

City of Biddeford
Historic Preservation Commission
October 11, 2023 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/98435284216?pwd=UUREUTJzd3hUM1p4VDMzbllieFZmUT09>
Webinar ID 984 3528 4216; Passcode 267967

Status: Historic Preservation Meeting, Wednesday, October 11, 2023, 4:00, Council Chambers & Zoom

- 1. Adjustments to the Agenda**
- 2. Consideration of Meeting Minutes**
 - 2.1. Approval of Meeting Minutes from September 13, 2023
[091323-Draft.pdf](#)
- 3. New Business**
 - 3.1. 2023.27 HPC Public Hearing to discuss and take questions regarding a project by Jean LeClerc to make exterior alterations at 139 Alfred Street (Tax Map 38, Lot 449) in the MSRD-1 zone.
 1. [2023.27 HPC 139 Alfred St SR.pdf](#)
 2. [2023.27 HPC Application 139 Alfred Street Leclerc.pdf](#)
 3. [Pella Series 250 Replacement Window.pdf](#)
 4. [CertainTeed Roof Shingle.pdf](#)
 - 3.2. 2023.30 HPC Public Hearing to discuss and take questions regarding an application by Alex Fabish to make exterior porch alterations at 48 Bacon Street (Tax Map 39, Lot 131) in the MSRD-2 zone.
 1. [2023.30 HPC 48 Bacon St SR.pdf](#)
 2. [2023.30 HPC Application 48 Bacon St Fabish.pdf](#)
 - 3.3. 2023.28 HPC Public Hearing to discuss and take questions regarding an application by YD Properties LLC to present exterior alterations at 227 Elm Street (Tax Map 38, Lot 205) in the MSRD-2 zone, some of which have been made after the fact.
 1. [2023.28 HPC 227 Elm St SR.pdf](#)
 2. [2023.28 HPC 227 Elm YD Properties LLC.pdf](#)
 3. [Elm Scope Of Work for Certificate of Appropriateness \(002\).pdf](#)
 4. [Harvey Slimline Double Hung.pdf](#)
- 4. Other Business**
- 5. Adjourn**

City of Biddeford
Historic Preservation Commission
September 13, 2023 4:00 PM
Meeting Minutes

Committee Members in attendance: Leah Schaffer, Catherine Mayo, Erin Ware & Julie Larry

Staff in attendance: Brad Favreau & Nan Whitten

Vice Chair Schaffer brought the meeting to order at 4:00PM

1. Adjustments to the Agenda

Due to the representative for item #3.1 Jake Ferguson is not at the meeting it was discussed to move the item to bottom of agenda

MOTIONS: 4:06PM

Larry-Motion-to place item 3.1 at end of agenda

Ware-Second Motion passed unanimously

2. Consent Agenda

2.1. Approval of Meeting Minutes from July 12, 2023 & August 9, 2023

Motions: 4:05PM

Ware-Motion-to approve consent agenda as presented

Mayo-Second Motion passed unanimously

3. New Business

3.1. 2023.21 HPC Review a Historic Preservation will hold a public meeting to review and take comments on a project by Jake Ferguson who would like to replace the siding on his home at 5-7-9 Cutts Street. This property is further described as Biddeford Tax Map 38, Lot 59 in the Main Street Revitalization District 2 (MSRD-2)

- Applicant had not arrived by 4:56PM
- Brad Favreau gave overview of the project
- Applicant received Lead Abatement Notification
- Opted not to work with the Lead Representatives from the City
- Applicant is planning to cover painted wood clapboards with vinyl siding by CertainTeed with 4.5" exposure
- Railing system for the deck will be PVC composite
- Windows will be replaced at a later time.
- Commission is concerned appropriate windows will be difficult to find after house is wrapped in vinyl
- There is also concern as to what will be used for trim so that the integrity of the house is preserved.
- This will be a full inside/outside abatement.
- The difference between scraping/painting vs vinyl siding.
- Vote will be postponed until questions on trim and windows are answered.

MOTIONS: 5:14 PM

Schaffer-Motion-To approve the composite decking material, not railing with the condition the railing, riser boards, fascia material would be an alternate material as presented all other items need to be represented to the Board.

Ware-Second Motion passed unanimously

- 3.2. 2023.23 HPC The Historic Preservation Commission will hold a public meeting to review and take comments regarding a project for Sullivan Capital to renovate their building at 25 Alfred Street into a boutique hotel. The building is located at 25 Alfred Street, being further described as Biddeford Tax Map 38, Lot 402 in the Main Street Revitalization District 1 (MSRD-1).

- Jason Jirele of Woodhull presented the application and project.
- He talked of the history of the building and materials being used in renovating the building.
- Ms. Larry asked about some of the materials being used and the ADA entrance.
- Ms. Mayo asked about the windows being replaced. All new windows would be fit no new punch through other than in the back there will be 5 new windows (which had been bricked up) however those windows would be fitted in as well.
- Fire rating of the walls were discussed.
- Rooftop bar will be seen from the public way, from Foss and Bacon Streets.
- Ms. Mayo is concerned the rooftop bar would change the roofline of the building. She would like the applicant to adhere to the National Park standards.
- Mr. Jirele feels that the elevator overrun is the issue and unfortunately, there is not much that can be done with it. The National Park Service was ok with the elevator overrun and roof deck as they approved it for the former owners.
- Ms. Ware asked about the corrugated metal on the roof. Mr. Jirele answered that it would be one solid plane. Noncombustible materials must be used due to the fire rating.
- Bacon Street windows and the use of them was discussed and the fact that they will be lofted rooms.
- Store front windows one over one or which time period historian said the two over two would be more accurate.
- Historic Preservationist Margaret Gardner has been working on this building.

Motions: 4:40 PM

Larry-Motion- to approve the Certificate of Appropriateness for Sullivan Capital to make proposed alterations at 25 Alfred Street, based on the materials submitted and conditioned on that all permits must be obtained from Code Enforcement prior to beginning any work.

Ware-Second Motion passed unanimously

- 3.3. 2023.26 HPC The Historic Preservation Commission will hold a public hearing to review and take comments regarding a project for Alexa Plotkin who would like to construct a rear addition and some selected demolition to her home on 136 Alfred Street. The property is further described as Biddeford Tax Map 38, Lot 299 in the Main Street Revitalization District 2 (MSRD-2).

- Alexa Plotkin & Amy Clearwater represented the application

- Due to the fact that Ms. Schaffer has recused herself of this item (she is their architect) the Commission will only be working on the fence portion of the application.
- 6' Cedar stockade fence will be erected on their property.
- It will be tapered down to the sidewalk for site distance.

MOTIONS: 4:53PM

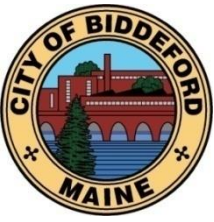
Motion-Larry-To approve fence as presented

Second-Mayo Motion passed unanimously

4. Other Business

- Mr. Favreau brought up a project where the owner began work with no building permit and did not come to HPC. 227 Elm Street
- Windows on first floor have been moved to accommodate interior renovations.
- Commission asked why codes did not send them to HPC.
- The white vinyl has been stripped off and replaced with blue vinyl.
- Applicant has added units.
- Commission would like him to stop work so that they do not make them reverse what they have done.
- Codes is allowing them to continue to work with an after the fact fee, no stop work order.
- Can they get a Certificate of Occupancy? Mr. Favreau will speak with CEO and the applicant and Ordinance will be noted.
- Major Concerns:
2 tones
Moving windows
Altered façade
Removal of Chimney
Prominence of façade
What windows were on the original house?
What else do they plan to do?
- Ms. Schaffer brought up questions and possible changes to the sign ordinance.
- Sign ordinance, illumination and enforcement was discussed as well as violations of the ordinance.

5. Adjourn 5:54 PM



CITY OF BIDDEFORD PLANNING DEPARTMENT

2023.27

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

HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Biddeford Planning and Development

DATE: October 2, 2023

RE: **ITEM #3.1 – Public Hearing – Jean LeClerc** to make exterior alterations at 139 Alfred Street (Tax Map 38, Lot 449) in the MSRD-1 zone.

MEETING DATE/TIME: **October 11, 2023 @ 4:00 PM**

1. **INTRODUCTION**

The applicant proposes to install new vinyl replacement windows and replace roof shingles to this single-family house on Alfred Street.

2. PROJECT DATA/INFORMATION

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

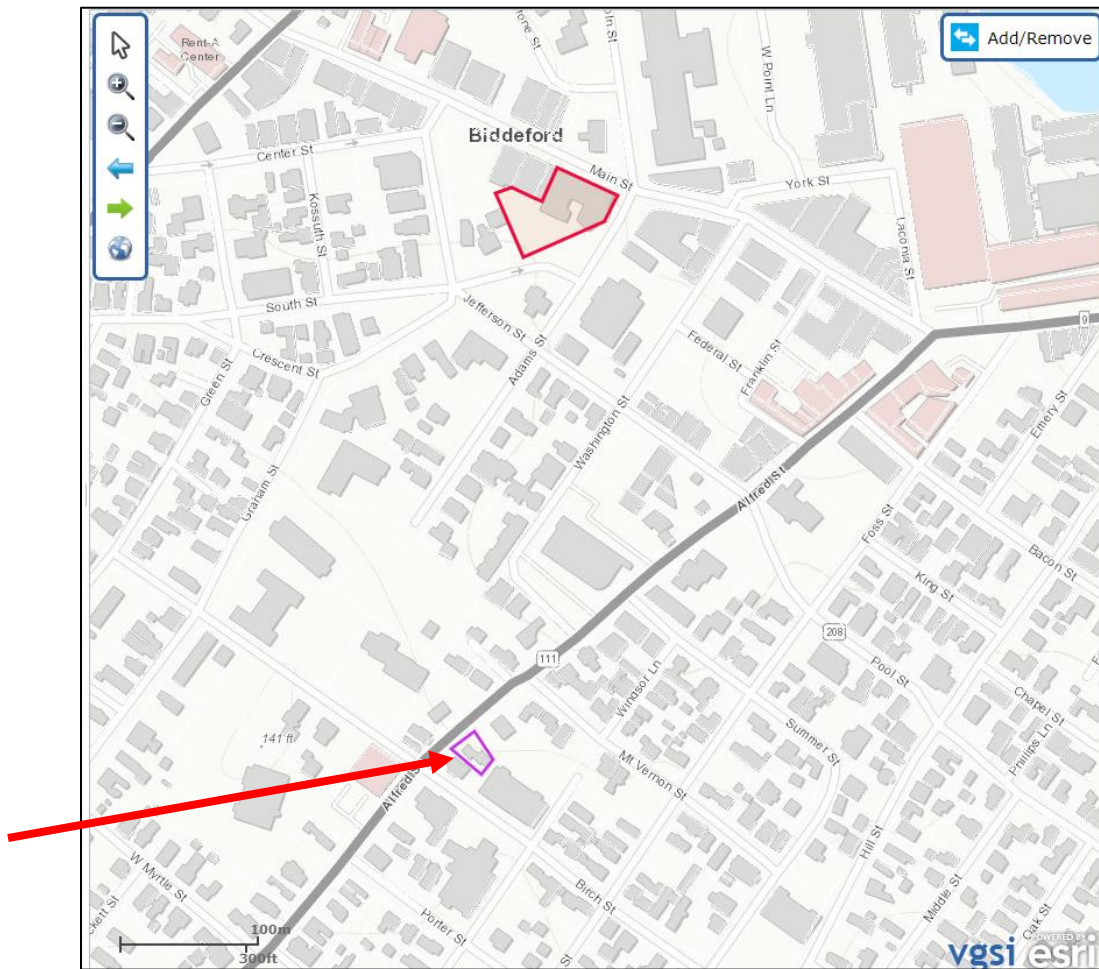
3. EXISTING CONDITIONS:

The existing structure is a circa 1930 three-bay, one and one-half story single family house with a rear ell. Although the main house appears solid, the ell is in poor condition. According to the Kleinfelder survey:

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

The house is currently sided in wide-exposure aluminum. The windows appear to be original 2-over-1 wood units.

Project Location:



Source: "139 Elm St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4439>.
Accessed Date: 10/3/2023.

Existing Conditions:

The property as it appeared Oct 3, 2023:



The house as it appeared in July 2019 Google Street View:



Source: "139 Elm Street, Biddeford, Maine." 43.49° N 70.46° W. **Google Earth Street View.**
Imagery Date: July, 2019. Accessed Date: 10/3/2023.

4. PROJECT PROPOSAL

The applicant proposes to replace existing wood windows with Pella Series 250 double hung vinyl replacement windows.

He also proposes to replace existing roof shingles (now in poor condition) with CertainTeed Landmark architectural asphalt shingles.

5. PUBLIC COMMENT

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

6. STAFF REVIEW:

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

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

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

- 1. *A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.*

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

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

Will continue as residential building.

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

Existing wood windows are of historic material.

- 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;*

Vinyl windows do not match existing units in composition, design, texture, or visual qualities.

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

7. STAFF REVIEW:

The existing roof is in poor condition. New shingles will improve and maintain the property.

The existing wood windows appear to be in fair to good condition, energy efficiency aside. Although the siding is a non-historic material (aluminum), the installation of vinyl replacement windows will further degrade the integrity of this single family house.

8. STAFF RECOMMENDATION

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

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

9. SAMPLE MOTIONS

A. *Motion to approve a Certificate of Appropriateness for Jean Leclerc for alterations proposed at 139 Alfred, based on the materials submitted and conditioned on the following:*

a. _____

b. _____

B. *Motion to deny a Certificate of Appropriateness for Jean Leclerc for alterations proposed at 139 Alfred Street, based on the following:*

a. _____

b. _____

C. *Motion to postpone a Certificate of Appropriateness for Jean Leclerc for alterations proposed at 139 Elm Street until the following additional information or materials can be provided:*

a. _____

b. _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

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

Applicant's Legal Interest in the Property:

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

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

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

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

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 139 Alfred St, Biddeford, ME 04005

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

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

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

Alterations and Repair

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

Additions and New Construction

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

Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

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

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

Alterations and Repair

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

Signage and Exterior Utilities

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

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

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



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

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

Signature of applicant:

A handwritten signature in dark ink, appearing to read "Jason M. Keeler", written over a horizontal line.

Date: 14 AUG 2023

Signature of
property owner (Required):

A handwritten signature in dark ink, appearing to read "Jason M. Keeler", written over a horizontal line.

Date: 14 AUG 2023

Pella® 250 Series VINYL



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

Double-Hung



ENHANCED SECURITY AND PRIVACY

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

STRONGER FRAMES THAN ORDINARY VINYL

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

PELLA'S FADE-RESISTANT VINYL FORMULA

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

EXCLUSIVE WEATHER PROTECTION SYSTEM

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

ENERGY STAR® MOST EFFICIENT 2022 WINDOW²

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

DURABLE LAMINATE EXTERIOR FINISHES

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

FREE-FORM MULLING CAPABILITIES

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

OPTIONAL PERFORMANCE ENHANCEMENTS

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

ADDITIONAL FEATURES AND OPTIONS

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

LIMITED LIFETIME WARRANTY

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

TESTING BEYOND REQUIREMENTS

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

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:



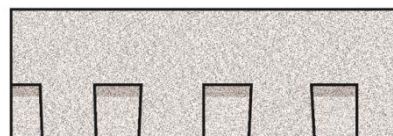
Special shapes also available.

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

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

PRODUCT INFORMATION

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



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

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

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

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

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

Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

Technical Data:

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

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

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

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

MAINTENANCE

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

WARRANTY

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

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

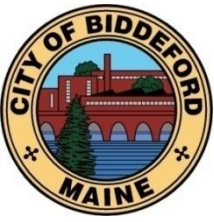
See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.

CertainTeed

20 Moores Road
Malvern, PA 19355

© 01/20 CertainTeed





2023.30

CITY OF BIDDEFORD PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Biddeford Planning and Development

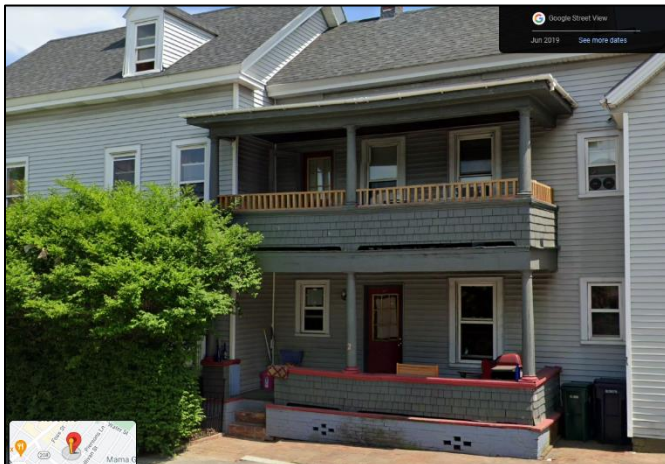
DATE: October 2, 2023

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

MEETING DATE/TIME: **October 11, 2023 @ 4:00 PM**

1. INTRODUCTION

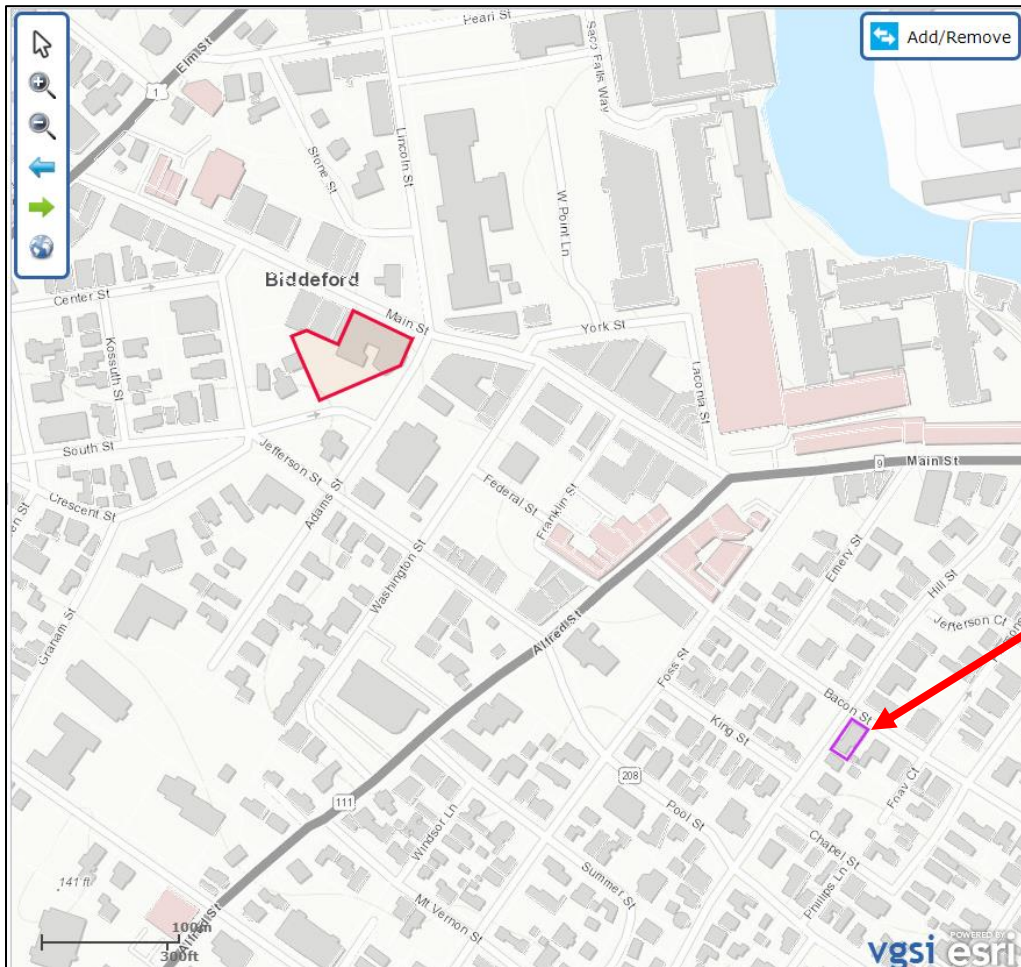
The applicant proposes rebuild a two-story porch on the side of the building facing Hill Street.



2. PROJECT DATA/INFORMATION

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

Project Location:



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

Accessed Date: 10/4/2023.

3. Existing Conditions:

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

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

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

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



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

Front of house as it appeared in July 2019 Google Street View:



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

4. PROJECT PROPOSAL

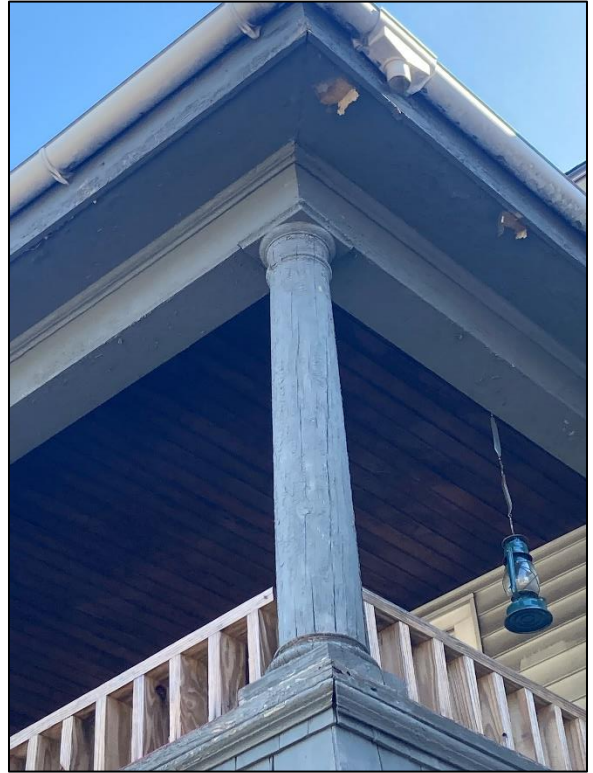
The applicant proposes to demolish existing 2 story porch and rebuild completely.

Existing shingled sided enclosure will be replaced by pressure treated guardrail, 42" high. The roof and second floor deck will be supported by 6 x 6 pressure treated posts. Framing, decking, and roof will also be replaced. (See attached sketch.)

Doric columns, decorative frieze at roof, and shingled enclosures will be lost as part of this project.



Close-up of existing overall conditions.



Detail of column with frieze board at roof

5. PUBLIC COMMENT

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

6. STAFF REVIEW:

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

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

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

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

Will continue as residential building.

- b. *Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or*

alteration of any historic material or architectural features should be avoided;

Doric columns and frieze board at roof will be lost. Shingled enclosure will be lost.

- 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;*

New 6 x 6 posts and pressure treated guard rail do match existing features in composition, design, texture, or visual qualities.

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

Existing features are not 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;*

N/A

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

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

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

N/A

- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future*

the essential form and integrity of the original structure would be unimpaired.

N/A

7. **STAFF REVIEW:**

The porch is in poor condition, but the replacement of existing porch features with pressure treated stock components will further degrade the integrity of this residential structure.

8. **STAFF RECOMMENDATION**

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

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

9. **SAMPLE MOTIONS**

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

- a.** _____
- b.** _____

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

- a.** _____
- b.** _____

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

- a.** _____
- b.** _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

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

Applicant's Legal Interest in the Property:

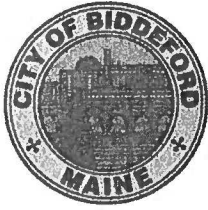
☒ Owner ☐ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

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

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

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

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

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

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

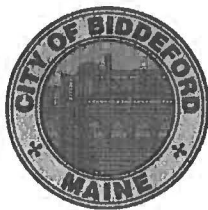
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

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

Additions and New Construction

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



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Moving and Demolition

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

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

Alterations and Repair

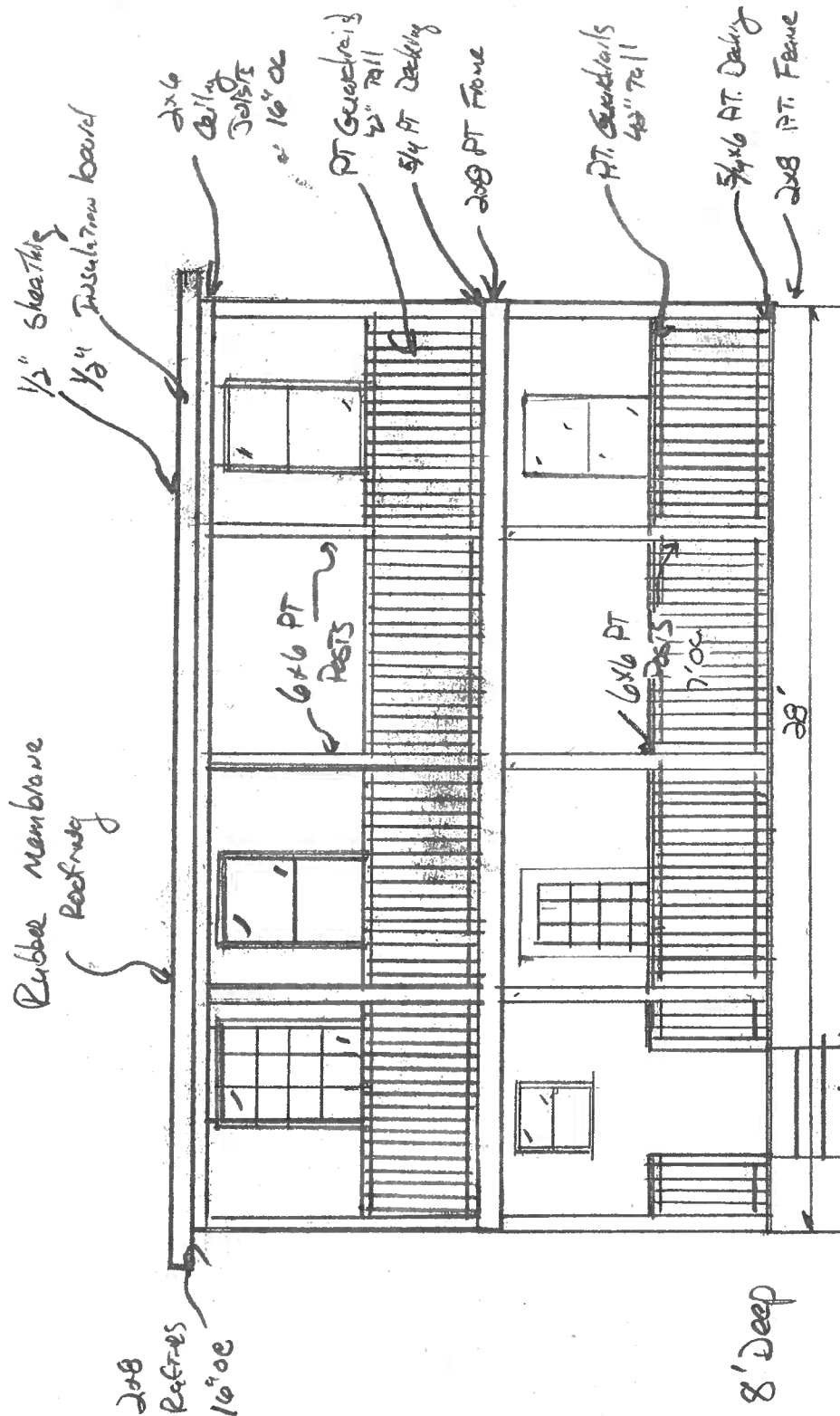
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

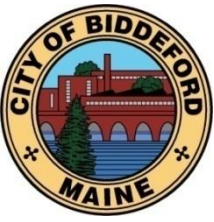
- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades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

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

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



48 BACON ST.



CITY OF BIDDEFORD PLANNING DEPARTMENT

2023.28

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

HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Biddeford Planning and Development

DATE: October 2, 2023

RE: **ITEM #3.3 – Public Hearing – YD Properties LLC** to present exterior alterations at 227 Elm Street (Tax Map 38, Lot 205) in the MSRD-2 zone, *some of which have been made after the fact.*

MEETING DATE/TIME: **October 11, 2023 @ 4:00 PM**

1. **INTRODUCTION**

The applicant has made exterior alterations to this circa 1873 multi-family building as part of Biddeford's Density Bonus Program. This program allows additional housing units in existing structures. In this case, the owner has increased the occupancy of this building from 6 units to 9 units. Under this program, approximately 30% of the additional units are to be reserved for households earning 80% or less of Area Median Income (AMI).

2. PROJECT DATA/INFORMATION

	SUBJECT	DATA/INFORMATION
1.	Applicant:	Steve Cheung YD Properties P.O. Box 532 Biddeford ME 04005 ydpropertiesllc@gmail.com
2.	Owner of Property:	Same as Above
3.	Contractor/Developer:	N/A
6.	Project Agent/Architect:	N/A
5.	Project Location:	227 Elm St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 205
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District
9.	Contributing/Non-contributing:	Non-Contributing
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Parcel Size	0.14 Acre
13.	Front Setback Required	15'
14.	Side Setback Required	10'
15.	Rear Setback Required	10'
16.	Height Requirements	Max. 3 stories or 35 ft.
17.	Approvals Required:	Certificate of Appropriateness
18.	Uses in the Vicinity:	Mixed Use
19.	LDR Attachment A: Fess Paid:	Paid
20.	Other Permits Obtained:	None
21.	Historic Preservation Commission Review History:	Oct. 2 2023 Meeting: Posted on the city website on Oct 4, 2023. Abutters within 100' sent notices on Oct 4, 2023 – 12 notices sent out.

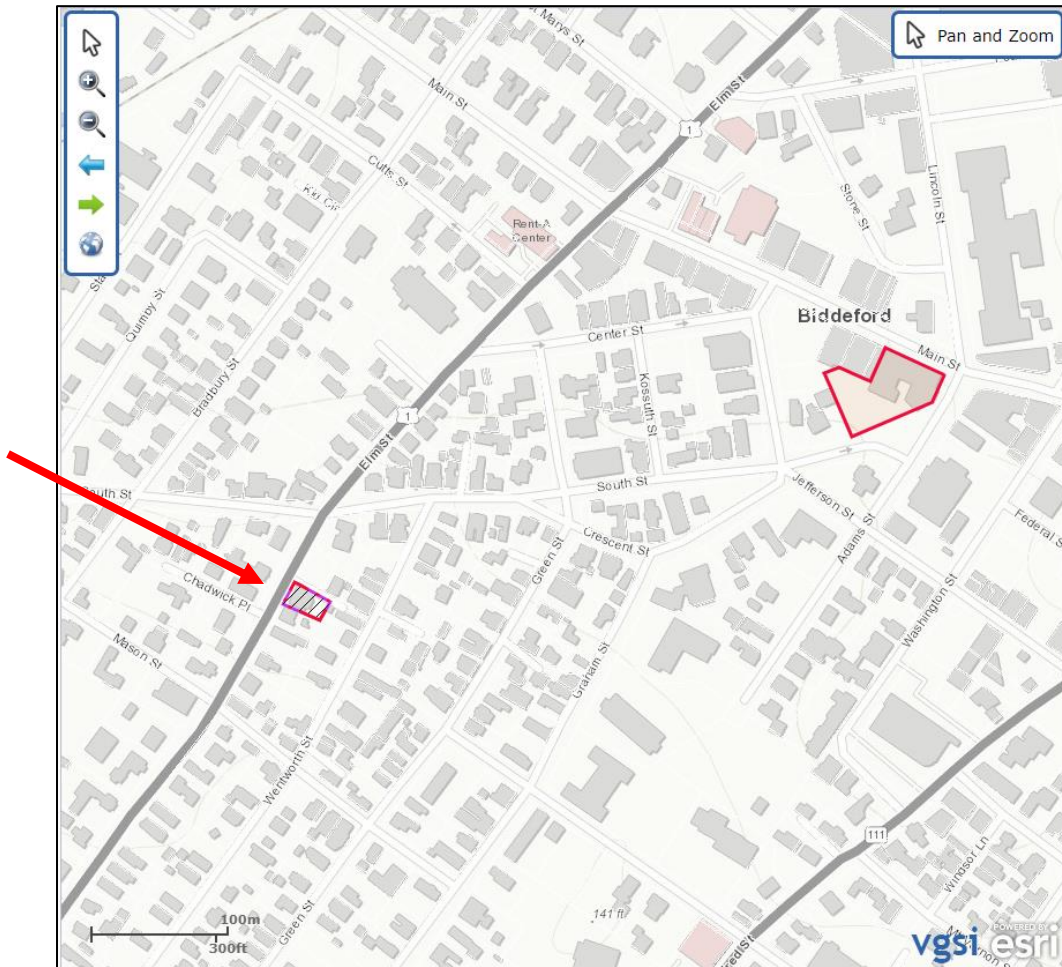
3. EXISTING CONDITIONS:

The existing structure is a three-bay, three story building with a gambrel roof. According to the Kleinfelder Survey:

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

Because of its location at the corner of Elm Street and Wentworth Lane, this is a highly visible structure on all sides.

Project Location:



Source: "227 Elm St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4218>.
Accessed Date: 10/2/2023.

Existing Conditions:

The property as it appeared circa 2010:



Source: "227 Elm St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4218>.
Accessed Date: 10/2/2023.

The property in 2022:



Source: "227 Elm Street, Biddeford, Maine." 43.49° N 70.46° W. **Google Earth Street View**.
Imagery Date: July, 2022. Accessed Date: 10/3/2023.

4. PROJECT PROPOSAL

The owner has made alterations to the building to accommodate additional housing units, improve the energy efficiency of the building, and to improve its appearance. Some of the changes have already been made. Others are in progress. See Scope of Work statement by owner for details:

- Existing brick chimneys have been removed:



- New vinyl replacement windows have been installed. Some units are casement for bedroom egress purposes. Some openings have been moved, and some new openings have been installed:

New opening



Altered openings

North side of building

Altered openings



Front of building (west side)

New opening



South side of building

- New roof shingles – architectural shingles have been installed in place of the 3-tab shingles. Installation of new shingles at the entry canopy is in progress.
- Vinyl siding has been installed on three sides. On three sides the existing vinyl siding was removed, and new siding with a 4-inch exposure was installed. Under the gables on the north and south sides of the building, vinyl siding mimicking cedar shingles (and in a contrasting color) has been installed.



Rear as it appeared in August 2011 Google Street View



Rear of building today. Note new rear door lower left of image

- Front porch will be rebuilt to repair rot. New pressure-treated decking and railing will be installed to match existing.
- New front door to match existing will be installed
- Heat pump units will be installed at northeastern corner of building (dumpster is currently located there).
- New flush mounted lighting fixtures will be installed in the soffits of the gambrel. Five fixtures at each side are planned.

5. PUBLIC COMMENT

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

6. STAFF REVIEW:

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

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

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

1. *A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.*

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

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

Will continue as residential building, with three new units added.

- 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;*

Fenestration of the building has been altered considerably, especially on the north side. Vinyl siding and vinyl replacement windows were replaced in-kind.

- 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;*

Historic chimneys were removed, not repaired.

- 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;*

Much of the integrity of this building has already been lost.

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

N/A

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

N/A

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

N/A

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

N/A

7. STAFF REVIEW:

Much of the integrity of this building had already been lost prior to any work associated with this project. However, some of the changes here have been made for expediency, and indicate insensitivity. Examples are window treatment. On the north side of the building, considerable changes were made to the fenestration, affecting the rhythm and spacing of the window units. The window at center-left at the front of the building above the canopy has been altered in size and further reduces the integrity of the building. The existing full-view French doors at the front entry are planned to be replaced in kind; an opportunity here may be lost to correct a feature that is out of character with the building. The siding treatment at the gambrel sides of the building are also out of character for a building of this type and age. Finally, the existing chimneys were removed entirely. Repair of deteriorating mortar would have maintained some integrity to this structure

8. STAFF RECOMMENDATION

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

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

9. SAMPLE MOTIONS

A. *Motion to approve a Certificate of Appropriateness for YD Properties, LLC, for alterations now underway at 227 Elm Street, based on the materials submitted and conditioned on the following:*

a. _____

b. _____

B. *Motion to deny a Certificate of Appropriateness for YD Properties, LLC, for alterations now underway at 227 Elm Street, based on the following:*

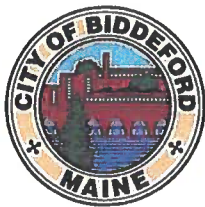
a. _____

b. _____

C. *Motion to postpone a Certificate of Appropriateness for YD Properties, LLC, for alterations now underway at 227 Elm Street until the following additional information or materials can be provided:*

a. _____

b. _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: YD Properties, LLC
Applicant's Address: 5A Rita Rd Kennebunkport, ME 04046
Applicant's Phone(s): 910-650-1251
Applicant's E-mail: Ydpropertiesllc@gmail.com

Applicant's Legal Interest in the Property:

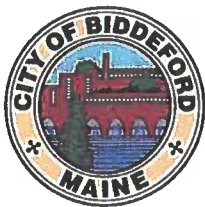
☒ Owner ☐ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

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

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

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

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 227 Elm Street

Project Zone: MSRD-2

Property Map & Lot Number(s): 38 - 205

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

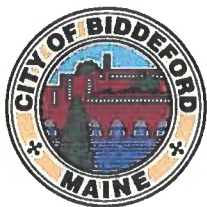
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- ☒ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☒ Installation or replacement of siding
- ☒ Porch replacement or construction of new porches *Front and rear*
- ☒ 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: Installation of HVAC at rear and rear roof

Additions and New Construction

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



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Moving and Demolition

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

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

Alterations and Repair

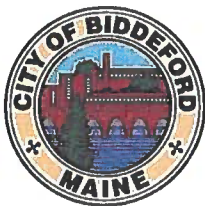
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

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

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

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



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

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

Signature of applicant:

Date: _____

Signature of
property owner (Required):

Date: _____



QUOTE EXPIRES
1/8/2024

Distributor Quote Summary

BILL TO:

LANSING PORTLAND ME
PO BOX 6649

SHIP TO:

LANSING PORTLAND ME
401 RIVERSIDE STREET

Phone: 804-266-8893

Fax: 8042616743

PORTLAND

ME 04103-0000

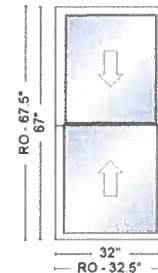
Phone: 207-797-9345

Fax:

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5346659	1141369	YD HOLDINGS	6/8/2022	1/13/2023 9:30:00 PM	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
steven	Ordered	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
riw - Rian Wright		APARTMENT			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
10000-1	Slimline DH , Unit Size 32 x 67, RO 32.5 x 67.5	18	\$360.24	\$6,484.24

Unit 1: U-Factor = 0.30, SHGC = 0.51, VT = 0.62, HII-M-34-06882-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction
Frame Width (Inches) = 32, Frame Height (Inches) = 67
Double Glazed, High SHGc Low-E, Argon Filled
Exterior = White
Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch
Flex Half Screen, Screen Wool Pile Adaptor Color = White, Fiberglass Mesh
Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Flat Casing 4 Sides, White, Foam Wrap (Pre-Applied) = No
Overall Frame Width (Inches) = 32, Overall Frame Height (Inches) = 67, Overall Rough Opening Width (Inches) = 32.5, Overall Rough Opening Height (Inches) = 67.5
Clear Opening Width = 26.75, Clear Opening Height = 29.0625, Clear Opening Square Footage = 5.4
E.Star Zone:North=Yes



Room Location: W1

Last Update: 1/14/2023 10:14 AM

Page 1 Of 5

Printed: 1/16/2023 4:40 PM

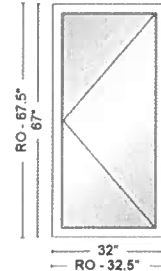


Scan with Smartphone to access installation instructions in HBP's Document Center

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5346659	1141369	YD HOLDINGS	6/8/2022	1/13/2023 9:30:00 PM	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
steven	Ordered	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK	JOB NAME		COUPON		
riw -Rian Wright	APARTMENT				

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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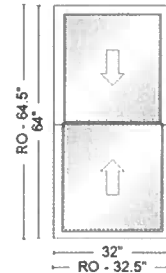
11000-1 Vinyl Casement , Unit Size 32 x 67, RO 32.5 x 67.5
 Unit 1: U-Factor = 0.27, SHGC = 0.23, VT = 0.38, HII-M-38-03203-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Hinge Left, Simulated Meeting Rail = No
 Frame Width (Inches) = 32, Frame Height (Inches) = 67
 Double Glazed, Double Low E, Argon Filled, DSB
 Exterior = White
 Program = None, Label Name = Harvey, ADA Style Handle & Latch = No, Standard, Operator Arm = Double
 Fiberglass Mesh
 Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Flat Casing
 4 Sides, Foam Wrap (Pre-Applied) = No
 Overall Frame Width (Inches) = 32, Overall Frame Height (Inches) = 67, Overall Rough Opening Width (Inches) = 32.5, Overall Rough Opening Height (Inches) = 67.5
 Clear Opening Width = 20.5, Clear Opening Height = 61.25, Clear Opening Square Footage = 8.72
 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes, E.Star Zone:South=Yes, E.Star Zone:South-Central=Yes



Room Location: W1 Egress

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
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12000-1 Slimline DH , Unit Size 32 x 64, RO 32.5 x 64.5
 Unit 1: U-Factor = 0.30, SHGC = 0.51, VT = 0.62, HII-M-34-06882-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction
 Frame Width (Inches) = 32, Frame Height (Inches) = 64
 Double Glazed, High SHGc Low-E, Argon Filled
 Exterior = White
 Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch
 Flex Full Screen, Fiberglass Mesh
 Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Flat Casing
 4 Sides, White, Foam Wrap (Pre-Applied) = No
 Overall Frame Width (Inches) = 32, Overall Frame Height (Inches) = 64, Overall Rough Opening Width (Inches) = 32.5, Overall Rough Opening Height (Inches) = 64.5
 Clear Opening Width = 26.75, Clear Opening Height = 27.5625, Clear Opening Square Footage = 5.12
 E.Star Zone:North=Yes

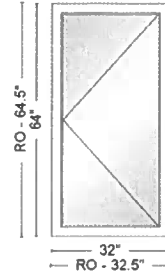


Room Location: W2



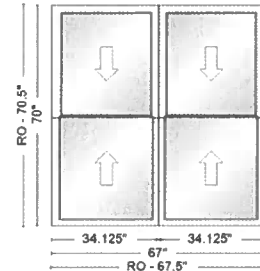
QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5346659	1141369	YD HOLDINGS	6/8/2022	1/13/2023 9:30:00 PM	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
steven	Ordered	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
riw	-Rian Wright	APARTMENT			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
13000-1	Vinyl Casement , Unit Size 32 x 64, RO 32.5 x 64.5 Unit 1: U-Factor = 0.27, SHGC = 0.23, VT = 0.38, HII-M-38-03203-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Inside Extension Jamb Receiver Pocket = Yes, Hinge Left, Simulated Meeting Rail = No Frame Width (Inches) = 32, Frame Height (Inches) = 64 Double Glazed, Double Low E, Argon Filled, DSB Exterior = White Program = None, Label Name = Harvey, ADA Style Handle & Latch = No, Standard Fiberglass Mesh Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Flat Casing 4 Sides, Foam Wrap (Pre-Applied) = No Overall Frame Width (Inches) = 32, Overall Frame Height (Inches) = 64, Overall Rough Opening Width (Inches) = 32.5, Overall Rough Opening Height (Inches) = 64.5 Clear Opening Width = 20.5, Clear Opening Height = 58.25, Clear Opening Square Footage = 8.29 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes, E.Star Zone:South=Yes, E.Star Zone:South-Central=Yes	4	\$571.78	\$2,287.13



Room Location: W2 Egress

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
14000-1	Slimline DH , Unit Size 67 x 70, RO 67.5 x 70.5 Unit 1, 2: U-Factor = 0.30, SHGC = 0.51, VT = 0.62, HII-M-34-06882-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction Frame Width (Inches) = 34.125, Frame Height (Inches) = 70 Double Glazed, High SHGc Low-E, Argon Filled Exterior = White Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch Flex Full Screen, Fiberglass Mesh Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Flat Casing 4 Sides, White, Foam Wrap (Pre-Applied) = No Overall Frame Width (Inches) = 67, Overall Frame Height (Inches) = 70, Overall Rough Opening Width (Inches) = 67.5, Overall Rough Opening Height (Inches) = 70.5 Clear Opening Width = 28.875, Clear Opening Height = 30.5625, Clear Opening Square Footage = 6.13 E.Star Zone:North=Yes Vertical Common Frame 0" thick, 70" length	4	\$791.19	\$3,164.75

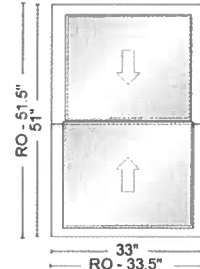


Room Location: W5



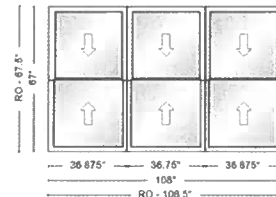
QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5346659	1141369	YD HOLDINGS	6/8/2022	1/13/2023 9:30:00 PM	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
steven	Ordered	Whse Delivery	LONDONDERRY MANUFACTURING		
CLERK	JOB NAME		COUPON		
riw -Rian Wright	APARTMENT				

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
15000-1	Slimline DH , Unit Size 33 x 51, RO 33.5 x 51.5 Unit 1: U-Factor = 0.30, SHGC = 0.51, VT = 0.62, HII-M-34-06882-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction Frame Width (Inches) = 33, Frame Height (Inches) = 51 Double Glazed, High SHGc Low-E, Argon Filled Exterior = White Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch Flex Full Screen, Fiberglass Mesh Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Flat Casing 4 Sides, White, Foam Wrap (Pre-Applied) = No Overall Frame Width (Inches) = 33, Overall Frame Height (Inches) = 51, Overall Rough Opening Width (Inches) = 33.5, Overall Rough Opening Height (Inches) = 51.5 Clear Opening Width = 27.75, Clear Opening Height = 21.0625, Clear Opening Square Footage = 4.06 E.Star Zone:North=Yes	5	\$357.61	\$1,788.07



Room Location: W8

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
16000-1	Slimline DH , Unit Size 108 x 67, RO 108.5 x 67.5 Unit 1, 3: U-Factor = 0.30, SHGC = 0.51, VT = 0.62, HII-M-34-06882-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction Unit 2: U-Factor = 0.30, SHGC = 0.51, VT = 0.62, HII-M-34-06882-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , New Construction, Double Hung Unit 1, 3: Frame Width (Inches) = 36.875, Frame Height (Inches) = 67 Unit 2: Frame Width (Inches) = 36.75, Frame Height (Inches) = 67 Double Glazed, High SHGc Low-E, Argon Filled Exterior = White Program = None, Label Name = Harvey, Double, Sash Limit Devices = Night Latch Flex Full Screen, Fiberglass Mesh Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Flat Casing 4 Sides, Foam Wrap (Pre-Applied) = No Overall Frame Width (Inches) = 108, Overall Frame Height (Inches) = 67, Overall Rough Opening Width (Inches) = 108.5, Overall Rough Opening Height (Inches) = 67.5 Unit 1, 3: Clear Opening Width = 31.625, Clear Opening Height = 29.0625, Clear Opening Square Footage = 6.38 Unit 2: Clear Opening Width = 31.5, Clear Opening Height = 29.0625, Clear Opening Square Footage = 6.36 E.Star Zone:North=Yes Mulls 1: Vertical Common Frame 0" thick, 67" length Mulls 2: Vertical Common Frame 0" thick, 67" length	2	\$1,150.38	\$2,300.76



Room Location: None Assigned



QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5346659	1141369	YD HOLDINGS	6/8/2022	1/13/2023 9:30:00 PM	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
steven	Ordered	Whse Delivery	LONDON DERRY MANUFACTURING		
CLERK		JOB NAME	COUPON		
riw - Rian Wright		APARTMENT			

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. The manufacturer is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to terms and conditions. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job.

SUBTOTAL:	\$23,984.28
LABOR:	\$0.00
TAX:	\$0.00
ORDER TOTAL:	\$23,984.28

CUSTOMER SIGNATURE _____ DATE _____





SIDING

ACCESSORIES

METALS COLLECTION

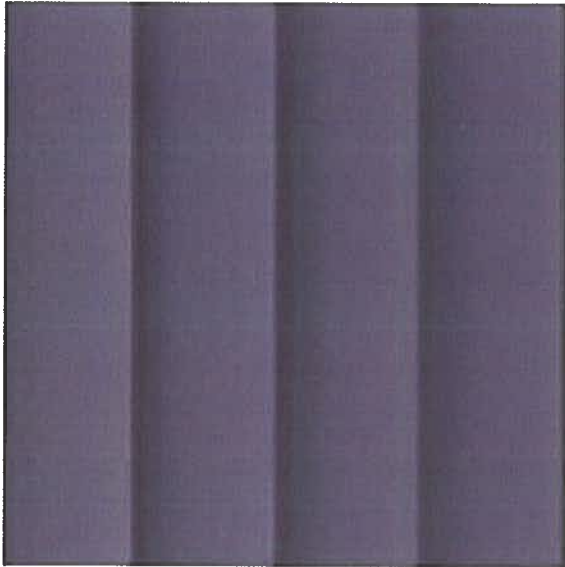
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WARRANTY

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MASTIC

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Carvedwood®44 is an ideal choice for remodelers because of its optimal thickness and wide selection of designer-inspired colors. Carvedwood®44 also comes in 10 deep, rich shades using our exclusive SolarDefense ReOedive Technology™ which protects our darkest colors from the harmful effects of the sun. See the brochure for full color assortment.

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COUSLE 5"

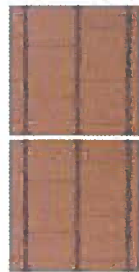
SINGLE 8" SMOOTH

TRIPLE 3" SMOOTH

DOUBLE 4"

DOUBLE 1.5" SMOOTH

DOUBLE 1.5" DUTCH LAP



Cedar Impressions Single 7" Straight Edge Perfection Shingles Polymer Siding

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Brand: **CertainTeed**

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☒ Cedar Blend

UOM: *

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Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle) (21-Pieces)

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Covers 33.33 pieces (\$1.36 /piece)

BULK PRICE

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✓ 829 in stock Aisle 22, Bay 002

Color/Finish: Charcoal



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Pickup

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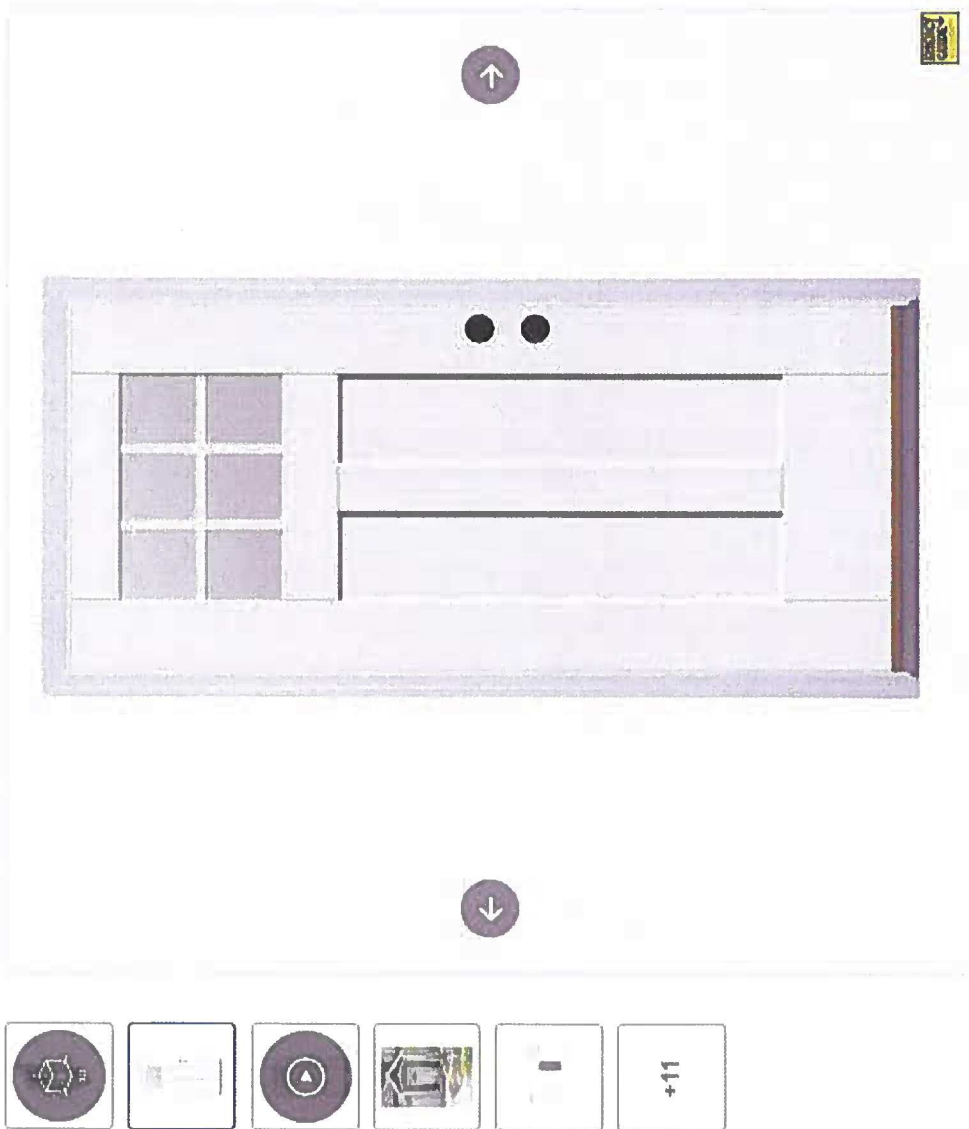


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Therma-Tru Benchmark Doors 36-in x 80-in Fiberglass Craftsman Left-Hand Inswing Single Front Door with Brickmould Insulating Core

Item #833538 Model #BMTT626364

★★★★☆ 340



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- Therma-Tru® Benchmark® fiberglass doors won't warp or rot like wood, nor will they dent or rust like steel
- Smooth Surface Collection adds a sleek look to the entry with a smooth surface perfect for paint
- Shaker-style Craftsman-like door features flush-glazed Low-E glass built into the door for a seamless appearance with simulated divided lites

Common Size (W x H): 36-in x 80-in

36-in x 80-in

32-in x 80-in

Handling: Left-hand inswing

Left-hand inswing

Right-hand inswing

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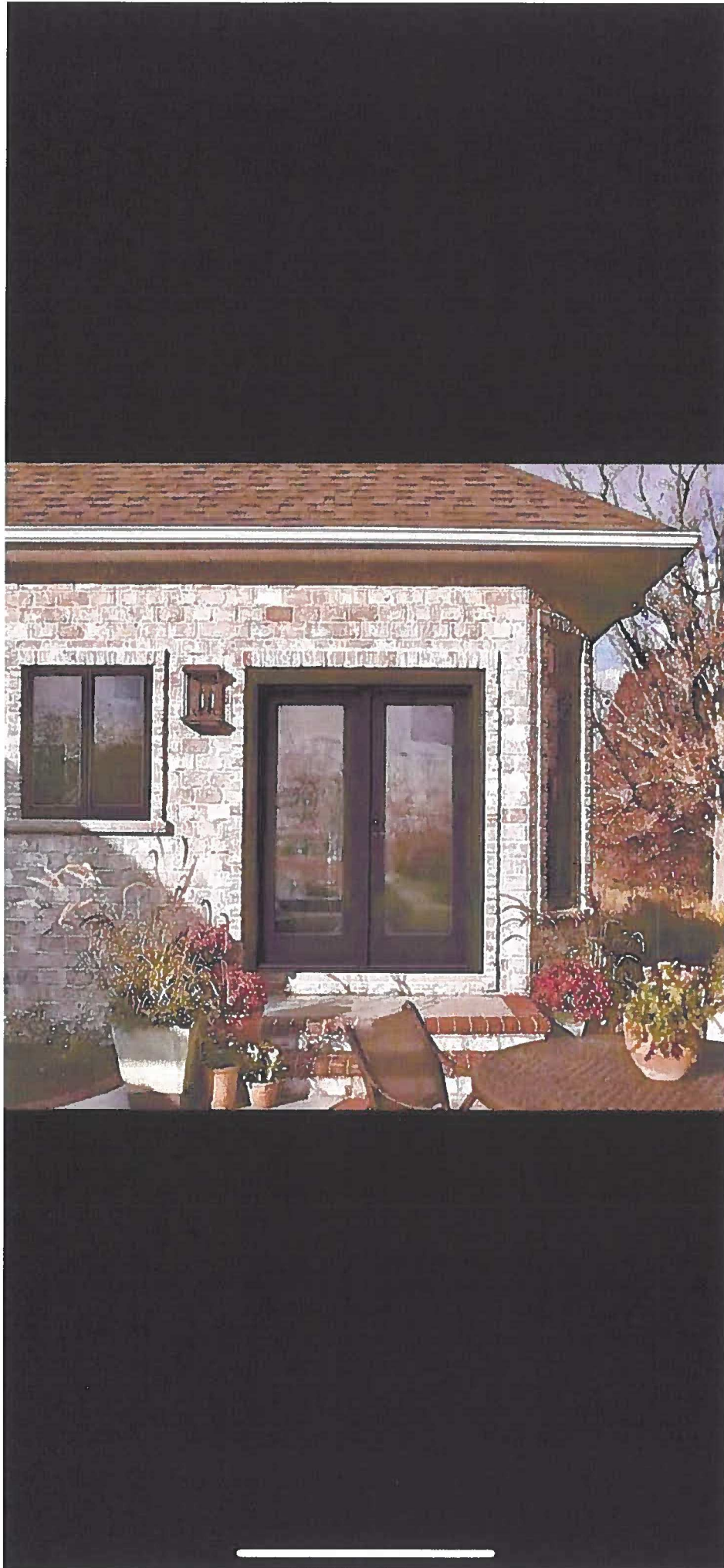
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Proposed
front
Door

Scope Of Work for Certificate of Appropriateness

Location: 227 Elm Street Biddeford, ME 04005

Owner: YD Properties, LLC

Zone: MSRD-2

Map/Lot: 38 – 205

Proposed Scope of work: We have architectural plans drawn up for this building by Caleb Johnson Studio. We proposed to turn this 6 unit building into a 9 unit building under the density bonus guidelines. There were multiple dialogues with code enforcement and the city planners at the time and in the end a building permit was issued. Now knowing the property resides in a historic zone, we want to be as transparent as possible with what we have done and are planning on doing to the building.

Roof – Removal of worn charcoal black 3-tab shingles and replacing them with charcoal black architectural shingles. Remove and replace any rotted sheathing.

Siding – Remove the white double 4” vinyl siding and replace it with new double 4” vinyl siding. Install a white metal band board across the upper gable ends to create a border to install cedar impressions up to the peak of the building. (See attached pictures) Cedar impressions have been installed along the back of the building for a timeless, classic, look.

Front Porch – Currently intact, roof will need to be re sheathed but otherwise will be reconstructed as it was when we purchased it. Will repair rot and repaint the round columns. Pt railings and pt deck boards will be replaced with new pt railings and deck boards in the same manor. Will need to be temporarily disassembled to dig up the sidewalk to bring in new dedicated water lines for the sprinkler system and update the existing domestic water line.

Back Porch Entrance – The parking lot bottom left unit (tenant occupied) porch landing and stairs were removed and rebuilt for safety reasons. (Pictures attached)

Chimneys – The two chimneys were falling apart, leaking due to a lack of flashing, and were becoming a hazard with loose bricks falling. We removed the chimneys entirely because they were nonfunctioning and posed a serious liability risk.

Lighting – Soffit lighting to be installed on the gable sides of the building in the soffits. 5 on each side of the building.

Windows – We moved some windows around on the south street side of the building to accommodate reconfiguring the interior units. Double hung windows in bedrooms or studios were replaced with casement windows with egress hardware to meet egress requirements without changing the size of the window openings. From the South st side, the bottom right window was moved 12' to the left to accommodate the new service to be installed by our electrician. No other window placements were changed around. On the attic level, we added a triple window on each side of the building. The dead space in the attic was framed in to create more live able square footage.

Exterior Doors – The existing steel 6 panel exterior doors on the back porch egress were all removed and changed out with new fiberglass doors. (Doors are in attached pictures) The old doors were non uniform and rusting, the jambs were all broken from forcibly entering the premises prior to our ownership. The Front door is not installed yet. The current French door was poorly installed by the previous owner and is falling apart. We have the new French door in black to be installed but can be changed.

Back Porch Egress – The back porch egress was stripped down to the original framing due to broken siding and rotting osb plywood sheathing. There was no house wrap or flashing present. The structure was re sheathed in zip board and sided in matching new siding. The openings on the porch egress were slightly changed to conform with building code guardrail height.

HVAC – The building's primary source of heating and cooling will be done by mini split units. Wires and line sets have been run to the locations, but the units have not been installed yet. There will be 2 condensers where the dumpster currently sits, 2 condensers on each mini roof on the 2nd floor porch egress, and 6 condensers on the roof above the porch egress.

In conclusion, I am hopeful that I conveyed how much thought, planning, and effort went into this project. No decision was made lightly. We knew going into it we would need to repair the necessary cosmetic damage and defects, as well as building rot, and liability threats. Our ultimate goal is to bring this property up to building code, life safety standards with the City of Biddeford, and meet insurance requirements, but also create a safe and comfortable living space that our future tenants are proud to call their home.



SLIMLINE

Double Hung



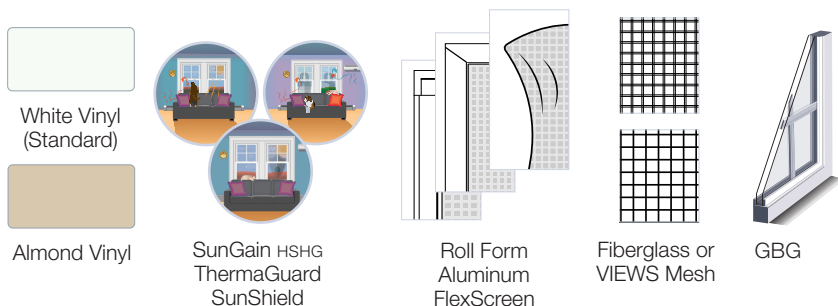


METAL SWEEP LOCK



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

Options



MORE OPTIONS & FEATURES

Grids come in 5/8" size

Custom grid configurations plus oriel & cottage sash options

Full and half size screens

Double locks are standard on widths 30" and over

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

Available in single hung