



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING
November 8, 2023
4:00

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 Koerner of the Lead Department of the City of Biddeford represented the applicant
- House is around the corner from City Hall
- Mr. Nunan got approvals to do construction on the house, during which the home was identified as a lead hazard.
- The applicant is 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.
- Koerner-applicant just took over the building is diligent in taking care of the building using 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

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