

City of Biddeford
Historic Preservation Commission
July 13, 2022 4:00 PM City Hall Council Chambers & Zoom
Jul 13, 2022 04:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/98159411399?pwd=RUdwd0J3OVJlbU90YW16bzhHMmZsQT09>

Passcode: 205832

Or One tap mobile :

US: +13126266799,,98159411399# or +16465588656,,98159411399#

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 +1 646 931 3860 or +1 301 715 8592 or +1
346 248 7799 or +1 669 444 9171 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 981 5941 1399

International numbers available: <https://biddeford.zoom.us/j/98159411399>

Status: In person and via Zoom, Council Chambers, 6:00 PM

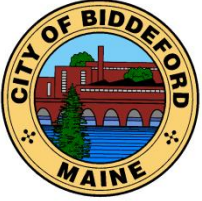
- 1. Declaration of Quorum/Voting Members**
- 2. Adjustments to the Agenda**
- 3. Consent Agenda**
 - 3.1. Approval of Meeting Minutes from 6-8-22
[060822-Draft.pdf](#)
- 4. Unfinished Business**
- 5. New Business**
 - 5.1. 2022.22 HPC Commission Review for Jean Leclerc to make exterior alterations as part of the Healthy Home and Lead Paint Program. The property is located at 112-114 Washington Street (Tax Map 38, Lot 316) in the MSRD 2 Zone
 1. [2022.22 HPC 114 Washington St Application.pdf](#)
 2. [2022.22 HPC 114 Washington St Images of Subject Property.pdf](#)
 3. [2022.22 HPC 114 Washington St SR REVISED.pdf](#)
 4. [2022.22 HPC 114 Washington St Vision Government Solutions.pdf](#)
 5. [2022.22 HPC 114 Washington St Deed.pdf](#)
 6. [2022.22 HPC 114 Washington St Siding and Aluminum Coil Details.pdf](#)
 - 5.2. 2022.21 HPC Commission Review for Scott Doughman to remove and replace 15 windows (of the same size) at 23 Prospect Street (Tax Map 38, Lot 459) in the MSRD 2 Zone.
 1. [2022.21 HPC Application 23 Prospect St..pdf](#)

2. [2022.21 HPC Images 23 Prospect St..pdf](#)
 3. [2022.21 HPC Window Brochure Series 6500.pdf](#)
 4. [2022.21 HPC Series 6500 Double Hung Image.JPG](#)
 5. [2022.21 HPC 23 Prospect St SR 7-13-22.pdf](#)
 6. [2022.21 HPC Locus Deed 23 Prospect St.pdf](#)
 7. [2022.21 HPC Vision 23 Prospect St.pdf](#)
- 5.3. 2022.28 HPC Commission Review for Alex Fabish to replace windows at 13 Bacon Street (Tax Map 38, Lot 403) in the MSRD-1 Zone.

1. [2022.28 HPC 13 Bacon St Application.pdf](#)
2. [2022.28 HPC 13 Bacon St Survey Card.pdf](#)
3. [2022.28 HPC 13 Bacon St Drawings.pdf](#)
4. [2022.28 HPC 13 Bacon Street SR.pdf](#)
6. [Locus Deed.pdf](#)

6. Other Business

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 8, 2022

4:00

Zoom

(DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer, Erin Ware & Julie Larry (Alternate)

Staff Members: Brad Favreau & Nan Whitten

1. Roll Call/Declaration of Quorum/Voting Members-all Members to vote during this meeting
(Chair opened meeting at 4:00 PM)
 - Chair Cabral announced that Jess Muise has resigned from the Commission.
2. Adjustment to the Agenda
5.2 (2022.22 HPC) Presented first, 5.1 (2022.21 HPC did not attend meeting)
3. Consent Agenda
Approval of Meeting Minutes from May 11, 2022
MOTIONS: 4:05 PM
Schaffer: Motion-to approve the meeting minutes from May 11, 2022
Larry: Second
Motion passed unanimously 3-0 (Schaffer, Ware, & Larry in favor)
4. Unfinished Business
5. New Business
 - 5.1. 2022.21 HPC Commission Review for Scott Doughman to remove and replace 15 windows (of the same size) at 23 Prospect Street (Tax Map 38, Lot 459) in the MSRD 2
No representation by applicant
 - There was no applicant representationMOTIONS: 4:40 PM
Larry-Motion-To table hearing the project for 23 Prospect Street until applicant can appear before the Commission.
Ware: Second
Motion passed unanimously 3-0 (Schaffer, Ware, & Larry in favor)
 - 5.2. 2022.22 HPC Commission Review for Jean Leclerc to make exterior improvements as part of the Healthy Home Lead Paint Program. The property is located at 112-114 Washington Street (Tax Map 38, Lot 316) in the MSRD 2 zone.
 - Jean Leclerc represented himself, he told the Commission his plans to reside his structure.

- Mr. Leclerc told the Commission that he plans to use vinyl siding. He does not feel this decision should conflict with the surrounding buildings as the majority of the neighborhood has vinyl siding.
- Mr. Favreau asked Mr. Leclerc about enclosing the trim with aluminum coil stock, not just residing the house.
- Mr. Leclerc said correct.
- Mr. Leclerc also said he would leave the existing siding up and reside over it.
- Mr. Leclerc was asked if in the Lead Paint abatement procedure if he could scrape and repaint the woodwork. Mr. Leclerc said he was never told scraping and repainting was an option.
- The Commission asked what kind of window and door trim would be used. Mr. Leclerc was not sure; he suspected pine or some other kind of wood.
- The Commission members said they felt there was no clarity on the scope of work.

MOTIONS: 4:35 PM

Schaffer-Motion-To table the project for 112 Washington Street until more information can be provided to the Commission from the applicant.

Larry-Second

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

6. Other Business

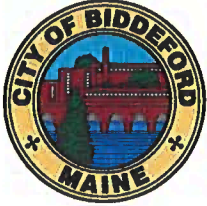
- Mr. Favreau reminded the Commission that the City email would be used going forward.
- Mr. Favreau explained that he sent out the preferred amendments to historic structures according to the National Parks Service.
- He talked to the Commission about having Best Practices and Sustainability Policies and would like to set up a subcommittee for this task.
- The July meeting will be in Council Chambers.
- There will be an interim meeting if the applicant can get the requested information in soon enough.

7. Adjourn Meeting 4:44 PM

Chair: Historic Preservation Commission

Date

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



CITY OF BIDDEFORD PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

- ☒ Certificate of Appropriateness – Commission Review (\$275.00 fee)
- ☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

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

Applicant's/Owner's Information:

Applicant's Name: Jean Leclerc

Applicant's Address: 68 Fern Park

Applicant's Phone(s): 207-756-3309

Applicant's E-mail: JLECLERC@MAINE.RR.COM

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Same as above

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: 112-114 Washington St.
Project Zone: MSRD-2 Existing Use of Property: Residential
Project Tax Map(s): 38 Project Lot Number(s): 316

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) Basement window
- ☒ 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: Cover soff. + fascia trim, and casings with aluminum coil stock.

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)
- Other: _____

Moving and Demolition

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

☐ Other: _____

SUBCOMMITTEE Review Project Activities (Check all that apply):

Alterations and Repair

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

Signage and Exterior Utilities

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

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

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

Submittal Information Checklist:

- ☐ Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required – \$50.00

If FULL COMMITTEE Review is required - 8 Copies of the following are *required*:

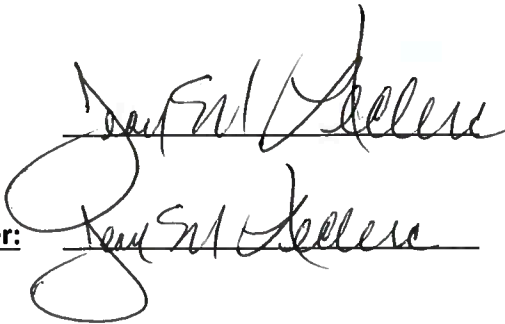
- ☐ Completed Application Form
 - ☐ Description of Proposed Activity

If FULL COMMITTEE Review is required - 8 Copies of the following are recommended or may be requested:

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

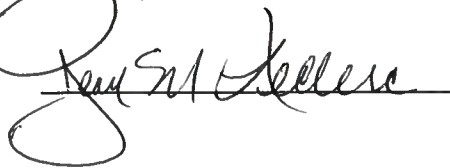
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:



Date: 25 MAY 2022

Signature of property owner:



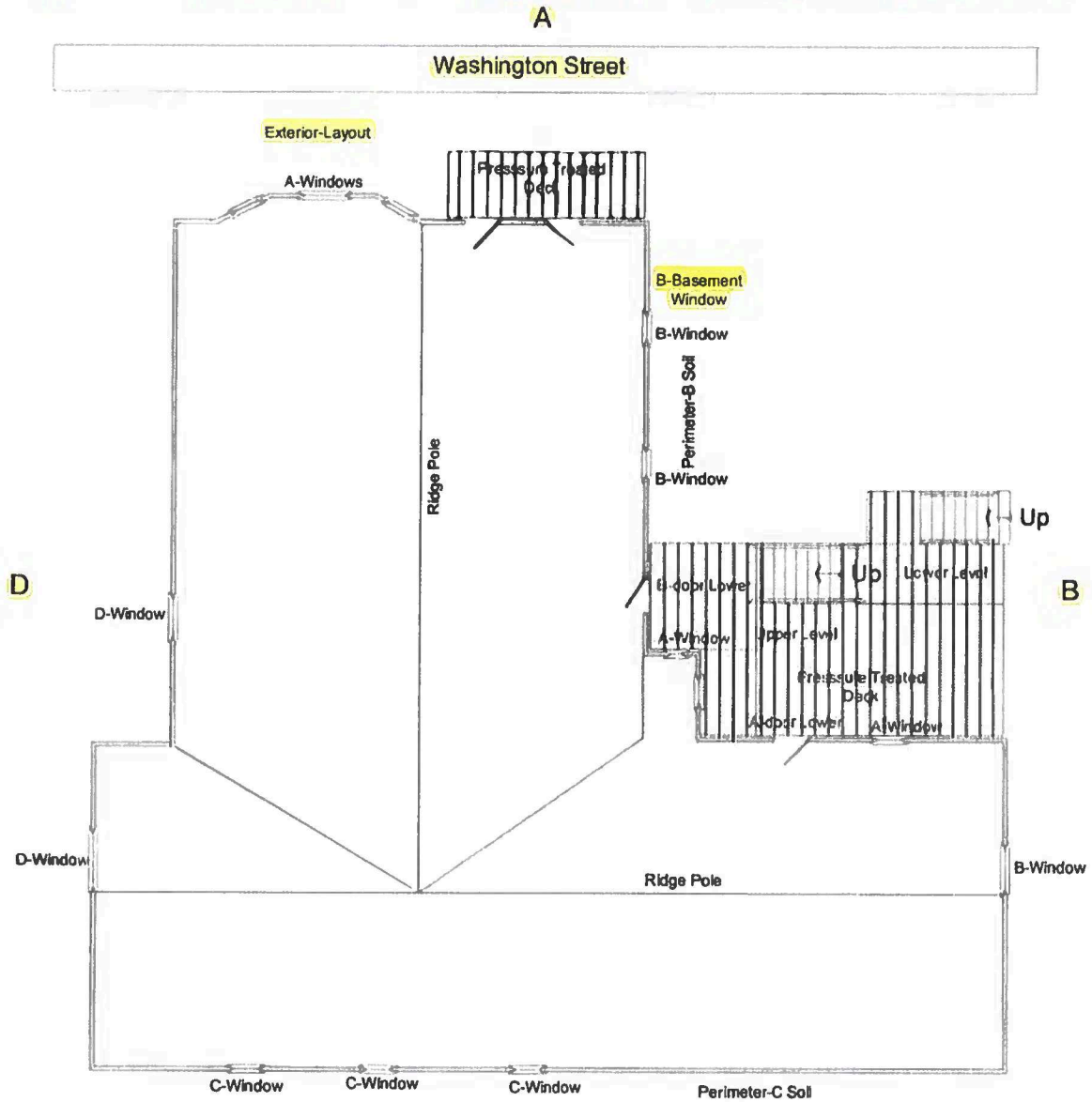
Date: 25 MAY 2022

- siding
- coil stock?
- basement window?

Biddeford Lead Program

Exterior Layout

Address: 112-114 Washington St. Biddeford, ME
Date: 03/10/2022



C

Note: Please be advised that removal of this material will result in the loss of the building's structural integrity. Removal should be done by a qualified contractor and should be done in accordance with the applicable code requirements. The removal of this material will result in the loss of the building's structural integrity.

Keys

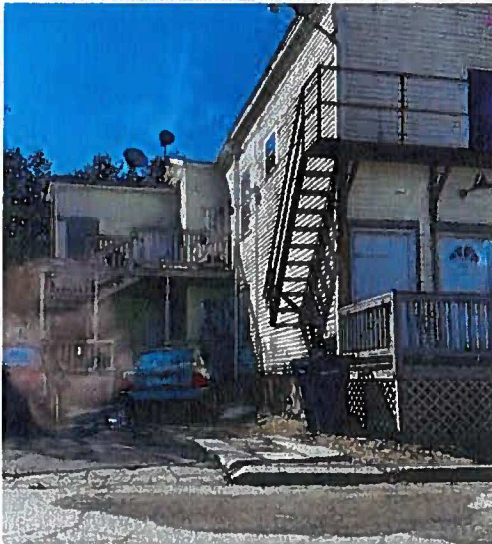
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Apt#

101-102-201-202

Door Replacement with 20 Minute Fire Rated Doors

Whole Component Removal and Replacement: Remove and dispose of the door (including hardware) Install a new [20-minute fire rated with Self Closures] 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.



Exterior

Deck railing Replacement with new P.T Construction

Remove and dispose of the deck railing. Install new guard rails on deck and stairs not less than 42" in height, using 2 x 4 standard grade pressure treated top and bottom rails, 2 x 2 standard grade pressure treated balusters spaced 5" O.C. and 4" x 4" standard grade pressure treated post.



Basement

Stair handrails install new

Install new hand rail to basement. New handrails will be installed on one side of stairs. Handrails shall not be less than 34" or more than 38" above the surface of the tread, measured vertically to the top of the rail from the leading edge of the tread. Handrails shall be installed to provide a clearance of not less than 2 ¼" between the handrail and the wall to which it is fastened and be continuously graspable along their entire length. Handrails shall have a circular cross section with an outside dimension of not less than 1 ¼" and not more than 2". New handrail ends shall be returned to the wall or floor or shall terminate at newel posts.

Exterior-A, B, C, D {Vinyl siding}

Exterior Clapboard Repair-All Sides {includes corner board}

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 _____

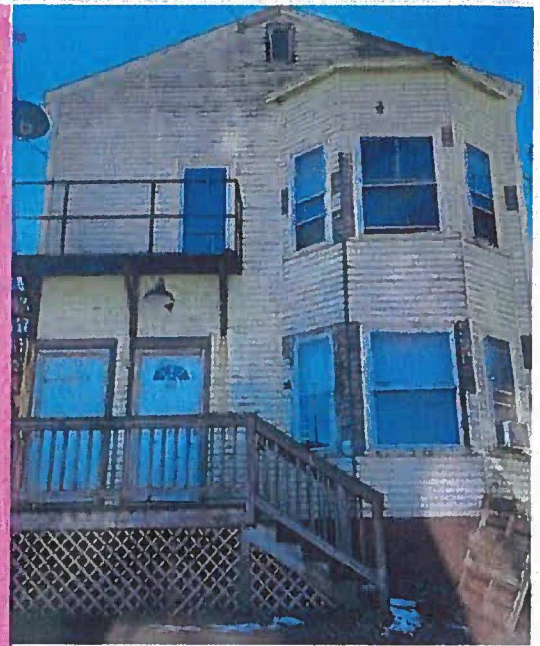
Exterior Trim Repair (Including upper and lower trim)-All sides

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**).

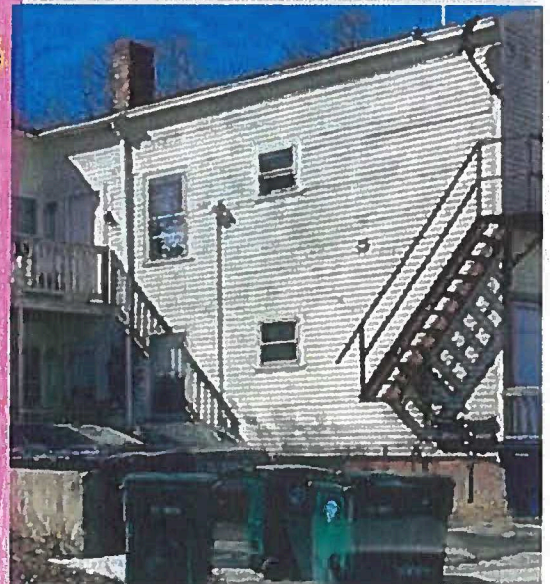
Exterior Door casing, Window sill & Casings-All sides

Enclosure with Aluminum Coil Stock: Install aluminum coil stock to the entire surface of the Window sills & Casings 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**).

A Side



B Side



D Side

Exterior-A, B, C, D {scrape & paint}

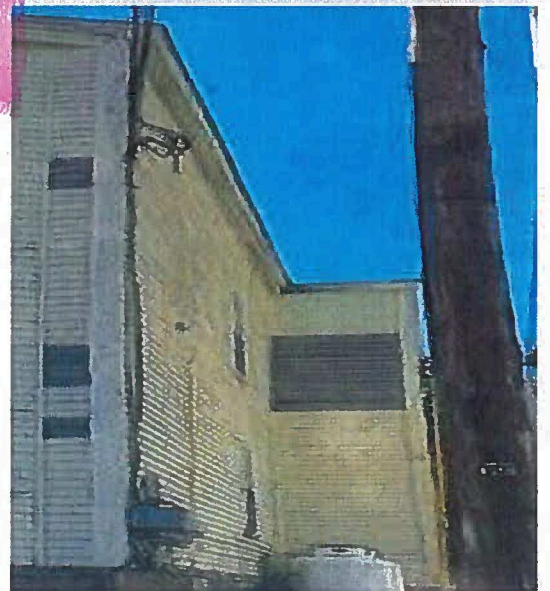
Exterior Clapboard Repair-All Sides {includes corner board}

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

Exterior Door casing, Window sill & Casings-All sides

Encapsulation: Wet scrape all loose and flaking paint down to the bare substrate. Apply one coat of primer and one coat of LBC Paint & 1-Coats of Finish Paint to the entire surface of the soffit.

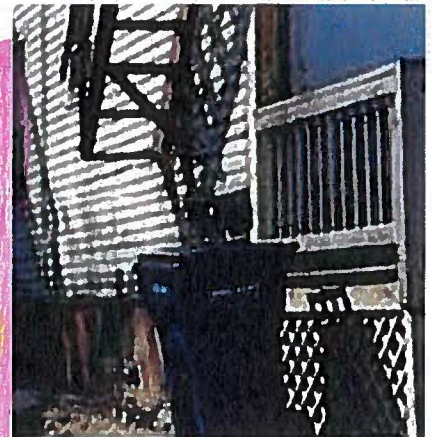
Note: Rotten boards will be removed & replaced with newer pine board



Complete Basement Window Replacement-B

ABATEMENT: Remove and dispose existing window, including storm window. Remove window weights if present. All windows must be labeled showing a U-value of .28 or less. Labels must remain in place until approved/ Inspected by CAA Insulate window weight cavity using spray foam insulation. Caulk window stops using exterior grade caulking. Install pre-approved complete [vinyl Hopper Type] following manufactures recommendations. Apply low expanding foam/caulking around window jamb/rough opening. [Re-install existing / Install new clear pine, matching existing] window stops. Any re-installed trim/window components damaged during removal will be replaced by contractor.

B Side Basement Window



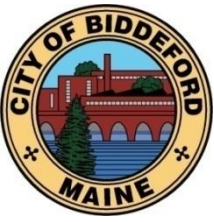
- **NOTE:** If Basement Windows get replaced, All Wood Frame should be rebuilt if Rotted, using pressure treated Lumber.
- **NOTE:** Some window styles may change from existing style to allow for egress compliance requirements.
- **NOTE:** If existing exterior window casing is covered with coil stock, it shall be the contractors' responsibility to ensure exterior window stops are also covered with coil stock when storm windows are removed.

Soil Abatement-Perimeter B, C

Removal and Replacement: Remove and dispose of the soil to a minimum of 4 inches deep and 5 feet out from the foundation. Replace with screened loam. 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).

Images of Subject Property May 31, 2022





2022.22

CITY OF BIDDEFORD PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Biddeford Planning and Development

DATE: June 23, 2022

RE: ITEM #5.1 2022.22 – Public Hearing – Jean Leclerc and Community Concepts, Inc. to make alterations as part of the Lead Paint Hazard Reduction Program at 114 Washington Street.

MEETING DATE/TIME: July 13, 2022 @ 4:00 PM

1. INTRODUCTION

The applicant proposes to install new vinyl siding over existing wood clapboards, install new aluminum coil stock over existing wood trim, and replace one basement window unit at this 4-unit residential structure as part of Biddeford's Lead Paint Hazard Reduction Program.

The Commission reviewed and approved Pella brand vinyl replacement windows for this structure at the April 13, 2022 meeting.

This review will clarify the installation of vinyl siding as it relates to the installation of new vinyl windows.

2. PROJECT DATA/INFORMATION

	SUBJECT	DATA/INFORMATION
1.	Applicant:	Jean Leclerc 68 Fern Park Ave Old Orchard Beach ME 04064 (207) 756-3309 jleclerc@maine.rr.com
2.	Owner of Property:	Same as Above
3.	Contractor/Developer:	Milt Gardner Southern Maine Home Improvement smhi03@yahoo.com (207) 292-8452
6.	Project Agent/Architect:	Community Concepts Inc. 240 Bates St Lewiston ME 04240
5.	Project Location:	114 Washington Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 316
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.	Parcel Size	0.08 Acre
13.	Front Setback Required	15 Ft
14.	Side Setback Required	10 Ft
15.	Rear Setback Required	10 Ft
16.	Height Requirements	3 stories max.; max. 35 ft. max.
17.	Approvals Required:	Certificate of Appropriateness
18.	Uses in the Vicinity:	Mixed Use
19.	LDR Attachment A: Fess Paid:	Paid
20.	Other Permits Obtained:	None
21.	Historic Preservation Commission Review History:	June 8, 2022 Meeting: The notice was posted in City Hall and on the city website on June 1, 2022. Mailing notices were also sent out to all abutters within 100' on June 1, 2022 – 7 notices were sent out.

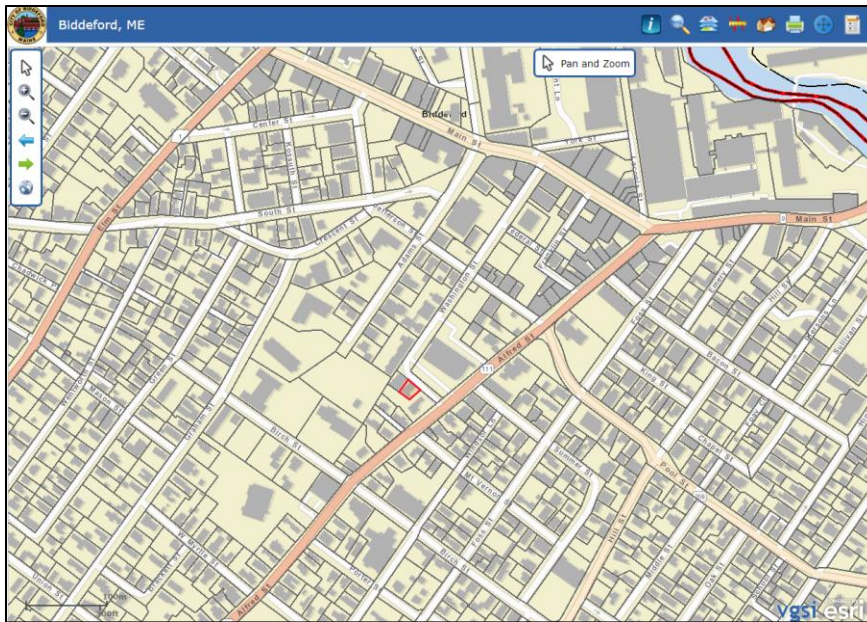
3. EXISTING CONDITIONS:

According to Assessor Department Records, this building was constructed in 1900. No Russell Wright survey card exists for this building, although it is **not considered a contributing structure.**

Historical Significance

George Belanger, Candidate for Ward 5 Clerk during the early 1930s, lived at 114 Washington Street.

Location:



Source: "114 Washington St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4331>.
Accessed Date: 5/26/2022.

Existing Conditions:



Source: "114 Washington Street, Biddeford, Maine." 43.49° N 70.46° W. **Google Earth Street View**. Imagery Date: June, 2019. Accessed Date: 5/26/2022.



Source: "114 Washington St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4331>. Accessed Date: 5/26/2022.

4. PROJECT PROPOSAL

The applicant sought proposals for two methods of removing lead hazard: 1.) Scrape existing lead-painted surfaces and repaint (encapsulate), and 2.) Cover and enclose all lead-painted surfaces with vinyl and aluminum. For cost considerations, the applicant proposes the second method as the scope of work:

- Install new vinyl siding over existing wood clapboard siding (including corner boards), 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;
- Wrap existing wood fascia and soffit with aluminum coil stock;
- ~~Wrap existing wood window casing with aluminum coil stock;~~
- New vinyl windows will receive 4" wide vinyl casing that will resemble flat stock wood casing (see image below). New casings will have integral J-channel to receive the ends of new siding.
- Wrap existing wood door casings with aluminum coil stock;
- Replace one basement window on the east side of building with new vinyl window unit;
- Remove and dispose of the deck railing. Install new guard rails on deck and stairs not less than 42" in height, using 2 x 4 standard grade pressure treated top and bottom rails, 2 x 2 standard grade pressure treated balusters spaced 5" O.C. and 4" x 4" standard grade pressure treated post.

When complete, windows at this project will match the representative image here:



See Application packet for further detail of proposed work.

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 submitted application materials and considered the application for approval, approval with conditions, or denial.

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

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

8. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for 114 Washington Street for the installation of new vinyl siding, aluminum coil stock, new railing and guard rail for fire escape, and one new basement window, 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. _____

114 WASHINGTON ST

Location 114 WASHINGTON ST

Mblu 38/ 316/ / /

Acct#

Owner LECLERC, JEAN

Assessment \$303,000

Appraisal \$303,000

PID 4331

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$232,000	\$71,000	\$303,000
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$232,000	\$71,000	\$303,000

Owner of Record

Owner	LECLERC, JEAN	Sale Price	\$235,000
Co-Owner		Certificate	
Address	68 FERN PARK AVE OLD ORCHARD BEACH, ME 04064-1956	Book & Page	13616/0262
		Sale Date	10/21/2003
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LECLERC, JEAN	\$235,000		13616/0262	00	10/21/2003
VERVILLE SUSAN M	\$0		12232/0300	00	11/14/2002
VERVILLE SUSAN M	\$118,000		9349/0158	00	03/08/1999
ROBERGE CONRAD A & MARY E	\$0		01521/0274		09/13/1963

Building Information

Building 1 : Section 1

Year Built: 1900

Building Photo

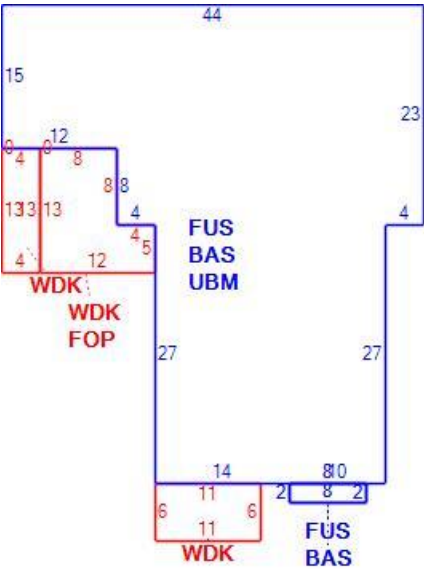
Living Area: 3,160
Replacement Cost: \$351,556
Building Percent Good: 66
Replacement Cost
Less Depreciation: \$232,000

Building Attributes	
Field	Description
Style:	Res Apt
Model	Multi-Family
Grade:	Average +10
Stories:	2 Stories
Occupancy	4
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Carpet
Interior Flr 2	Inlaid Sht Gds
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	14 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	04
Cndtn	
Num Park	
Fireplaces	
MH Park	
Fndtn Cndtn	
Basement	



(<https://images.vgsi.com/photos/BiddefordMEPhotos/A00\00\14\70.jpg>)

Building Layout



([ParcelSketch.ashx?pid=4331&bid=4482](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,580	1,580
FUS	Upper Story, Finished	1,580	1,580
FOP	Porch, Open, Finished	124	0
UBM	Basement, Unfinished	1,564	0
WDK	Deck, Wood	242	0
		5,090	3,160

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1110	Size (Acres)	0.08
Description	RES APT 4 +	Frontage	0
Zone	MSRD2	Depth	0
Neighborhood	0003	Assessed Value	\$71,000
Alt Land Appr Category	No	Appraised Value	\$71,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$195,300	\$55,200	\$250,500
2019	\$195,300	\$55,200	\$250,500
2018	\$195,300	\$55,200	\$250,500

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$195,300	\$55,200	\$250,500
2019	\$195,300	\$55,200	\$250,500
2018	\$195,300	\$55,200	\$250,500

Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
1/9/2014	LETTER / STATE REQUIREMENT	
1/14/2010	Outside inspection only	
4/12/2002	COMM/IND/APTS 2002-2003 EXTERIOR	
1/11/1990	MEAS & LISTD	

084038

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

THAT SUSAN M. VERVILLE, of, P.O. Box 1054, Biddeford, County of York and State of Maine,

for consideration paid,

grants to JEAN LECLERC of, Saco, County of York, State of Maine, whose mailing address is 68 Fern Park Avenue, Old Orchard Beach, Maine 04064 with **warranty covenants**, the land in Biddeford, County of York, State of Maine, described as follows:

A certain lot or parcel of land, together with any improvements thereon, situated on the southwest side of Washington Street in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

On the southeast and southwest by land now or formerly of one Simensky; and on the northwest by land now or formerly of Courchesne and Couture and being the same miles conveyed to Octave Lavoie by deed of Frederick Hotte and Alphonse Pearson dated May 4, 1906 and recorded in the York County Registry of Deeds in Book 553, Page 65.

Being the same premises conveyed by Steven G. Verville to Susan M. Verville by deed dated October 17, 2002 and recorded in the York County Registry of Deeds in Book 12232, Page 300.

IN WITNESS WHEREOF I, SUSAN M. VERVILLE, the said Grantor, have hereunto set my hand and seal, this 17th day of October, 2003.

**SIGNED, SEALED AND DELIVERED
IN PRESENCE OF**

Susan M. Verville
Susan M. Verville

**STATE OF MAINE
YORK, ss.**

October 17, 2003

Then personally appeared the above named Susan M. Verville and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Bryce W. Ingraham
Notary Public/Attorney at Law

PRINT NAME: Bryce W. Ingraham

~~My Commission Expires:~~ _____

Client\warranty-1.fm

RETURN RECORDED DOCUMENT TO:
Jean Leclerc
68 Fern Avenue
Old Orchard Beach, ME 04064

RECEIVED YORK S.S.

2003 OCT 22 AM 10:05

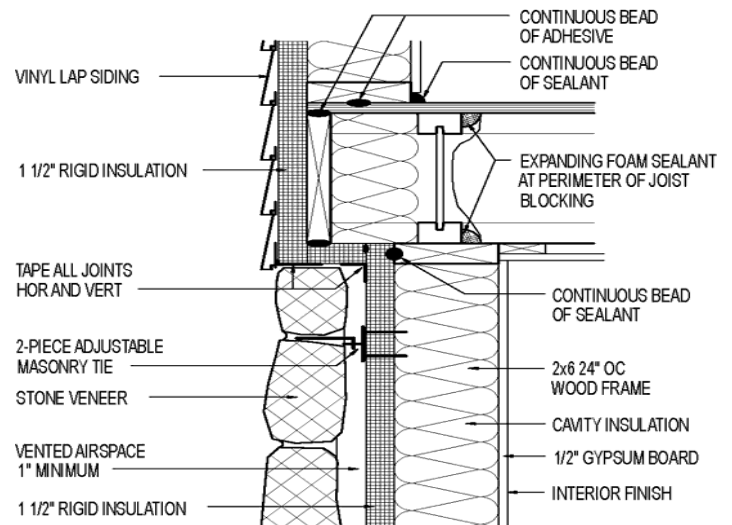
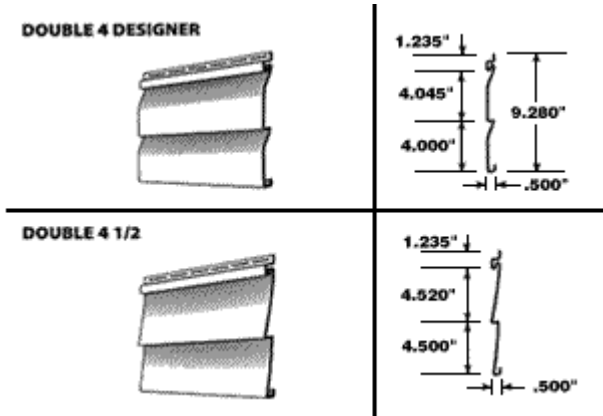
Vinyl Siding



General Description: siding provides the look of wood siding but does not require the upkeep common to wood. Vinyl siding is available in a selection of profiles and finishes. It is appropriate for use in new & existing construction for single family homes, multi-housing projects and light commercial developments. It is also ideal for remodeling.

Styles:

Profile	Finish	Panel Projection (Nominal)	Wall Thickness	Lock Design	Colors	Accessory Pocket
Double 4" Clapboard	Woodgrain	1/2"	.040"	Post-formed	15	1/2", 5/8" or 3/4"
Double 5" Clapboard	Woodgrain	1/2"	.040"	Post-formed	15	1/2", 5/8" or 3/4"
Double 4 1/2" Dutchlap	Woodgrain	1/2"	.040"	Post-formed	15	1/2", 5/8" or 3/4"



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).

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.

Aluminum Coil Stock



General Description: Aluminum trim coil is ideal for **wrapping your home's exterior trim surfaces such as window and door casings, porch trim, the drip edge and fascia.** Coil creates a clean, sharp finish that holds up to harsh weather. It can be folded, formed into virtually any shape. The gauge coil is nominal **0.019 inch. 14" & 19" wide**



CITY OF BIDDEFORD PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

- ☐ Certificate of Appropriateness – Commission Review (\$275.00 fee)
- ☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

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

Applicant's/Owner's Information:

Applicant's Name: SCOTT DOUGHMAN

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

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

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

Applicant's Legal Interest in the Property:

☐ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: RYAN TAPLEY

Owner's Address: 23 PROSPECT ST

Owner's Phone(s): 207-512-0271

Owner's E-mail: TB12AP28@GMAIL.COM

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

Agent's Name: HOME DEPOT USA

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

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

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

Attach separate pages where multiple representatives are involved.

Project Information:Project Address: 23 PROSPECT STProject Zone: _____ Existing Use of Property: RESIDENTIAL

Project Tax Map(s): _____ Project Lot Number(s): _____

COMMISSION Review Project Activities (Check all that apply):**Alterations and Repair**☒ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)☐ Installation or replacement of siding☐ Porch replacement or construction of new porches☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure☐ Alteration of accessory structures such as garages☐ Other: _____**Additions and New Construction**☐ New Construction☐ Building additions, including rooftop additions, dormers or decks☐ Construction of accessory structures☐ Installation of exterior access stairs or fire escapes☐ Installation of antennas and satellite receiving dishes☐ Installation of solar collectors☐ Rooftop mechanicals (e.g., HVAC)

Other: _____

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

☐ Other: _____

SUBCOMMITTEE Review Project Activities (Check all that apply):

Alterations and Repair

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

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☒ Other: Remove and replace 15 same size windows, no structural changes

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

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

Submittal Information Checklist:

- ☐ Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required – \$50.00

If FULL COMMITTEE Review is required - 8 Copies of the following are required:

- ☐ Completed Application Form
- ☐ Description of Proposed Activity

If FULL COMMITTEE Review is required - 8 Copies of the following are recommended or may be requested:

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

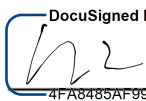
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:



Date: 5/23/22

Signature of property owner:

DocuSigned by:

4FA8485AF991413...

Date: 5/23/2022





6500 Series

Windows and Patio Doors



Beauty that stands the test of time.



VantagePointe 6500 Series

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

Uncompromising Curb Appeal

- Deeply beveled, miter-cut sashes create the rich stylish look of a real wood window
- Triple-Step Sloped Sill offers a classic exterior while providing a watertight seal against driving rain
- Low gloss exterior always looks freshly painted

Beyond Simple Aesthetics

- Thick, multi-chambered construction provides superior structural integrity and increased insulating performance
- Fusion welding of the sash and frame creates a weathertight fit
- Reinforced interlocking center rail virtually eliminates air and water infiltration
- 100% vinyl means no peeling, cracking, or fading or corroding

Easy Operation and Maintenance

- Low-profile tilt latches* allow both sashes to tilt in for effortless cleaning
- Constant Force Balance System* along with contoured rails molded into the sash for smooth and effortless operation

Efficiency to the Maximum

Our glass packages are designed to provide maximum energy efficiency year round. Your home stays comfortable no matter the weather...and your wallet will thank you.

- Two panes of double-strength glass for the best thermal performance no matter where you live
 - Minimizes heat transfer without sacrificing quality of light
 - Protects your home from harmful UV rays

Estimated Annual Percent Savings

	Single Pane Clear Glass	6500 Series EnergiSaver Glass	Estimated Savings
Boston, MA	\$2,982	\$1,680	44%
Dallas, TX	\$1,406	\$896	41%
Miami, FL	\$1,642	\$932	43%
Denver, CO	\$2,207	\$1,491	32%
Seattle, WA	\$1,211	\$615	39%

Based on the annual energy cost for heating/cooling and savings calculations from the Cardinal Corporation's 366 glass energy calculator. To find the estimated savings for your home, visit cardinalcorp.com and the "Technology" section. Go to www.cardinalcorp.com/application/energycalc.htm for more information.

Sound & Security is made up of two panes of laminated glass and Argon Gas for a stronger barrier against forced entry.

- Reduces up to 50% of unwanted outside noise
- Blocks 95% of UV rays while allowing maximum visible light
- Highly energy-efficient



6500 Series windows installed by The Home Depot® have earned the ENERGY STAR® qualification in most styles which means they're designed to use less energy, help save money on utility bills, and help protect the environment.

*Available only on Double Hung windows. **Not available in all markets

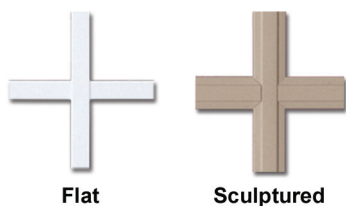
Style Options

Bring your dreams to light with Resonance Designer Accents available for all 6500 Series windows and patio doors.

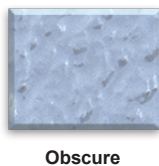
- Create timeless beauty with realistic, woodgrain-textured laminate interiors in Contemporary Oak, Antique Cherry, Maple and Amber Oak



- Add flat or sculptured Prairie, Perimeter or Colonial Style grids to change the look of your windows



- Specialty glass adds privacy and a touch of style



- Match your personal style with interior and exterior color options



- Custom hardware in corrosion-resistant, color-matched or distinctive metal finishes completes the look



⁺Available only on patio doors



Peace of Mind.

We know you have a choice when it comes to home improvement projects. That's why we are committed to providing quality installation services by offering a complete solution — from start to finish.

- **PREMIUM PRODUCTS**
Features and styles to fit any budget
- **TOTAL PROJECT MANAGEMENT**
On-time, courteous and respectful professionals dedicated to managing your project from beginning to end
- **PROFESSIONAL INSTALLATION**
Licensed* and insured professionals who make sure you receive a complete and proper installation
- **GUARANTEED**
All installations are guaranteed**; The Home Depot® stands behind all the services you receive
- **SUPERIOR WARRANTIES***
Great product and craftsmanship warranties to ensure your satisfaction long after the job is done
- **FINANCING**
Several convenient financing options

*As required. **See contract for details.

Limited Lifetime Warranty**

Guaranteed protection for you and your home.

Product

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

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

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

Lifetime Accidental Glass Breakage Warranty includes complete sash replacement at no charge for as long as you own your home

Craftsmanship

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

With The Home Depot® there are never any hidden costs or service fees!



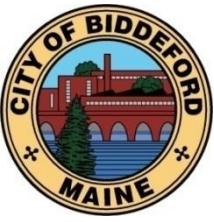
Wideframe Series products are certified by the American Architectural Manufacturers Association, which signifies these products meet stringent standards for air/water infiltration, structural integrity, forced entry and energy efficiency.



The National Fenestration Rating Council provides independent testing/rating information on the energy performance of windows, doors and skylights. With the NFRC label, be assured this product has been rated in accordance with NFRC programs and standards.

*See actual warranties for details. All Installation Services performed through The Home Depot® are performed through independent contractors. License numbers held by or on behalf of THD AT-HOME SERVICES, INC.: AL:452, Sub S-43165; AZ LROC193323, ROC218039, ROC223472, ROC254479, ROC254482; CA Roofing/ Fencing/ B 836021; CT:HIC.0565522; DC Contract Only 6148; DE: 1997112310; FL: CRC046858, CGC1507093, CCC058327; ID: RCE-18527; IA:CO87256; KS: KS10-1239; IL Roofing 104-014925; LA HI. 0550419; ME CO2439; MD: 52036; MA:126893; MI:2104158225; MN: CR268257; MS:RO5788; NV :0057766, 0065773, 065776; NJ 13VH01058300 & LO63476; NM: 351405; NC: 64796; ND:29346 Class D; OR:158651; PA PA002232; RI: 16427; SC:22647 and G115673; TN: 59337; UT: 5604067-5501; VA: 2705073411A; WA HOMED**972RQ; WV: WV033268; WI:850869, Qualifier 1068645; Columbus, OH:HIC-4992 and G6519; Toledo, OH:BTR 05603HRC; Buffalo, NY: 536671 Sub Contractor; Suffolk City 27587-H; Philadelphia, PA 21855; Rockland County, NY H-09403-B6-00-00; NYC 1201902; Nassau Cnty, NY H18G1650000; Yonkers, NY 3802; Hammond, IN: 19030. Other license numbers available upon request. Services may not be available in all areas. Change(s) to product may have occurred since time of printing. Consult your THD At-Home Services representative prior to purchasing. Services may not be available in all areas. Colors shown are reproduced by lithographic process and may vary from actual colors. Changes to product(s) may have occurred since time of printing. Consult your THD At-Home Services representative prior to purchasing. "AAMA" and the AAMA logo is a registered trademark of the American Architectural Manufacturers Association. "NFRC" and the NFRC logo are registered trademarks of the National Fenestration Rating Council. "The Home Depot" is a registered trademark of Home Depot, Inc. ©2000-2014 Home Depot, Inc. All rights reserved.





CITY OF BIDDEFORD PLANNING DEPARTMENT

2022.21

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

HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Biddeford Planning and Development

DATE: May 25, 2022

RE: ITEM #5.2 2022.21 – Public Hearing – Applicant Scott Doughman of Gopermits.org proposes new windows at 23 Prospect Street on behalf of owner Ryan Tapley

MEETING DATE/TIME: July 13, 2022 @ 4:00 PM

1. INTRODUCTION

The applicant proposes to replace fifteen windows on the first floor of the multi-unit building at 23 Prospect Street.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Scott Doughman 105 Buttonball Lane Glastonbury, CT 06033 (860) 952-4112 permits@gopermits.org
2.	Owner of Property:	Ryan Tapley 23 Prospect St Biddeford ME 04005 (207) 512-0271 tb12ap28@gmail.com
3.	Contractor/Developer:	Home Depot USA 2455 Paces Ferry Rd. Atlanta GA 30339 (770) 433-8211 permits@gopermits.org
6.	Project Agent/Architect:	N/A
5.	Project Location:	23 Prospect Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 459
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.	Parcel Size	0.10 Acre
13.	Front Setback Required	15 Ft
14.	Side Setback Required	10 Ft
15.	Rear Setback Required	10 Ft
16.	Height Requirements	3 stories max.; max. 35 ft. max.
17.	Approvals Required:	Certificate of Appropriateness
18.	Uses in the Vicinity:	Mixed Use
19.	LDR Attachment A: Fess Paid:	Paid
20.	Other Permits Obtained:	None
21.	Historic Preservation Commission Review History:	June 8, 2022 Meeting: The notice was posted in City Hall and on the city website on June 1, 2022. Mailing notices were also sent out to all abutters within 100' on June 1, 2022 – 10 notices were sent out.

3. EXISTING CONDITIONS:

According to Assessor Department Records, this building was constructed in 1900. It currently comprises four residential units.

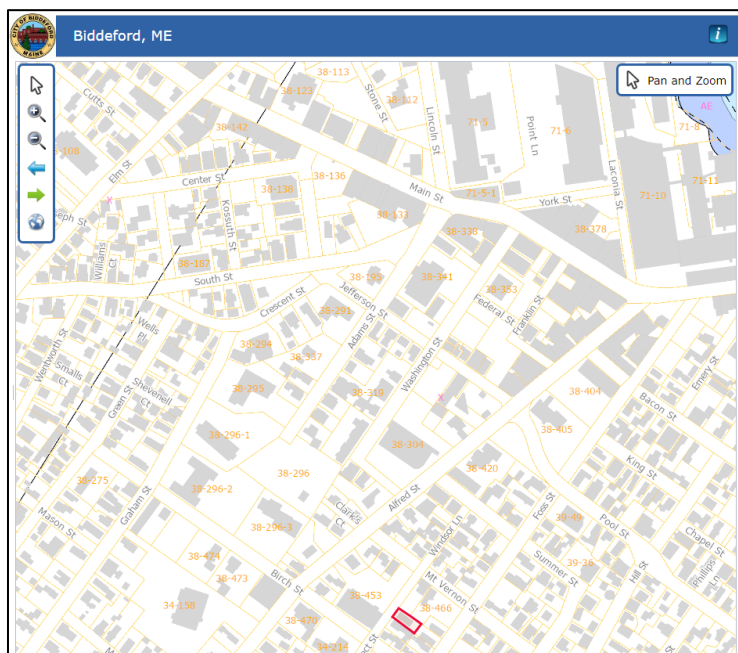
Historical Significance

This building was the home of Louis J. Sicard, a Republican Ward 4 warden in 1932 and 1933.

This is a simple example of the well-known New England triple decker, a building type that provided working-class families and recently arrived immigrants decent housing in mid-to-large cities across the region at the turn of the twentieth century. The majority of these buildings were constructed between 1890 and 1930. Seen as a symbol of downward-mobility after World War II, their economic value has been maintained by continuing to provide housing in compact, walkable neighborhoods across New England.

This is a Non-contributing structure as identified by the Russell Wright Survey.

Location:



Source: "23 Prospect St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4447>.

Accessed Date: 5/25/2022.

Existing Conditions:



Source: "23 Prospect Street, Biddeford, Maine." 43.49° N 70.46° W. **Google Earth Street View**. Imagery Date: August 2011. Accessed Date: 5/25/2022.



Source: "23 Prospect Street, Biddeford, Maine." 43.49° N 70.46° W. **Google Earth Street View**. Imagery Date: August 2011. Accessed Date: 5/25/2022.

4. PROJECT PROPOSAL

The scope of work is to replace 15 windows on the first floor with Home Depot VantagePointe Series 6500 vinyl windows. No grille pattern will be used in the new windows. It appears that existing windows are replacement units.

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 submitted application materials and considered the application for approval, approval with conditions, or denial.

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

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

8. SAMPLE MOTIONS

A. Motion to approve the Certificate of Appropriateness for 23 Prospect Street for the installation of new window units, based on the materials submitted and conditioned 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. _____

After recording return to:
Elizabeth Tapley
Ryan Tapley
103 Foss Street, Apt. 2
Biddeford, ME 04005

WARRANTY DEED
Maine Statutory Short Form
DLN: 1002140133755

KNOW ALL MEN BY THESE PRESENTS, That Kris P. Lagasse and Briana L. Lagasse, both having a mailing address of 53 Guinea Road, Biddeford, Maine 04005, for consideration paid, grant to Elizabeth Tapley and Ryan Tapley, both having a mailing address of 103 Foss Street, Apartment 2, Biddeford, Maine 04005, with ***WARRANTY COVENANTS***, as joint tenants, the land in Biddeford, in the County of York and State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Biddeford, County of York and State of Maine, on Prospect Street, so-called, bounded and described as follows:

BEGINNING at an iron pipe driven into the ground on the southeasterly side of Prospect Street at the westerly corner of land formerly of John Snow, said pipe being 129.5 feet southwesterly from the southwesterly side of Mt. Vernon Street as measured along the southeasterly side of said Prospect Street;

THENCE southwesterly by said Street 50 feet to an iron pipe driven into the ground and land now or formerly of Martineau;

THENCE southeasterly by said Martineau land and making an included angle of 90° 54' with the last described line 90.22 feet to an iron pipe driven into the ground and to land of owners unknown;

THENCE northeasterly by said land of owners unknown and making an included angle of 89° 06' with the last described line 44.42 feet to an iron pipe driven into the ground and land formerly of Samuel Osher;

THENCE northerly by said land formerly of Osher and making an included angle of 134° 01' with the last described line 4.25 feet to an iron pipe driven into the ground;

THENCE northwesterly by said land formerly of Osher and by land formerly of John Snow, Jr. and making an included angle of 138° 24' with the last described line of 87.37 feet to the point of beginning.

Being the same premises conveyed to Kris P. Lagasse and Briana L. Lagasse by deed of Danny E. Cummings and Beth A. Cummings dated March 19, 2010 recorded in York Registry of Deeds in Book 15833, page 499.

Maine R.E. Transfer Tax Paid

WITNESS our hands this 26th day of February, 2021.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Witness

Kris P. Lagasse
Kris P. Lagasse

Witness

Briana L. Lagasse
Briana L. Lagasse

STATE OF MAINE
Cumberland, ss.

February 26, 2021

Personally appeared the above named Kris P. Lagasse and Briana L. Lagasse and
acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public/Attorney-At-Law

Janice L. Pompeo
MAINE NOTARY PUBLIC

My Commission Expires November 10, 2025

Print Name

My Commission Expires

I/8247-001/decd/mg

23 PROSPECT ST

Location 23 PROSPECT ST

Mblu 38/ 459/ / /

Acct#

Owner TAPLEY, ELIZABETH

Assessment \$270,000

Appraisal \$270,000

PID 4447

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$197,100	\$72,900	\$270,000
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$197,100	\$72,900	\$270,000

Owner of Record

Owner	TAPLEY, ELIZABETH	Sale Price	\$430,000
Co-Owner	TAPLEY, RYAN	Certificate	
Address	103 FOSS ST APT 2 BIDDEFORD, ME 04005	Book & Page	18571/880
		Sale Date	02/26/2021
		Instrument	207

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TAPLEY, ELIZABETH	\$430,000		18571/880	207	02/26/2021
LAGASSE, KRIS P & BRIANA L	\$140,000		15833/0499	1L	03/19/2010
CUMMINGS, DANNY E & BETH A	\$290,000		14222/0240	00	09/10/2004
MORGAN JASON V	\$0		12947/0204	1A	05/16/2003
MORGAN JASON V & LEIGH-ANN M	\$165,900		11028/0257	00	10/11/2001

Building Information

Building 1 : Section 1

Year Built:

1900

Living Area:

3,600

Replacement Cost:

\$328,484

Building Percent Good:

60

Replacement Cost

Less Depreciation:

\$197,100

Building Attributes	
Field	Description
Style:	Res Apt
Model	Multi-Family
Grade:	Average
Stories:	3 Stories
Occupancy	4
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	18 Rooms
Bath Style:	Old Style
Kitchen Style:	Old Style
Num Kitchens	04
Cndtn	
Num Park	
Fireplaces	
MH Park	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/BiddefordMEPhotos/A00\00\46\21.jpg>)

Building Layout



[pid=4447&bid=4600](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,400	2,400
BAS	First Floor	1,200	1,200
FOP	Porch, Open, Finished	581	0
UBM	Basement, Unfinished	1,200	0
		5,381	3,600

Extra Features

Extra Features	Legend
----------------	--------

No Data for Extra Features

Land

Land Use

Use Code 1110
Description RES APT 4 +
Zone MSRD2
Neighborhood 0003
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.1
Frontage 0
Depth 0
Assessed Value \$72,900
Appraised Value \$72,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

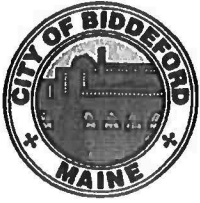
Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$165,900	\$56,700	\$222,600
2019	\$165,900	\$56,700	\$222,600
2018	\$165,900	\$56,700	\$222,600

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$165,900	\$56,700	\$222,600
2019	\$165,900	\$56,700	\$222,600
2018	\$165,900	\$56,700	\$222,600

Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
11/23/2010	LETTER / STATE REQUIREMENT	
2/5/2002	PROPERTY REVIEW/TITLE 36 2005	
6/12/1990	HEARINGS/REINSPECTD PER TAXPAYER	
1/9/1990	MEAS & LISTD	



**CITY OF BIDDEFORD
PLANNING DEPARTMENT**

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

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

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

- ☒ Certificate of Appropriateness – Commission Review (\$275.00 fee)
☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

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

Applicant's/Owner's Information:

Applicant's Name: Alex Fabish
Applicant's Address: Po Box 47, Biddeford, ME 04005
Applicant's Phone(s): (207) 590-8222
Applicant's E-mail: newhavenraven@gmail.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Imperator LLC
Owner's Address: Po Box 47, Biddeford, ME 04005
Owner's Phone(s): (207) 590-8222
Owner's E-mail: newhavenraven@gmail.com

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

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

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 13 Bacc Street
Project Zone: MSRD 1 Existing Use of Property: Commercial / Residential
Project Tax Map(s): 38 Project Lot Number(s): 403

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: Installation of Windows

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)
- Other: _____

Moving and Demolition

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

☐ Other: _____

SUBCOMMITTEE Review Project Activities (Check all that apply):

Alterations and Repair

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

Signage and Exterior Utilities

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

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

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

Submittal Information Checklist:

- ☐ Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required – \$50.00

If FULL COMMITTEE Review is required - 8 Copies of the following are *required*:

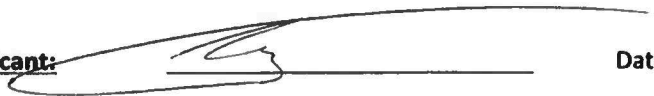
- ☐ Completed Application Form
 - ☐ Description of Proposed Activity

If FULL COMMITTEE Review is required - 8 Copies of the following are recommended or may be requested:

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

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

Signature of applicant:



Date:

7-1-22

Signature of property owner:



Date:

7-1-22

MHPC USE ONLY

041-0100

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION

Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): _____
2. PROPERTY NAME (OTHER): _____
3. STREET ADDRESS: 9-15 BACON ST
4. TOWN: BIDDEFORD
5. COUNTY: YORK
6. DATE RECORDED: 2/98
7. SURVEYOR: RUSSEN WRIGHT
8. OWNER NAME: _____ ADDRESS: _____
9. PRIMARY USE (PRESENT):
- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| ☐ SINGLE FAMILY | ☐ AGRICULTURE | ☒ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☐ MULTI-FAMILY | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☐ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☐ OTHER _____ | | | |
10. CONDITION: ☐ GOOD ☐ FAIR ☐ POOR ☐ DESTROYED, DATE 1/1

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☒ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | ☐ OTHER _____ | |
12. OTHER STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | ☐ OTHER _____ | |
13. HEIGHT: ☐ 1 STORY ☐ 1 1/2 STORY ☐ 2 STORY ☐ 2 1/2 STORY ☒ 3 STORY ☐ 4 STORY ☐ 5 STORY ☐ OVER 5 ()
14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR): ☐ 1 BAY ☐ 2 BAY ☐ 3 BAY ☐ 4 BAY ☐ 5 BAY ☒ MORE THAN 5
15. APPENDAGES: ☐ SIDE ELL ☐ REAR ELL ☐ FRONT ☐ ADDED STORIES ☐ SHED ☐ DORMERS ☐ PORCH ☐ TOWER ☐ CUPOLA ☐ BAY WINDOW



16. PORCH: ☐ ATTACHED ☐ ENGAGED ☐ ONE STORY ☐ MORE THAN ONE STORY
☐ FULL WIDTH ☐ WRAPAROUND ☐ SLEEPING PORCH ☐ SECONDARY PORCH

17. PLAN: ☐ HALL AND PARLOR ☐ 1/2 CAPE ☐ CENTRAL HALL ☐ SIDE HALL
☐ BACK HALL ☐ IRREGULAR ☐ OTHER

18. PRIMARY STRUCTURAL SYSTEM: ☐ TIMBER FRAME ☐ BRACED FRAME ☐ BRICK ☐ STONE ☐ BALLOON FRAME
☐ CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐ PLATFORM FRAME
☐ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ OTHER

19. CHIMNEY PLACEMENT: ☐ INTERIOR ☐ INTERIOR FRONT/REAR ☐ CENTER ☐ INTERIOR END ☐ EXTERIOR
☐ OTHER

20. ROOF CONFIGURATION: ☐ GABLE SIDE ☐ GABLE FRONT ☐ HIP ☐ MANSARD ☐ FLAT
☐ GAMBREL ☐ PARAPET GABLE ☐ SHED ☐ CROSS ☐ GABLE
☐ COMPOUND ☐ OTHER

21. ROOF MATERIAL: WOOD ☐ METAL ☐ TILE ☐ SLATE ☐ ASPHALT ☐ ASBESTOS ☐

22. EXTERIOR WALL MATERIALS: ☐ CLAPBOARD ☐ BRICK ☐ FLUSH SHEATHING ☐ WOOD SHINGLE ☐ STONE
☐ LOG ☐ PRESSED METAL ☐ CONCRETE ☐ STUCCO ☐ ASPHALT
☐ GRANITE ☐ ASBESTOS ☐ TERRA COTTA ☐ BOARD AND BATTEN ☐ ALUMINUM/VINYL
☐ OTHER

23. FOUNDATION MATERIAL: ☐ FIELDSTONE ☐ BRICK ☐ WOOD ☐ CONCRETE ☐ GRANITE ☐ ORNAMENTAL CONC. BLOCK
☐ OTHER

24. OUTBUILDINGS/FEATURES: ☐ CARRIAGE HOUSE ☐ FENCE OR WALL ☐ CEMETERY ☐ BARN (CONNECTED)
☐ BARN (DETACHED) ☐ FORMAL GARDEN ☐ LANDSCAPE/PLANT MAT. ☐ ARCHAEOLOGICAL SITE
☐ GARAGE ☐ OTHER

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: _____ 26. ESTIMATED DATE OF CONSTRUCTION: _____

27. DATE MAJOR ADDITIONS/ALTERATIONS: _____

28. ARCHITECT: _____ 29. CONTRACTOR: _____

30. ORIGINAL OWNER: _____

31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____

32. CULTURAL/ETHNIC AFFILIATION: ☐ ENGLISH ☐ FRENCH ACADIAN ☐ NATIVE AMERICAN ☐ SCOTTISH ☐ FRENCH CANADIAN
☐ EAST EUROPEAN ☐ IRISH ☐ OTHER

33. HISTORIC CONTEXT(S): ☐ COMMERCE ☐ INDUSTRY ☐ TRANSPORTATION ☐ AGRICULTURE ☐ MILITARY
☐ RELIGION ☐ CIVIC AFFAIRS ☐ RECREATION ☐ HABITATION ☐ EDUCATION
☐ ART, LIT, SCIENCE ☐ SOCIAL

34. COMMENTS/SOURCES: _____

35. HISTORICAL DRAWINGS EXIST: ☐ YES ☒ NO LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ☒ ORIGINAL ☐ MOVED DATE MOVED _____
37. SETTING: ☐ RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☐ URBAN ☐ SUBURBAN
38. QUADRANGLE MAP USED: _____ QUADRANGLE #: _____

39. UTM NORTHING: _____ 40. UTM EASTING: _____
41. FACADE DIRECTION (CIRCLE ONE): N ☒ S E W NE NW SE SW

MHPC USE ONLY

DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____
NR STATUS: L ☐ HD ☐ E ☐ NE ☐ ND ☐ REVIEWER _____
DATA SOURCE: ☐ HPF ☐ CLG ☐ R&C ☐ STAFF ☐ STATE SURVEY ☐ OTHER _____ LEVEL OF SURVEY: ☐ R ☐ I

/Volumes/Mobile Studio Server/PROJECTS/CURRENT/13 Bacon St/DRAWINGS/2. SD/ARCHICAD/Bacon St SD 6.6.22_Existing Windows.pln

EXISTING IMAGES



FOR HISTORIC
REVIEW ONLY
NOT FOR CONSTRUCTION

CHANGES THIS ISSUE:	
ID	DESCRIPTION

SUBMISSIONS:	
ISSUE	DATE
01	6/17/22

13 BACON STREET
Alex Fabish
Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Suite 201
Biddeford, ME 04002
office: 207.499.4208

DATE OF ISSUE: 6/17/22

PROJECT STATUS:
SD

PROJECT MANAGER:
Leah Schaffer
leah@mobilestudiodesign.com

CONSULTANTS:

LANDSCAPE ARCH:

SURVEYOR:

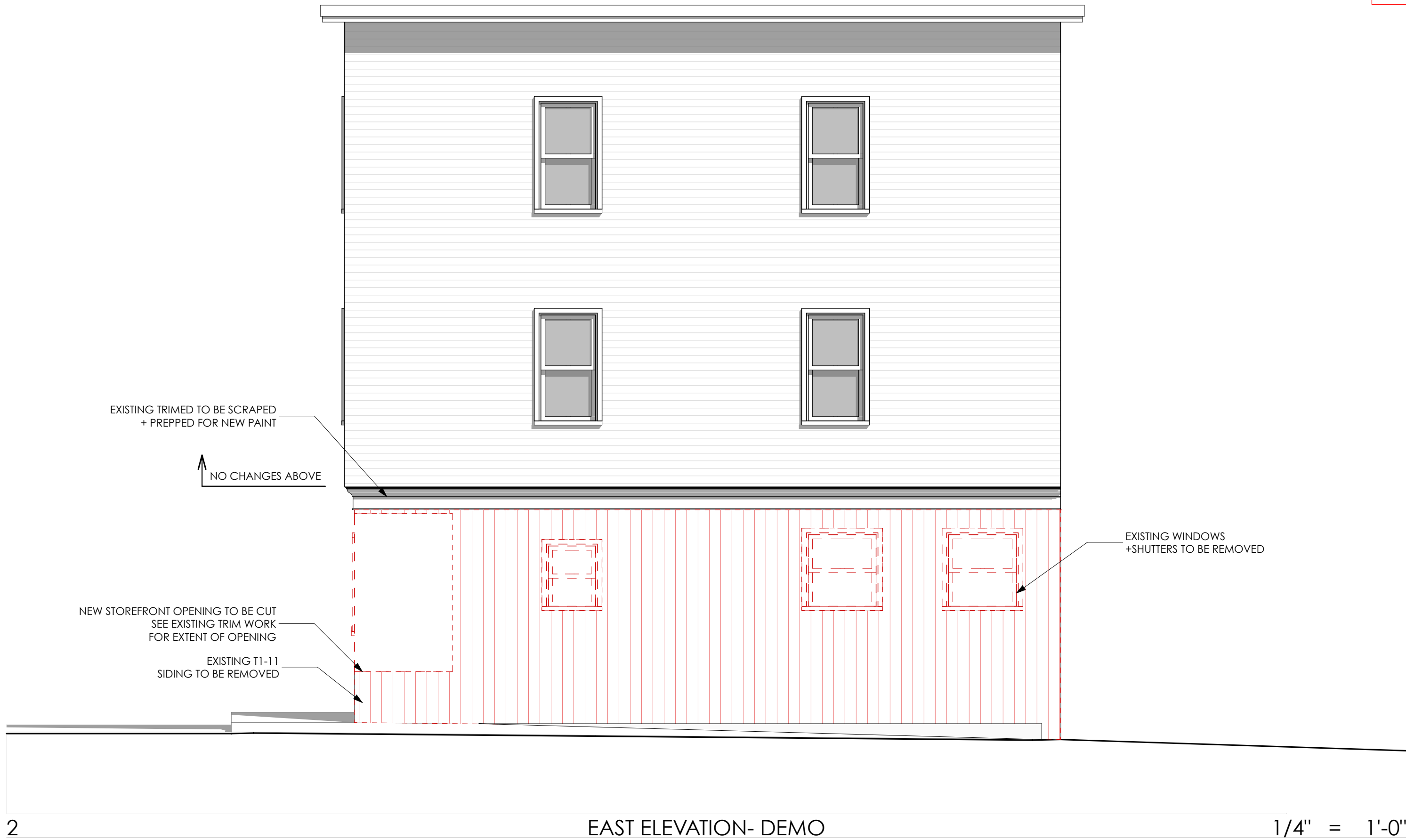
STRUCTURAL ENGINEER
TBD

CONTRACTOR:
TBD

DEMOLITION
ELEVATIONS

D-101

mobile
studio
design



/Volumes/Mobile Studio Server/PROJECTS/CURRENT/13 Bacon St/DRAWINGS/2. SD/ARCHICAD/Bacon St SD 6.6.22_Existing Windows.pln

[illegible]

CORNER VIEW



POP's TAVERN



CLOSE UP CENTER STOREFRONTS


$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$

MOBILE STUDIO DESIGN
28 Main Street, Suite 201
Briddeford, ME 04002
Office: 207.499.4208

DATE OF ISSUE: 6/17/22

PROJECT STATUS:
O

PROJECT MANAGER:
Leah Schaffer
leah@mobilestudiodesign.com

A-201

mobile
studio
design

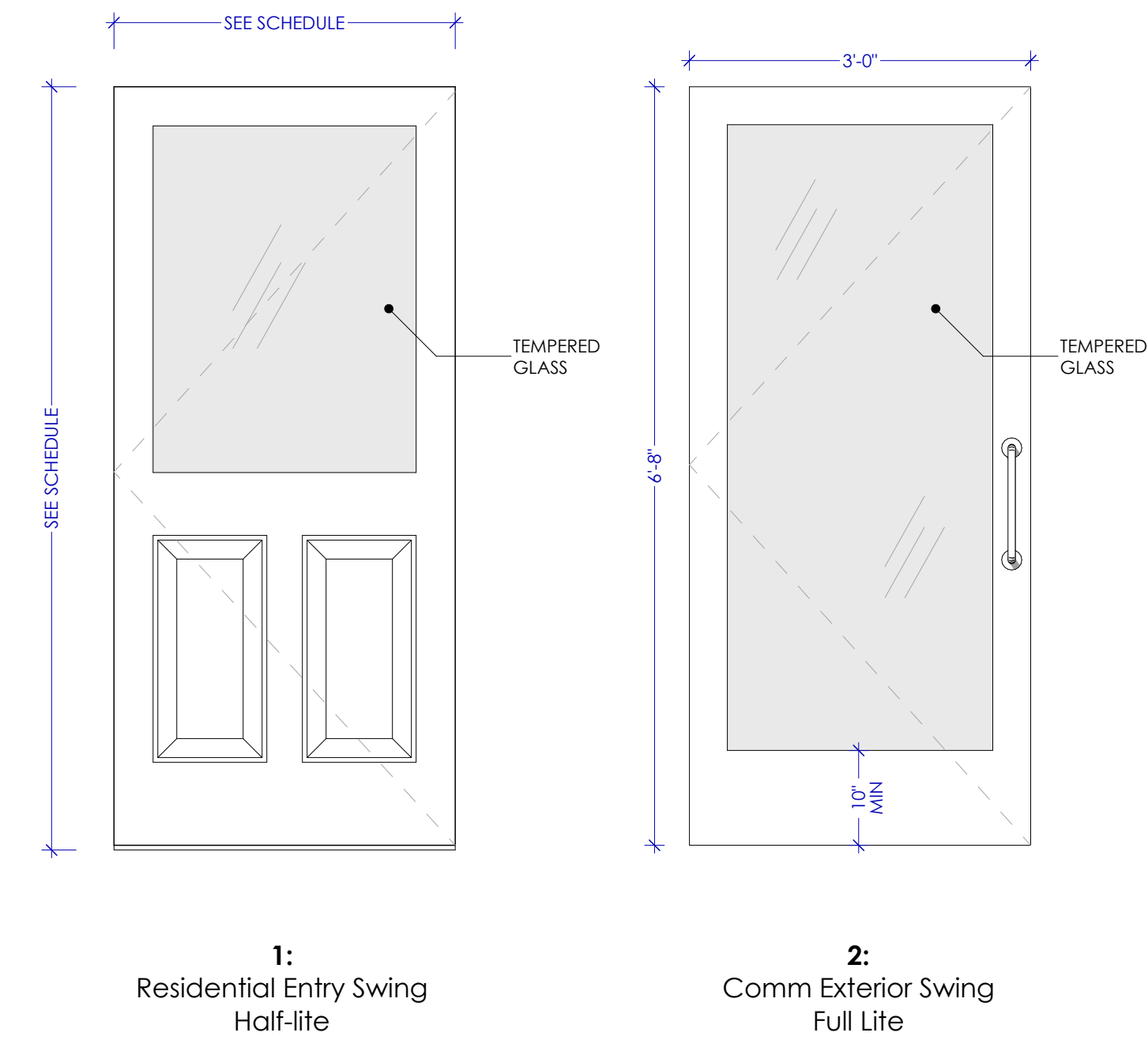
WINDOW ELEVATIONS						
ID	A	B	C	D	E	F
Elevation						
Type	Double Casement	Fixed	Fixed	Fixed	Fixed	Casement

WINDOW SCHEDULE											
	ID	QTY	Type	Frame Size		Manufacturer	Jamb Size	Exterior Finish	Interior Finish	Hardware/ Finish	Notes
				Width	Height						
GROUND FLOOR											
	A	2	Double Casement	3'-10"	4'-1"	TBD	2-9/16"	BLACK, FIBERGLASS CLAD	PRE-PRIMED WOOD	TBD	
	B	1	Fixed	3'-1 1/2"	1'-5"	TBD	2-9/16"	BLACK, FIBERGLASS CLAD	PRE-PRIMED WOOD	TBD	
	C	1	Fixed	2'-9 1/2"	1'-5"	TBD	2-9/16"	BLACK, FIBERGLASS CLAD	PRE-PRIMED WOOD	TBD	
	C	1	Fixed	2'-10 3/4"	1'-5"	TBD	2-9/16"	BLACK, FIBERGLASS CLAD	PRE-PRIMED WOOD	TBD	
	D	2	Fixed	3'-1 1/2"	1'-5"	TBD	2-9/16"	BLACK, FIBERGLASS CLAD	PRE-PRIMED WOOD	TBD	
	E	1	Fixed	2'-10 3/4"	1'-5"	TBD	2-9/16"	BLACK, FIBERGLASS CLAD	PRE-PRIMED WOOD	TBD	
	F	2	Casement	3'-3"	3'-5 3/4"	TBD	2-9/16"	BLACK, FIBERGLASS CLAD	PRE-PRIMED WOOD	TBD	

ALL WINDOW AND STOREFRONT OPENING SIZES TO BE VERIFIED
IN FIELD BASED ON EXISTING CONDITIONS AFTER DEMOLITION

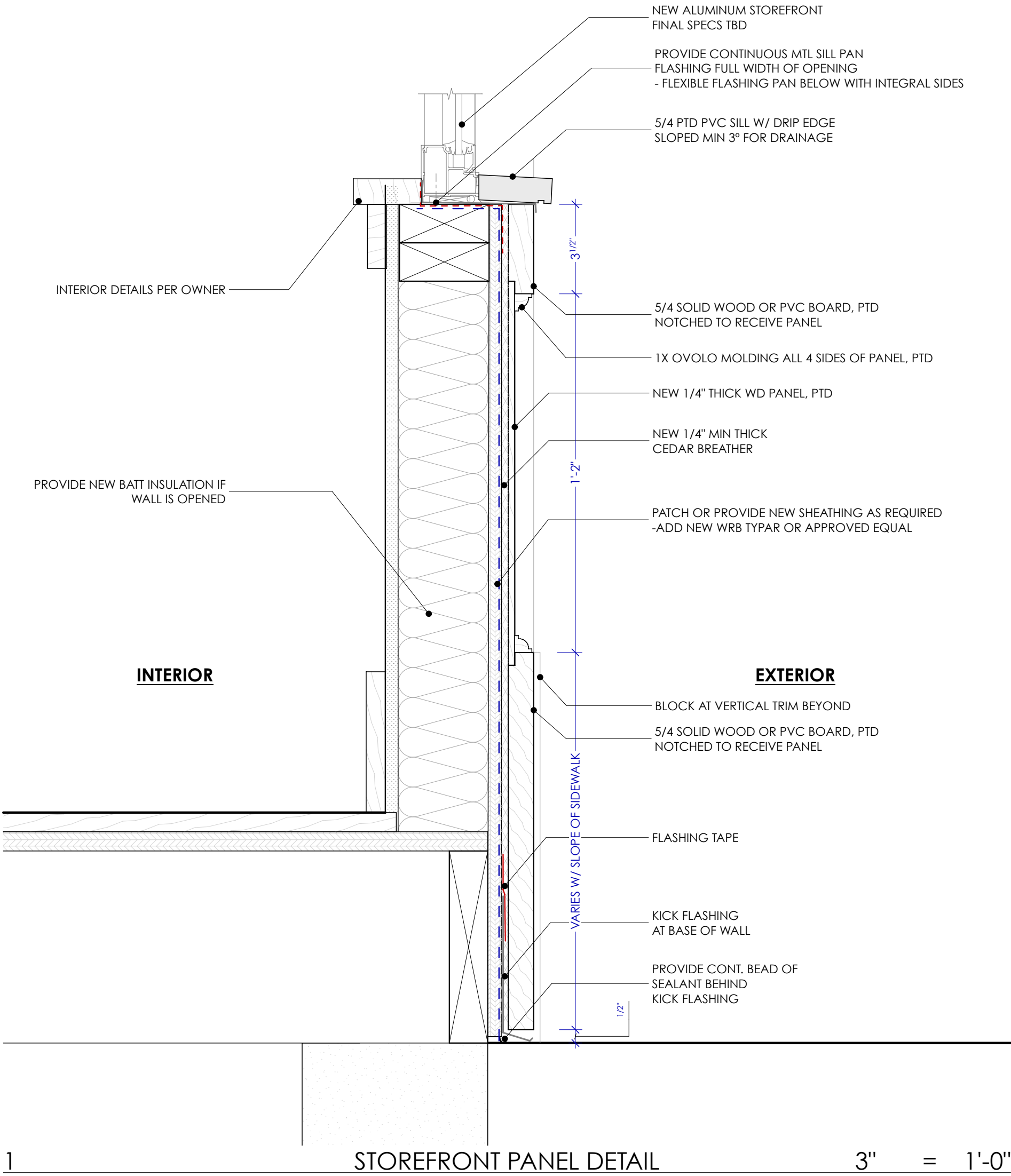
NOTE: R.O. HEADER AND SILL HGT IS MEASURED FROM T.O. **ADJACENT SUBFLOOR**
- TEMPERED GLASS WHERE REQUIRED BY CODE
- EGRESS WINDOW WHERE REQUIRED BY CODE
- VERIFY ALL R.O. WINDOW DIMENSIONS WITH MANUFACTURER/DETAILS

DOOR TYPES



NOTE: R.O. HEADER HGT IS MEASURED FROM T.O. **SUBFLOOR**
- TEMPERED GLASS WHERE REQUIRED BY CODE
-VERIFY ALL R.O. DOOR DIMENSIONS WITH MANUFACTURER/DETAILS

DOOR SCHEDULE										
ID	Qty	Type	Leaf Size	Material	Manufacturer/ Style	Door Finish	Hdw Set	Hdw Finish	Sill/Threshold	Notes
100	1	COMMERCIAL ENTRY (2)	3'-0"×6'-8"	Aluminum Clad Wood	TBD/ Full Lite	BLACK	Self Closing Hinges or ADA Slimline Closer	TBD	ADA Sill Profile	10" MIN BOTTOM RAIL FOR ADA
101	1	RESIDENTIAL ENTRY (1)	2'-8"×6'-8"	Fiberglass Clad Wood	TBD/ Half Lite	BLACK	Self Closing Hinges	TBD		Provide Door Sweep/Weatherstripping
102	1	RESIDENTIAL ENTRY (1)	3'-0"×6'-8"	Fiberglass Clad Wood	TBD/ Half Lite	BLACK	Self Closing Hinges	TBD		Provide Door Sweep/Weatherstripping
103	1	RESIDENTIAL ENTRY (1)	3'-0"×6'-8"	Fiberglass Clad Wood	TBD/ Half Lite	BLACK	Self Closing Hinges	TBD		Provide Door Sweep/Weatherstripping
104	1	RESIDENTIAL ENTRY (1)	2'-10"×6'-8"	Fiberglass Clad Wood	TBD/ Half Lite	BLACK	Self Closing Hinges	TBD		Provide Door Sweep/Weatherstripping
105	1	COMMERCIAL ENTRY (2)	2'-10"×6'-8"	Aluminum Clad Wood	TBD/ Full Lite	BLACK	Self Closing Hinges or ADA Slimline Closer	TBD	ADA Sill Profile	10" MIN BOTTOM RAIL FOR ADA



FOR HISTORIC
REVIEW ONLY
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SUBMISSIONS:	ISSUE	DATE	DESCRIPTION
	01	6/17/22	Alex Fabish
CHANGES THIS ISSUE:	ID	DESCRIPTION	

13 BACON STREET
Alex Fabish
Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Suite 201
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office: 207.499.4208

DATE OF ISSUE: 6/17/22
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PROJECT STATUS:
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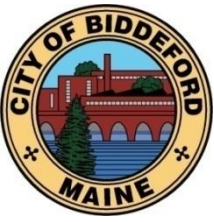
SURVEYOR:
STRUCTURAL ENGINEER
TBD

CONTRACTOR:
TBD

WINDOW + DOOR
SCHEDULES

A-701

mobile
studio
design



CITY OF BIDDEFORD PLANNING DEPARTMENT

2022.28 HPC

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

HISTORIC PRESERVATION COMMISSION REPORT

TO: Biddeford Historic Preservation Commission

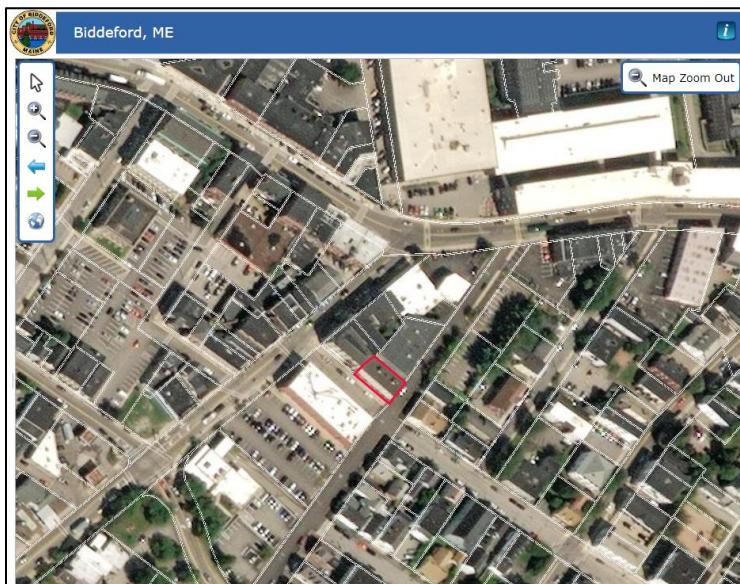
FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday July 13, 2022

RE: ITEM #5.3: 2022.28 HPC-New storefront windows and doors at 13 Bacon Street (Tax Map 38, Lot 403) in the MSRD-1 Zone.

1. INTRODUCTION

The applicant proposes alterations to the street-level façade of the building located at 13 Bacon Street. No work is proposed for the second and third-floor façade.



Source: "13 Bacon Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4407>.
Accessed Date: 06/30/2022.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Alex Fabish P.O. Box 47 Biddeford ME 04005 (207) 590-8222 newhavenraven@gmail.com
2.	Owner of Property:	Imperator, LLC P.O. Box 47 Biddeford ME 04005 (207) 590-8222 newhavenraven@gmail.com
3.	Contractor/Developer:	N/A
6.	Project Agent/Architect:	Mobile Design Studio
5.	Project Location:	13 Bacon Street
6.	Project Tax Map #/Lot #:	Map 38 Lot 403
7.	Existing Zoning:	MSRD - 1
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Non-Contributing
10.	Existing Use:	Commercial, Residential
11.	Proposed Use:	No change
12.	Proposed Project:	Storefront alterations
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Commercial, Residential
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	July 13, 2022 Meeting: The notice was posted in City Hall and on the city website on July 6, 2022. Mailing notices were also sent out to all abutters within 100' on July 6, 2022 – 2 notices were sent out.

3. EXISTING CONDITIONS:

The subject property is located on the corner of Bacon Street and Foss Street. According to the Assessor's records it was built in 1900, although images circa 1912 (of Odd Fellow's Building) show a gabled structure on this site). Sanborn Maps from 1932 show multiple lots on this site. The 1947 version of Sanborn Maps shows the footprint of the current building, indicating that the building was constructed sometime between 1932 and 1947. It is a three-story, flat-roofed structure with vinyl siding and vinyl windows at the second and third floors. Its primary façade faces Bacon Street. It is located next to the Odd Fellow's Building at 25 Alfred Street.



Source: "13 Bacon Street, Biddeford, Maine." 43.49° N, 70.45° W. South Elevation. **Google Earth Street View**. Imagery Date: 08/2011. Accessed Date: 06/30/2022.



Source: "13 Bacon Street, Biddeford, Maine." 43.49° N, 70.45° W. East Elevation. **Google Earth Street View**. Imagery Date: 06/2019. Accessed Date: 06/30/2022.

4. PROJECT PROPOSAL

Work will be limited to the first floor façade. The scope of work includes:

- Existing vertically-oriented T1-11 siding to be removed, replaced by new composite clapboard siding (Hardie Plank or similar).
- New aluminum – framed storefront windows and aluminum-clad commercial doors installed at both ends of the building. The right end of the building was originally storefront, but was enclosed at some time since 1998;
- New decorative wood panels and trim installed below storefront windows;
- New fiberglass clad residential entry half-light doors (4) to replace existing residential doors.
- New fiberglass-clad casement windows right and left of center doorway
- New vertical wood trim w/ lower block at termination of storefront windows (one on east elevation).
- Two fiberglass-clad casement windows at east elevation
- New awning above entry way to Pop's Tavern.

See drawings in agenda packet for details.

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.

7. 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.**

8. SAMPLE MOTIONS

A. Motion to approve the Certificate of Appropriateness for Imperator to make exterior alterations to the first floor façade at 13 Bacon Street, based on materials presented and conditioned 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. _____

QUITCLAIM DEED WITH COVENANT

DLN: 1001640011414

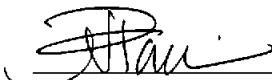
Durp LLC, a Maine limited liability company with a principal place of business located in Portland, County of Cumberland and State of Maine, grants to **Imperator LLC**, a Maine limited liability company with a principal place of business located in Biddeford, County of York and State of Maine, with **quitclaim covenant**, a certain lot or parcel of land with any buildings thereon, situated in Biddeford, County of York and State of Maine, more fully described in Exhibit A, attached hereto.

MEANING AND INTENDING to convey and also conveying the premises set forth in Deed from Scott H. Durepo to Durp, LLC, dated April 8, 2013, and recorded in Book 16572, Page 24.

WITNESS my hand and seal this 8 day of December, 2016.

Signed, Sealed and Delivered in presence of:

Durp LLC


WITNESS Naonue Riles


Scott H. Durepo, Member

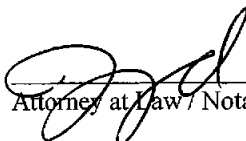
STATE OF MAINE
YORK COUNTY, ss.

December 8, 2016

Then personally appeared the above-named Scott H. Durepo, Member, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

JEROME J. GAMACHE
Notary Public, Maine
My Commission Expires June 23, 2020


Attorney at Law / Notary Public

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in the City of Biddeford, County of York and State of Maine, at the junction of the Northeasterly side of Bacon Street and the Northwesterly side of Foss Street at drill hole in the sidewalk which is 59.35 feet Westerly from the brick wall at the Northerly corner of the house #24-26 Foss Street and which is 52.68 feet Northeasterly from the Northeasterly end of the Southeasterly face of the concrete under pinning under the Southeasterly end of the building formerly known as Central Theater, now of the City of Biddeford; thence Northeasterly by said Foss Street 43.75 feet to a large spike driven into the pavement and other land now or formerly of Rudolph F. Forest and Rita J. Forest; thence Northwesterly by said other land now or formerly of Rudolph F. Forest and Rita J. Forest and by a line which makes an included angle of $93^{\circ} 37'$ with the last described line and which passes 9.3 feet Southwesterly from the Southerly corner of the house standing next Northeasterly and which passes 9.1 feet Southwesterly from the Westerly corner of said house 73.53 feet to an iron pipe driven into the ground and land now or formerly of Laconia Lodge; thence Southwesterly by said Laconia Lodge lot and by a line which makes an included angle of $101^{\circ} 21'$ with the last described line 28.47 feet to a drill hole in the sidewalk at said Bacon Street; thence Southeasterly by said Bacon Street 82 feet to the point of beginning.

TOGETHER WITH a right of way over a strip of land 6 feet in width lies northeasterly of and adjacent to the second described line above. EXCEPTING herefrom to Rudolph P. Forest and Rita J. Forest, their heirs and assigns a right of way over a strip of land 6 feet in width which lies southwesterly of and adjacent to the second described line above. Said 12 foot right of way, so formed, to be used in common by Rudolph P. Forest, Rita J. Forest, Raymond L. Guay and Daniel L. Gagne, their heirs and assigns and to extend from said Foss Street northwesterly for the entire depth of the lot to said land of said Laconia Lodge. But it is understood by both parties to Deed dated June 29, 1973, and recorded in Book 2000, Page 670, that there shall be no stationary parking of autos, trucks or other vehicles in said right of way. In case either Rudolph P. Forest, Rita J. Forest, Raymond L. Guay and Daniel L. Gagne, their heirs and assigns need a staging to paint, or repair their roofs so much of said right of way can be used by either parties as is necessary for the completion of said work within a reasonable time. Rights and easements herein described are set forth in Deed dated June 29, 1973, and recorded in Book 2000, Page 670.