

City of Biddeford
Historic Preservation Commission
October 13, 2021 4:00 PM City Hall
Counsel Chambers & via Zoom
Oct 13, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Commission

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/96103415264?pwd=UUhqc1RFOFhid1VnRjNkdS9WKyt6dz09>

Passcode: 355103

Or One tap mobile :

US: +13126266799,,96103415264# or +16465588656,,96103415264#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

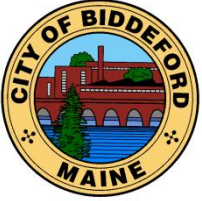
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 9128 or +1 253 215 8782

Webinar ID: 961 0341 5264

International numbers available: <https://biddeford.zoom.us/j/aeiLokkmV4>

1. **Roll Call/Declaration of Quorum & Voting Members**
2. **Adjustments to the Agenda**
3. **Consent Agenda**
 - 3.1. Approval of Meeting Minutes for September 8, 2021
[HPC Minutes 090821-Draft.pdf](#)
4. **Unfinished Business**
5. **New Business**
 - 5.1. 2021.41 HPC Commission Review for 4A Property LLC/Joseph Fourre to make exterior modifications at 180 Main Street (Tax Map 40, Lot 71-5-1) , in the MSRD-1 Zone.
 1. [2021.41 180 Main Street Application.pdf](#)
 2. [2021.41 HPC 180 Main Street SR.pdf](#)
 3. [2021.41 180 Main Street Description of Activity.pdf](#)
 4. [2021.41 180 Main Street Historic Review Package.pdf](#)
 5. [2021.41 180 Main Street Window Information.pdf](#)
 6. [2021.10.04 Storefront.pdf](#)
 - 5.2. 2021.42 HPC Commission Review for Anthony Thomas to make exterior modifications to 75 Birch Street (Tax Map 39, Lot 13), in the MSRD-2 Zone.
 1. [2021.42 Application.pdf](#)
 2. [2021.42 HPC 75 Birch Street Thomas SR.pdf](#)
 3. [2021.42 Scope of Work.pdf](#)
 - 5.3. Limited Emergency-Remote Only Meetings
[9-21-2021 Declaration-Limited Emergency-Remote Meetings.pdf](#)

6. **Other Business**
7. **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
September 8, 2021

4:00

City Hall, Council Chambers & Zoom

(DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer, Erin Ware, Julie Larry (via Zoom), & Priscilla McGuire

Absent: Catherine Glynn

Staff Members: Brad Favreau & Nan Whitten

1. Roll Call/Declaration of Quorum/Voting Members (Chair opened meeting at 4:00 PM)

2. Adjustment to the Agenda

3. Consent Agenda

Approval of Meeting Minutes for July 14, 2021

MOTIONS: 4:04 PM

Schaffer: Motion to approve the meeting minutes from July 14, 2021

McGuire: Second

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

4. Unfinished Business

5. New Business

5.1. 2021.31 HPC Review a project by TruNorth Development LLC to make exterior modifications at 12 Washington Street (Tax Map 38, Lot 350) in the MSRD-1 Zone

- **Doug Darby represented TruNorth.**
- **Mr. Darby introduced his project**
- **The Commission discussed the project with the applicant.**
- **Mr. Darby spoke of their intention to honor and embrace the history of the building.**
- **The business will be the Dunn Bar on one-half of the building, which will be a higher end restaurant and Irish Pub.**
- **The other half of the building will be Sublime Taco.**
- **They will be leaving the roof and the structure of the signage.**
- **The change in windows were discussed as well as egress.**

MOTIONS: 4:27 PM

Motion-Ware-to approve the Certificate of Appropriateness for 12 Washington Street for exterior alterations, based on the materials submitted and conditioned on the following:

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

Second-Schaffer

Motion passed unanimously 4-0 (Schaffer, Ware, McGuire in favor)

6. Other Business

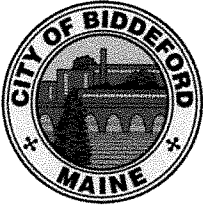
- Mr. Favreau spoke to the Commission about electing a Vice Chair.
- Mr. Favreau told the Commission about the new member, Jessica Muise who would be at the next meeting.

7. Adjourn Meeting 4:32 PM

Chair: Historic Preservation Commission

Date

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



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 (\$275.00 fee)
- ☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

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

Applicant's/Owner's Information:

Applicant's Name: 4A Property LLC / Joseph Fournier

Applicant's Address: 541 Ocean House Road UNIT D CAPE ELIZABETH, ME

Applicant's Phone(s): 207-956-1589 04107

Applicant's E-mail: JoeFournier@HOTMAIL.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: Barrett Made Architecture + Construction / Philip Chavex

Agent's Address: 65 Hanover St. Portland ME 04101

Agent's Phone(s): 603-731-9889

Agent's E-mail: Philip.Chavex@BarrettMade.COM

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 180 MAIN STREET
 Project Zone: MSRD 1 Existing Use of Property: OFFICE
 Project Tax Map(s): 40 Project Lot Number(s): 71-5-1

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 - \$275.00
If Subcommittee review is required – \$50.00

If FULL COMMITTEE Review is required - 8 Copies of the following are *required*:

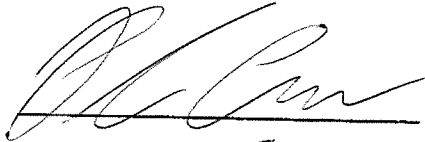
- ☒ Completed Application Form
☒ Description of Proposed Activity

If FULL COMMITTEE Review is required - 8 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.

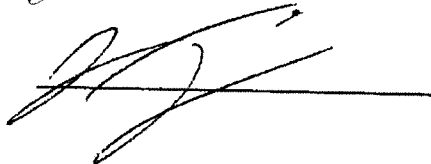
Signature of applicant:



Date:

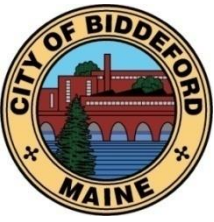
9/28/21

Signature of property owner:



Date:

9/28/21



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.41 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: October 4, 2021

RE: ITEM #5.1: 2021.41 HPC - Exterior alterations at 180 Main Street (Tax Map 71, Lot 5/1) in the MSRD-1 Zone.

MEETING: **October 13, 2021**

DATE/TIME: **@ 4:00 PM**

1. INTRODUCTION

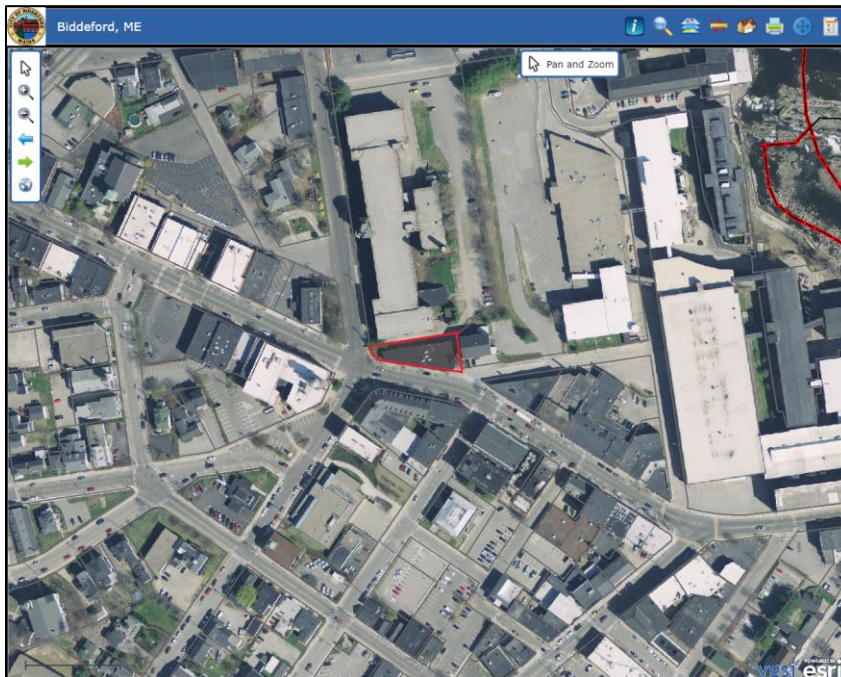
The applicant proposes to make exterior alterations to this building on the corner of Main Street and Lincoln Street, including installing new aluminum windows, installing new storefront type doors, and constructing a new stairway and ramp at the west corner, providing both ADA access to the building and access to the lower level "courtyard" adjacent to the Lincoln Mill Building.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	4A Property LLC 541 Ocean House Road Unit D Cape Elizabeth ME 040107 (207) 956-1589 joefourre@hotmail.com
2.	Owner of Property:	4A Property LLC 541 Ocean House Road Unit D Cape Elizabeth ME 040107 (207) 956-1589 joefourre@hotmail.com
3.	Agent:	Same as Above
4.	Engineer/Architect/Contractor:	Barrett Made Architecture and Construction
5.	Project Location:	180 Main Street
6.	Project Tax Map #/Lot #:	Map 71, Lot 5/1
7.	Contributing Structure?	Yes
8.	Existing Zoning:	MSRD-1
9.	Overlay Zoning:	Biddeford Historic District
10.	Existing Use:	Commercial
11.	Proposed Use:	Commercial
12.	Uses in the Vicinity:	Commercial, Residential, Institutional
13.	Parcel Size:	0.29 acres
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Min. 2 stories or 26', Max. 60'
18.	LDR Attachment A: Fess Paid:	Yes
19.	Historic Preservation Commission Review History:	October 13, 2021 Meeting: The notice was posted in City Hall and on the city website on October 6, 2021. Mailing notices were also sent out to all abutters within 100' on October 6, 2021 – 5 notices were sent out.

3. EXISTING CONDITIONS:

The subject property is located at the corner of Main Street and Lincoln Street, diagonally across the street from City Hall.



Source: "180 Main Street." <http://gis.vgsi.com/biddefordme/Parcel.aspx?Pid=7302>
Accessed September 29, 2021.

Built in 1877, the building was constructed without windows on the Main Street façade (see image below). It is named in the Russell Wright Survey as the Pepperell Mill Recreation Building. Anecdotally from a previous owner, the building was used for a variety of activities: wrestling matches, bridge tournaments, and Boy Scout meetings. For years it was home to the Courier newspaper. It now serves primarily office tenants.



Source: <https://www.mainememory.net/artifact/25228/zoom>. Accessed September 29, 2021
By the 1920s, the building had acquired windows similar to those seen today:



Source: <https://www.mainememory.net/artifact/64263>. Accessed September 29, 2021.

Project property looking west from York Street:



Rear of the project property looking east from Lincoln Street:

Note the existing wooden ADA ramp. Part of the project proposal is to replace with a new metal ramp and relocate the existing door at the top of the ramp.



Rear of the project property looking west from lower courtyard. Lincoln Mill is seen on the right:

The existing door at left in the image below will be replaced as part of the project proposal.



4. PROJECT PROPOSAL

The applicant proposes the following alterations:

- Existing metal windows on the lower level will be replaced with Universal Series 400 aluminum double hung units. These units are identical to those used at the adjacent Lincoln Mill. All units will be 12/12 simulated divided lite.
- The upper level windows will also be replaced with Universal units described above at a later date.
- Existing double door at lower ground level on east side of building will be replaced with aluminum storefront-type door.
- Existing door at lower level on the north side of the building (nearest Lincoln Street) will be replaced with new aluminum storefront-type door.
- Two new storefront-type doors at lower level on the north side of the building will be installed at existing window openings (see plans in packet for details).
- Existing wood ADA ramp currently opening from Lincoln Street will be replaced with a metal ramp opening from Main Street, running along the west side of the building and turning the corner to an upper-level door on the north side of the building.

- Existing upper-level door at ramp will be relocated in new opening. New door will be aluminum storefront-type door.
- New exterior stairs adjacent to new ramp will be constructed. These stairs will be constructed of metal components – see plans for details. Add alternate for concrete steps has been deleted by applicant.
- If budget allows, stairs will be constructed of concrete (see plans in packet for details).
- New fencing to match existing fence at Lincoln Mill will be installed from the new stair on the west side of the building to the Lincoln Mill property line.

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.*

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.

The application as presented requires minimum alteration to this **contributing** structure. The proposed work does not destroy any distinguishing qualities nor character of the structure. The proposed work appears to preserve the building's architectural character.

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 at completion of work.**

9. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for 4A Property LLC to perform select exterior alterations at 180 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 at completion of work.**

b. _____

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

a. _____

b. _____



September 29, 2021

To: Biddeford Historic Preservation Commission
C/O Brad Favreau, Development Coordinator
City of Biddeford, Maine

Description of Activity pertaining to 180 Main Street

Dear Mr. Favreau and the Historic Preservation Commission,

The proposed Description of Activity for this phase of work at 180 Main Street will include the following:

1: Replacement of windows at the ground level with an additive alternate to include the upper level as well.

- Window specs and Details are based of the specifications at the adjacent parcel, The Lincoln Mills. Universal Windows 400 series as drawn.

2: Replacement of the Existing doors on the ground level.

- Proposed Storefront doors as drawn in existing openings

3: The addition of 3 new doors.

- 2 New doors on the ground level to accommodate egress requirements for future tenants
 - o These doors occur in existing window openings.
- 1 new opening on the upper level to accommodate an ADA compliant ramp.
 - o This door occurs in opaque brick wall and will require the infill of the existing opening.

4: New Ramp and Stairs

- Existing ramp to be removed and replaced with a new structure that is ADA compliant. Ramp designed utilizes materials in keeping with the industrial mill aesthetic. Guardrails are based upon the Site guardrail utilized at the adjacent Lincoln Mill renovation as well as proposed on this site.
- There will be a new access stair from Main street to this lower level. Original Stair has been previously removed. Stair will be either steel construction or concrete as depicted in the drawings pending final pricing exercises. The steel stair is designed in keeping with the proposed ramp and site guardrail. The concrete stair is in keeping with the concrete stairs being utilized at the adjacent Lincoln Mills project. We are looking for approval for both designs to provide the owner with options moving forward.
- Site Guardrail will be continued and completed on this parcel. Same spec as utilized and installed at the adjacent Lincoln Mills.



5: Conceptual Level Roof Top mechanical unit additions.

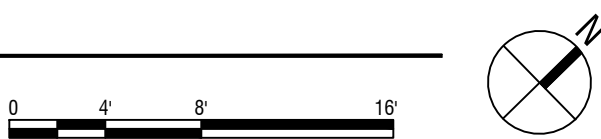
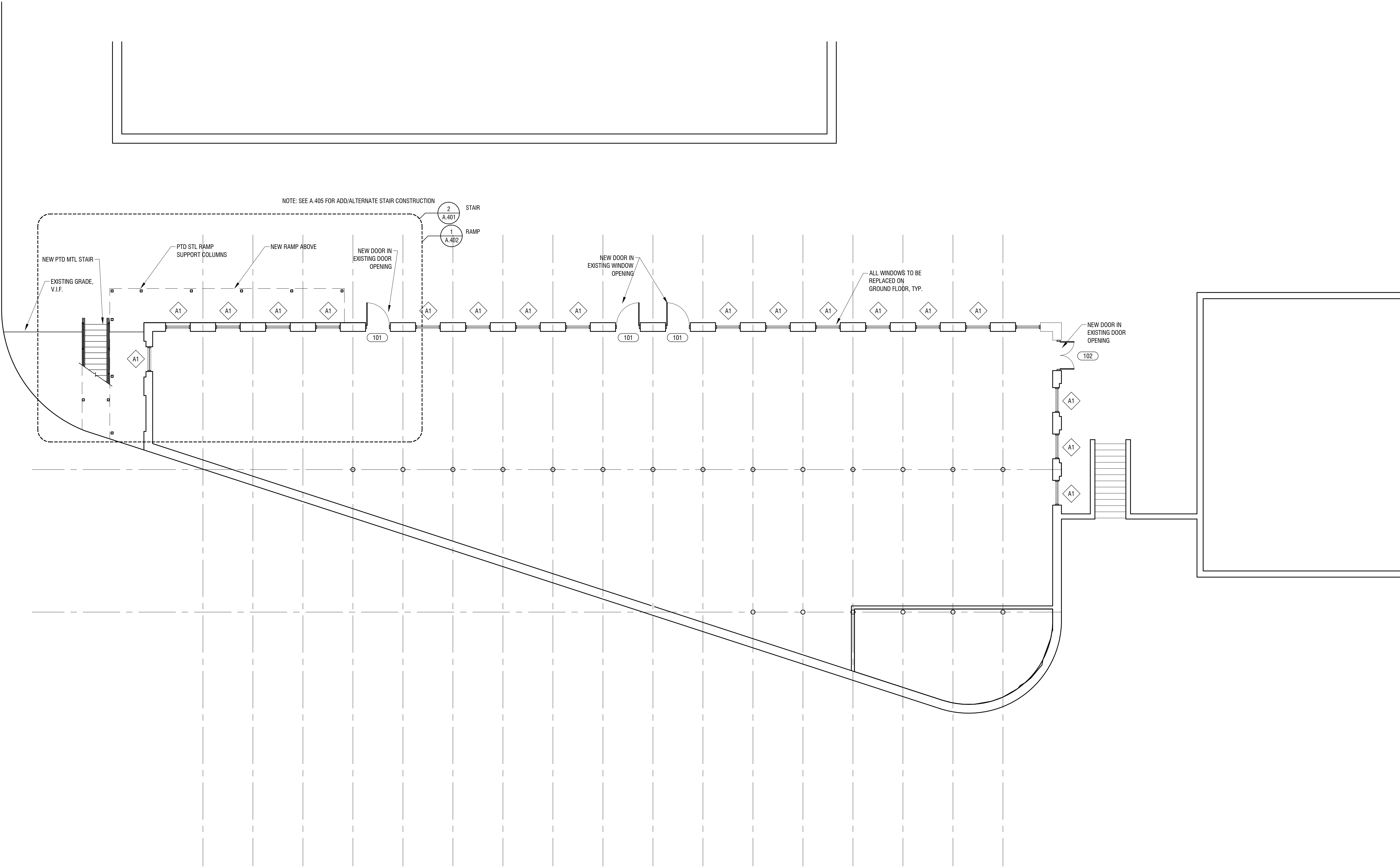
- The primary objective of this submission are numbers 1-4 above. Mechanical will be based on the design build sub-contractors' documents. We would like to receive guidance with this submission to provide to the design build sub-contractor.

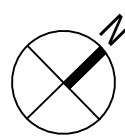
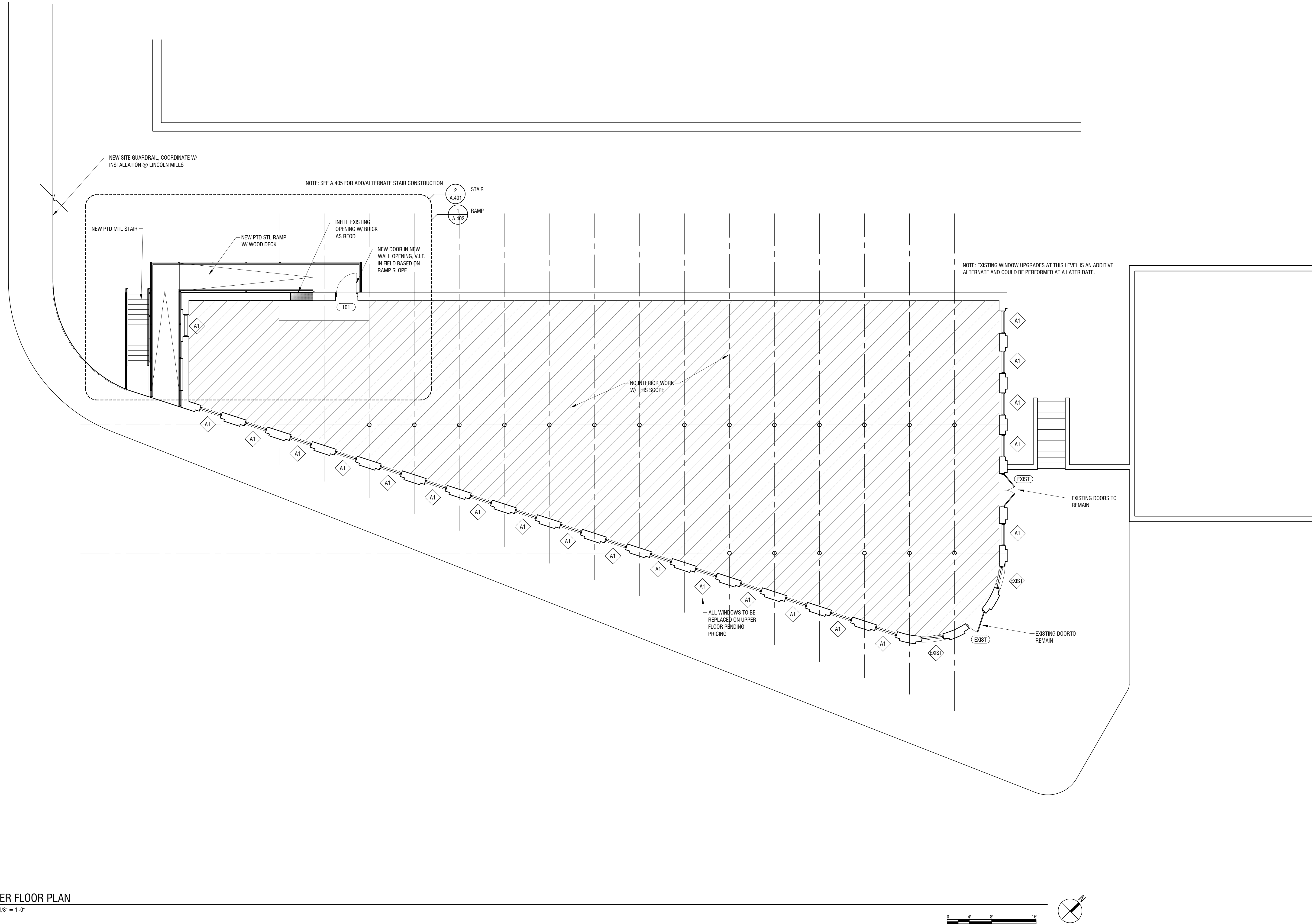
There will be interior fitout designed and submitted by others that may/will include exterior signage and other requirements on a per tenant basis and will be submitted and reviewed separately.

Sincerely,

Philip Chaney

Project Architect
Barret Made Architecture + Construction





DATE OF ISSUE:
09.29.2021

ISSUED FOR:
HISTORIC REVIEW

SCALE:
AS NOTED

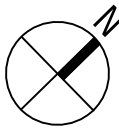
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REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BARRETT MADE.

DRAWING TITLE:

A.102 UPPER FLOOR PLAN

PROJECT NAME:
180 MAIN STREET
180 MAIN STREET
BIDDEFORD, MAINE, 04005

REVISIONS:



NOTE: FINAL ROOF TOP EQUIPMENT LOCATIONS TO BE DETERMINED BY DESIGN/BUILD MEP CONTRACTOR AND BASED UPON TENANT REQUIREMENTS, TBD.

NEW KITCHEN HOOD EXHAUST, EXACT LOCATION TBD.

NEW HEAT PUMP UNIT, EXACT LOCATION TBD.

NEW HEAT PUMP UNIT, EXACT LOCATION TBD.

NEW HEAT PUMP UNIT, EXACT LOCATION TBD.

NEW KITCHEN HOOD EXHAUST, EXACT LOCATION TBD.

EXISTING HVAC EQUIP. TO REMAIN

DATE OF ISSUE:
09.29.2021

ISSUED FOR:
HISTORIC REVIEW

SCALE:
AS NOTED

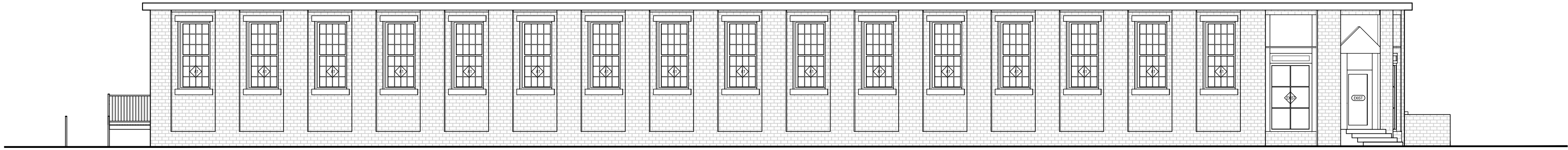
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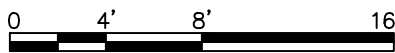
A.103 ROOF PLAN

PROJECT NAME:
180 MAIN STREET
180 MAIN STREET
BIDDEFORD, MAINE, 04005

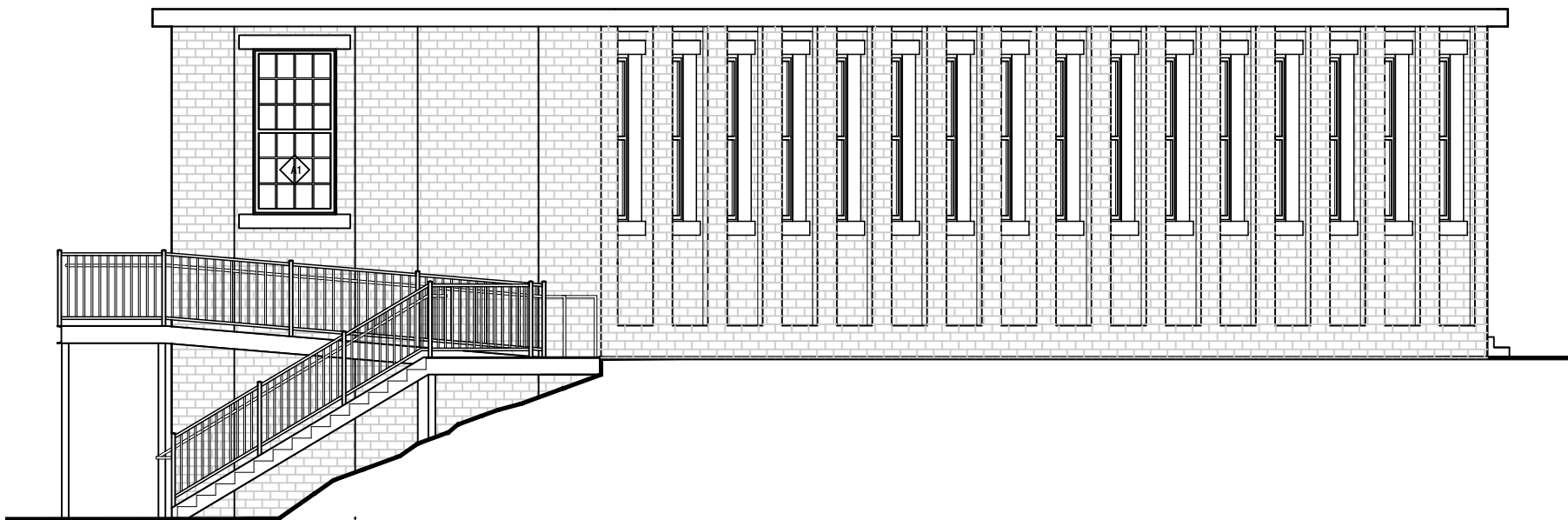
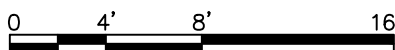
REVISIONS:



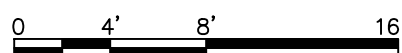
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



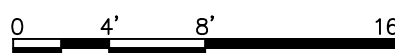
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS:

DRAWING TITLE:

A.201 EXTERIOR ELEVATIONS

PROJECT NAME:
180 MAIN STREET
180 MAIN STREET
BIDDEFORD, MAINE, 04005

DATE OF ISSUE:

09.29.2021

ISSUED FOR:

HISTORIC REVIEW

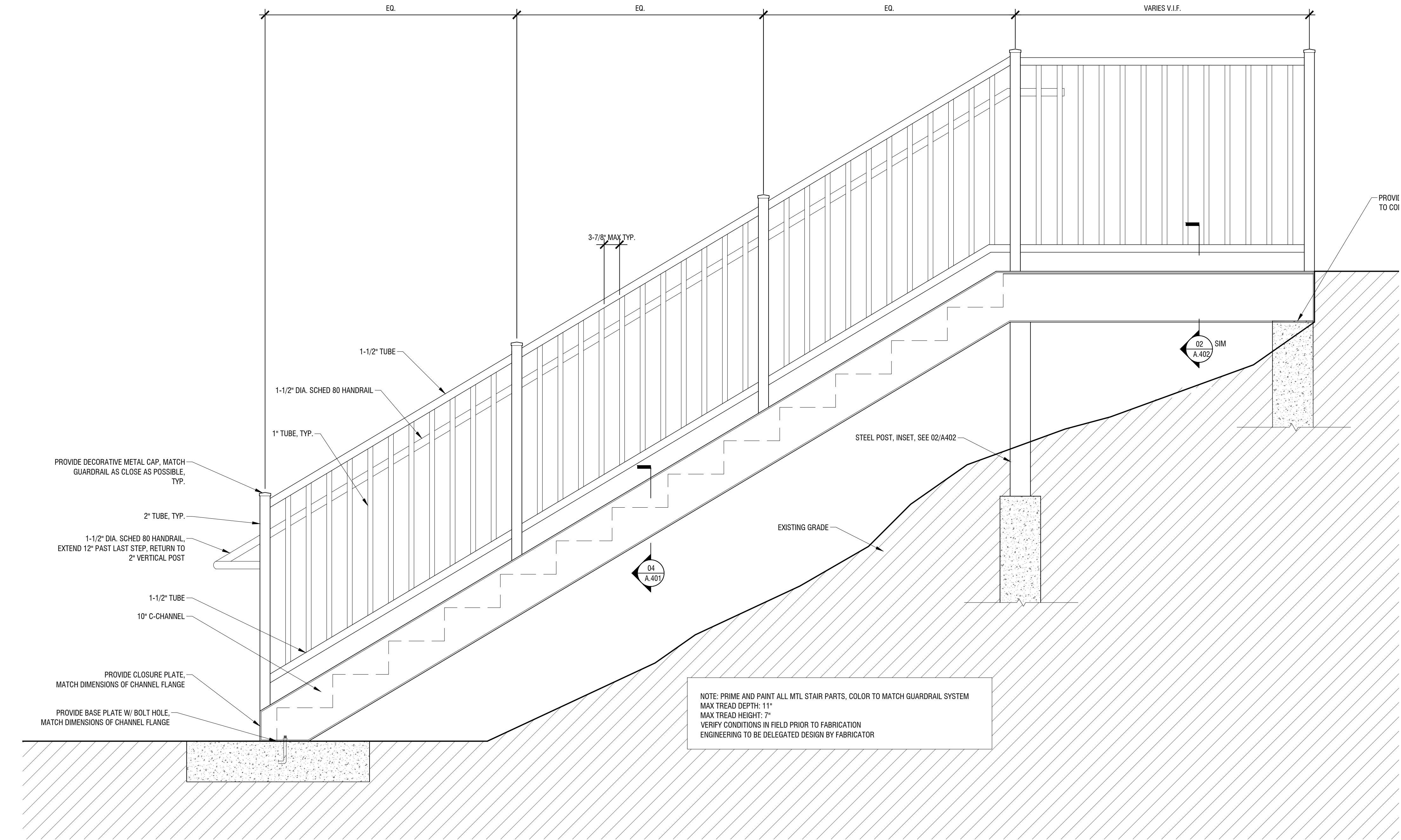
SCALE:

AS NOTED

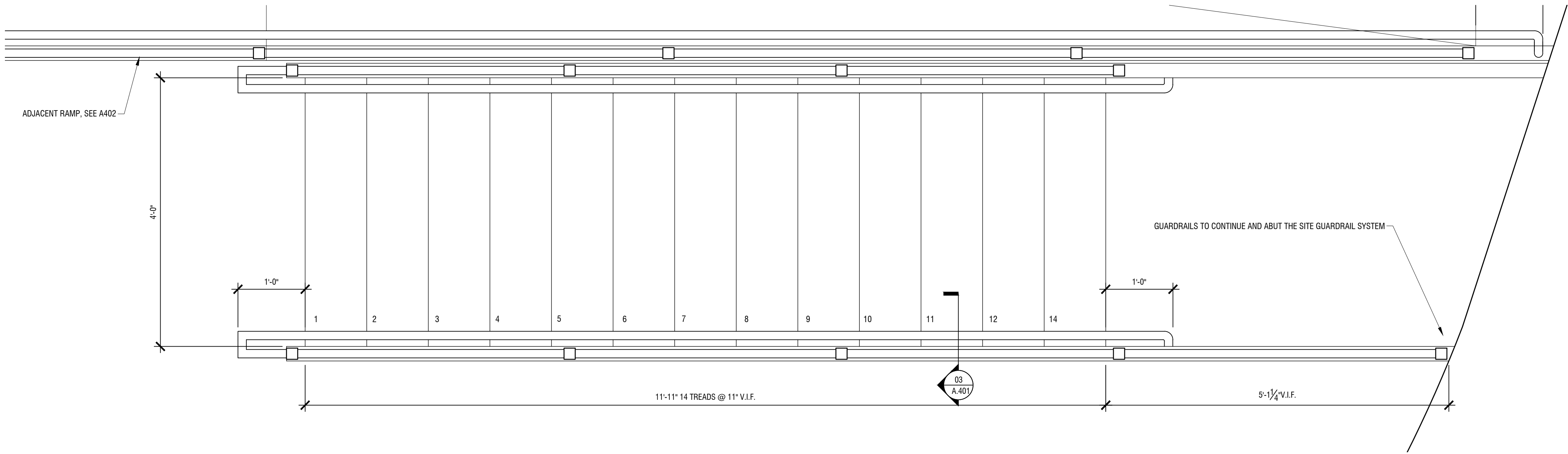
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MADE

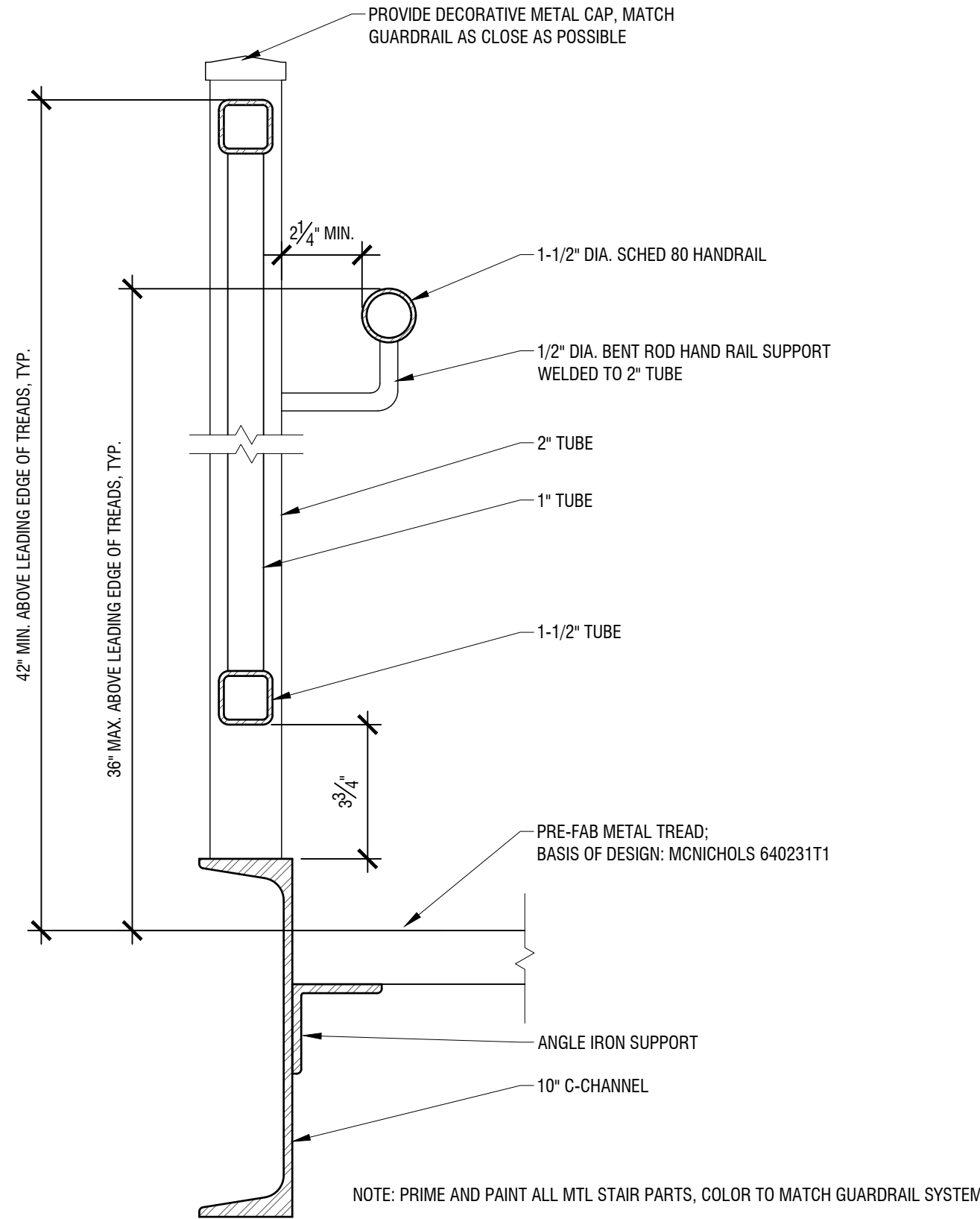
ARCHITECTURE + CONSTRUCTION



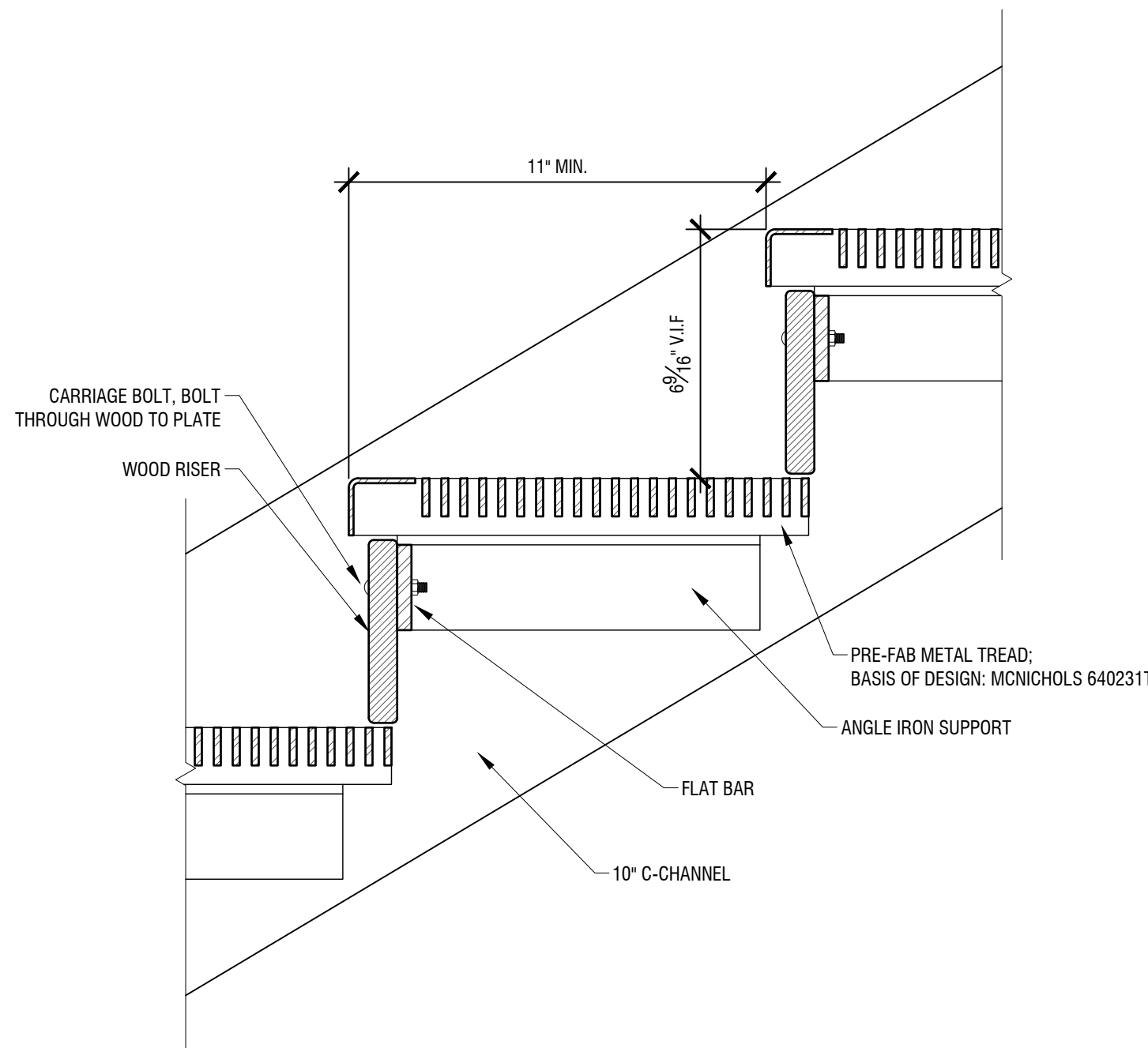
1 STAIR ELEVATION
SCALE: 1" = 1'-0"



2 STAIR PLAN
SCALE: 1" = 1'-0"



3 STAIR STRINGER SECTION
SCALE: 1/8" = 1'-0"



NOTE: PRIME AND PAINT ALL MTL STAIR PARTS, COLOR TO MATCH GUARDRAIL SYSTEM

4 STAIR TREAD SECTION
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO STARTING FABRICATION.
 2. ENGINEERING TO BE DELEGATED DESIGN BY FABRICATOR
 3. ALL STEEL TO BE PRIMED AND PAINTED
 4. SEE A.405 FOR ADD/ALTERNATE CONCRETE STAIR

REVISIONS:

DRAWING TITLE:

A.401 EXTERIOR STAIR DETAILS

PROJECT NAME:
180 MAIN STREET
180 MAIN STREET
BIDDEFORD, MAINE, 04005

DATE OF ISSUE:

09.29.2021

ISSUED FOR:

HISTORIC REVIEW

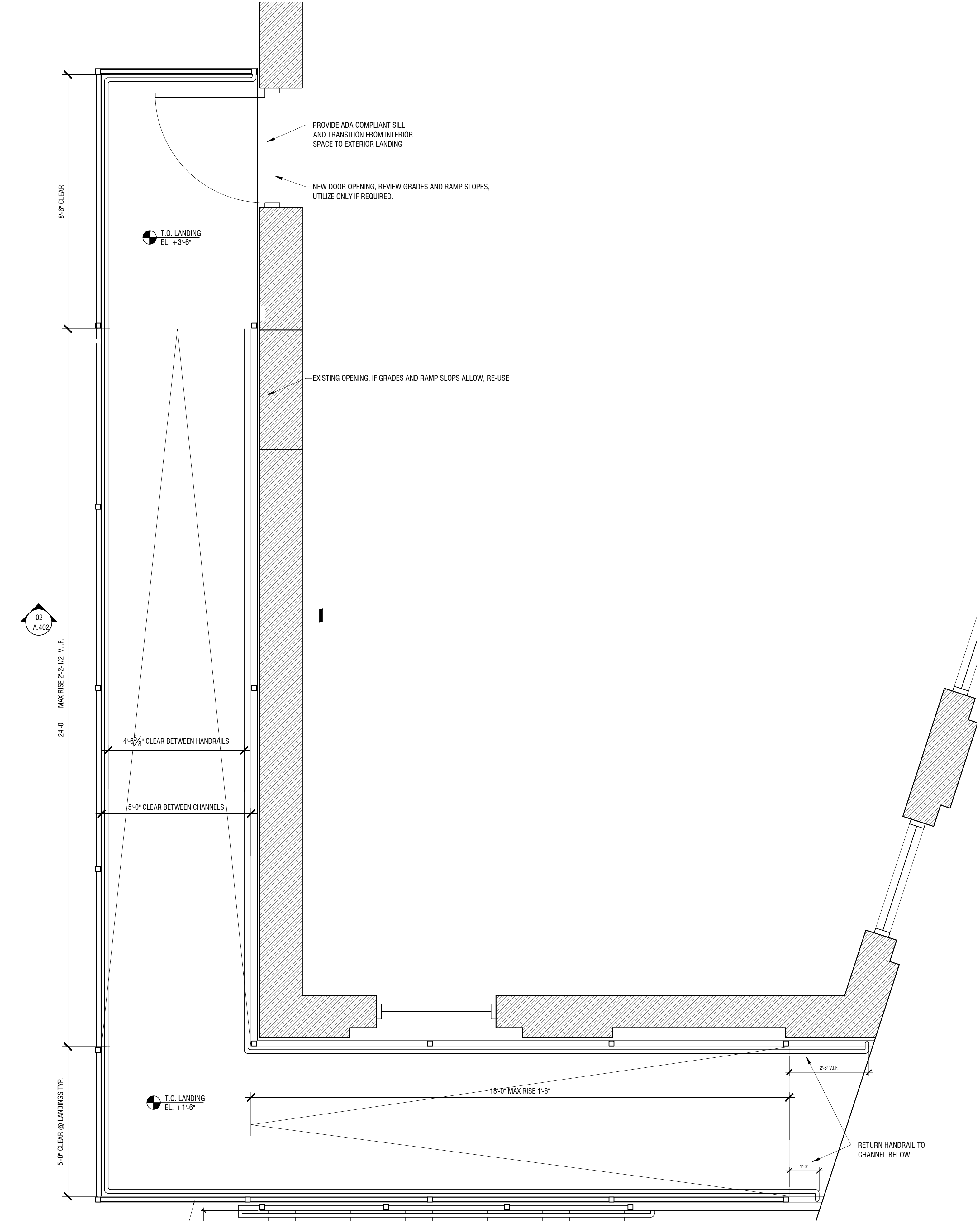
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AS NOTED

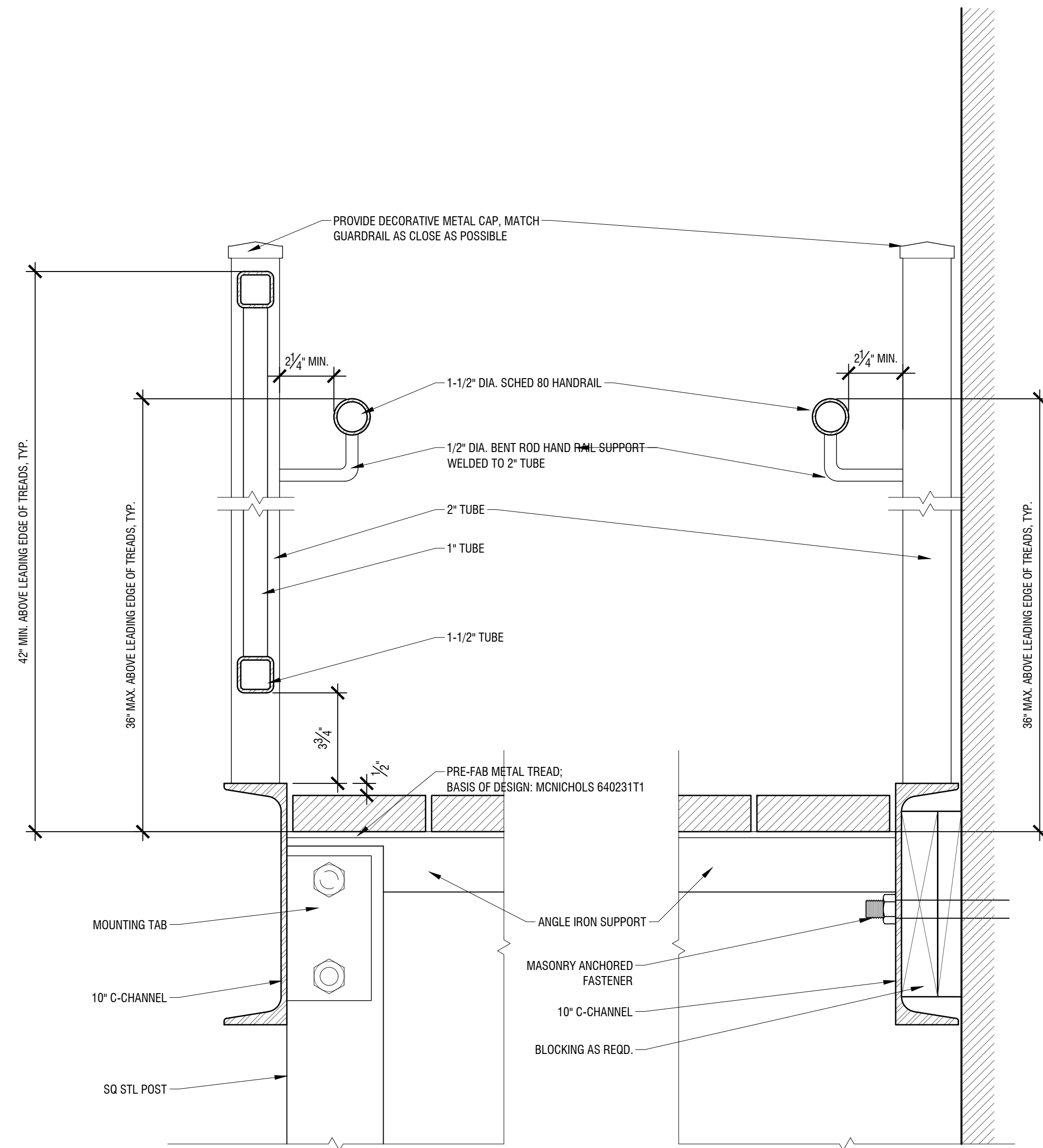
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MADE

ARCHITECTURE • CONSTRUCTION



1 RAMP PLAN
SCALE: 1/2" = 1'-0"



2 RAMP SECTION DETAIL
SCALE: 3" = 1'-0"

REVISIONS:

DRAWING TITLE:

A.402 EXTERIOR RAMP DETAILS

DATE OF ISSUE:
09.29.2021

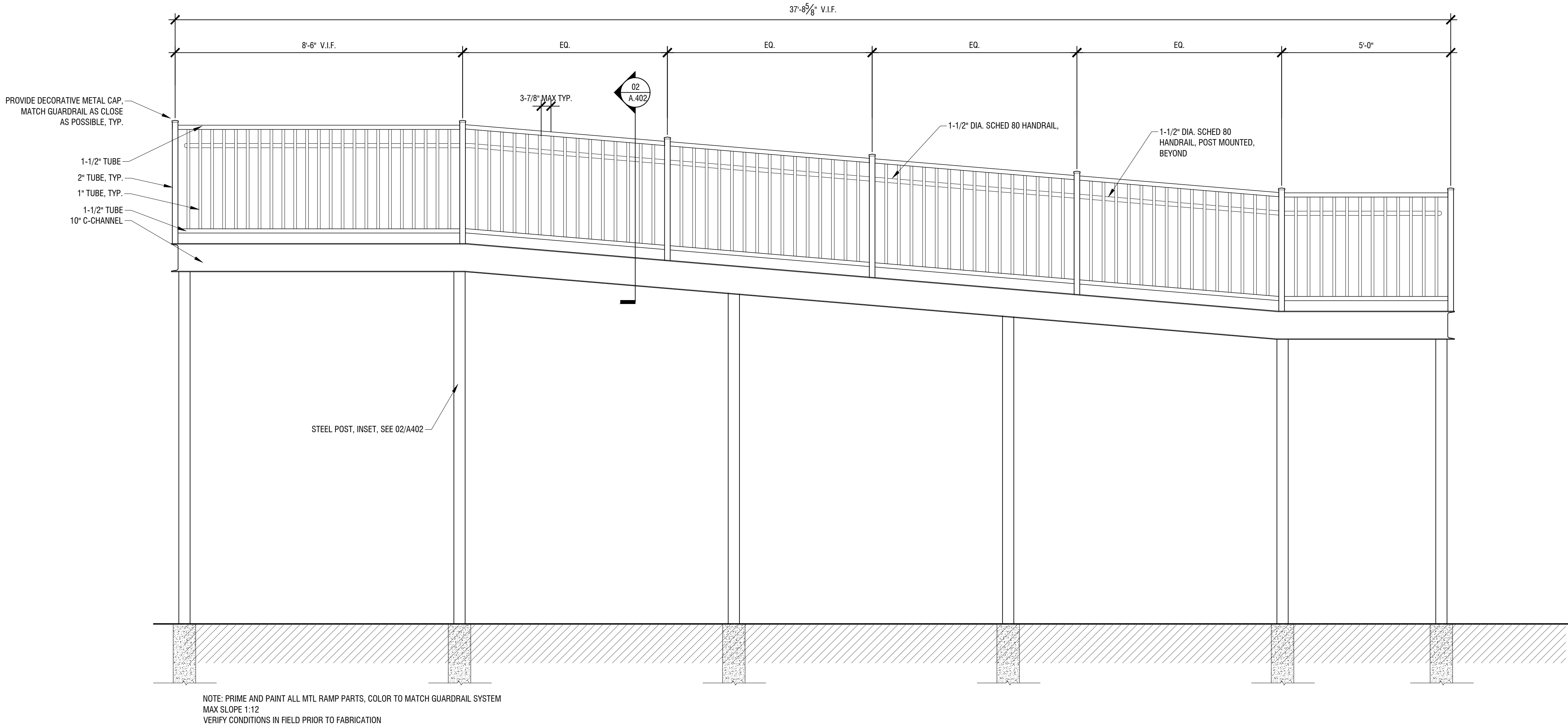
ISSUED FOR:
HISTORIC REVIEW

SCALE:
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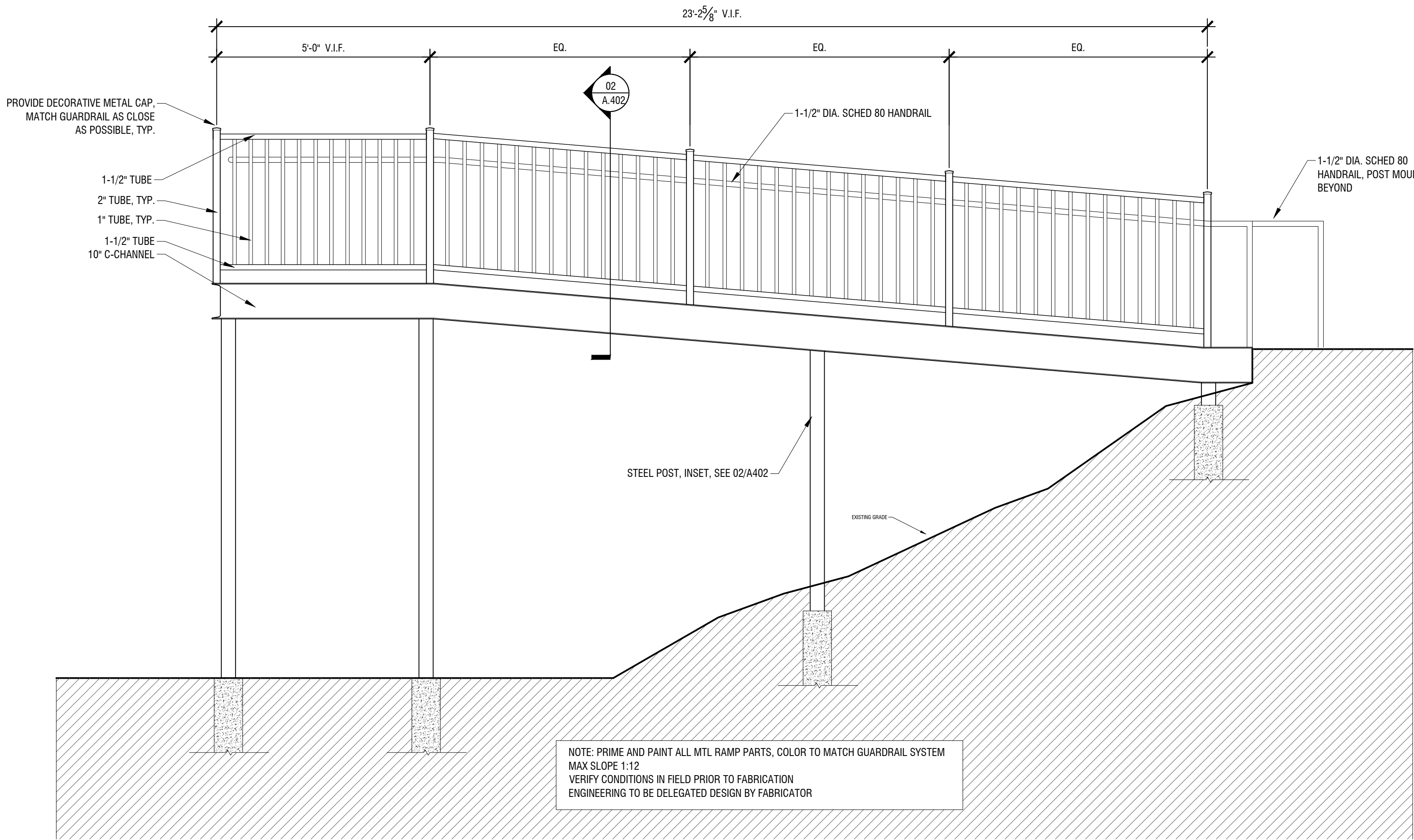
PROJECT NAME:
180 MAIN STREET
180 MAIN STREET
BIDDEFORD, MAINE, 04005



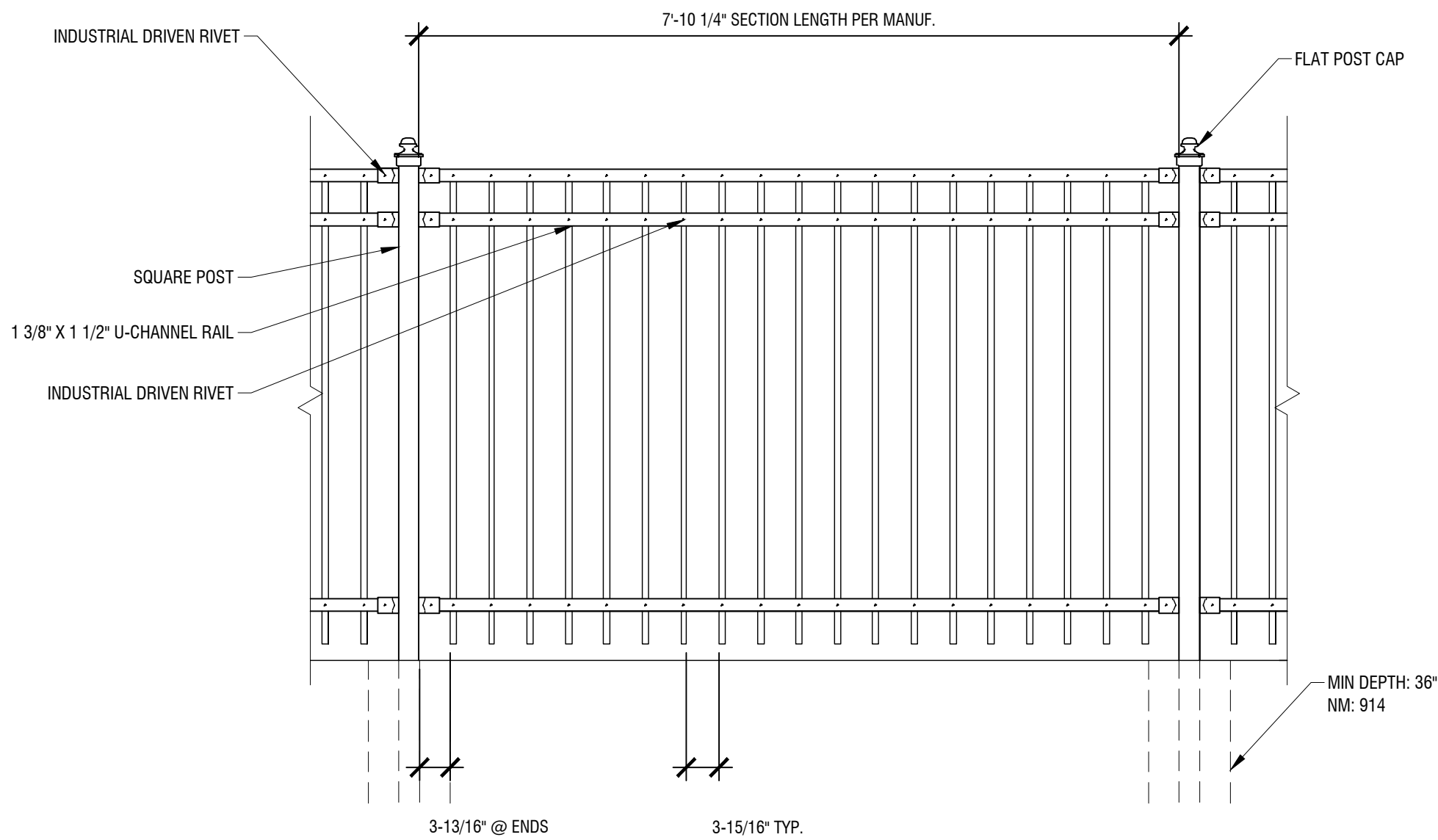
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1 RAMP ELEVATION
SCALE: 1/2" = 1'-0"



2 RAMP ELEVATION
SCALE: 1/2" = 1'-0"



- NOTES:
1. SPECS SHOWN CAN BE CHANGED BY MAST HALCO ONLY
 2. FOOTING WIDTH TO BE (4) x POST WIDTH
 3. IMPERIAL "B" GUARDRAIL BY MASTER HALCO, CO. (1-800-229-5615)
 4. ALL SURFACES SHALL BE BLACK POWDER COATED FINISH BY MANUFA.
 5. COORDINATE WITH LINCOLN MILL PROJECT AND PROVIDE SAME SPEC.

2 42" PEDESTRIAN GUARDRAIL
SCALE: NTS

REVISIONS:

DRAWING TITLE:

A.403 EXTERIOR RAMP & SITE DETAILS

PROJECT NAME:
180 MAIN STREET
180 MAIN STREET
BIDDEFORD, MAINE, 04005

DATE OF ISSUE:

09.29.2021

ISSUED FOR:

HISTORIC REVIEW

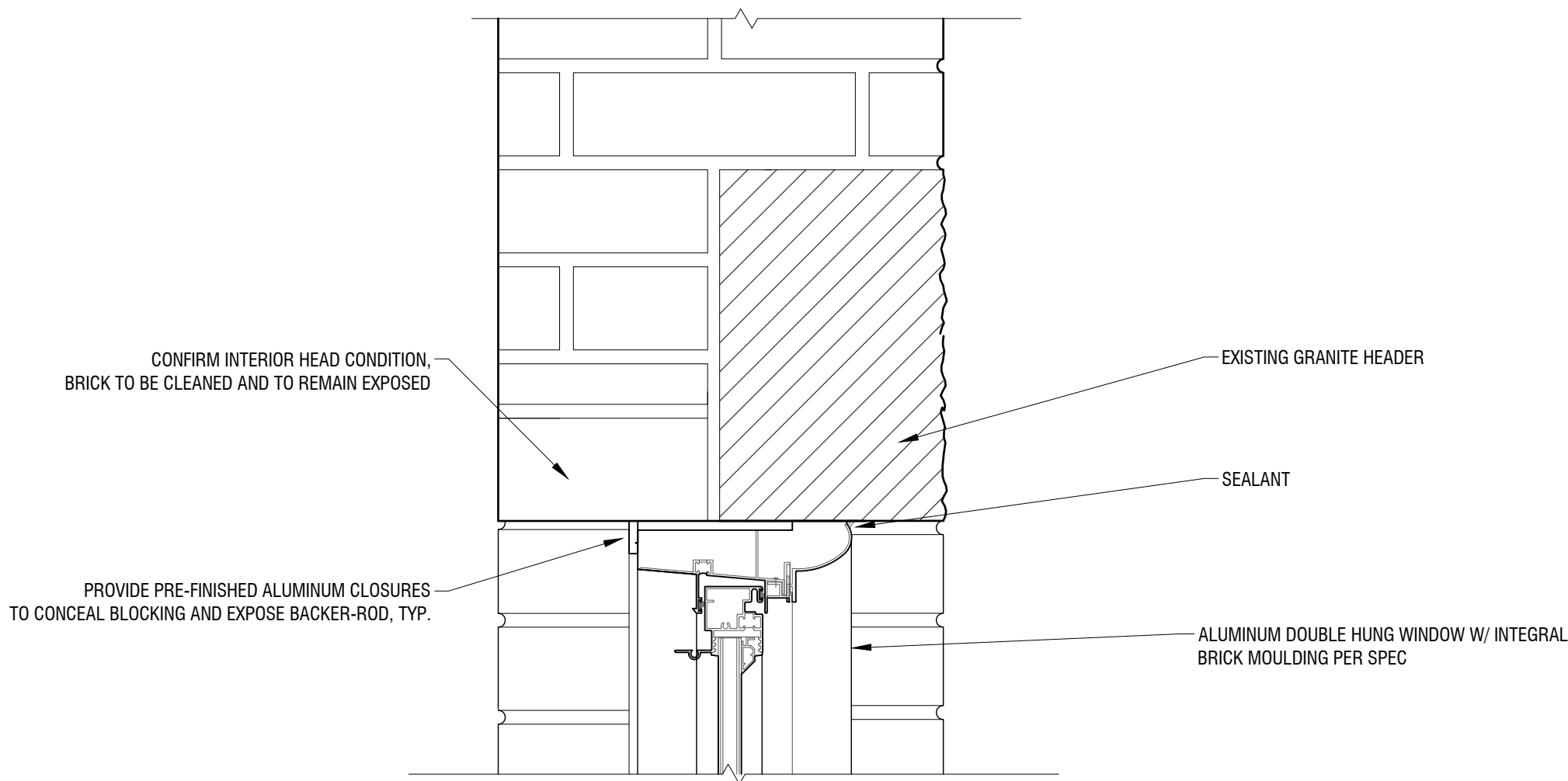
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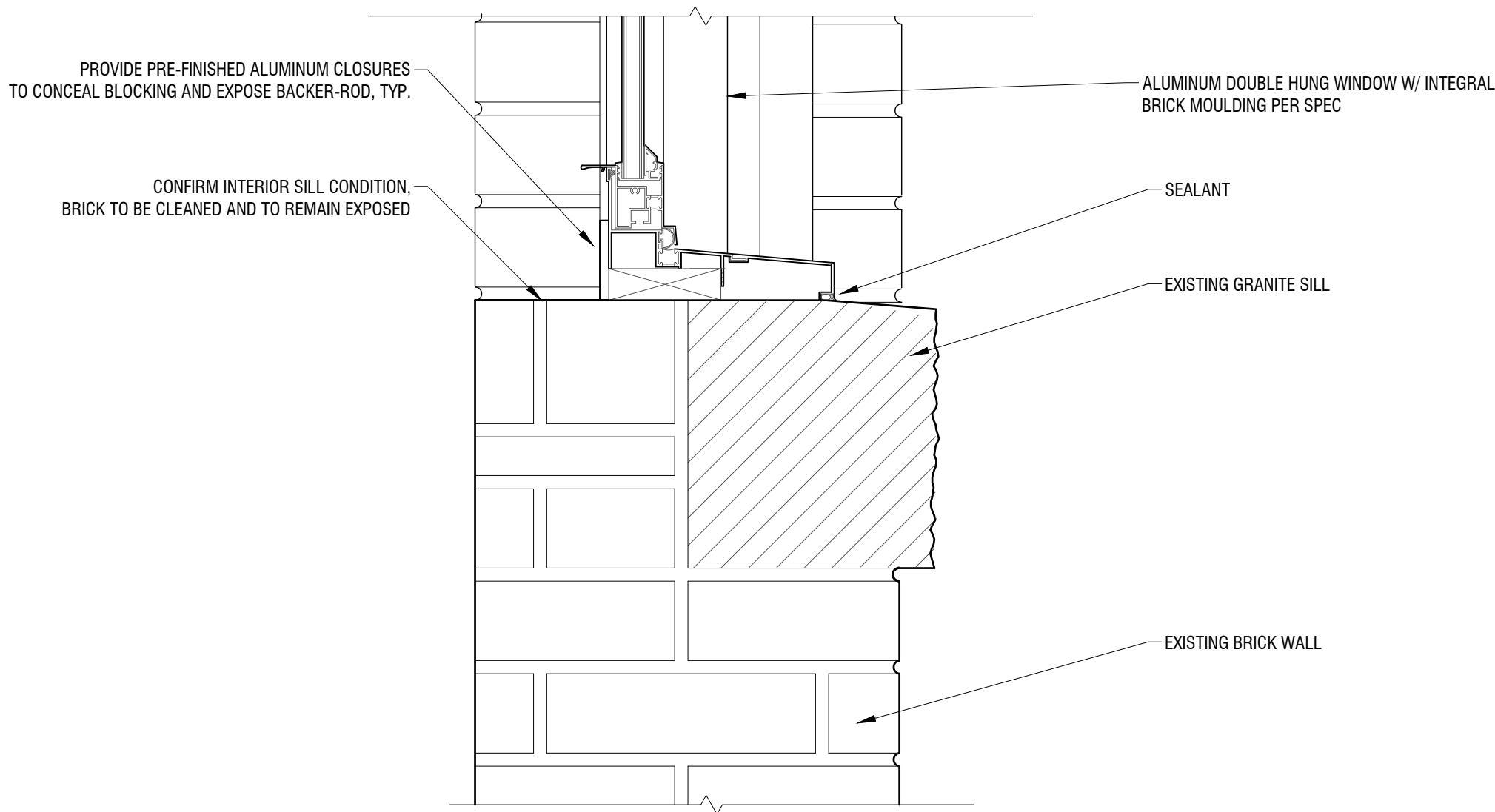
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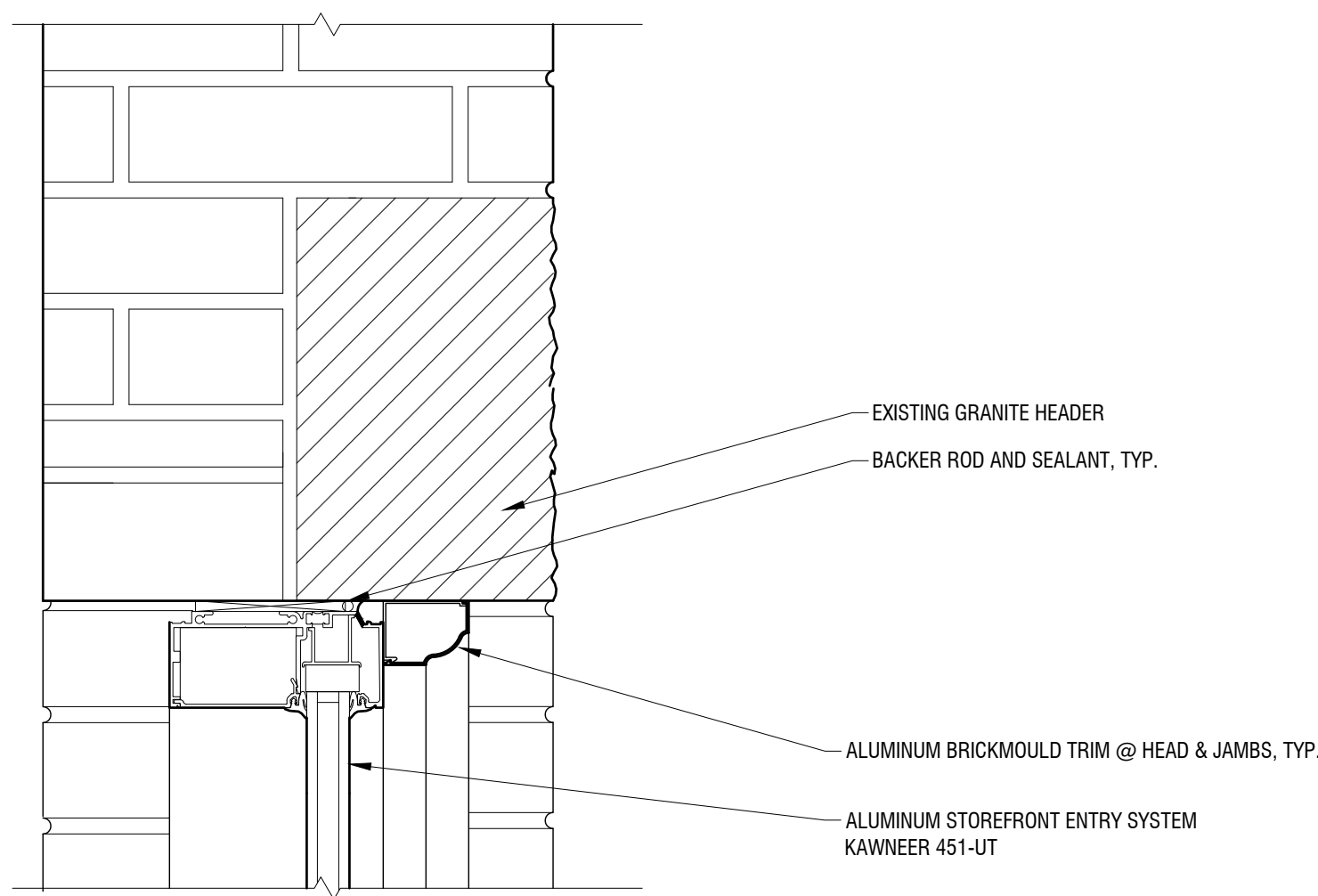
ARCHITECTURE + CONSTRUCTION



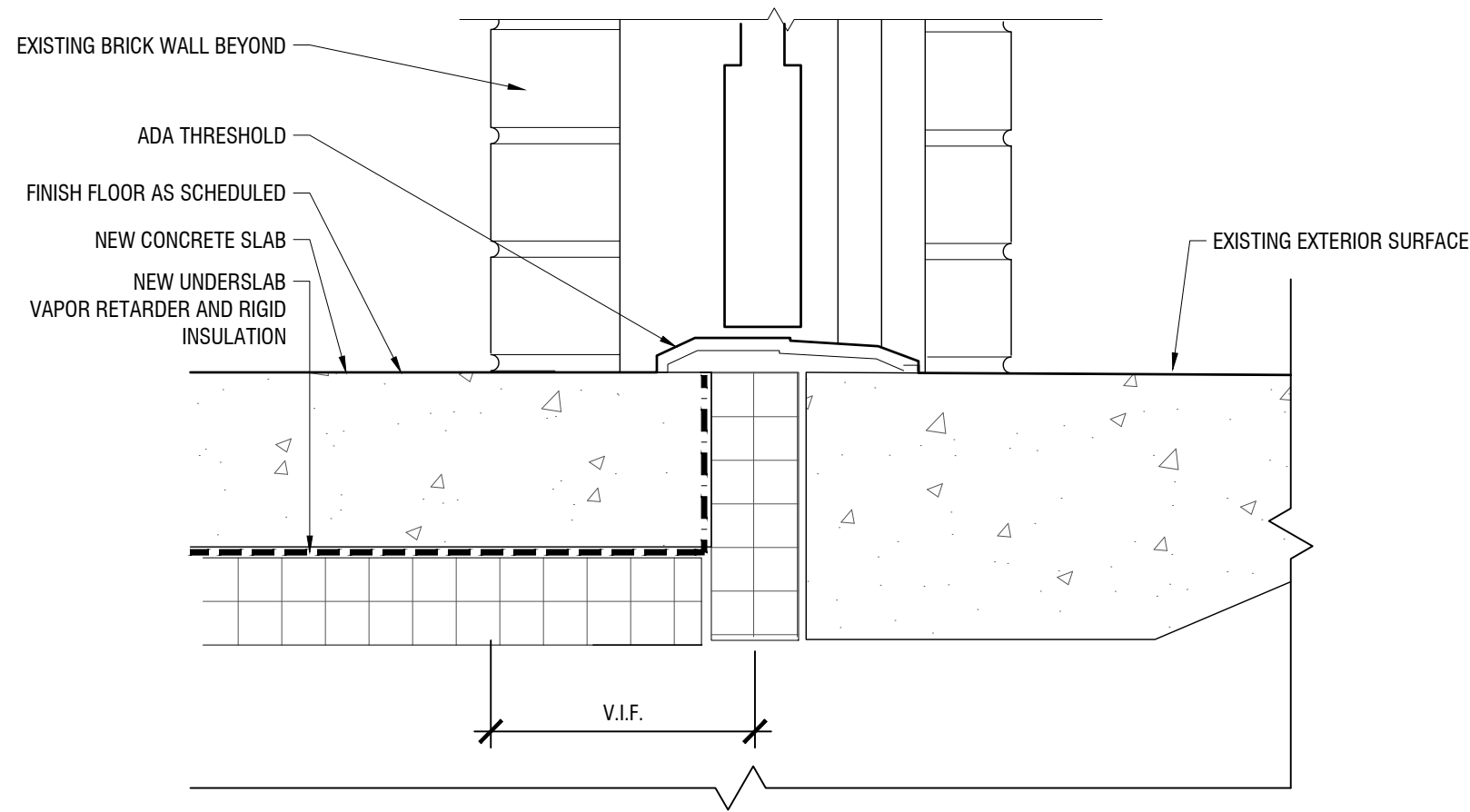
1 WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



2 WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



3 STOREFRONT ENTRY HEAD DETAIL
SCALE: 3" = 1'-0"



4 SOTREFRONT ENTRY SILL DETAIL
SCALE: 3" = 1'-0"

REVISIONS:

DRAWING TITLE:

A.404 EXTERIOR WINDOW DETAILS

DATE OF ISSUE:

09.29.2021

ISSUED FOR:

HISTORIC REVIEW

SCALE:

AS NOTED

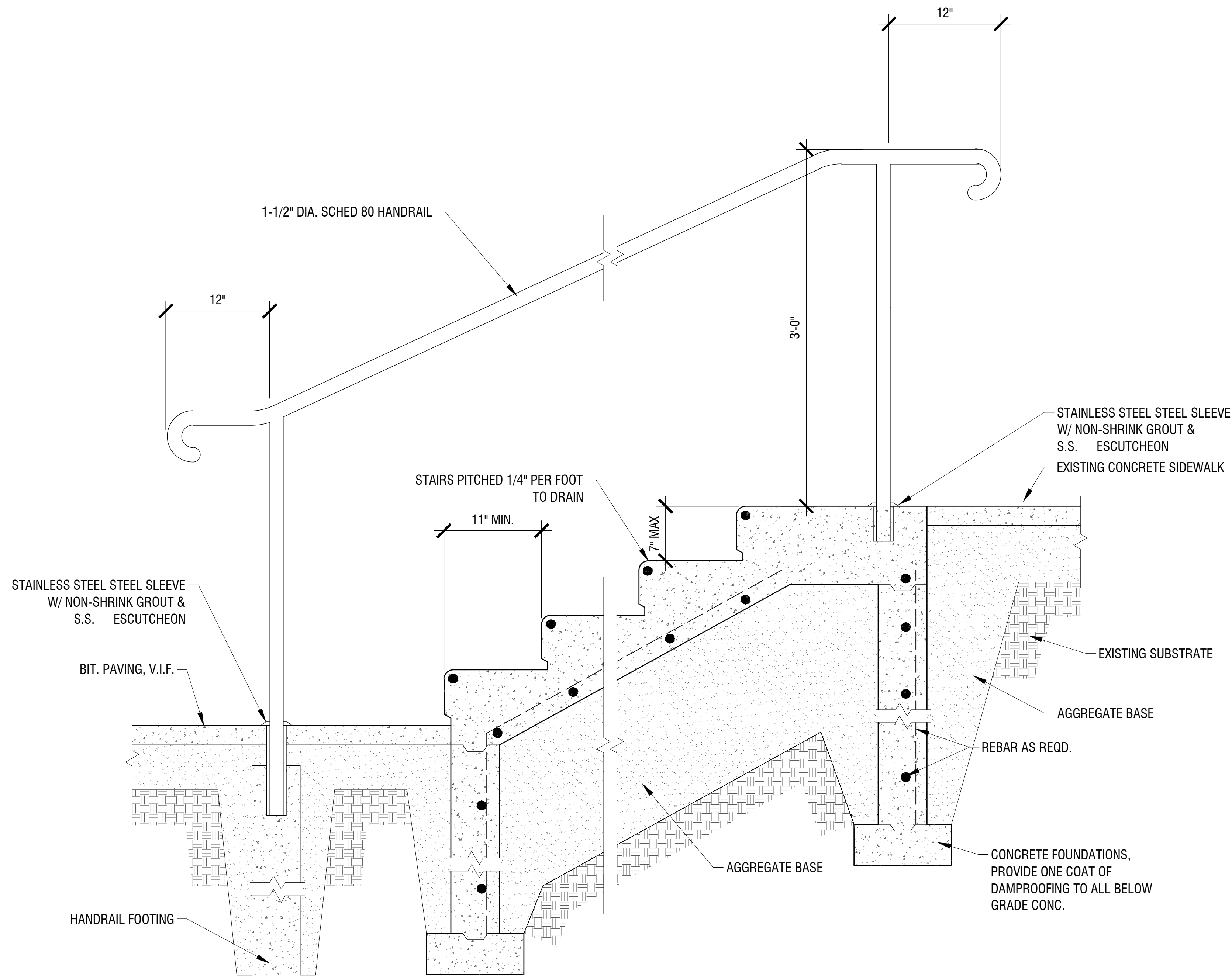
PROJECT NAME:

180 MAIN STREET
180 MAIN STREET
BIDDEFORD, MAINE, 04005

BARRETT
MADE

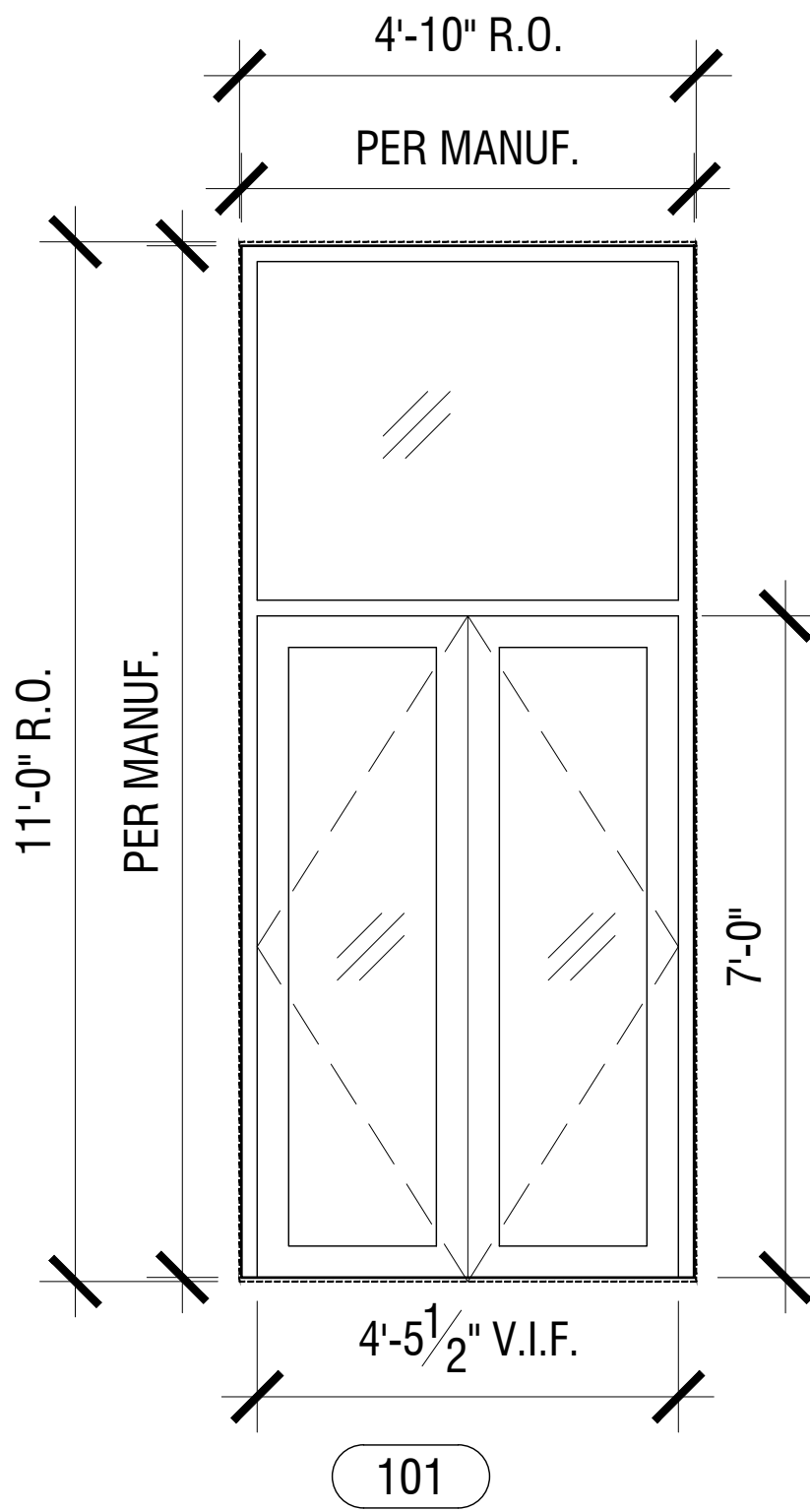
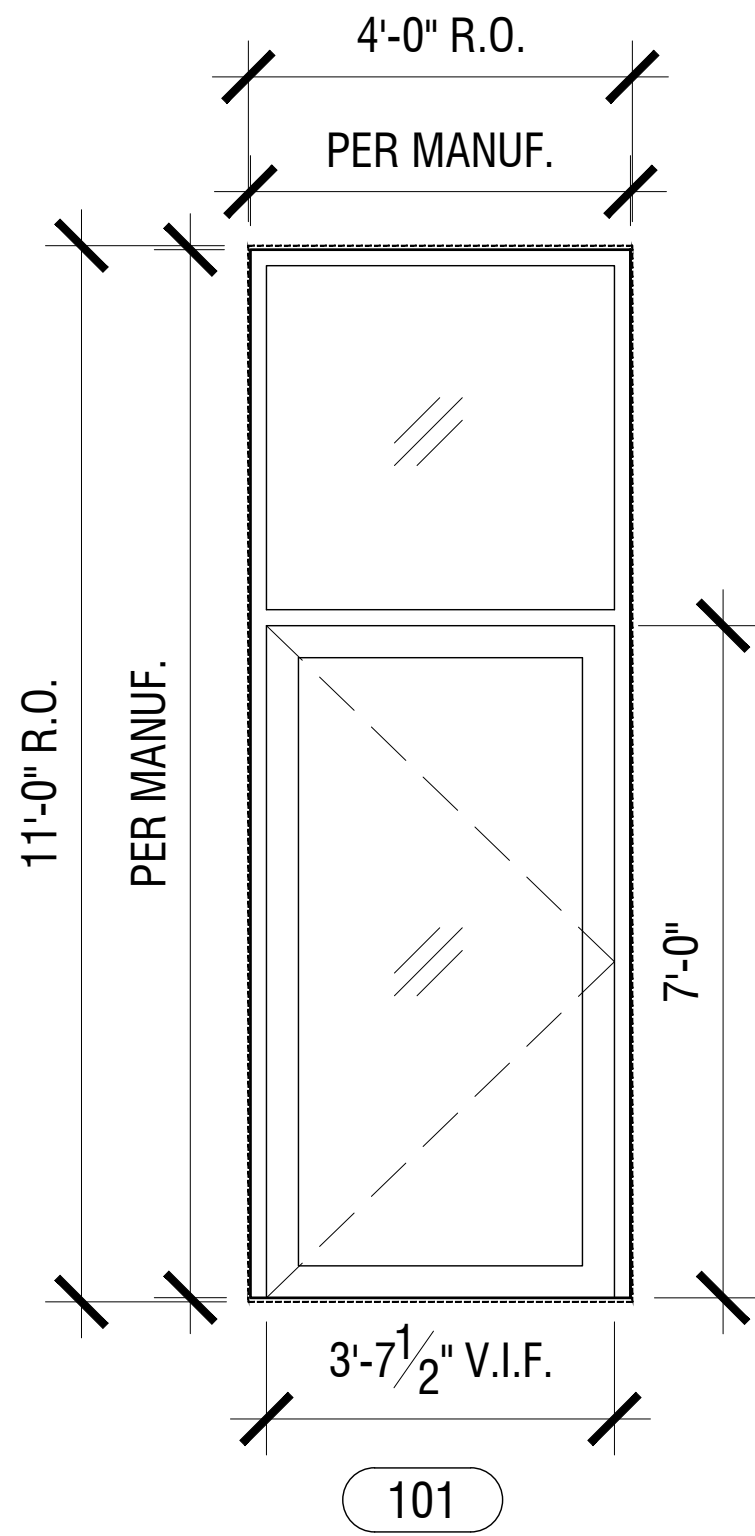
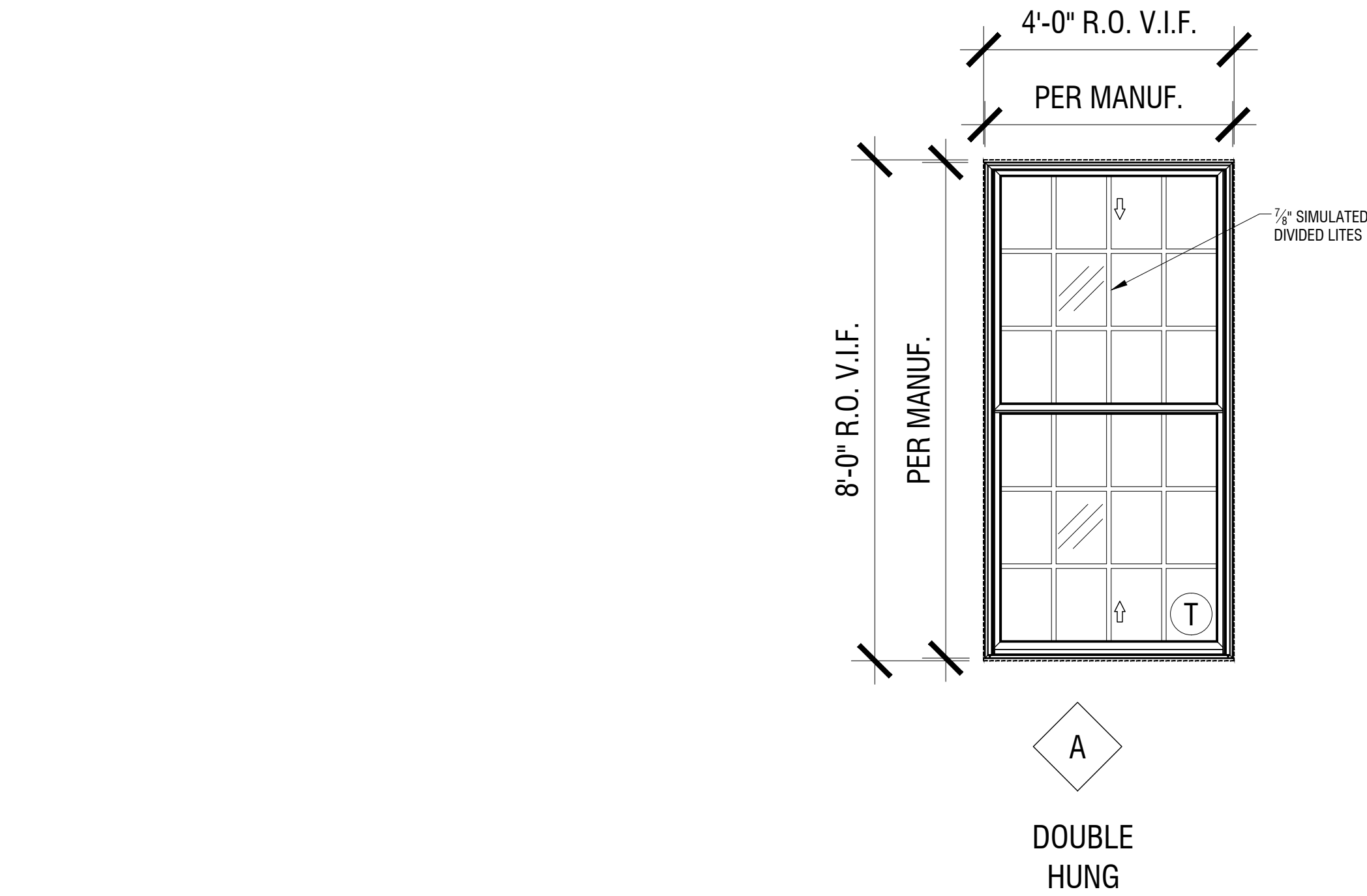
ARCHITECTURE + CONSTRUCTION

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NOTE: CONCRETE STAIR BASIS OF DESIGN FOR ADD/ALTERNATE. UTILIZE STEEL STAIR DRAWINGS FOR OVERALL STAIR SCOPE.

1 CONCRETE STAIR ADD/ALT BASIS OF DESIGN
SCALE: 3" = 1'-0"



WINDOW SCHEDULE											
TYPE	MANUF.	MODEL	OPERATION	R.O. SIZE		DETAILS			SCREEN	GLAZING	NOTES
				WIDTH	HEIGHT	HEAD	JAMB	SILL			
A1	UNIVERSAL	400 SERIES DOUBLE HUNG	DOUBLE HUNG	4'-0"	8'-0"	1/A404	SIM.	2/A404	YES		TEMPERED GLASS
A2	UNIVERSAL	400 SERIES DOUBLE HUNG	FIXED	V.I.F.	V.I.F.	1/A404	SIM.	2/A404	NO		TEMPERED GLASS
NOTES:											
1. GENERAL CONTRACTOR SHALL CONFIRM ALL JAMB DEPTH DIMENSIONS PRIOR TO PLACING THE WINDOW ORDER.											
2. ALL GLASS TO BE TEMPERED AS REQUIRED BY CODE.											
3. ALL SIZES SHOWN ARE EXISTING R.O. SIZES. VERIFY IN FIELD PRIOR TO ORDERING WINDOWS.											

DOOR SCHEDULE													
MARK	DESCRIPTION	DOOR					FRAME					FINISH	NOTES
		WIDTH	HEIGHT	THICK	MATERIAL	TYPE	MATERIAL	TYPE	HEAD	JAMB	SILL		
101	ALUMINUM STOREFRONT	3'-8"	7'-0"		ALUMINUM/GLASS	101	ALUMN.	EXTERIOR				DARK BRONZE	TEMPERED GLASS, CLOSER
102	ALUMINUM STOREFRONT	4'-6"	7'-0"		ALUM/GLASS	102	ALUM.	EXTERIOR				DARK BRONZE	TEMPERED GLASS, CLOSER
NOTES:													
1. GENERAL CONTRACTOR SHALL CONFIRM ALL JAMB DEPTH DIMENSIONS PRIOR TO PLACING THE DOOR ORDER.													
2. ALL GLASS TO BE TEMPERED AS REQUIRED BY CODE.													
3. CONFIRM CLEAR OPENING DIMENSIONS AT ALL EXTERIOR DOORS. VERIFY THEY MEET ANY ADA REQUIREMENTS.													

HISTORIC REPLICA WINDOWS

Universal Window and Door has specialized in the development of an impressive line of modified and custom products designed to satisfy the demanding requirements of the Historical Market in applications where the original look of wood windows needs to be maintained. We provide minimal sight lines with the structural strength of aluminum, while offering multiple grid profiles which authentically reproduce the look of wood with old window putty lines. Custom built molds and colors complete an historic restoration.

Such applications incorporate the refurbishment of historic landmark buildings, mills, navy yards, universities, public buildings and brownstone townhouses. Styles include single and double hung, awning (tilt-out), casement and fixed window types.

By concentrating on the unique demands of the Historical Market, we have engineered and developed a line that has been approved by the National Park Service, and is being accepted by Historical Societies that exist in virtually every town, including the Boston and New York Landmark Commissions.



**UNIVERSAL WINDOW
AND DOOR, LLC.**



SERIES 400

Double Hung, Rated Heavy Commercial

Thermally Improved Prime Replacement Windows



DETAILS

Utilizes complete Thermal Break Sash and Master Frame for optimal insulating value

Features 1" clear insulating glass made with Super Spacer®, the world's only TrueWARM® edge technology

Deep double-step Hospital Sill provides superior ventilating and water performance

Marine Glazing protects glass edge and assures easy repair

Anti-Creep Lock on top sash creates stability for worry-free operation

Telescoping Sash Engineering provides optimum air and water protection

Special Tubular Sash Design gives added strength and long life

Block and Tackle Balances are standard

Custodial Hardware assures safe operation (Ideal for schools and institutional use)



UNIVERSAL
Window and Door

Thermally Improved Prime Replacement Windows Rated Heavy Commercial

Performance

DC HC-45 @ 60" x 96"

DH HC-60 @ 48" x 60"

Air Infiltration @ 1.57 psf: .10

Water Resistance @ 11.00 psf: No Entry

Uniform Structural Load
67.5 psf @ 66" x 84"
97.5 psf @ 48" x 72"

Operating Force: 42 lbs MAX.

Condensation Resistance Factor: 46

Options

Glass:

Low-E, Soft-Coat, Solar Control, Argon, Tempered, Obscure, Wire or Spandrel

Balances:

Ultralift, Superlift, Block and Tackle

Wrapping Systems:

Exterior Panning Systems
Interior Trim Systems
Receptor Systems

Flange Frame

Head Expander and Sill Angle

Finishes:

Special finishes and custom architectural finishes are available

Child Guard and Vandal Screens

Internal, External and Interior Grids



Specifications

General: All aluminum windows furnished as shown in the plans shall conform to the specifications in AAMA/NWWDA 101/IS2-97. They are furnished with all necessary hardware, trim and miscellaneous items as specified.

Material: Aluminum used is commercial quality 6063-T5 alloy with a minimum ultimate tensile strength of 22,000 psi, free of defects impairing strength and durability, and with standard wall tolerances as defined in the Architectural Aluminum Manufacturer's Association Master Specifications for aluminum windows. All members of the frame and sash shall be split and bridged with a continuous structural thermal break of high density, low conductivity urethane insulation cavity fill, with removal of the extrusion cavity bridging aluminum after curing.

Construction and Operation: Windows are assembled to perform as herein specified, to assure a neat appearance and weather tight construction. All sash and frame members are firmly joined with mechanical joints using stainless steel screws into integral screw ports. Each frame corner joint is secured with two screws. Sash corner joints are telescoped for rigidity and appearance. Meeting rails have mechanical interlocks, and the horizontal rails of the upper and lower sashes have extruded handles for operating the sashes. When windows are not being expressly used for ventilation, they must be fully closed and locked. Failure to do so may result in personal injury or damage to property. All sashes are tilt type for easy cleaning. Top sashes have "Anti-Creep" latches.

Glazing: Sashes are glazed with 1" sealed insulated glass, using "Float Glass" quality, and constructed to allow field replacement of glazing material. Glazing is "Marine" type wrap around vinyl gasket, without the use of removable beads or glazing compound. All insulated glass conforms to, and is in compliance with, ASTM E 773-83 AN E 744-74A- Class CBA.

Spacer: Edgetech's Super Spacer® contains NO-Metal and is one of the most thermatically efficient IG spacers available today. Super Spacer® reduces sealant stress while improving heat flow resistance, glass surface temperature, condensation resistance and sound absorption. Super Spacer® is the only polymer foam, NO-Metal warm edge spacer.

Finish: The exposed surfaces of all aluminum members shall be clean and free of serious blemishes, scratches or tool marks. Standard finish is electrostatically applied acrylic enamel with a 5-stage chromate under-coating conforming to AAMA 603.8 standard. Standard colors are white, black, bronze, green and beige (see color chart). Other architect specified finishes may be available at additional cost.

Hardware: All fasteners, screws and other miscellaneous fastening devices shall be of non-corrosive material compatible with aluminum. Balances of appropriate size and capacity to hold each sash stationary at open position are factory installed. They meet AAMA 902.2 specification, and are easily replaceable after the window is installed. Block and Tackle balances are standard. Ultra-Lift and Spiral balances are available at an additional cost.

**19 LINCOLN ST
BIDDEFORD,ME
04005**

DRAWING INDEX	
COVER SHEET	C1
WINDOW ELEVATIONS	W1
DETAILS	D1 - D2
TOTAL SHEETS	4

SUBMITTAL DATES #1 9.15.2015 #2 8.10.2015 #3 8.10.2015 (A) #4
FINAL WINDOWS WILL BE FABRICATED PER THESE DRAWINGS DATE: _____
APX. REQUIRED DATE
GENERAL NOTES - GLASS & GLAZING DIMENSIONS ARE GIVEN IN GOOD FAITH AND THE WINDOW MFG. WILL NOT BE RESPONSIBLE FOR SIZES. - ALL CUTTING AND FITTING OF TRIM AND SPECIAL MATERIALS MUST BE DONE IN THE FIELD AND NOT BY THE WINDOW MFG. - ERRORS INCURRED THROUGH THE USE OF THESE SHOP DRAWINGS BY OTHER TRADES IS NOT THE RESPONSIBILITY OF THE WINDOWS MFG. - UNLESS OTHERWISE INDICATED ALL BLOOMING, SHIM, CAULKING, ANCHORS, ETC. ARE NOT SUPPLIED BY THE WINDOW MFG. - THE DESIGN OF THE BUILDING COMPONENTS TO WHICH THE WINDOWS WILL BE ANCHORED MUST BE ADEQUATE TO SUPPORT THE TRANSFER OF WIND AND DEAD LOADS FROM THE WINDOW SYSTEM.

APPROVALS	
ARCHITECT & ADDRESS ..	ARCHITECT APPROVAL
GENERAL CONTRACTOR & ADDRESS ..	GENERAL CONTRACTOR APPROVAL
GLAZING CONTRACTOR & ADDRESS	GLAZING CONTRACTOR APPROVAL
DRAWINGS MUST HAVE ARCHITECT / CONTRACTOR / DEALER APPROVAL STAMPS AND COMPLETE INFORMATION TO FABRICATE INCLUDING ALL REQUESTED VERIFICATION AND RELEASE FROM DEALER. FABRICATION AND SHIPMENT WILL NOT BE SCHEDULED UNTIL APPROVED DRAWINGS WITH COMPLETE INFORMATION ARE RETURNED, PENDING A UNIVERSAL WINDOW & DOOR REVIEW AND ACCEPTANCE OF THE INFORMATION TO FABRICATE.	

INSTALLATION NOTES

ALL WINDOW COUNTS, ROUGH OPENING SIZES, AND FIELD CONDITIONS SHOWN ON THESE DRAWINGS MUST BE VERIFIED BY THE WINDOW INSTALLER PRIOR TO THE MANUFACTURING OF WINDOW UNITS.

SHOP DRAWINGS, PROJECT SPECIFICATIONS AND THE FOLLOWING INSTALLER INSTRUCTIONS SHOULD BE REVIEWED PRIOR TO STARTING INSTALLATION. THESE WINDOWS ARE FINISHED PRODUCTS AND SHOULD BE HANDLED AS SUCH AT ALL TIMES.

DELIVERY- INSPECT YOUR SHIPMENT CAREFULLY AND REPORT ANY DAMAGE OR MISCOUNTS IMMEDIATELY.

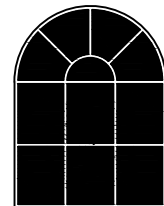
STORAGE- MATERIALS SHOULD CAREFULLY BE UNLOADED, STORED AND PROTECTED. IT SHOULD BE SAFE FROM CONTAMINANTS AND DEFACE CONSTRUCTION ACTIVITY. STACK UNITS VERTICALLY ON EDGE TO PREVENT WARPING AND SCRATCHING. USE WOOD OR PLASTIC SHIMS TO ALLOW DRAINAGE AND AIR CIRCULATION. REMOVE ALL PAPER WRAPPINGS AND INTERLEAVING THAT ARE OR COULD BECOME WET DURING STORAGE. STORE UNITS INSIDE IF POSSIBLE OR COVER TARPAILINS TO ALLOW AIR CIRCULATION AND TO PREVENT DAMAGE FROM DUST, CORROSIVE FUMES OR OTHER CONTAMINANTS

INSTALLATION- EXAMINE ALL SURFACES OF OPENINGS AND VERIFY DIMENSIONS, NOTIFY THE APPROPRIATE CONTRACTOR IN WRITING OF ANY CONDITIONS DETRIMENTAL TO PROPER COMPLETION OF WORK. WINDOWS MUST BE INSTALLED PLUMB, SQUARE, STRAIGHT, LEVEL, IN THEIR PROPER ELEVATION AND IN PROPER ALIGNMENT WITH OTHER WORK. ASSEMBLE AND ANCHOR WINDOW UNITS TO ALLOW FOR EXPANSION AND CONTRACTION, MAINTAINING A WATER TIGHT CONDITION. CASEMENT WINDOWS MUST HAVE THE HINGE JAMB CORRECTLY ANCHORED TO ALLOW TRANSFER OF VENT WEIGHT WITH OUT SAGGING. IN NO CASE SHOULD THE ATTACHMENT OF THE WINDOW OR COMPONENTS BE THROUGH THE THERMAL BARRIER. ALL ANCHOR SCREWS MUST BE SEALED TO PREVENT WATER FROM ENTERING THE BUILDING THROUGH THE FASTENER HOLES. ALL FIELD JOINTS MUST BE BUTTERED WITH SEALANT AND PROPERLY SET. ALUMINUM IN CONTACT WITH DISSIMILAR METALS OR MASONRY SHOULD BE SEPARATED BY A SUITABLE MATERIAL.

ERECTOR NOTES- PERIMETER SEALANT CAN AND WILL COME IN CONTACT WITH MANY DIFFERENT COMPONENTS DURING THE INSTALLATION OF THESE WINDOWS. IT IS HIGHLY RECOMMENDED THAT THE ERECTOR CONSULT WITH HIS/HER SEALANT MANUFACTURER TO ENSURE PROPER COMPATIBILITY. THE WINDOW MFG. WILL NOT BE RESPONSIBLE FOR PERIMETER SEALANT COMPATIBILITY TESTING.

HARDWARE ADJUSTMENT- AFTER ERECTION AND GLAZING, ALL HARDWARE MUST BE CHECKED FOR PROPER OPERATION. ANY REQUIRED ADJUSTMENTS MUST BE MADE AT THIS TIME TO ENSURE SMOOTH OPERATION OF THE PRODUCT.

ABBREVIATIONS	
ARCH.....ARCHITECT	
BLDG.....BUILDING	
BO.....BY OTHERS	
C.....CENTER LINE	
CO.....CLEAR OPENING	
DIA.....DIAMETER	
DIM.....DIMENSION	
DLO.....DAYLIGHT OPENING	
EXT.....EXTERIOR	
FXD.....FIXED WINDOW	
HD.....HEAD	
HT.....HEIGHT	
HRZNT.....HORIZONTAL	
INT.....INTERIOR	
JMB.....JAMB	
MNTN.....MOUNTIN	
MO.....MASONRY OPENING	
MLR.....MEETING RAIL	
N.I.C.....NOT IN CONTRACT	
OAF.....OVERALL FRAME DIM	
OC.....ON CENTER	
OPNG.....OPENING	
PNL.....PANEL	
RO.....ROUGH OPENING	
SO.....SASH OPENING	
SPEC'S.....SPECIFICATION	
TGO.....TIGHT GLASS OPENING	
UWD.....UNIVERSAL WINDOW & DOOR	
VIF.....VERIFY IN FIELD	
VRTL.....VERTICAL	
W.....WITH	
W/O.....WITHOUT	
WD.....WINDOW DIMS.	
WDTH.....WIDTH	
WDW.....WINDOWS	
MATERIAL LEGEND	
	
CONCRETE	BRICK
	
STEEL	WOOD BLOCKING
	
RIGID INSULATION	BATT INSULATION
	
GYPSUM BOARD	SEALANT & BACKER ROD
	
FINISHED WOOD	PLY WOOD
	
DETAIL NUMBER	
	
SHEET NUMBER	
	
DETAIL NUMBER	
	
ARCH. DET. # & SHEET #	
	
PERIMETER SEALANT REQUIRED	
	
CUT IN FIELD REQUIRED	



**UNIVERSAL WINDOW
AND DOOR, LLC.**
303 Mechanic Street
Marlborough, MA 01752
800-633-0108 508-481-2850
www.universalwindow.com

CUSTOMER
RICH EXTERIOR
SOLUTIONS
FALMOUTH, ME

NO.	DATE:	REVISIONS/ISSUE
A.		
B.		
C.		
D.		
E.		
F.		

06.02.2021
DATE OF ISSUE

HISTORIC WINDOW SUBMITTAL
DESCRIPTION

NTS
SCALE

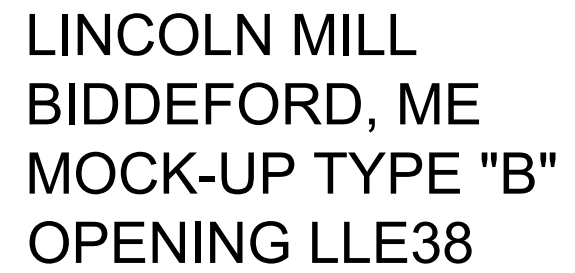
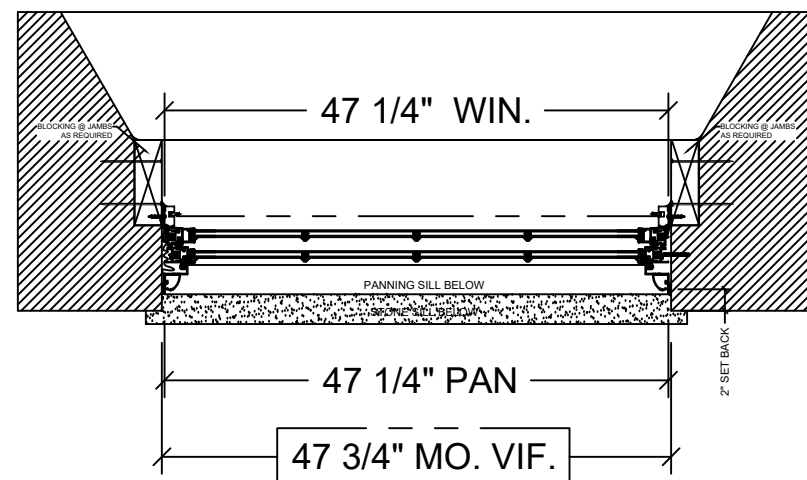
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PROJECT #

FILE NAME

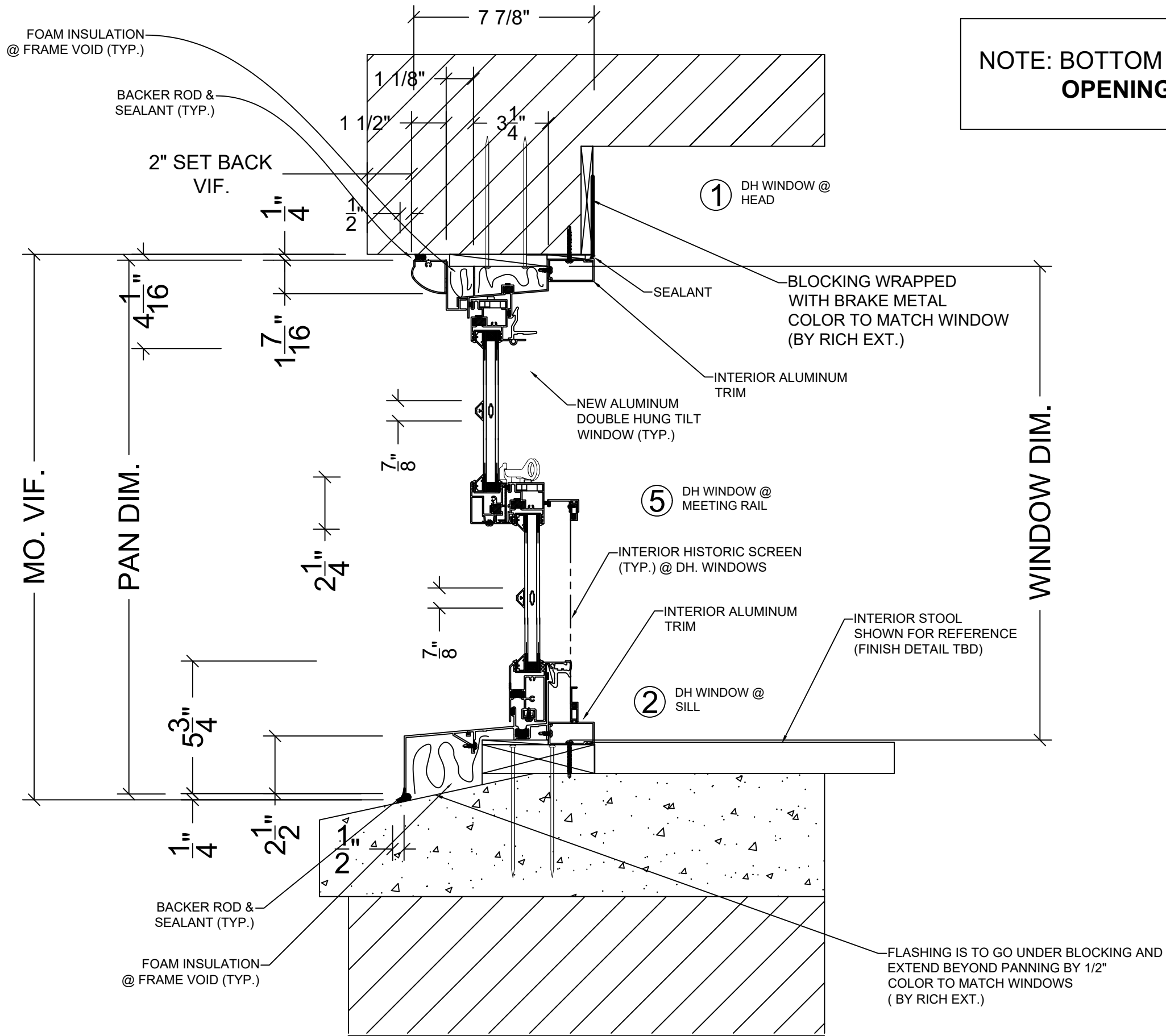
FORRESTM
DRAWN BY:

DRAWING NUMBER

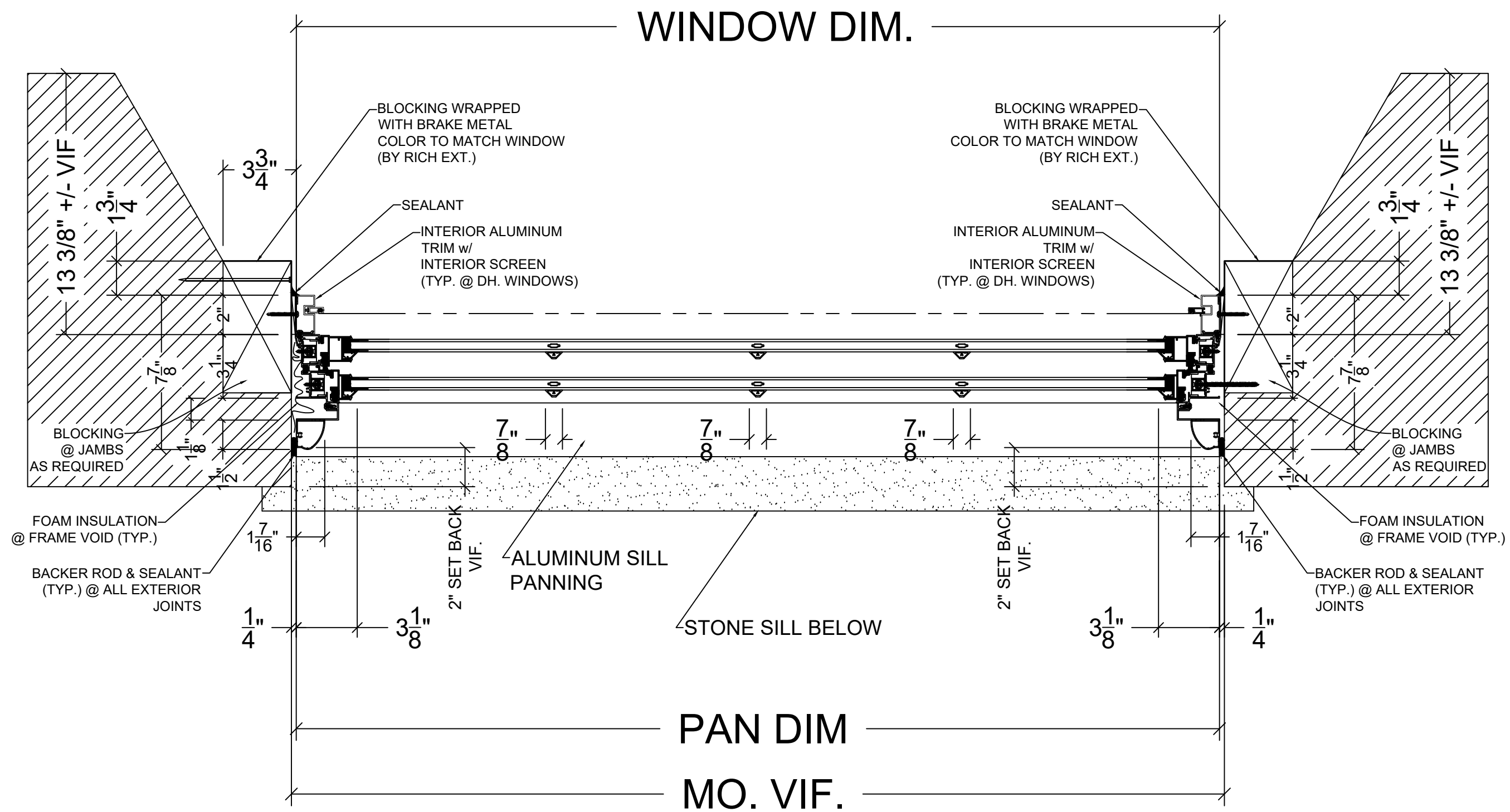
C1



ANTI-BOW PINS REQUIRED IN IN SASH STILES



NOTE: BOTTOM SASHES ARE LIMITED
OPENING HEIGHT TBD.



Black Anodized
Kynar Finish

UNIVERSAL WINDOW AND DOOR STANDARD COLOR FINISHES

Universal's standard finishes are electrostatically applied acrylic enamel with five stage chromate undercoating conforming to the AAMA 603.8 standard.

The colors shown on this sheet are approximate. For total accuracy, please request an actual sample of the color on aluminum stock.

The finish color for screen frames will be that of the windows with which they are matched.

Other architect specified finishes may be available at additional cost. Any special color requires a minimum purchase of 25 gallons at \$75.00 per gallon, for a total cost of \$1875.00. 25 gallons covers approximately 10,000 pounds of metal.



**UNIVERSAL WINDOW
AND DOOR, LLC.**

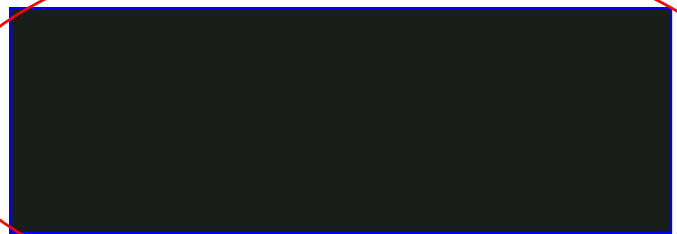
**303 Mechanic Street,
Marlborough, MA 01752
800-633-0108 508-481-2850
www.universalwindow.com**



Bronze UC68678



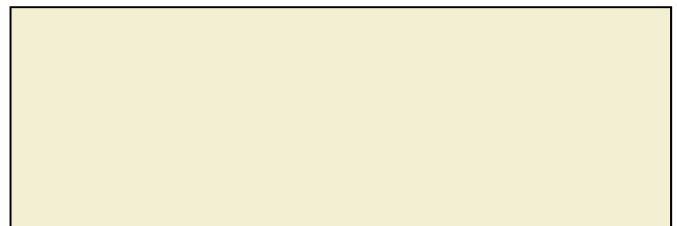
White UC71533



Black UC72603



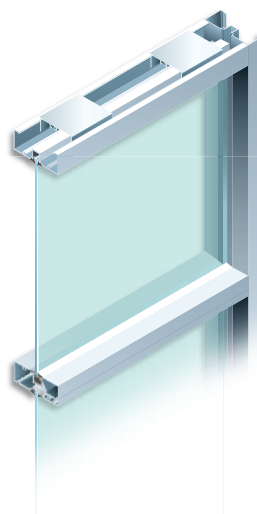
Green UC62965



Beige UC67121

Standard Flush Glaze Storefront Systems— a wide range of storefront framing systems for efficient installation

Oldcastle BuildingEnvelope™ offers a complete line of storefront framing systems to **meet just about any storefront application and condition**. The Series 1000 is 1-3/4" x 4", and the Series 2000 is 1-3/4" x 4-1/2". Both are designed for 1/4" glazing but are **easily adapted to 5/16" or 3/8" infills**. The Series 3000 (2" x 4-1/2") is designed for 1" glazing and is adaptable to many different infills ranging from 1/4" to 1-1/8".



St. Benedicts Medical Arts Building, Ogden, UT
Architect: Babcock Design Group

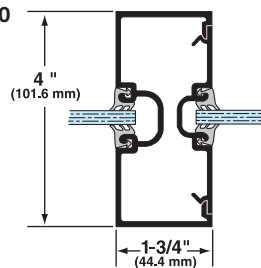
Features

- Three different assembly methods: Screw Spline, Shear Block and Stacking
- Tested by independent laboratories:
 - Air Infiltration: <.06 allowable at 6.24 PSF
 - Water Resistance: 10 PSF
- Door framing components
- Sidelite bases to match door bottom rails
- Multiple corner post configurations
- Adjustable and 135° mullion
- Anodized or painted finishes

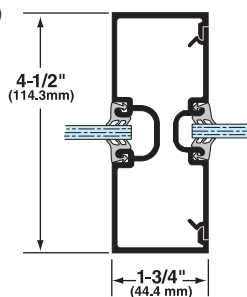


Details

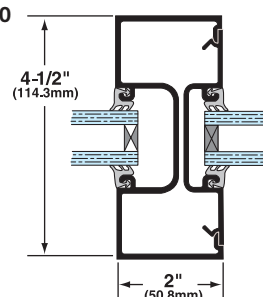
FG-1000



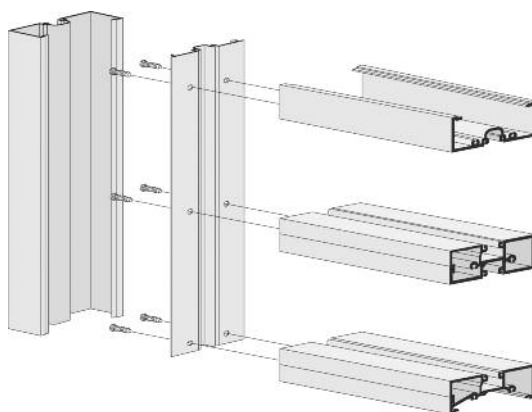
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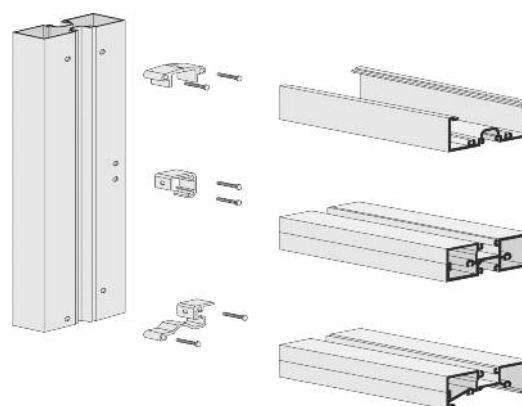
FG-3000



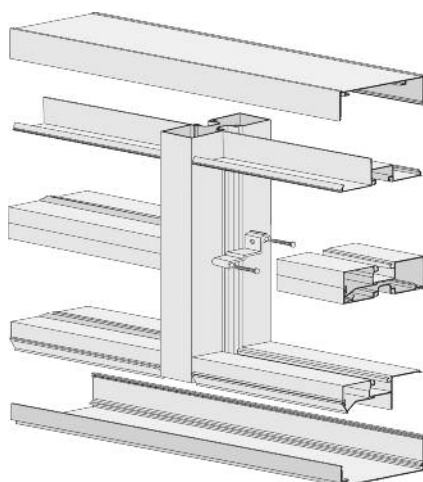
Screw Spline Assembly



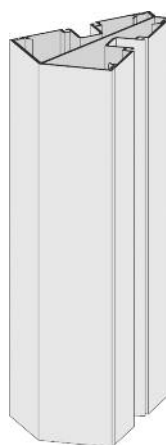
Shear Block Assembly



Stack Assembly

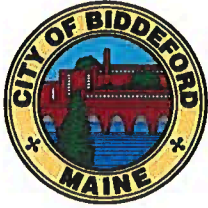


135° Corner



Adjustable Mullion





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 (\$275.00 fee)
☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

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

Applicant's/Owner's Information:

Applicant's Name: Anthony P. Thomas
Applicant's Address: 42 Miles Lane Westbrook, ME 04092
Applicant's Phone(s): 207-409-4728
Applicant's E-mail: aptmgmt@gmail.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

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

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

Agent's Name: Mike Iwans, Lead Designer, LD-0349; Andrew Watson, Lead Designer, LD-0335
Agent's Address: Community Concepts, Inc 240 Bates Street Lewiston, ME 04240
Agent's Phone(s): 207-890-2076
Agent's E-mail: kleonard@community-concepts.org

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 75 Birch Street--Lead Abatement & Healthy Homes Rehab via City HUD Program

Project Zone: MSRD-2 Existing Use of Property: two-family rental property

Project Tax Map(s): 39 / 13 Project Lot Number(s): _____

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 -- *propose to cover with vinyl*
- ☒ Porch replacement or construction of new porches -- *install new escape deck & railing*
- ☐ 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 -- *seal left door, replace right*
- ☐ 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:

- | | | |
|--|---------------------------|--|
| <div style="border: 1px solid black; padding: 2px; display: inline-block;">X</div> | Required Application Fee: | If full Commission review is required - \$275.00 |
| | | If Subcommittee review is required – \$50.00 |

If FULL COMMITTEE Review is required - 8 Copies of the following are *required*:

- ☒ Completed Application Form
- ☒ Description of Proposed Activity: ***Please see attached Lead Abatement & Healthy Homes Scope of Work to be funding in part by the City's HUD Program***

If FULL COMMITTEE Review is required - 8 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: September 29, 2021

Signature of property owner: _____

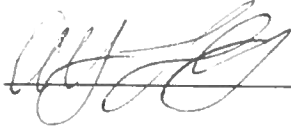
Date: _____

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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)

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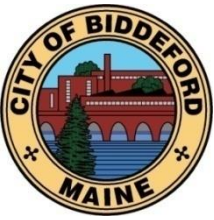
Signature of applicant:



Date: September 29, 2021

Signature of property owner:

Date: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.42 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: October 6, 2021

RE: ITEM #5.2: 2021.42 HPC - Lead Hazard Control at 75 Birch St (Tax Map 39, Lot 13) in the MSRD-2 Zone.

MEETING

DATE/TIME: October 13, 2021 @ 4:00 PM

1. INTRODUCTION

The applicant proposes to make alterations as part of the Biddeford Lead Paint Hazard Reduction Program. Through this program, exposure to lead paint in older homes is minimized by using various methods, making them safer, especially for young children. Three children currently live at this property, as well as a pregnant woman due to deliver in Next month.

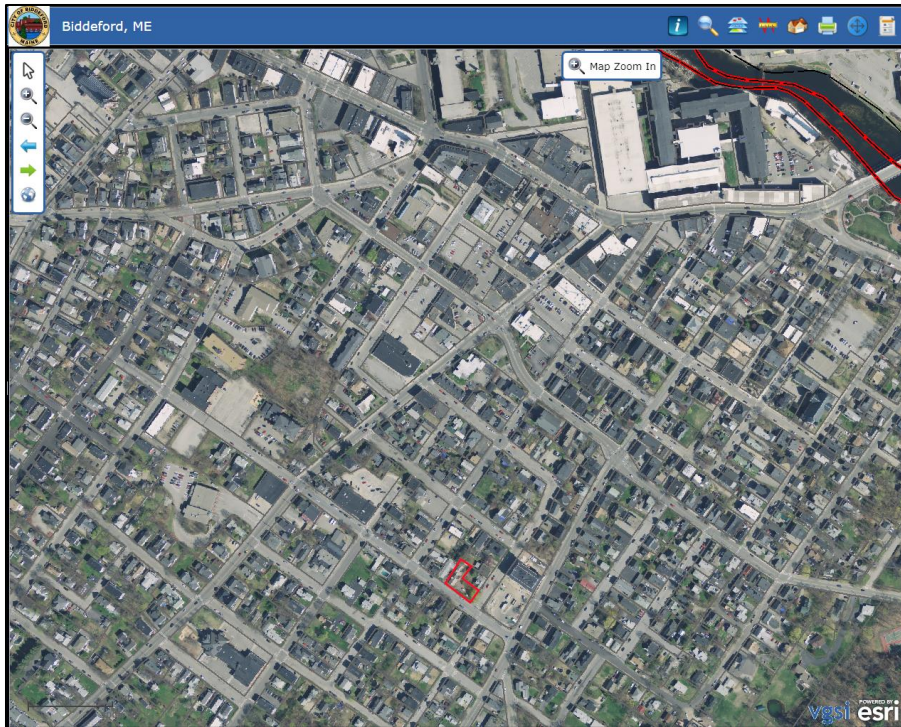
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Anthony Thomas 42 Miles Lane Westbrook ME 04092 207-409-4728 aptmgmt@gmail.com
2.	Owner of Property:	Same as above
3.	Contractor/Developer:	Community Concepts, Incorporated Mike Iwans 240 240 Bates Lewiston ME 04240 207-890-2076
6.	Project Agent/Architect:	Same as above
5.	Project Location:	75 Birch Street
6.	Project Tax Map #/Lot #:	Map 39, Lot 13
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Contributing
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Proposed Project:	Lead paint hazard Reduction
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	October 13, 2021 Meeting: The notice was posted in City Hall and on the city website on October 6, 2021. Mailing notices were also sent out to all abutters within 100' on October 6, 2021 – __ notices were sent out.

3. EXISTING CONDITIONS:

This building is a **Contributing** structure according to the Russell Wright Survey.

Built circa 1910, this multi-family building is an example of Greek Revival residential architecture, a style dating from around 1825. Some important elements of this style include a street-facing gable end, medium pitched roof, paneled pilasters at corners, and recessed doorways. Siding on Greek Revival buildings was often clapboard, in keeping with the simple lines of the overall form.



Source: "45 Hill Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4477>.
 Accessed Date: 10/01/2021.

Birch Street looking northwest. Subject property is at far right. The building has since been painted a different color:



Source: "75 Birch Street, Biddeford, Maine." 43.49° N 70.46° W. **Google Earth Street View.**
 Imagery Date: 08/2011. Accessed Date: 10/01/2021.

Birch Street looking southeast. Subject property is at center left:



Source: "75 Birch Street, Biddeford, Maine." 43.49° N 70.46° W. Google Earth Street View. Imagery Date: 08/2011. Accessed Date: 10/01/2021.

4. PROJECT PROPOSAL

The scope of work for this project includes:

- Abate lead paint hazard on exterior surfaces (see methods below).
- Install exterior fire escape deck at the second floor rear (north) side of building. See page 9 of applicant's Specifications for details.
- Replace existing overhead door on the east side of building. Replace with new unit.
- Remove and rebuild cellar door at east side of building.
- Remove existing stairs and railing of deck on the east side of building. Install new railing.

The contractor proposes to employ the following methods to abate the lead paint hazard on the exterior surfaces of this building:

- Enclose all existing siding and corner posts with vinyl siding.
- Enclose all upper trim and fascia board with aluminum.
- Enclose all window sills and casing with aluminum.
- Enclose side walls and ceiling of recessed front entry with vinyl siding.
- Replace existing floor of front entry.

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.

The application as presented does not closely adhere to the recommendations as outlined in the Department of Interior's Evaluation Standards for **contributing** structures as shown above, especially:

"The removal or alteration of any historic material or architectural features should be avoided." Enclosing existing siding and trim in vinyl and aluminum, respectively, can be construed violating this standard.

Enclosing all trim with aluminum may destroy "*distinguishing qualities*" of the structure, especially at the cornice and window casings.

As outlined in the standards, "*...new material should match the material being replaced in composition, design, texture and other visual qualities.*" Enclosing all siding in vinyl does not meet this standard.

Also, the method of fastening the siding includes the addition of 3/8" insulation beneath the vinyl. This method will adversely affect the depth and profile of all trim and window casings, and will also affect shadow lines that now exist.

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 Anthony Thomas to make exterior alterations for the purposes of lead abatement at 75 Birch 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. _____

EXHIBIT C--75 BIRCH STREET, BIDDEFORD
LEAD ABATEMENT & HEALTHY HOMES SCOPES OF WORK FOR
UNITS 1 AND 2

Biddeford Lead Program

LEAD DESIGN SPECIFICATIONS

LEAD DESIGN PREPARED BY:

Michael Iwans LD-0349

Community Concepts

207-576-3396

Design date: 08/06/21

Owner Name: Anthoney Thomas

Address: 75 Street Apt#1
Biddeford, Maine

Phone:

Contractor Name: Ray Corporation

Address: 571 Sabbath St Ste 1 Lewiston

PHONE: 207-241-2777

After careful review the applicant(s) and contractor understand and accept the work described. Only the work listed in this design specification will be performed. ANY and ALL changes to these design specifications must be by a written change order and agreed to by all parties following program requirements.

X

Contractor

8-9-21

Date

X

Owner

Date

X

Owner

Date

CONTRACT PRICE \$

61,425

Biddeford Lead Program

75 Birch Street Apt#1

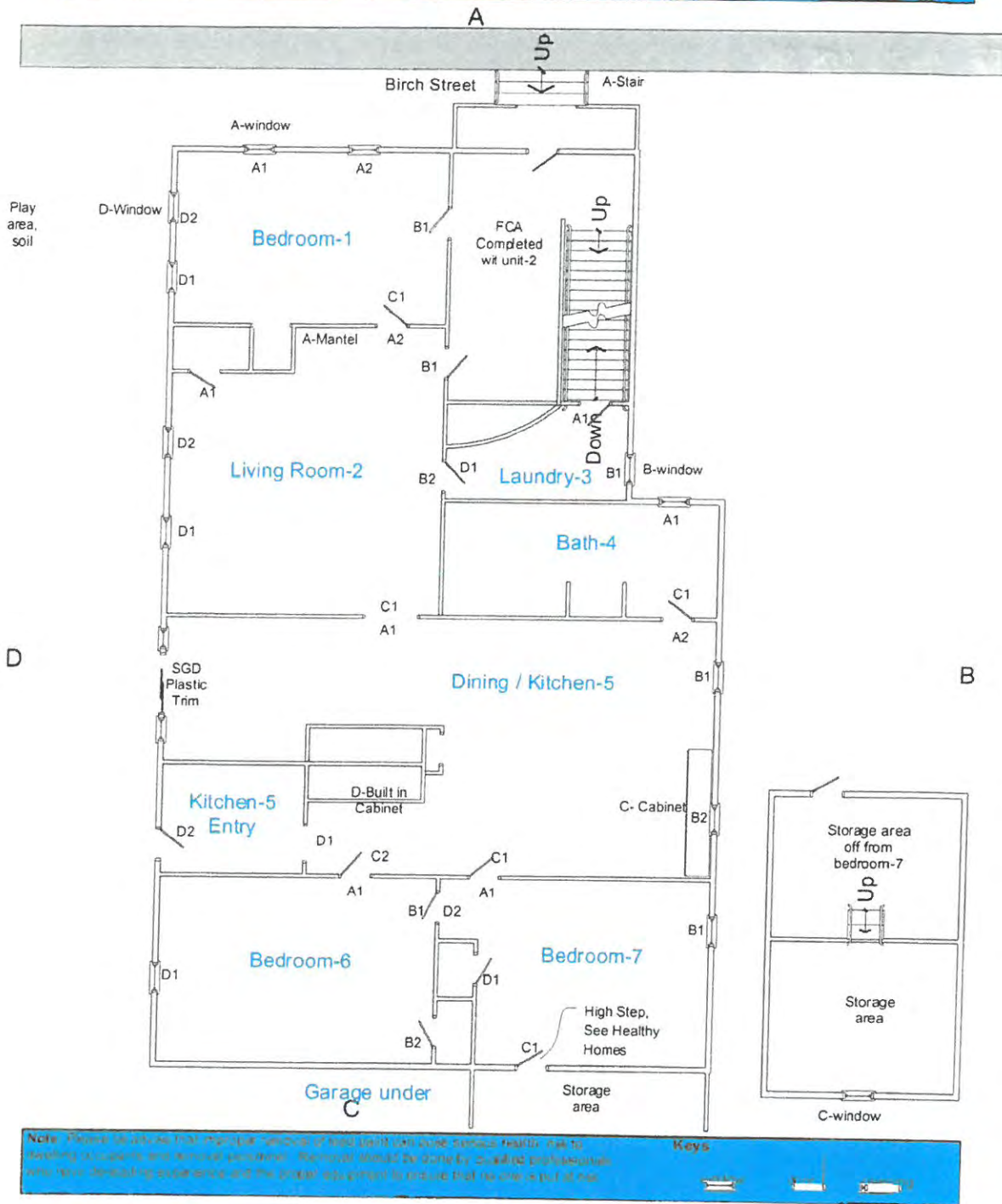
Biddeford Me

Room # & Name	Building Component	Location	Repair task	Labor	Material	Total
Exterior-A, B, C, D	Siding & Corner Post	All	Cover W/ Vinyl	18,750	9,200	27,950
	Upper Trim	All	Cover W/Coil	9,000	3,000	12,000
	Entry Walls, ceiling	A-All	Cover with vinyl	300	100	400
	Entry floor	A-All	replace	300	100	400
	Window Sill & Casings	All	Cover W/ coil	6,000	1,875	7,875
	Cellar door	D	Remove & rebuild	800	200	1,000
	Lower Wall	D	Cover w/Vinyl	1,200	750	1,950
	Garage door	D	{Seal left} & {Replace right}	1,500	1,500	3,000
Bedroom-1	Door Jamb	B1	STB-Encapsulate	275	100	375
Living Room-2	Closet Shelf	A	Replace	200	100	300
	Door Jamb	B1, C1	STB-Encapsulate	550	200	750
Laundry-3 No booth	Door	A1, D1	Replace	400	350	750
	Door Jamb	A1, D1	STB-Encapsulate	550	200	750
	Door Casing	D1	Encapsulate	125	100	225
	Floor (Dust)	All	Abate	300	100	400
	Window Trough (Dust)	All	Abate	100	100	200
Dining-5 / Kit-6 No booth	Built in cabinet shelf	D-All	Remove & install new	1,400	500	1,900
	Door casing	C1	Encapsulate	125	100	225
	Floor (Dust)	All Floors Dining, Kitchen	Abate	450	150	600
Bedroom-7	Door Jamb	A1	STB-Encapsulate	275	100	375

61,425

Biddeford Lead Program

Address 75 Birch Street Apt-1 Portland ME
Date 6/25/2021



Exterior-A, B, C, D

Exterior siding -All Sides, also to include lower wall on the D-side

Entry walls & ceiling

This will also include left side garage door

area will be framed in with 2x4 studs & plywood & house wrap

Access door will remain in place {left}

Enclosure: Prepare walls by re-nailing existing siding to provide smooth surface. Mechanically fasten a minimum of 3/8" fan-fold building insulation to the entire wall surface (including soffits). Vinyl enclosure systems do not need to be caulked or sealed according to the Maine Lead Management Regulations, Chapter 424. All cuts at windows and doors will be cleanly cut and closely fitted. Install all required starter strips. Double four (8") or double five (10") vinyl siding [Alcoa Liberty, Alside, Certainteed or pre-approved equal] shall be installed in accordance with manufacturer's specifications, shall have at least a 20-year guarantee and include all installation accessories following manufacturers recommendations. Owner to select color from manufacturer's standard colors. Work to include all starter strips, J molding and corner trim. Color to be _____

Entry floor A

Remove and dispose of the entry floor Install all decking using 1-1/4" x 6" standard grade pressure treated decking or similar, pre-approved, acceptable material. Contractor will repair any siding damaged during entry repair.

Exterior Trim (Including upper and lower trim)-All

Enclosure with Aluminum Coil Stock: Install aluminum coil stock to the entire surface of the fascia using color coordinated nails. Caulk all seams **(Do not caulk and seal long spans where the building needs room to expand and contract with the seasons).**

Window Sills & Casing -All

Enclosure with Aluminum Coil Stock: Install aluminum coil stock to the entire surface of the Sills, Casings using color coordinated nails. Caulk all seams **(Do not caulk and seal long spans where the building needs room to expand and contract with the seasons).**

Garage Door Replacement-All

Remove and dispose of garage door, replace with a new overhead garage door similar size as original. Note {not insulated/no window}

Bedroom-1

Door Jamb Repair-B1

ABATEMENT:

Complete Paint Removal: From the Entire Jamb area, Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the door jamb. Color to be _____

Living Room-2

Closet Shelf Repair-A

Whole Component Removal and Replacement: Remove and dispose of the shelves. Install new #2 pine shelves to match the original as close as possible with in-stock materials. Apply one coat of primer and two coats of finish paint to the entire surface of the new shelves. Color to be _____

Door Jamb Repair-B1, C1

ABATEMENT:

Complete Paint Removal: From the Entire Jamb area, Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the door jamb. Color to be _____

Laundry-3 No Booth (floor & Window Trough Dust-abate All)

Hepa, Wash Hepa

Door Repair-A1, D1

Whole Component Removal and Replacement: Remove and dispose of the door (including hardware) Install a new **6 panel solid pine door**. Installation to include proper lockset [Schlage F10 / F40] or approved equal and hinges. Apply one coat of primer and two coats of finish paint to the entire surface of the door. Color to be _____

Door Jamb Repair-A1, D1

ABATEMENT:

Complete Paint Removal: From the Entire Jamb area, Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the door jamb. Color to be _____

Door Casing Repair-D1

Encapsulation: Wet scrape all loose and flaking paint. Apply one coat of primer and two coats of LBC or Childguard to the entire door casings according to the manufacturer's specifications. Color to be _____

Dining / Kitchen-5 - No Booth (floor Dust-abate All)

Hepa, Wash Hepa

Built in Cabinet Repair -D-All

Whole Component Removal and Replacement: Remove and dispose of the cabinets. Install new wood wall cabinets. Cabinet layout will be 2 upper that will fill space. Cabinets are to be installed as plumb and level as existing conditions allow following industry standards. Owner to select from manufacturer's standard flat panel cabinet line. Cabinets to be Merillatt, Yorktowne, Tri-Pac, American Woodmark or pre-approved equal. Cabinets to have a solid wood front and particleboard sides. All cabinets must bear a National Kitchen Cabinet Association certification label. Model/style to be _____

Door Casing Repair-C1

Encapsulation: Wet scrape all loose and flaking paint. Apply one coat of primer and two coats of LBC or Childguard to the entire door casings according to the manufacturer's specifications. Color to be _____

Bedroom-7

Door Jamb Repair-A1

ABATEMENT:

Complete Paint Removal: From the Entire Jamb area, Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the door jamb. Color to be _____

Biddeford Lead Hazard Control Program

LEAD DESIGN SPECIFICATIONS

LEAD DESIGN PREPARED BY:

Andrew Watson
Community Concepts
207-890-3590
Design date: 08/06/2021

Owner Name: Anthoney Thomas

Address: 75 Street Apt#2
Biddeford, Maine

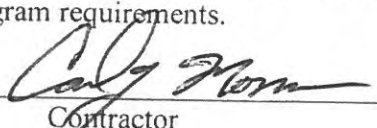
Phone:

Contractor Name: Ray Corporation -

Address: 571 Sabbath St Ste 1 Lewiston

PHONE: 207-241-2777 -

After careful review the applicant(s) and contractor understand and accept the work described. Only the work listed in this design specification will be performed. ANY and ALL changes to these design specifications must be by a written change order and agreed to by all parties following program requirements.

X 
Contractor

8-9-21
Date

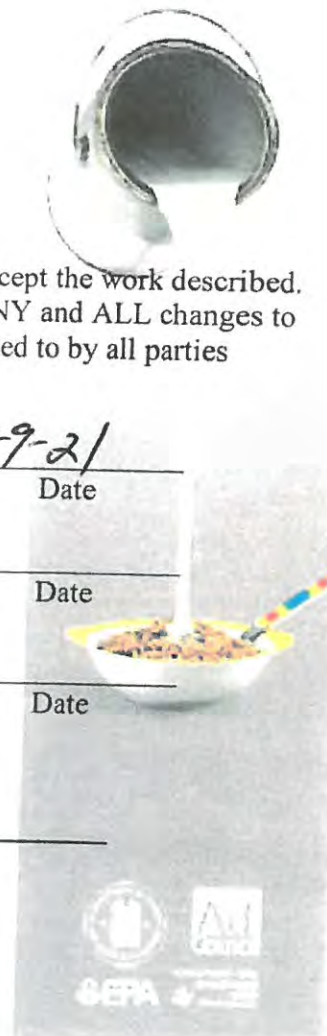
X _____
Owner

Date

X _____
Owner

Date

CONTRACT PRICE \$ 6,825



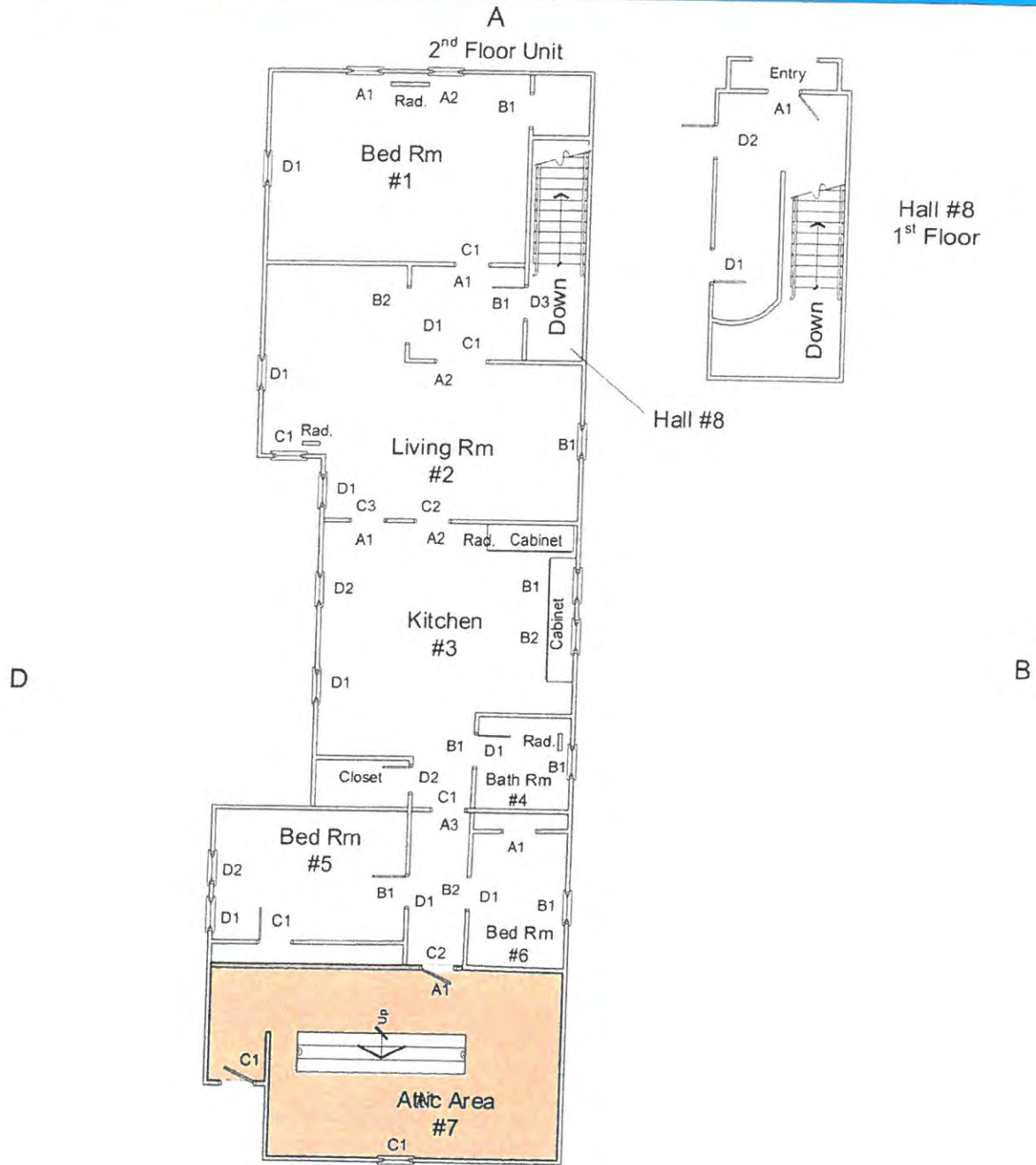
75 Birch Street Apt#2
Biddeford Me

Room # & Name	Building Component	Location	Repair task	Labor	Material	Total
Bedroom #1	Window sill	A1	STB encapsulate	175	100	275
	Door jamb	C1	STB encapsulate	275	100	375
Kitchen #3	Window trough {dust level}	All	Abate	300	100	400
Bedroom #6	Floor {dust level}	All	Abate	300	100	400
Attic #7	Window sash	C1	Replace	350	300	650
Hallway #8	Stair tread & riser	All	Replace /cover	1500	500	2000
	Stair mop board & baluster	All	Encapsulate	550	200	750
	Door {20 fire door}	D1	Replace	600	700	1300
	Door casing	D1,D2,D3	Encapsulate	375	300	675

6,825

Unit layout

Address: 75 Birch St Apt #2 Biddeford
 Date: 06/25/2021
 Case #



Note: Please be advised that improper removal of lead paint can pose serious health risks to dwelling occupants and removal personnel. Removal should be done by qualified professionals who have de-leading experience and the proper equipment to ensure that no lead is put at risk.

Keys
 window door opening

Bedroom #1

Window sill A1

ABATEMENT: Remove all paint to bare substrate. Apply one coat primer and two coats finish to entire surface of sill. Color to be white

Door jamb C1

Complete Paint Removal: Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the door jamb. Color to be White

Kitchen #3 {HEPA wet wash HEPA window trough}

Bedroom #6{HEPA wet wash HEPA floor}

Attic #7

Window Sash C1

ABATEMENT: Remove and dispose existing window, including storm window. Remove window weights if present. All windows must be labeled showing a U-value of .28 or less. Labels must remain in place until approved/Inspected by CAA Insulate window weight cavity using spray foam insulation. Caulk window stops using exterior grade caulking. Install pre-approved complete [vinyl double hung] following manufactures recommendations. Apply low expanding foam/caulking around window jamb/rough opening. [Re-install existing / Install new clear pine, matching existing] window stops. Any re-installed trim/window components damaged during removal will be replaced by contractor.

- **NOTE:** All windows will be "1 over 1" style sashes. Window grids will not be included unless specifically noted/written below.
- **NOTE:** Some window styles may change from existing style to allow for egress compliance requirements.
- **NOTE:** If existing exterior window casing is covered with coil stock, it shall be the contractors' responsibility to ensure exterior window stops are also covered with coil stock when storm windows are removed.

Hallway #8

Stair tread All

Removal and Replacement: Remove and dispose of the stair. Install new stair tread to match the originals as close as possible in style and material with in-stock materials. Apply one coat of primer and two coats of finish paint to the entire surface. Color to be gray
&

Stair riser

Enclosure: Install ¼" luan or approved equal to the riser using screws. Caulk all seams and screw holes. Apply one coat of primer and two coats of finish paint the entire surface. Color to be gray

Stair mop board & baluster All

Encapsulation: Wet scrape all loose and flaking paint. Apply one coat of primer and two coats of LBC or Child guard to the entire Mop board & Baluster according to the manufacturer's specifications. Color to be White.

Door D1

Whole Component Removal and Replacement: Remove and dispose of the door (including hardware) Install a new [20 Minute Fire Door.] this will include new lock set & hardware. 20 Fire door shall be Stanley K4, Brosco BE-89, Therma True style 204, or approved equal. All exterior doors must be labeled showing Energy Star compliance for the Northeast region. Labels must remain in place until approved/Inspected by CAA. Newly installed exterior doors will have adjustable sills. Installation to include proper lockset [[Schlage, Kwikset] or approved equal and hinges. Newly installed exterior locksets door knob & dead bolts will be keyed alike in each separate unit.

Door casing D1,D2,D3

Encapsulation: Wet scrape all loose and flaking paint. Apply one coat of primer and two coats of LBC or Child guard to the entire door casings according to the manufacturer's specifications. Color to be White

Healthy Homes

240 Bates St
Lewiston, Me. 04240

Phone: (207) 333-6443

Fax: (207) 333-6558

Property Location:

75 Birch Street

Biddeford, ME

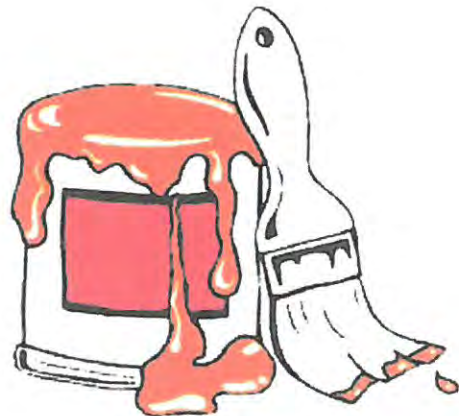
Prepared By:
Andrew Watson

Date Prepared
08/06/2021

X Cal Morrison RC
Contractor

X _____
Owner

X 13,270
Total Price



Owner name

Address 75 Birch Street
Biddeford, Maine

Room # & Name	Building Component	Location	Repair task	Labor	Material	Total
FCA #8	Seal off door way	D2	Seal door	350	150	500
Apt#2						
Attic #7	Entry door {9 light entry door}	C1	Install new	700	500	1200
Bedroom#1,5,6	Window sash	X3	Install new	1050	900	1950
Exterior	Escape deck D side	D	Install new	5320	3000	8320
	D side Railing {eliminate stair}	D	Install new	500	300	800
Apt-1	Bedroom-7 Trip hazard step	C	Build steps to meet codes.	400	100	500

13,270

Interior (Bedroom)

Apt#2

Bedroom #1 D1

Bedroom #5 D1

Bedroom #6 B1

Apt#1

Window sash [Casement egress window]

ABATEMENT: Remove and dispose existing window, including storm window. Remove window weights if present. All windows must be labeled showing a U-value of .28 or less. Labels must remain in place until approved/Inspected by CAA Insulate window weight cavity using spray foam insulation. Caulk window stops using exterior grade caulking. Install pre approved complete [vinyl casement crank out] following manufactures recommendations. Apply low expanding foam/caulking around window jamb/rough opening. [Re-install existing / Install new clear pine, matching existing] window stops. Any re-installed trim/window components damaged during removal will be replaced by contractor.

- **NOTE:** Some window styles may change from existing style to allow for egress compliance requirements.
- **NOTE:** If existing exterior window casing is covered with coil stock, it shall be the contractors' responsibility to ensure exterior window stops are also covered with coil stock when storm windows are removed.

Apt#2

Attic #7 C1 Door

Whole Component Removal and Replacement: Remove and dispose of the door (including hardware) Install a new [9 light entry door.] this will include new lock set & hardware. Apply one coat of primer and two coats of finish paint or two coats of stained finish to the entire surface of the door. Color to be _____

Exterior doors shall be Stanley K4, Brosco BE-89, Therma True style 204, or approved equal. All exterior doors must be labeled showing Energy Star compliance for the Northeast region. Labels must remain in place until approved/Inspected by CAA. Newly installed exterior doors will have adjustable sills. Installation to include proper lockset [Schlage, Kwikset] or approved equal and hinges. Newly installed exterior locksets door knob & dead bolts will be keyed alike in each separate unit.

- **NOTE:** Exterior doors will be Energy Star compliant for the Northeast Region. Labels showing compliance will remain on doors until inspected/approved by Lead Design Consultant.

Exterior escape deck

1. Install 1-1/4" x 6" standard grade pressure treated decking over new properly sized pressure treated floor joists [installed 16" O. C.] including 8" aluminum cap flashing between joists and siding. Deck / landing to be 5 ft. x 6 ft.
2. Install new guard rails on deck and stairs not less than 42" in height, using 2 x 4 standard grade pressure treated top and bottom rails, 2 x 2 standard grade pressure treated balusters spaced 5" O.C. and 4" x 4" standard grade pressure treated post.
3. Install stairs using notched 2" x 12" standard grade pressure treated stringers set on a concrete pad. Treads shall be solid, without perforations. The maximum riser height shall be 7 3/4". The minimum tread depth shall be 10".
4. New handrails will be installed on both sides of stairs. Handrails shall not be less than 34" or more than 38" above the surface of the tread, measured vertically to the top of the rail from the leading edge of the tread. Handrails shall be installed to provide a clearance of not less than 2 1/4" between the handrail and the wall to which it is fastened and be continuously graspable along their entire length. Handrails shall have a circular cross section with an outside dimension of not less than 1 1/4" and not more than 2". New handrail ends shall be returned to the wall or floor or shall terminate at newel posts.
5. landing shall be structurally sound, reasonable level, with smooth and even surfaces.
NOTE: Attached decks/landings must use sono tubes. Deck blocks are not allowed.

Exterior deck railing

Remove and dispose of existing railing, corner posts and girts using lead safe practices. Install new guard rails on deck and stairs not less than 42" in height, using 2 x 4 standard grade pressure treated top and bottom rails, 2 x 2 standard grade pressure treated balusters spaced 5" O.C. and 4" x 4" standard grade pressure treated post.

Apt#1 Bedroom-7 Trip hazards step.

Build new steps to meet codes with a railing.

A Resolution of the Biddeford City Council:

WHEREAS, in the Spring of 2021 the COVID-19 Pandemic had seemed to be coming to an end with the advent of vaccines and good vaccination rates, but instead infection rates, and new variants, hospitalizations, and deaths from the COVID-19 virus have been increasing in recent months; and

WHEREAS, in the two (2) weeks between July 14 and July 28, 2021, the rate of COVID-19 infections confirmed by testing have more than doubled in the United States, and those trends continue; and

WHEREAS, on July 1, 2021, in the State of Maine, the average daily case total was 22.1;

WHEREAS, since that time the rate of COVID-19 infections confirmed by testing in the State of Maine has increased at a significant rate to an average number of 67.1 daily cases as of July 27, 2021, for an increase of 203.6 percent, and those trends continue; and

WHEREAS, a majority of the new infections in the United States and the State of Maine involve the Delta variant, a highly contagious SARS-CoV-2 virus strain; and

WHEREAS, the Delta variant has increased transmission, the severity of COVID-19 infections based on hospitalization and case fatality rates, and decreased susceptibility to therapeutic agents; and

WHEREAS, the Delta variant represents 47.6 percent of all sequenced samples collected in July in the State of Maine; and

WHEREAS, as a result of the Delta variant and the increase in COVID-19 infections, the United States Centers for Disease Control and Prevention announced on July 27, 2021, that fully vaccinated individuals should wear masks in indoor public settings in parts of the country that are experiencing a substantial or high transmission of COVID-19; and

WHEREAS, the Maine Center for Disease Control and Prevention similarly announced on July 28,2021, that masks are recommended to be worn by fully vaccinated individuals in public indoor settings in almost all Maine counties, including York County; and

WHEREAS, the risk of COVID-19 virus transmission from vaccinated individuals to unvaccinated individuals (for example children under 12) remains unknown; and

WHEREAS, the technology infrastructure and processes currently exist to continue to allow remote participation in and public access to City Council, Board, and Committee meetings in accordance with Maine law; and

WHEREAS, the City of Biddeford is committed to continuing to provide opportunities for public engagement which are accessible and safe; and

NOW, THEREFORE, BE IT ORDERED AND DECLARED by the Biddeford City Council that a limited emergency continues to exist within the City of Biddeford; and

BE IT FURTHER ORDERED, that as a result of the declared limited emergency and the existence of an “emergency or urgent issue” as described above, pursuant to 1 M.R.S. section 403-B and the City of Biddeford’s recently adopted Remote Participation Policy, being physically

present for meetings in Biddeford City buildings may not be practicable at this time, and therefore allows that all members of the City of Biddeford boards, committees, and other groups may conduct meetings by remote technology/methods only until the limited emergency is terminated without limitations that currently exist with the current policy; and

BE IT FURTHER ORDERED, that in addition, all City of Biddeford's boards, committees and commissions and other groups may conduct meetings by remote technology and/or methods only until the limited emergency is terminated, subject however, to a public vote by the respective meeting body to remote only meetings; and

BE IT FURTHER ORDERED that this Order is enacted as an Emergency so that it may take effect immediately, with an expiration of December 31, 2021, unless otherwise repealed or extended by the Biddeford City Council.