

City of Biddeford
Historic Preservation Commission
July 15, 2020 4:00 PM Join Zoom Meeting
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Meeting ID: 862 918 1178
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- 1. Adjustments to the Agenda**
- 2. New Business**
 - 2.1. New Business
 - [HPC Minutes 06242020.pdf](#)
 - [20 Wentworth St Application.pdf](#)
 - [2020.21 HPC 20 Wentworth St FOF.pdf](#)
 - [2020.21 HPC 20 Wentworth St SR.pdf](#)
- 3. Other Business**
- 4. Adjourn**



CITY OF BIDDEFORD

Planning & Development Department

HISTORIC PRESERVATION COMMISSION MINUTES

Date: June 24, 2020
Time: 4:00 PM
Location: Zoom Webinar

Meeting Called to order 4:02 PM by Chair Aurelie Wallach.

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

Members Absent: Priscilla McGuire

1. Adjustments to the Agenda - None
2. Unfinished Business – Tabled item from June 10 meeting:

Tabled item:

A. 2020.18 HPC Triglione Construction proposes to replace windows at 1 Summer Street with vinyl-clad replacement units. Phoenix Management owns this property. The chair introduced the item for approval and introduced the applicant, Tony Triglione, of Triglione Construction, Bridgeton, Maine

The commission asked the applicant to provide additional information:

- if the third floor is living space;
- alternative materials that may be more suitable to a contributing structure than vinyl;
- cost differential between vinyl-clad windows and other window materials.

The applicant responded that the third floor is not open to tenants. He also supplied cost quotes for both the vinyl-clad windows originally proposed and aluminum-clad wood windows. Based on the estimates provided, the cost differential for the project is a 68% increase.

Leah Schaffer explained the difference between wood windows and aluminum clad windows. She stated that all wood windows (painted) are more aesthetically pleasing than clad windows.

Catherine Glynn stated that the dormer windows, being at least near-original to the structure, and that these windows must be restored and all new windows should resemble these dormer windows. The applicant discussed the use of simulated divided lite windows, where the grille is placed on the exterior of the glass, adding shade and shadows that more loosely resemble traditional wood units.

Applicant protested the additional cost of wood windows would make the project unfeasible.

Jeff Cabral suggested tabling the application again in order to allow the owner to attend the HPC's July meeting.

A member of the public, Loretta Turner, discussed the need to allow vinyl windows.

Glynn read a passage from the ordinance that supports the argument against vinyl windows: "comparable materials" must be used where possible.

Glynn moved to restore the third floor windows instead of replacing them, and that all other windows be constructed with wood and resemble closely these original dormer windows. Motion was seconded by Jeff Cabral.

Leah Schaffer moved to amend the first motion, adding conditions that all double hung are 6 over 6 lite except for the smaller double hung units on the rear, and that all casement windows have check rails to match the proportion of double hung windows.

Jeff Cabral seconded the motion.

The applicant offered to submit materials for wood units that are acceptable to the owner, for approval by the commission.

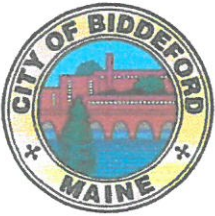
Next meeting will be held July 15, 2020.

Aurelie Wallach adjourned the meeting at 5:01 pm.

Meeting adjourned at 5:21 p.m.

Historic Preservation Commission Chair

Date



**CITY OF BIDDEFORD
PLANNING DEPARTMENT**

RECEIVED
6/18/20

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
207-284-9115

Greg.Tansley@biddefordmaine.org

**HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

Type of Application (see pages 2 and 3 below):

☒

Certificate of Appropriateness – Commission Review (\$140.00 fee)

☐

Certificate of Appropriateness – Subcommittee Review

Note: If unsure, check with the Planning Department which applies.

Applicant's/Owner's Information:

Applicant's Name:

Applicant's Address:

Applicant's Phone(s):

Applicant's E-mail:

Applicant's Legal Interest in the Property:

☒

Owner

☐

Purchase and Sale

☐

Lease/Rental Agreement

Owner's Name:

Owner's Address:

Owner's Phone(s):

Owner's E-mail:

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

Agent's Name:

Agent's Address:

Agent's Phone(s):

Agent's E-mail:

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address:

Project Zone:

Project Tax Map(s):

Existing Use of Property:

Project Lot Number(s):

COMMISSION Review Project Activities (Check all that apply):

Alterations and Repair

☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)

☒ Installation or replacement of siding

☐ Porch replacement or construction of new porches

☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure

☒ Alteration of accessory structures such as garages

☐ Other:

vinyl siding, new garage doors

Additions and New Construction

☐ New Construction

☐ Building additions, including rooftop additions, dormers or decks

☐ Construction of accessory structures

☐ Installation of exterior access stairs or fire escapes

☐ Installation of antennas and satellite receiving dishes

☐ Installation of solar collectors

☐ Rooftop mechanicals (e.g., HVAC)

Other:

Moving and Demolition

☐ Moving of structures or objects on the same site or to another site

☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district

If FULL COMMITTEE Review is required - 10 Copies of the following are recommended or may be requested:

- ☐ Photographs of the building involved as well as adjacent buildings
Samples of materials proposed for use in the activity
- ☐ Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

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

Signature of applicant:




Date: 6/18/2020

Signature of property owner:

Date: 6/18/2020

LEAD DESIGN SPECIFICATIONS

LEAD DESIGN PREPARED BY:

Michael Iwans LD-0349

Community Concepts

207-576-3396

Design date: 06/15/2020

Owner Name: *Janusz Jania*
Address: *20 Wentworth Street Apt-001*
Biddeford, Maine
Phone: *207-415-0596* januszjj@maine.rr.com

Contractor Name: -
Address: -
PHONE: -

After careful review the applicant(s) and contractor understand and accept the work described. Only the work listed in this design specification will be performed. ANY and ALL changes to these design specifications must be by a written change order and agreed to by all parties following program requirements.

X _____
Contractor

Date

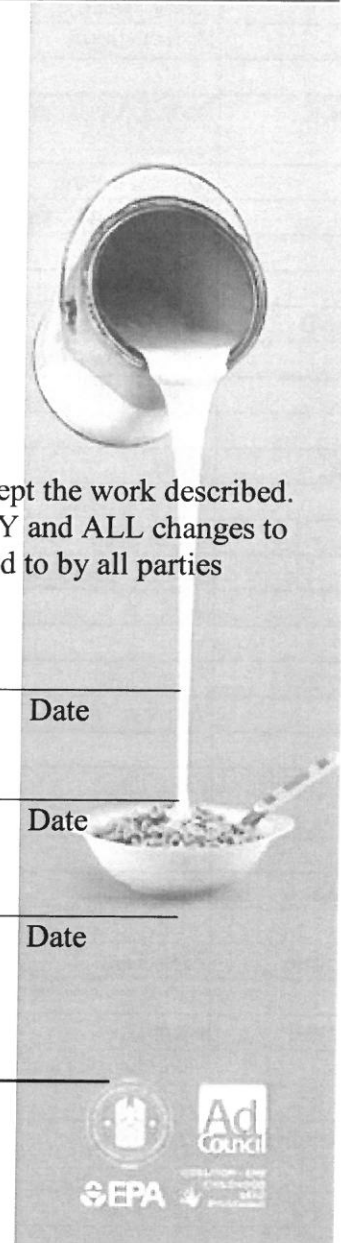
X _____
Owner

Date

X _____
Owner

Date

CONTRACT PRICE \$ _____

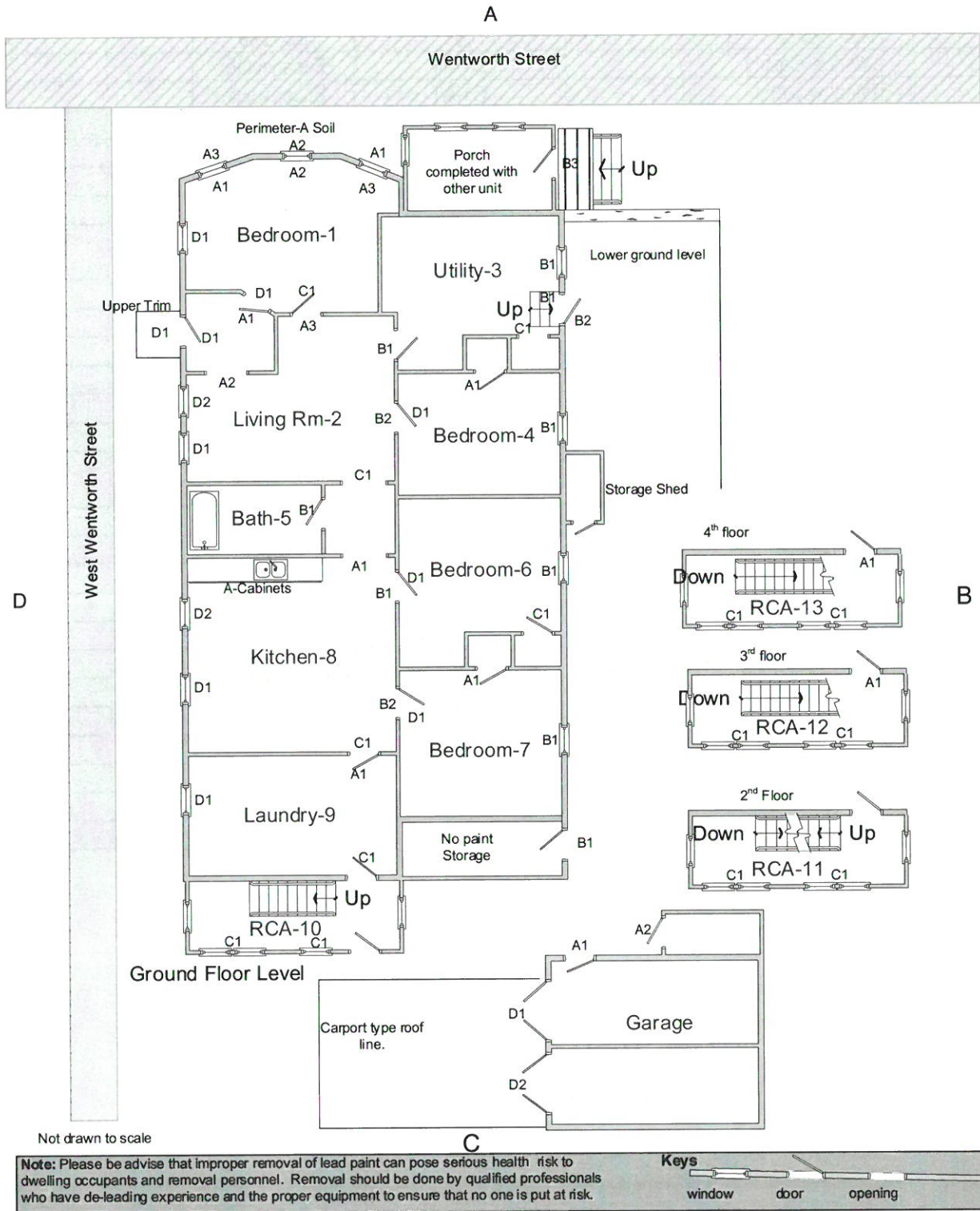


Owner name **Janusz Jania**
 Address **20 Wentworth Street 001**
Biddeford, Maine

Room # & Name	Building Component	Location	Repair task	Labor	Material	Total
Exterior-A	Window Sill	A side x3 cellar	Cover W/ Coil			
	Window Casing	A side x3 cellar	Cover W/ Coil			
	Lower Wall (Lft) Bottom of Porch	A-(Left)	Encapsulate			
Soil	Perimeter-A	Perimeter-A	Add / Mix			
Exterior-B	Door, Door Jamb & Threshold	B1	Replace W-Ext. Steel Door.			
	Window casing	B1, B2	Cover W/Coil			
	Door (Not a Standard Size door.)	B2	Replace - Rebuild			
	Door casing	B2	Cover W/ Coil			
Exterior-D	Door Casing	D1	Cover W/ Coil			
	Upper Trim (Roof Over Door)	D	Encapsulate			
	Lower Wall (Wood)	D	Encapsulate			
Garage	Walls	A, B, C, D	Cover W/ Vinyl			
	Corner Boards	A, B, C, D	Cover W/ Vinyl			
	Upper Trim	A, B, C, D	Cover W/ Coil			
	Door x2 (Garage overhead door)	D-Side Driveway	Replace			
	Door	A1, A2	Replace			
Bedroom-1	Floor Dust	All	Abate			
	Window Trough Dust	D1	Abate			
Entry / Living Rm-2	Floor Dust	All	Abate			
Bedroom-4	Floor Dust	All	Abate			
Bedroom-6	Floor Dust	All	Abate	---	---	---
Bedroom-7	Floor Dust	All	Abate			
	Window Sill Dust	D1	Abate	--	--	--
Hall / Kitchen-8	Floor Dust	All	Abate			
Laundry-9	Floor Dust	All	Abate			

Room # & Name	Building Component	Location	Repair task	Labor	Material	Total
RCA-10 {Lower}	Stair Stringer <i>{install T111 to back of stair}</i>	A-All	Encapsulate			
	Stair Risers	A-All	Replace			
	Stair railings	All	Replace			
	Window Casing	C1-All	Encapsulate			
	Window Stops	C1-All	Encapsulate			
	Floor {1/2 P.T ply wood}	All	Cover			
	Ceiling	All	Cover W/ Vinyl			
RCA-11 {1 st fl}	Floor {1/2 P.T ply wood}	All	Cover			
	Stair Stringer <i>{install T111 to back of stair}</i>	All	Encapsulate			
	Stair Railings	All	Replace			
	Window casing	C-All	Encapsulate			
	Ceiling	All	Cover W/ Vinyl			
RCA-12 {2 nd fl}	Floor {1/2 P.T ply wood}	All	Cover			
	Ceiling	All	Cover W/ Vinyl			
	Stair Stringer <i>{install T111 to back of stair}</i>	All	Encapsulate			
	Stair Risers	All	Replace			
	Stair railings	All	Replace			
	Window Casing & Stops	C-All	Encapsulate			
RCA-13 {3 rd fl}	Floor {1/2 P.T ply wood}	All	Cover			
	Stair railings	All	Replace			
	Window Casing & Stops	C-All	Encapsulate			

Address : 20 Wentworth Street Apt-001 Biddeford, Maine
 Date : 06/02/2020
 Case# : Biddeford



Exterior-A

Window Sills & Casing-A1, A2, A3

Enclosure with Aluminum Coil Stock: Install aluminum coil stock to the entire surface of the Sill & Casing using color coordinated nails. Caulk all seams (**Do not caulk and seal long spans where the building needs room to expand and contract with the seasons**).

Lower Wall (Left bottom of porch.)

Wet scrape all loose and flaking paint from the entire Lower Wall / door. Wet sand smooth any rough paint edges. HEPA vacuum and wet wash the casing. Apply one coat of primer to the scraped areas and two coats of LBC paint to the entire surface of the casing/apron. Color to be

NOTE: All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges

Soil Abatement-Perimeter-A

Mixing of Soil: Mixing of contaminated soil with lead-free soil or soil amendments to reduce the concentration of lead in bare soil to less than 375 ppm in play areas or less than 1000 ppm in bare soil in the perimeter of the building in other than play areas. Rake/clean out to a minimum of five feet from the foundation the soil/lawn so that no visible debris is present. Bare soil areas shall be prepared for seed. Fertilize and seed bare soil areas (including hay or equal for protection to the seed).

Exterior-B

Door & Door Jamb & Threshold Repair-B1

Whole Component Removal and Replacement: Remove and dispose of the door (including hardware and Jamb, Threshold.) Install a **new No Lite Steel Entry** Exterior doors shall be Stanley K4, Brosco BE-89, Therma True style 204, or approved equal. All exterior doors must be labeled showing Energy Star compliance for the Northeast region. Labels must remain in place until approved/Inspected by CAA. Newly installed exterior doors will have adjustable sills. Installation to include proper lockset [Schlage F10 / F40] or approved equal and hinges. Newly installed exterior locksets/dead bolts will be keyed alike in each separate unit. Apply one coat of primer and two coats of finish paint to the entire surface of the door.

Color to be _____

- **NOTE:** Exterior doors will be Energy Star compliant for the Northeast Region. Labels showing compliance will remain on doors until inspected/approved by Lead Design Consultant.

Window Casings-B1, B2

Enclosure with Aluminum Coil Stock: Install aluminum coil stock to the entire surface of the Casing using color coordinated nails. Caulk all seams (**Do not caulk and seal long spans where the building needs room to expand and contract with the seasons**).

Door-B2 (Note not a standard size door. Special order door.)

Whole Component Removal and Replacement: Remove and dispose of the door (including hardware and Jamb, Threshold.) Install a **new Steel Entry** Exterior door.

- **NOTE:** Exterior doors will be Energy Star compliant for the Northeast Region. Labels showing compliance will remain on doors until inspected/approved by Lead Design Consultant.

Door Casings-B2

Enclosure with Aluminum Coil Stock: Install aluminum coil stock to the entire surface of the Casing using color coordinated nails. Caulk all seams **(Do not caulk and seal long spans where the building needs room to expand and contract with the seasons).**

Exterior-D

Door Casings-D1

Enclosure with Aluminum Coil Stock: Install aluminum coil stock to the entire surface of the Casing using color coordinated nails. Caulk all seams **(Do not caulk and seal long spans where the building needs room to expand and contract with the seasons).**

Exterior Trim Repair (over Door Roof detail)-D

Enclosure with Aluminum Coil Stock: Install aluminum coil stock to the entire surface of the fascia using color coordinated nails. Caulk all seams **(Do not caulk and seal long spans where the building needs room to expand and contract with the seasons).**

Lower Wood wall-D-All

Wet scrape all loose and flaking paint from the lower wall. Wet sand smooth any rough paint edges. HEPA vacuum and wet wash the casing. Apply one coat of primer to the scraped areas and two coats of LBC paint to the entire surface of the lower wall sections. Color to be

NOTE: All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges

Garage

Exterior Clapboard & Corner Boards Repair- A, B, C, D Sides

ABATEMENT:

Enclosure: Prepare walls by re-nailing existing siding to provide smooth surface. Mechanically fasten a minimum of 3/8" fan-fold building insulation to the entire wall surface (including soffits). Vinyl enclosure systems do not need to be caulked or sealed according the Maine Lead Management Regulations, Chapter 424. All cuts at windows and doors will be cleanly cut and closely fitted. Install all required starter strips. Double four (8") or double five (10") vinyl siding [Alcoa Liberty, Alside, Certainteed or pre- approved equal] shall be installed in accordance with manufacturer's specifications, shall have at least a 20 year guarantee and include all installation accessories following manufacturers recommendations. Owner to select color from manufacturer's standard colors. Work to include all starter strips, J molding and corner trim. Color to be _

Exterior Trim Repair (Including upper and lower trim)-All Sides

Enclosure with Aluminum Coil Stock: Install aluminum coil stock to the entire surface of the fascia using color coordinated nails. Caulk all seams (**Do not caulk and seal long spans where the building needs room to expand and contract with the seasons**).

Door Replacement- 2-Over Head Garage doors

Whole Component Removal and Replacement: Remove and dispose of the both doors (including hardware) Install 2- new metal 8'x7' Over Head Doors with Track & Hardware.

Color to be _____

Door Replacement-A1, A2 (Panel Solid Steel Entry.)

Whole Component Removal and Replacement: Remove and dispose of the 2-doors (including hardware) Install a new Solid Steel Exterior door shall be Stanley K4, Brosco BE-89, Therma True style 204, or approved equal. All exterior doors must be labeled showing Energy Star compliance for the Northeast region. Labels must remain in place until approved/Inspected by CAA. Newly installed exterior doors will have adjustable sills. Installation to include proper lockset [Schlage F10 / F40] or approved equal and hinges. Newly installed exterior locksets/dead bolts will be keyed alike in each separate unit. Apply one coat of primer and two coats of finish paint to the entire surface of the door. Color to be _____

- **NOTE:** Exterior doors will be Energy Star compliant for the Northeast Region. Labels showing compliance will remain on doors until inspected/approved by Lead Design Consultant.

Bedroom-1

Abate -Floor & Window Trough Dust *HEPA vacuum, wet wash & HEPA vacuum*

Entry / Living Rm-2

Abate -Floor Dust *HEPA vacuum, wet wash & HEPA vacuum*

Bedroom-4

Abate -Floor Dust *HEPA vacuum, wet wash & HEPA vacuum*

Bedroom-6

Abate -Floor Dust *HEPA vacuum, wet wash & HEPA vacuum*



EXTERIOR

B1

Door,
JAMB,
threshold

20
WENT-
WORTH
St.



EXTERIOR

D

DOOR
CASING

UPPER
TRIM
(roof
over
door)

Lower
Wall





20
Went-
worth
St.

A
WALL

Garage
Wall
A-side

20 WENTWORTH ST.



GARAGE WALL
C-SIDE

20 WENTWORTH ST.



GARAGE DOORS

D-SIDE Driveway

20 Wentworth St



GARAGE CARPORT
ROOF
D SIDE DRIVEWAY

GARAGE
DOORS
A1 +
A2



70
WENT-
WORTH
St.

20 Wentworth Street – Exterior Rehab Material Samples

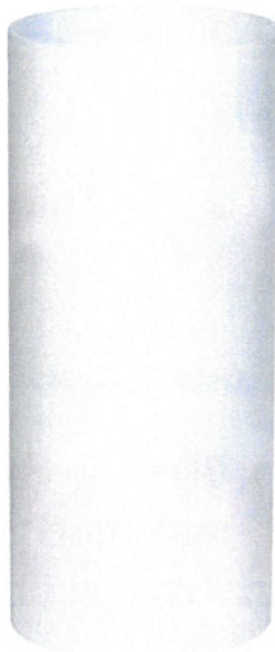
ALUMINUM COIL STOCK (MULTIPLE LOCATIONS), EXTERIOR STEEL ENTRY DOORS,
VINYL SIDING (GARAGE) AND 8X7 METAL OVERHEAD GARAGE DOORS (2)

1. Aluminum Trim Coil

Amerimax Home Products >

24 in. x 50 ft. Bright White Trim Coil

★★★★★ (54)



20 Wentworth Street – Exterior Rehab Material Samples

ALUMINUM COIL STOCK (MULTIPLE LOCATIONS), EXTERIOR STEEL ENTRY DOORS,
VINYL SIDING (GARAGE) AND 8X7 METAL OVERHEAD GARAGE DOORS (2)

2. Exterior Entry Doors



Exterior View

JELD-WEN 36 in. x 80 in. 6-Panel
Primed 90 Minute Fire Rated Steel
Prehung Left-Hand Inswing Front Door

★★★★★ (25)



20 Wentworth Street – Exterior Rehab Material Samples

ALUMINUM COIL STOCK (MULTIPLE LOCATIONS), EXTERIOR STEEL ENTRY DOORS,
VINYL SIDING (GARAGE) AND 8X7 METAL OVERHEAD GARAGE DOORS (2)

3. Vinyl Garage Siding

 certainteed.com

HOME / SIDING / **PRODUCTS** / MONOGRAM®

SIDING



20 Wentworth Street – Exterior Rehab Material Samples

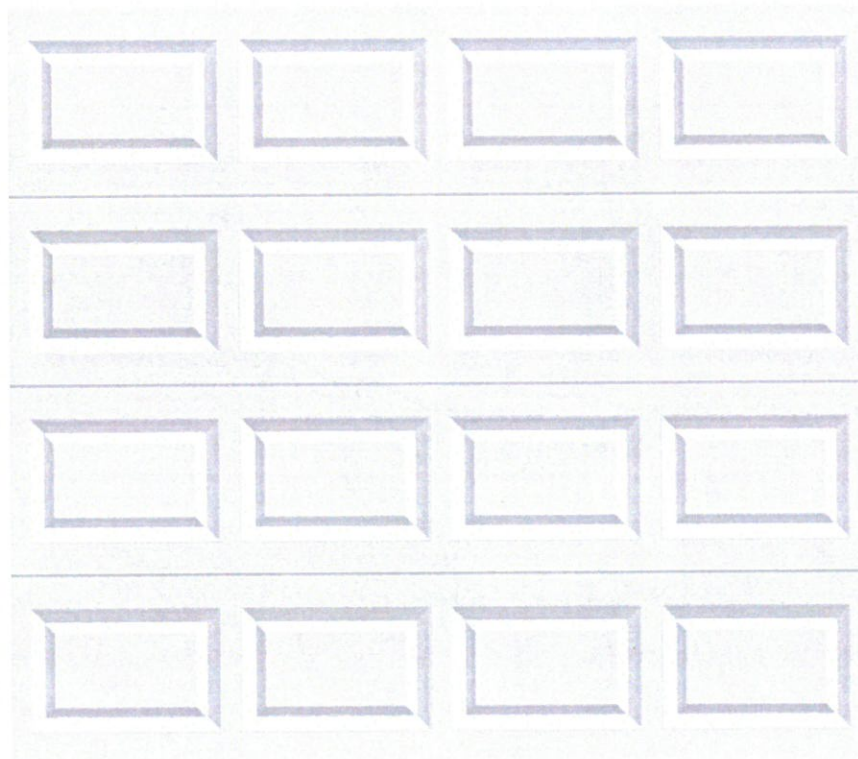
ALUMINUM COIL STOCK (MULTIPLE LOCATIONS), EXTERIOR STEEL ENTRY DOORS,
VINYL SIDING (GARAGE) AND 8X7 METAL OVERHEAD GARAGE DOORS (2)

4. Overhead Garage Doors (2)

Clopay >

Classic Collection 8 ft. x 7 ft. Non-Insulated
White Garage Door

★★★★★ (130)



**FINDINGS OF FACT AND CONCLUSIONS OF LAW
CERTIFICATE OF APPROPRIATENESS**

CITY OF BIDDEFORD – 20 Wentworth St Street

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Articles XV (Historic Preservation Ordinance) the Biddeford Historic Preservation Commission has considered the application of the City of Biddeford to conduct various exterior alterations at 20 Wentworth Street, including supportive data, public hearing testimony and related materials contained in the record. Based on the materials submitted, Public Comment, and Staff's review and recommendation, the Historic Preservation Commission makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Janusz Jania 5 Ledge wood ciircle Scarborough ME 04072 207-415-0596 januszjj@maine.rr.com
2.	Owner of Property:	Janusz Jania 5 Ledge wood ciircle Scarborough ME 04072 207-415-0596 januszjj@maine.rr.com
3.	Contractor/Developer:	None
6.	Project Agent/Architect:	Community Concepts Mike Iwans 240 240 Bates Lewiston ME 04240 207-576-3396
5.	Project Location:	20 Wentworth St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 215
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Non-Contributing.
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Proposed Project:	Lead Hazard Control
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	July 15, 2020 Meeting:

		Posted on the City Website July 8, 2020. Notices to abutters within 100' were sent out July 9, 2020.
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Conclusions of Law:

1. The building or structure has been identified by the Historic Preservation Commission (hereafter referred to as "the Commission") as contributing.
2. The proposed project is consistent with the Biddeford Historic Preservation Ordinance, particularly the evaluation standards contained in Part III (Land Development Regulations, Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Historic Preservation Commission approves the Certificate of Appropriateness for the proposed project summarized above and evidenced in the file located at 1 Summer Street in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

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

Historic Preservation Commission
Chairperson

Date



CITY OF BIDDEFORD PLANNING DEPARTMENT

2020.21

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Economic Development Coordinator

DATE: July 15, 2020

RE: ITEM #B: 2020.20 HPC – Public Hearing – Janusz Jania to perform lead hazard control at 20 Wentworth Street (Tax Map 38, Lot 215) in the MSRD-2 zone.

MEETING DATE/TIME: July 15, 2020 @ 4:00 PM

1. INTRODUCTION

The applicant proposes to perform lead paint hazard control as part of the city's lead abatement program administered through the Planning and Development Department.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Janusz Jania 5 Ledgewood ciorcle Scarborough ME 04072 207-415-0596 januszji@maine.rr.com
2.	Owner of Property:	Janusz Jania 5 Ledgewood ciorcle Scarborough ME 04072 207-415-0596 januszji@maine.rr.com
3.	Contractor/Developer:	None
6.	Project Agent/Architect:	Community Concepts Mike Iwans 240 240 Bates Lewiston ME 04240 207-576-3396
5.	Project Location:	20 Wentworth St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 215
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Non-Contributing.
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Proposed Project:	Lead Hazard Control
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	July 15, 2020 Meeting: Posted on the City Website July 8, 2020. Notices to abutters within 100' were sent out July 9, 2020.

3. EXISTING CONDITIONS:

The project property occupies an existing lot on the corner of Wentworth Street and Wentworth Lane, near South Street, and east of Elm Street in the MSRD-2 zone. It is a 4-family apartment building built in 1900. Other structures on the street are in varying degrees of updating with vinyl siding and replacement windows, only some of which have original trim intact.



Source: "20 Wentworth Street".

<http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4228>. Accessed Date: 7/9/2020



Source: "20 Wentworth Street, Biddeford, Maine." 43°29'30.48" N 70°27'41.74" W. Google Earth Street View. Imagery Date: 5/4/2018. Accessed Date: 7/9/2020.



Source: "20 Wentworth Street, Biddeford, Maine." 43°29'30.48" N 70°27'41.74" W.
Google Earth Street View. Imagery Date: 5/4/2018. Accessed Date: 7/9/2020.



Source: "20 Wentworth Street, Biddeford, Maine." 43°29'30.66" N 70°27'42.85" W.
Google Earth Street View. Imagery Date: 8/2011. Accessed Date: 7/9/2020.
Rear garage as seen from Wentworth Lane

4. PROJECT PROPOSAL

The applicant proposes to make several improvements as part of the city's Lead Hazard Control Program. Work will be performed on three sides of the main structure, plus all sides of the detached garage located at the rear of the house.

Side A (front, Street elevation)

- Apply flat aluminum coil stock (bright white) over sills and original trim of three lower level windows.

Side B (South side of structure, left side as looking at the street elevation)

- Apply flat aluminum coil stock (bright white) over original window casing at windows on first and second floor.
- Rebuild a non-standard sized door near front of structure; apply flat aluminum coil stock (bright white) over door casing.

Side D (North side of structure, facing Wentworth Lane)

- Apply flat aluminum coil stock over door casing at door near front of house.

Garage at rear of structure

- Install vinyl siding over exterior walls and corner boards, all four sides.
- Apply aluminum coil stock (bright white) over soffit and fascia of garage.
- Replace two existing overhead garage doors with new metal doors (no lites)

\

5. PUBLIC COMMENT

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

6. STAFF REVIEW:

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

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

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

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

surrounding structures and buildings and meets the intent of this ordinance.

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

- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*
- b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*
- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*
- e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*
- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*
- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the*

size, scale, material and character of the neighborhood, the structure or its environment; and

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

c. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. None.

7. STAFF RECOMMENDATION:

- Recommend that the Historic Preservation Commission review the application materials and consider the application for approval, approval with conditions, or denial.

8. STAFF RECOMMENDATION

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 20 Wentworth Street for lead paint hazard control 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 table this item until the following minimum additional information has been submitted for review:

a. _____

b. _____