



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING

June 14, 2023

4:00

In attendance: Jeff Cabral (Chair), Leah Schaffer (Vice Chair), Erin Ware, Julie Larry, Catherine Mayo, James Flint (Associate Member) & Alison Tobey (Associate Member)

Staff Members: Brad Favreau & Nan Whitten

Schaffer called the meeting to order at 4:00 PM (Cabral took over chair responsibilities upon arrival at item 4.2)

Roll Call/Declaration of Quorum/Voting Members

1. Adjustment to the Agenda-None
2. Consent Agenda

Approval of Meeting Minutes from April 12, 2023

MOTIONS:

Ware: Motion-to approve the Meeting Minutes from April 12, 2023

Mayo: Second Motion passed unanimously

3. Unfinished Business-None
4. New Business

4.1. 2023.07 Review of a project by the City of Biddeford to install new sidewalks, crosswalks and lighting along York and Laconia streets to facilitate pedestrian movement in the Mill District. These improvements are located within easements granted by private property owners. These improvements are located in Tax Map 71, Lots 5 & 10 in the MSRD-3 Zone.

- Craig Chekan, Engineer for the City of Biddeford presented the project.
- He has been working on this project since he started with the City almost 3 years ago.
- They have completed and executed a JDA between Pepperell Mill and the City.
- Installing sidewalks, lights, curbs, crosswalk pavers and making it ADA compliant.
- The project is designed to match the Down Town area.
- They have received easements from all of the area businesses and the power will be coming from Lincoln Mill.
- All utilities will be underground.
- Each lamp post to have security camera on it.
- Mayo asked about preserving some of the old granite. Chekan told her that the granite will not be used on this project but it is stored at Public Works who will reuse it elsewhere.
- Larry asked about the granite block in a grassy area. Chekan told her it is a big rock not a memorial of any kind.
- Flint asked what slip form curb is, Chekan explained it is concrete and there in none of it on this project.

- Schaffer asked about relocating dumpsters on the project. Those are private dumpsters and the owners are relocating them.
- This will remain a private street with Public Works maintaining the sidewalks and private plow people will handle the street. The idea is to tie this all in with Main Street aesthetically.
- Larry asked why the light poles are in different places. Originally the lights were hanging over the rights-of-way but they were getting hit. The lights being installed now are on the building side of the sidewalks.

MOTIONS:

Larry-Motion-To approve Certificate of Appropriateness for the City of Biddeford to make exterior improvements at Laconia and York Streets, based on materials and assertions submitted, and conditioned that all permits must be obtained from Code Enforcement prior to beginning any work.

Ware-Second Motion passed unanimously

4.2. 2023.15 Review of a project by Rand Clark to make exterior improvements at 140 Elm Street (Tax Map 38, Lot 110) in the MSRD-1 Zone.

- Mr. Clark represented himself
- He said it can only be seen from a small area on Main Street.
- He talked about adding exterior stairs to the second floor of the barn/carriage house.
- He has been told it is a historical structure in the MSRD 1 zone but it is a non-contributing structure.
- Ware asked if the window in the barn is wooden. Per Clark it is not historic and non-repairable.
- The 6 over 6 window on the first floor is in terrible disrepair and will need to be replaced.
- Schaffer asked the reasoning behind making a larger dormer-headroom. She asked about the 2 over 1 windows asked if he was going with the same that has already been replaced-yes.
- The Barn is being resided as it has asphalt shingles as siding that are in very poor condition, there is no wood clapboard beneath.
- The siding will be vinyl as with the windows.
- Mayo commented that adding a door to the barn on the outside second floor is altering the historical significance of the structure
- Schaffer added that removing the classic barn doors and replacing them with house doors alters the authenticity significantly.
- Clark was asked about the materials being used for the roof. He said it would be in the same color but the Commission would be more comfortable seeing a sample to verify the materials being used.
- The Commission asked if the trim will be altered or removed. It will be left intact or removed and replaced in like.
- The outside stairs were discussed and that they are for safety purposes. The Commission encouraged Mr. Clark to find an architect who specializes in historic rehabilitation.

- The barn is the only historically significant structure remaining due to the changes over the years to the remainder of the property. The HPC is trying to maintain its integrity.
- Mayo told Mr. Clark that having property in a historic area adds value and he has a sweet little piece of history.
- Chair Cabral suggested the project be tabled until the applicant can get more information on the material being used on the roof and a contractor with historic preservation experience to give Mr. Clark alternative ideas.
- Mr. Clark would like a list of historical architects and contractors.
- It was suggested the next time he do a project like this to meet with the Commission prior to starting the project.
- Mr. Clark said he was completely blindsided on the feedback especially where Biddeford is in such dire need for housing.
- Mr. Clark was advised to think about the Ordinance (Land Use & Historic Preservation) and to respect the historic significance of the property.

MOTIONS: 5:02 PM

Schaffer-Motion-to postpone the Certificate of Appropriateness for Rand Clark to make exterior alterations to the building at 140 Elm Street, until he can show roofing materials and find alternative ideas by working with a contractor or architect who specializes in historical rehabilitation

Larry-Second-Motion passed unanimously

4.3. 2023.16 Review of a project by The City of Biddeford to make exterior improvements at City Hall, 205 Main Street (Tax Map 38, Lot 133) in the MSRD-1 Zone.

- Phil Ratting, former Facilities Director for the City of Biddeford presented the project with Ellen Angel from Artifacts of Bangor, Maine.
- He talked about a previous repair to the roof and bell by getting money from the Council in 2008.
- He went through the list of historically certified architects from the State of Maine.
- The restoration will be in stages:
 Stage I
 Sprinkle The City Hall portion of the building
 Replace the Fire Alarm in the theater.
 Stage II
 Replace all of the windows in City Hall with historically correct windows.
 Stage II
 Tower restoration.
- Mr. Ratting's motto is to preserve and maintain the building until you are ready to tear it down.
- The work on the City Hall would be considered rehabilitation because there are many different kinds of windows in this building and they are all being replaced.
- Most of the direction is coming from the John Calvin Stevens drawings they obtained from the State.
- All items removed from the building will photographed, cataloged and saved.
- The plan is to bring the tower and dome back to when the majority of the city remembers, which would be white. Over the years it has been red, green and white.

- Ware asked why they are not choosing a particular time period and taking it back to that or to its original time.
- The drawings by JC Stevens are not specific with details so they had to recreate the details as best as they could.
- Some changes are not historically accurate but they won't be historically wrong either.
- Not everything will be replaced in kind, some things cannot be replicated.
- The gilding of the dome will cost between \$53,000 & \$55,000
- Schaffer asked if they were painting the PVC-not if it is already white. Which are the alternative windows-1 stained glass window and 3 curved windows 1 in the Mayor's Office, Brad's Office and Craig's Office.
- They are still working on the store front windows which are not original. They are having trouble finding a craftsman to recreate them but Pella may have a product they can use.
- A Restorationist will work with them to protect the clock and its face during construction.

MOTIONS: 5:57 PM

Larry-Motion-to approve Certificate of Appropriateness for the City of Biddeford to make exterior alterations to the building at 205 Main Street, based on materials and assertions submitted, and conditioned on the following: If any of the windows must be substituted instead of using a like product, the applicant must come before the Commission for approval. All permits must be obtained from Code Enforcement prior to beginning any work.

Mayo-Second-Motion passed unanimously

Other Business

- Mr. Favreau announced that the survey will be done by 7-31-23 ahead of schedule and on budget. The surveyors added several blocks mostly on South & May Streets, 99 more units.
- Mr. Favreau asked the Commissioners what kind of materials they would like to see him add to make their jobs easier. The answer was: written specifications, Flow Chart for completing the application package, more concise checklists for the applicants.
- A subcommittee was formed with Brad Favreau, Julie Larry, Erin Ware, Leah Shaffer & Alison Tobey to make applying an easier task for the applicants and the Commissioners.
- They would like to create signage letting people know they have entered the Historic District of Biddeford.
- Fee changes for HPC applications were discussed.

MOTIONS: 6:26 PM

Shaffer-Motion-to adjourn

Larry-Second Motion passed unanimously

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