



CITY OF BIDDEFORD

Planning and Development Department

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9115

HPC MEETING
October 12, 2022
4:00

In attendance: Jeff Cabral (Chair), Leah Schaffer, Erin Ware, Julie Larry (Alternate) & James Flint (Alternate)

Staff Members: Brad Favreau & Nan Whitten

Roll Call/Declaration of Quorum/Voting Members

Voting Members: Schaffer, Ware & Larry

(Chair opened meeting at 4:00 PM)

- 1. Adjustment to the Agenda**
- 2. Consent Agenda**

Approval of Meeting Minutes from September 14, 2022

MOTIONS: 4:05 PM

Schaffer: Motion-to approve the Meeting Minutes from September 14, 2022

Ware: Second

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

- 3. Unfinished Business**
- 4. New Business**

4.1. 2022.36 HPC Public Meeting to review a project by Scott Doughman for Jane Harrell to do exterior alterations at 25 Union Street #2 (Tax Map 34, Lot 103) in the MSRD-2 Zone.

- George Hoffman from Home Depot represented the applicant.**
- He said they are replacing 10 windows, for energy efficiency, all white with no grids.**
- There are 6 basement windows and 4 on the second floor all wooden.**
- The picture window will be 1 over 1, flanked by smaller windows that are also 1 over 1. There will be 3 windows in the front.**
- The Board commented that the improvements would not be out of character as the structure is a mish mash of styles.**

MOTIONS: 4:13PM

Schaffer-Motion-To approve the Certificate of Appropriateness for Jane Harrell at 25 Union Street to install new vinyl windows based on the materials submitted and conditioned that all permits must be obtained from Code Enforcement prior to beginning any work.

Ware-Second

Chair asked members to vote; Motion passed 3-0 (Cabral, Ware & Larry)

4.2. 2022.37 HPC Public Meeting to review a project by Ian Imbert to replace windows at 140 Elm Street (Tax Map 38, Lot 110) in the MSRD-1 Zone.

- Ian Imbert represented himself.
- He told the Committee Members that this home was once the “Mill Lord” Building.
- Ian plans to replace 10 windows with Simonton 50/50 high quality windows.
- These windows are to improve efficiency due to propane being the main source of heat.

MOTIONS: 4:21 PM

Larry-MOTION-To approve the Certificate of Appropriateness for Ian Imbert at 140 Elm Street to install new vinyl window based on the materials submitted and conditioned on the fact that all permits must be obtained from Code Enforcement prior to beginning any work.

Schaffer-Second

Chair asked members to vote; Motion passed 3-0 (Cabral, Ware & Larry)

4.3. 2022.38 HPC Public Meeting to accept public comment on the proposed nomination by Saco Lowell, LLC of 1 Gooch Street fka 59 Elm Street (Tax Map 40 Lot 56) to the National Park Service National Register of Historic Places and the proposed nomination by Gooch Street, LLC of 30 Gooch Street (Tax Map 40 Lot 55/3) to the National Park Service’s National Register of Historic Places.

- Matt Dubois of Port Property represented the applicant
- This project is referred to as “adaptive reuse”
- There are 96 residential units and 327 storage units in the building.
- 30 Gooch Street will be multiple restaurants and brew pubs.
- The applicants have employed a historic consultant to guide them through the process and help them with the application for the National Historic Registry.
- With the exterior and interior, the applicants are matching where appropriate historic features.
- The structure has original windows and still maintains the original mushroom columns.
- The trusses are exposed in the former Precision Screw Building.
- Thirty Gooch, built during WWII, as a munitions factory and the roof was built to be blown off.
- These structures are visually connected to the Mill District from the train station.
- The justification for this request being granted is A & C as these are excellent building types.
- These buildings are significant to the mills with strong ties to the district.
- These prominent structures show multiple types of businesses.

MOTIONS: 4:45PM

Ware-Motion-To endorse 1 & 30 Gooch Street as part of the National Register of Historic Places thereby expanding the boundary of the Mill District

Larry-Second

Chair asked members to vote; Motion passed 3-0 (Cabral, Ware & Larry)

5. Other Business

Mr. Favreau would like to begin a campaign to publicize what is going on with the Historic Preservation Commission as far as the survey is concerned. Part of the campaign would be to get yard signs letting the public know about the survey being done in the area. The estimated fee for these signs is \$150.

MOTIONS: 4:56PM

Larry-Motion-to approve spending \$150 on signs for the survey

Ware-Second

Chair asked members to vote; Motion passed 3-0 (Cabral, Ware & Larry)

Meeting adjourned at 5:02 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.