



City of Biddeford
Historic Preservation Commission

August 14, 2024 at 4:00 PM
City Hall Council Chambers & Zoom

<https://biddeford.zoom.us/j/98435284216?pwd=UUREUTJzd3hUM1p4VDMzbllieFZmUT09>

Or call in by phone: +1 312 626 6799
Meeting ID: 984 3528 4216
Passcode: 267967

1. Adjustment(s) to Agenda
2. Consent Agenda
 - 2.a Approval of Meeting Minutes from July 17, 2024
3. Unfinished Business
4. New Business
 - 4.a 2024.38 HPC The Historic Preservation Commission will review a project by Sacred Profane Brewery to construct a fence on their property at 50 Washington Street (Tax Map 38, Lot 346) in the MSRD-1 zone
 - 4.b 2024.39 HPC The Historic Preservation Commission will review a project for Andrew Charest for exterior renovations at 55 Green Street (Tax Map 38, Lot 274) in the MSRD-2 zone.
 - 4.c 2024.40 HPC The Historic Preservation Commission will review a project for Seeds of Hope Neighborhood Center to make exterior renovations to their building at 35 South Street aka 18 Crescent Street (Tax Map 38, Lot 196 in the MSRD-2 Zone.
5. Other Business
6. Adjourn

Historic Preservation Commission

July 17, 2024 Meeting

Minutes

The meeting was called to order at 4:05 pm.

In attendance were Erin Ware, Julie Larry, and Leah Schaffer, meeting quorum requirements.

Absent were Shannon Chisholm, Ali Tobey, and Wesley Painter.

Larry moved to accept the minutes from the June 17, 2024 meeting.

This motion was seconded by Ware. Vote to accept the minutes was unanimous.

Schaffer introduced the project at 195 Elm Street, Tax map 38 Lot 171. The applicant, Ian Clayton proposes to remove one of two exterior stairs, rebuild a second stairs, and install a landing on the front and side of the building.

Ian Clayton described the project in more detail, explaining the primary reason for this work is to provide a flat, stable surface at the electric meter located at the northeast corner of the building.

The two existing stairs meet at an awkward and unsafe manner at the bottom, near the sidewalk.

Discussion of method of concealing the space below the new stairs ensued. Applicant proposes vertical slats, made of ripped 2 x 6 stock. Schaffer cautioned against this for reasons of stability of resulting slats. Applicant will explore precut stock.

Ware inquired about the existing canopy at the side entrance. Applicant replied that it will remain.

Discussion of existing vegetation. Applicant stated that one large tree will remain and other vegetation will be reduced somewhat.

Existing retaining wall is in need of repair. Applicant stated that the wall will be skim coat and repainted. Larry asked if this action would require a separate consideration and vote. Favreau replied that this action is considered normal repair and maintenance and would not require a separate vote.

Larry moved to approve request for Certificate of Appropriateness for this project. Ware seconded the motion. Vote to approve the Certificate of Appropriateness was unanimous.

Other business:

Favreau stated that the application by the owner of 1 Summer Street to have the property added to the National Register of Historic Places was approved by the National Park Service and the Maine Historic Preservation Commission.

Favreau inquired about forming a subcommittee in the coming weeks to select a consultant for the Design Guidelines project now under Request for Proposal. Ware, Larry, and Schaffer agreed to serve on the subcommittee.

Favreau stated that the Maine Department of transportation alerted the city that a multimodal bridge is proposed joining Saco Island and an area near the end of Pearl Street. Favreau will notify the Department of Transportation that the Biddeford Historic Preservation Commission has review authority over this project and must be included in future updates.

Larry moved to adjourn the meeting at 4:25 pm. Ware seconded the motion. Motion passed unanimously.

Signed by Committee Chair

Date



CITY OF BIDDEFORD PLANNING DEPARTMENT

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

2024.38

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

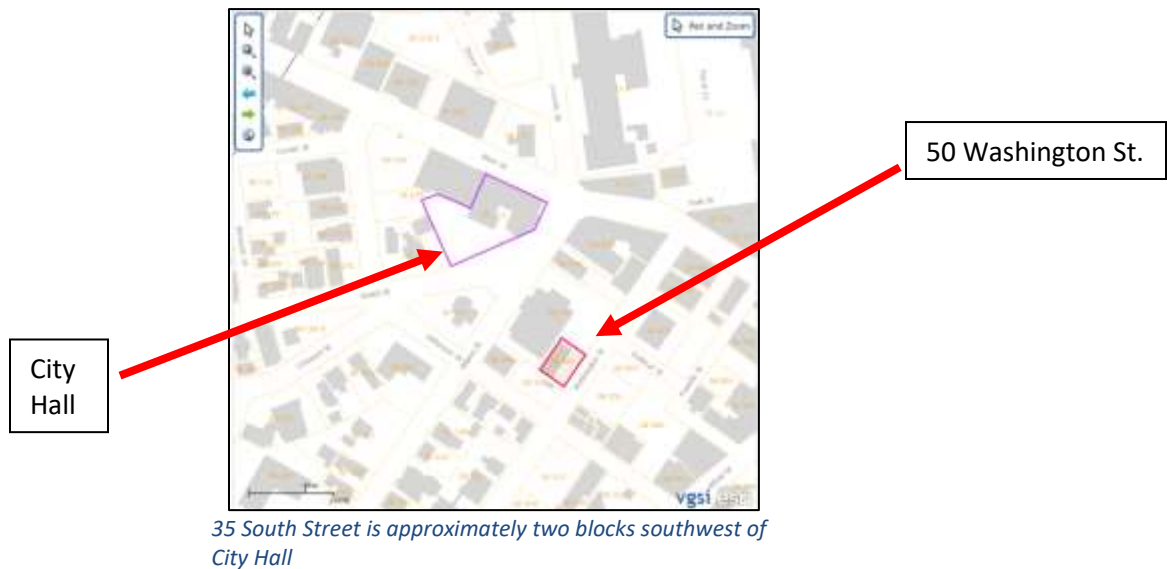
FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday August 14, 2024; 4 PM

RE: **Item 4.a : 2024.38 HPC Review for Sacred Profane** to install new fence and new sign at 50 Washington Street, Tax Map 38, Lot 346, in the MSRD-1 Zone.

1. INTRODUCTION

The applicant proposes to install new fence at the property line to deter intruders. Also, The applicant proposes a new business sign.



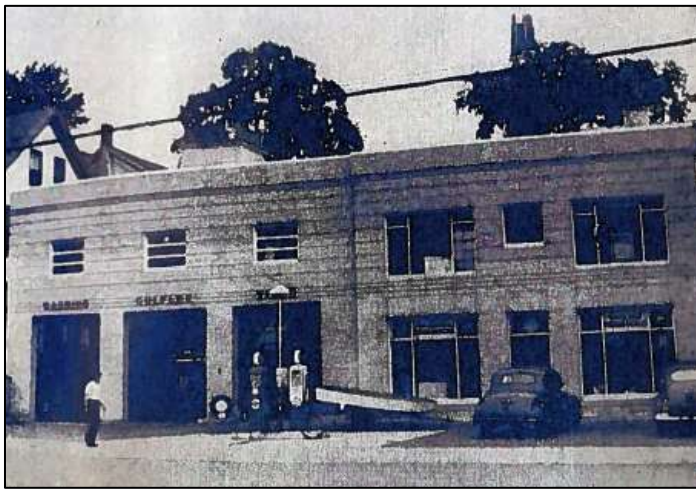
2. EXISTING CONDITIONS

The building was constructed circa 1945 as an auto service station. Originally faced in yellow brick, the building had large bay doors with smaller windows on the upper story. In 2021, the current owner remodeled the building into its current use, returning the building nearer to its previous fenestration after much was lost to insensitive renovations years ago.

The building is not Contributing, and according to the Kleinfelder Survey:

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

The earliest available image of the building dates to 1948:



Circa 2022



3. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Sacred Profane Brienne Allan 50 Washington Street Biddeford ME 04005 brienne@sacredprofane.org
2.	Owner of Property:	50 Washington Street, LLC
3.	Agent:	Commercial Properties Management
4.	Engineer/Architect:	N/A
5.	Project Location:	50 Washington St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 346
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Designated Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1945
12.	Existing Use:	Commercial
13.	Proposed Use:	Commercial
14.	Uses in the Vicinity:	Mixed-Use
15.	Parcel Size:	0.13 acres
16.	Front Setback Required:	None
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Min 2 stories or 26 feet; Max. 60 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date Aug. 14, 2024. Posted Aug. 7, 2024; Mail Notices to all abutters within 100'. 7 notices sent Aug. 7, 2024.

4. PROJECT PROPOSAL

To minimize intrusion onto the premises from adjacent properties, the applicant proposes to install a 48" aluminum security fence along the right (northerly) side of the building, running from the sidewalk to the rear retaining wall, approximating the diagram here:



The applicant proposes the following style:



Also as part of this review, the applicant proposes the following business sign. This sign meets HPC ordinance requirements for proportion, placement, material and illumination. Code Enforcement will review for other requirements.



Sign applications are generally reviewed at the subcommittee level; however, it is included here to expedite the review process. See agenda packet for dimensions.

5. 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;

The building has been used for multiple purposes. Originally a service station, it is now used as a brew pub.

- 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 historic feature or material has been substantively altered.

- 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;

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

Fencing and signage can easily be removed without changing the integrity of the building.

6. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Sacred Profane to install new fence and sign at 50 Washington 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 Sacred Profane to install new fence and sign at 50 Washington Street, based on the following:
 - 1. _____
 - 2. _____
- C. Motion to postpone the Certificate of Appropriateness for Sacred Profane to install new fence and sign at 50 Washington Street based on the following:
 - 1. _____
 - 2. _____



Seacoast Fence
& Construction

Saco, Maine

Tel: 207-415-0219

seacoastfenceco@gmail.com

@seacoast_fence

Date _____

Job # _____

Sold to Secord Profane

Business Phone _____ Phone _____ Fax _____

Mailing Address _____ Cell Phone 207-915-5759 Other _____

Installation Address 50 Washington City _____ Zip _____

Contact Name Melissa City Biddeford Zip _____

Job Site Directions _____

Product: Fence Rail Gate

Height: 36" 42" 48" 60"

Other _____

Mounting: Core Drill in Ground Flanged

Grade: Step down at grade change

Follow Grade _____

Level with Heights Grade _____

Pool Code: Yes / No

Aluminum:

Total Footage _____

Extra Posts: _____

Gate _____ Line _____ End _____

Style _____

Color _____

Sections _____

Chain Link Galvanized Vinyl

Coated _____

Color _____

Total Footage _____

Fabric Gauge: 11-1/2 ga. 9 ga.

Top Rail: Top Wire 1 3/8" 1 5/8"

Line Post: 1 5/8" 2" 2 1/2"

Gate Post: 2 1/2" 3" 4" 6 5/8"

Pipe / Tube _____

Bottom Tension Wire: Yes / No

Gates: WG _____

DD _____

Magna Catch _____

Vinyl/ PVC:

Total Footage _____

Extra Posts _____

Style _____

Color _____

Wood: Pressure Treated Pine

Total Footage _____

Style: Stockade Vertical Shadow Box

Board On Board Other _____

Permit: Obtained By: _____

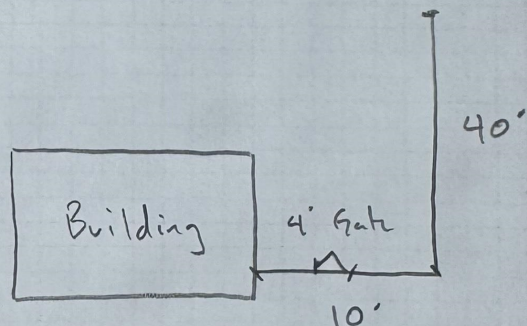
Fence X _____ Buyer X: _____

Notice of Commencement Signed

Yes / No

Easement Agreement Signed Yes/ No

Show landmarks to reference fence location. Drawings and layouts must be shown exactly as the fence is sold. Include drawing on second sheet if necessary.



Comments: 6x6 Security Aluminum Fence

Fence \$ 9,850

Gates \$ _____

Permit Cost \$ _____

Cash Terms: Total Cost \$ _____

Deposit \$ 3,850

Due on Commencement \$ _____

Due on Completion \$ 6,000





SIGN IS .25"/6mm x 21.5" x 16'

CLIENT
SACRED PROFANE BREW PUB
50 WASHINGTON ST.
BIDDEFORD, MAINE

ONE SIDED BLACK .25"/6MM THICK [ACM PANEL](#)
WITH IMITATION GOLD VINYL LETTERING
MOUNTED TO ROOF WITH ADJUSTABLE ANGLE
ROOF BRACKETS

ACM PANEL: maxmetal.com/6mm.html

Gepetto
SIGNS & GRAPHICS
524 POOL RD. • BIDDEFORD, MAINE • (207) 283-9229



CLIENT
SACRED PROFANE BREW PUB
50 WASHINGTON ST.
BIDDEFORD, MAINE

ONE SIDED BLACK .25/6MM THICK [ACM PANEL](#) WITH
IMITATION GOLD VINYL LETTERING
ACM PANEL: maxmetal.com/6mm.html

Gepetto
SIGNS & GRAPHICS
524 POOL RD. • BIDDEFORD, MAINE • (207) 283-9229



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Sacred Profane - Brienne Allan
Applicant's Address: 50 Washington St. Biddeford, ME 04005
Applicant's Phone(s): 207-298-3307
Applicant's E-mail: brienne@sacredprofane.com
Applicant's Legal Interest in the Property:

☐

Owner

☐

Purchase and Sale

☒

Tenant - Lease/Rental Agreement

Owner's Name: 50 Washington Street, LLC.
Owner's Address: PO Box 66749, Falmouth, ME 04105
Owner's Phone(s): 207-774-1885
Owner's E-mail: mrobare@cpm207.com

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

Agent's Name: Commercial Properties Management
Agent's Address: PO Box 66749, Falmouth, ME 04105
Agent's Phone(s): 207-774-1885
Agent's E-mail: mrobare@cpm207.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 50 Washington Street, Biddeford
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.



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Submittal Information Checklist:

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

Signature of applicant: _____

Date: _____

Signature of
property owner (Required):  _____

Date: 6/24/2024

MELISSA ROBARE
of Commercial Properties Management LLC
on behalf of 50 Washington Street, LLC.



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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

2024.39

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

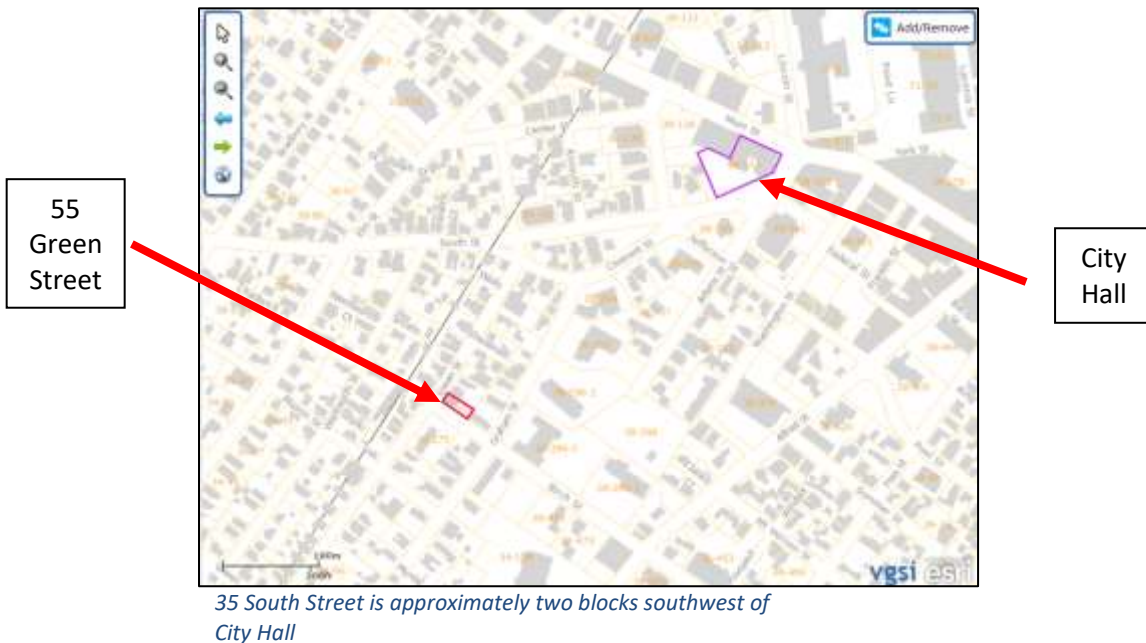
FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday August 14, 2024; 4 PM

RE: **Item 4.b : 2024.39 HPC Review for Andrew Charest** to install new windows 55 Green Street, Tax Map 38, Lot 274, in the MSRD-2 Zone.

1. INTRODUCTION

The applicant proposes to install new windows at select locations in the circa 1873 house.



2. EXISTING CONDITIONS

The 1-1/2 story house was constructed circa 1873. Changes that have taken place during the last century have diminished its integrity.

The building is not Contributing, and according to the Kleinfelder Survey:

Resource lacks integrity of materials and workmanship due to use of vinyl replacement siding and porch enclosure.

The earliest image of the house found is from the 1997 Russell Wright Survey:



3. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Sacred Profane Brienne Allan 50 Washington Street Biddeford ME 04005 brienne@sacredprofane.org
2.	Owner of Property:	50 Washington Street, LLC
3.	Agent:	Commercial Properties Management
4.	Engineer/Architect:	N/A
5.	Project Location:	50 Washington St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 346
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Designated Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1945
12.	Existing Use:	Commercial
13.	Proposed Use:	Commercial
14.	Uses in the Vicinity:	Mixed-Use
15.	Parcel Size:	0.13 acres
16.	Front Setback Required:	None
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Min 2 stories or 26 feet; Max. 60 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date Aug. 14, 2024. Posted Aug. 7, 2024; Mail Notices to all abutters within 100'. 11 notices sent Aug. 7, 2024.

4. PROJECT PROPOSAL

The applicant proposes to replace eight windows on three sides of the house. Four existing windows (at the front and rear upper story) appear to be original wood 2 over 2 windows. These windows are in poor condition. The remaining four appear to be 1 over 1 wood replacement windows. The applicant proposes to install 1 over 1 vinyl replacement window at each location. The location of window replacement is noted on the images below:



Front of house (Green St. side)



Right side of house (Birch St)



Rear of house

The applicant has selected vinyl windows made by Window World. See agenda packet for complete manufacturer brochure.



5. 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;

The building will remain residential.

- 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;

Original wood windows at the upper story will be lost.

- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;

Original windows at the upper story are deteriorated.

- 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;

2 over 2 window sashes are representative of the late 19th century as glass manufacturing improved, allowing larger panes to be produced.

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

N/A

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

N/A

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

N/A

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

N/A

6. SAMPLE MOTIONS

A. Motion to approve Certificate of Appropriateness for Andrew Charest to install new vinyl windows at 55 Green 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 Andrew Charest to install new vinyl windows at 55 Green Street, based on the following:

1. _____

2. _____

C. Motion to postpone the Certificate of Appropriateness for Andrew Charest to install new vinyl windows at 55 Green Street based on the following:

1. _____

2. _____

Andrew Charest
55 Green St
Biddeford, ME 04005
Andrewcharest0@gmail.com
207-710-4370

July 27, 2024

City of Biddeford
205 Main Street
Biddeford, ME 04005

Subject: Proposal for New Window Installation at 55 Green Street.

Dear City of Biddeford Planning Department,

I hope this letter finds you well. My name is Andrew Charest, and I am a resident of Biddeford residing at 55 Green St. I am writing to formally request the installation of new windows in my home as part of an initiative to improve energy efficiency and overall safety.

1. Current Condition of Windows:

The existing windows in my home are over 40 years old and are showing signs of significant wear and tear. They exhibit several issues, including:

- Drafts and Air Leaks: The current windows allow drafts, which lead to increased heating and cooling costs.
- Poor Insulation: The windows are not adequately insulated, contributing to poor energy efficiency.
- Difficulty in Operation: Many of the windows are difficult to open and close, which can be a safety concern.

2. Proposed Solution:

I propose the installation of new, energy-efficient windows to address these concerns. Specifically, I am requesting the following improvements:

- Energy-Efficient Windows: Installation of 8 double-pane windows to improve insulation and reduce energy costs.

- Upstairs – 4 Windows 32" X 57"
- Downstairs – 2 Windows 32" X 54" & 2 Windows 36" X 54"

*See the attached approved quote from the installer.

- Improved Safety Features: Windows with enhanced locking mechanisms for increased security.

- Aesthetic and Value Enhancement: New windows will not only improve the functionality of my home but also its aesthetic appeal and market value.

3. Benefits to the Community

The proposed window replacement will provide several benefits beyond my home, including:

- Energy Conservation: * Improved insulation will reduce the overall energy consumption of my home, contributing to the city's sustainability goals.
- Reduction in Carbon Footprint: By enhancing energy efficiency, this project will help lower greenhouse gas emissions.
- Improved Safety: New windows will ensure better safety for my family and potentially contribute to the overall safety standards in the neighborhood.

4. Financial Considerations:

I have obtained preliminary estimates for the project, and the total cost is approximately \$9599.00. I have made a deposit to Window World of \$4799.50. Please see the attached approved quote.

5. Request for Support:

I kindly request the City of Biddeford's support in this endeavor. If there are any city programs or incentives available for energy-efficient home improvements, I would appreciate guidance on how to apply for them. Additionally, if there are any necessary permits or inspections required for this project, please inform me of the process.

I am confident that this investment in my home will not only benefit my family but also contribute positively to our community's goals of sustainability and safety. I am happy to provide any additional information or documentation as needed.

Thank you for considering my proposal. I look forward to your response and hope for a positive outcome.

Sincerely,

Andrew Charest

Window World[®]

4000 SERIES

DOUBLE-HUNG AND DOUBLE SLIDING
VINYL REPLACEMENT WINDOWS

4000 Series
Double-Hung Window
in White.



AMERICA'S EXTERIOR REMODELERSM

Improving Homes. Changing Lives.[®]

4000 SERIES

DOUBLE-HUNG AND DOUBLE SLIDING
VINYL-REPLACEMENT WINDOWS

4000 Series
Double Sliding Window
in White.



Showcase your home with our 4000 Series Vinyl Windows. With top energy efficiency, exceptional strength, and beautifully clean and sleek lines, they'll provide you everything you're looking for, and more.



4000 Series Windows are available in a variety of color options including black matte interior paint.

Energy-efficient options and a variety of stylish design choices offer numerous opportunities to customize our 4000 Series Replacement Windows to suit your needs. Choose to upgrade with our SolarZone® glass packages to help improve thermal performance and reduce energy costs. A variety of operational configurations gives you the ability to select the window style that will make the most of your home. Achieve your most creative design aspirations by choosing from our white, almond, or clay color offerings with options to add an interior woodgrain laminate, rich-hued exterior color, plus multiple distinctive grid patterns or blinds-between-the-glass. After Window World's expert installation, you'll rest assured knowing you've chosen the best quality windows available.



Best-in-Class Features:

- 1 Welded, heavy-duty vinyl construction provides superior strength and durability while multiple hollow chambers in the mainframe create sealed air spaces for an effective insulating barrier.
- 2 High-density foam is available throughout the mainframe of the double-hung to enhance structural and thermal performance.
- 3 The beveled exterior edge adds style and curb appeal to an already sleek design.
- 4 Dual- and triple-pane insulating glass creates a sealed air space between the panes that is enhanced by our Duralite® warm-edge spacer system.
- 5 Metal reinforcements at the meeting rail add further stability.
- 6 Recessed, opposing cam locks secure your window without interrupting sight lines.
- 7 Heavy-duty weatherstripping and interlocking sashes help to keep weather and wind outside.
- 8 Recessed tilt latches can be released to tilt both top and bottom sashes into the home for easy cleaning.
- 9 Balance channel covers help achieve a finished look.
- 10 Push-button vent latches allow for optimal ventilation while giving you added peace of mind.
- 11 Welded combination sill featuring a deflection leg enhances rigidity and a five-degree slope directs water away from the home and eliminates unsightly weep holes.
- 12 Full-length, integrated ergonomic lift rails provide convenient, easy operation. Bevel on bottom rail makes gripping easy.
- 13 Detent clip keeps the top sash from drifting while an inverted-coil balance system ensures both sashes will stay where you put them, no matter the position.
- 14 An easily removable latching half screen gives you the freedom to let air in while keeping pests out. Featuring BetterVue® mesh, the screen allows you to focus on what's important: the view.

Series consists of double-hung, double sliding, casement, awning, basement, bay and bow, picture, and architectural shape windows.

Double Sliding Window Features:

- Heavy-duty tandem rollers ensure easy, consistent operation.
- Two- or three-panel configurations are available.

Energy-Saving Glass Packages:

Our SolarZone® insulated glass packages help you save on heating and cooling costs while also keeping your home more comfortable. In warm weather, SolarZone reduces solar heat gain, minimizes interior glare, and lowers inside glass temperature to save energy and keep you cool. In cold weather, SolarZone helps to control the heat inside your home by providing thermal protection that keeps the inside glass panel warmer.

THERMAL PERFORMANCE COMPARISON ¹				
	DOUBLE-HUNG		SLIDING	
	U-FACTOR	SHGC	U-FACTOR	SHGC
Clear Glass	0.44	0.57	0.44	0.57
SolarZone®	0.27	0.28	0.27	0.27
SolarZone® w/ Foam	0.27	0.28	N/A	N/A
SolarZone® Elite	0.27	0.21	0.27	0.20
SolarZone® Elite w/ Foam	0.26	0.21	N/A	N/A
SolarZone® TG	0.22	0.25	0.21	0.23
SolarZone® Sunshield	0.28	0.13	0.28	0.13
SolarZone® w/ Blinds	0.36	0.23	N/A	N/A
SolarZone® w/ Foam & Blinds	0.35	0.23	N/A	N/A

Clear Glass: Dual-pane, double-strength glass with warm-edge spacer system

SolarZone®: Dual-pane, double-strength glass with Low-E coating, argon enhancement, and Duralite® warm-edge spacer system

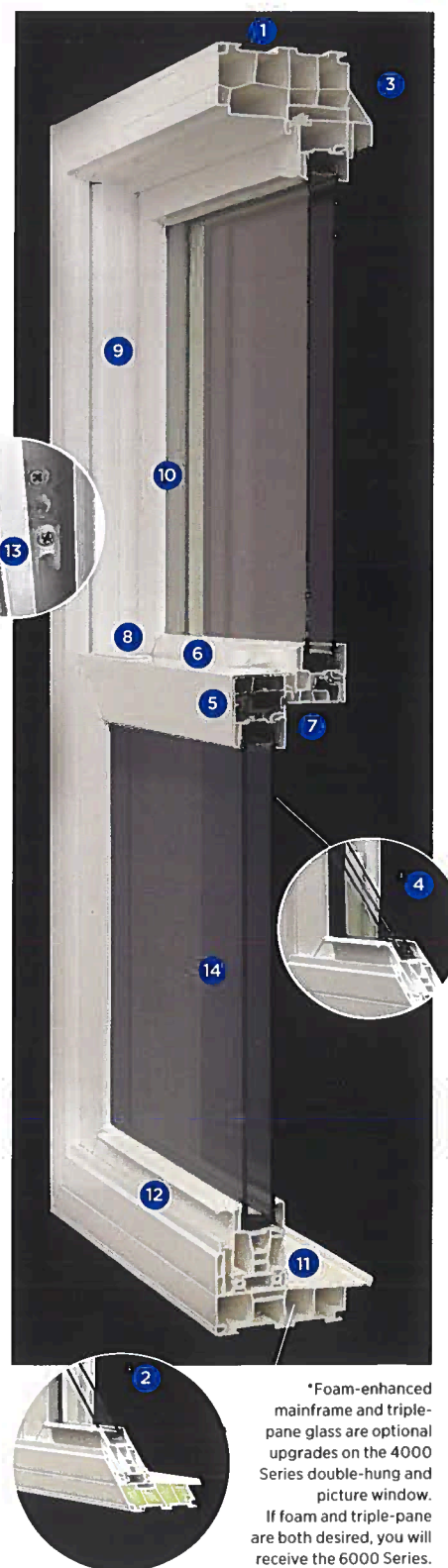
SolarZone® Elite: Dual-pane, double-strength glass with HP Low-E coating, argon enhancement, and Duralite® warm-edge spacer system

SolarZone® TG: Triple-pane, single-strength glass with warm-edge spacer system, two coatings of Low-E, and argon enhancement

SolarZone® Sunshield: Dual-pane, double-strength glass with LoE3-340 coating, argon enhancement, and warm-edge spacer system

SolarZone® w/ Blinds: Dual-pane, double-strength glass with Low-E coating, warm-edge spacer system, and blinds-between-the-glass

Foam Enhancement: Foam enhancement is injected into the mainframe of the window, providing increased thermal performance



*Foam-enhanced mainframe and triple-pane glass are optional upgrades on the 4000 Series double-hung and picture window. If foam and triple-pane are both desired, you will receive the 6000 Series.

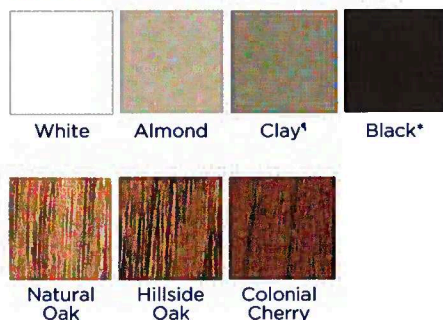
¹: Window values are based on standard 4000 Series offering. Values vary depending on grids and optional glass thicknesses upgrades (1/4" laminated, 1/8" tempered, 3/16" decorative glass etc) STC and HP performance values are also available. SolarZone for products with blinds-between-the-glass does not contain argon gas

Window World®

Color Options:

Window World offers a wide variety of color options to complement the interior or exterior style of your home. Classic extruded vinyl colors can be enhanced by expertly applied interior woodgrains and rich-hued interior and exterior finishes. Window World's high-performance color coatings provide low-maintenance, durable color while combining the look of wood-crafted windows with the energy efficiency of vinyl.

Interior Palette



^{*}Black interior available with black exterior only

[†]Clay interior available with clay exterior only

Exterior Palette



[†]White exterior not available with almond or clay interior

[‡]Grids not available with silver and black exteriors with woodgrain interiors

Grid Options:

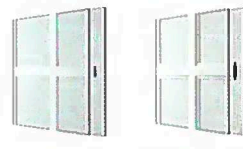
Grids are available in numerous colors, sizes, and patterns to help achieve your desired aesthetic. From simulated divided lite grids, which convey a historical look, to grids-between-the-glass, which allow for easy cleaning, Window World's variety of grid options has something for everyone.

Simulated Divided Lite



Available in white, clay, or almond only

Grids-Between-the-Glass



Flat

Sculptured

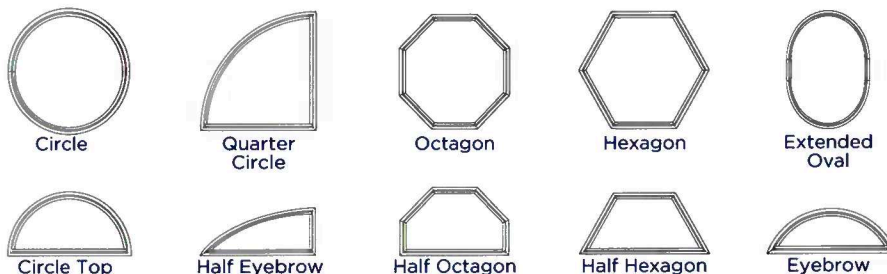
Blinds-Between-the-Glass

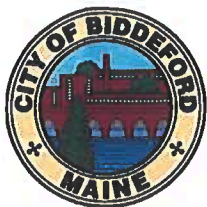
The unique blinds-between-the-glass offer a longer service life than standard blinds while also eliminating the need for dusting. Engineered for ease of use, the internal design makes raising and lowering the blinds simple and intuitive and eliminates the possibility of blinds obstructing window operation. Blinds are not available on the double sliding window.



Architectural Shapes:

Many standard and custom window shapes are available to fit a wide range of spaces.





CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Andrew Charest
Applicant's Address: 55 Green St. Biddeford Me 04005
Applicant's Phone(s): 207 710 4370
Applicant's E-mail: andrewcharest0@gmail.com
Applicant's Legal Interest in the Property:



Owner



Purchase and Sale



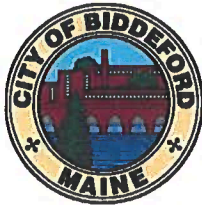
Tenant - Lease/Rental Agreement

Owner's Name: Andrew Charest
Owner's Address: 55 Green St. Biddeford Me. 04005
Owner's Phone(s): 207 710 4370
Owner's E-mail: _____

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

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

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 55 Green St Biddeford

Project Zone: MSRA2 Property Map & Lot Number(s): 38 Lot 274

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

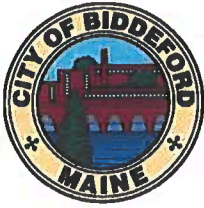
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

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

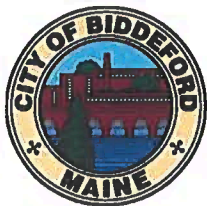
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

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.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

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

Signature of applicant:

Andrew Charvat

Date: 7.29.24

**Signature of
property owner (Required):**

Andrew Charvat

Date: 7.29.24

Upstairs = 4 windows - Bedrooms 32x57
Downstairs = 4 windows
Livingroom 2 @ 32x54"
2 @ 36x54"



CITY OF BIDDEFORD PLANNING DEPARTMENT

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

2024.40

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday August 14, 2024; 4 PM

RE: **Item 4.c : 2024.40 HPC Review for Seeds of Hope and the City of Biddeford** to perform exterior alterations, including ADA ramp, at 35 South Street (18 Crescent St) Tax Map 38, Lot 196, in the MSRD-2 Zone.

1. INTRODUCTION

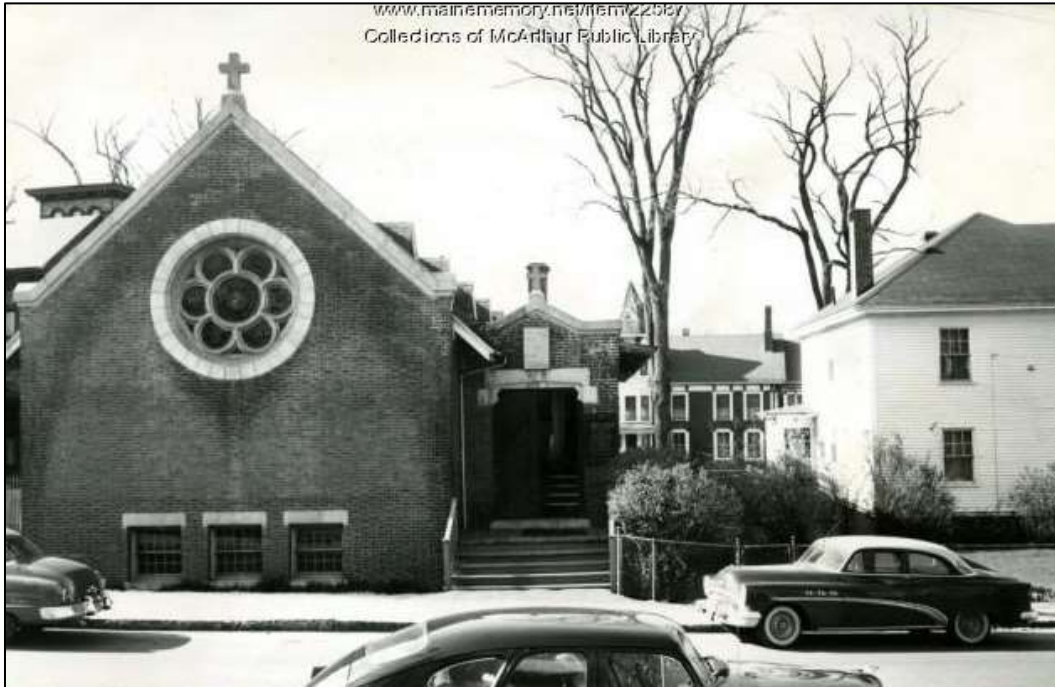
The applicant is currently undertaking exterior alterations to the building at 35 South Street. The speed with which this work has been undertaken is due in part to the emergency nature of the new use of the building. Since July 8, 2024, the building has functioned as an “interim overnight center,” where those in need can spend the night in a comfortable and safe environment. Because there is now a ban on encampments on public land, Seeds of Hope is providing a very necessary service. The improvements discussed here are necessary for the building to continue to serve in this capacity, and the applicant is now in the midst of this project. **This review is, therefore, in part, after-the- fact.**



35 South Street is approximately two blocks southwest of City Hall

2. EXISTING CONDITIONS

The building was constructed as Christ Episcopal Church in 1906. It served this use until 2008, when Seeds of Hope was established and began offering a neighborhood center in downtown Biddeford.



The building as it appeared from Crescent Street in 1955

The building is not Contributing, and according to the Kleinfelder Survey:

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



Undated historical post card of Christ Church



The building as it appeared in the 2022 Kleinfelder Survey



The building as it appeared in the 2022 Kleinfelder Survey

3. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Seeds of Hope Neighborhood Center 35 South Street Biddeford ME 04005 Vassie.fowler@seedsofhope4me.org
2.	Owner of Property:	Seeds of Hope
3.	Agent:	City of Biddeford / Roby Fecteau
4.	Engineer/Architect:	N/A
5.	Project Location:	35 South Street (18 Crescent Street)
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 196
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Designated Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1906
12.	Existing Use:	Institutional
13.	Proposed Use:	Institutional
14.	Uses in the Vicinity:	residential
15.	Parcel Size:	0.16 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	10 ft.
18.	Rear Setback Requires:	10 ft.
19.	Height Requirements:	Max 3 stories or 35 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date Aug. 14, 2024. Posted Aug. 7, 2024; Mail Notices to all abutters within 100'. 7 notices sent Aug. 7, 2024.

4. PROJECT PROPOSAL

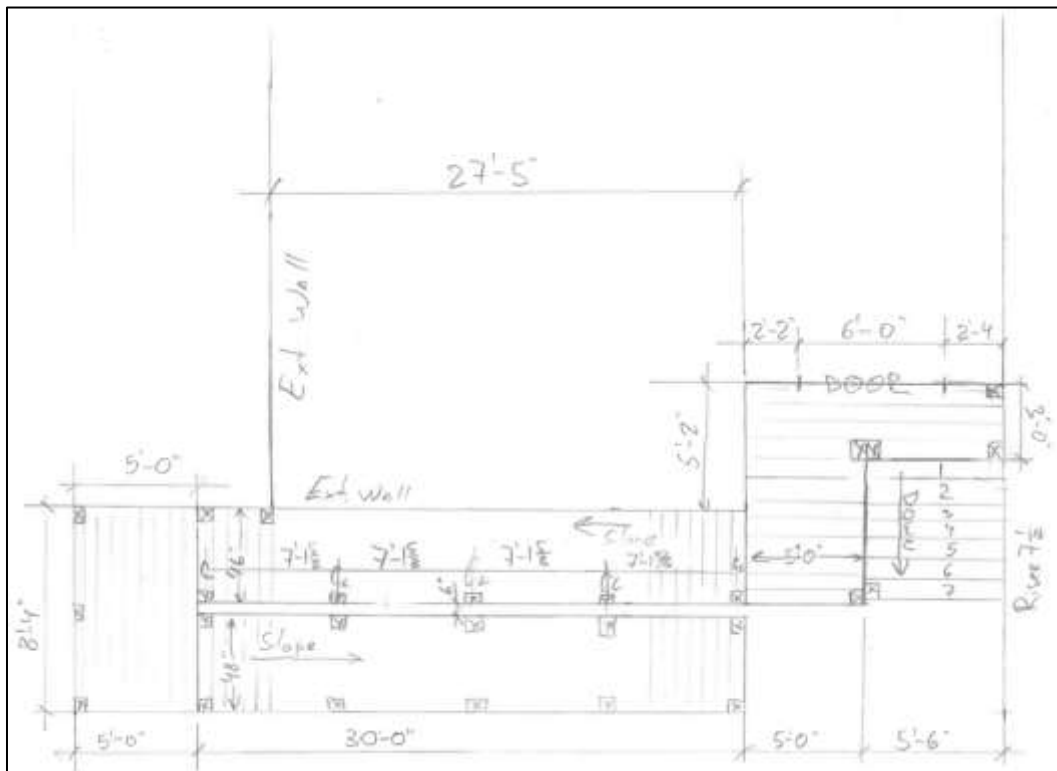
The alterations discussed here will allow the building to serve as an overnight center with the necessary improvements:

- New roofing – 3-tab shingles replaced with architectural shingles (**completed**);
- New ramp at the Crescent Street side of the building to comply with the Americans with Disabilities Act (ADA) established in 1990;
- New steel flush panel door with single lite;
- New windows on the northerly side of the building (**completed**);
- New air-source heat pumps, to be located on the northerly side of the building;
- New roof vent for kitchen hood.

ADA Ramp

The ramp is proposed for the Crescent Street side of the building. It will comprise a switch-back ramp beginning at grade on the southeasterly side of the building and proceeding up a 1% grade in the southwesterly direction to a landing near the southwesterly corner of the building. This ramp will be 48 inches wide overall. A second parallel ramp will land near the entry doors. This ramp will be 46 inches overall.

Sketch plan with dimensions and placement adjacent to the building:



The ramp will be constructed of pressure-treated lumber as shown above. In addition, a 1-1/4" steel handrail will be mounted 34" above the ramp surface.

In appearance, it will be similar to:



New Entry Door

The existing double leaf door will be replaced with a 36" x 80" operating door and a fixed leaf. The door will have a single square lite as shown:



Existing Front Entry



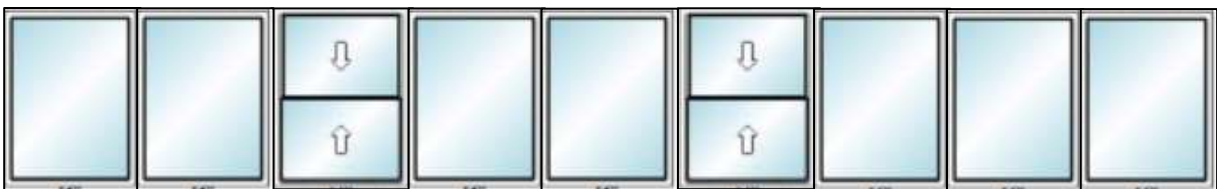
Proposed door style (single leaf)

New Windows

Nine windows on the north side of the building have been replaced. These nine windows are grouped together in a concrete surround, as shown in the view taken from South Street:



The old windows were each aluminum framed double hung units. New windows are vinyl units, two double hung units and seven picture window units. They are arranged as shown in the diagram below:



See agenda packet for brochure pages of these window.

Heat Pumps

Three new air source heat pumps will be installed to service the second floor of the building. The second floor of the building is now being built-out to provide overnight accommodation, separate from current programming on the lower level. The unit dimensions of the heat pumps are 43" Wide x 18" deep x 57" high. They will be installed on individual stands on the north side of the building as shown below. No information has been provided with regard to exterior conduit:



Roof Vent

Lastly, a 20" x 20" x 24" roof vent will be installed on the north side of the roof above the kitchen of the building. The vent is required by code:



5. STAFF REVIEW:

This work will enable Seeds of Hope to provide greater capacity for its overnight center, and separate this use from existing programming. Because of the urgency of this need, the project is greatly accelerated, and work began before application for review by this commission. Because much of the work will have been completed before the August 14, 2024 Historic Preservation Commission meeting, this commission should evaluate the elements of this project objectively and render a decision without regard to the completeness (after the fact) of the individual elements. Staff will produce a Certificate of Appropriateness for those elements approved by this commission, and will note the elements of the project that have not been approved, or approved conditionally, if any.

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;

The building served as a church until 2008. Since that time it has housed Seeds of Hope Neighborhood Center.

- 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 historic feature or material has been substantively altered.

- 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;

Existing aluminum double hung windows have been replaced with a mixture of vinyl double hung and picture window units. The previous windows, themselves, were not original to the building.

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

6. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Seeds of Hope and the City of Biddeford to make exterior alterations at 35 South 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 Seeds of Hope and the City of Biddeford to make exterior alterations at 35 South Street, based on the following:

- 1. _____
- 2. _____

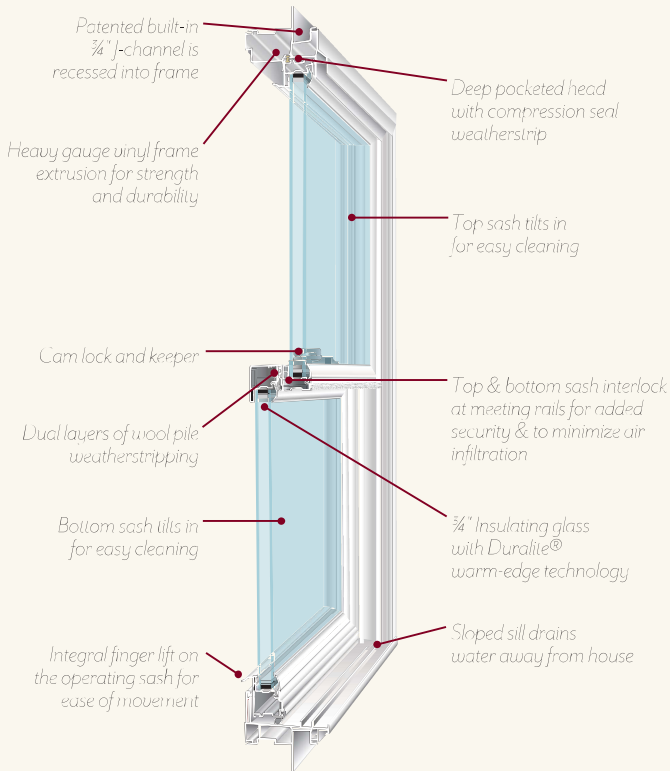
- C. Motion to postpone the Certificate of Appropriateness for Seeds of Hope and the City of Biddeford to make exterior alterations at 35 South, based on the following:

- 1. _____
- 2. _____

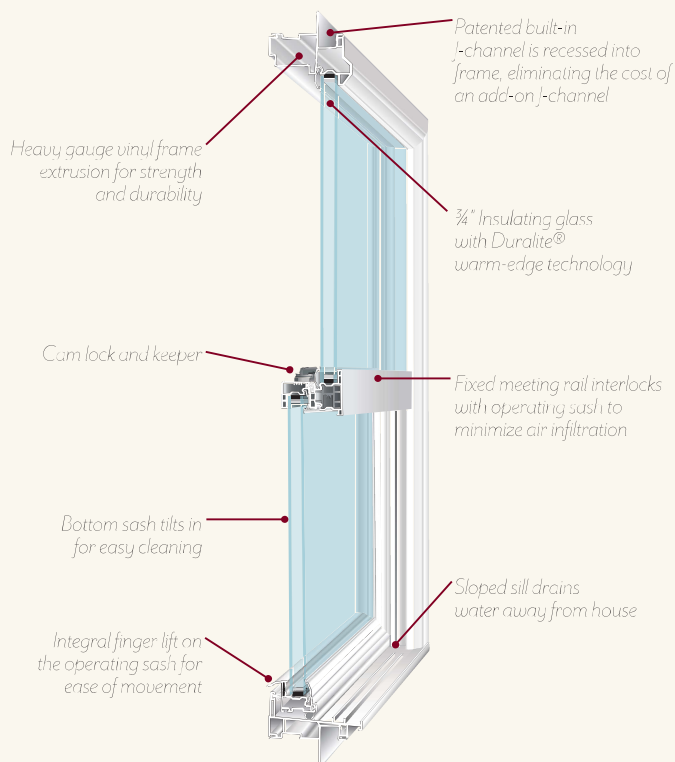
VERTICAL SLIDE - SINGLE/DOUBLE HUNG



Double-Hung Features



Single-Hung Features



Standard features

- 3/4" insulating glass with Duralite® warm-edge technology/Low-E glass^[1]/Argon gas fill.
- Integral nailing fin [new construction only] provides air and water seal around frame. (Frames come with integral nailing fin that can be easily removed for insert application.)
- Integral 3/4" J-channel speeds installation.
- Fusion-welded frame and sash for added strength.
- Constant force balance system ensures easy sash operation.
- White interior and exterior frame and sash with color-matched hardware.
- Pre-sloped sills for water runoff.
- BetterVue® insect screen.

Additional features

- Non-corrosive hardware includes a lifetime of trouble-free performance, no matter what the environment.
- Cam-action lock action draws sashes closer for a tighter positive lock.
- Integral interlocking meeting rail provides additional security

Optional features^[2]

- Desert Sand interior and exterior color with colored matched hardware
- Equal glass size on sash emulate traditional wood appearance.
- Jamb covers for a neater interior appearance.
- Grilles available as Grilles Between Glass or Simulated Divided Lites
- J-channel cover
- 3/4" Drywall return
- Extension Jambs
- Window Opening Control Device^[3]
- Exterior trim/casing
- Pediment Head (Rectangles only; not available for radius or polygon)
- Custom exterior color finishes

1 One pane Low-E glass and one pane clear glass.

2 See pages 14-15 for additional options.

3 Not available on Double Horizontal Slide or Awning.

Available for new construction and replacement applications

PICTURE • TRANSOM • RADIUS • GEOMETRIC



Whether used alone or in combination with other window styles, picture windows add dramatic styling while bringing light into your home.

Transom units can be used alone, over another straight window or door, or under a shape.

Architectural Shapes

Shapes are available in two styles — straight and radius.

- Trapezoid
- Triangle
- Half-Round
- Quarter-Round
- Eyebrow
- Elliptical
- Extended Arch
- Oval
- Circle
- Octagon



Standard features

- 3/4" insulating glass with Duralite warm-edge technology
- Low-E glass^[1] and argon gas fill
- Integral nailing fin [new construction only] (Frames come with integral nailing fin that can be easily removed for replacement purposes)
- Integral 3/4" J-channel
- White interior and exterior color

Additional features

- Independent weep chambers on frame ensure effective water runoff

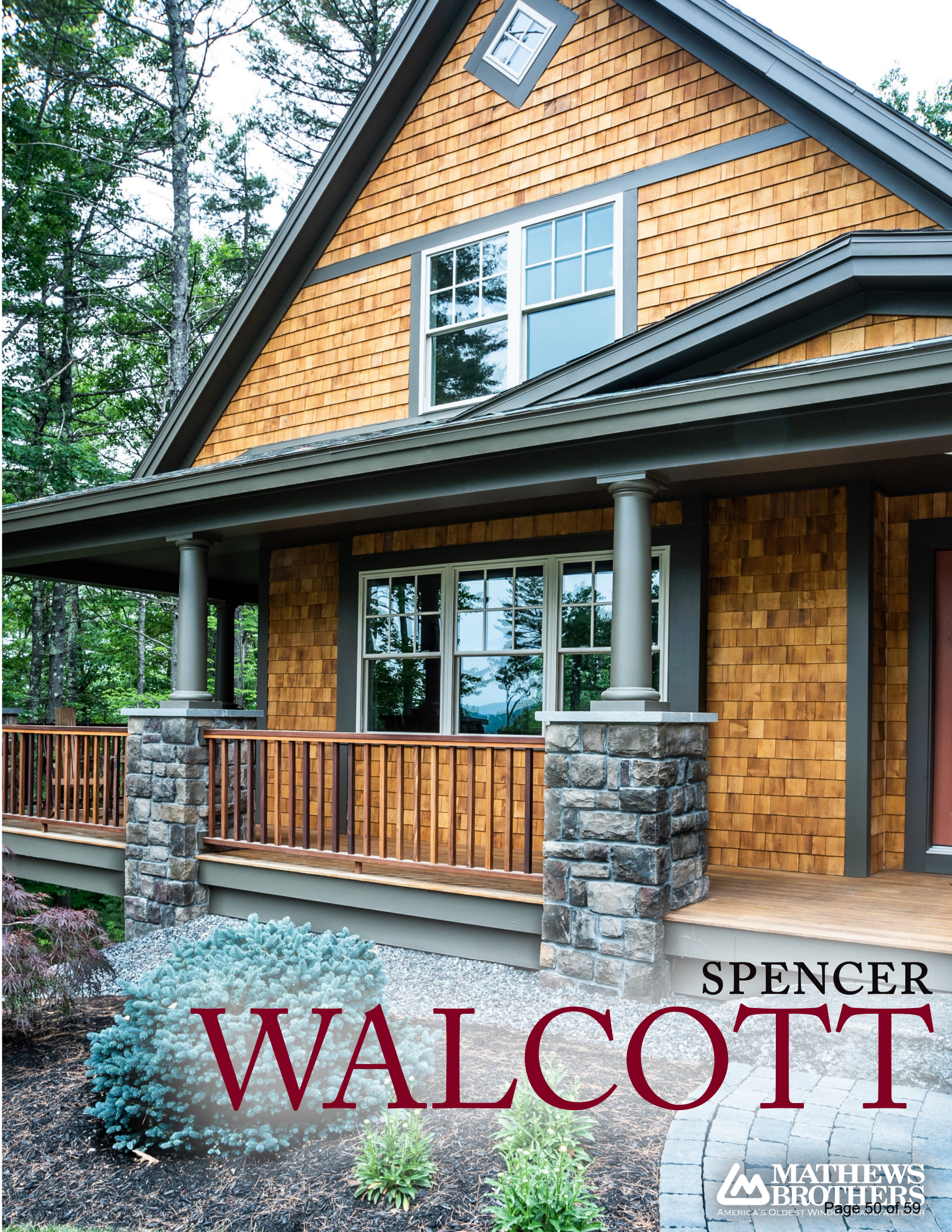
Optional features^[2]

- Desert Sand interior and exterior
- Grilles available as Grilles Between Glass or Simulated Divided Lites
- J-channel cover
- Exterior trim/casing^[3]
- 2-1/2" Interior Colonial casing (arch/radius units only)
- Pediment Head
- Custom exterior color finishes
- 3/4" Drywall return
- Extension Jambs

¹ One pane Low-E glass and one pane clear glass.

² See pages 14-16 for additional options.

³ Exterior casing not available for all radius units.



SPENCER
WALCOTT

MXZ-SM36NAMHZ2

3-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Compatible with M- and P-Series and CITY MULTI® indoor units. Branch box required for connection with M- and P-Series
- Variable speed INVERTER-driven compressor
- Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs in accordance with ASTM B117 testing)
- Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Built-in base pan heater
- Quiet outdoor unit operation, rated sound pressure as low as 49 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 75% heating capacity at -13°F
- ENERGY STAR® certified (non-ducted, mixed & ducted)

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

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SPECIFICATIONS: MXZ-SM36NAMHZ2

Cooling ¹ (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	36,000 // 36,000 // 36,000 36,000 // 36,000
	Rated Capacity	BTU/H	36,000 // 36,000 // 36,000 36,000 // 36,000
	Minimum Capacity	BTU/H	14,000 // 14,000 // 14,000 14,000 // 14,000
	Maximum Power Input	W	2,400 // 2,700 // 3,000 2,795 // 3,190
	Rated Power Input	W	2,400 // 2,700 // 3,000 2,795 // 3,190
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5 98.5, 98.5 // 98.5, 98.5
Heating at 47°F ² (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	42,000 // 42,000 // 42,000 42,000 // 42,000
	Rated Capacity	BTU/H	42,000 // 42,000 // 42,000 42,000 // 42,000
	Minimum Capacity	BTU/H	22,600 // 22,600 // 22,600 18,600 // 14,600
	Maximum Power Input	W	3,080 // 3,300 // 3,520 3,350 // 3,620
	Rated Power Input	W	3,080 // 3,300 // 3,520 3,350 // 3,620
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5 98.5, 98.5 // 98.5, 98.5
Heating at 17°F ³ (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	42,000 // 42,000 // 42,000 42,000 // 42,000
	Rated Capacity	BTU/H	32,600 // 29,600 // 26,600 29,600 // 26,600
	Maximum Power Input	W	5,600 // 5,878 // 6,155 6,298 // 6,995
	Rated Power Input	W	3,415 // 3,153 // 2,890 3,333 // 3,250
Heating at 5°F ⁴ (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	38,500 // 38,500 // 38,500 38,500 // 38,500
	Maximum Power Input	W	5,645 // 5,858 // 6,070 5,958 // 6,270
Efficiency (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	SEER2		23.0 // 20.75 // 18.5 19.3 // 15.6
	EER2 ¹		15.0 // 13.5 // 12.0 13.15 // 11.3
	HSPF2 (IV)		12.0 // 11.5 // 11.0 10.95 // 9.9
	COP at 47°F ²		4.0 // 3.75 // 3.5 3.7 // 3.4
	COP at 17°F at Maximum Capacity ³		2.2 // 2.1 // 2.0 1.98 // 1.76
	COP at 5°F at Maximum Capacity ⁴		2.3 // 2.19 // 2.08 2.05 // 1.8
Electrical	ENERGY STAR® Certified		Yes // Yes // Yes No // No
	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size if Branch Box Powered by Outdoor Unit	A	45
	Recommended Fuse/Breaker Size without Branch Box or Branch Box Powered Separate	A	40
	Recommended Wire Size (Indoor - Outdoor) if Branch Box Powered by Outdoor Unit	AWG	6
	Recommended Wire Size (Indoor - Outdoor) without Branch Box or Branch Box Powered Separate	AWG	8
	MCA if Branch Box Powered by Outdoor Unit	A	51.0
	MOCP if Branch Box Powered by Outdoor Unit	A	86
	MCA without Branch Box or Branch Box Powered Separate	A	45
	MOCP without Branch Box or Branch Box Powered Separate	A	80
	Fan Motor Full Load Amperage	A	0.6+0.6

NOTES:

AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions ⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

¹Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

²A when 1 or more PLA-A-EA7 connected

³Branch box should be placed within the level between the outdoor unit and indoor units

⁴5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Mid and high external static pressure tests conducted at 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

SPECIFICATIONS: MXZ-SM36NAMHZ2

Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	3,885 / 3,885
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate fin coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling ¹	dB(A)	49
	Sound Pressure Level, Heating ²	dB(A)	53
	Compressor Type		Hermetic
	Compressor Model		ANB33FJSMT
	Compressor Motor Output	kW	2.8
	Compressor Rated Load Amps	A	19
	Compressor Locked Rotor Amps	A	22.0
	Compressor Oil Type // Charge	oz.	FV50S // 73
	Base Pan Heater		Built-in
	Unit Dimensions	W: In. [mm]	41-11/32 [1,050]
		D: In. [mm]	13 [330]
		H: In. [mm]	52-11/16 [1,338]
Package Dimensions		W: In. [mm]	43 [1,090]
		D: In. [mm]	18 [450]
		H: In. [mm]	57 [1,430]
Unit Weight		Lbs.[kg]	278 [126]
		Lbs.[kg]	302 [137]
Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum) ³	°FDB	115 / 5°C
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	N/A / N/A
	Heating Intake Air Temp (Maximum / Minimum)	°FDB	59 / -13
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	-24 / -14
Refrigerant	Pre-Charged Refrigerant Amount	Lbs, oz	10.0, 9.0
Indoor unit connection	Maximum Number of Connected IDU with Branch Box		4 (3) ⁴
	Maximum Number of Connected IDU without Branch Box		11
	Minimum Connected Capacity with Branch Box		12,000
	Minimum Connected Capacity without Branch Box		18,000
	Maximum connected capacity		46,800
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	3/8 [9.52]
	Gas Pipe Size O.D. (Flared)	In.[mm]	5/8 [15.88]
	Total Piping Length when using Branch Box	Ft. [m]	492 [150]
	Total Piping Length without Branch Box	Ft. [m]	984 [300]
	Maximum Height Difference ⁵ , ODU above IDU	Ft. [m]	164 [50]
	Maximum Height Difference ⁵ , ODU below IDU	Ft. [m]	131 [40]
	Maximum Height Difference ⁵ , between branch boxes	Ft. [m]	49 [15]
	Maximum Height Difference between IDU and IDU without branch box	Ft. [m]	49 [15]
		Ft. [m]	49 [15]
	Maximum Piping Length between ODU and Branch Box	Ft. [m]	180 [55]
	Farthest Piping Length from ODU to IDU with Branch Box	Ft. [m]	262 [80]
	Farthest Piping Length from ODU to IDU without Branch Box	Ft. [m]	492 [150]
	Farthest Piping Length after Branch Box	Ft. [m]	82 [25]
	Total Piping Length between Branch Boxes and IDU	Ft. [m]	311 [95]
	Maximum Number of Bends for IDU		15

NOTES:

AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
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⁵Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

⁶A when 1 or more PLA-A-EA7 connected

⁷B Branch box should be placed within the level between the outdoor unit and indoor units

⁸C 5°F DB - 115°F DB when optional wind baffles are installed

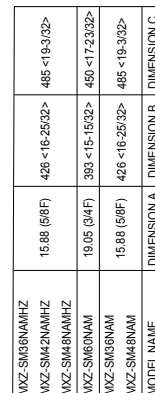
For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

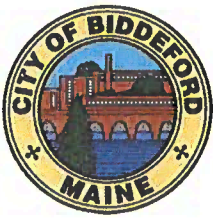
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OUTDOOR UNIT ACCESSORIES: MXZ-SM36NAMHZ2

Air Deflector	Vertical Air Deflector	☐ ADV-1
Air Outlet Guide	Air Outlet Guide (1 Piece)	☐ PAC-SH96SG-E (two pieces are required)
Ball Valve	Refrigeration Ball Valve - 1/2"	☐ BV12FFSI2
	Refrigeration Ball Valve - 1/4"	☐ BV14FFSI2
	Refrigeration Ball Valve - 3/8"	☐ BV38FFSI2
	Refrigeration Ball Valve - 5/8"	☐ BV58FFSI2
Branch Box	3 Port Branch Box	☐ PAC-MKA32BC
	3 Port Branch Box	☐ PAC-MKA33BC
	5 Port Branch Box	☐ PAC-MKA52BC
	5 Port Branch Box	☐ PAC-MKA53BC
	Branch Box Enclosure	☐ BBE-1
Centralized Drain Pan	Central Drain Pan	☐ PAC-SH97DP-E
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	☐ CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	☐ CW162S-250
Control/Service Tool	Maintenance Tool Interface	☐ PAC-USCMS-MN-1
Distribution pipe	Brazed Connection	☐ MSDD-50BR-E
	Flare Connection	☐ MSDD-50AR-E
Drain Socket	Drain Socket	☐ PAC-SG60DS-E
Hail Guards	Hail Guard	☐ HG-A2
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 24" x 42" x 3"	☐ ULTRILITE2
Port Adaptor	Adaptor: 1/2" x 3/8"	☐ MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	☐ MAC-A456JP-E
	Adaptor: 1/4" x 3/8"	☐ PAC-493PI
	Adaptor: 3/8" x 1/2"	☐ MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	☐ PAC-SG76RJ-E
Stand	18" Dual Fan Stand	☐ QSMS1802M
	24" Dual Fan Stand	☐ QSMS2402M
	Condenser Wall Bracket	☐ QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	☐ QSWBSS
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	☐ DSD-400P
	Outdoor Unit Stand — 12" High	☐ QSMS1202M
Wind Baffle	Front Wind Baffle	☐ WB-PA3 (two pieces are required)

Unit: mm
<inch>

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CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Seeds of Hope Neighborhood Center
Applicant's Address: 35 South Street
Applicant's Phone(s): 207-571-9601
Applicant's E-mail: Vassie.fowler@seedsofhope4me.org

Applicant's Legal Interest in the Property:



Owner



Purchase and Sale



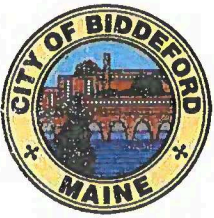
Tenant - Lease/Rental Agreement

Owner's Name: Seeds of Hope Neighborhood Center
Owner's Address: 35 South Street
Owner's Phone(s): 207-571-9601
Owner's E-mail: Vassie.fowler@seedsofhope4me.org

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

Agent's Name: City of Biddeford - Roby Fecteau/ Jim Godbout
Agent's Address: 205 Main Street - 486 Elm Street
Agent's Phone(s): 207-284-9236 - 282-1200
Agent's E-mail: Roby.Fecteau@Biddefordmaine.org - jim@jimgodbout.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 35 South Street

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

Existing Use of Property:

☐ Residential ☒ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

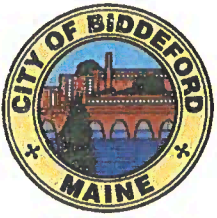
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

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: Addition of ADA compliant ramp on Crescent Street entrance

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: Not sure if they are putting the HVAC on the roof or side...



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

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

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

Alterations and Repair

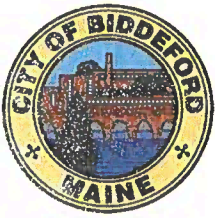
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

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

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

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



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

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

Signature of applicant:

Vassie G. Fowler Date: 7/31/24

Signature of
property owner (Required):

Vassie G. Fowler Date: 7/31/24