

City of Biddeford
Historic Preservation Commission
September 13, 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, September 13, 2023, 4:00 PM, City Council Chambers & Zoom

1. Adjustments to the Agenda

2. Consent Agenda

- 2.1. Approval of Meeting Minutes from July 12, 2023 & August 9, 2023
[071223 - Draft.pdf](#)
[080923-Draft.pdf](#)

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).
[1 2023.21 HPC 5-7 9 Cutts Street SR.pdf](#)
[2 Fillable-Certificate-of-Appropriateness-Application-2022.pdf](#)
[3 CertainTeed Siding.pdf](#)
[4 Deck Rail Kit.pdf](#)
[5 TimberTech Azek Decking.pdf](#)
[6 Cutts Porch.jpeg](#)
[7 Cutts1.jpeg](#)
[8 Cutts2.jpeg](#)
[9 Cutts3.jpeg](#)
[10 Cutts4.jpeg](#)
[Composite Deck Stair Rail Kit.jpg](#)
- 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).
[1. 2023.23 HPC 25 Alfred St SR.pdf](#)
[2. 25 Alfred St_Certificate of Appropriateness Application.pdf](#)
[3. 2023.23 HPC Cover Letter 25 Alfred Street.pdf](#)
[4. 2023-08-30_25 Alfred St_Certificate of Appropriateness Drawing Set.pdf](#)
- 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).
[1. 2023.26 HPC 136 Alfred Street SR.pdf](#)

2. [Application.pdf](#)
3. [2023.26 HPC 136 Alfred Street Drawing Set.pdf](#)
4. [Sierra Pacific Window H3 Brochure.pdf](#)
4. **Other Business**
5. **Adjourn**

Attendees: Jeff Cabral (Chair), Julie Larry, Erin Ware, Alison Tobey, Leah Schaffer (Vice Chair – Presenting)

Approval of minutes

Larry – motion to approve minutes from June 14

Ware – Second motion passed unanimously

New business – 64 Alfred Street

- Leah Schaffer presented the project with Steve Lautaud
- City has
- Propose to use lot as a community space – similar to 315 Main St.
- 2 food trucks that may become more permanent or Steve may choose to redevelop
- Have a three year agreement with Heart of Biddeford and other groups to preserve the lot as a community space – everything would be temporary and able to be removed at the end of the three year period
- Schaffer shared existing lot conditions
- Proposing a hard scaped pad for food trucks during the day on Jefferson St. with a hard surface on the building side of the lot for tables/gathering space
- Dumpster pad on parking lot side
- Temporary shed on the parking lot side – gabled structure with asphalt roof with cedar shakes
- Final structure is a wattle fence along the edge from food truck side along the corner of the property back to 56 Alfred St.
- Chose wattle due to soft nature and didn't want something that read as a street wall to make the property seem more approachable. Will be built in 5–6-foot-long panels so it can be repaired easily or removed easily. Fence will be roughly 3 feet high
- Will put shrubbery/plants around the fence on the street facing side
- Proposed an archway to define an entry point
- Using permeable pavers to create the hard surface
- Larry asked if shed would be used for storage
 - Schaffer said that it would be storage as a location for food location drop offs through Youthful Maine
- Larry asked what would remain in the winter
 - Schaffer said that the tables would be moved in the Winter, but food trucks would continue to come in and out
- Cabral asked what was meant by food location drop off
 - Schaffer said that some non-perishables may be stored but the location would be used for food pantry food distributions through Youthful Maine
- Distribution timing is dependent on staff levels – weekly to monthly
- Currently putting together a maintenance plan – Steve would be responsible for overall maintenance, but will work with groups to create a sustainable maintenance plan
- Cabral asked when the trucks would be on-site

- 6 a.m. to 10 p.m.; start date is dependent on when final approval is issued
- Larry asked for elaboration on signage and lighting
 - Don't have specific signage at this point
 - Will have string lights put up over the patio space and will have lights from the food trucks. May look at solar lights for walkway.
- Looking to be on the planning board agenda for an initial plan review and then august for a full site plan review
- Cabral asked if there would be an entry way that opens and closes
 - Schaffer said that the entry will be fully open to the parking lot
- Larry said that the current proposal looks rural for a downtown setting and hopes that the parcel should feel more like a "garden oasis" in a downtown and less rural.
 - Schaffer said that they would like to do community gardening and would like to view the space as a garden/open space that has food trucks
 - Wanted to keep the fence and site overall moveable and temporary given the three-year plan. May consider more permanent structures depending on success of the area
- Schaffer said that the fence is designed to give the feel of a separate space and separate the property from the road/intersection
- Larry made a motion to approve the certificate of appropriateness
 - Conditions: all permits obtained from code enforcement and submission of signage, lighting, and alterations would come before the board
- Ware seconded the motion passed unanimously (Larry, Ware, Cabral, Tobey voted)

Other Business

- Mr. Favreau noted that early next week there should be a draft set of architectural survey materials and Rand Clark of 140 Elm Street would like to workshop with the group. Mr. Favreau asked if the Commission would be able to meet before the scheduled August meeting
- Mr. Favreau stated that the Department has an Owl to support meetings and suggested that meetings occur in the conference room with the Owl. The Owl would better allow facilitation of hybrid meetings.

Larry motioned to adjourn

Schaffer seconded the motion passed unanimously

Historic Preservation Meeting Minutes

Workshop August 9, 2023

DRAFT

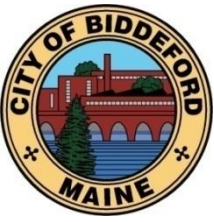
Attendees: Jeff Cabral (Chair), Erin Ware, Alison Tobey, Catherine Mayo

Staff in attendance: Brad Favreau, Nan Whitten

The completed architectural survey completed by Kleinfelder Northeast was presented and discussed.

Chair/Vice Chair's Signature

Date



CITY OF BIDDEFORD

PLANNING DEPARTMENT

2023.21

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

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday September 13, 2023 PM

RE: **Item 3.1: 2023.21 HPC Review for Jake Ferguson** to make exterior alterations at 5 – 7 and 9 Cutts Street, Tax Map 38, Lots 59 and 59/1, in the MSRD-1 Zone.

1. INTRODUCTION

The owners of this circa 1850 8-unit multi-family building at 5-7 Cutts Street propose to install new vinyl siding over existing painted clapboard. This property has been identified as a lead hazard and has an Order to Abate from the State. The new owners have not applied for funding through the city's lead abatement program.

The same owners propose to replace the deck at the circa 1900 building to the rear (9 Cutts Street).

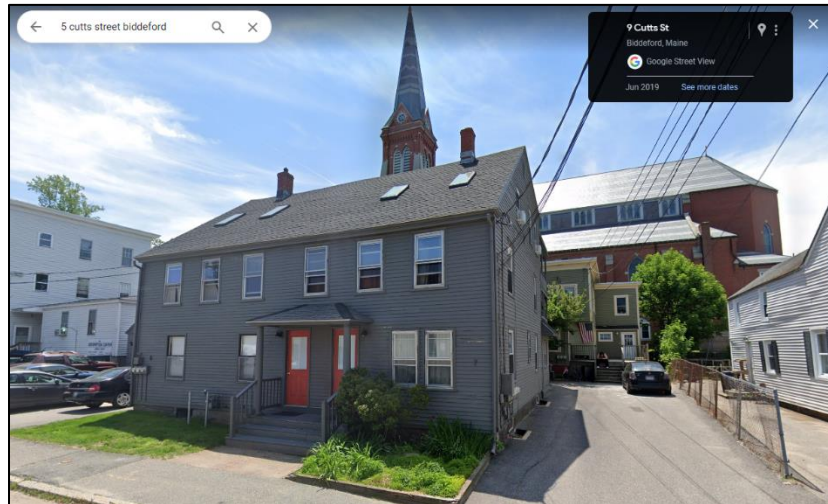
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Jake Ferguson 5-7 Cutts Street Biddeford ME 04005 (207) 152-7687 Jakeferguson1989@gmail.com
2.	Owner of Property:	Same as above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
4.	Project Location:	5-7 Cutts Street; 9 Cutts Street
5.	Project Tax Map #/Lot #:	Tax Map 38, Lot 59; Tax Map 38, Lot 59-1
6.	Existing Zoning:	MSRD-2
7.	Overlay Zoning:	N/A
8.	Existing Use:	commercial
9.	Proposed Use:	commercial
10.	Uses in the Vicinity:	Mixed-use
11.	Parcel Size:	0.15 acres
12.	Front Setback Required:	15 feet
13.	Side Setbacks Required:	10 feet
14.	Rear Setback Requires:	10 feet
15.	Height Requirements:	Maximum 3 stories or 35 feet
16.	LDR Attachment A: Fess Paid:	Yes
17.	Historic Preservation Commission Review History:	Sept. 13, 2023 Meeting Date. Posted Sept 6, 2023; Mail Notices to all abutters within 100' Sent 11 notices September 6, 2023.
18.	Contributing Structure?	No

3. EXISTING CONDITIONS

The subject properties are located west of City Hall on Cutts Street, near the intersection of Elm Street. These two structures are adjacent to St. Joseph Catholic Church property.

5-7 Cutts is on the street; 9 Cutts is to the rear.



Source: "5-7 Cutts Street [Vision Government Solutions \(vgsi.com\)](https://www.vgsi.com). Accessed August 31, 2023.

According to the Kleinfelder Survey, 5-7 Cutts street:

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

9 Cutts Street:

Resource lacks integrity of materials and workmanship due to use of vinyl replacement windows

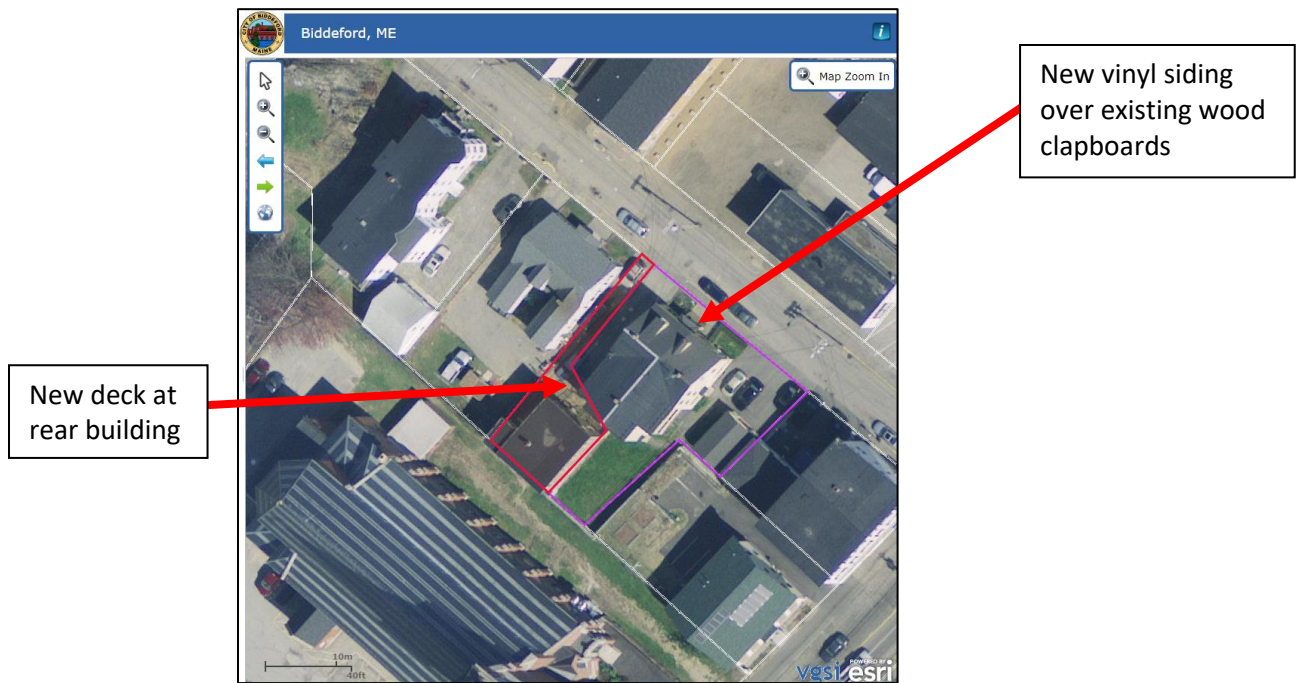
These properties are outside the scope of the Russell Wright survey.

4. PROJECT PROPOSAL

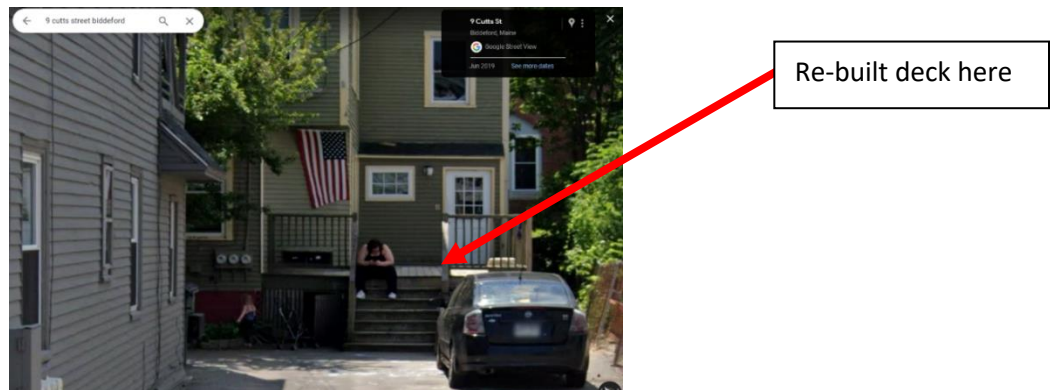
The owner proposes to re-side the house at 5-7 Cutts street with vinyl, applied over existing wood clapboards. The proposed siding is manufactured by CertainTeed.

At 9 Cutts Street, the owner proposes to rebuild a deck at the head of the driveway. Deck will be constructed using 1" x 3" Azek deck boards and composite railing material. Skirting and step risers will be composite material.

See cut sheets for material specifications.



Source: "5 Cutts Street." [9 Cutts St - Google Maps](#) Image date June 2019. Accessed August 31, 2023.



Source: "9 Cutts Street." [9 Cutts St - Google Maps](#) Image date June 2019. Accessed August 31, 2023.

5. PUBLIC COMMENT

The notice was posted on the city website on September 6, 2023. Four abutter notice were sent on March 1, 2023.

As of September 6, 2023, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. 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 structures 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;

N/A

- 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;

Historic material (wood clapboards) will be covered with vinyl siding. The deck at 9 Cutts is not original to the structure.

- 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;

Wood clapboard siding has become an example of skilled craftsmanship.

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;

Deck at 9 Cutts will be replaced with similar size/style, using modern materials.

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 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 Certificate of Appropriateness for Jake Ferguson to make exterior alterations to the building at 5-7 and 9 Cutts Street, based on materials and assertions 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 Jake Ferguson to make exterior alterations to the building at 5-7 and 9 Cutts Street, based on the following:

1. _____
2. _____

C. Motion to table the Certificate of Appropriateness for Jake Ferguson to make exterior alterations to the building at 5-7 and 9 Cutts Street, based on the following:

1. _____
2. _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Jake Ferguson
Applicant's Address: 5-7-9 Cutts Ave, Biddeford, ME
Applicant's Phone(s): 207-752-7687
Applicant's E-mail: jakeferguson1989@gmail.com

Applicant's Legal Interest in the Property:

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

Owner's Name: Jake Ferguson
Owner's Address: 56 Elsmere Ave South Portland, ME
Owner's Phone(s): 207-752-7687
Owner's E-mail: jakeferguson1989@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: 5-7-9 Cutts Ave

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):

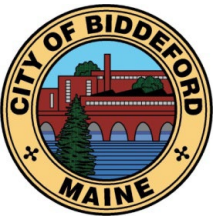
Alterations and Repair

- ☐ 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: _____

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.

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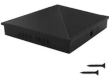
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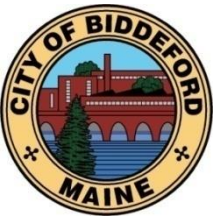












CITY OF BIDDEFORD PLANNING DEPARTMENT

2023.23

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: September 6, 2023

RE: **ITEM #3.2 – Public Hearing – Sullivan Capital** to make interior and exterior alterations at 25 Alfred Street (Tax Map 38, Lot 402) in the MSRD-1 zone.

MEETING DATE/TIME: **September 13, 2023 @ 4:00 PM**

1. **INTRODUCTION**

The applicant proposes to renovate the building at 25 Alfred Street, converting former lodge space into a boutique hotel. Proposed exterior work will restore the building's historic character appearance.

Unlike the project proposed for this building in 2021 under different ownership, *the new owner is not pursuing historic tax credits.*

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Jason Jirele Woodhull Maine Architects 110 Exchange Street Portland ME 04101
2.	Owner of Property:	Sullivan Capital 212 Elm Street Easton MA 02356 (508) 649-3880 hello@sullivan.capital
3.	Contractor/Developer:	N/A
6.	Project Agent/Architect:	Same as applicant
5.	Project Location:	25 Alfred St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 402
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District
9.	Contributing/Non-contributing:	Contributing
10.	Existing Use:	Commercial
11.	Proposed Use:	Commercial
12.	Parcel Size	0.13 Acre
13.	Front Setback Required	None
14.	Side Setback Required	None
15.	Rear Setback Required	None
16.	Height Requirements	Min. 2 stories; max. 60 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:	September 6, 2023 Meeting: Posted on the city website on September 6, 2023. Abutters within 100' sent notices on September 6, 2023 – 10 notices sent out.

3. EXISTING CONDITIONS:

The project building is located on the corner of Alfred and Bacon streets. The building was constructed in two phases in 1873 and 1908 as Laconia Lodge Number 44 of the Independent Order of Odd Fellows (IOOF). The half of the building facing Bacon Street is the older (see image below).

The Russell Wright Historic Building Survey form lists the primary stylistic category for this building as Romanesque, however, the narrative for this building in the National Register of Historic Places Registration Form for the Biddeford Main Street Historic District describes the building as Italianate. The recent Kleinfelder Survey also describes the building as Italianate.

Characteristics of Italianate style are overhanging eaves, tall, narrow windows, and cast iron decoration. The Romanesque style features round arches over windows or entries with a heavy brick or masonry façade. Characteristics of both styles are found in this building.

Historical Significance

According to the Preservation Consultant for the previous proposed project in 2021, the style is more accurately described as Classical Revival, a reaction in the late 1800s to the excessive ornamentation of the Victorian period. This style employed features found in classical architecture, such as classical symmetry and classical columns or pilasters. The style carried on the Greek Revival style from earlier in the 19th Century.

Also, the building's significance is due largely to its social history. The Biddeford chapter of the IOOF was the largest in Maine. The IOOF was a social fraternity devoted to caring for the sick, educating the poor, and it was the first fraternal orders to have a parallel organization for women.

From the National Register of Historic Places:

The three-story Italianate IOOF Building is located at the corner of Alfred and Bacon streets. Six bays of the IOOF Building extend along Alfred Street and five bays face Bacon Street. A corner bay faces southwest and is flanked by quoins detailed in the brick walls. The first floor has two storefronts with recessed entries opening onto Alfred Street, and one storefront, two windows, and a door opening onto Bacon Street. A display window is located at the corner bay. The first floor windows are simple rectangular openings with one-over-one light, double-hung aluminum sashes. The third floor has tall arched openings with stone sills and hooded lintels. These windows also have one-over-one light, double-hung sashes and arched transoms. Pressed metal cornices separate the first from the second story and surround the parapet of the flat roof. The cornice forms a pediment at the center of the south elevation.

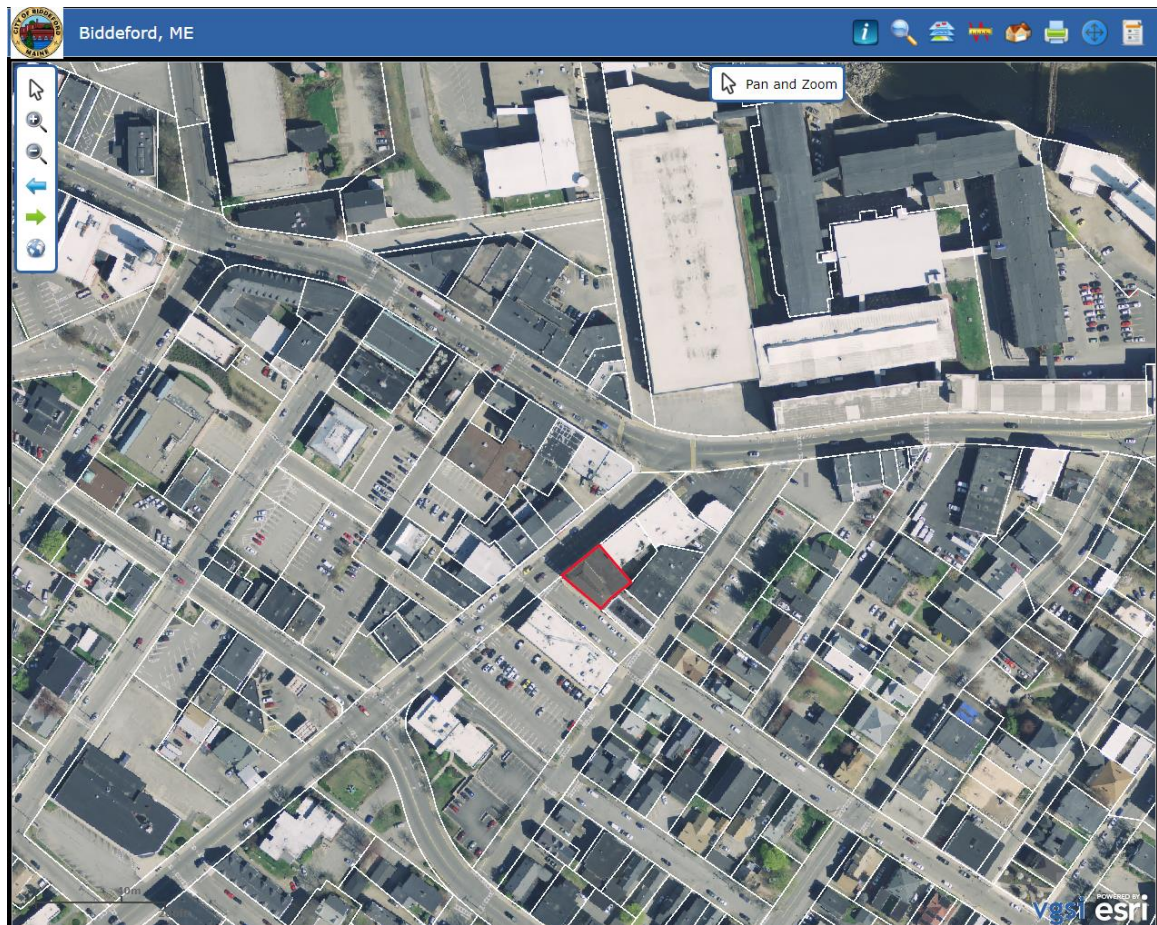
The building appears to be 3 story, however, it is four stories. The tall upper windows span the third and fourth floors.



The Odd Fellows Building ca. 1874. Note that only phase 1 was built at this time. Also, storefront windows are divided by muntins.

This is a Contributing structure as identified by the Russell Wright Survey and by the Kleinfelder Survey.

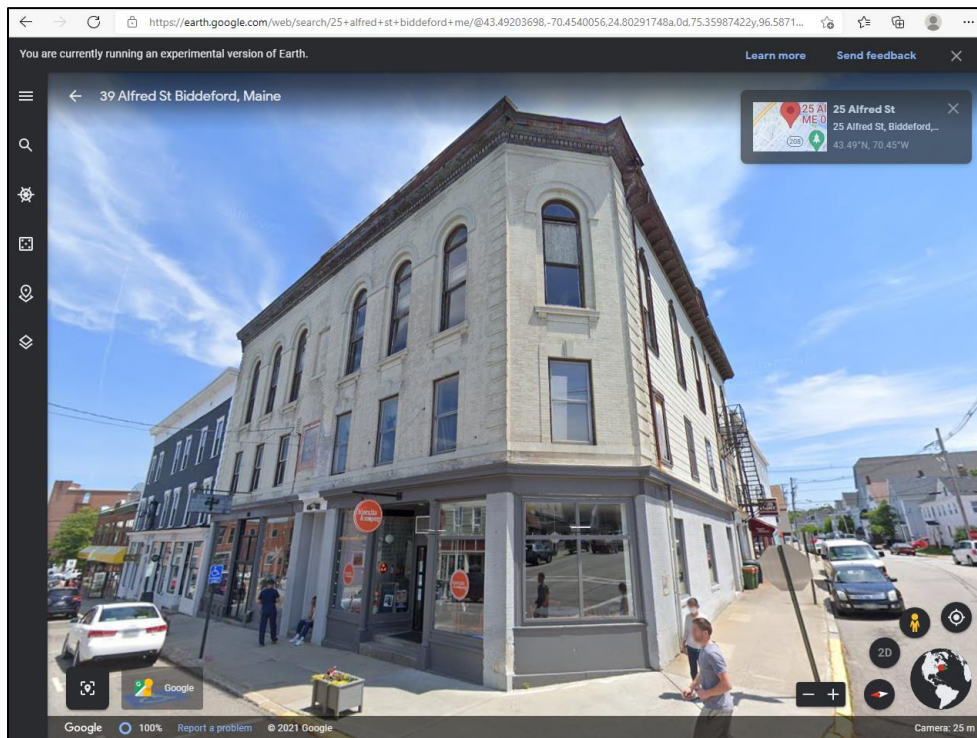
Project Location:



Source: "25 Alfred St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4406>.

Accessed Date: 11/29/2021.

Existing Conditions:



Source: "25 Alfred Street, Biddeford, Maine." 43.49° N 70.45° W. Google Earth Street View. Imagery Date: June, 2019. Accessed Date: 11/29/2021.



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4. PROJECT PROPOSAL

The building owner, Sullivan Capital, is proposing to convert the building into a boutique hotel with a new roof top lounge and deck, and a restaurant at grade. The hotel will have (30) rooms spread across floors 2-4, with (5) of the units being lofted within the existing grand hall space from an expanded 4th floor. Additional building improvements include (2) new rated stair towers and a 5-stop elevator that connect all floors to a new rooftop lounge and roof deck located on the northeast corner of the flat roof. This rooftop addition will be sided with vertically-oriented one-half inch corrugated metal siding.

Beyond the addition of the new roof deck, minimal changes to the existing exterior fabric are proposed with the exception of one new entry provided at grade. This new entry will be located between the two existing doorways on the Bacon Street elevation. Exterior improvements will otherwise be focused on restoring existing elements, with the majority of work consisting of:

- Brick masonry cleaned and minor repointing and repainting undertaken as necessary.
- Existing historic sign “Laconia Lodge” sign will be restored
- Existing historic ‘Brotherhood’ sculpture will be restored and repainted
- New wood storefronts along Alfred Street and Bacon Street installed
- New raised paneling below storefront will be installed
- Transom windows above existing doors will be replaced
- New shiplap siding along Bacon Street installed
- New door with new storefront at entry to hotel at Bacon Street Southeast corner of building (107 Sheet A-202)
- New gutter and downspouts
- New accessible door into first floor restaurant existing doorway to the left of Bacon Street storefront (103b Sheet A-202)
- Restoration and/or replacement of any existing decorative trim
- New aluminum-clad wood windows
- New window openings at North elevation (only seen from courtyard behind 17 Alfred Street (Part & Parcel).

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;*

Constructed as a lodge hall for the Independent Order of Odd Fellows, the building will be altered for use as a 30-room boutique hotel and restaurant.

- 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;

Distinguishing qualities and character will be maintained.

- 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;*

Brick, quoins, historic signage and sculpture will be repaired and restored. Wood trim will be replaced to match existing where needed.

Existing siding at the Bacon Street side of the building will be replaced with Hardie Plank ship lap siding with 7" exposure. Existing windows will be replaced with aluminum clad wood windows.

- 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;*

Historic "Laconia Lodge" sign and "Brotherhood" sculpture will be repaired and restored.

- 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;*

N/A

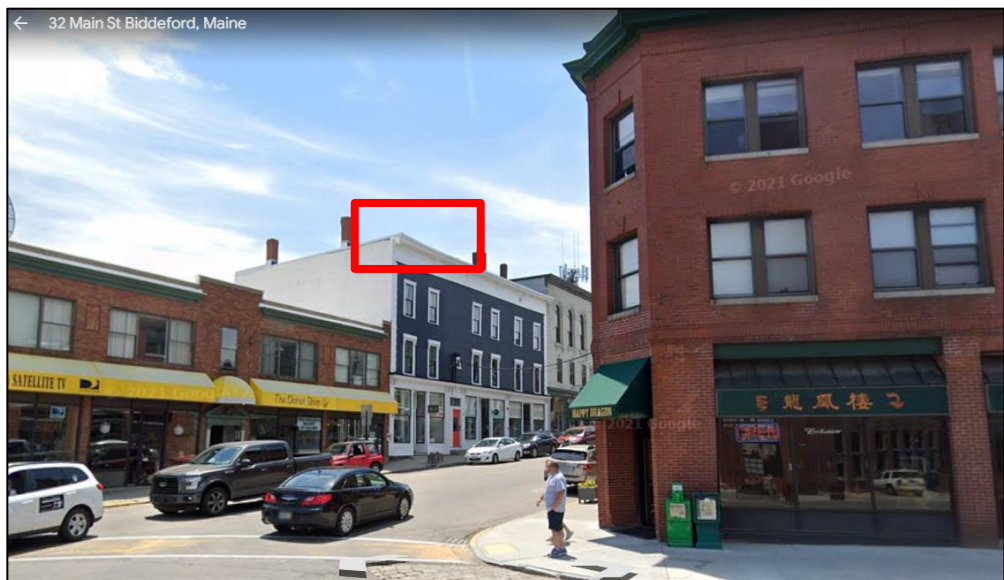
- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and;*

New rooftop lounge and deck will be installed at northeast corner of the building. The top edge of the new roof will rise approximately 11 feet above existing roof and will be most visible from Foss Street

(near Foss Street parking lot), and perhaps from the corner of Main Street and Alfred Street. See images below and drawing G-005 for massing models.

- 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.*

Should the roof top addition be removed in the future, the essential form and integrity of the structure would not be compromised.



c. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. None.

7. STAFF REVIEW:

While not seeking historic tax credits as previous owners had proposed in the 2021 HPC review, this project will treat the Odd Fellows building with sensitivity, without destroying any essential historic features or changing the character of the building.

The roof top addition will mostly not be visible from Alfred or Bacon Streets, but will be easily seen from Foss Street looking toward the southwest, and perhaps visible from the corner of Main Street and Alfred Street (see images above).

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:

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

9. SAMPLE MOTIONS

A. Motion to approve the Certificate of Appropriateness for Sullivan Capital to make proposed alterations at 25 Alfred Street, based on the materials submitted and conditioned on the following:

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

b. _____

B. Motion to deny a Certificate of Appropriateness for Sullivan Capital to make proposed alterations at 25 Alfred Street, based on the following:

a. _____

b. _____

C. *Motion to postpone a Certificate of Appropriateness for Sullivan Capital to make exterior alterations at 25 Alfred 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: Jason Jirele
Applicant's Address: 110 Exchange St. 2nd Floor, Portland, ME 04101
Applicant's Phone(s): 207-956-5169
Applicant's E-mail: jason.jirele@woodhullmaine.com

Applicant's Legal Interest in the Property:

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

Owner's Name: Sullivan Capital
Owner's Address: 212 Elm Street, Easton, MA 02356
Owner's Phone(s): 508-649-3880
Owner's E-mail: hello@sullivan.capital

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

Agent's Name: Tyler Cao
Agent's Address: _____
Agent's Phone(s): 508-649-3880
Agent's E-mail: tyler@sullivan.capital

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 25 Alfred St
Project Zone: MSRD-1 Property Map & Lot Number(s): 38-402

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.

Certificate of Appropriateness Application – Project Description

Project Address: 25 Alfred Street, Biddeford, ME 04104

Submission Date: 08/23/2023

Owner:

Sullivan Capital

% Tyler Cao

(t) 508-649-3880 (e) tyler@sullivan.capital

Architect:

Jason Jirele of Woodhull

110 Exchange Street, Portland ME 04101

(t) 207-956-5169 (e) jason.jirele@woodhullmaine.com

Existing Building Information:

The subject project is located at 25 Alfred Street and resides within the MSRD-1 Zone in the Downtown Historic District. The existing structure is a (4) story unsprinklered brick building of construction type VB (IBC) / V-000 (NFPA). The 1st, 2nd, and 3rd story are approximately 4,880gsf and the 4th story is approximately 1,760gsf totalling 16,400gsf. The 1st and 2nd floors are roughly split in half by a brick party wall with the 3rd and 4th stories opened across from extensive remodels in the early 1900's. There is a common stair that connects all the stories that runs along and around the party wall.

The building is currently vacant and most recently had a former restaurant and retail store along the 1st floor. The 2nd, 3rd, and 4th floors contain prior meeting rooms, a banquet room, and grand hall for the Laconia Lodge, the former Independent Order of Odd Fellows group in Biddeford.

Proposed Project Information:

The building Owner, Sullivan Capital, is proposing to convert the building into a boutique hotel with a new roof deck and a restaurant at grade. The hotel will have (30) rooms spread across floors 2-4, with (5) of the units being lofted within the existing grand hall space from an expanded 4th floor. Additional building improvements include (2) new rated stair towers and a 5-stop elevator that connect all floors to the roof deck located on the northeast corner of the flat roof.

Beyond the addition of the new roof deck, minimal changes to the existing exterior fabric are proposed with the exception of one new entry provided at grade. Exterior improvements will otherwise be focused on restoring existing elements, with the majority of work consisting of:

- Brick masonry cleaned and minor repointing and repainting undertaken as necessary
- New shiplap siding along Bacon Street
- Restoration and/or replacement of any existing decorative trim
- New aluminum-clad wood windows
- New wood storefronts along Alfred Street and Bacon Street.

The Building Owner is not pursuing historic tax credits for this project.

WOODHULL

Application Documents:

1. Project Description
2. Completed "Historic Preservation Commission Application"
3. Project Drawings (Architectural Plans & Elevations)
4. Photographs of existing conditions (Sheet G-004)
5. View study from surrounding context of proposed elevator penthouse (Sheet G-005)
6. Proposed exterior material cut sheets (Sheet A-901)



2ND FLOOR



2ND FLOOR



EXISTING ALFRED ST FACADE



BACON ST. HOTEL ENTRY



3RD FLOOR - FORMER GRAND HALL



2ND FLOOR - EXISTING STAIR UP TO 3RD FLOOR



3RD FLOOR



3RD FLOOR



4TH FLOOR



SITE AND VIEW KEY



GOOGLE STREET VIEW - CORNER OF ALFRED AND FRANKLIN



GOOGLE STREET VIEW - CORNER OF ALFRED AND BACON



1 - CORNER OF MAIN AND ALFRED



2 - CORNER OF ALFRED AND FRANKLIN



3 - CORNER OF ALFRED AND BACON



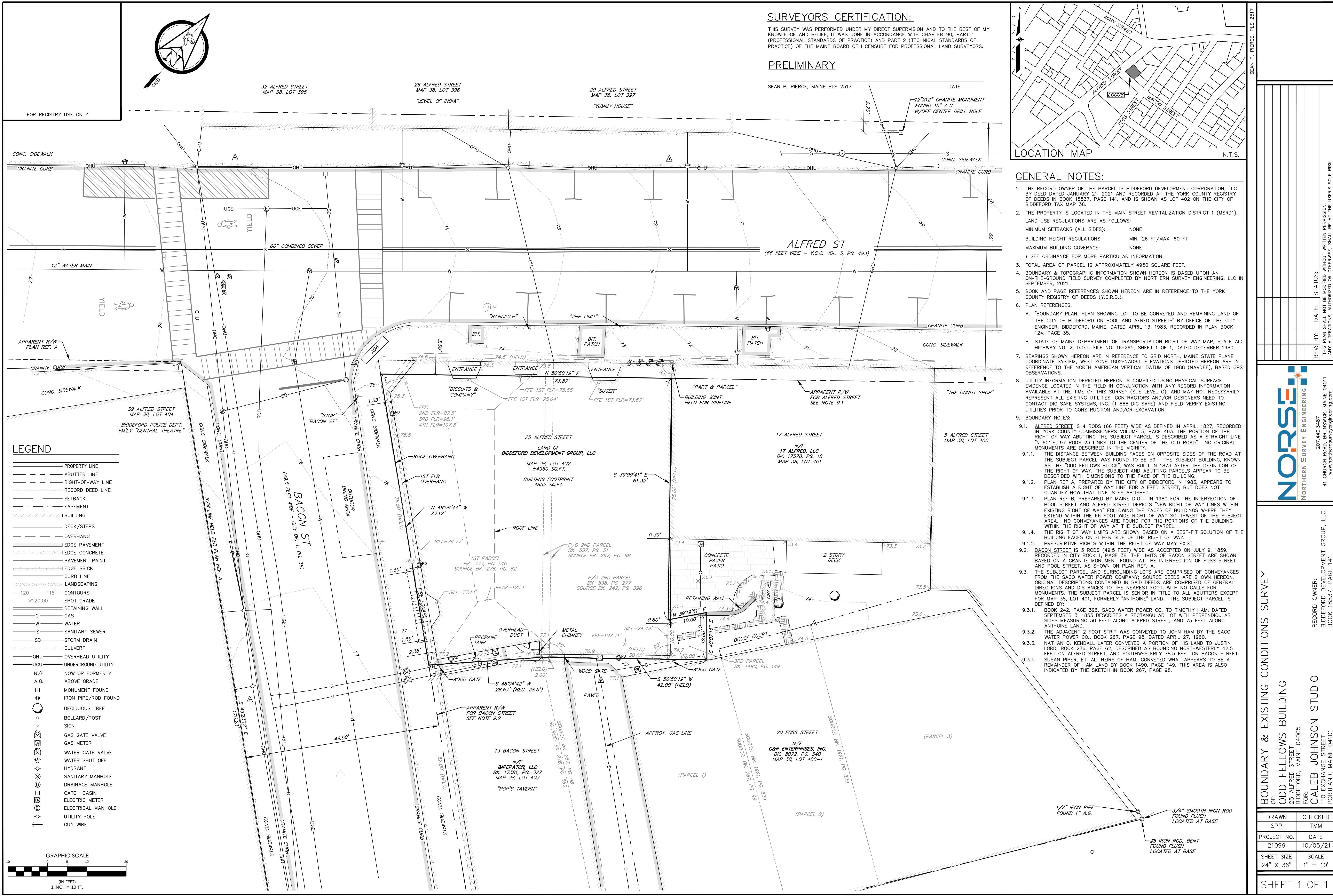
4 - ACROSS BACON STREET

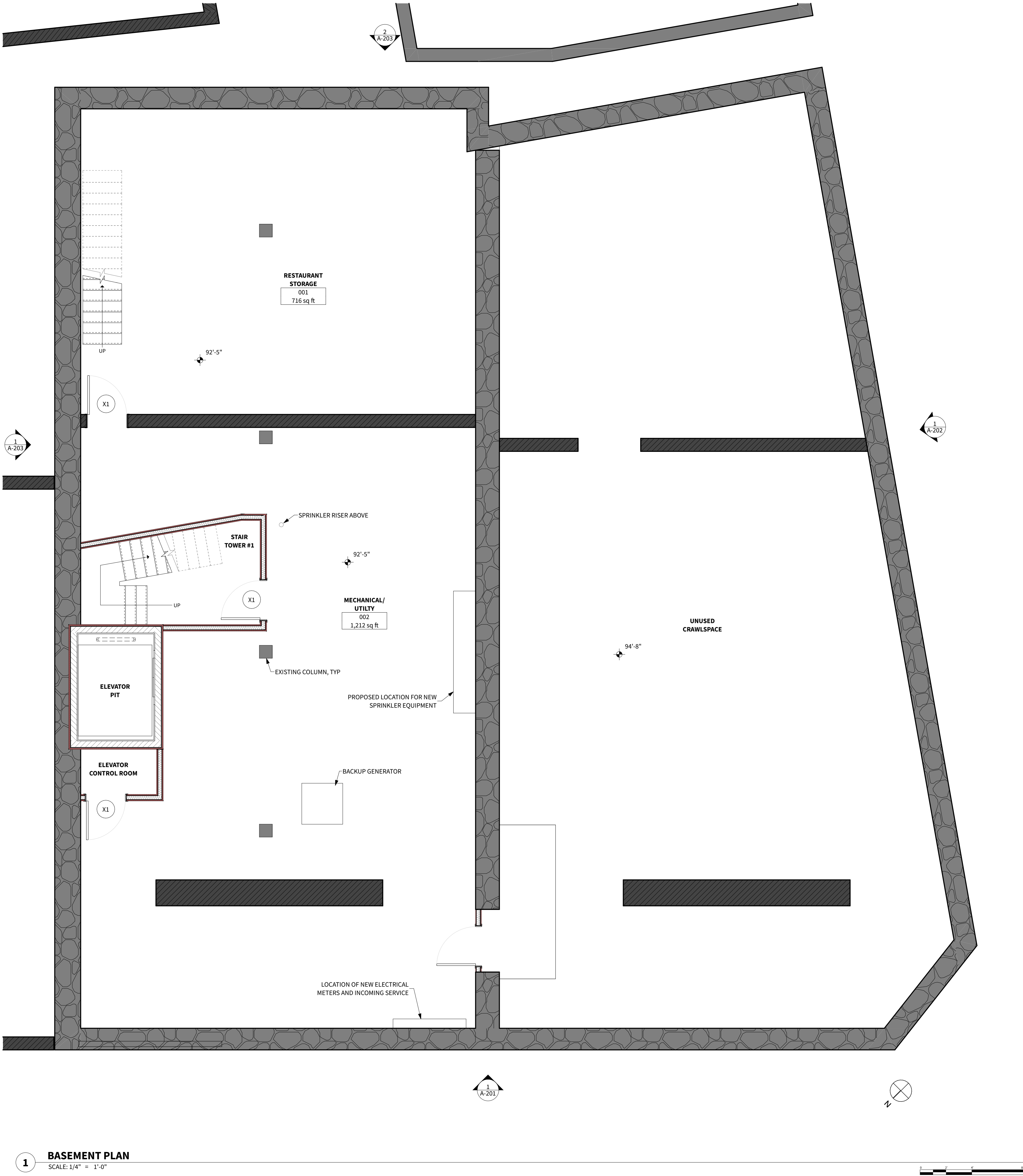


5 - CORNER OF BACON AND FOSS



6 - FOSS ST





1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

ESTIMATING SET GENERAL NOTES

1. These Drawings constitute a schematic design set. Additional information, dimensions and specifications will be provided by the Architect and/or Owner as requested. Field verify all dimensions taken from existing building elements. All dimensions to new walls are from stud-to-stud.
2. **Dimensions:** Contractor to verify all dimensions from existing building elements. All dimensions to new walls are from stud-to-stud. Dimensions from existing building elements are from finished face.
3. **MEP:** Mechanical, Electrical and Plumbing work is to be design build by the Contractor. The Architect has made basic assumptions for size and space requirements and locations for incoming service. Contractor is to review and bring to the Architect's attention if additional information is required.
Basis of Design for Mechanical systems are:
AC & Heat: Centralized VRF system with interior units located in soffits within rooms.
Ventilation: Central ventilation system with ERVs
4. **Elevator:** Elevator is to be design build by elevator subcontractor. Basis of Design is a 5-stop MRL Traction Elevator with a capacity of 2500 lbs. and control room located in the basement.
5. **Automatic Sprinkler System:** New sprinkler system is to be design build by the sprinkler subcontractor. Fire department connection proposed along Alfred St side of building and the sprinkler riser in Stair Tower #1.
6. Fire alarms systems, emergency lighting, smoke detection, etc are to be provided by the Contractor and/or fire alarm subcontractor, refer to Life Safety sheets, locations TBD, quantities by FA subcontractor.
7. Where existing plaster walls are to remain, surfaces are to be repaired as necessary to leave paintable surface.

WALL TYPE LEGEND

See Wall Types on Sheet A-601 For More Information

- Existing Solid Brick Masonry
- New Insulation and Gyp
- Existing Wood Framed Exterior Wall with New Int/Ext Rated Gyp, Insulation, and Finish
- Existing Framed Wall
- New Framed Wall
- New Floor Framing
- Align Floor Framing



1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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See Wall Types on Sheet A-601 For More Information

- Existing Solid Brick Masonry
- New Insulation and Gyp
- Existing Wood Framed Exterior Wall with New Int/Ext Rated Gyp, Insulation, and Finish
- Existing Framed Wall
- New Framed Wall
- New Floor Framing
- Align Floor Framing

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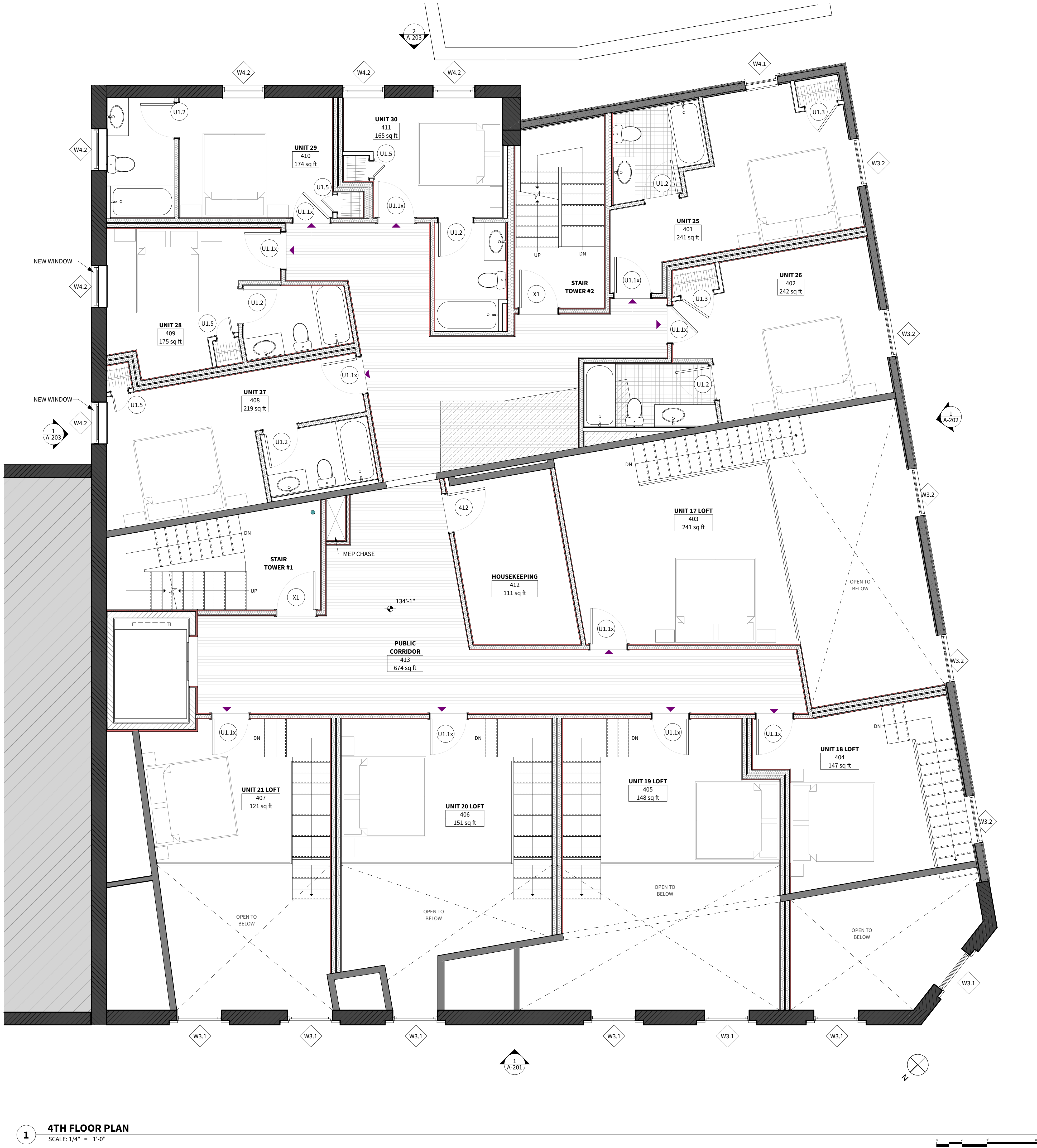
See Wall Types on Sheet A-601 For More Information

-
- Existing Solid Brick Masonry
- New Insulation and Gypsum
- Existing Wood Framed Exterior Wall with New Int/Ext Rated Glass Insulation, and Finish
- Existing Framed Wall
- New Framed Wall
- New Floor Framing
- Align Floor Framing



1 **3RD FLOOR PLAN**
SCALE: 1/4" = 1'-0"





1 4TH FLOOR PLAN
SCALE: 1/4" = 1'-0"

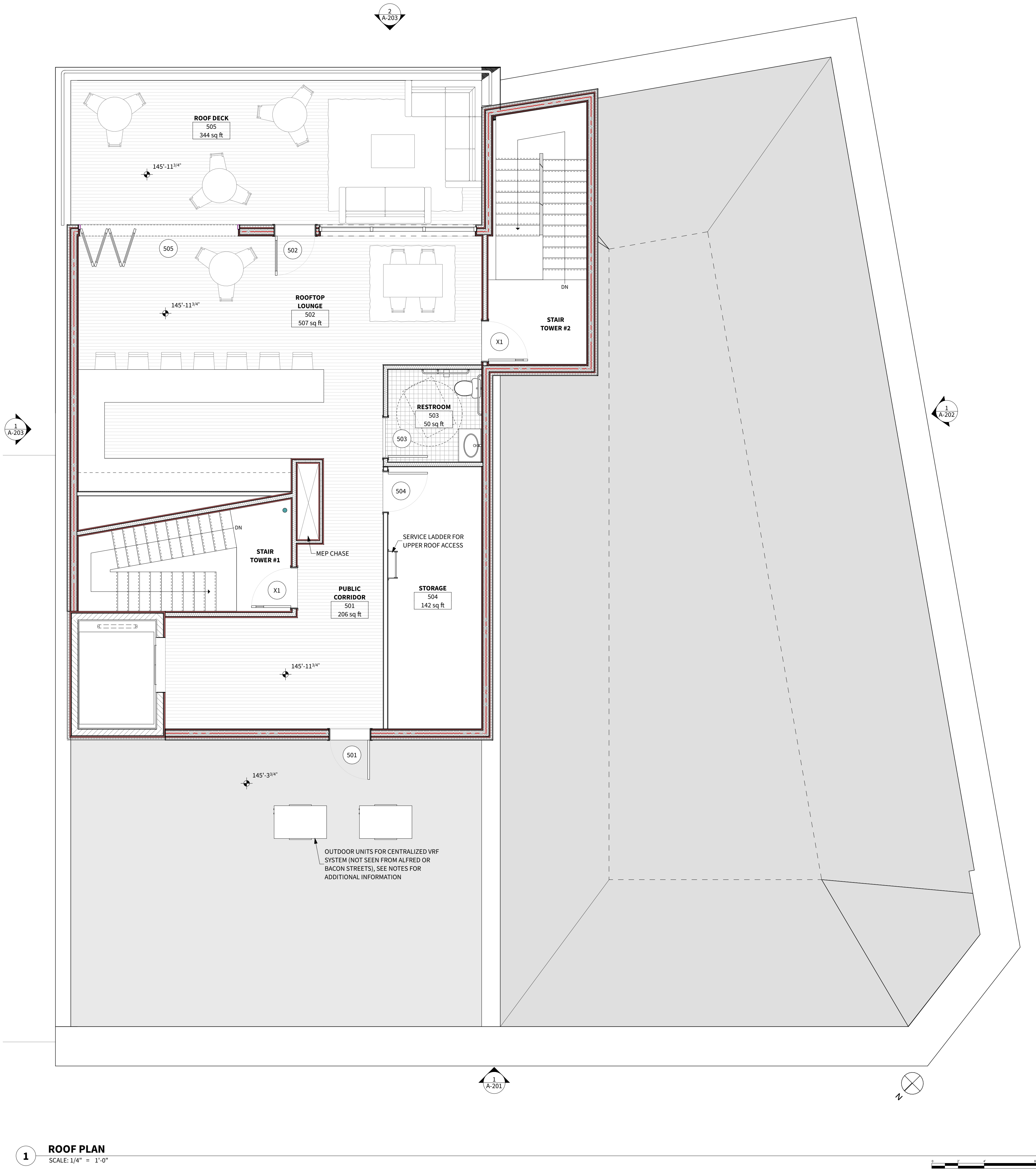
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1 ROOF PLAN
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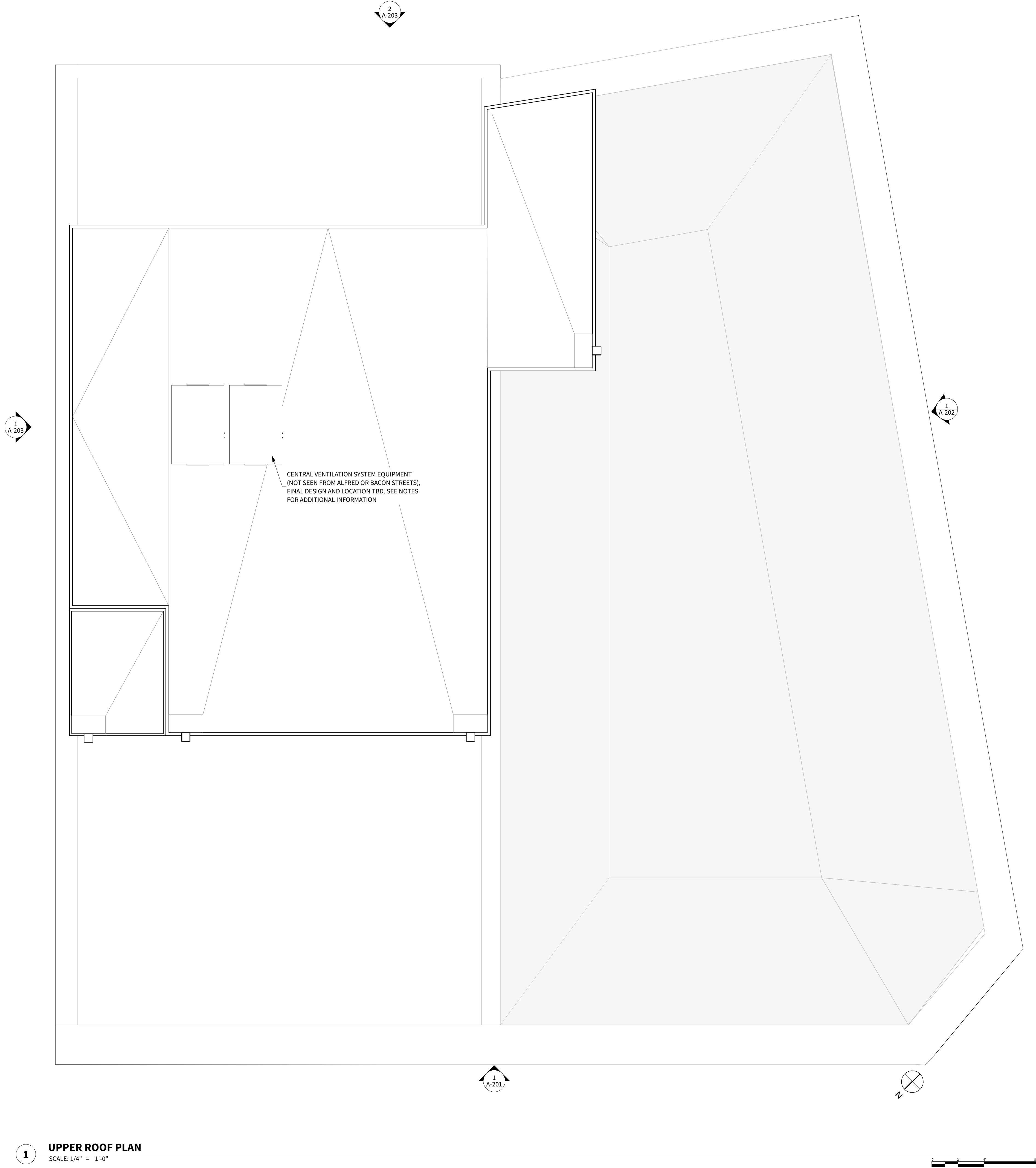
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AC & Heat: Centralized VRF system with interior units located in soffits within rooms.
Ventilation: Central ventilation system with ERVs
4. **Elevator:** Elevator is to be design build by elevator subcontractor. Basis of Design is a 5-stop MRL Traction Elevator with a capacity of 2500 lbs. and control room located in the basement.
5. **Automatic Sprinkler System:** New sprinkler system is to be design build by the sprinkler subcontractor. Fire department connection proposed along Alfred St side of building and the sprinkler riser in Stair Tower #1.
6. Fire alarms systems, emergency lighting, smoke detection, etc are to be provided by the Contractor and/or fire alarm subcontractor, refer to Life Safety sheets, locations TBD, quantities by FA subcontractor.
7. Where existing plaster walls are to remain, surfaces are to be repaired as necessary to leave paintable surface.

WALL TYPE LEGEND

See Wall Types on Sheet A-601 For More Information

- Existing Solid Brick Masonry
- New Insulation and Gyp
- Existing Wood Framed Exterior Wall with New Int/Ext Rated Gyp, Insulation, and Finish
- Existing Framed Wall
- New Framed Wall
- New Floor Framing
- Align Floor Framing



1 UPPER ROOF PLAN
SCALE: 1/4" = 1'-0"

ESTIMATING SET GENERAL NOTES

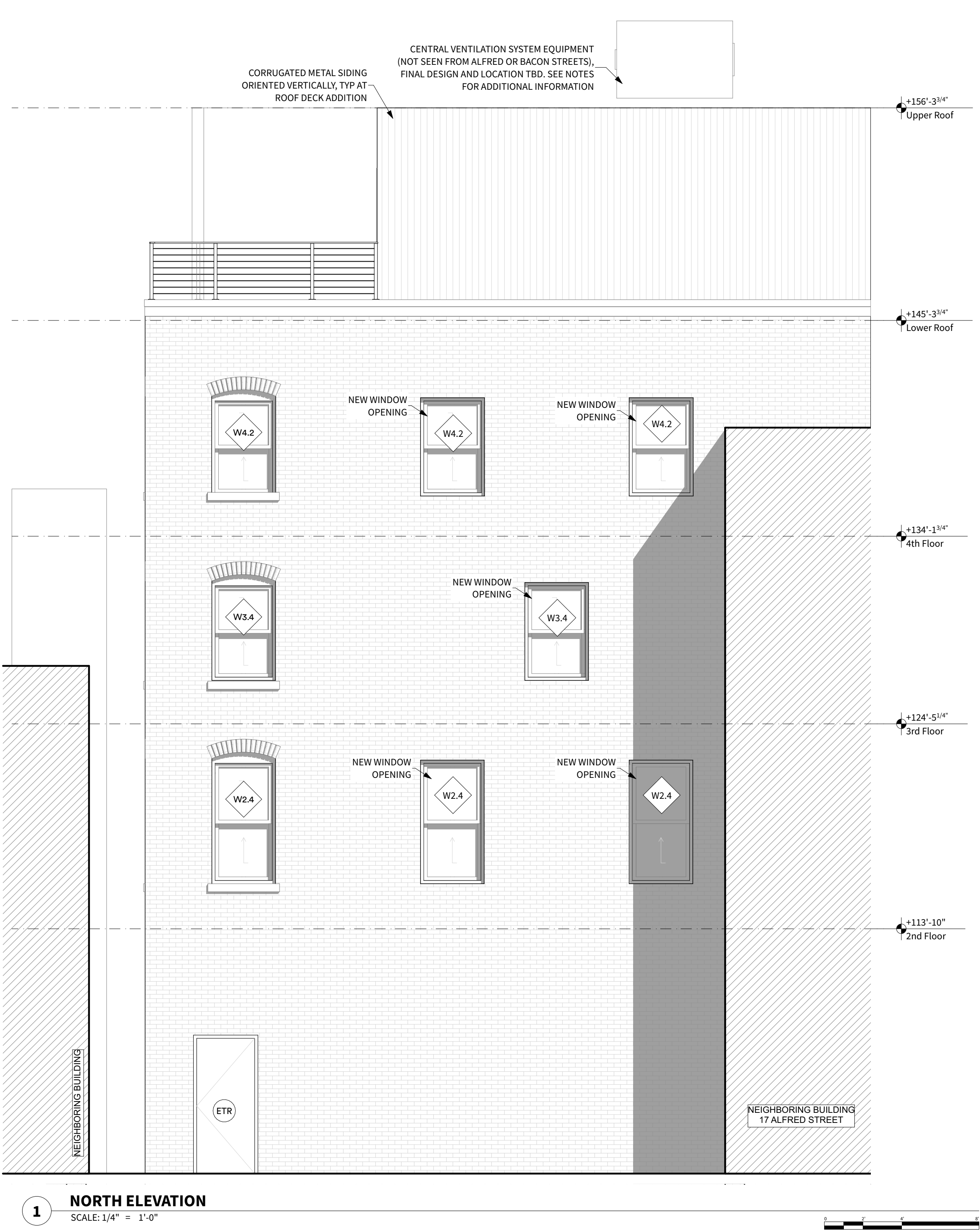
1. These Drawings constitute a schematic design set. Additional information, dimensions and specifications will be provided by the Architect and/or Owner as requested. Field verify all dimensions taken from existing building elements. All dimensions to new walls are from stud-to-stud.
2. **Dimensions:** Contractor to verify all dimensions from existing building elements. All dimensions to new walls are from stud-to-stud. Dimensions from existing building elements are from finished face.
3. **MEP:** Mechanical, Electrical and Plumbing work is to be design build by the Contractor. The Architect has made basic assumptions for size and space requirements and locations for incoming service. Contractor is to review and bring to the Architect's attention if additional information is required. Basis of Design for Mechanical systems are:
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- New Insulation and Gyp
- Existing Wood Framed Exterior Wall with New Int/Ext Rated Gyp, Insulation, and Finish
- Existing Framed Wall
- New Framed Wall
- New Floor Framing
- Align Floor Framing





EXTERIOR NOTES:

- Project is to receive a Certificate of Appropriateness from the Historic Preservation Commission of Biddeford.
- Contractor and subcontractors bidding exterior work are to visit the site before providing bid.
- All windows are to be replaced as shown with new aluminum-clad wood windows.
- Storefronts on Alfred and Bacon Streets are to be rebuilt with new wood raised panel detailing and be site-built wood systems as shown.
- Exterior wood trim along Alfred and Bacon Street is to be retained for potential reuse. Elements that are damaged, rotted, or missing to be replaced and prepped for paint.
- Existing metal trim and details along roof line to be restored and painted as necessary.
- Masonry along Alfred St is to be cleaned, inspected, and repaired as needed. Some of the repair will include replacing deteriorated (spalled) bricks and partial repointing. The existing masonry appears to be a grey cementitious brick and will be left exposed if new bricks can be matched.

Masonry Repair Notes:

Repointing of the west and east facades will be undertaken; it is estimated that 10% of the joints on the west facade and 40% on the east facade require repointing. Limited areas of the facades will be cleaned with mild cleaners if required to expose clean mortar samples for color matching.

Each mason will be required to demonstrate joint-cutting proficiency before working on the building. The joint-cutting demonstration will include horizontal and vertical joints. Only tools shown to remove the existing mortar without damaging the adjacent bricks will be approved for use on the project.

The re-pointing mortar will be a Type O, with a cement:lime:sand ratio of 1:2:9. The mortar will be required to match the color and appearance of the existing mortar. The repointing mortar will also match the existing mortar in texture, strength, joint width and joint profile.

All re-pointed joints shall match the existing joints in joint width, height, recess from the face of the wall, and tooling profile. To match the weathered appearance of existing adjacent joints, all tooled joints shall be lightly brushed with burlap or a stiff, natural bristle brush to expose the aggregate. Mockups of the proposed mortar and repointing will be reviewed.

Any excess mortar will be removed from brick surfaces immediately. Final clean-up of the re-pointed areas will be limited to low-pressure water wash and/or a highly dilute, pH- neutral masonry wash product.

Spalled and missing bricks will be replaced in-kind. Replacement bricks will match the existing in shape (hard edged vs. irregularly edged); dimensions; color; and surface texture.

PRODUCT DATA SHEET

Westchester Double Hung

Old world design meets modern day performance. The design of the Westchester Double Hung is historically driven with it's narrow checkrail, stiles, and wide bottom rail, while maintaining the modern conveniences of hidden tilt latches, effortless operation, and superior performance in low maintenance finishes. With a complete product offering including operating double and single hung, picture, and transom configurations, the Westchester Double Hung is sure to fill any niche.

Standard Construction:

- Frame is 5/8" thick with 0.063" thick exterior cladding with integral nail fin, mitered corners that are mechanically fastened.
- Sloped sill fabricated with 0.078" thick extruded vinyl with aluminum clad exterior and wood interior. PVC endcap water management system with integral angled installation leg.
- Full 1-3/4" thick sash with stiles and rails slot and tenon joined; Checkrail joined using dovetail and thermally broken with fiberglass interlock. Narrow 2" stiles and upper sash top rail, 1-1/2" checkrail, and 3-3/8" bottom sash rail. Stiles run through the bottom and top rails. 3/4" and 1" glass thickness.
- Removable tilt in sash operated with concealed constant force balances and hidden tilt latches in the sash stiles.
- Lock and latches operated with single combination lock and tilt mechanism.
- Standard, innovative, narrow profile, removable Flexscreen.

Picture Unit: Westchester Double Hung, lighted ultra coat black interior

MINIMUM / MAXIMUM FRAME SIZES

Additional sizes may be available upon request and approval.

WESTCHESTER DOUBLE/SINGLE HUNG		WESTCHESTER PICTURE		WESTCHESTER TRANOM	
Minimum Frame Width	17-1/2"	Minimum Frame Width	17-1/2"	Minimum Frame Width	15-1/2"
Minimum Frame Height	35-1/2"	Minimum Frame Height	35-1/2"	Minimum Frame Height	35-1/2"
Maximum Frame Width	59-1/2"	Maximum Frame Width	83-1/2"	Maximum Frame Width	95-1/2"
Maximum Frame Height	107-1/2"	Maximum Frame Height	107-1/2"	Maximum Frame Height	35-1/2"
		Maximum Sq/Ft	56	Maximum Sq/Ft	24

Performance Data:

Operating Double Hung: 47.5" x 83.5" Frame Size

AIR INFILTRATION.....0.13/0.11
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+55/-55)

Operating Double Hung: 59.5" x 107.5" Frame Size

AIR INFILTRATION.....0.13/0.13
WATER.....NO LEAKAGE @ 4.01 PSF
STRUCTURAL.....LC-PG30 (+30/-45)

Picture Unit: 71.5" x 107.5" Frame Size

AIR INFILTRATION.....0.02/0.01
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+55/-55)

Thermal Performance (NFR):

Air Filled			Argon Filled		
Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LE189)	Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LE189)
U-FACTOR.....0.31	U-FACTOR.....0.31	U-FACTOR.....0.24	U-FACTOR.....0.28	U-FACTOR.....0.28	U-FACTOR.....0.21
SHGC.....0.28	SHGC.....0.20	SHGC.....0.27	SHGC.....0.20	SHGC.....0.26	SHGC.....0.26
VT.....0.49	VT.....0.46	VT.....0.44	VT.....0.49	VT.....0.46	VT.....0.44
CR.....53	CR.....54	CR.....51	CR.....57	CR.....57	CR.....55

Values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the **Cad Westchester Double/Single Hung Product Performance Guide (NFR)** located in the Technical Resources Library on our website.

10/24/2020

A DIVISION OF

SIERRAPACIFICWINDOWS.COM

800.824.7744

[Products](#)

HARDIE® PLANK LAP SIDING

[Store](#)

[Save Idea](#)

PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.

AVAILABLE SIZES

THICKNESS: 0.312"

LENGTH: 144" boards

WIDTHS: EXPOSURES:	8.25"	6.25"
	7"	4"
	12"	7.25"
	10.75"	6"
	6.25"	9.25"
	5"	8"

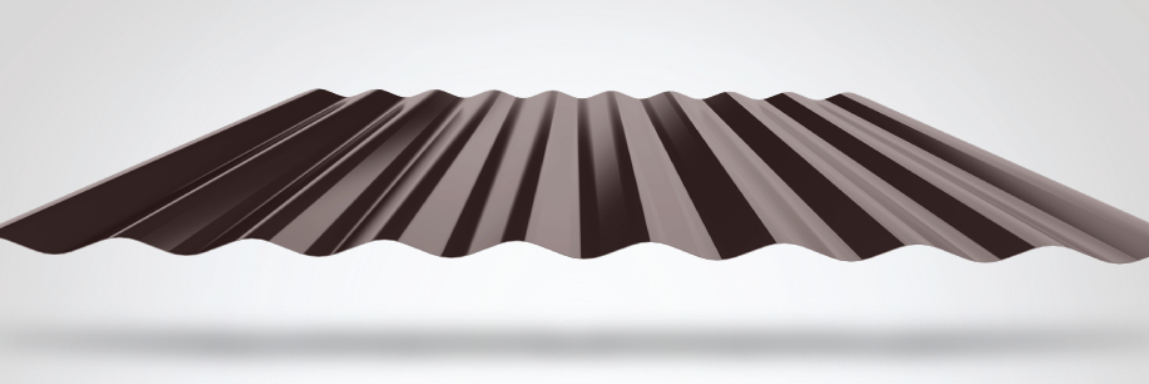
Warranty Information >

[Request a Quote >](#)

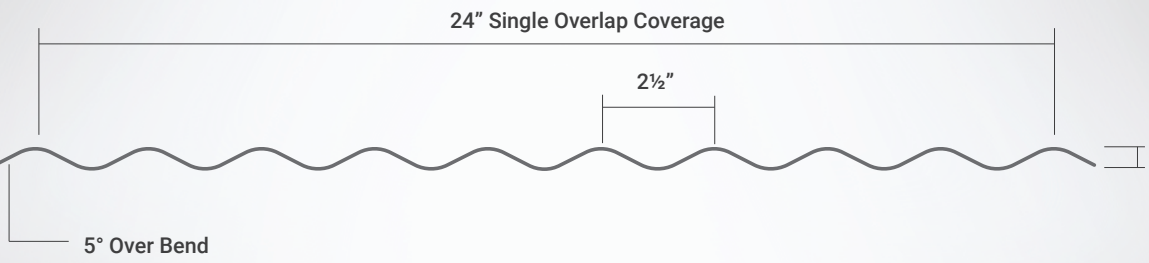
[Request a Sample >](#)

CEMENTITIOUS SIDING

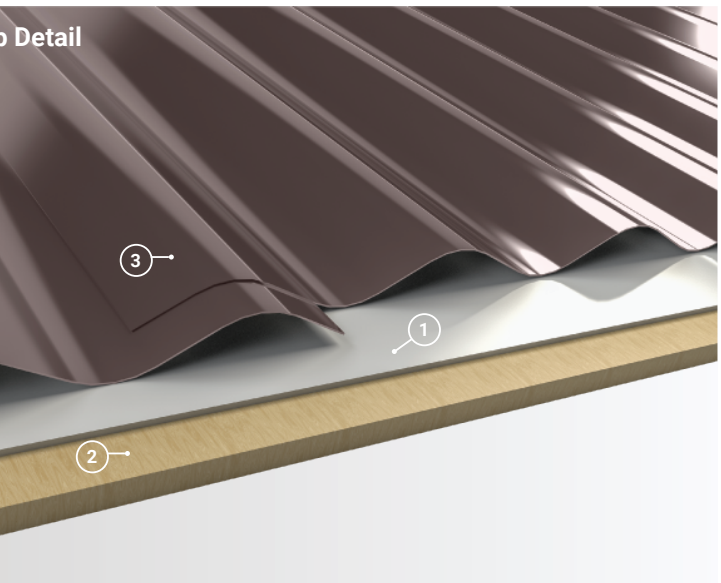
GUTTERS & DOWNSPOUTS



3D perspective view of a single corrugated metal panel, showing its wavy profile and metallic finish.



2D side view diagram of a single overlap coverage. The diagram shows two panels overlapping. The top panel is labeled "24\" Single Overlap Coverage". The bottom panel is labeled "5\" Over Bend". The overlap area is labeled "2 1/2\"". The bottom panel is labeled "1/2\"".



Close-up 3D view of the panel overlap detail. Callout 1 points to the top panel, callout 2 points to the bottom panel, and callout 3 points to the overlap area.

1. Underlayment: High Temp Ice & Water shown. For use at eaves and valleys.

2. Substrate: Plywood substrate material shown.

3. Overlap: Single overlap shown.

Roof Coverage	24"
Wall Coverage	24"
Panel Gauges	22", 24"
Fastener Options	Exposed
Panel Length	28" to 20'
Rib Height	1/2" at 2 1/2" Centers
Roof Slope	Minimum 3:12 or Greater with Mastic
Impact Rating	UL 2218
Wind Uplift Rating	Not Available
Warranty	Based on Paint System
For more information	1.833.STEELUS

*Grade 50

Version 5.1, 4/2021

CORRUGATED METAL SIDING

The image features the VIEWRAIL logo at the top, which consists of a stylized winged 'V' above the word 'VIEWRAIL'. Below the logo is the text 'VIEWRAIL Signature Cable Railing' in a bold, black, sans-serif font. The bottom half of the image is a photograph showing a modern balcony railing with a blue-painted metal base and vertical stainless steel cables. The railing is positioned on a balcony overlooking a coastal town with many houses, a harbor, and large mountains in the background under a cloudy sky. A palm tree is visible on the left side of the frame.

Signature Posts

1

ROOF DECK GUARDRAIL

Viewrail Signature Posts

A balcony with a modern metal railing overlooking a city and mountains. The railing features vertical posts and horizontal cables. The view includes a cityscape, greenery, and distant mountains under a blue sky with clouds.

Tech Specifications

Material: 6061 Aluminum (Aircraft Grade), 304 SS

Finishes: Custom powder coated to order or brushed stainless

Height: Up to 42" Tall (System Height)

Standard Spacing: 4' on center

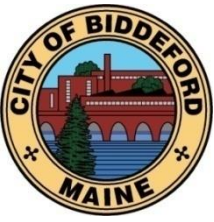
Mount Type: Core Drilled, Surface Mount, Special Application, Side Mount or Bump Out

Post Size: 2" X 2" Tube

Number of Post Holes: 36"-10, 39"-11, 42"-12

Compliance: ICC, IBC International Building Code® (2015, 2018, 2021), IRC International Residential Code® (2015, 2018, 2021)

2



CITY OF BIDDEFORD PLANNING DEPARTMENT

2023.26

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

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday September 13, 2023 PM

RE: **Item 3.3: 2023.21 HPC Review for Alexa Plotkin** to make exterior alterations at 136 Alfred Street, Tax Map 38, Lot 299, in the MSRD-2 Zone.

1. INTRODUCTION

The owners of this circa 1830 residence propose to make alterations to the home, chiefly a two-story addition at the rear.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Alexa Plotkin 136 Alfred Street Biddeford ME 04005 (845) 558-0446 alexaplotkin@gmail.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	Leah Schaffer Mobile Design Studio
4.	Project Location:	136 Alfred Street
5.	Project Tax Map #/Lot #:	Tax Map 38, Lot 299
6.	Existing Zoning:	MSRD-2
7.	Overlay Zoning:	N/A
8.	Existing Use:	Residential
9.	Proposed Use:	Residential
10.	Uses in the Vicinity:	Mixed-use
11.	Parcel Size:	0.28 acres
12.	Front Setback Required:	15 feet
13.	Side Setbacks Required:	10 feet
14.	Rear Setback Requires:	10 feet
15.	Height Requirements:	Maximum 3 stories or 35 feet
16.	LDR Attachment A: Fess Paid:	Yes
17.	Historic Preservation Commission Review History:	Sept. 13, 2023 Meeting Date. Posted Sept 6, 2023; Mail Notices to all abutters within 100' Sent 11 notices September 6, 2023.
18.	Contributing Structure?	Yes (Russell Wright)

3. EXISTING CONDITIONS



The subject property is several blocks south of City Hall (left). The house as it looked in a July, 2019 google Street View (right).

4. Historic Significance

The "Gould House" circa 1880:



Source: Maine Memory Network. [Gould House, Biddeford, ca. 1880 - Maine Memory Network](#). Accessed August 29, 2023.

Built in 1830 by the father of Charles Gould, it was the second brick house built in Biddeford. The Goulds living at this residence were listed as "farmer" in the earliest city directories. By the late 19th and early 20th centuries, the Gould family were prominent in local politics and business. Royal Gould was the Superintendent of the Biddeford schools for many years; Jesse Gould was a lawyer and businessman; and Nellie P. Gould was the manager of the Western Union Telegraph Company on Main Street.

An inscription on the back of the photograph reads "Residence of Royal Gould - 136 Alfred St., Biddeford - Heated by Gurney Hot Water Boiler."

And Circa 1953:



Source: Maine Memory Network. [Gould House, Biddeford, 1953 - Maine Memory Network](#). Accessed August 29, 2023.

The Russell Wright Survey listed this structure as **Contributing**.

However, the Kleinfelder Survey considers it **Non-contributing**. Per the latest 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.”

5. PROJECT PROPOSAL

The Project includes the following:

Replace fence at the northeast edge of the property with cedar privacy fencing.



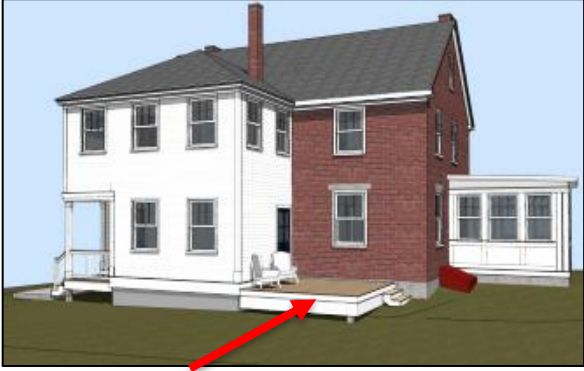
Demolish small vestibule at the rear of the house;



Construct a 2-story addition at the rear of the house near the north corner

- Wood clapboard siding, 4" exposure
- Sierra Pacific aluminum clad wood windows
- Themory Ash decking (wood product)
- Architectural shingles to match existing
- Painted wood trim



Replace one window at the first floor on the northeast side of the house. Sierra Pacific double hung aluminum clad wood window with traditional grille pattern.	
Replace one window at the second floor on the southwest side of the house. Sierra Pacific double hung aluminum clad wood window with traditional grille pattern.	
Create new window opening at the second floor on the rear (northwest) side of the house. Sierra Pacific double hung aluminum clad wood window with traditional grille pattern.	
Construct new deck adjacent to the new rear addition. Thermory Ash decking (wood product) Boral (wood alternative) trim - painted	

6. PUBLIC COMMENT

The notice was posted on the city website on September 6, 2023. Four abutter notice were sent on September 6, 2023.

As of March 1, 2023, no Public Comments had been received regarding the proposed project.

7. STAFF REVIEW:

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. 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 structures 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;

N/A

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;

No distinguishing features will be destroyed. The character of the structure will remain intact.

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;

The small rear vestibule is not original to the house, according to the owner. The two-story addition that will replace it is much larger, but it is in scale and proportion to the main house.

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;

Existing rear vestibule does not contribute to the history or development of the structure.

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,

The new rear addition is in scale and proportion to the main house.

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.

If the new addition were to be removed, the essential form and integrity of the house would be unimpaired.

8. 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 _____.*

9. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Alexa Plotkin to make exterior alterations to the building at 136 Alfred Street, based on materials and assertions 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 Alexa Plotkin to make exterior alterations to the building at 136 Alfred Street, based on the following:
1. _____
 2. _____
- C. Motion to table the Certificate of Appropriateness for Alexa Plotkin to make exterior alterations to the building at 136 Alfred Street, based on the following:
1. _____
 2. _____

Mr. Jeff Cabral
Historic Preservation Commission
PO Box 586
Biddeford, ME 04005

August 14th, 2023

Mr. Cabral,

This letter is to request approval for a two-story addition and renovation to our existing single-family home located at 136 Alfred St. (Tax Map 38 - Lot 299). The new addition will be on the rear of the structure and only visible as you come up Alfred St. Also, we are seeking approval to remove and replace a fence between our property and our next-door neighbor, Johnny Motors, located at 9 Clarks Ct. (Tax Map 38 - Lot 301). The fence is in disrepair and as it currently stands, it is located on portions of both of our properties.

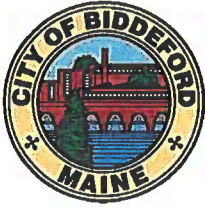
We have lived in the house for over six years and intend to reside in it for many years to come. We are currently in the middle of a massive project to repoint and repair all four faces of the brick façade; we are also upgrading the power service to the house and having the overhead lines trenched so they will no longer be visible from the street. We are dedicated to completing all this work to improve the integrity of the appearance of the house from the street and to provide durability and longevity to the house for our family and beyond.

What we are requesting approval for at this time includes: removing and replacing the existing wood fence with a cedar privacy fence between our property and our next-door neighbor; demolition of an existing, non-original rear 33 sq. ft. vestibule off the back of the house; construction of a 2-story 480 sq. ft. addition in its place; replacing two windows with new historically appropriate windows; and restoring/replacing the presence of a previously bricked-in window on the back side of the house.

Architectural drawings of the proposed addition have been prepared by Mobile Studio Design and are included with this application. A property survey was conducted by Dow & Coulombe in May of this year and is also included with the application. A proposal for the new fence has been prepared by Anchor Fence and is included with this application. Please reach out to us if you have any questions.

Sincerely,


Alexa Plotkin & Amy Clearwater



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Alexa Plotkin
Applicant's Address: 136 Alfred St.
Applicant's Phone(s): 845-558-0446
Applicant's E-mail: alexaplotkin@gmail.com

Applicant's Legal Interest in the Property:



Owner



Purchase and Sale



Tenant - Lease/Rental Agreement

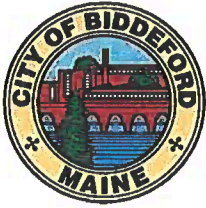
Owner's Name: Alexa Plotkin
Owner's Address: 136 Alfred St.
Owner's Phone(s): 845-558-0446
Owner's E-mail: alexaplotkin@gmail.com

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

Agent's Name: Anchor Fence
Agent's Address: 2 Bragdon Lane, Suite #1 Kennebunk, ME 04043
Agent's Phone(s): 207-985-6018
Agent's E-mail: quotes@anchorfencemaine.com

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

Agent's Name: Mobile Studio Design, Leah Schaffer, NCARB
Agent's Address: 128 Main St. Unit 201 Biddeford, ME 04005
Agent's Phone(s): 207-494-8102
Agent's E-mail: leah@mobilestudiodesign.com



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 136 Alfred St.
Project Zone: MSRD2 Property Map & Lot Number(s): M 38-L 299

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

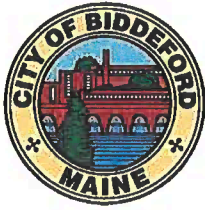
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

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.



t. 207.985.6018
f. 207.985.3898
2 Bragdon Lane, Suite #1
Kennebunk, Maine 04043
anchorfencemaine.com

PROPOSAL

Date of Proposal: 6/1/2023

Proposal To:

ALEXA PLOTKIN
136 ALFRED ST.

BIDDEFORD, ME 04005

Job Phone Number: (845) 558-0446

Job Fax Number:

Job Name:

Architect:

Date of Plans:

Contact: alexaplotkin@gmail.com

Job Location: SAME

We hereby submit specifications and estimates for:

CEDAR PRIVACY FENCE
All Materials Premium Northern White Cedar

Provide and install:

- ☐ OPTION 1: Approximately 127 linear feet of 6' high Capped Board Privacy Fencing. To include
(1) 6' high to 4' high Taper Panel.
☐ REMOVAL AND DISPOSAL of existing fence

All ledge excavation and/or compressor work will be subject to an additional charge over and above this contract amount.
* ALL PERMITS BY OWNER *

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

PLEASE CHECK (INDICATE) DESIRED OPTION

Dollars

Payment to be made as follows:

50% DEPOSIT AT CONTRACT ACCEPTANCE. BALANCE DUE UPON COMPLETION, NET 10 DAYS.

Anchor Fence Company assumes no responsibility for any damage to underground pipes, power lines, etc. in the process of installing posts, if the Company is not notified of existence and locations of same in writing. We are fully insured for Worker's Compensation, Public Liability, and Property Damage. Certificates of our coverage will be forwarded upon request. Please sign and return a copy of this contract with required deposit.

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within 7 days.

Accounts over 30 days will be subject of a 1 1/2 percent per month interest charge.

Acceptance of Proposal -

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature: _____

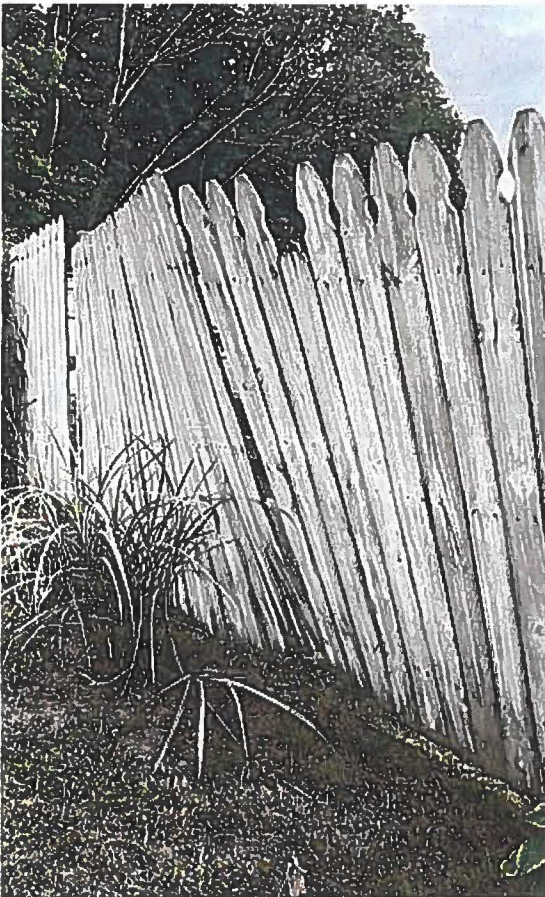
Authorized Signature: _____

Date of Acceptance: _____

Note: This contract price does not include labor and material needed to install this fence in ledge, large tree roots, or when rocks are larger than the post hole required. If any of these conditions are encountered during installation, the purchaser agrees to pay Anchor Fence Co. the following additional charges which will be added to the final balance due:
Equipment - Compressor/Rock Drill \$150.00 per day. Post drilled and pinned \$135.00 each. Cement \$25.00 per bag.



Existing conditions of fence.





Examples of Cedar Capped Board Fence



Dow & Coulombe, Inc.
SINCE 1864
LAND SURVEYORS
LAND USE AND PLANNING CONSULTANTS
13 PARK STREET
SACO, MAINE 04072
(207) 284-1521
FAX (207) 284-4522
EMAIL dowcoul@gwi.net
www.dowcoulombe.com

May 9, 2023

Alexa C. Plotkin
Amy E. Clearwater
136 Alfred Street
Biddeford, ME 04005

RE: Surveyor's Report, 136 Alfred Street, Biddeford, Maine

Dear Alexa and Amy,

Per our agreement we have completed a boundary survey at the above referenced location as described in the deed to you recorded at the York County Registry of Deeds in Book 17455, Page 178. Please find enclosed several prints of the plan showing the results of our work and a bill for our services.

The locus deeds trace back to the deed from Phebe E. Gould and Carlisle R. Gould to Annie T. Mahaney dated August 25, 1923 and recorded at the Registry in Book 720, Page 204. Our office surveyed the Mahaney parcel in 1924 and we were able to reproduce the framework of this prior work. The current deeds exclude land that was conveyed by Stephen J. Prescott and Fay M. Prescott to Mark R. Roberge in 1994 per deed recorded in Book 7216, Page 91 (currently John Bogart). This conveyance was made without the benefit of a survey. We held the distance call along Alfred Street of approximately 95 feet from land of Charles O. Gould. The deed then continued northwesterly, 61 feet, more or less, to a solid iron rod set in the ground and standing approximately 3 feet tall. The deed then continued northeasterly 66 feet, more or less, to a point on the southwesterly sideline of land of Mark R. Roberge as described in Book 3688, Page 281. This corner is located 18.50 feet, more or less, southeasterly of a granite retaining wall. We held the 18.50 feet along land formerly of Roberge (now Bogart). We were unable to find the 3 foot tall iron rod call for in the deeds and reproduced its location by intersecting the distance calls of 61 feet from Alfred Street and 66 feet from the point on the sideline of the Bogart lot located 18.50 feet southeasterly of the granite retaining wall.

Please note the apparent encroachment of a wooden platform and oil tank onto the locus at the northern corner of the locus.

Dow & Coulombe, Inc.

LAND SURVEYORS*LAND PLANNERS

Alexa C. Plotkin

Amy E. Clearwater

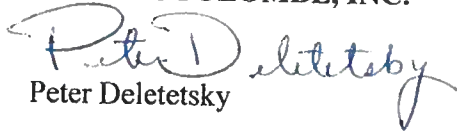
May 9, 2023

Page 2

If you have any questions, or if we can be of any further service please feel free to contact us.

Yours truly,

DOW & COULOMBE, INC.


Peter Deletetsky

PD/pd

Enclosures

/Volumes/Mobile Studio Server/PROJECTS/CURRENT/Amy Clearwater & Alexa Plotkin/DRAWINGS/4_CD/ARCHICAD/23.08.01_Brick House_CD_23.pln

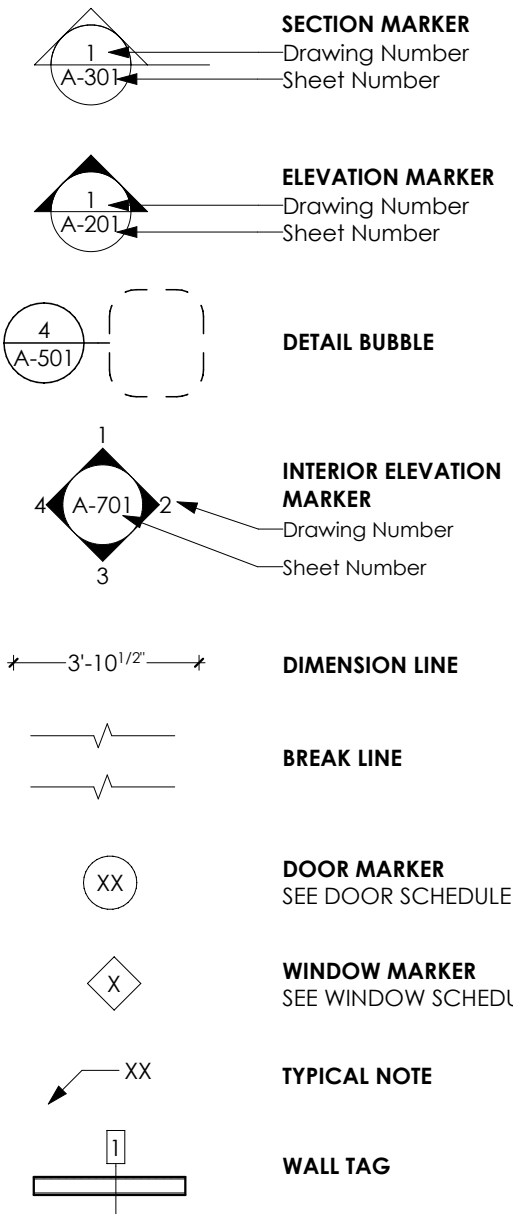
- GENERAL NOTES:**
1. Contractor will review all drawings and any specifications and confirm unclear information with MSD before commencing construction.
 2. To ensure proper coordination, sheets are not to be separated when distributed to subcontractors.
 3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-grade custom residential construction.

3. Contractor is responsible for the construction of a complete weather tight building shown in accordance with the construction documents and building codes. Should the contractor discover any discrepancies or conflicts with code restrictions, he/she shall discuss with MSD.

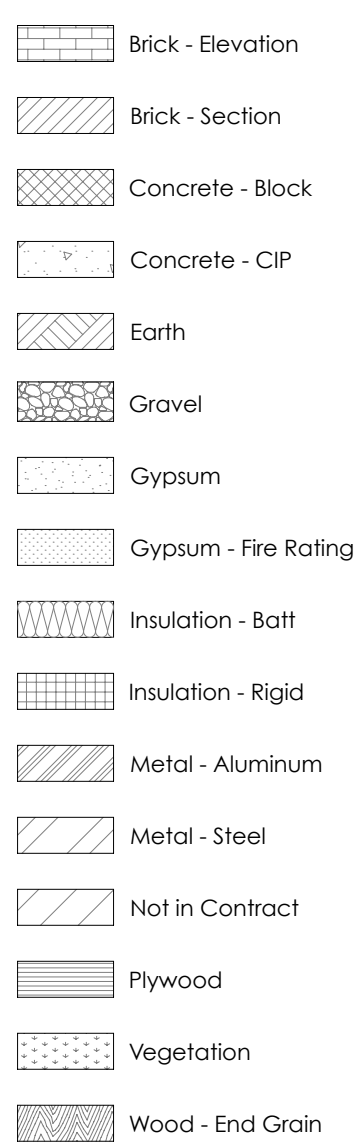
COMMON ABBREVIATIONS

ADJ	Adjustable
AFF	Above Finish Floor
AFG	Above Finish Grade
B.O.	Bottom of
BLDG	Building
BOT	Bottom
CEO	Code Enforcement Officer
CFCI	Contractor Furnished, Contractor Installed
C.H.	Ceiling Height
CLG	Ceiling
CMU	Concrete Masonry Unit
COL	Column
DIA	Diameter
DIAG	Diagonal
DIM	Dimension
DTL	Detail
ETR	Existing to Remain
EQ	Equal
EXT	Exterior
FTG	Footing
GALV	Galvanized
GYP	Gypsum Dry Wall
HORIZ	Horizontal
IBC	International Building Code
IECC	International Energy Conservation Code
IRC	International Residential Code
MAX	Maximum
MIN	Minimum
MECH	Mechanical
MISC	Miscellaneous
MSD	Mobile Studio Design
MUBEC	Maine Uniform Building +Energy Code
NA	Not Applicable
NIC	Not in Contract
NTS	Not to Scale
OC	On center(s)
OFCI	Owner Furnished, Contractor Installed
PT	Pressure-Treated
REV	Revision(s)
RM	Room
RO	Rough Opening
ROW	Right of Way
SIM	Similar
SPEC	Specification(s)
STL	Steel
T.O.	Top of
TYP	Typical
VCT	Vinyl Composition Tile
VIF	Verify in Field
WD	Wood

SYMBOL LEGEND



MATERIAL LEGEND



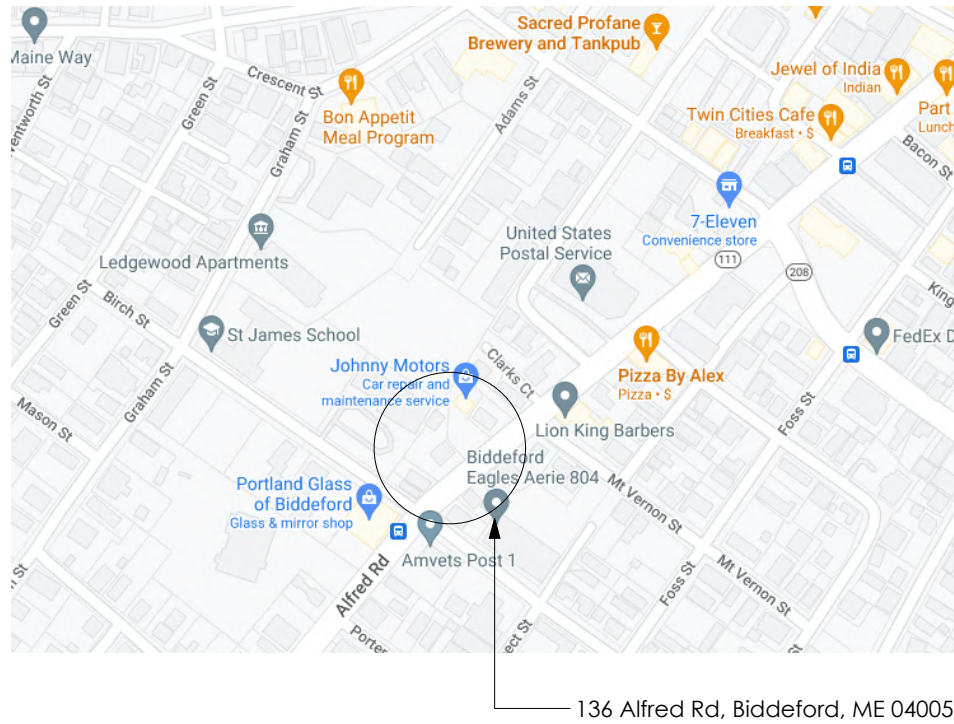
GOULD HOUSE RENOVATION

136 Alfred Rd, Biddeford, ME 04005

PROJECT NARRATIVE

Renovation and addition to an existing single family home. The existing house is a brick colonial built in 1830. The new addition will be on the rear of the structure and only visible as you come up Alfred Street.

LOCATION MAP



OWNER:
Amy Clearwater & Alexa Plotkin
136 Alfred Rd, Biddeford, ME 04005
207-282-8280

PROJECT ARCHITECT
Mobile Studio Design
128 Main Street, Unit 201
Biddeford, ME

Point of Contact:
Leah Schaffer, NCARB
leah@mobilestudiodesign.com
757-927-5324

STRUCTURAL ENGINEER
#Consultant 1 Company
#Consultant 1 Address
###

Point of Contact:

LANDSCAPE ARCHITECT
#Consultant 1 Company
#Consultant 1 Address
###

Point of Contact:

CONTRACTOR
#Consultant 1 Company
#Consultant 1 Address
###

Point of Contact:

SHEET INDEX- INCLUDED IN SET	
ID	Name
Drawing Set	
G-000	COVER SHEET
EX-101	EXISTING PLANS
EX-201	EXISTING ELEVATIONS
EX-202	EXISTING ELEVATIONS
A-101	PROPOSED PLANS- 1ST & 2ND FLOORS
A-201	PROPOSED ELEVATIONS
A-202	PROPOSED ELEVATIONS
A-601	WINDOW + DOOR SCHEDULES
A-900	PERSPECTIVES

EXISTING/HISTORIC PHOTOS



Gould House ca 1880



PROPOSED ADDITION



7 VIEW FROM ALFRED STREET



8 VIEW FROM REAR YARD



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**GOULD HOUSE
RENOVATION**
Amy Clearwater & Alexa Plotkin
136 Alfred Rd. Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Suite 201
Biddeford, ME 04002
office: 207.494.8102

DATE OF ISSUE: 8/11/23

PROJECT STATUS:
CD

PROJECT MANAGER:
Leah Schaffer
leah@mobilestudiodesign.com

CONSULTANTS:

LANDSCAPE ARCH:

SURVEYOR:

STRUCTURAL ENGINEER
TBD

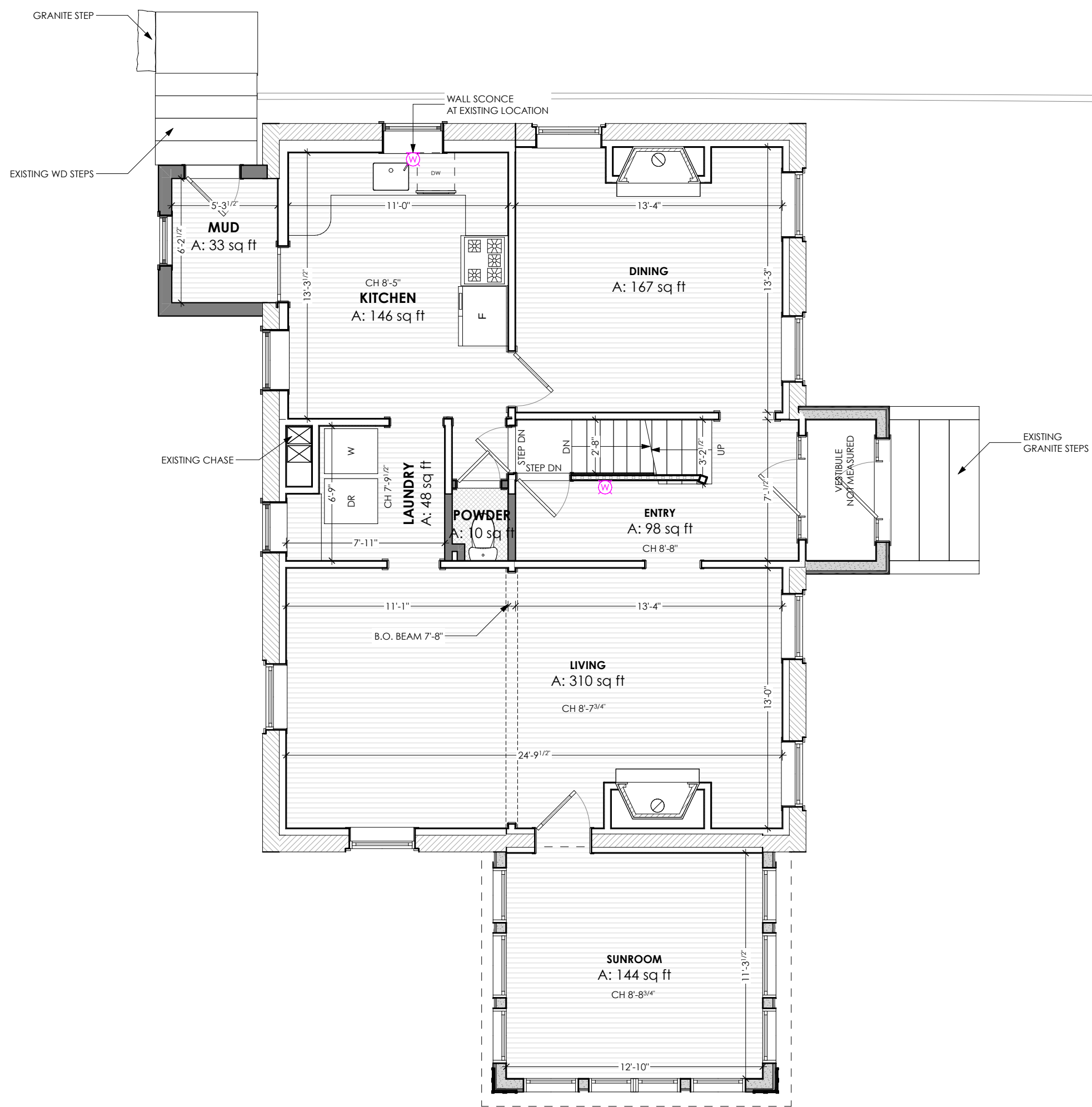
CONTRACTOR:
TBD

COVER SHEET

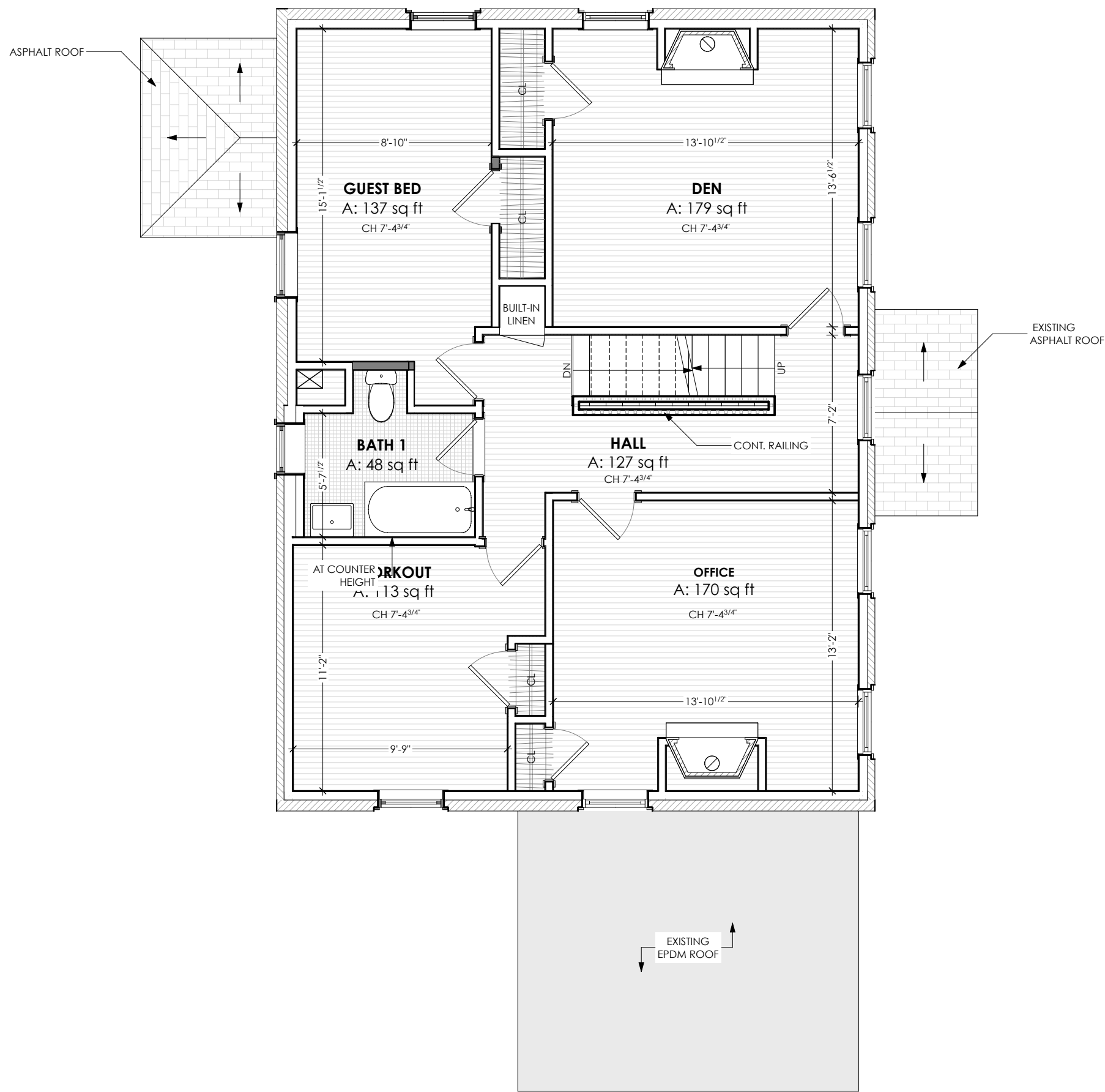
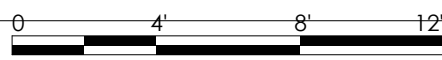
G-000

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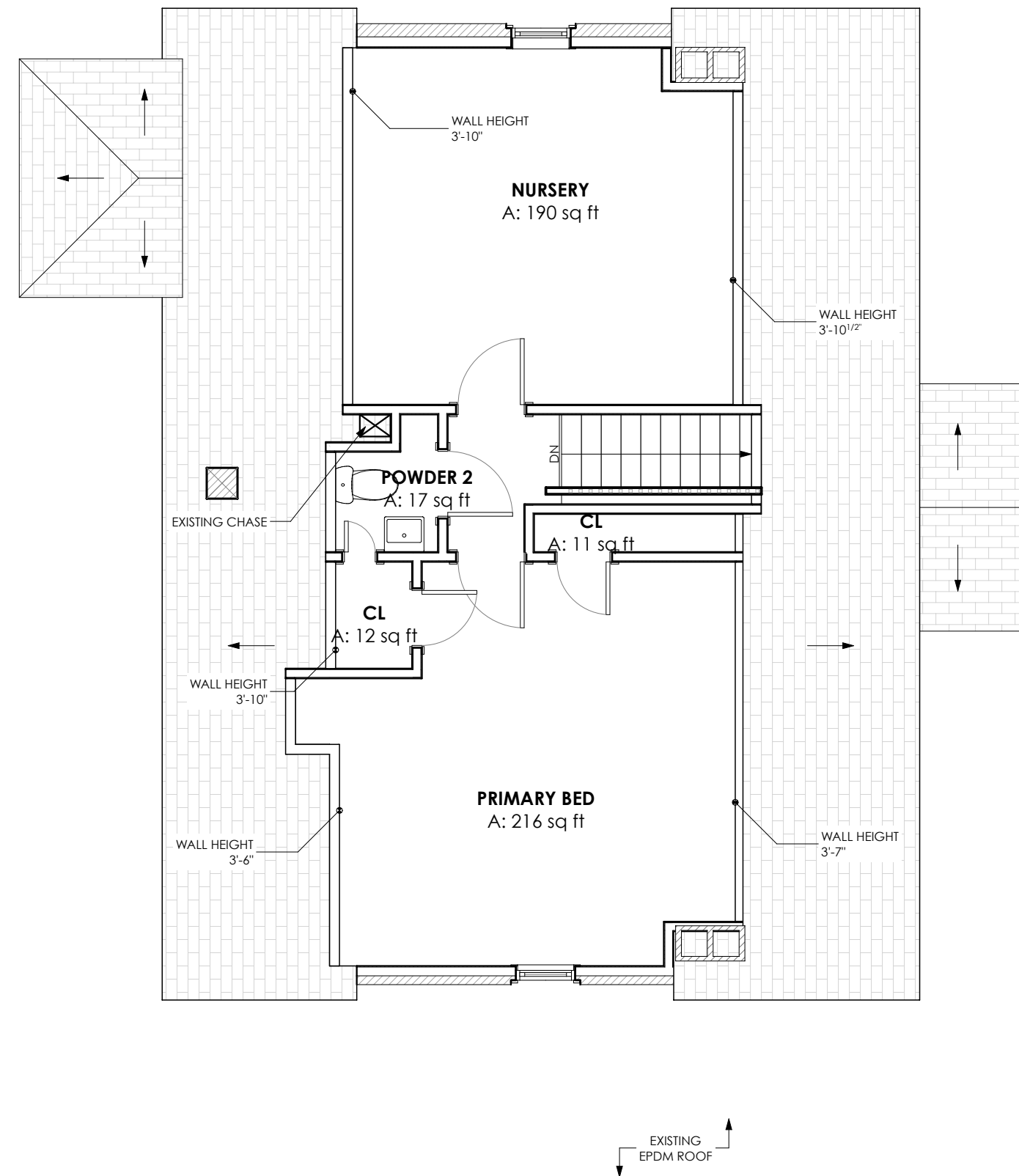
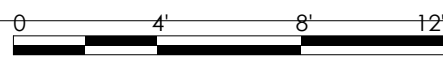
V:\Volumes\Mobile Studio Server\PROJECTS\CURRENT\Amy Clearwater & Alexa Plotkin\DRAWINGS\4_CD\ARCHICAD\23.08.01_Brick House_CD_23.pln



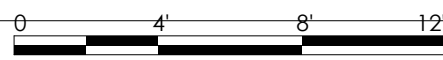
1 EXISTING- 1ST FLOOR
SCALE: 3/16" = 1'-0"



2 EXISTING- 2ND FLOOR
SCALE: 3/16" = 1'-0"



3 EXISTING- 3RD FLOOR
SCALE: 3/16" = 1'-0"



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leah@mobilestudiodesign.com

CONSULTANTS:

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SURVEYOR:

STRUCTURAL ENGINEER
TBD

CONTRACTOR:
TBD

EXISTING PLANS

EX-101

mobile
studio
design

/Volumes/Mobile Studio Server/PROJECTS/CURRENT/Amy Clearwater & Alexa Plotkin/DRAWINGS/4_CD/ARCHICAD/23.08.01_Brick House_CD_23.pln



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SURVEYOR:

STRUCTURAL ENGINEER
TBD

CONTRACTOR:
TBD

EXISTING ELEVATIONS

EX-201

mobile
studio
design

/Volumes/Mobile Studio Server/PROJECTS/CURRENT/Amy Clearwater & Alexa Plotkin/DRAWINGS/4_CD/ARCHICAD/23.08.01_Brick House_CD_23.pln



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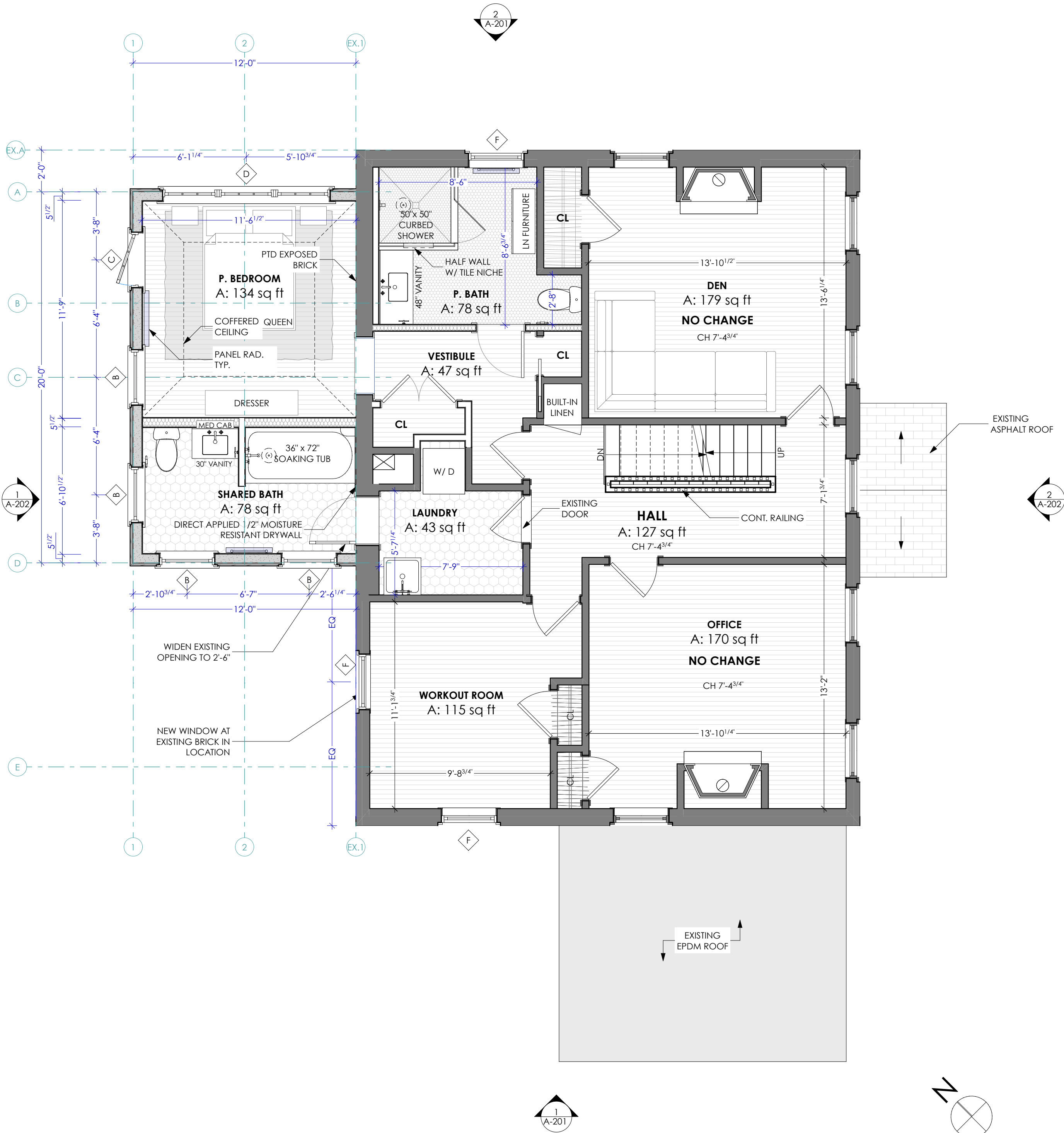
CONTRACTOR:
TBD

EXISTING ELEVATIONS

EX-202

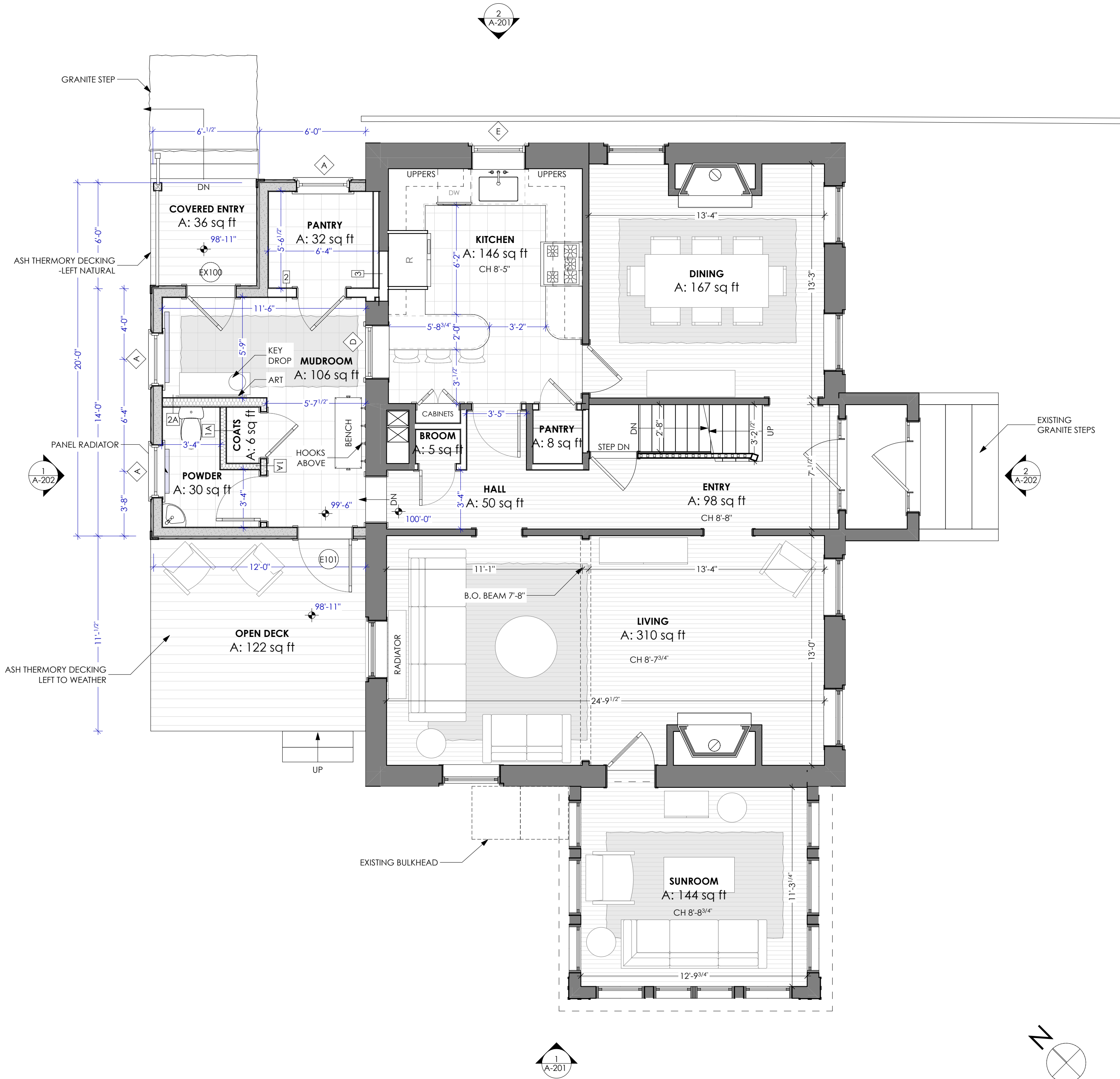
mobile
studio
design

Volumes/Mobile Studio Server/PROJECTS/CURRENT/Amy Clearwater & Alexa Plotkin/DRAWINGS/4_CD/ARCHICAD/23.08.01_Brick House_CD_23.pln



1 PROPOSED PLAN- 2ND FLOOR
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



1 PROPOSED PLAN- 1ST FLOOR
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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ID		

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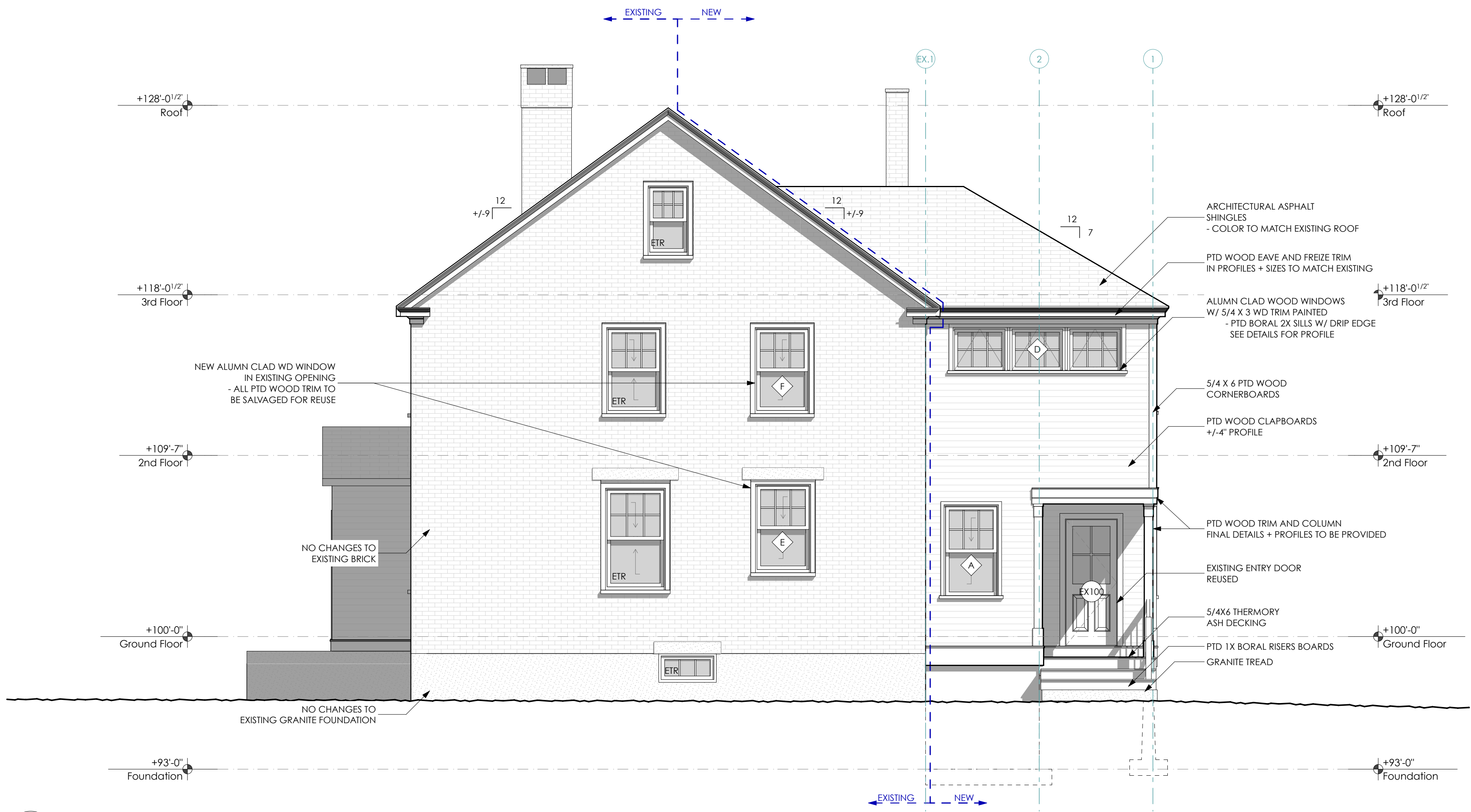
CONTRACTOR:
TBD

PROPOSED PLANS- 1ST
& 2ND FLOORS

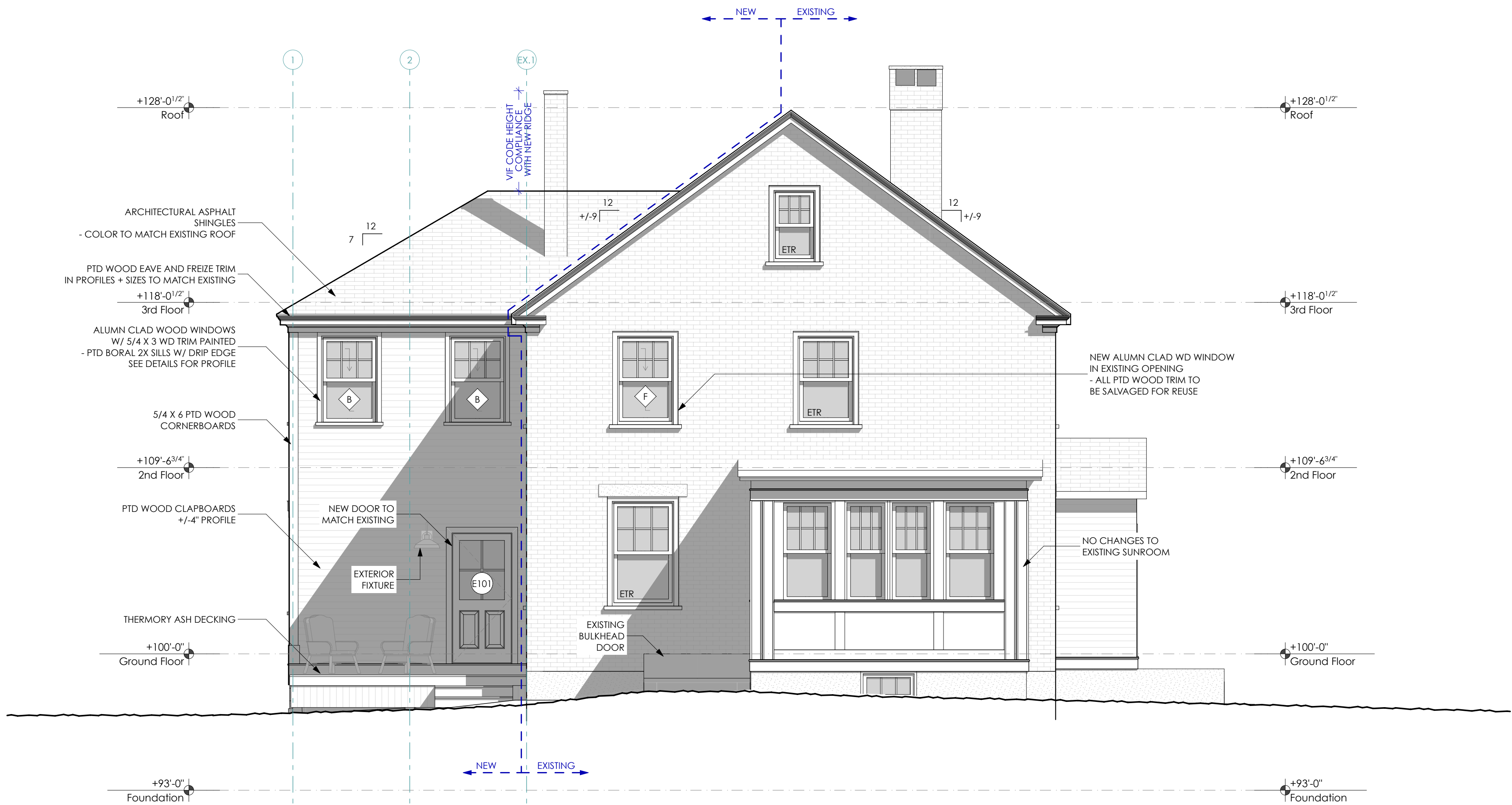
A-101

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2 PROPOSED- NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED- SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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CONSULTANTS:

LANDSCAPE ARCH:

SURVEYOR:

STRUCTURAL ENGINEER
TBD

CONTRACTOR:
TBD

PROPOSED ELEVATIONS

A-201

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



1 PROPOSED- WEST ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT STATUS:

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PROJECT MANAGER:

Leah Schaffer
leah@mobilestudiodesign.com

CONSULTANTS:

LANDSCAPE ARCH:

SURVEYOR:

STRUCTURAL ENGINEER
TBD

CONTRACTOR:

TBD

PROPOSED ELEVATIONS

A-202

mobile
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design

/Volumes/Mobile Studio Server/PROJECTS/CURRENT/Amy Clearwater & Alexa Plotkin/DRAWINGS/4_CD/ARCHICAD/23.08.01_Brick House_CD_23.pln

WINDOW ELEVATIONS							
ID	A	B	C	D	D	E	F
Elevation							
Type	DOUBLE HUNG	DOUBLE HUNG	CASEMENT	{3}AWNING	DOUBLE HUNG - INTERIOR	DOUBLE HUNG	DOUBLE HUNG

WINDOW SCHEDULE															
	Room Name	ID	QTY	Type	Frame Size		B.O. Header	Manufacturer	Material	Jamb Size	Exterior Finish	Interior Finish	Hardware/ Finish	Window Treatment	Notes
					Width	Height									
Ground Floor															
	KITCHEN	E	1	DOUBLE HUNG	3'-0"	4'-8 1/2"	REUSE EXISTING OPENING	SIERRA PACIFIC H3	ALUMN. CLAD WOOD	4-9/16"	WHITE	PRE-FINISHED PTD WHITE	WHITE	TBD	
	MUDROOM	A	1	DOUBLE HUNG	2'-11 1/2"	5'-0"	7'-6"	SIERRA PACIFIC H3	ALUMN. CLAD WOOD	4-9/16"	WHITE	PRE-FINISHED PTD WHITE	WHITE	TBD	TEMPERED
	MUDROOM	D	1	DOUBLE HUNG - INTERIOR	3'-0"	4'-6"	REUSE EXISTING OPENING	SALVAGED WINDOW	WOOD	TBD		TBD	TBD	TBD	
	PANTRY	A	1	DOUBLE HUNG	2'-11 1/2"	5'-0"	7'-6"	SIERRA PACIFIC H3	ALUMN. CLAD WOOD	4-9/16"	WHITE	PRE-FINISHED PTD WHITE	WHITE	TBD	
	POWDER	A	1	DOUBLE HUNG	2'-11 1/2"	5'-0"	7'-6"	SIERRA PACIFIC H3	ALUMN. CLAD WOOD	4-9/16"	WHITE	PRE-FINISHED PTD WHITE	WHITE	TBD	
2nd Floor															
	P. BATH	F	1	DOUBLE HUNG	2'-11 1/2"	4'-7"	6'-9"	SIERRA PACIFIC H3	ALUMN. CLAD WOOD	4-9/16"	WHITE	PRE-FINISHED PTD WHITE	WHITE	TBD	TEMPERED
	P. BEDROOM	B	1	DOUBLE HUNG	2'-11 1/2"	4'-7 1/2"	6'-9"	SIERRA PACIFIC H3	ALUMN. CLAD WOOD	4-9/16"	WHITE	PRE-FINISHED PTD WHITE	WHITE	TBD	
	P. BEDROOM	C	1	CASEMENT	2'-11 1/2"	4'-7 1/2"	6'-9"	SIERRA PACIFIC H3	ALUMN. CLAD WOOD	4-9/16"	WHITE	PRE-FINISHED PTD WHITE	WHITE	TBD	
	P. BEDROOM	D	1	{3}AWNING	9'-0"	2'-5 1/2"	6'-9"	SIERRA PACIFIC H3	ALUMN. CLAD WOOD	4-9/16"	WHITE	PRE-FINISHED PTD WHITE	WHITE	TBD	
	SHARED BATH	B	3	DOUBLE HUNG	2'-11 1/2"	4'-7 1/2"	6'-9"	SIERRA PACIFIC H3	ALUMN. CLAD WOOD	4-9/16"	WHITE	PRE-FINISHED PTD WHITE	WHITE	TBD	TEMPERED
	WORKOUT ROOM	F	2	DOUBLE HUNG	2'-11 1/2"	4'-7"	REUSE EXISTING OPENING/ALIGN WITH ADJACENT	SIERRA PACIFIC H3	ALUMN. CLAD WOOD	4-9/16"	WHITE	PRE-FINISHED PTD WHITE	WHITE	TBD	

WINDOW NOTES:

1. R.O. HEADER AND SILL HGT IS MEASURED FROM T.O. **ADJACENT SUBFLOOR**
2. TEMPERED GLASS WHERE REQUIRED BY CODE
3. EGRESS WINDOW WHERE REQUIRED BY CODE
4. VERIFY ALL R.O. WINDOW DIMENSIONS WITH MANUFACTURER/DETAILS

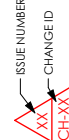
DOOR ELEVATIONS - EXTERIOR		
ID	E101	EX100
EXT. VIEW		
Type	ENTRY, SWING	ENTRY, SWING

DOOR SCHEDULE - EXTERIOR										
	ID	Type	Leaf W x H Size	Qty	Manufacturer	Material	Int Finish/ Ext Finish	Hdw Set	Hdw Finish	Notes
Ground Floor										
	E101	ENTRY, SWING	3'-0"×6'-8"	1	MATCH EXISTING DOOR MANUF.	ALUMINUM CLAD WOOD	PAINTED/PAINTED	TBD	TBD	
	EX100	ENTRY, SWING	2'-8"×6'-8"	1	REUSE EXISTING ENTRY DOOR	ALUMINUM CLAD WOOD	PAINTED/PAINTED	TBD	TBD	

DOOR NOTES:

1. R.O. HEADER HGT IS MEASURED FROM T.O. **SUBFLOOR**
2. TEMPERED GLASS TO BE PROVIDE AT ALL DOORS
3. VERIFY ALL R.O. DOOR DIMENSIONS WITH MANUFACTURER/DETAILS

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	8/1/23	ISSUING SUBMISSION	

GOULD HOUSE
RENOVATION
Amy Clearwater & Alexa Plotkin
136 Alfred Rd. Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Suite 201
Biddeford, ME 04002
office: 207.494.8102

DATE OF ISSUE: 8/1/23

PROJECT STATUS:
CD

PROJECT MANAGER:
Leah Schaffer
leah@mobilestudiodesign.com

CONSULTANTS:

LANDSCAPE ARCH:

SURVEYOR:

STRUCTURAL ENGINEER
TBD

CONTRACTOR:
TBD

WINDOW + DOOR
SCHEDULES

A-601

mobile
studio
design

Volumes/Mobile Studio Server/PROJECTS/CURRENT/Amy Clearwater & Alexa Plotkin/DRAWINGS/4_CD/ARCHICAD/23.08.01_Brick House_CD_23.pln



4 SOUTH ELEVATION



3 VIEW FROM REAR YARD



2 VIEW FROM DRIVEWAY



1 VIEW FROM ALFRED STREET

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STRUCTURAL ENGINEER
TBD
CONTRACTOR:
TBD

PERSPECTIVES
A-900

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NOBODY'S EVER BUILT A DOUBLE HUNG LIKE THIS BEFORE.

H3



Now available in our FeelSafe impact line.



Wood interior for warmth, beauty and thermal insulation with 4-9/16" standard jamb depth. Not just a veneer like other mid-priced windows. Select ponderosa pine is standard. Available natural, primed, or factory finished, and in 8 other wood species.

Extra-strong 0.078" vinyl base frame for superior rigidity, tight corners, total protection against rot and enhanced resistance to air or water leaks.

Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Proprietary patented Fusion Technology™ integrates 3 perfect materials into 1 perfect window.

Innovative snap-lock design means no unsightly screws or fasteners on the interior.

Revolutionary patent-pending H3 Accessory Frame integrates with nail fin to allow easy install of four different profiles with no additional nailing.

Low profile surface mounted lock with easy to operate lever.

Constant force balance for smooth, easy operation.

Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation. The H3 virtually eliminates racking problems.

Available for new construction applications with an integral nailing fin or as an insert window for replacement applications.

Choose from nine species of interior wood.

Concealed jambliner just like on our custom built, high end windows.

Easy-tilt sash for easy cleaning.

Premium weatherstripping.

Custom sizing to 1/8" available.

Mix and match the H3 with our premium line to help stay within budget.

Available with simulated divided lite grilles or our grilles between the glass.

Sealed and mitered corners outside, non-mitered inside.

Seamless factory mull system stops water with integral continuous head and sill mulls.

Thicker, stronger extruded aluminum cladding. Ours is at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

CHOOSE CAREFULLY. THESE COLORS
STAY A LONG, LONG, LONG TIME.

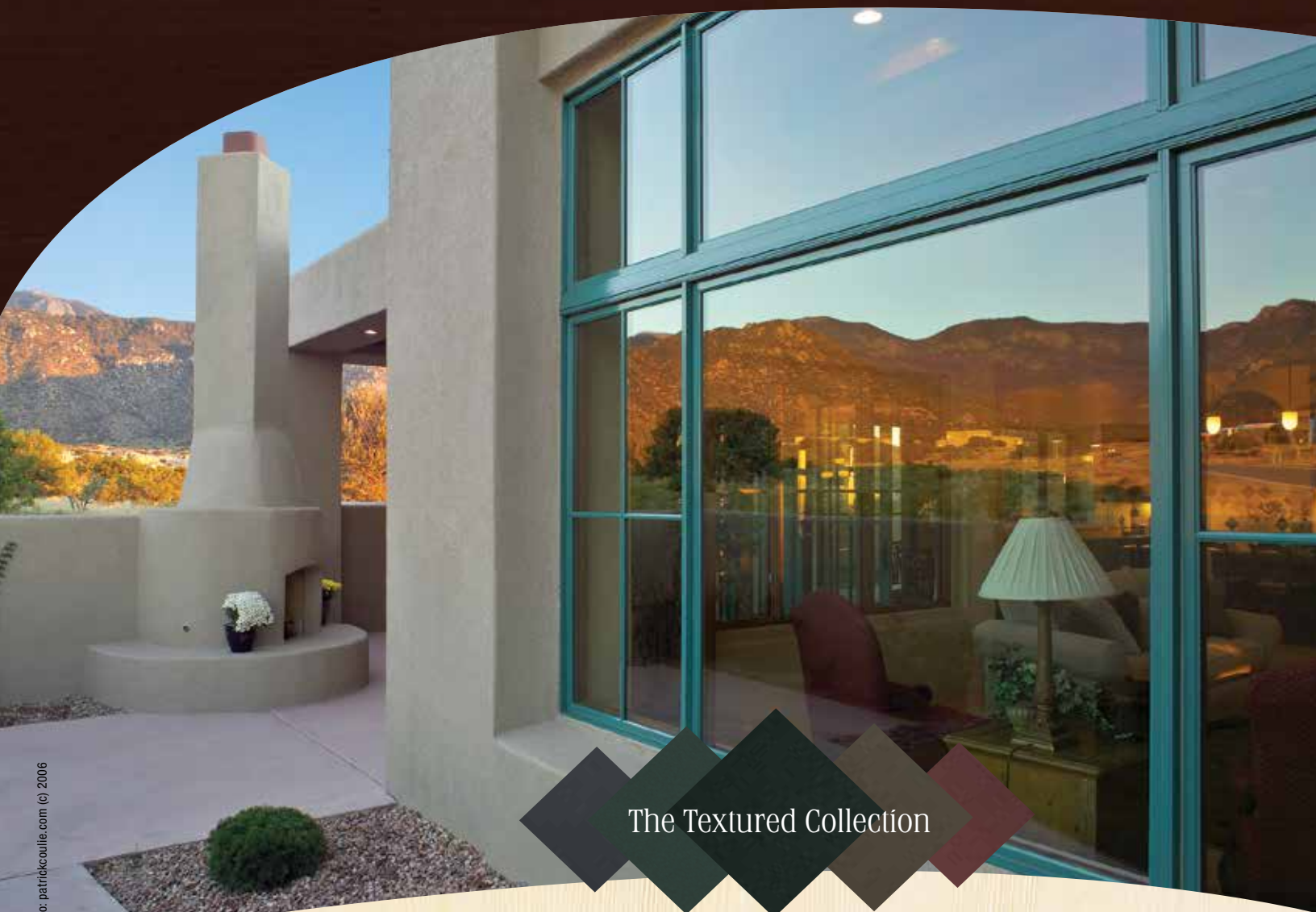


Photo: patrickcoulie.com © 2006

The Textured Collection

The exterior of Sierra Pacific H3 windows is fully encased in low maintenance, heavy-duty, extruded aluminum. Ours is at least twice as thick as our competitors' roll-form cladding.

What's more, our finishing process leads the industry in durability and environmental safety. Non-hazardous AAMA 2604 and 2605 powder-coatings have the color retention, surface hardness and scratch resistance necessary to withstand even the harshest conditions.

As for colors? Nobody gives you more choices than Sierra Pacific. 75 colors and some sensational textures allow you to add warmth, a splash of cheerfulness or a new statement to your designs. We'll also custom match any color you choose.



EXTERIOR CLAD FINISHES
COLOR STAY™ COLLECTION

White 001	Linen 032	French Linen 112	Morning Dove Gray 113	Colonial White 313	Sandstone 003	Beige 335
Tan 043	Gull Gray 007	Seawolf 044	Fashion Gray 111	Slate Gray 045	Battleship Gray 321	TW Black 061
Black Sable 060	Slate Blue 008	Light Blue 046	Steel Blue 114	Aqua Mist 115	Hampton Blue 323	Sage Green 005
Teal 047	Hemlock Green 048	Patina Green 051	Forest Green 049	Evergreen 009	Green 004	Hartford Green 050
Moss 031	Greek Olive 081	Terra Cotta 053	Clay 026	ICI Brown 056	Colonial Red 054	Harvest Cranberry 010
Burgundy 055	Deep Plum 116	Deep Taupe 077	Antique Bronze 057	TW Brown 058	Bahama Brown 309	Regal Brown 059
Brown 002	Bronze 024	Black 023				

TEXTURED COLLECTION

Peppered Steel 110	Sift Espresso 097	Mocha 098
Cajun Spice 099	Pesto 100	Available AAMA 2604 only.

WEATHERED COLLECTION

Weathered Cafe Royale 104	Weathered Cocoa 105	Weathered Brown 034
Weathered Bronze 078	Weathered Clay 075	Weathered Red Pepper 106
Weathered Rust 076	Weathered Basil 107	Available AAMA 2605 only.

INDUSTRIAL COLLECTION

Medium Bronze Industrial 101	Dark Bronze Industrial 102	Available AAMA 2605 only.
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PEARL METALLIC COLLECTION

El Cajon Silver 068	Platinum 067	Light Bronze Pearl 069
Medium Bronze Pearl 070	Dark Bronze Pearl 071	Available AAMA 2605 only.

METALLIC COLLECTION

Alpine Silver 062	Metallic Champagne 063	Bronze Classic 064
Classic Copper 088	Copper Penny 065	Available AAMA 2605 only.

ANODIZED COLLECTION

Clear Anodized 103/332	Medium Bronze Anodized 096/307	Dark Bronze Anodized 095/306
Black Anodized 117/353	Copper Anodized 352	

Colors available in vinyl
Printing limits our ability to show colors precisely.
See your local representative for actual cladding samples.

MAKE OUR WINDOWS UNIQUELY YOURS.



With our grille and hardware design options, you can make the look of your H3 windows truly complement your home—whether your décor is traditional, contemporary, or something in between.

CASEMENT HARDWARE.

Our standard handle is the Encore from Truth. It's the same high-end handle as on our premium casements. It folds out of the way of window treatments, and comes in beautiful hardware finishes, including our newly created black matte finish.



DOUBLE HUNG HARDWARE.

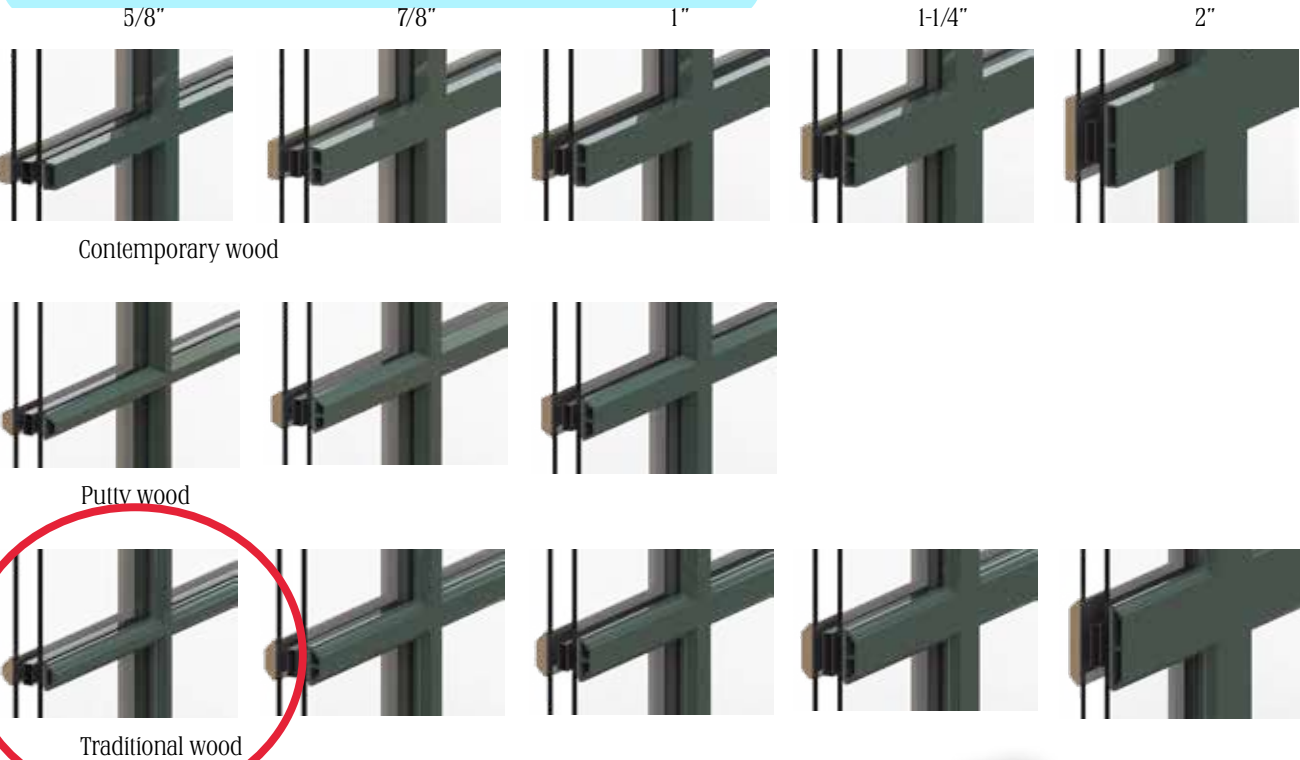
Easy-tilt latches make window cleaning a breeze. Available in multiple finishes.



CLASSIC APPEAL, MODERN EASE.

Sierra Pacific offers two ways to achieve the classic appeal of traditional divided lights. Our newly expanded selection of simulated divided light profiles, with optional aluminum spacers between the glass, and our grilles between the glass, giving you the visual appeal you want without the grille ever getting in your way.

SIMULATED DIVIDED LITE PROFILES



GRILLES BETWEEN THE GLASS.

Grilles between the glass come in your choice of profiles: 11/16\" or 1\" contour or 5/8\" flat. Available in 8 colors. Two-tone grilles also available.



GRILLE CONFIGURATIONS.

Your grilles can be as traditional or as unique as you choose. Our standard configurations include equal and prairie. But with our custom configurations, we're ready to transform your inspiration into reality.

