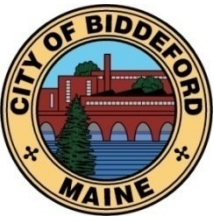


City of Biddeford
Historic Preservation Commission
October 11, 2017 4:00 PM City Hall
2nd Floor Conference Room

- 1. Adjustments to the Agenda**
- 2. Unfinished Business**
- 3. New Business**
 - 3.1. A. Consideration of Minutes: September 13, 2017
[HPC Minutes 9-13-2017.docx](#)
 - 3.2. 2017HPC.10 Commission Review: City of Biddeford for the demolition of a non-contributing structure at 49 Center Street (Tax Map 38, lot 168) in the MSRD-1 zone.
[2017 HPC.10 49 Center SR 101117.docx](#)
- 4. Other Business**
- 5. Adjourn**



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
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HISTORIC PRESERVATION COMMISSION MINUTES

Date: September 13, 2017
Time: 4:00 PM
Location: 2nd Floor Conference Room, City Hall

In Attendance: Aurelie Wallach, Chair; Priscilla McGuire; Jeffrey Dobson; Leah Schaffer. Greg Tansley, City Planner, also present.

Absent: Jeff Cabral.

Meeting Called to Order at 4:00 PM.

Adjustments to the Agenda

- o The Chair advised that the Commission would take up an informal discussion with Linda Waters about an upcoming application for the demolition of a property as part of a City land swap.
- o Linda Waters explained the project:
 - Explained the background of Williams Court Park and the accessway that goes to Center Street through 49 Center Street (the subject property the City would like to swap a City owned property with).
 - The swap is contingent on City Council approval.
 - Dan Adams (the owner) to demo the building. Asbestos and lead removal to be handled by Dan Adams.
- o Glynn asked if Linda knew the history of the building.
- o Schaffer asked if there was an overall infrastructure plan for the area.
- o Wallach asked Tansley about fencing and the HPCs role in fencing.
 - Tansley responded that the Ordinance only discusses the review of "the arrangement of fencing" and that he presumes that is to ensure fencing installations do not detract or block important historic features.
- o Tansley said he would see if there is any existing information on this property.
- o Schaffer asked how long it would remain a gravel lot.
 - Waters responded the best-case scenario would be only a couple of years.

Unfinished Business

- o None

New Business

A. Consideration of Minutes: August 9, 2017.

- o *Schaffer: Motion to approve the minutes*
- o *Dobson Seconded.*
- o *Unanimous Decision.*

B. 2017HPC.08 Commission Review: for Bangor Savings Bank for facade improvements including, but not limited to, adding/replacing windows, rebuilding the drive thru canopy, and install a new sign with lighting at 208 Main Street (Tax Map 38, lot 131) in the MSRD-1 zone.

- o David Tatulippe, representing Bangor Savings Bank and CJ Developers presented the application.
- o Tatulippe reviewed various renderings completed for the project.
- o Some questions were asked and answered.
- o Wallach mentioned that the sign was a part of the application.
- o It was generally asked if the sign size could be reduced to better reflect the size of the façade.
- o Tatulippe asked about lighting the sign and explained two options: 1. Overhanging the sign like goose-necks (but more modern) and back-lighting the sign to create more of a halo effect.
- o Generally the Commission preferred the back-light option.
- o *McGuire: Motion to approve the Certificate of Appropriateness for Biddeford Savings Bank at 208 Main Street (Tax Map 38, Lot 131) for a façade improvement project based on the materials submitted and described in the Staff Report dated September 7, 2017 and conditioned on the following:*
 - All permits must be obtained from Code Enforcement prior to beginning any work.
- o *Dobson Seconded.*
- o *Unanimous Decision.*

Other Business

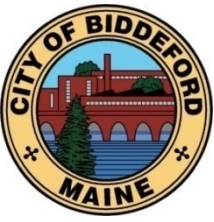
- o Kelley Archer and Bob Hamblen from the City of Saco
- o Kelley is the new Saco HPC Chair and Hamblen staffs the Commission.
- o Presented the work completed so far on the Lecture Series.
- o Indicated a variety of tasks to still be completed and suggested everyone focus on getting the word out.
- o Said she would follow-up with an email, including the flyer that can be disseminated.
- o Various discussion ensued about the Lecture Series.

Adjourn

- o *Motion to Adjourn by Dobson, Seconded by Glynn. Unanimous.*
- o Meeting adjourned at 5:30 PM.

Historic Preservation Commission Chair

Date



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HISTORIC PRESERVATION COMMISSION REPORT

TO: Aurelie Wallach, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Greg Tansley, AICP, City Planner

A handwritten signature in black ink, which appears to read "Greg Tansley", is written over the "FROM:" line.

DATE: October 4, 2017

RE: 2017HPC.10 Commission Review: City of Biddeford for the demolition of a non-contributing structure at 49 Center Street (Tax Map 38, lot 168) in the MSRD-1 zone.

MEETING DATE: October 11, 2017 @ 4:00 PM

1. INTRODUCTION

The applicant is the City of Biddeford who intends to acquire a portion of this property from the owner Dan Adams. A survey plan is attached. The land the City acquires will be used to improved access to Williams Court Park.

This building is considered "Non-Contributing" to the Historic District. To date I have been unable to find any historical information about this building.

2. PROJECT DATA/INFORMATION

	SUBJECT	DATA/INFORMATION
1.	Applicant:	City of Biddeford C/o Linda Waters 205 Main Street Biddeford, ME 04005
2.	Owner of Property:	Dan Adams 49 Center Street Biddeford, ME 04005
3.	Contractor/Developer:	TBD
4.	Project Location:	49 Center Street
5.	Project Tax Map #/Lot #:	Tax Map 38, Lot 168
6.	Existing Zoning:	MSRD-1
7.	Overlay Zoning:	Biddeford Historic District.

8.	Contributing/Non-contributing:	Non-Contributing.
9.	Existing Use:	Vacant Commercial Building
10.	Proposed Use:	Access to Williams Court Park
11.	Proposed Project:	Demolition of entire structure
12.	Approvals Required:	Certificate of Appropriateness
13.	Uses in the Vicinity:	Primarily Residential
14.	Other Permits Obtained:	None
15.	Historic Preservation Commission Review History:	October 11, 2017 Commission Review. The Meeting notice was posted in City Hall 9/29/17; Journal Tribune posting 10/4/17; Mail Notices to all abutters within 100' sent 10/2/17 – 8 notices sent.

3. EXISTING CONDITIONS

Vacant Commercial building. Formerly a pawn shop, and before that, a driving school.





4. PROJECT PROPOSAL

Demolition of the entire structure.

The following standards apply for demolitions (note A.1. highlighted):

Section 12 Demolition.

- A. *An historic landmark, or any building or structure identified as contributing, shall not be demolished or removed and a certificate of appropriateness to do so shall not be issued unless one of the following conditions is met:*

- 1. The building or structure has been identified by the Historic Preservation Commission (hereafter referred to as "the Commission") as noncontributing or incompatible with the MSRD District in which it is located; or*
- 2. The property owner can demonstrate to the Commission that it cannot be renovated or reconstructed so as to earn an economic return on its value in its present location as determined by a qualified real estate appraiser; or*
- 3. The property owner can demonstrate to the Commission that he/she has offered the property for sale through a real estate broker for at least 180 days and that there has been no bona fide offer to buy the property from any person or entity that is willing to preserve and restore the property.*

5. PUBLIC COMMENT

Final Review:

The notice was posted in City Hall on 9/29/2017. It was also posted in the Journal Tribune on 10/4/2017. Mailing notices were also sent out to all abutters within 100' on 10/2/2017 – 8 notices were sent out.

As of October 4, 2017 @ 1 PM the following Public Comments have been received regarding the proposed project:

- No Public Comments had been received.

6. STAFF RECOMMENDATION

If the Board 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.

7. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for the City of Biddeford at 49 Center Street (Tax Map 38, Lot 168) for the demolition of the exiting structure based on the materials submitted and described in the Staff Report dated October 4, 2017 and conditioned on the following:*

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