

City of Biddeford
Historic Preservation Commission
July 14, 2021 4:00 PM City Hall
2nd Floor Conference Room & Zoom
Jul 14, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Commission

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/99518453405?pwd=TUhrZzRQdTlXTTdzZ2lzZGZ2cUIzZz09>

Passcode: 789771

Or One tap mobile :

US: +13126266799,,99518453405# or +16465588656,,99518453405#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 9128 or +1 253 215 8782

Webinar ID: 995 1845 3405

International numbers available: <https://biddeford.zoom.us/j/99518453405>

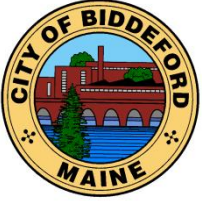
1. **Roll Call/Declaration of Quorum/Voting Members**
2. **Adjustments to the Agenda**
3. **Consent Agenda**
 - 3.1. Approval of Meeting Minutes for June 9, 2021
[HPC Minutes 060921-Draft.pdf](#)
4. **Unfinished Business**
5. **New Business**
 - 5.1. 2021.28 HPC Commission Review for replacement of siding for Leslie A. Gosselin at 31 Quimby Street, Tax Map 37, Lot 88 in the MSRD Zone.
[2021.28 HPC 31 Quimby Street SR.pdf](#)
[2021.28 HPC 31 Quimby Street FOF.pdf](#)
[Application.pdf](#)
 - 5.2. 2021.27 HPC Commission Review for a new wooden fence for K & S Development at 45 Hill Street, Tax Map 39, Lot 112 in the MSRD-2 Zone.
[2021.2 HPC 45 Hill Street SR.pdf](#)
[2021.27 HPC 45 Hill Street FOF.pdf](#)
[Application Packet.pdf](#)
 - 5.3. 2021.10 HPC Commission Review for new construction of a building for CHA Consulting, Inc. at 69 Adams Street, Tax Map 38, Lot 290 in the MSRD-2 Zone.
[2021.10 HPC 69 Adams Street SR.pdf](#)
[2021.10 HPC 69 Adams Street FOF.pdf](#)
[Historic Preservation Ordinance - Responses.pdf](#)
[ADAMS-POINT_STREET-RENDERS_06.22.21.pdf](#)

6. Other Business

6.1. Discussion of NAPC Training on July 21 & 28

6.2. Update on the Status of CLG.

7. Adjourn



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 58six
Biddeford, ME 04005
(207)-282-7119 or (207)-28four-
9115

HPC MEETING

June 9, 2021

4:00

City Hall, Second Floor Conference Room

(DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer (via Zoom), Erin Ware, & Priscilla McGuire

Staff Members: Brad Favreau & Nan Whitten

1. Declaration of Quorum/Voting Members (Chair opened meeting at 4:08 PM)
2. Adjustment to the Agenda
The applicant for Item 4.1 (2021.25) was delayed so item 4.2 would be heard first.
3. Consent Agenda
Approval of Meeting Minutes for May 5, 2021 & May 12, 2021

MOTIONS: 4:09 PM

McGuire: Motion to approve the meeting minutes from May 5, 2021 & May 12, 2021

Ware: Second

Motion passed unanimously 3-0 (Schaffer, Ware, McGuire in favor)

4. Unfinished Business
4.2. 2021 .08 HPC Remove from Table Commission Review for a building addition for Alex Fabish at 45 Foss Street, Tax Map 39, Lot 61 in the MSRD-2 Zone
Leah Schaffer recused herself from this item.

MOTIONS: 4:10 PM

Ware: Motion to remove item 4.2 from the table

McGuire: Second

Motion passed unanimously 3-0 (McGuire, Ware, and Cabral in favor)

- Alex Fabish presented his project explaining the changes he had made after his last meeting the Historical Preservation Commission for this project.
- Leah Schaffer represented the applicant as the architect.
- The Commission and application team discussed the project. Questions were raised regarding the size of eaves, different dormers and stair placement.

MOTIONS: 4:16 PM

Cabral: Motion: to approve the Certificate of Appropriateness for Praetorium LLC, to construct new dormers at 45 Foss Street in the MSRD-2 zone based on materials presented and conditioned on the following: All permits must be obtained from Code Enforcement prior to beginning any work.

McGuire: Second

Motion passed unanimously 3-0 (McGuire, Ware & Cabral in favor)

4.1. 2021.25 HPC Remove from table to review a Certificate of Appropriateness-Commission Review for Triglione Construction to replace windows at 1 Summer Street (Tax Map 38, Lot 420) in the MSRD-1 zone.

- Economic Development Coordinator, Brad Favreau, introduced the project giving a recap of what had been presented in the past and where the project stands now.
- Tony Triglione spoke about the project and the fact that they are now working with the state to be more compliant from a historical perspective.
- The Commission discussed the project with the applicant.

MOTIONS: 4:54 PM

Ware: Motion: to approve the Certificate of Appropriateness for 1 Summer Street for the replacement of siding, millwork, and windows based on the materials submitted and conditioned on the following: All permits must be obtained from Code Enforcement prior to beginning any work.

McGuire: Second

Motion passed unanimously 3-0 (Schaffer, Ware, McGuire in favor)

5. New Business

6. Other Business

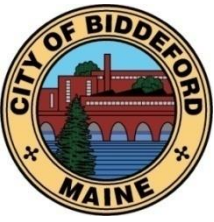
- Mr. Favreau talked about the possibility of Julie Larry doing a workshop with the HPC for educational purposes.
- Mr. Favreau updated the Commission on the status of the ordinance change for historical preservation.
- Mr. Favreau updated the Commission on the status of the application for 35 Mr. Vernon Street.

7. Adjourn Meeting 5:03 PM

Chair: Historic Preservation Commission

Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.28 HPC

Greg 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: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

DATE: July 6, 2021

RE: ITEM #5.1: 2021.28 HPC- New siding at 31 Quimby St.

MEETING: **July 14, 2021**

DATE/TIME: **@ 4:00 PM**

1. INTRODUCTION

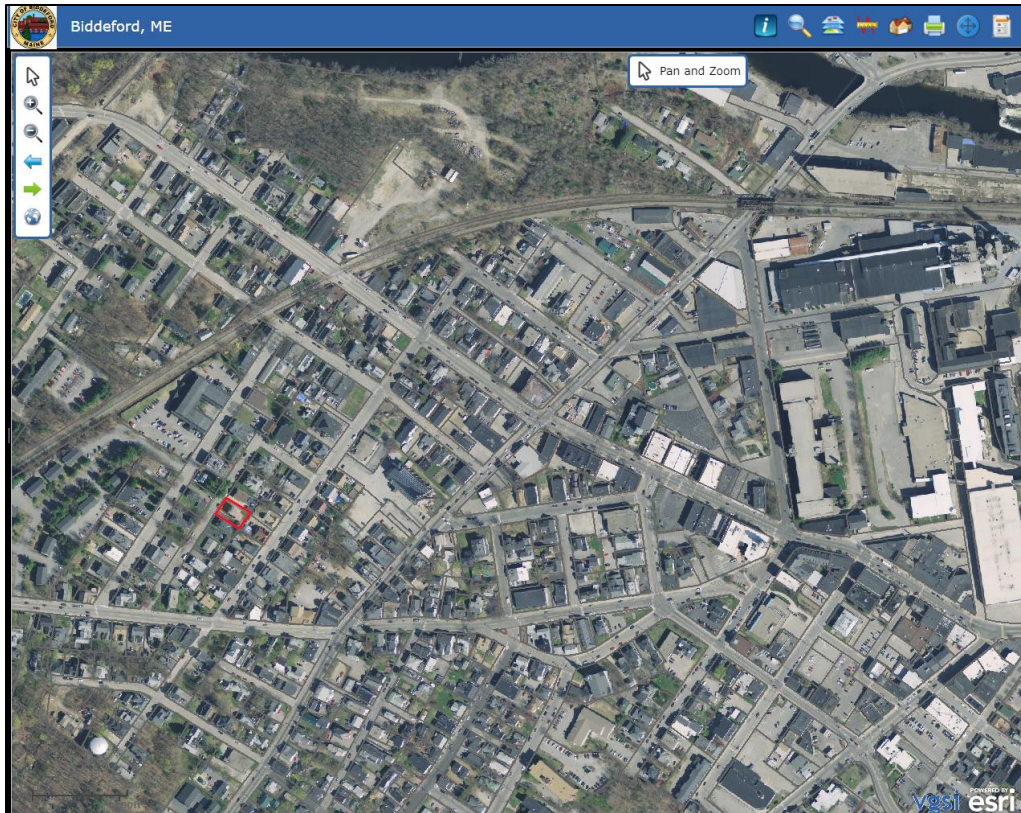
The applicant proposes to install new vinyl siding to replace deteriorating an obsolete Colorlok hardboard siding on this residential structure.

2. PROJECT DATA/INFORMATION

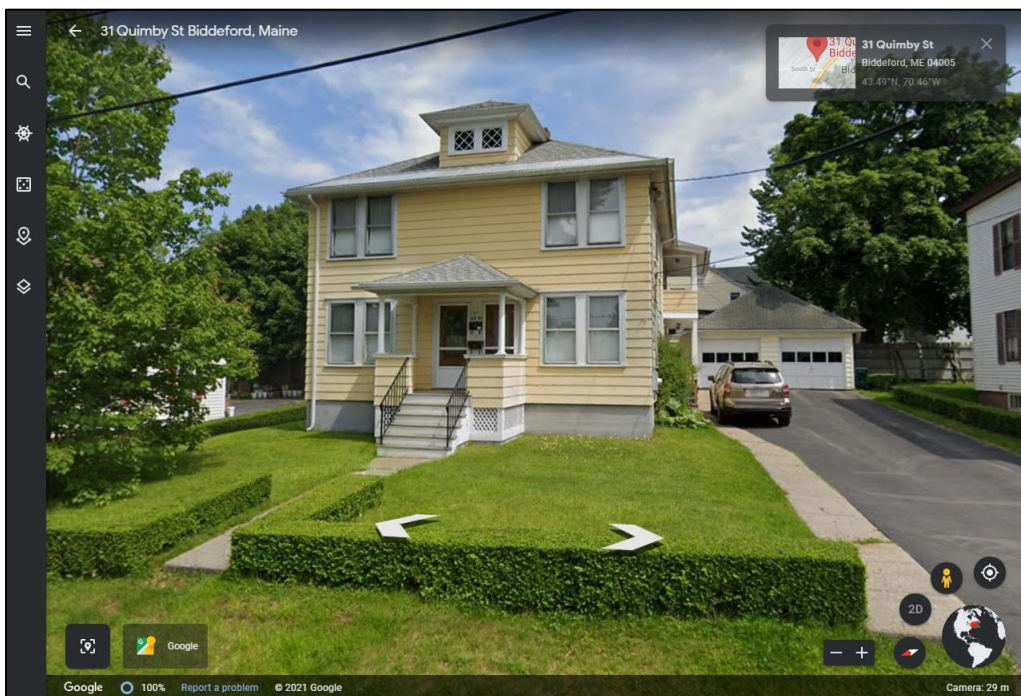
	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Leslie Gosselin 31 Quimby Street #1 Biddeford ME 04005 lessgoss@aol.com
2.	Owner of Property:	Guy J. and Leslie Gosselin 31 Quimby Street #1 Biddeford ME 04005 lessgoss@aol.com
3.	Contractor/Developer:	Michael Lowell 521 South Street Biddeford ME 04005 lowells1973@gmail.com
6.	Project Agent/Architect:	None
5.	Project Location:	31 Quimby St.
6.	Project Tax Map #/Lot #:	Tax Map 37, Lot 88
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Non-Contributing
10.	Existing Use:	None
11.	Proposed Use:	Residential
12.	Proposed Project:	Siding replacement
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Residential
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	July 14, 2021 Meeting: The notice was posted on the city website on July 2, 2021. Abutter notices were also sent out to all abutters within 100' on July 7, 2021 – 13 notices were sent out.

3. EXISTING CONDITIONS:

Quimby Street is a residential street dominated by multi-family dwellings. The existing structure is a two-family building constructed in 1920. It currently is sided in a composite material the contractor identified as Colorlok siding. This is a hardboard-type material no longer used in construction. The owners wish to replace the siding as the building's insulation is upgraded.



Source: "31 Quimby Street." <http://gis.vgsi.com/biddefordme/Parcel.aspx?Pid=3895>
 Accessed July 2, 2021.



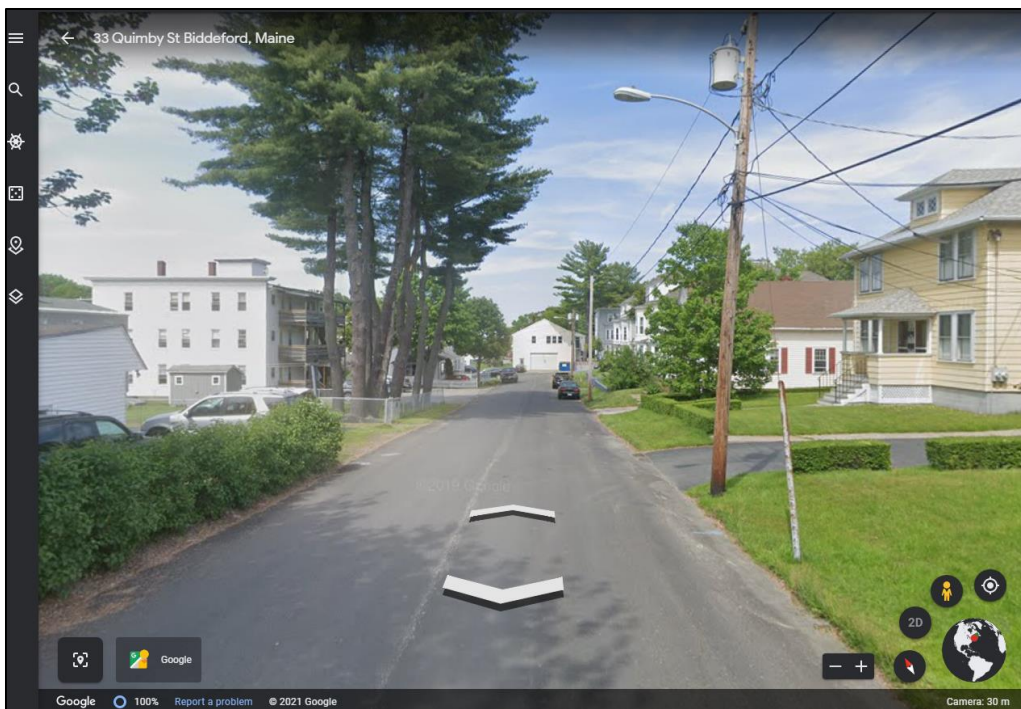
Source: "31 Quimby Street, Biddeford, Maine." Google Earth view. Accessed: 07/02/2021.

View of Quimby Street looking southwest. Project property is yellow building on the left:



Source: "Quimby Street, Biddeford, Maine." **Google Earth** view. Accessed: 07/02/2021.

View of Quimby Street looking northeast. Project property is on the right:



Source: "Quimby Street, Biddeford, Maine." **Google Earth** view. Accessed: 07/02/2021.

4. PROJECT PROPOSAL

The applicant wishes to replace existing 8-inch exposure hardboard siding with 4-inch exposure vinyl siding. The applicant has provided a sample of the proposed siding product.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received.

6. STAFF REVIEW:

- a. 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.*

b. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

- 1. None

7. STAFF RECOMMENDATION:

Recommend the Commission consider the submitted 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 Guy and Leslie Gosselin to install new siding at 31 Quimby Street in the MSRD-2 zone based on materials presented 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. _____

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

CITY OF BIDDEFORD – 31 Quimby 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 Guy and Leslie Gosselin to replace exterior siding at 31 Quimby 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:	Leslie Gosselin 31 Quimby Street #1 Biddeford ME 04005 lessgoss@aol.com
2.	Owner of Property:	Guy J. and Leslie Gosselin 31 Quimby Street #1 Biddeford ME 04005 lessgoss@aol.com
3.	Contractor/Developer:	Michael Lowell 521 South Street Biddeford ME 04005 lowells1973@gmail.com
6.	Project Agent/Architect:	None
5.	Project Location:	31 Quimby St.
6.	Project Tax Map #/Lot #:	Tax Map 37, Lot 88
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Non-Contributing
10.	Existing Use:	None
11.	Proposed Use:	Residential
12.	Proposed Project:	Siding replacement
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Residential
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	July 14, 2021 Meeting: The notice was posted on the city website on July 2, 2021. Abutter notices were also sent out to all abutters within 100' on July 7, 2021 – 10 notices were sent out.

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).

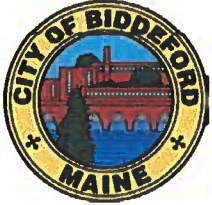
Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Historic Preservation Commission approves the Certificate of Appropriateness for the proposed project located at 31 Quimby Street, summarized above and evidenced in the city files, 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

Brad Favreau
205 Main Street
PO Box 586
Biddeford, ME 04005
207-284-9115
Brad.Favreau@biddefordmaine.org

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

- ☒ Certificate of Appropriateness – Commission Review (\$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: Leslie A Gosselin

Applicant's Address: 31 Quimby St Apt A1 Biddeford ME 04005

Applicant's Phone(s): (H) 207-284-4737 (C) 207-205-5190

Applicant's E-mail: lessgoss@aol.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Guy J. and Leslie A. Gosselin

Owner's Address: 31 Quimby St Apt A1 Biddeford ME 04005

Owner's Phone(s): Guy (C) 207-468-5160

Owner's E-mail: -

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

Agent's Name: Michael J. Lowell

Agent's Address: 521 South St.

Agent's Phone(s): Biddeford, Me.

Agent's E-mail: lowells1973@gmail.com

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 31 Quimby St Apt A1, A2 and Garage

Project Zone: Residential Existing Use of Property: Rental Duplex

Project Tax Map(s): 0370880000 Project Lot Number(s): Map 37 Lot 88

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: blown insulation

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:



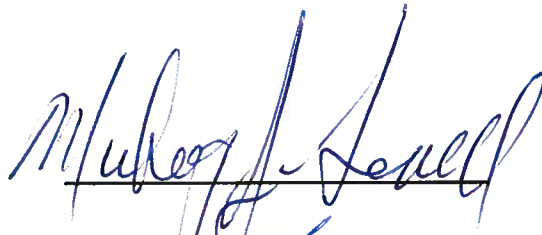
Photographs of the building involved as well as adjacent buildings
Samples of materials proposed for use in the activity



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.

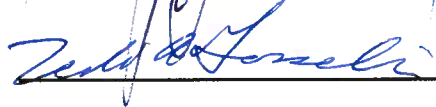
Signature of applicant:



Date:

6/16/21

Signature of property owner:



Date:

6/22/21

June 22, 2021

Dear City of Biddeford Planning Dept.,

My husband, Guy Gosselin, and I, Jessie, are requesting a Certificate of Appropriateness in order to get a building permit in the historic district. We have lived at 31 Quenby Street since 2002. We plan to update the Colorlok siding and are buttoning up the house with insulation prior to retiring here at 31 Quenby St. The original 8" Colorlok siding is no longer available, so Guy chose Deep Granite - a medium gray with double 4" slats on the 8" siding. Most houses have 4" siding adjacent to our property. We're a rental duplex, so insulation will be brought up to the new P50 code effective July 1st. As the neighbors have updated their siding, the colors have become darker; please see enclosed photos.



THANK
YOU

first responders and
healthcare workers!

Supporting those who keep us safe.

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off

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Valid 5/6/20-5/9/20. Mention offer at checkout.*

Your closest Staples® store is located at 443 Western Ave in S Portland.

For more information contact 207-871-9148.

Valid in Staples® U.S. stores only. Offer valid for healthcare workers and first responders only. ID required. Limit one coupon per customer, nontransferable. Offer is subject to change or cancellation at any time. Not valid on desktop or laptop computers, tablets, Chromebooks, streaming devices, Amazon, Apple®, Bose®, Ink & Toner, Epson®, EcoTank®, printers, Google®, products, HP Instant Ink, Samsung®, Staples®, Precision & Tech Help, Texas Instruments®, graphing calculators and accessories, gift cards, phone cards, postage stamps, computer workstations, direct mail services, faxing, custom-quoted orders, promotional products, scanning or self-service print. Each item purchased can only be discounted by one coupon, applied by cashier in the order received. Coupon not valid if purchased or sold and must be surrendered. Not valid on prior purchases or purchases made with Staples® Procurement or Convenience Cards. No cash/cashback. Coupon value applied pre-tax. Valid 5/6/20-5/9/20.

Staying the same:

②

- white trim on windows, doors and porches, including columns
- wrought iron handrails replaced with wrought iron rails
- porches the same with boards replaced and gray siding covering the old yellow clapboard siding
- yellow siding on garage replaced with gray

Please consider allowing an exemption and letting us use vinyl siding on our house. The gray matches the tool shed of the neighbor across the street.

Sincerely, Terri A. Gosselin

NEW! Rejoice! Advent Meditations
Facilitated by Fr. Brad Morin
Begins Mon., Nov. 25, 2:00 - 3:30 PM
Register online at goodshepherdparish.us
or call 282-4812
Join Fr. Morin for 4 Monday afternoons for Rejoice! Advent Meditations with Joseph - a prayer resource with daily meditations that will enrich your Advent by inviting you to experience the first Advent with Joseph and Mary, as they await the birth of their son, the Savior of the world.
This journal calls you daily to see through Joseph's eyes, feel what is in Joseph's heart, and read the Scripture that Joseph read, so you can fully prepare to welcome Jesus into your heart this Christmas. Each week, readers can enjoy supplemental videos featuring guided meditation with Fr. Toups himself.

Good Shepherd Grief Ministry presents:
SURVIVING HOLIDAYS
November 14 at MHT
6:30-8:30 pm
OPEN TO THE ENTIRE PARISH
This 2 hour grief session offers helpful and practical suggestions on working through those feeling of grief which may arise during Thanksgiving and Christmas due to your experience of loss. No registration necessary.
Please join us for this timely program.

PORK PIES
will be available for sale Friday, November 22 from 1 to 2 pm in Most Holy Trinity Hall and on the weekend of November 23 & 24, 2019 following Saturday's Mass, till 5:15 pm and Sunday after Masses till 12 noon (or until sold out) at Most Holy Trinity Church. Pick up some pies for Thanksgiving & Christmas... they freeze very well.
\$15 per 9" pie
All proceeds to benefit **Saco Meals Program**. Please help support this worthwhile program which is sustained solely by donations and run by volunteers.

Congrats to 50/50 Club September Winners: \$500 - Gil Desmarrais; \$250 - Diane Hoyt; \$200 - Claire Binette; \$150 - Priscilla Baillargeon; \$100 - Stephen Naitza.
Congrats to 50/50 Club October Winners: \$500 - Richard Lemay; \$250 - Rosemary Janson; \$200 - Florence Emond; \$150 - Priscille Boisclair; \$100 - Tom Godin.
We would like to thank all who participate monthly. Please ask a relative or a friend to join! Make checks payable to Good Shepherd Parish. Next drawing: ~ Dec. 1.
Please, it is imperative to notify us of any changes to your contact information. Call Diane, 282-5370 or Penny, 282-6624.

women of god
Sensible Shoes a novel by Sharon Garlough Brown facilitated by Deborah Hollis
First Thursday of the month 6:30 to 8 PM at MHT
Nov. 7 Chapter Two: The Pilgrimage Begins
Contact Donna Caron at 282-4812 x113 FMI

NOTE THE CHANGE IN LOCATION:
The Fr. Zenon Healing Service is going to be: Mon., Nov. 4, 10 am, at Most Holy Trinity Conference Room for winter.
NOTE: The Friends of Father Zenon Board now meets: the 3rd Mon./mo. Next meeting: Nov. 18, 7-8 pm, MHT CR.

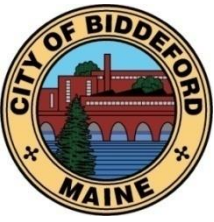
The Saco Meals Program could really use YOUR help!
The program began in 1990 and our mission is to feed the hungry & needy in our area. We really need a cook for our Thursday meal, as well as some Thursday hall setup, kitchen prep and even servers to help serve the meals, and a dish washer or two on that same day. We could also use someone with a truck, SUV or large vehicle to help pick up the monthly Monday Good Shepherd Food Bank deliveries that come to the Biddford Ice Arena. Additionally, we need people to help bring in the weekly Monday Hannaford deliveries.
As you can see, we could really use your help! Please pray about these opportunities and ask if God is calling YOU to help us. Questions? Don't hesitate to email: sacomcals@sacomcals.org. Thank you.

St. Vincent de Paul Society's Rummage Sale is open Wednesdays from 12:30 to 2:30 pm. Location is St. James Hall, the South St. entrance. Donations of clean, saleable items are accepted at the same location, Mon. - Fri., 8 am to 3 pm. Please, NO computers, mattresses or large appliances. Monies raised are donated to local charities to help those in need. FMI call Bob/Donna at: 499-7490.
Vincent de Paul is in need of Volunteers
For 3 hours on Monday: 9 am to 12 noon
For 2 hours on Wednesday: 12:30 to 2:30 pm
FMI call Bob Bildeau: 499-7490.
And now that colder weather is here: watch Channel 8 for closures.

SACO FOOD PANTRY:
Is in need of able bodied persons willing to pick up food donations from Hannafords/Shaws, and also to help with unloading the van in the assigned area of the food pantry. Any days: Monday through Friday, 6:30-8:30 am. A Driver's License is required. If interested, please call John White at: 590-8382.

Biddford Food Pantry Volunteer Needed: 1 day a week on Tuesdays from 8 to 11 am. Knowledge & experience of QuickBooks, Excel, and Word preferred. FMI call Don Bissou at 282-4771.

Good Shepherd Parish 50/50 Club
Name _____
Address _____
City _____
Telephone# _____
Please detach and return to Good Shepherd Parish, 271 Main St, Saco, ME 04072, or you can drop it in the collection basket at Mass in an envelope marked "50/50 Club."
\$5 a month, \$30 for 6 months, \$60 for a year.
Please, it is imperative to notify us of any changes to your contact information. Call Diane, 282-5370 or Penny, 282-6624.



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.27 HPC

Greg 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: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

DATE: July 6, 2021

RE: ITEM #5.2: 2021.27 HPC- New fencing at 45 Hill St.

MEETING: **July 14, 2021**

DATE/TIME: **@ 4:00 PM**

1. INTRODUCTION

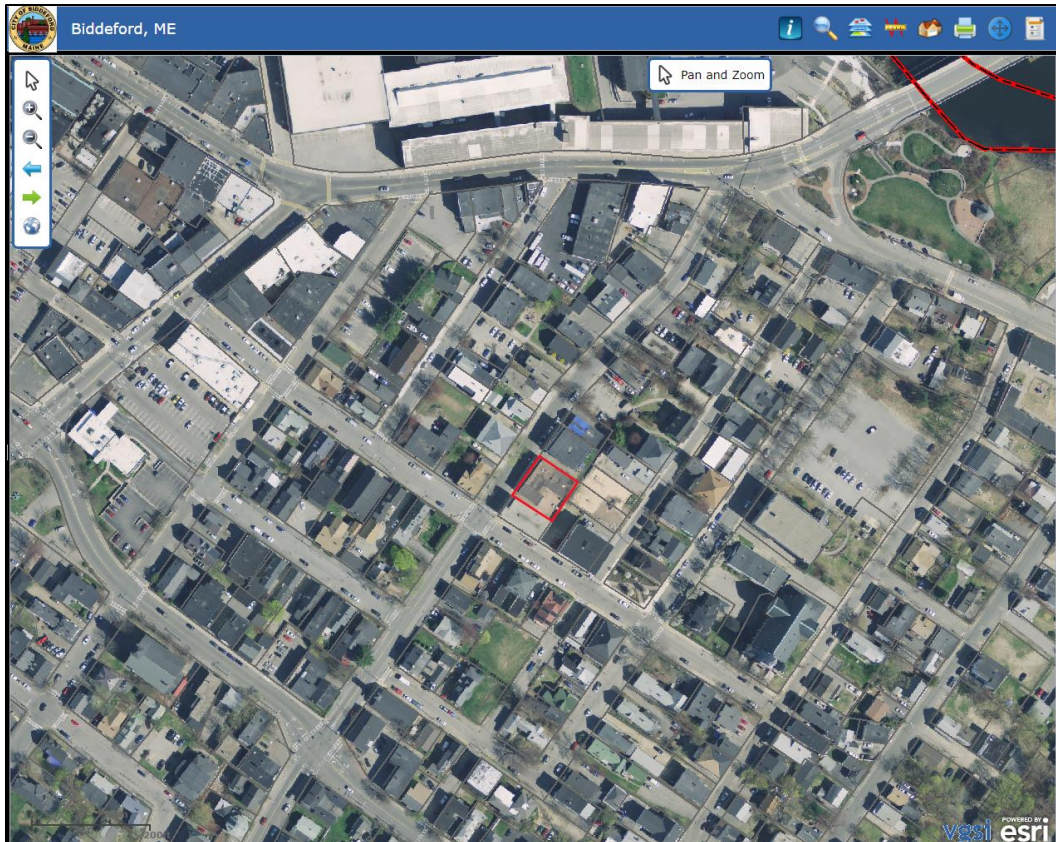
The applicant proposes to install new wooden fence at the rear and side of the newly built 3-unit residential structure.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	K&S Development 16 Ratchet Way Biddeford ME 04005 john@mainelypaving.com
2.	Owner of Property:	K&S Development 16 Ratchet Way Biddeford ME 04005 john@mainelypaving.com
3.	Contractor/Developer:	N/A
6.	Project Agent/Architect:	None
5.	Project Location:	45 Hill St.
6.	Project Tax Map #/Lot #:	Tax Map 39, Lot 112
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Non-Contributing
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Proposed Project:	New Fencing
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Residential
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	July 14, 2021 Meeting: The notice was posted on the city website on July 2, 2021. Abutter notices were also sent out to all abutters within 100' on July 7, 2021 – 15 notices were sent out.

3. EXISTING CONDITIONS:

The applicant presented a project to construct a new 3-unit residential building to this commission in November 2020. This project was approved with minor modifications. This site had been the site of a six unit residential structure that burned in 2018. The neighborhood is densely populated with multi-family dwellings.



Source: "45 Hill Street." <http://gis.vgsi.com/biddefordme/Parcel.aspx?Pid=4569>
Accessed July 5, 2021.

New structure at 45 Hill Street nearing completion:



Source: Biddeford Planning and Development Department.



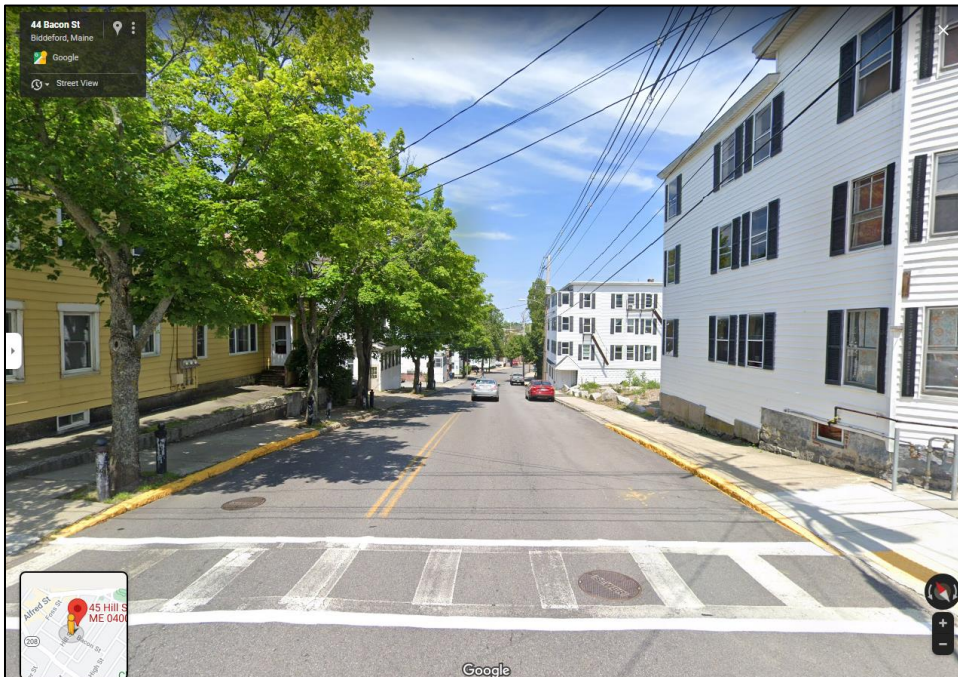
Source: Biddeford Planning and Development Department.

View of Hill Street looking southwest. The subject property is the vacant lot on the left side of the street. This view is of the site prior to construction of the new building.



Source: "30 Hill Street, Biddeford, Maine." **Google Earth** view. Accessed: 07/05/2021.

View of Hill Street looking northeast. Project property is on the right:



Source: "44 Bacon Street, Biddeford, Maine." **Google Earth** view. Accessed: 07/05/2021.

4. PROJECT PROPOSAL

The applicant proposes to construct a wood fence on the northeast (rear) side of the building and on the southeast side of the building. This fence is to be constructed of 8-foot wide by 8-foot high panels (see application packet for images of proposal) that will provide privacy for the occupants of the new building. A gate for each unit is proposed along the northeast fence. A sketch of the proposed location of the fence is found in the application packet.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received.

6. STAFF REVIEW:

- a. 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.

b. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. None

7. STAFF RECOMMENDATION:

Recommend the Commission consider the submitted 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 K&S Development to install new fencing at 45 Hill Street in the MSRD-2 zone based on materials presented 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. _____

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

CITY OF BIDDEFORD – 45 Hill 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 K & S Development to install new fencing at 45 Hill 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:	K&S Development 16 Ratchet Way Biddeford ME 04005 john@mainelypaving.com
2.	Owner of Property:	K&S Development 16 Ratchet Way Biddeford ME 04005 john@mainelypaving.com
3.	Contractor/Developer:	N/A
6.	Project Agent/Architect:	None
5.	Project Location:	45 Hill St.
6.	Project Tax Map #/Lot #:	Tax Map 39, Lot 112
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Non-Contributing
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Proposed Project:	New Fencing
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Residential
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	July 14, 2021 Meeting: The notice was posted on the city website on July 2, 2021. Abutter notices were also sent out to all abutters within 100' on July 7, 2021 – 10 notices were sent out.

Conclusions of Law:

1. The building or structure has been identified by the Historic Preservation Commission (hereafter referred to as "the Commission") as non-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).

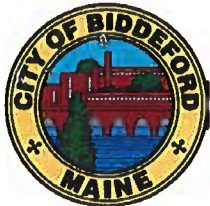
Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Historic Preservation Commission approves the Certificate of Appropriateness for the proposed project located at 45 Hill Street, summarized above and evidenced in the city files, 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**

Brad Favreau
205 Main Street
PO Box 586
Biddeford, ME 04005
207-284-9115
Brad.Favreau@biddefordmaine.org

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

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

- ☒ Certificate of Appropriateness – Commission Review (\$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: John Korpaczewski (K&S Development)
Applicant's Address: 16 Ratchet way Biddeford, me
Applicant's Phone(s): 207-229-2502
Applicant's E-mail: John@MainelyParking.com

Applicant's Legal Interest in the Property:

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

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

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

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

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 45 Hill St.
Project Zone: _____ Existing Use of Property: Condos
Project Tax Map(s): _____ Project Lot Number(s): _____

COMMISSION Review Project Activities (Check all that apply):

Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: N/A

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: New wooden Fence

Moving and Demolition

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

☐ Other: _____

SUBCOMMITTEE Review Project Activities (Check all that apply):

Alterations and Repair

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

Signage and Exterior Utilities

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

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

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

Submittal Information Checklist:

- ☒ Required Application Fee: If full Commission review is required - \$140.00
If Subcommittee review is required – N/A

If FULL COMMITTEE Review is required - 10 Copies of the following are *required*:

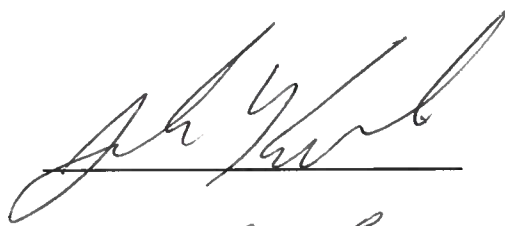
- ☐ Completed Application Form
 - ☐ Description of Proposed Activity

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)

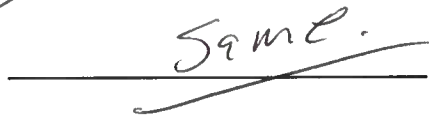
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:



Date: 6-21-2021

Signature of property owner:

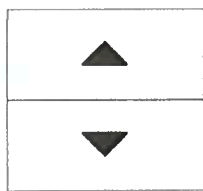


Date: _____









Building

Front

Rephase existing
Fence. approx.
55ft long.

Parking
lot



Side

existing
chain link fence

Back

Unit 1

Unit 2

Unit 3

Building
45 ft 11st

Door

Door

Door

Paved right of way

Building

Rear

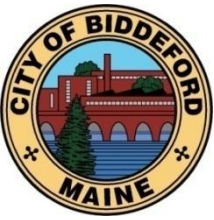
Side
walk

Hill St

1. 8ft tall
2. 8" wide
rough-cut wood.

Proposed
new fence

approx 85ft long



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.10 HPC

Greg 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: Jeff Cabral, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

DATE: July 6, 2021

RE: ITEM #5.3: 2021.10 HPC- New construction at 69 Adams St.

MEETING: **July 14, 2021**

DATE/TIME: **@ 4:00 PM**

1. INTRODUCTION

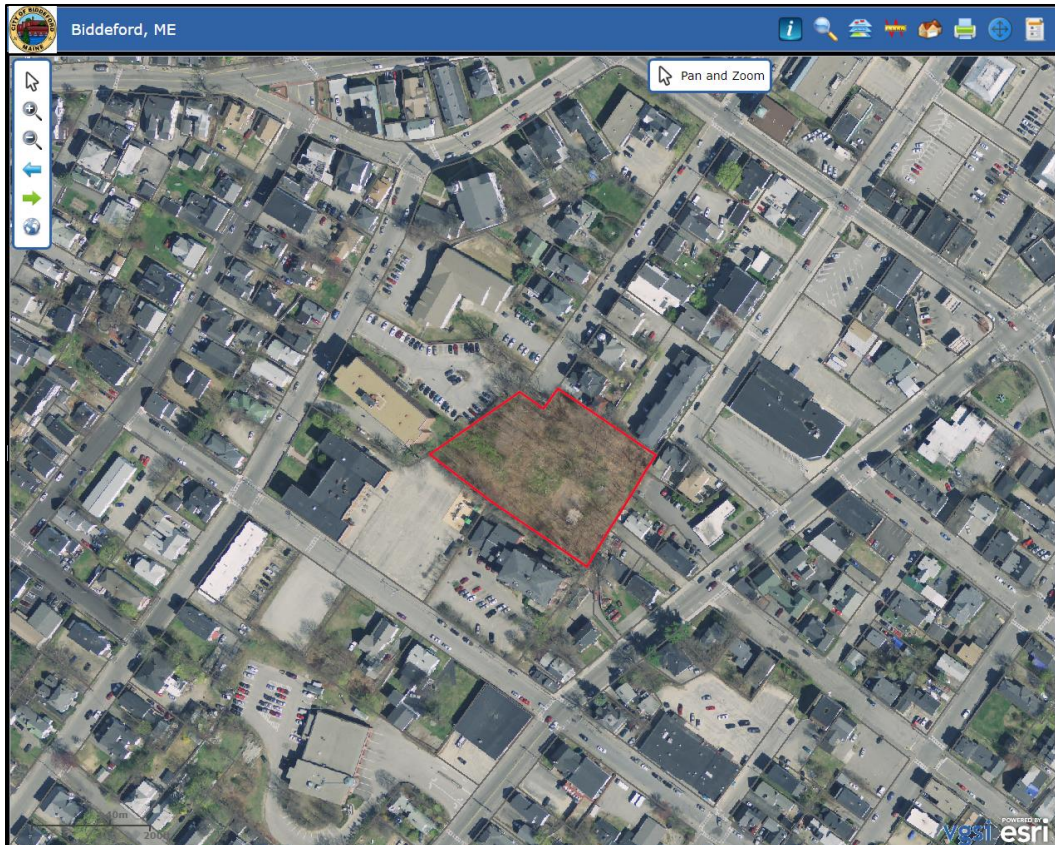
The applicant proposes to construct a new 39-unit affordable residential building at 69 Adams Street. This project received preliminary review by this commission at its May 12, 2021 meeting.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	CHA Consulting Shane Dunn 49 Dartmouth St Portland ME 04101 sdunn@chacompanies.com
2.	Owner of Property:	Southern Maine Affordable Housing 22 South St. Biddeford ME 04005 ggagnonbha@maine.rr.com
3.	Contractor/Developer:	CHA Consulting Shane Dunn 49 Dartmouth St Portland ME 04101 sdunn@chacompanies.com
6.	Project Agent/Architect:	CHA Consulting
5.	Project Location:	69 Adams St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 290
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	N/A
10.	Existing Use:	None
11.	Proposed Use:	Residential
12.	Proposed Project:	New Construction
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Residential, institutional
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	July 14, 2021 Meeting: The notice was posted on the city website on July 2, 2021. Abutter notices were also sent out to all abutters within 100' on July 7, 2021 – 17 notices were sent out.

3. EXISTING CONDITIONS:

The site of the proposed building is a 1.54-acre parcel located at the end of Adams Street in the MSRD-2 zone. The parcel is located behind another property owned by the applicant at 41 Birch Street called Parish Place. The surrounding neighborhood comprises both small-scale residential structures and larger-scale residential and institutional buildings. Buildings in the neighborhood range widely in age, dating from as early as 1887 to as late as 2002.



Source: "69 Adams Street." <http://gis.vgsi.com/biddefordme/Parcel.aspx?Pid=4310>
Accessed July 6, 2021.

4. PROJECT PROPOSAL

The applicant proposes to construct a 5 story residential building at the end of Adams Street that will also have a visible presence as viewed from Alfred Street at Washington Street, Graham Street, and Birch Street.

The building will have similar massing and scale as nearby St. James School, Parish Place, and Ledgewood Apartments. Please see images of these structures provided in the application packet.



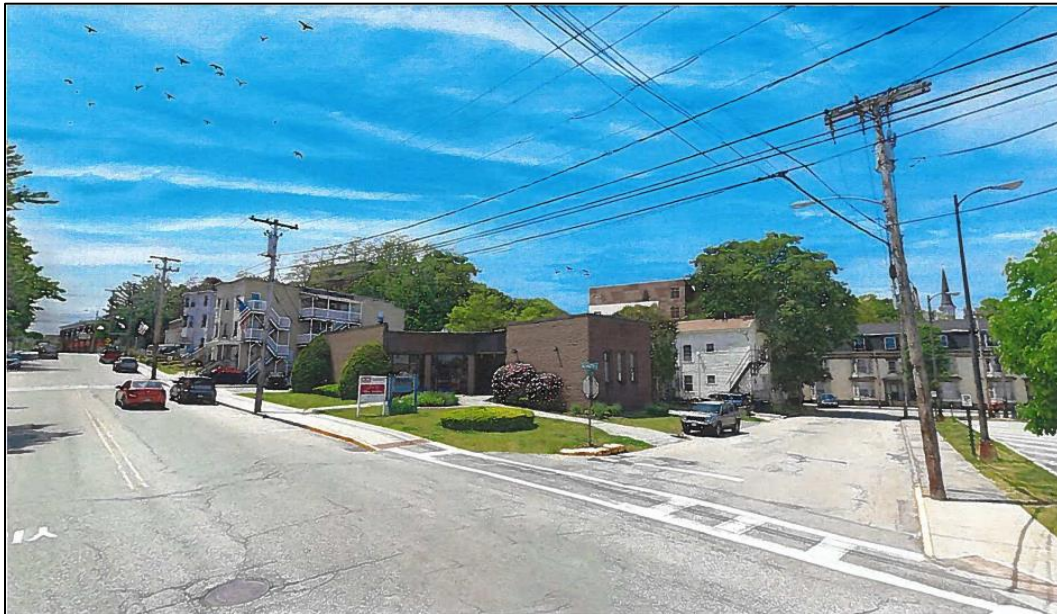
Source: Southern Maine Affordable Housing.

The building will be sited on the parcel so that the greatest massing of the structure will be visible from Adams Street, which will provide primary ingress and egress to the property. Renderings below depict the building on site:



Source: CHA Architecture.

View from Alfred Street at Washington Street:



Source: CHA Architecture.

View from Birch Street:



The overall mass of the building is a simple rectangle with a flat roof.

The building's rectangular massing will be relieved through the use of material, orientation, and color of the exterior cladding. The ground floor will be clad in composite stone, while upper floors will use either fiber cement, vinyl, or wood composite panel, clapboard, or board and batten siding. The design and orientation of the cladding (e.g. clapboard, board & batten) attempts to reflect the character of neighboring buildings, particularly on Adams Street. The exact material used will be decided later in the design phase and may be influenced by Maine State Housing Authority requirements. Cut-sheets of proposed products are included in the application packet.

The aspect ratio of the windows also attempts to capture the window proportion of nearby buildings.

A canopy on the east and south elevations (at the entrance to the building) hint at the functionality of porches on nearby residential buildings, especially on Adams Street.

The flat roof will accommodate solar panels, and HVAC equipment (shielded from view where needed).

See application packet for more information regarding applicant's attention to Evaluation Standards for Certificate of Appropriateness.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received.

6. STAFF REVIEW:

- a. 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.

b. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. None

7. STAFF RECOMMENDATION:

Recommend the Commission consider the submitted 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 Southern Maine Affordable Housing to construct new residential building at 69 Adams Street in the MSRD-2 zone based on materials presented 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. _____

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

CITY OF BIDDEFORD – 69 Adams 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 Southern Maine Affordable Housing to construct new residential building at 69 Adams 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:	CHA Consulting Shane Dunn 49 Dartmouth St Portland ME 04101 sdunn@chacompanies.com
2.	Owner of Property:	Southern Maine Affordable Housing 22 South St. Biddeford ME 04005 ggagnonbha@maine.rr.com
3.	Contractor/Developer:	CHA Consulting Shane Dunn 49 Dartmouth St Portland ME 04101 sdunn@chacompanies.com
6.	Project Agent/Architect:	CHA Consulting
5.	Project Location:	69 Adams St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 290
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	N/A
10.	Existing Use:	None
11.	Proposed Use:	Residential
12.	Proposed Project:	New Construction
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Residential, institutional
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	July 14, 2021 Meeting: The notice was posted on the city website on July 2, 2021. Abutter notices were also sent out to all abutters within 100' on July 7, 2021 – 10 notices were sent out.

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 located at 69 Adams Street, summarized above and evidenced in the city files, 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 - Historic Preservation Ordinance Responses

Date: 06/23/2021
To/Company: Biddeford Historic Preservation Commission
Project: Adam's Point Multi-Family Housing – Southern Maine Housing
From: CHA Architecture
RE: Application for Certificate of Appropriateness

To whom it may concern,

CHA has prepared written responses below to address specific criteria set forth by the City of Biddeford Historic Preservation evaluation standards, regarding review for the Adams Point Multi-Family Housing project certificate of appropriateness.

Regards,

A handwritten signature in black ink, reading 'Shane M. Dunn'.

Shane Dunn, RA*

CHA

*Maine licensed Architect

Section II - Evaluation standards for certificate of appropriateness

- C. Construction of new buildings or structures. The construction of a new building or structure within an historic district shall be generally of such a design, form, proportion, mass, configuration, building material, texture, color and location on a lot as will be compatible with buildings, structures and open spaces where it is visually related and in keeping with the area. The following factors shall be considered:

- I. Height. The height of proposed buildings shall be compatible with adjacent buildings; The height of the proposed building is equal to or less than the two buildings on adjacent lots (Parish Place and Ledgewood Apartments) that are comparable in scale. The proposed height of this project is 60' (ground floor partially above grade and (4) stories above Ground Floor).



Parish Place



Ledgewood Apartments

City of Biddeford - Historic Preservation Ordinance Responses

2. Proportion of building's front facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings, structures and open spaces where it is visually related.

This proposed building essentially has two front façades, one facing internal to the site, parking and adjacent property (Parish Place). The other façade faces the end of Adam's street. The façade visual from Adam's street is broken up with different materials to help reduce the overall mass and scale of building. This façade (that faces Adam's street) is compatible with the neighborhood as it contains clapboard siding as well as board and batten siding. Fields of these siding types are broken up into different areas of the façade. This type of façade material break-up and material transitions can similarly be seen along Adam's St.



38 Jefferson St.



65 Adams St.

3. Proportion of openings within the facade. The relationship of the width of the windows to the height of windows and doors in a building shall be visually compatible with that of windows and doors of buildings to which the building is visually related.

The height and width ratios of the windows and doors in relation to windows and doors seen in the surrounding neighborhood along Adam's street and Parish Place will be compatible in scale and style. The windows and doors proposed in the new building are standard size for residential use and are the same in height and width as the existing homes in the neighborhood. This will allow for the new building to be homogeneous with the surrounding styles for appropriate compatibility, keeping with the architectural character that can be found and appreciated around the site.

4. Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with that of the buildings to which it is visually related.

The rhythm of solid to void patterning within the building's façade will be appropriate for the buildings type and similar in patterning to the surrounding properties. Taking design cues from the residential type properties along Adam's St and Parish Place, groupings and repetitive patterning of window placement can be seen. The proposed building will include groupings of two windows a similar repetitive patterning along the façade facing Adam's St and Parish Place.

City of Biddeford - Historic Preservation Ordinance Responses



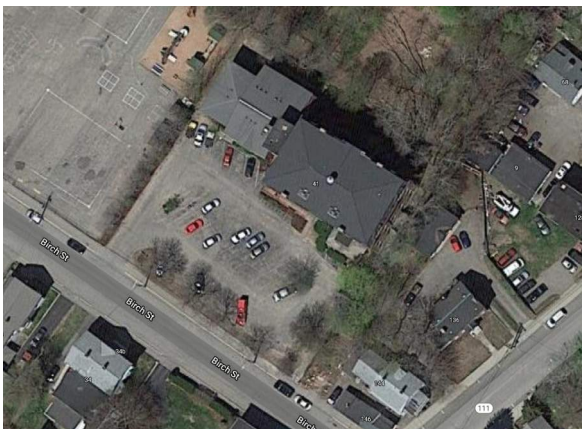
Parish Place



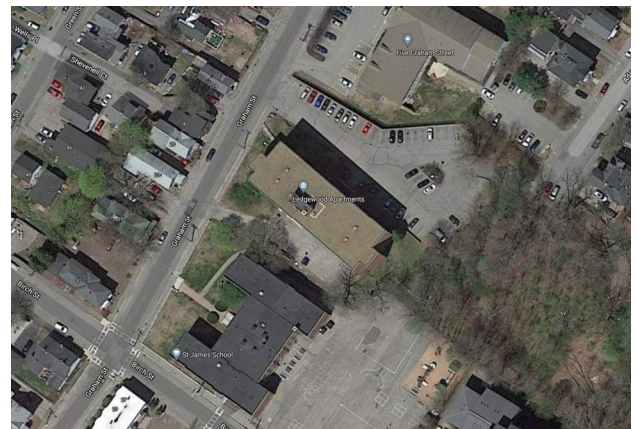
67 Adams St.

5. Rhythm of spacing of buildings on streets. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with that prevailing in the area to which it is visually related;

Similar in scale to Parish Place and Ledgewood Apartments, this proposed building will sit back from the road and not in alignment with the residential type buildings along Adams St. This will prevent the new building from appearing larger and not encroaching upon the residents who have been living on Adam's St. This breakup in the street rhythm is in direct alignment with how Parish Place treats the sidewalk/front approach and neighboring structures, providing a buffer between the building edge and sidewalk.



Parish Place – Aerial View



Ledgewood Apartments – Aerial View

6. Rhythm of entrance and/or porch projection. The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible with that of buildings to which it is visually related.

Many of the residential homes along Adam's St include a porch, highlighting the entry into their home. While a porch is not practical or advisable on a multifamily building such as Adams Point, the project does take design cues through the use of an overhead canopy on both entrances to the building, taking design cues from the surrounding context. A larger canopy will highlight the main entry and a secondary and smaller canopy will highlight the back-stairwell entry.

City of Biddeford - Historic Preservation Ordinance Responses



65 Adams St.



61 Adams St.

7. Relationship of materials and textures. The relationship of the materials and textures of the facade of a building shall be visually compatible with that of the predominant materials used in the buildings to which it is visually related;

The proposed exterior cladding of the new building takes into consideration the materials of the surrounding context, colors provided by the landscape, and historic references. The material at the base consists of a dark stone veneer paneling, corresponding to the extensive amount of ledge that can be found throughout the site and neighboring properties. White fiber cement lap siding and a light grey board and batten along the mid-section of the building will match the exterior cladding materials of the residential homes that line Adam's St. A white lap siding was chosen to pay homage to the white building that once sat at this exact site, before it burned down in the 1990's. Along the top portion of the building a series of fiber cement paneling with varying grey shades will wrap the top but will provide a similar appearance to Parish Place's dark top steep mansard roof. A series of navy blue and yellow fiber cement panels will be located between windows, creating similar styles of window groupings that can be seen down Adam's St, a reference to carrying shades of blues and yellow siding that can be found on the residential homes, and a reference to St. Louis High School (now St. James), historically known as producing one of the first bands in the state of Maine and having a record setting football team. Including their school colors navy blue and yellow will be a subtle nod to the history that lies a few feet away from this new building.



Original Convent on proposed site prior to fire



Original Convent on proposed site and Parish Place prior to

City of Biddeford - Historic Preservation Ordinance Responses

Fire.



65 Jefferson St.

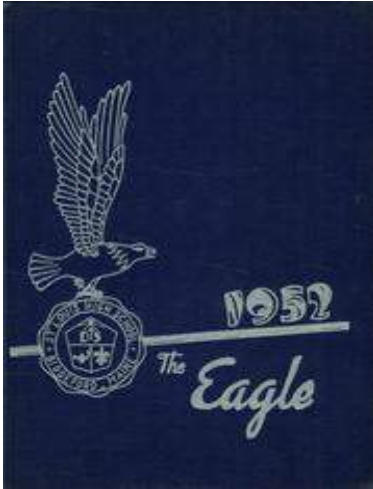


67 Adams St.



St. Louis High School Alumni Band

City of Biddeford - Historic Preservation Ordinance Responses



St. Louis High School Yearbook



St. Louis High School Football Team



St. Louis High School Banner



St. Louis High School Letterman Patch

8. Roof shapes. The roof shape of a building shall be visually compatible with that of the buildings to which it is visually related.

This new building will have a flat roof to accommodate for solar collectors and roof top mounted equipment. It is not anticipated that the equipment mounted on the roof will be seen from street level, but in the event they are, an equipment screen would be provided, shielding the view of any visible equipment. Neighboring buildings such as Ledgewood Apartments and Parish Place, similar in size appear to have flat roofs from street level view allowing for the building to match existing neighboring roofline styles.

City of Biddeford - Historic Preservation Ordinance Responses



Ledgewood Apartments



Parish Place

9. Scale of building. The size of the building and the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with those characteristics of buildings and spaces to which it is visually related; and Neighboring buildings such as Parish Place and Ledgewood Apartments are both similar in scale to this new building and a similar but appropriate number of windows will be used along the façade, staying in line with the architectural characteristics that lie close by. Additionally, these two neighboring properties provide adequate open space around the building for lounging and parking. This new structure will similarly be surrounded by open space for the tenants to use, including onsite parking, a playground, open green space, and a garden. Similar to Parish Place and Ledgewood Apartments this new building will not include balconies staying in line with the neighboring characteristics. Many of the residential homes along Adam's St include a porch, highlighting the entry into their home. Taking design cues, a modern adaption will be achieved using a canopy overhead the two entries into the building. A larger canopy will highlight the main entry and a secondary and smaller canopy will highlight the back-staircase entry.

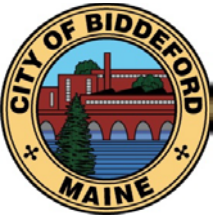
10. Directional expression of front elevation. A building shall be visually compatible with the building, squares and places to which it is visually related in its directional character, whether this shall be vertical character, horizontal character or nondirectional character. The directional expression of the proposed building will relate horizontally and vertically to the directional character that can be seen on the Facades of Parish Place and Ledgewood Apartments. The window expression on Parish Place creates vertical slots along the face of the building as well as the Ledgewood Apartments. Horizontally the windows stay in alignment and do not fluctuate in height. This horizontal banding achieved through the window placement will also appear on the new building

Reference for ordinance: <https://ecode360.com/28396804>









CITY OF BIDDEFORD PLANNING DEPARTMENT

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

Brad.Favreau@biddefordmaine.org

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

- ☒ Certificate of Appropriateness – Commission Review (\$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: Shane Dunn - CHA Consulting, Inc.

Applicant's Address: 49 Dartmouth St. Portland, ME 04101

Applicant's Phone(s): (207) 699 - 4433

Applicant's E-mail: sdunn@chacompanies.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Guy Gagnon - Southern Maine Affordable Housing (Biddeford Housing Authority)

Owner's Address: 22 South Street. P.O. Box 2287 Biddeford, ME 04005

Owner's Phone(s): (207) 415 - 2939

Owner's E-mail: ggagnonbha@maine.rr.com

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

Agent's Name: Shane Dunn - CHA Consulting, Inc.

Agent's Address: 49 Dartmouth St. Portland, ME 04101

Agent's Phone(s): (207) 699 - 4433

Agent's E-mail: sdunn@chacompanies.com

Attach separate pages where multiple representatives are involved.

Project Information:Project Address: 69 Adams Street, Biddeford, ME 04005Project Zone: MSRD-2 (current) Existing Use of Property: Vacant (former convent burned in 1995)
seeking Contract Zone AgreementProject Tax Map(s): Map: 38 Project Lot Number(s): Lot: 290**COMMISSION Review Project Activities (Check all that apply):****Alterations and Repair**

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☒ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☒ * Installation of solar collectors *Note: Installation may not take place at the time of construction but building to be "future-ready" for solar collectors
- ☒ ** Rooftop mechanicals (e.g., HVAC) **Note: Any rooftop mechanical equipment visible from the ground is to be screened-in
- 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: 6/23/2021

Signature of property owner:

Date: _____