

City of Biddeford
Historic Preservation Commission
September 14, 2022 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/97430819874?pwd=eXhpZFpndXZ6V2ErY3ovRUZYRldSUT09>
Webinar ID: 974 3081 9874 Passcode: 848371

Status: Historic Preservation, Wednesday, September 14, 2022, Council Chambers & Zoom

1. Adjustments to the Agenda

2. Consent Agenda

- 2.1. Approval of Meeting Minutes from July 13, 2022
[071322-Draft.pdf](#)

3. Staff Updates

4. Unfinished Business

5. New Business

- 5.1. 2022.34 HPC Review a project by Eben Sumner to do exterior alterations at 124 Main Street (Tax Map 38, Lot 380) in the MSRD-1 Zone.

- 1. [Certificate-of-Appropriateness-Application-2021.pdf](#)
- 2. [22.08.24_HISTORIC REVIEW_A-104 ENLARGED STOREFRONT PLAN_.pdf](#)
- 3. [22.08.29_HISTORIC REVIEW SET_124 MAIN STREET.pdf](#)
- 4. [2022.34 HPC 124 Main Street SR.pdf](#)

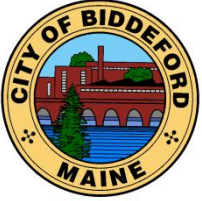
- 5.2. 2022.29 HPC Review a project by 110-114 Main St. LLC to install new windows in new openings at 110 Maine Street (Tax Map 38, Lot 382) in the MSRD-1 Zone.

- 1. [2022.29 HPC Byrne 110-114 Main St Application.pdf](#)
- 2. [Paradigm 8 Series Windows Brochure.pdf](#)
- 3. [2020.14 HPC Byrne 110 Main St COA May 13 2020.pdf](#)
- 4. [HPC Minutes May 13, 2020.pdf](#)
- 5. [2022.29 HPC 110 Main Street SR.pdf](#)

- 5.3. 2022.32 HPC Review a project by Scott Doughman on behalf of Pamela Miller to replace windows at 41 Crescent Street (Tax Map 38, Lot 260) in the MSRD-2 Zone.

- 1. [2022.32 HPC 41 Crescent Street Application.pdf](#)
- 2. [6100 Series Windows Brochure.pdf](#)
- 3. [1-20NZNRMK_Windows Spec Sheet_miller \(2\).pdf](#)
- 4. [Location of New Windows.pdf](#)
- 5. [2022.32 HPC 41 Crescent Street SR.pdf](#)

6. 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
July 13, 2022
4:00
(DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer, Catherine Glynn, Erin Ware & Julie Larry (Alternate)
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 from June 8, 2022
MOTIONS: 4:08 PM
Glynn: Motion to approve the Meeting Minutes from June 8, 2022
Ware: Second
Motion passed unanimously 3-0 (Schaffer, Glynn & Ware in favor)
4. Unfinished Business
5. New Business
 - 5.1 2022.22 HPC Commission Review for Jean Leclerc to make exterior alterations as part of the Healthy Home and Lead Paint Program. The property is located at 112-114 Washington Street (Tax Map 38, Lot 316) in the MSRD 2 Zone.
 - Jean Leclerc introduced his project; he came back to the Commission to confirm what he is using around his replacement windows.
 - He said he is using flat stock 1 x 3.5 PVC that is a flat, clean, forever product.
 - The Commission asked Mr. Leclerc about making 4 sides of the window flat (no sill).
 - The Commission explained that their position is that vinyl is not favorable for a historic property. Choosing the original material is preferred.
 - Mr. Leclerc explained that there are significant financial differences between scraping and painting to using vinyl. Mr. Leclerc is participating in the Lead Paint Program which is a City program funded by grants to rid houses of lead paint or cover the lead paint so that it is no longer a threat to those in the home.
 - The Commission told Mr. Leclerc that as a commission their job is to balance historic significance versus fixing up a structure affordably. The members of the Commission are trained to follow the ordinance and not consider economics.

- Where Mr. Leclerc is participating in a City sponsored program, it was suggested to compromise in the Conditions of Approval even though ideally they would like the applicant to keep the wood.

MOTIONS: 4:36 PM

Schaffer-Motion-to approve the Certificate of Appropriateness for 114 Washington Street for the installation of new vinyl siding, aluminum coil stock, and one new basement window, based on the materials submitted and conditioned on the following:

- a. At windows, new sills will be installed to match profile of existing wood sills.
- b. All permits must be obtained from Code Enforcement prior to beginning any work.

Ware-Second

Chair asked members to vote; Motion passed 2-1 (Schaffer, Ware in favor, Glynn against)

5.2 2022.21 HPC Commission Review for Scott Doughman to remove and replace 15 windows (of the same size) at 23 Prospect Street (Tax Map 38, Lot 459) in the MSRD 2 Zone.

- Jason Girard introduced the project on behalf on the applicant. He told the Commission that 15 windows would be replaced to upgrade the R-value. There will be no changes to the structure they are just trying to improve the efficiency.
- The windows will be replaced with the same type of vinyl double hung windows.

MOTIONS: 4:42 PM

Glynn-Motion- to approve the Certificate of Appropriateness for 23 Prospect Street for the installation of new window units, based on the materials submitted and conditioned 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 (Glynn, Schaffer & Ware)

5.3 2022.28 HPC Commission Review for Alex Fabish to replace windows at 13 Bacon Street (Tax Map 38, Lot 403) in the MSRD-1 Zone.

- Leah Schaffer Recused herself from voting on this item.
- Mr. Fabish introduced the project with Leah Schaffer assisting with explanations when needed.
- Mr. Fabish will be removing the siding, increasing the window sizes and bringing the corner store back to the front of the building.
- He will be using clapboard made of a wood composite, which holds up better.
- He has had no historic photo of the building to go by so he has been using other like structures in the neighborhood for guidance.

MOTIONS: 4:50 PM

Larry-Motion-to approve the Certificate of Appropriateness for Imperator to make exterior alterations to the first floor façade at 13 Bacon Street, based on materials presented 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 (Glynn, Schaffer & Larry)

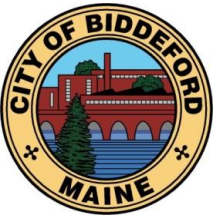
6. Mr. Favreau talked to the Commission about the CLB grant saying that the RFP for the work should be posted by August 1st photos should be taken in the spring.
7. It was discussed by the Commission that they would like to come up with guidelines on making decisions for applications who want to work with vinyl. They are very concerned with City programs (such as the Lead Paint Program) that is in direct conflict with the HPC and its ordinance.

Meeting was adjourned at 5:03 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: Eben Sumner

Applicant's Address: 124 Main St. Biddeford, ME 04005

Applicant's Phone(s): 207-337-4194

Applicant's E-mail: Eben@cascobayhemp.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Eben Sumner

Owner's Address: 992 Pequawket Trl. West Baldwin, ME 04091

Owner's Phone(s): 207-337-4194

Owner's E-mail: Eben@cascobayhemp.com

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

Agent's Name: Leah Schaffer

Agent's Address: _____

Agent's Phone(s): 757.927.5324

Agent's E-mail: leah@mobilestudiodesign.com

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 124 Main St. Biddeford, ME 04005
Project Zone: _____ Existing Use of Property: N/A
Project Tax Map(s): _____ 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
- ☐ 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: Repositioning of front door and window replacement.

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: 08/24/2022

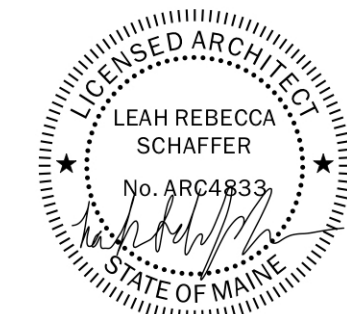
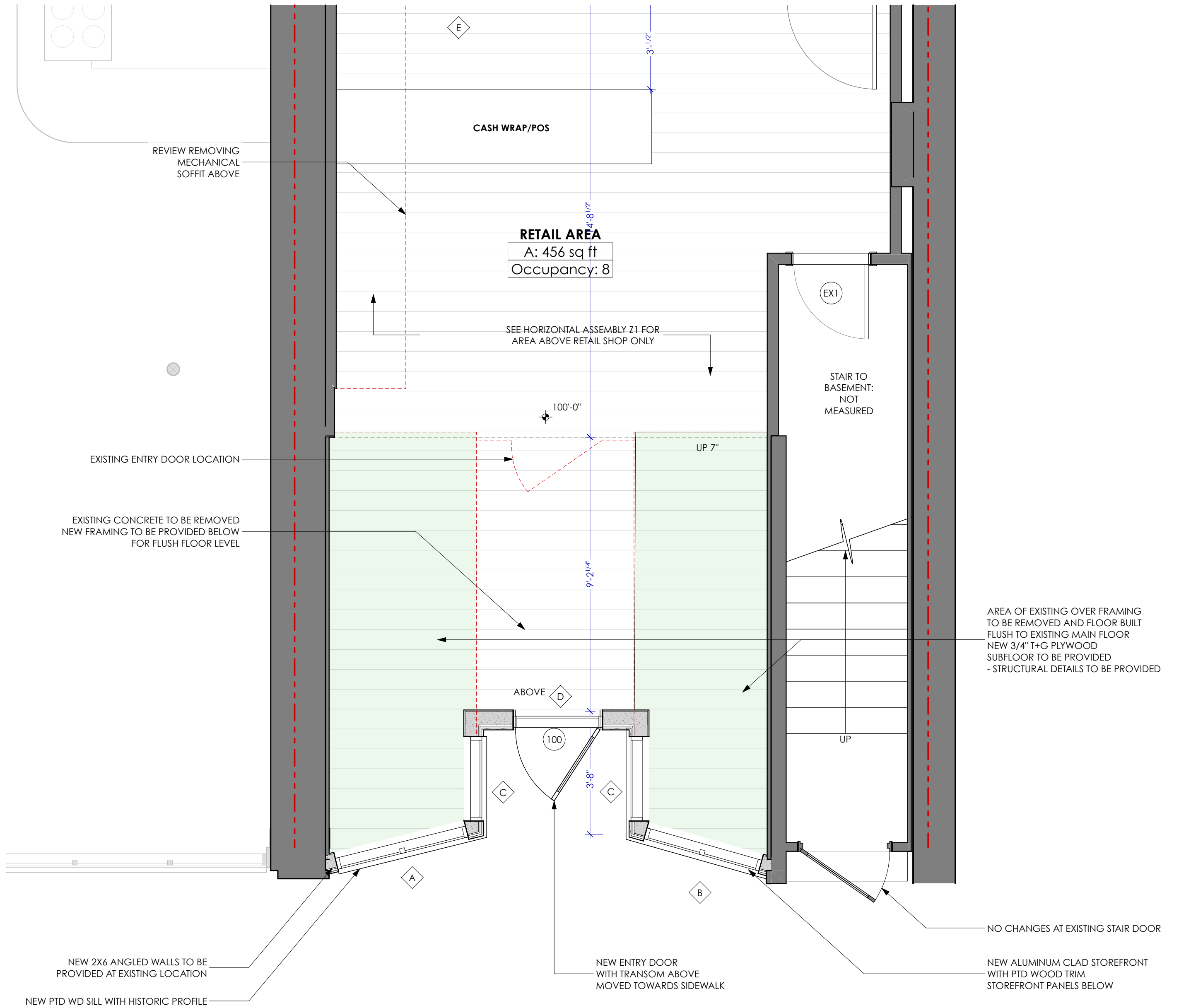
Signature of property owner:



Date: 08/24/2022



EXISTING STOREFRONT



FOR HISTORIC PERMIT
REVIEW ONLY
NOT FOR
CONSTRUCTION

SUBMISSIONS:	CHANGES THIS ISSUE		DESCRIPTION
	ID	DATE	
ISSUE			
CHANGE NUMBER			
ISSUE NUMBER			

124 MAIN FITOUT
EBEN SUMNER
124 Main St, Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Unit 201
Biddeford, ME 04005
office: 207.494.8102
DATE OF ISSUE: 8/24/22
PROJECT STATUS:
CD
ARCHITECT:
Leah Schaffer
leah@mobilestudiodesign.com
CONSULTANTS:
SURVEYOR:
ENGINEER:

ENLARGED
STOREFRONT
PLAN

A-104

mobile
studio
design



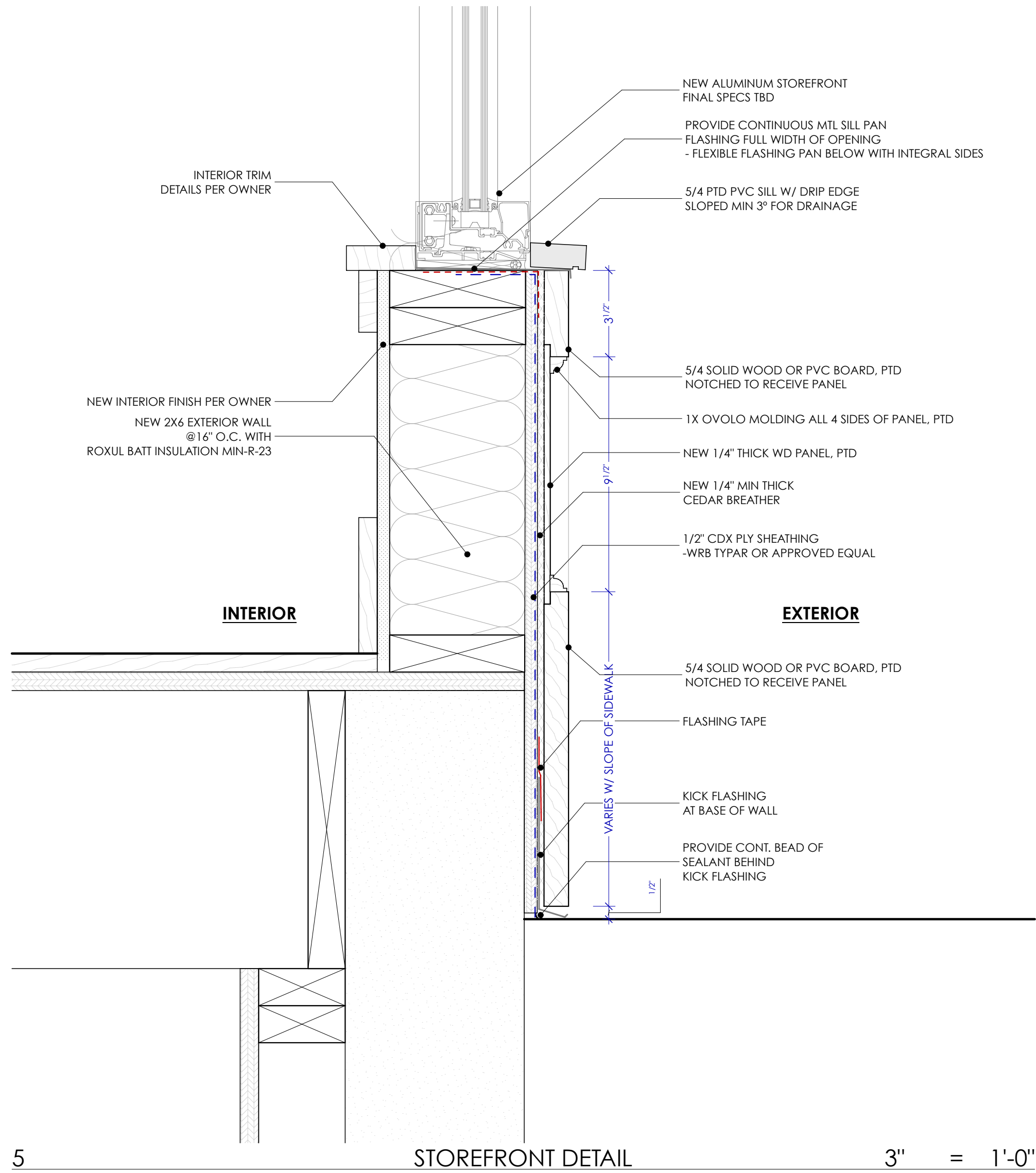
HISTORIC STOREFRONT



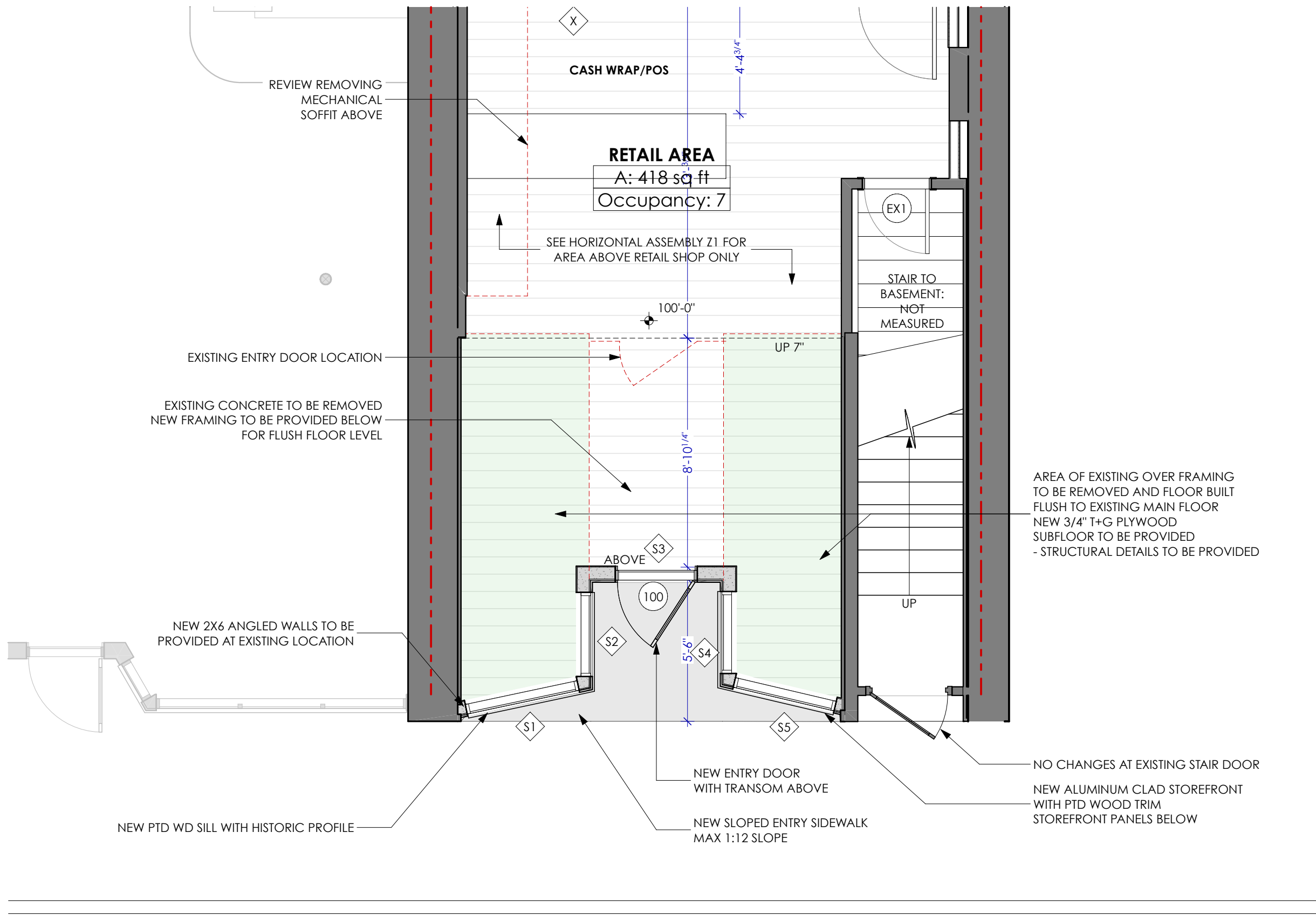
EXISTING STOREFRONT



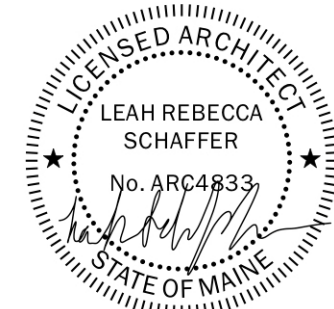
3 PROPOSED- SOUTH ELEVATION 3/8" = 1'-0"



5 STOREFRONT DETAIL 3" = 1'-0"



1 ENLARGED STOREFRONT PLAN 1/4" = 1'-0"



FOR HISTORIC PERMIT
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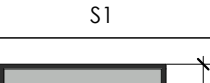
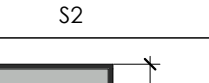
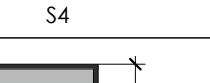
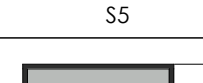
SUBMISSIONS:	ISSUE	DATE	DESCRIPTION	REVIEW
	01	8/29/22	HISTORIC REVIEW	

124 MAIN FITOUT
EBEN SUMNER
124 Main St, Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Unit 201
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office: 207.494.8102
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Leah Schaffer
leah@mobilestudiodesign.com
CONSULTANTS:
SURVEYOR:
ENGINEER:

ENLARGED
STOREFRONT
PLAN + ELEV
A-103

mobile
studio
design

STOREFRONT ELEVATIONS					
ID	S1	S2	S3	S4	S5
Elevation					

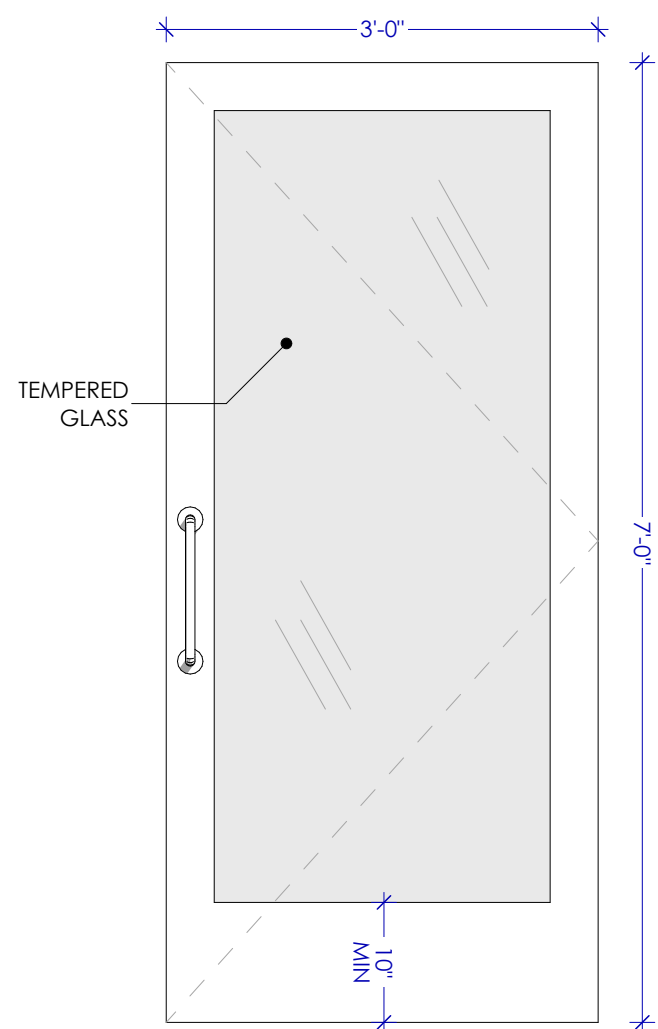
STOREFRONT SCHEDULE										
	ID	QTY	Type	Frame Size		Supplier	Manufacturer	Frame Sightline/ Jamb Size	Material/Finish	Notes
				Width	Height					
FIRST FLOOR										
	S1	1	FIXED STOREFRONT	4'-5"	7'-4"	TBD	TBD	2" Max Sightline/ 4.5" Jamb Depth	ALUMINUM, BLACK	TEMPERED
	S2	1	FIXED STOREFRONT	3'-3"	7'-4"	TBD	TBD	2" Max Sightline/ 4.5" Jamb Depth	ALUMINUM, BLACK	TEMPERED
	S3	1	FIXED STOREFRONT	3'-2"	1'-5"	TBD	TBD	2" Max Sightline/ 4.5" Jamb Depth	ALUMINUM, BLACK	
	S4	1	FIXED STOREFRONT	3'-2"	7'-4"	TBD	TBD	2" Max Sightline/ 4.5" Jamb Depth	ALUMINUM, BLACK	TEMPERED
	S5	1	FIXED STOREFRONT	4'-0"	7'-4"	TBD	TBD	2" Max Sightline/ 4.5" Jamb Depth	ALUMINUM, BLACK	TEMPERED

**ALL STOREFRONT SIZES TO BE VERIFIED
IN FIELD BASED ON EXISTING CONDITIONS AFTER DEMOLITION**

NOTE:

- ALL STOREFRONT GLASS TO BE TEMPERED
- VERIFY ALL R.O. STOREFRONT DIMENSIONS WITH MANUFACTURER/DETAILS

EXTERIOR DOOR TYPES



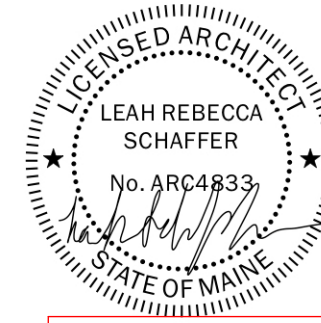
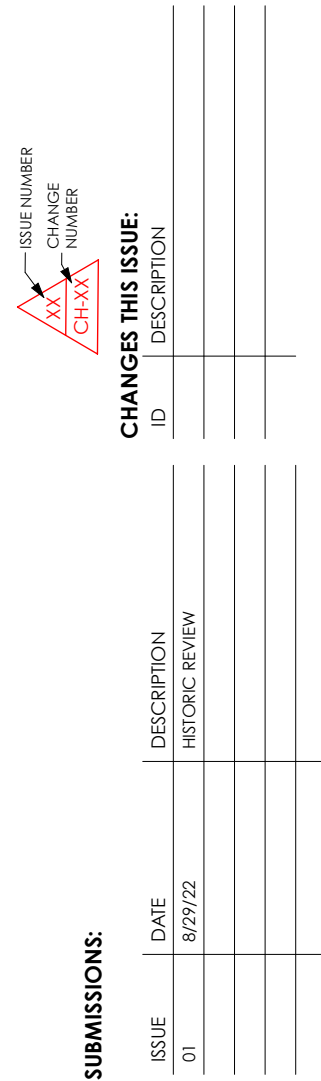
1:
Comm Exterior Swing
Full Lite

DOOR SCHEDULE										
ID	Qty	Type	Leaf Size	Material	Manufacturer/ Style	Door Finish	Hdw Set	Hdw Finish	Sill/Threshold	Notes
100	1	SWING, ENTRY	3'-0" x 7'-0"	ALUMINUM CLAD WOOD	TBD	PTD	TBD	TBD	ADA LOW PROFILE SILL	ADA SLIMLINE CLOSER

NOTE: R.O. HEADER HGT IS MEASURED FROM T.O. SUBFLOOR

- TEMPERED GLASS WHERE REQUIRED BY CODE
-VERIFY ALL R.O. DOOR DIMENSIONS WITH MANUFACTURER/DETAILS

ADDITIONAL SCHEDULES TO BE PROVIDED FOR INTERIOR FIT OUT DRAWINGS



**FOR HISTORIC PERMIT
REVIEW ONLY
NOT FOR
CONSTRUCTION**

124 MAIN FITOUT
EBEN SUMNER
124 Main St, Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Unit 201
Biddeford, ME 04005
office: 207.494.8102
DATE OF ISSUE: 8/29/22

PROJECT STATUS:
CD

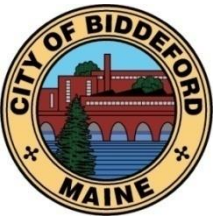
ARCHITECT:
Leah Schaffer
Leah@mobilestudiodesign.com

CONSULTANTS:
SURVEYOR:
ENGINEER:

SCHEDULES

A-700

mobile
studio
design



CITY OF BIDDEFORD PLANNING DEPARTMENT

2022.34

Brad Favreau
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

brad.favreau@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday September 14, 2022, 4 PM

RE: **Item 5.3: 2022.34 HPC Review** for Eben Sumner to rebuild the storefront at 124 Main Street (Tax Map 38, Lots 380) in the MSRD-1 Zone.

1. INTRODUCTION

The owner proposes to rebuild the storefront at 124 Main Street. The new storefront will resemble the storefront of the building next door at 128 Main Street installed in 2021.

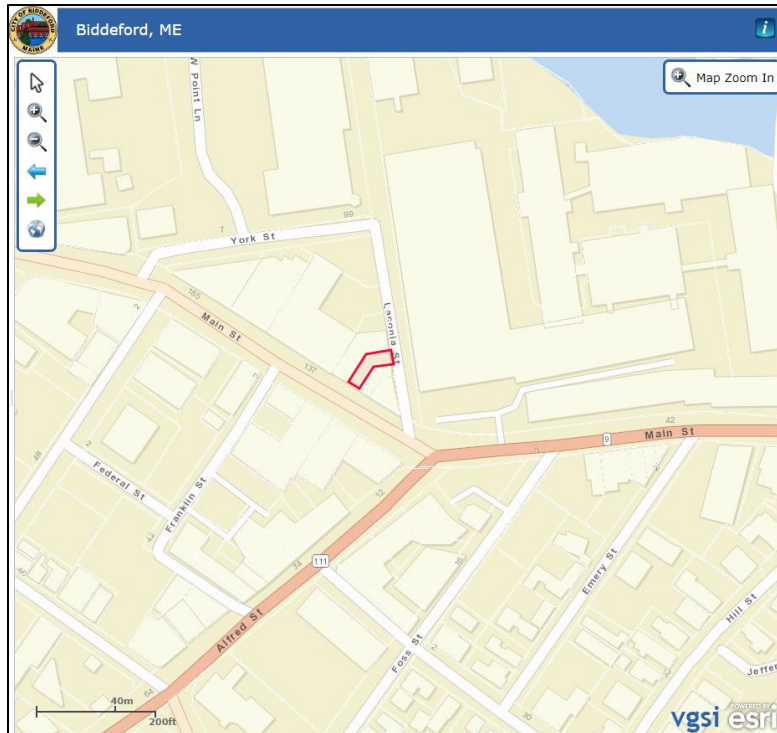
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Eben Sumner 124 Main Street Biddeford ME 04005 eben@cascobayhemp.com
2.	Owner of Property:	Same as Above
3.	Contractor/Developer:	unknown
6.	Project Agent/Architect:	Mobile Design Studio
5.	Project Location:	124 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 380
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District
9.	Contributing/Non-contributing:	Contributing
10.	Existing Use:	Commercial
11.	Proposed Use:	unchanged
12.	Proposed Project:	New storefront windows/door/trim
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Commercial/Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	Abutter notices sent : September 7, 2022 10 notices sent

3. EXISTING CONDITIONS

The building at 124 Main Street is 2 stories and was constructed in 1870, according to the Assessing Department. The upper façade is faced in brick; with granite veneer and metal trim surrounding the existing storefronts. This granite is not original to the building, as evidenced by historic images, and was also used on the face of the adjacent building at 128 Main Street. The existing storefront is angled slightly on either side toward a deep center alcove, at the end of which is the entry to the building.

The Russell Wright Survey indicates that the primary style of the building is Vernacular, with sub stylistic category being Italianate.



Source: "124 Main Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4384>.
 Accessed Date: 08/30/2022.



Source: "124 Main Street, Biddeford, Maine." 43.49° N 70.46° W. Google Earth Street View.
 Imagery Date: 6/2019. Accessed Date: 08/30/2022.

4. PROJECT PROPOSAL

The owner proposes to rebuild the storefront to resemble the storefront recently constructed next door at 128 Main Street.

The existing angle of the two storefront windows facing Main Street will remain unchanged. New aluminum-framed windows will be installed, with painted wood panels and trim installed below windows, replacing existing granite veneer. The existing center alcove will be reduced in depth, from approximately 15'-0" to 5'-6" from face of building. New storefront windows, at each side of the alcove, will be installed, along with a new entry door with transom above. Granite veneer will remain unchanged, except below new windows. No change will be made to the door at the right of the façade that leads to the upper floor of the building.

A circa-1900 historic image provided by the applicant's architect, though somewhat unclear, seems to show similar storefront as proposed. See construction drawings provided in the packet for other details.

5. PUBLIC COMMENT

The notice was posted on the city website on September 7, 2022. Staff send notices to all abutters within 100' of the project property on September 7, 2022 – 10 notices were sent out.

As of September 7, **2022** No Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

- a. REVIEW STANDARDS: 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.*

7. STAFF RECOMMENDATION

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

1. ***All permits must be obtained from Code Enforcement prior to beginning any work.***
2. ***Other _____.***

8. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for Eben Sumner at 124 Main Street to install new window openings and windows based on the materials submitted and conditioned on the following:*

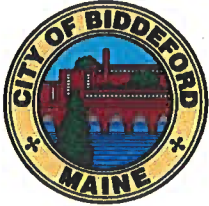
1. *All permits must be obtained from Code Enforcement prior to beginning any work.*
2. _____

B. *Motion to deny the Certificate of Appropriateness for Eben Sumner at 124 Main Street based on the following:*

1. _____
2. _____

C. *Motion to table the Certificate of Appropriateness for Eben Sumner at 124 Main Street based on the following:*

1. _____
2. _____



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: 110-114 Main St LLC
Applicant's Address: PO Box 677 Kennebunkport ME 04046
Applicant's Phone(s): 207 604 2351
Applicant's E-mail: tjbyrne1@gmail.com
Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Thomas J Byrne
Owner's Address: PO Box 677 Kennebunkport ME 04046
Owner's Phone(s): 207 604 2351
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.

Project Information:

Project Address: 2nd Floor 110 Main St
Project Zone: _____ Existing Use of Property: _____
Project Tax Map(s): _____ 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
- ☐ 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: install windows, will match existing window

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: _____

Signature of property owner: _____

Date: _____

Middle pane
50 to 100% bigger

Dead Center

Built exactly
The same





Customer (Sell)
QUOTATION

THANK YOU FOR THE OPPORTUNITY TO PROVIDE THIS
QUOTATION! WE APPRECIATE YOUR BUSINESS!

Creation Date

7/20/2022

BILL TO:

SHIP TO:

Phone:

Fax:

Phone:

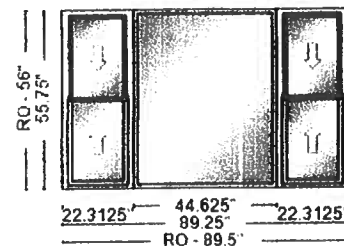
Fax:

QUOTE NAME	PROJECT NAME	CUSTOMER PO#	DATE REQUESTED
Eagle Renovations - 114 Main St	#27234 - A81 - 031		
SALES REPRESENTATIVE	TERMS	SHIP VIA	QUOTE NUMBER
jason.boothby@becn.com			788093

LineItem #	Description	Net Price	Quantity	Extended Price
1-1		\$1,077.68	2	\$2,155.36

Comment/Room:

Product: 8300 Series, Unit 1, 3: Double Hung, Unit 2: Geo Picture, Rpl
RO: 89.5" x 56"
TTT Overall Size: 89.25" x 55.75"
Unit 1, 3: TTT Unit Size: 22.3125" x Unit 2: TTT Unit Size: 44.625" x 55.75"
Double Hung|Fixed|Double Hung, Combo Fixed Type: Standard
Sash Split: Equal
Mulls: 0 Degree, Vertical, Performance Level: Standard,
Glass Options: Double Glazed, LowE, Argon, Annealed, Unit 1 Lower Sash
Lower Glass, 1 Upper Sash Upper Glass, 3 Lower Sash Lower Glass, 3 Upper
Sash Upper Glass: SS
Unit 2 Glass: DS
3/4" IG Thickness, Clear Opening: 16.9375" x 22.46", Unit 1 Lower Sash
Lower Glass, 1 Upper Sash Upper Glass, 3 Lower Sash Lower Glass, 3 Upper
Sash Upper Glass: 2.642Sq ft
Unit 2 Glass: 0Sq ft
Unit 1, 3: Ratings: U-Factor = 0.27, Unit 2: Ratings: U-Factor = 0.25, Unit
1, 3: SHGC = 0.28, Unit 2: SHGC = 0.33, Unit 1, 3: VT = 0.53
Unit 2: VT = 0.62
Vinyl Color: White
Locks: Standard, Single
Hardware: White,
Screen: Locking Half Screen, Extruded- Fiberglass, White, Sash Options:
Vent Stop, Standard (Double),



Side (2)

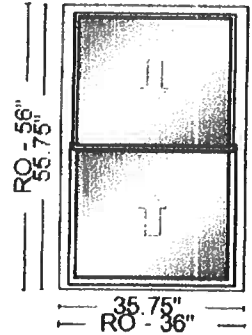
Interior Trim: No,
Installation Options: Standard Sill Angle,

Paradigm

QUOTE NAME	PROJECT NAME	CUSTOMER PO#	DATE REQUESTED
Eagle Renovations - 114 Main St	#27234 - A81 - 031		
SALES REPRESENTATIVE	TERMS	SHIP VIA	QUOTE NUMBER
jason.boothby@becn.com			788093

Line/Item #	Description	Net Price	Quantity	Extended Price
2-1		\$345.15	2	\$690.30

Comment/Room: Product: 8300 Series, Double Hung, Rpl
 RO: 36" x 56"
 TTT Overall Size: 35.75" x 55.75"
 TTT Unit Size: 35.75" x 55.75"
 Sash Split: Equal
 Performance Level: Standard,
 Glass Options: Double Glazed, LowE, Argon, Annealed, SS
 3/4" IG Thickness, Clear Opening: 30.375" x 22.46", 4.738Sq ft
 Ratings: U-Factor = 0.27, SHGC = 0.28, VT = 0.53
 Vinyl Color: White
 Locks: Standard, Double
 Hardware: White,
 Screen: Locking Half Screen, Extruded- Fiberglass, White, Sash Options:
 Vent Stop, Standard (Double),

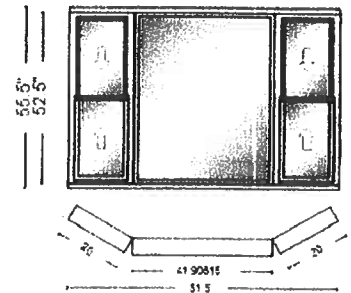


Site (2)

Interior Trim: No,
 Installation Options: Standard Sill Angle,

Line/Item #	Description	Net Price	Quantity	Extended Price
3-1		\$2,265.10	2	\$4,530.20

Comment/Room: Product: 8300 Series, Unit 1, 3: Double Hung Bay, Unit 2: Geo Picture Bay, NC
 Casing: 81.5" x 55.5"
 RO: 82" x 56"
 TTT Overall Size: 81.5" x 55.5"
 Unit 1, 3: TTT Unit Size: 20" x Unit 2: TTT Unit Size: 41.875" x 52.5"
 Double Hung|Fixed|Double Hung, Combo Fixed Type: Standard
 Sash Split: Equal
 Mulls: Standard, Vertical, Performance Level: Standard,
 Glass Options: Double Glazed, LowE, Argon, Annealed, Unit 1 Lower Sash
 Lower Glass, 1 Upper Sash Upper Glass, 3 Lower Sash Lower Glass, 3 Upper
 Sash Upper Glass: SS
 Unit 2 Glass: DS
 3/4" IG Thickness, Clear Opening: 14.625" x 20.835", Unit 1 Lower Sash
 Lower Glass, 1 Upper Sash Upper Glass, 3 Lower Sash Lower Glass, 3 Upper
 Sash Upper Glass: 2.116Sq ft
 Unit 2 Glass: 0Sq ft
 Unit 1, 3: Ratings: U-Factor = 0.27, Unit 2: Ratings: U-Factor = 0.25, Unit
 1, 3: SHGC = 0.28, Unit 2: SHGC = 0.33, Unit 1, 3: VT = 0.53
 Unit 2: VT = 0.62
 Vinyl Color: White
 Locks: Standard, Single
 Hardware: White,
 Screen: Locking Half Screen, Extruded- Fiberglass, White, Sash Options:
 Vent Stop, Standard (Double),



Front (2)

Wall Depth: 6.5625,
 Interior Trim: No,

Offering a Diverse, Highly Customizable Product Lineup Built to Perform

CASEMENT/AWNING



Up to CW PG50

Both the 8-Series Casement and Awning are outward swinging with the casement hinged on the side and the awning hinged on the top.

SINGLE HUNG



Up to C PG50

Fixed top glass with operable bottom sash.

DOUBLE HUNG



Up to CW PG45

Top and bottom sash operate allowing ventilation on top, bottom or both.

HYBRID



Up to R PG50

General functionality of a single hung but features a removable screen track that allows the window to operate as a double hung window would, for ease of cleaning and maintenance.

ALL AVAILABLE WINDOW TYPES

Double Hung, Single Hung, Casement, Awning, Hopper, Slider, Picture, Specialty Shapes and Bays and Bows.



FUSION WELDED FRAME AND SASHES

Industry-Standard welding system for clean, precise lines and improved structural strength.

.070 NOMINAL WALL THICKNESS

Virgin PVC Extrusions provide superior structural strength.

SLOPED SILL WITH I-BEAM REINFORCEMENT

Double wall sill dam increases weld surface for added water protection and structural integrity.



DURALIGHT POLYCARBONATE SPACER SYSTEM

Insulated soft-coat glass options with best-in-class Duralight spacer system for superior performance



FULLY INTEGRATED COMPONENTS AND TRIPLE WEATHER STRIPPING

For Industry-Leading air infiltration performance at .05 cmf/sf glass area.



3/4" STAINLESS STEEL CONSTANT FORCE BALANCE

For smooth, effortless operation



UNLIMITED PAINT OPTIONS

Pick from 12 stock colors, or have us match or create any custom color for interior or exterior.



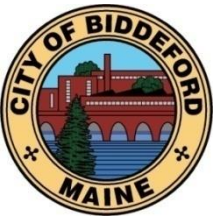
PROPRIETARY BALANCE CAVITY AND BALANCE COVER

Reduces air infiltration between the frame and integral components for a tight seal, and a clean look.



TILT-WASH CAPABILITY

Tilt function for both sashes for easy cleaning



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
205 Main Street
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(207) 284-9115

Greg.Tansley@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS

NOTICE OF DECISION

May 14, 2020

Applicant: Thomas Byrne
110 Main St
Biddeford, ME 04005

File # 2020.14 HPC

Project Address: 110 Main Street

Map/Lot: 38/382

Project Zone: MSRD-1

Local Historic Status: ☐ Contributing ☒ Not Contributing ☐ N/A

Nature of Application:

The applicant proposes to install new opening for new windows on the front and side elevation of the second story.

Findings:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Thomas Byrne 110 Main St Biddeford, ME 04005 207-604-2351 tobyne1@gmail.com
2.	Owner of Property:	Thomas Byrne 110 Main St Biddeford, ME 04005
3.	Contractor/Developer:	Eagle Renovations - Saco ME
6.	Project Agent/Architect:	none

5.	Project Location:	110 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 382
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District
9.	Contributing/Non-contributing:	Non - Contributing
10.	Existing Use:	Mixed Use – Commercial/Residential
11.	Proposed Use:	unchanged
12.	Proposed Project:	New window openings and new windows
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	May 13, 2020 Meeting: The notice was posted in City Hall and on the city website on May 4, 2020. Notices to all abutters within 100' went out on April 30, 2020 – 8 notices were sent out.

Decision:

The Certificate of Appropriateness is approved conditioned on the materials and assertions presented and:

1. **New windows are wood, not vinyl or aluminum clad.**
2. **New window match existing windows in style and size, where appropriate.**
3. **Roof of bays are clad in shingles that closely match existing cedar shingles in color.**
4. **All permits must be obtained from Code Enforcement prior to beginning any work.**

Thank you for participating in the City of Biddeford's historic preservation efforts.

ON BEHALF OF THE HISTORIC PRESERVATION COMMISSION

Brad Favreau



Economic Development Coordinator

Cc: R. Fecteau, M. Fenton, S. Welton, D. Charron: Code Enforcement Office (via e-mail)
S. Hall, planning and Development, File



CITY OF BIDDEFORD

Planning & Development Department

HISTORIC PRESERVATION COMMISSION MINUTES

Date: May 13, 2020
Time: 4:00 PM
Location: Zoom Meting

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/99918495830>

Password: 571281

Or iPhone one-tap :

US: +13126266799,,99918495830#,,#,571281# or +16465588656,,99918495830#,,#,571281#

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 +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 301 715 8592

Webinar ID: 999 1849 5830

Password: 571281

International numbers available: <https://biddeford.zoom.us/j/99918495830>

Meeting called to order @ 4:02 PM

Members Present: Chair Aurelie Wallach, Catherine Glynn, Leah Schaffer, Carina Walter, Steven Burr, Jeff Cabral and Brad Favreau, City Staff.

Members Absent: Priscilla McGuire

1. Adjustments to the Agenda - None
2. Unfinished Business - None
3. New Business
 - A. Approval of April 29, 2020 Minutes.

- Approved: Motion/Second/Vote: Burr/Schaffer/Unanimous.

B. 2020.17 HPC Tom Byrne to create new window openings and to install new windows at 210 Main St located at 18 Franklin Street (Tax Map 38, lot 382) in the MSRD-1 zone.

Glynn pointed out that the application packet contained no reference to the new window units proposed for the project.

Discussion ensued regarding the type and manufacturer of the new window units. Commission and Staff asked about the size and placement of new windows at the front façade.

Tom Byrne responded that two new windows to the left of existing windows will be sized the same as existing. The new window unit to the right of existing window units will be 50% larger to maintain good rhythm and balance among the four windows when the project is completed.

One of the new windows on the side elevation will be sized the same as existing. Others will be 36" wide window units. This will create pleasing proportion on this façade.

Staff asked if the existing windows are wood, and if new window units will also be made of wood.

Tom responded that he planned to use wood units throughout.

The subject of color was brought up, and discuss for some minutes until Steven Burr reminded the commission that color is beyond the purview of the commission.

Motion:

Glynn- Motion: to approve the Certificate of Appropriateness for Tom Byrne at 110 Main Street based on the condition that new window units are made of wood and that they match in style the existing windows. Also:

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

- 4. Other Business - None
- 5. Adjourn

MOTION:

Wallach – Motion: to Adjourn.

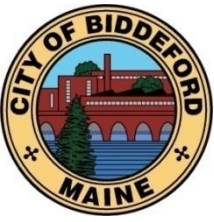
Cabral – Second.

Chair Wallach – Call for Vote – All in favor.

Adjourned at 4:28 PM

Historic Preservation Commission Chair

Date



CITY OF BIDDEFORD PLANNING DEPARTMENT

2022.29

Brad Favreau
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(207) 284-9115

brad.favreau@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday September 14, 2022, 4 PM

RE: **Item 5.1: 2022.29 HPC Review** for Tom Byrne for new exterior window and window openings at 110 Main Street (Tax Map 38, Lots 382) in the MSRD-1 Zone.

1. INTRODUCTION

The owner appeared before this Commission on May 13, 2020 to propose new exterior window openings and windows at 110-114 Main Street. The Commission at that time approved the project with conditions. Work on this project did not proceed within the one-year limit during which the Certificate of Appropriateness is valid, and the owner is now re-applying for a current Certificate of Appropriateness.

Note:

Project Proposal is the same as reviewed in 2020. It is outlined here. A condition of approval in the 2020 Certificate of Appropriateness was the use of wood windows. This condition is reflected in the meeting minutes and the Certificate of Appropriateness. These documents are included in this packet for reference. The owner now proposes the use of vinyl windows.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Thomas Byrne 110-114 Main St Biddeford, ME 04005 207-604-2351 tobyrne1@gmail.com
2.	Owner of Property:	Thomas Byrne 110 Main St Biddeford, ME 04005
3.	Contractor/Developer:	Eagle Renovations - Saco ME
6.	Project Agent/Architect:	none
5.	Project Location:	110-114 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 382
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District
9.	Contributing/Non-contributing:	Non - Contributing
10.	Existing Use:	Mixed Use – Commercial/Residential
11.	Proposed Use:	Unchanged
12.	Proposed Project:	Window openings and new windows at second floor
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	September 14, 2022 Meeting: The notice was posted on the city website on September 7, 2022. Notices to all abutters within 100' went out on July 6, 2022 – 8 notices were sent out.

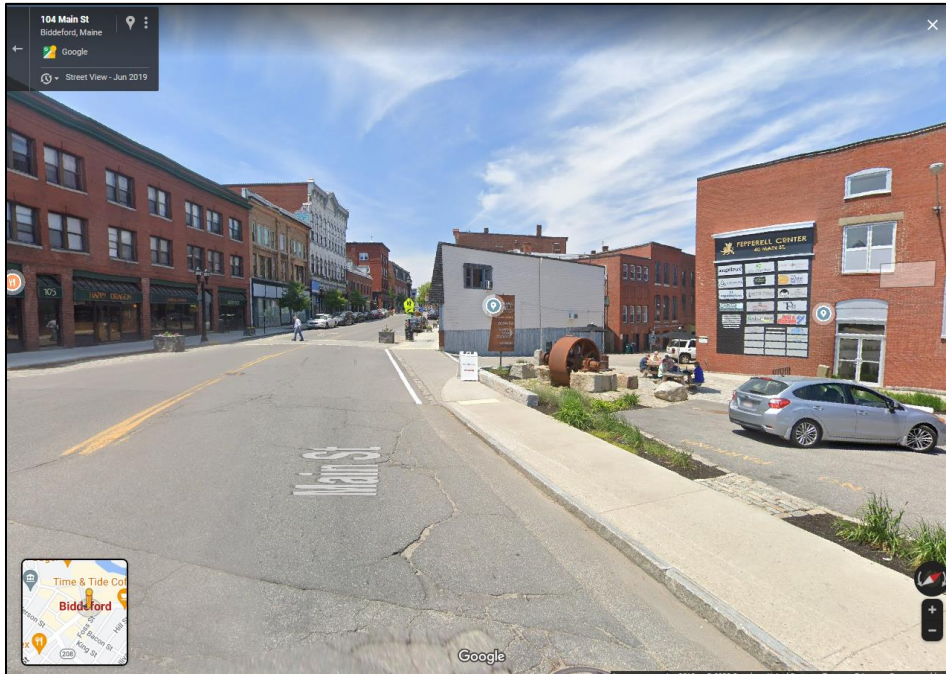
3. EXISTING CONDITIONS

The building at 110 Main Street is a 2 story circa-1870 wood-framed structure with a wood-shingled Mansard style roof facing Main Street with brick and storefront windows at street level. Two bay windows project from the upper story. Its location at the corner of Main and Laconia Streets place it at the edge of the Mill District. It is a highly visible structure as viewed from lower Main Street. The side, facing Laconia Street, is faced with vinyl siding. The building is Non-Contributing according to the Russell Wright Survey.



33

Laconia Street Façade from Main Street at Pepperell Center:



Source: "110 Main Street, Biddeford, Maine." 43°29'33.81" N 70°27'13.06" W. **Google Earth Street View**. Imagery Date: 6/2019. Accessed Date: 06/28/2022.

4. PROJECT PROPOSAL

The owner proposes to add new window openings and windows where none now exist. These changes will bring light and air to the second floor space.

At the front of the building, the owner will add two new window bays at either end of the facade to match existing bay windows, maintaining rhythm and balance of the upper front façade.

On the east side of the building, the owner proposes to add three new window openings, one to match existing fenestration at the corner of the building, and two double hung window openings. See application for proposed placement.

In all, five new openings at the upper story are proposed, two at the front, three at the side of the building.

As stated above, the applicant proposes to install vinyl windows.

5. PUBLIC COMMENT

The notice was posted on the city website on September 7, 2022. Staff send notices to all abutters within 100' of the project property on September 7, 2022 – 8 notices were sent out.

As of September 7, **2022** No Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

- a. REVIEW STANDARDS: 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.*

7. STAFF RECOMMENDATION

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

- 1. ***All new windows shall be made of wood, to match the material of existing windows, and to reflect the Conditions of Approval from this Commission's May, 2022 review of this project.***
- 2. ***All permits must be obtained from Code Enforcement prior to beginning any work.***
- 3. ***Other _____.***

8. SAMPLE MOTIONS

- A. *Motion to approve the Certificate of Appropriateness for Thomas Byrne at 110-114 Main Street to install new window openings and windows based on the materials submitted and conditioned on the following:*
 - 1. *All permits must be obtained from Code Enforcement prior to beginning any work.*
 - 2. _____
- B. *Motion to deny the Certificate of Appropriateness for Thomas Byrne at 110-114 Main Street based on the following:*
 - 1. _____
 - 2. _____
- C. *Motion to table the Certificate of Appropriateness for Thomas Byrne at 110-14 Main Street based on the following:*
 - 1. _____
 - 2. _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Brad Favreau
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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: SCOTT DOUGHMAN

Applicant's Address: 105 BUTTONBALL LN, GLASTONBURY, CT 06033

Applicant's Phone(s): 860-952-4112

Applicant's E-mail: PERMITS@GOPERMITS.ORG

Applicant's Legal Interest in the Property:

☐ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: PAMELA MILLER

Owner's Address: 41 CRESCENT ST, BIDDEFORD, ME

Owner's Phone(s): 207-899-9444

Owner's E-mail: PAMNP@HOTMAIL.COM

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

Agent's Name: HOME DEPOT USA (CONTRACTOR)

Agent's Address: 2455 PACES FERRY RD, ATLANTA, GA

Agent's Phone(s): 860-952-4112

Agent's E-mail: PERMITS@GOPERMITS.ORG

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 41 CRESCENT ST

Project Zone: _____ Existing Use of Property: RESIDENTIAL

Project Tax Map(s): _____ 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
- ☐ 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

PLEASE CALL FOR CREDIT CARD PAYMENT

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)

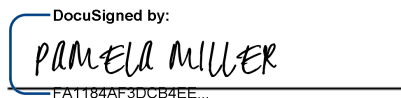
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:



Date: 8/15/22

Signature of property owner:

DocuSigned by:

FAT184AF3DCB4EE...

Date: 8/18/2022



6100 Series

VantagePointe™
Windows and Doors By  SIMONTON®

Exclusively Installed Through



Premium Quality at an Exceptional Value



- Combines the best from two of America's leading companies: Simonton® Windows and The Home Depot®
- Features award-winning quality construction, beauty, style options, value, and energy-efficiency
- Learn more at www.simonton.com/vantagepointe

6100 Series Windows

- Contoured window frame blends with any style of home
- Double Step Sloped sill drives water away from the window
- Low gloss white or tan finish always looks like freshly painted wood
- Dual panes of single strength glass create a strong thermal barrier



Glass package with Soft Coat Low E* with Argon Gas meets ENERGY STAR qualifications in most styles

Strong and Durable

- Multi-chambered construction with nine separate air chambers create a much stronger window than standard vinyl windows
- Interlocking meeting rail forms a tight seal to virtually eliminate air and water infiltration
- Meets AAMA's standards for air and water infiltration, forced entry and energy efficiency



Easy to Operate and Clean

- Constant Force Balance System maintains the window in any open position and never needs lubrication or adjustment
- Low profile tilt latches allow both Double-Hung window sashes to tilt in for easy cleaning

Peace of Mind

- We know you have a choice when it comes to home improvement projects. That's why we're committed to providing quality products and installation services with our complete solution — from start to finish
- To ensure your peace of mind, we stand behind the entire installation with Limited Lifetime Product and Craftsmanship warranties.**



Casement windows (above) provide maximum ventilation and add an air of contemporary style

Styles

Double Hung
Slider
Picture
Half Round
Casement
Awning
Bay
Bow
Basement Hopper
Garden Window
Patio Door

Colors



White



Tan

Grids



Flat White



Flat Tan

Limited Lifetime Warranty**

Guaranteed protection for you and your home.

Product

Lifetime Warranty on vinyl parts covers peeling, flaking, chipping, blistering & corrosion

Lifetime Warranty on hardware & parts (locks, fasteners, rollers, balances, etc.) covers rusting & corrosion

Lifetime Screen Warranty covers the aluminum frame & the fiberglass mesh against tears, punctures & insect damage

Craftsmanship

Lifetime Craftsmanship Warranty ensures the installation was done right for as long as you own your home

*Soft Coat Low E glass is required in some areas to meet energy code requirements. **See actual warranties for details. All installation services performed through The Home Depot performed by independent contractors. License numbers held by or on behalf of THD At-Home Services, Inc.: AL: Lic1593, Sub S-43165; AZ: ROC193323, ROC218039, ROC223472, ROC254479, ROC254482; CA: Roofing/ Fencing/ B 836021; CT: HIC.0565522; DC: Contract Only 6148; DE: 1997112310; FL CRC046858, CGC1507093, CCC058327; ID: RCE-18527; IA: CO87256; IL: Roofing 104-014925; LA: HI.0550419; ME: CO2439; MD: 52036; MA: 126893; MI: 2104158225; MN: 20268257; MS: RO5788; NV: 0057766, 0065773, 065776; NJ: 13VH01058300, LO55775; NM: 351405; NC: 64796; ND: 29346 Class D; OR: 158651; PA: PA002232; RI: 16427; SC: 22647, G115673; TN: 59337; UT: 5604067-5501; VA: 2705073411A; WA: HOMED**972RQ; WV: WV033268; WI: 850869, 1068645; Columbus, OH: HIC-4992; Toledo, OH: BTR 05603HRC; Buffalo, NY: 536671 Sub-Contractor; Suffolk County: 27587-H; Philadelphia, PA: 21855; Rockland County, NY: H-09403-B6-00-00; NYC: 1201902; Nassau County, NY: H18G1650000; Yonkers, NY 3802; Hammond, IN: 015161-02. Other license numbers available upon request. Services may not be available in all areas. Colors shown are reproduced by lithographic process and may vary from actual colors. Changes to product(s) may have occurred since time of printing. Consult your THD At-Home Services representative prior to purchasing. "AAMA" and the AAMA logo is a registered trademark of the American Architectural Manufacturers Association. "NFRC" and the NFRC logo are registered trademarks of the National Fenestration Rating Council. "The Home Depot" is a registered trademark of Home TLC, Inc. ©2000-2012 Home TLC, Inc. All rights reserved.

Date: 08/07/2022

Wrap Color	
Interior Casing Type	
Bay or Bow window:	
Seatboard material (vinyl only-Birch or Oak)	
Bay Project Angle (30 or 45)	
Bay Flanker Type (DH, SH, or Csmnt)	
Top of window to soffit (inches)	
If tied to soffit, color of soffit material	
Construct Roof (Yes or No) *	
Garden Window:	
Seatboard Material (vinyl only-White Pionite, Birch or Oak)	

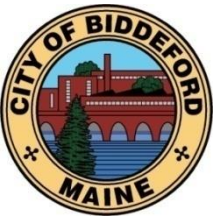
43

Wall Thickness (inches)	
Additional Shelf (Yes or No)	

* There is no guarantee that new shingles will match existing color.

Customer Signature





CITY OF BIDDEFORD PLANNING DEPARTMENT

2022.32

Brad Favreau
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

brad.favreau@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday September 14, 2022, 4 PM

RE: **Item 5.2: 2022.32 HPC Review** for applicant Scott Doughman, on behalf of owner Pamela Miller to install select replacement windows at 41 Crescent Street (Tax Map 38, Lots 260) in the MSRD-2 Zone.

1. INTRODUCTION

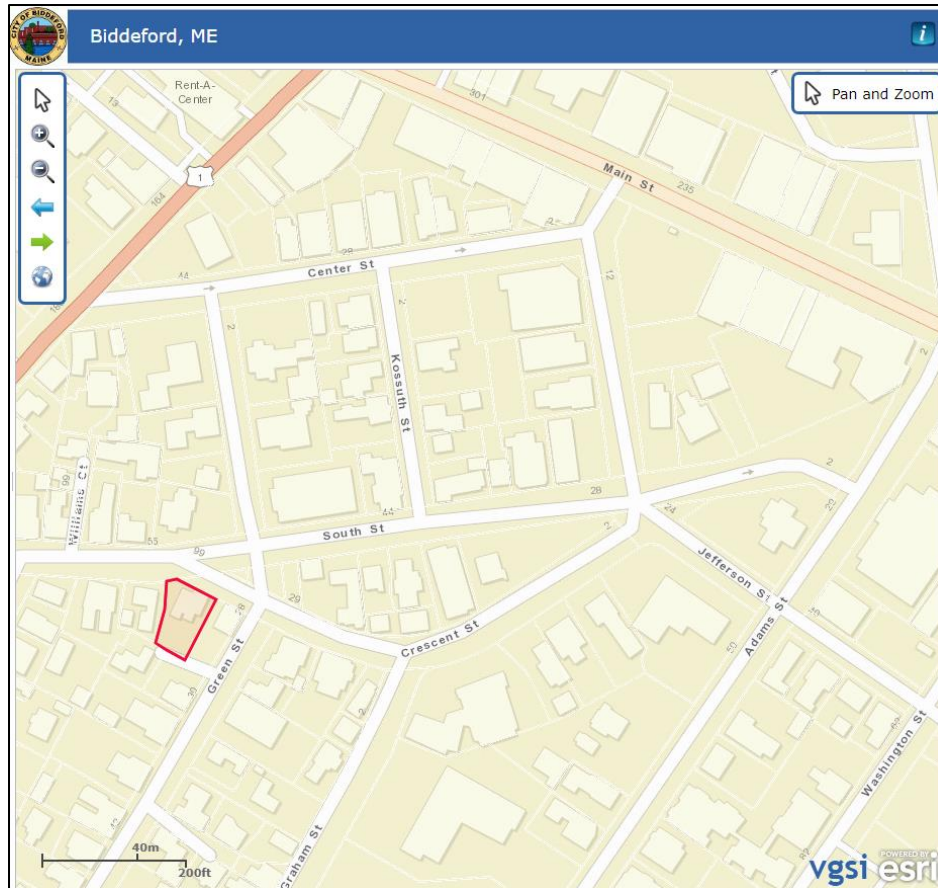
The owner proposes to install three replacement windows at this residential structure, three at the front elevation, and one on the rear elevation.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Scott Doughman GoPermits 105 Buttonball Lane Glastonbury CT 06033 (860) 952-4112
2.	Owner of Property:	Pamela Miller 395 Joy Valley Rd Buxton ME 04093
3.	Contractor/Developer:	unknown
6.	Project Agent/Architect:	N/A
5.	Project Location:	41 Crescent Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 260
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.	Proposed Project:	New windows at select locations
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Residential
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	Abutter notices sent: September 7, 2022 8 notices sent

3. EXISTING CONDITIONS

The building at 41 Crescent Street is a 1-1/2 story circa-1900 wood-framed structure. The building was once a classic New Englander, now with a large projecting addition on the left side of the house, forward toward the street, and a partially enclosed window bay. The building is a 3-unit multi-family structure.



Source: "41 Crescent Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4274>.
 Accessed Date: 08/31/2022.



Source: "41 Crescent Street, Biddeford, Maine." 43.49° N 70.46° W. **Google Earth**
Street View. Imagery Date: 10/2007. Accessed Date: 08/31/2022.

Crescent Street looking southeast. Subject property is on the right:



Source: "41 Crescent Street, Biddeford, Maine." 43.49° N 70.46° W. **Google Earth Street View**. Imagery Date: 10/2007. Accessed Date: 08/31/2022.

4. PROJECT PROPOSAL

The owner proposes to install four vinyl replacement windows at select locations, three on the front and one at the rear of the building.

See image in packet for locations at the front of the house.

5. PUBLIC COMMENT

The notice was posted on the city website on September 7, 2022. Staff send notices to all abutters within 100' of the project property on September 7, 2022 – **8** notices were sent out.

As of September 7, **2022** No Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

- a. REVIEW STANDARDS: 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.*

7. STAFF RECOMMENDATION

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

- 1. *All new windows shall be made of wood, to match the material of existing windows, and to reflect the Conditions of Approval from this Commission's May, 2022 review of this project.*
- 2. *All permits must be obtained from Code Enforcement prior to beginning any work.*
- 3. *Other* _____.

8. SAMPLE MOTIONS

- A. *Motion to approve the Certificate of Appropriateness for Thomas Byrne at 110-114 Main Street to install new window openings and windows based on the materials submitted and conditioned on the following:*
 - 1. *All permits must be obtained from Code Enforcement prior to beginning any work.*
 - 2. _____
- B. *Motion to deny the Certificate of Appropriateness for Thomas Byrne at 110-114 Main Street based on the following:*
 - 1. _____
 - 2. _____
- C. *Motion to table the Certificate of Appropriateness for Thomas Byrne at 110-14 Main Street based on the following:*
 - 1. _____
 - 2. _____