feet; 60 feet max.
18.	LDR Attachment A: Fess Paid:	Yes

Conclusions of Law:

The proposed project is consistent with the Biddeford Historic Preservation Ordinance, particularly the evaluation standards contained in Part III (Land Development Regulations, Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Historic Preservation Commission approves the Certificate of Appropriateness for the proposed project located at **316 Main Street**, summarized above and evidenced in the file in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

All permits must be obtained from Code Enforcement prior to beginning any work.

Historic Preservation Commission Chairperson

Date

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Brad Favreau
205 Main Street
PO Box 586
Biddeford, ME 04005
207-284-9115
Brad.Favreau@biddefordmaine.org

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Type of Application (see pages 2 and 3 below):

☐ Certificate of Appropriateness – Commission Review ($140.00 fee)

☒ Certificate of Appropriateness – Subcommittee Review

Note: If unsure, check with the Planning Department which applies.

Applicant's/Owner's Information:

Applicant's Name: EMIR RAEES AKA SHAI
Applicant's Address: 316 MAIN St. Suite 201
Applicant's Phone(s): 917-860-9040
Applicant's E-mail: SHAI@BIDDEFORDFOODBAZAAR.COM

Applicant's Legal Interest in the Property:

☐ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: SHAI Property Management
Owner's Address: 316 Main St. Biddeford ME 04005
Owner's Phone(s): 917 860 9040
Owner's E-mail: SHAI@BiddefordFoodBazaar.com

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

Agent's Name: Lebel's Sheet Metal
Agent's Address: 221 Lincoln St. Lew., Me. 04240
Agent's Phone(s): 207-576-1863
Agent's E-mail: METALGOOD13@live.com

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 316 Main St. Suite 201

Project Zone: _____ Existing Use of Property: Empty

Project Tax Map(s): 38 Project Lot Number(s): 44

COMMISSION Review Project Activities (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: Install Kitchen Exhaust Duct-work as per sketch

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: _____

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 (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.

Submittal Information Checklist:

☒ Required Application Fee: If full Commission review is required - $140.00
If Subcommitee review is required – N/A

If FULL COMMITTEE Review is required - 10 Copies of the following are *required*:

☐ Completed Application Form

☐ Description of Proposed Activity

If FULL COMMITTEE Review is required - 10 Copies of the following are *recommended or may be requested*:

- [x] Photographs of the building involved as well as adjacent buildings
- [ ] Samples of materials proposed for use in the activity
- [x] 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)

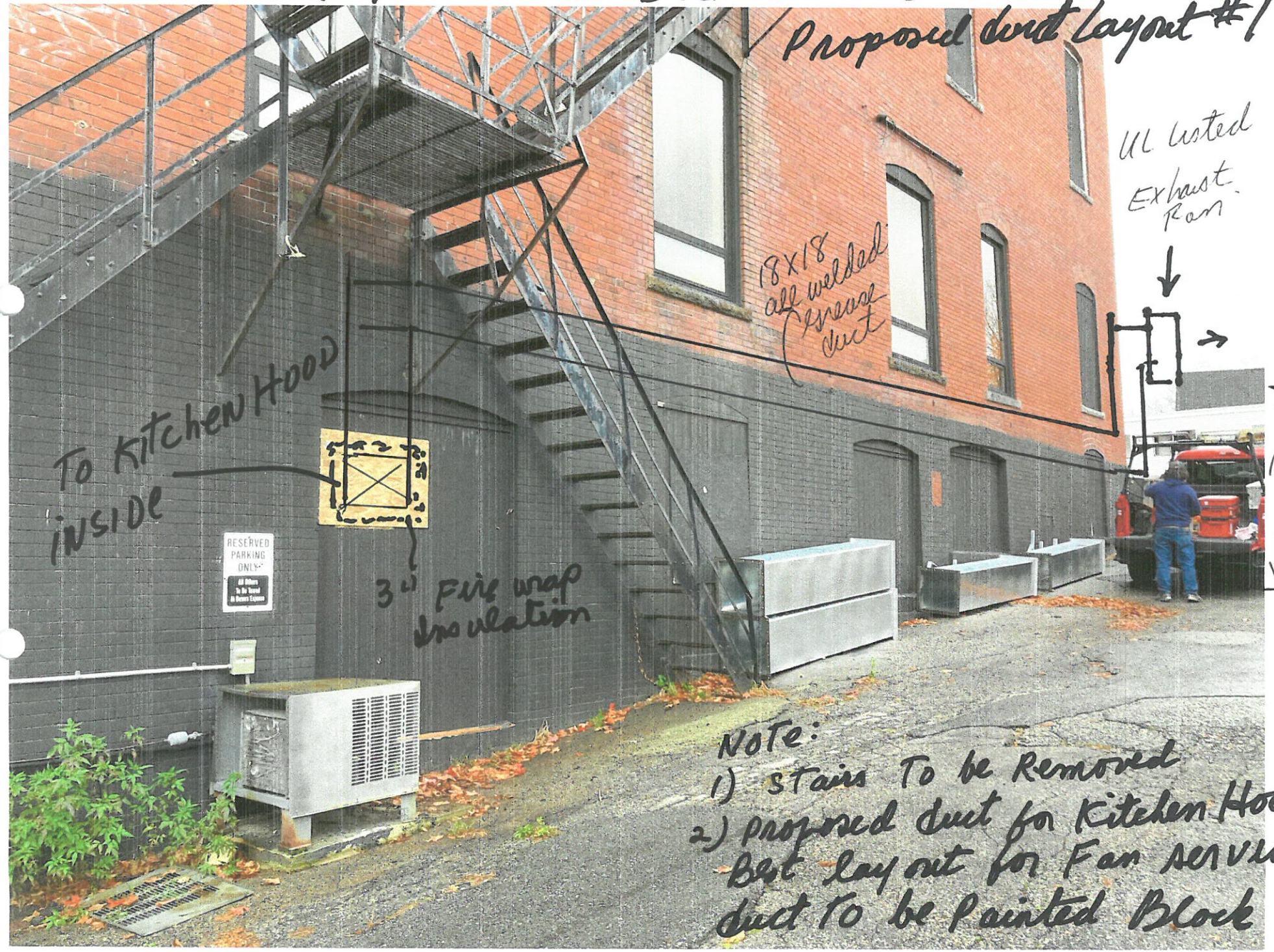
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant: Paul Roy Date: 10-28-~~18~~ 20

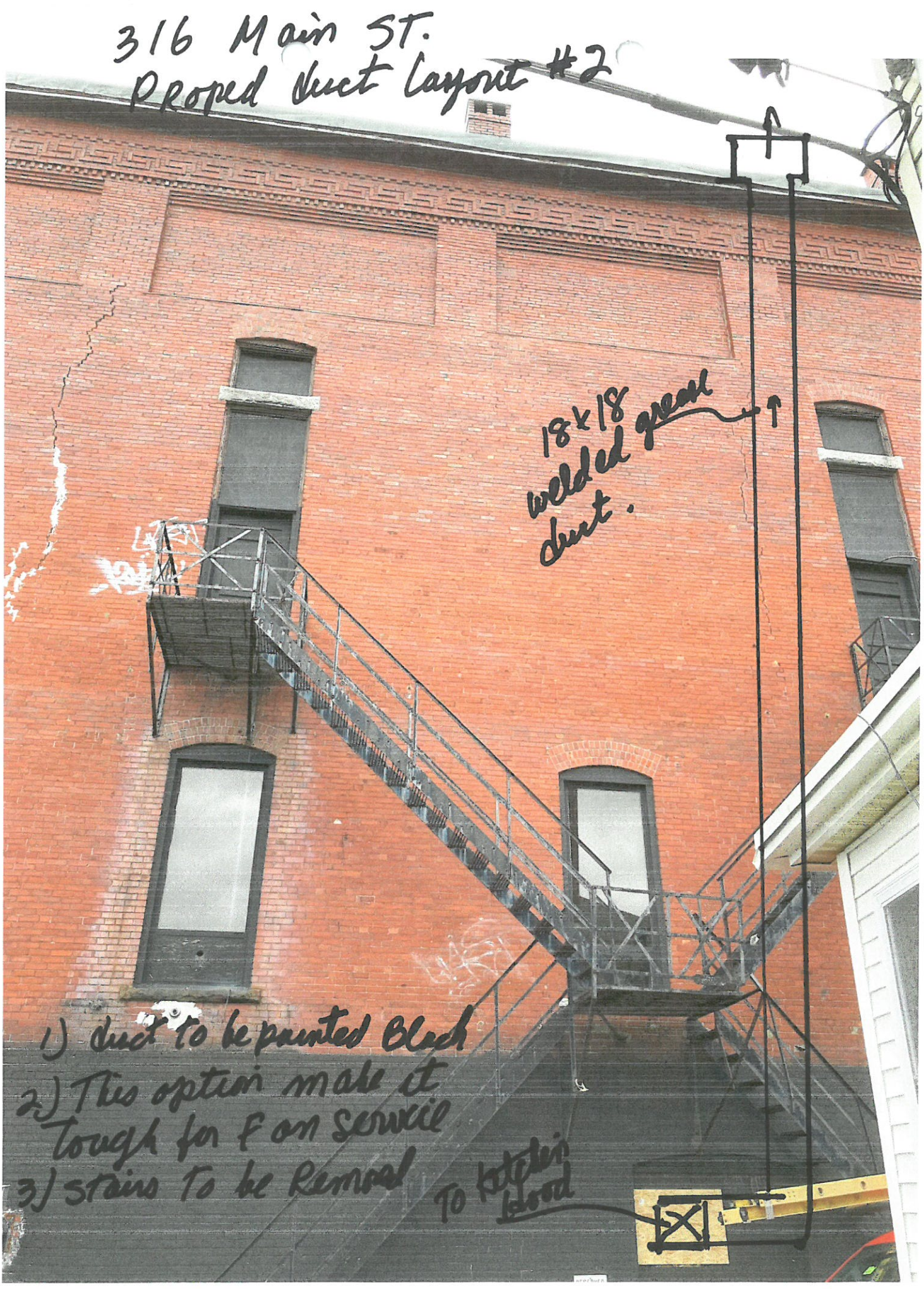
Signature of property owner: Tmr Roof. Date: 10-28-20

316 MAIN ST. BIDDEFORD

Proposed duct layout #1



Note:
1) Stairs To be Removed
2) proposed duct for Kitchen Hood Bet layout for Fan service duct TO be Painted Block


316 Main ST.
Proped duct layout #2
18x18 welded grease duct.
1) duct to be painted Black
2) This option make it tough for f on service
3) stairs to be Removed
To Kitchen hood

CITY OF BIDDEFORD
PLANNING DEPARTMENT

2020.35 HPC

Greg Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115
Greg.Tansley@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Economic Development Coordinator

DATE: November 5, 2020

RE: ITEM #3.2: 2020.35 HPC- Install Exterior Kitchen Ductwork at 316 Main Street (Tax Map 38, Lot 44) in the MSRD-1 Zone.

MEETING DATE/TIME: **November 18, 2020 @ 4:00 PM**

---

1. INTRODUCTION

The applicant proposes to remove existing fire escape and install new metal grease ducts on the northeast side of the building. Grease ducts remove smoke and grease laden vapors from commercial kitchens. Two proposals for the new ductwork are offered: 1.) installing the ductwork horizontally to the northerly corner of the building, and; 2.) installing the ductwork vertically to the edge of the roof.

2. PROJECT DATA/INFORMATION

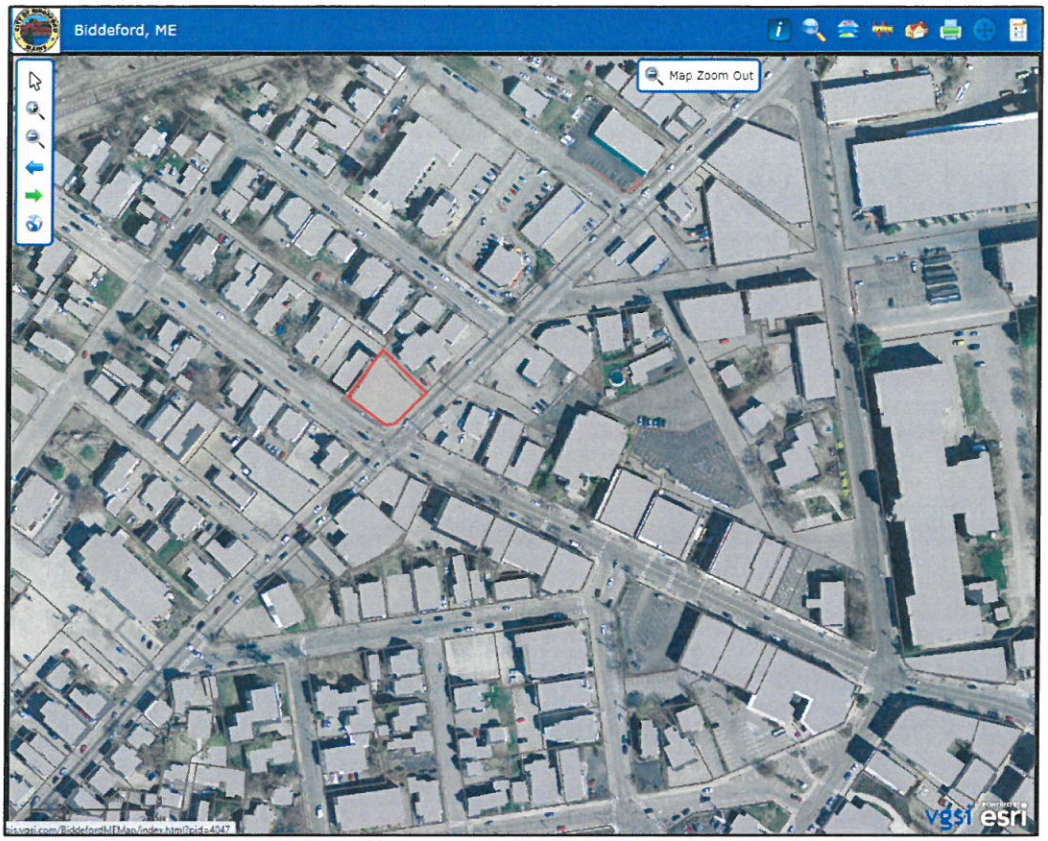
	SUBJECT	*DATA/INFORMATION*
1.	Applicant:	Emir Raees 316 Main Street Biddeford ME 04005 (917) 860-9040

		shai@biddefordfoodbazaar.com
2.	Owner of Property:	Emir Raees 316 Main Street Biddeford ME 04005 (917) 860-9040 shai@biddefordfoodbazaar.com
3.	Agent:	Lebel's Sheet Metal 221 Lincoln Street Lewiston ME 04240 (207) 576-1863 metalgod213@live.com
4.	Engineer/Architect/Contractor:	N/A
5.	Project Location:	316 Main Street
6.	Project Tax Map #/Lot #:	Map 38 Lot 44
7.	**Contributing Structure?**	**Yes**
8.	Existing Zoning:	MSRD-1
9.	Overlay Zoning:	None
10.	Existing Use:	Commercial
11.	Proposed Use:	Commercial
12.	Uses in the Vicinity:	Commercial, Residential
13.	Parcel Size:	.22 acres (9,583 sf)
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Min. 2 Stories or 26 feet; 60 feet max.
18.	LDR Attachment A: Fess Paid:	Yes

3. EXISTING CONDITIONS:

This property is known as the St. John's Building. Built in 1896, it was designed in the Renaissance Revival style, a style which took its inspiration from many historical styles. This building is a **Contributing** structure according to the Russell Wright Survey.

The St. John Building is located on the prominent corner of Main Street and Elm Street on the edge of the central business core.

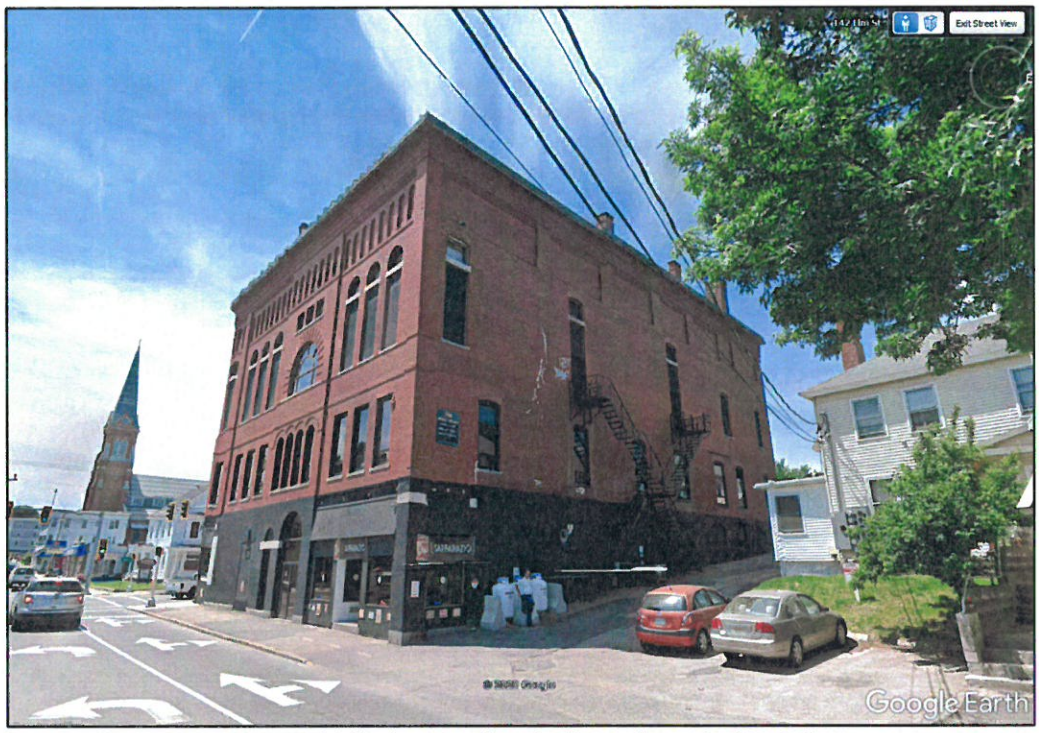


Source: "316 Main Street". http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4047. Accessed Date: 11/05/2020.

Source: "316 Main Street, Biddeford, Maine." 43°29'40.86" N 70°27'33.63" W.

Google Earth Street View. Imagery Date: 06/2019. Accessed Date: 11/05/2020.

Work is proposed for the northeast side of the building, which faces the driveway for an adjacent house. This side of the building is visible from high-traffic Elm Street.



Source: "316 Main Street, Biddeford, Maine." 43°29'40.86" N 70°27'33.63" W.
Google Earth Street View. Imagery Date: 06/2019. Accessed Date: 11/05/2020.

4. PROJECT PROPOSAL

The applicant proposes to remove existing fire escape and install new metal exhaust ductwork on the northeast side of the building. The ductwork will exit the building at a former window opening at the first floor, approximately half way between the Elm Street side of the building and the side of the building that faces the Main Street parking lot. The applicant has proposed two possible configuration of the ductwork: 1.) Installing the ductwork horizontally to the parking-lot (northerly) corner of the building, and; 2.) installing the ductwork vertically up to the edge of the roof. The applicant proposes to use 18" x 18" square ductwork which will be painted black. In both configurations, a fan will be installed at the terminus of the duct.

5. PUBLIC COMMENT

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

6. STAFF REVIEW:

a. 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;

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;

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;

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;

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;

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

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

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.

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;*
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;*
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;*
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;*
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;*
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;*

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

b. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. None

7. STAFF RECOMMENDATION:

Recommend the Commission consider the submitted application for approval, approval with conditions, or denial.

8. STAFF RECOMMENDATION:

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

a. All permits must be obtained from Code Enforcement prior to beginning any work.

9. SAMPLE MOTIONS

A. Motion to approve the Certificate of Appropriateness for Shai Property Management to install new exhaust ductwork at 316 Main Street in the MSRD-1 zone based on materials presented and conditioned on the following:

a. All permits must be obtained from Code Enforcement prior to beginning any work.

b. _____

B. Motion to table this item until the following minimum additional information has been submitted for review:

a. _____
b. _____

SURVEY MAP NO. ✓

SURVEY MAP NAME _____

MHPC USE ONLY

041- 0002

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): SOCIETE' JEAN BAPTISTE BIENFAISANCE

2. PROPERTY NAME (OTHER): ST JOHN'S BUILDING

3. STREET ADDRESS: 314-320 MAIN & ELM

4. TOWN: Biddeford, 5. COUNTY: York

6. DATE RECORDED: 12/16/97 7. SURVEYOR: Russell Wright

8. OWNER NAME: _____ ADDRESS: _____

9. 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 _____			

10. CONDITION: ✓ GOOD ___ FAIR ___ POOR ___ DESTROYED, DATE ___/___/___

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:

___ COLONIAL	___ STICK STYLE	___ NEO-CLASSICAL REV.	___ FOUR SQUARE
___ FEDERAL	___ QUEEN ANNE	✓ RENAISSANCE REV.	___ ART DECO
___ GREEK REVIVAL	___ SHINGLE STYLE	___ 19TH/20TH C. REVIVAL	___ INTERNATIONAL
___ GOTHIC REVIVAL	___ R. ROMANESQUE	___ ARTS & CRAFTS	___ RANCH
___ ITALIANATE	___ ROMANESQUE	___ BUNGALOW	___ VERNACULAR
___ SECOND EMPIRE	___ HIGH VIC. GOTHIC	OTHER _____	

12. OTHER STYLISTIC CATEGORY:

___ COLONIAL	___ STICK STYLE	___ NEO-CLASSICAL REV.	___ FOUR SQUARE
___ FEDERAL	___ QUEEN ANNE	___ RENAISSANCE REV.	___ ART DECO
___ GREEK REVIVAL	___ SHINGLE STYLE	___ 19TH/20TH C. REVIVAL	___ INTERNATIONAL
___ GOTHIC REVIVAL	___ R. ROMANESQUE	___ ARTS & CRAFTS	___ RANCH
___ ITALIANATE	___ ROMANESQUE	___ BUNGALOW	___ VERNACULAR
___ SECOND EMPIRE	___ HIGH VIC. GOTHIC	OTHER _____	

13. HEIGHT:

___ 1 STORY	___ 1½ STORY	___ 2 STORY	___ 2½ STORY	✓ 3 STORY	___ 4 STORY
___ 5 STORY	___ OVER 5 (___)				

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

___ 1 BAY	___ 2 BAY	___ 3 BAY	___ 4 BAY	___ 5 BAY	___ MORE THAN 5 (12)

11 @ ELM
12 @ MAIN

15. APPENDAGES:

___ SIDE ELL	___ REAR ELL	___ FRONT	___ ADDED STORIES	___ SHED
___ DORMERS	___ PORCH	___ TOWER	___ CUPOLA	___ BAY WINDOW

PH

2-3

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

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

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

19. CHIMNEY PLACEMENT:
___ I NTERIOR ✓ INTERIOR FRONT/REAR ___ CENTER ___ INTERIOR END ___ EXTERIOR
OTHER _____

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

21. ROOF MATERIAL: WOOD ___ METAL ___ TILE ___ SLATE ___ ASPHALT ✓ ASBESTOS ___

22. 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 _____

23. FOUNDATION MATERIAL:
___ FIELDSTONE ___ BRICK ___ WOOD ___ CONCRETE ✓ GRANITE ___ ORNAMENTAL CONC. BLOCK
OTHER _____

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

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: 1896 PATE BK 26. ESTIMATED DATE OF CONSTRUCTION: _____

27. DATE MAJOR ADDITIONS/ALTERATIONS: _____

28. ARCHITECT: F H + E F FASSETT 29. CONTRACTOR: N E MASTER

30. ORIGINAL OWNER: SOCIETE JEAN-BAPTISTE

31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____

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

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

34. COMMENTS/SOURCES: _____

35. HISTORICAL DRAWINGS EXIST: ___ YES ✓ NO LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ✓ ORIGINAL ___ MOVED DATE MOVED _____
37. SETTING: ___ RURAL/UNDISTURBED ___ RURAL/BUILT UP ___ SMALL TOWN X URBAN ___ SUBURBAN
38. QUADRANGLE MAP USED: Biddeford QUADRANGLE #: _____
39. UTM NORTHING: _____ 40. UTM EASTING: _____
41. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW SE (SW)

MHPC USE ONLY

DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____
NR STATUS: L ___ HD ___ E ___ NE ___ ND ___ REVIEWER _____
DATA SOURCE: ___ HPF ___ CLG ___ R&C ___ STAFF ___ STATE SURVEY OTHER _____ LEVEL OF SURVEY: ___R ___I