

City of Biddeford
Historic Preservation Commission
June 17, 2024 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/95074729807>
Webinar ID #950 7472 9807

Status: Historic Preservation Interim Meeting, Monday, June 17, 2024, 4:00 PM, Council Chambers & ZOOM

1. Adjustments to the Agenda

2. Unfinished Business

3. New Business

- 3.1. 2024.33 HPC Review of proposed alterations to convert commercial building to a residence for Richard Mazzaresse at 146 Alfred Street (Tax Map 38, Lot 297) in the MSRD-2 Zone.

[2024.33 HPC 146 Alfred Street Mazzaresse SR-Amended.pdf](#)

[2. 2024.33 HPC 146 Alfred St Mazzaresse Narrative.pdf](#)

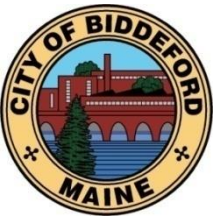
[3. 2024.33 HPC 146 Alfred St Mazzaresse Elevation Drawings.pdf](#)

[4. 2024.33 HPC 146 Alfred St Mazzaresse Cut Sheets.pdf](#)

[5. 2024.33 HPC 146 Alfred St Mazzaresse.pdf](#)

4. Other Business

5. Adjourn



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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

2024.33

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Monday June 17, 2024; 4 PM

RE: **Item 5.2: 2024.33 HPC Review Richard Mazzaresse** to perform exterior alterations to convert commercial building to a residence at 146 Alfred Street, Tax Map 38, Lot 297, in the MSRD-2 Zone.

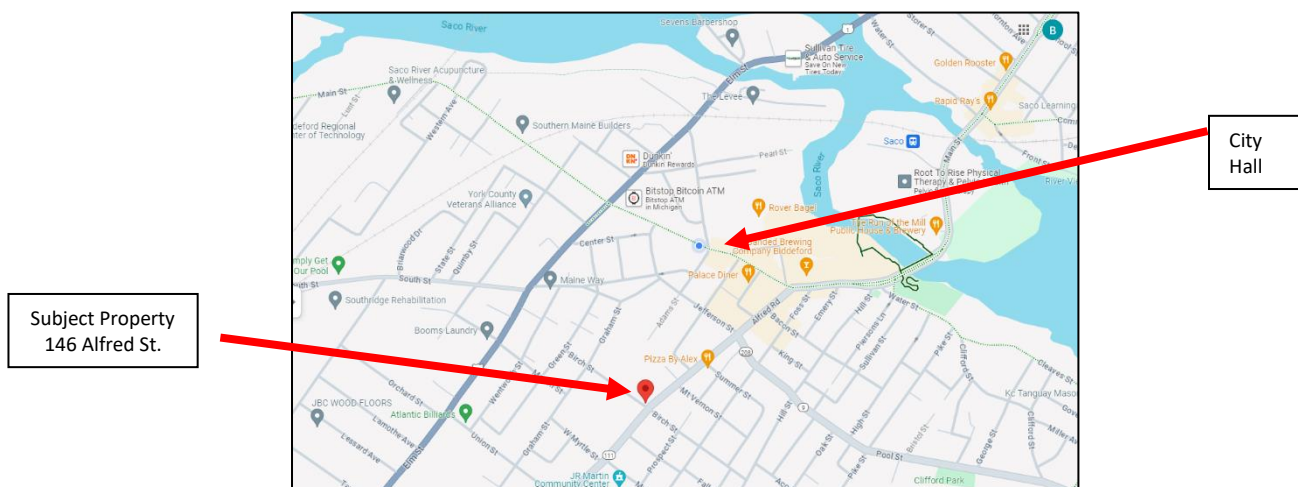
1. INTRODUCTION

The subject property is located on the corner of Alfred Street and Birch Street. The applicant proposes to convert this small residential rental building to a single-family home. The applicant has received a building permit from the Code Enforcement Department without having gone through historic preservation review.

2. EXISTING CONDITIONS

The subject property is a small commercial building at the corner of Alfred Street and Birch Street. It was constructed circa 1920, likely as a residence, and has been used as a commercial building since at least 1970. According to the Kleinfelder Survey:

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





Above: The building as it appeared in June of 2019 in Google Street View images.

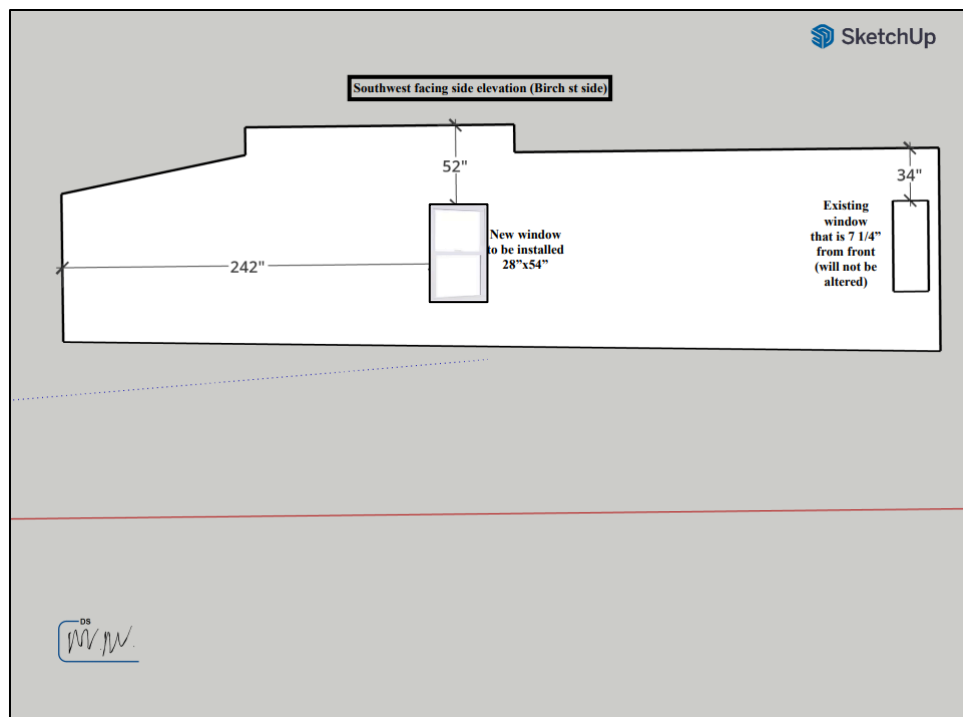
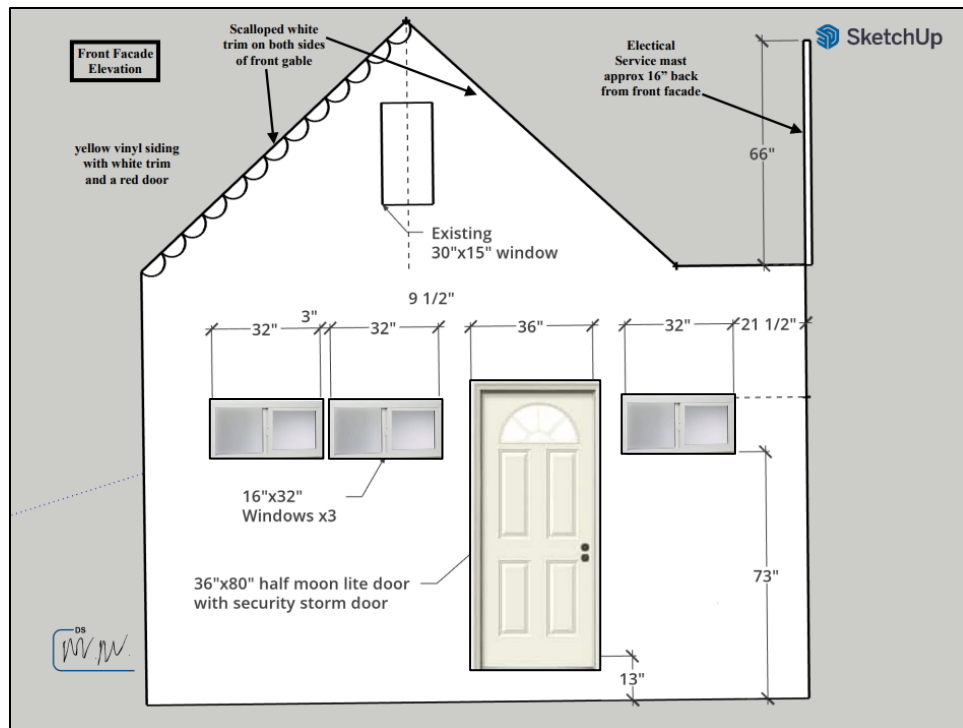


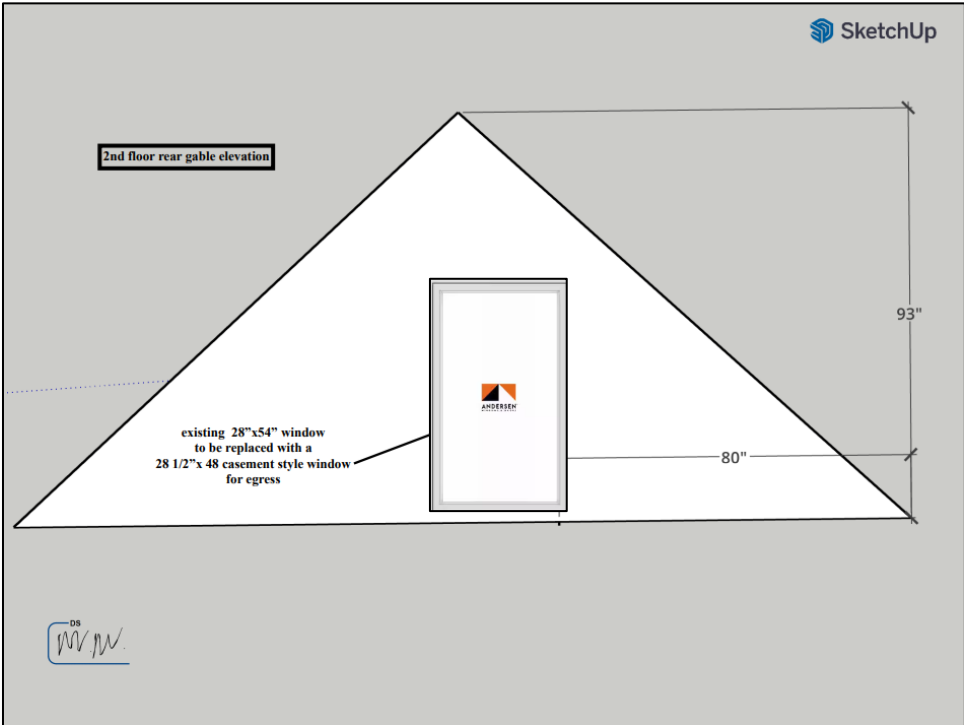
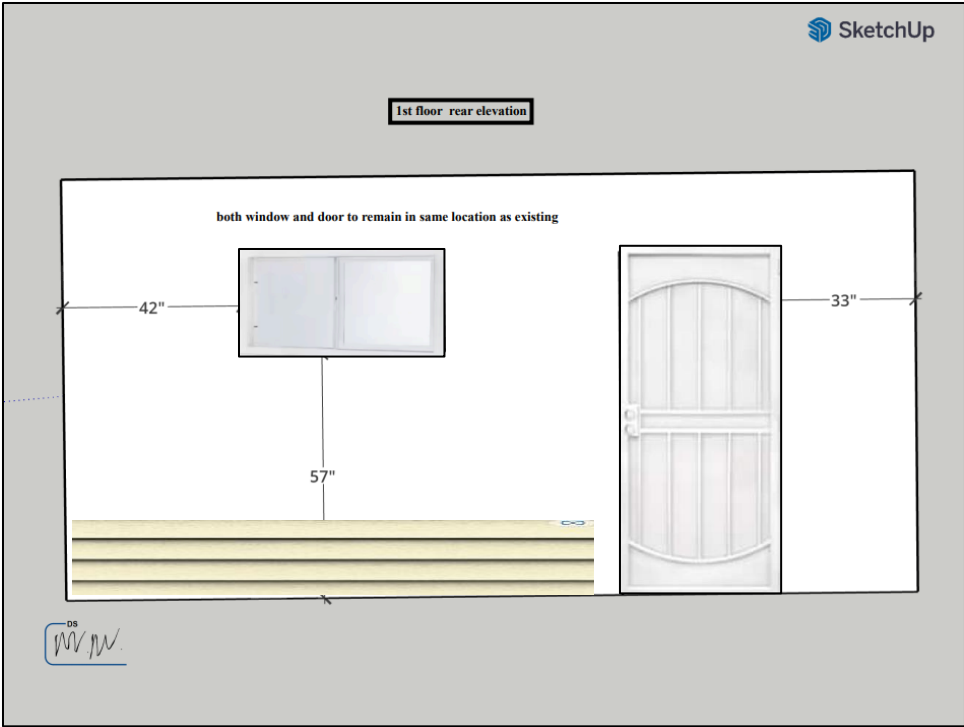
Above: The building as it appeared on June 4, 2024. Some exterior work has been performed before halted pending HPC review.

3. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Richard Mazzaresse 637 Cape Rd Limington ME 04049 (207) 747-8831 mazzhomes@outlook.com
2.	Owner of Property:	Marianne Mirando
3.	Agent:	Richard Mazzaresse
4.	Engineer/Architect:	N/A
5.	Project Location:	146 Alfred Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 297
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Designated Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1920
12.	Existing Use:	Commercial
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	0.05 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	10 ft.
18.	Rear Setback Requires:	10 ft.
19.	Height Requirements:	Max 3 stories or 35 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date June 17, 2024. Posted June 10, 2024; Mail Notices to all abutters within 100'. 7 notices sent June 10, 2024.

4. PROJECT PROPOSAL





This project will convert a small commercial building into a single-family residence. The following alterations are proposed:

- Existing siding will be replaced with Ply Gem 4-1/2 inch Dutch-lap vinyl siding;
- Scalloped molding will be installed at front gable end;
- Existing store front windows will be replaced by smaller slider windows;
- New half round lite door will be installed at front entrance;
- New double hung vinyl window will be installed on the Birch Street side of the building;
- New entry door and security door will be installed at the rear of the building;
- New slider window will be installed in existing opening at the rear of the building;
- New casement egress window will be installed at the rear gable end of the building;
- Roof shingles will be replaced with architectural style shingles;
- Electrical service will be moved to a mast at the right side of the building.

5. STAFF REVIEW:

The use of this building has changed over the years. The size and form of this small building would indicate it may have originated as a residential structure. However, it was used for commercial purposes from sometime before 1970 until approximately 2012, according to records in the Assessing Department. Since then, it has been used as a residential rental property. The new owner will use it as a single family home.

Built circa 1920, some of the changes proposed here would cause a further loss of integrity, particularly the proposed 32" x 16" sliding windows at the front of the building, as they may be inappropriate for a building of this type and age.

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

Section 13. Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

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

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

- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;

Will continue as residential property.

- 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;

The storefront glass windows may have been construed as a distinguishing quality, however they have been removed as of this writing.

- 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;

Storefront windows have been removed. Proposed replacement windows do not match the removed glass in size or other visual qualities.

- 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;

Storefront glass notwithstanding, no stylistic features are affected by this project.

- 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;

The storefront glass was evidence of changes that took place over time....

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

N/A

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

N/A

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

N/A

6. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Richard Mazzaresse to make exterior alterations at 146 Alfred Street, based on materials and assertions submitted, and conditioned on the following:

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

- B. Motion to deny the Certificate of Appropriateness for Richard Mazzaresse to make exterior alterations at 146 Alfred Street, based on the following:

- 1. _____
- 2. _____

- C. Motion to postpone the Certificate of Appropriateness for Richard Mazzaresse to make exterior alterations at 146 Alfred Street, based on the following:

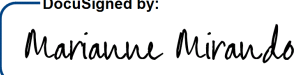
- 1. _____
- 2. _____

Proposed Repairs to the exterior of 146 Alfred st Biddeford

Contractor: Mazz Construction LLC
207 747 8331

- All existing vinyl siding to be replaced with yellow siding and white trim
- Existing front door to be replaced with same size door in same location
 - Door will be 36"x80 red painted door with half moon lite
 - White security storm door will be installed
- Two existing large picture windows on front wall will be replaced by 3 smaller windows (see plans)
- New window will be installed on birch st side (see plans)
- Existing rear door to be replaced with same size door in same location
 - Door will be 36"x80 white door with no lite
 - White security storm door will be installed
- Existing rear window on 1st floor to be replaced with same size slider style window and in same location
- Existing 2nd floor window to be replaced with casement style window to meet egress requirements (see plans)
- Electrical service mast to be installed to move main electric line from front façade and away from existing 2nd floor front window
- New white scalloped trim to be installed on both sides of front gable
 - All other gable and soffit trim to be repaired but will remain same style and profile.
- Shingle portion of roof to be stripped and replaced with architectural style shingles
 - Existing exhaust vent on front corner of roof to be removed.

Contractor  DocuSigned by: 6/4/2024
6246EA562F1D429...

Owner  DocuSigned by: 6/4/2024
D897C3949A14428...

**Front Facade
Elevation**

yellow vinyl siding
with white trim
and a red door

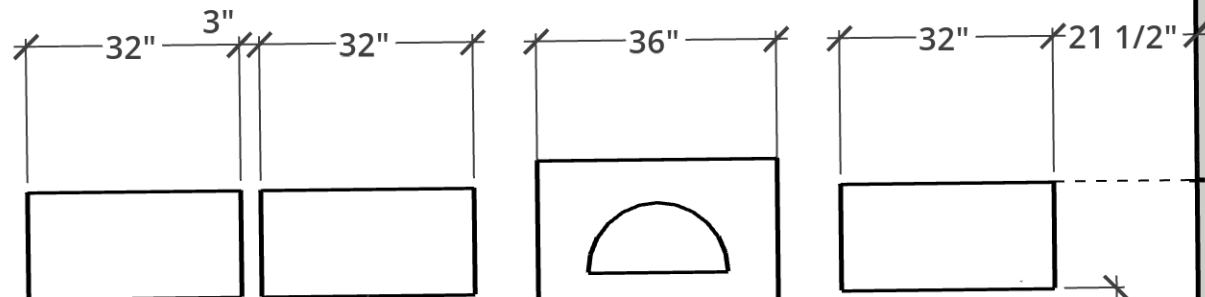
Scalloped white
trim on both sides
of front gable

Electical
Service mast
approx 16" back
from front facade

SketchUp

Existing
30"x15" window

9 1/2"

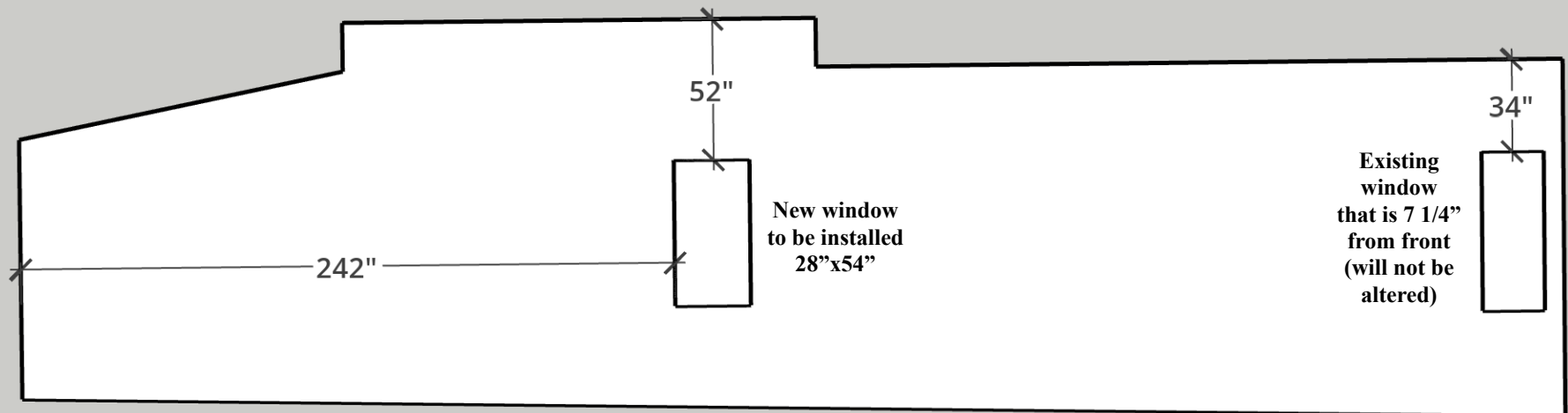


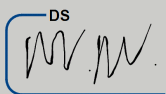
16"x32"
Windows x3

36"x80" half moon lite door
with security storm door

DS
m.w.

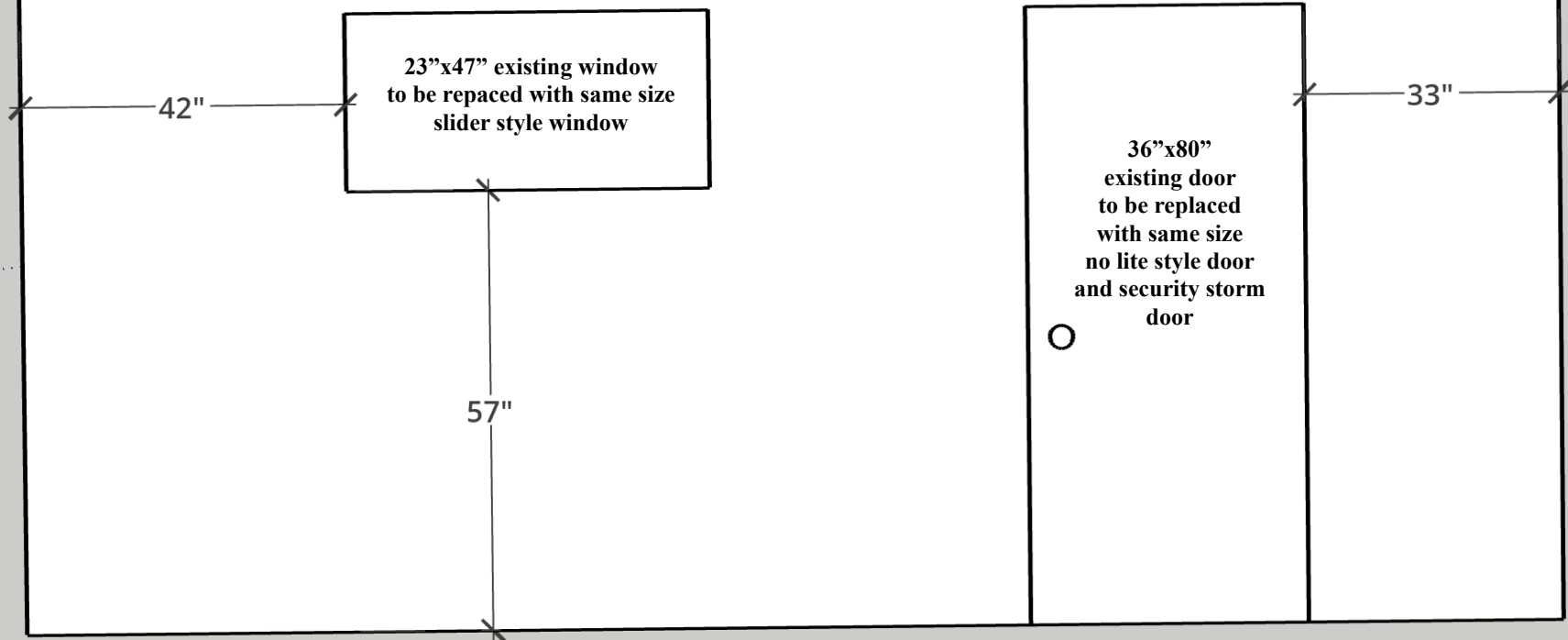
Southwest facing side elevation (Birch st side)



DS


1st floor rear elevation

both window and door to remain in same location as existing



DS
W. W.

2nd floor rear gable elevation

existing 28"x54" window
to be replaced with a
28 1/2"x 48 casement style window
for egress

93"

80"

DS
m.w.



146 Alfred st Cut list

Item availability and in-store pricing is based on the South Portland store.

Items: 8

\$1,075.54

Item	Description	Qty
	JELD-WEN 36 in. x 80 in. Fan Lite Primed Steel Prehung Left-Hand Inswing Front Door w/Brickmould SKU # 827358 Model # THDJW184500210 Internet # 202036402	1
	JELD-WEN 36 in. x 80 in. 6-Panel Primed Right-Hand Inswing Steel Prehung Front Door w/Brickmould SKU # 827643 Model # THDJW166100278 Internet # 202036444	1
	Hampton Bay 8.19 in. Black Decorative Outdoor Coach Wall Lantern Sconce Light with Clear Glass Shade SKU # 245746 Model # G14806-BK Internet # 313264664	1
	Unique Home Designs 36 in. x 80 in. Universal/Reversible Arcada White Surface Mount Outswing Steel Security Door with Expanded Metal Screen SKU # 152183 Model # IDR06400362062 Internet # 203484994	1
	Andersen 28-3/8 in. x 48 in. 400 Series White Clad Wood Casement Window with Pine Interior, Low-E Glass & Stone Hardware, Right SKU # 414648 Model # CW14 R Internet # 100051438	1
	Veranda 3/4 in. x 3-1/2 in. x 8 ft. Cellular PVC Trim SKU # 252314 Model # H190LWS6 Internet # 100265384	1
	Ply Gem 5/8 in. x 1-1/2 in. x 12.6 ft. White J-Channel SKU # 451552 Model # VJC58104H Internet # 202666289	



Ply Gem Take Home Sample
Progressions Double 4.5 in. x
24 in. Dutch Lap Vinyl Siding in
Sunshine Yellow

SKU # 1000206946
Model # PGD45SAMPLE IQ
Internet # 204724047



RELIABILT 31-3/4-in x 15-3/4-in x 3-in
Jamb Left-operable Vinyl White Sliding
Window Half Screen Included
Item #1562575 |

Model #VBSI3216RB

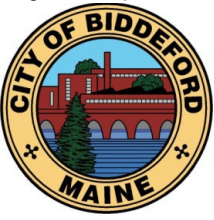


single slider left opening
window 23"x27" Vinyl White



double hung
window 28"x54" Vinyl White

Custom made Scalloped Trim for front gables
Architectural style shingles
Main Electrical service and mast upgrade
Replacement coax cable and service box



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Richard Mazzaresse

Applicant's Address: 637 Cape rd Limington Me 04049

Applicant's Phone(s): 207 747 8331

Applicant's E-mail: mazzhomes@outlook.com

Applicant's Legal Interest in the Property:

☐

Owner

☐

Purchase and Sale

☐

Tenant - Lease/Rental Agreement

Owner's Name: Marianne Mirando

Owner's Address: 146 Alfred st Biddeford Me 04005

Owner's Phone(s): 401 741 8216

Owner's E-mail: mamirando@gmail.com

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

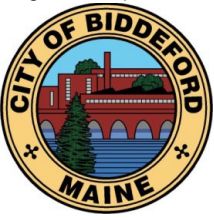
Agent's Name: Richard Mazzaresse

Agent's Address: 637 Cape rd Limington Me 04049

Agent's Phone(s): 207 747 8331

Agent's E-mail: mazzhomes@outlook.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 146 Alfred st Biddeford Me 04005

Project Zone: MSRD2

Property Map & Lot Number(s): 38/297

Existing Use of Property:

☐ Residential
 ☒ Commercial
 ☐ Mixed Use
 ☐ Industrial
 ☐ Institutional

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

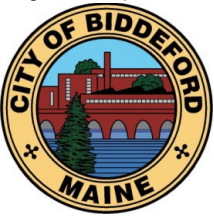
Alterations and Repair

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

Additions and New Construction

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

Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

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

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

Alterations and Repair

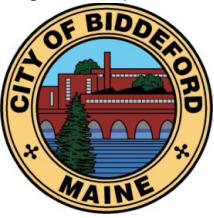
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

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

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

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



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

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

Signature of applicant:

DocuSigned by:

6246EA562F1D429...

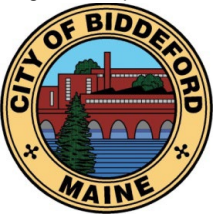
Date: 6/4/2024

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

DocuSigned by:

D897C3949A14428...

Date: 6/4/2024



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Richard Mazzaresse

Applicant's Address: 637 Cape rd Limington Me 04049

Applicant's Phone(s): 207 747 8331

Applicant's E-mail: mazzhomes@outlook.com

Applicant's Legal Interest in the Property:

☐

Owner

☐

Purchase and Sale

☐

Tenant - Lease/Rental Agreement

Owner's Name: Marianne Mirando

Owner's Address: 146 Alfred st Biddeford Me 04005

Owner's Phone(s): 401 741 8216

Owner's E-mail: mamirando@gmail.com

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

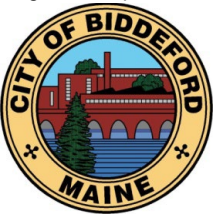
Agent's Name: Richard Mazzaresse

Agent's Address: 637 Cape rd Limington Me 04049

Agent's Phone(s): 207 747 8331

Agent's E-mail: mazzhomes@outlook.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 146 Alfred st Biddeford Me 04005

Project Zone: MSRD2

Property Map & Lot Number(s): 38/297

Existing Use of Property:

☐ Residential
 ☒ Commercial
 ☐ Mixed Use
 ☐ Industrial
 ☐ Institutional

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

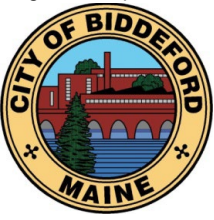
Alterations and Repair

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

Additions and New Construction

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

Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

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

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

Alterations and Repair

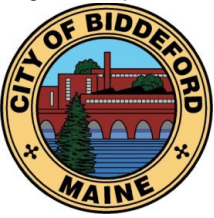
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

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

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

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



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

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

Signature of applicant:

DocuSigned by:

6246EA562F1D429...

Date: 6/4/2024

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

DocuSigned by:

D897C3949A14428...

Date: 6/4/2024

**Front Facade
Elevation**

yellow vinyl siding
with white trim
and a red door

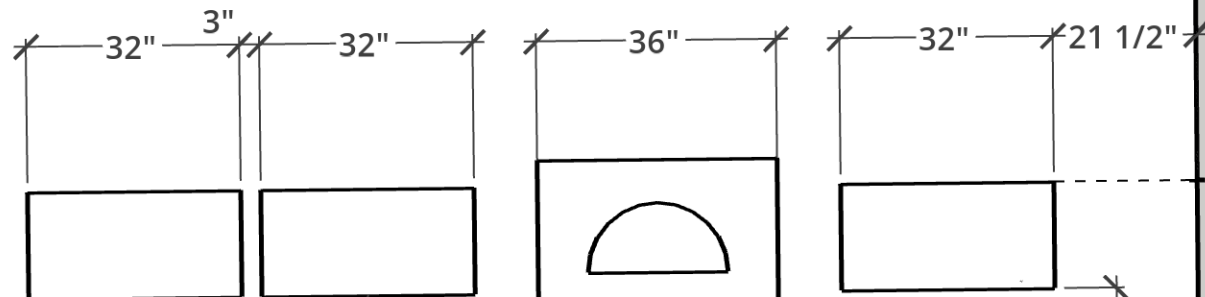
Scalloped white
trim on both sides
of front gable

Electical
Service mast
approx 16" back
from front facade

SketchUp

Existing
30"x15" window

9 1/2"

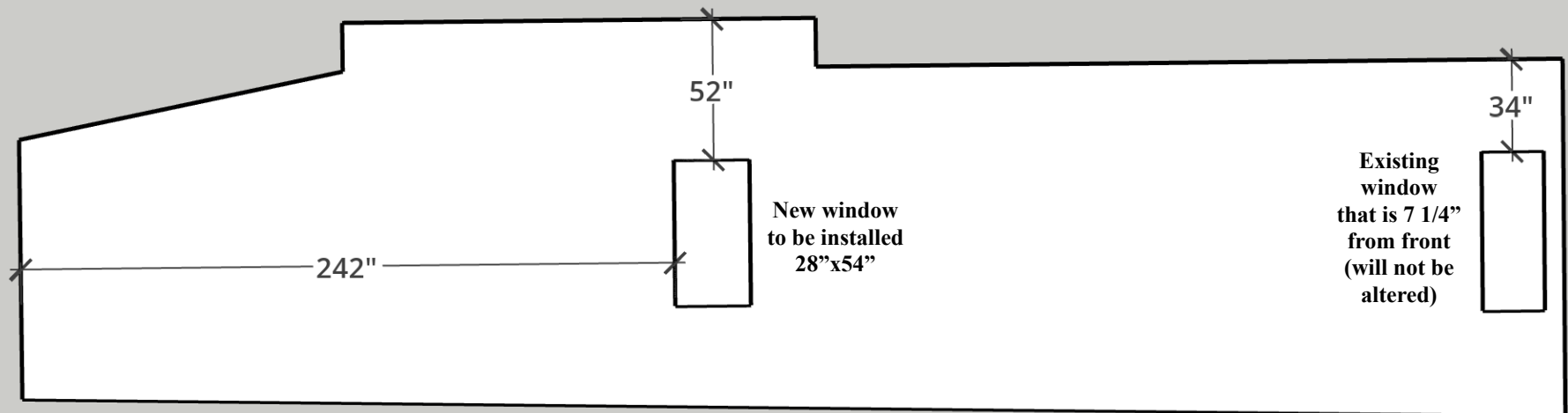


16"x32"
Windows x3

36"x80" half moon lite door
with security storm door

DS
m.w.

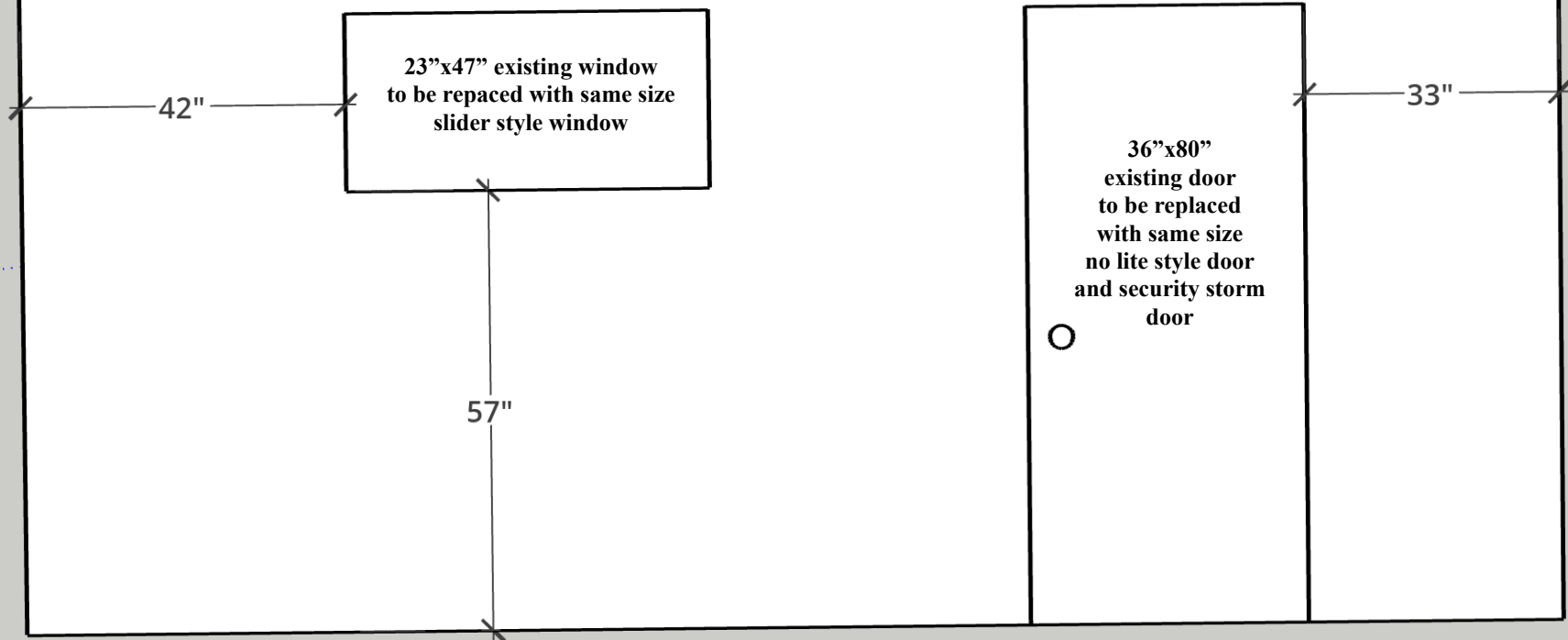
Southwest facing side elevation (Birch st side)



DS
[Signature]

1st floor rear elevation

both window and door to remain in same location as existing



DS
[Signature]

2nd floor rear gable elevation

existing 28"x54" window
to be replaced with a
28 1/2"x 48 casement style window
for egress

93"

80"

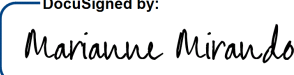
DS
m.w.

Proposed Repairs to the exterior of 146 Alfred st Biddeford

Contractor: Mazz Construction LLC
207 747 8331

- All existing vinyl siding to be replaced with yellow siding and white trim
- Existing front door to be replaced with same size door in same location
 - Door will be 36"x80 red painted door with half moon lite
 - White security storm door will be installed
- Two existing large picture windows on front wall will be replaced by 3 smaller windows (see plans)
- New window will be installed on birch st side (see plans)
- Existing rear door to be replaced with same size door in same location
 - Door will be 36"x80 white door with no lite
 - White security storm door will be installed
- Existing rear window on 1st floor to be replaced with same size slider style window and in same location
- Existing 2nd floor window to be replaced with casement style window to meet egress requirements (see plans)
- Electrical service mast to be installed to move main electric line from front façade and away from existing 2nd floor front window
- New white scalloped trim to be installed on both sides of front gable
 - All other gable and soffit trim to be repaired but will remain same style and profile.
- Shingle portion of roof to be stripped and replaced with architectural style shingles
 - Existing exhaust vent on front corner of roof to be removed.

Contractor  DocuSigned by: 6/4/2024
6246EA562F1D429...

Owner  DocuSigned by: 6/4/2024
D897C3949A14428...