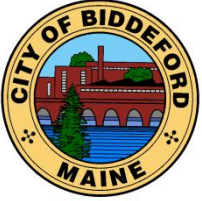


City of Biddeford
Historic Preservation Commission
June 12, 2024 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/98435284216?pwd=UUREUTJzd3hUM1p4VDMzbllieFZmUT09>
Webinar ID 984 3528 4216; Passcode 267967

Status: Historic Preservation Commission, Wednesday, June 12, 2024, 4:00 PM City Council Chambers & Zoom

- 1. Declaration of Quorum/Voting Members**
- 2. Adjustments to the Agenda**
- 3. Consent Agenda**
 - 3.1. Approval of Meeting Minutes from 5-8-24
[5-8-24 Draft.pdf](#)
- 4. Unfinished Business**
- 5. New Business**
 - 5.1. 2024.19 HPC Review for Chris Aceto to install new storefront at 53 Main Street, Tax Map 38, Lot 76, in the MSRD-1 Zone.
 - [1. 2024.18 HPC 53 Main Street Aceto SR.pdf](#)
 - [2. 2024.18 HPC Storefront with dimensions.pdf](#)
 - [3. 2024.18 HPC 53 Main St Aceto Storefront Specs.pdf](#)
 - [4. 2024.18 HPC Standards and Guidelines for Storefronts.pdf](#)
 - [5. 2024.18 HPC Excerpt Downtown Action Plan 1978.pdf](#)
 - [6. 2024.18 HPC 53 Main St Aceto Application.pdf](#)
- 6. Other Business**
- 7. Adjourn**



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207)-282-7119 or (207)-284-9115
Brad.Favreau@biddefordmaine.org

HPC MEETING
May 8, 2024
Meeting Minutes
4:00
DRAFT

In attendance: Leah Schaffer (Chair) via Zoom, Julie Larry, Erin Ware, & Allie Tobey
Staff Members: Brad Favreau & Nan Whitten

Meeting brought to order 4:03 PM

- 1. Adjustments to the Agenda-None**
- 2. Consent Agenda**

Approval of Meeting Minutes from April 10, 2024

MOTIONS: 4:03 PM

Larry-MOTION-To approve Meeting Minutes as presented

Ware-SECOND

Vote- Motion passed unanimously

- 3. Unfinished Business-none**
- 4. New Business**

4.1 2024.16 HPC The Historic Preservation Commission will review and discuss a request from Tyler Bushey to make exterior alterations on his structure at 39 Foss Street (Tax Map 39, Lot 63) in the MSRD 1 Zone.

- **Tyler Bushey represented the applicant**
- **Making exterior upgrades due to declining materials**
- **Replacing all blue with vinyl shake like items**
- **Replacing doors ½ glass with a rounded top in front**
- **Existing Windows are single pane and inefficient, all windows will be the same.**
- **The egress windows will be remaining egress windows**
- **Using vinyl with 50 year warranty instead of replacing in 10 years. It's in a very sunny area so they will cook. He prefers vinyl for maintenance purposes.**
- **Windows are now 2 over 2 but the originals are single panes and new windows will be single panes.**
- **Ware encourages to replace wood in kind as it will last longer.**
- **Schaffer-are the doors operating well for you, things are kind of mismatched but the doors have a historical integrity. Bushey-anything is fixable but always fixes with replacing with modern items instead of scraping and painting.**
- **Tobey-Wood trim brackets around door stay? Bushey, yes they will stay just a new unit will slide in as 1 manufactured unit mulled together.**
- **Will be scraping and painting the trim work eventually.**

- Schaffer-no issue with replacing cedar shakes with vinyl hard to know what historically accurate type to use.
- Schaffer-keep the windows looking cohesive looking.
- Schaffer's issue is with the doors she urges owner to scrape and paint rather than replacing the doors.
- Larry agrees with all of Schaffer's comments if this goes forward with replacing the doors she will be voting no. Would like applicant to do more research for replacement.
- Bushey-the doors are disintegrating some held together with electrical tape

MOTION: 4:21 PM

Larry-Motion: To approve the application for a Certificate of Appropriateness by Tyler Bushey to install new vinyl windows, and vinyl siding at 39 Foss Street, based on materials and assertions submitted, and conditioned on the following:

- Applicant must investigate the repair and restoration of historic existing exterior doors prior to replacing with new units**
- All permits must be obtained from Code Enforcement prior to beginning any work.**

Second-Ware

Vote: Motion passed unanimously

5. Other Business

- * Larry talked about the work she and Ware are doing in the City to notate historical structures.
- * Ware suggests coming up with a date as a cut off for historical structures.
- * Talked about the Tarr House which is being gutted and redone.
- * Favreau is in the process of making a list of every historical structure which should be reviewed by the HPC and giving it to Codes so that they don't get missed when applying for a building permit.
- * Next meeting to talk more of the work Larry & Ware are doing.
- * HPC was awarded a grant to complete design guidelines. RFP to come for bids on the project.

MOTIONS 4:35 PM

Larry-Motion to Adjourn

Ware-Second

Motion passed by unanimous vote

6. Adjourn 4:37 PM

Chair: Historic Preservation Commission

Date



CITY OF BIDDEFORD PLANNING DEPARTMENT

2024.18

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

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday June 12, 2024; 4 PM

RE: **Item 5.1: 2024.19 HPC Review for Chris Aceto** to install new storefront at 53 Main Street, Tax Map 38, Lot 76, in the MSRD-1 Zone.

1. INTRODUCTION

The applicant proposes to remove existing clapboard infill and install new storefront doors and glass.

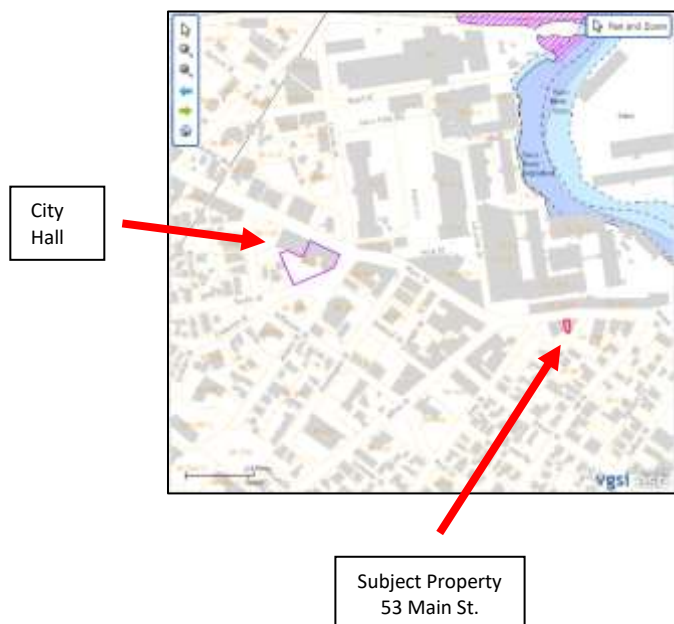
2. EXISTING CONDITIONS

The subject property is a 2-story, 2-unit building constructed about 1920. According to the Kleinfelder Survey:

Previously surveyed. Contributes to listed Biddeford Main Street HD under Architecture, Commerce, and Industry.



As this building appeared circa 2000





May 28, 2024



May 28, 2024

Both the Russell Wright Survey and the Kleinfelder Survey list the style of this building “Vernacular.” Vernacular is a variety of architecture that is inherently connected to its location and encompasses many methods of construction. Generally, it relies on the skills and traditions of local builders rather on formally trained architects.

The façade of this building is primarily composed of concrete block. At some time in the past, the existing opening was enclosed with clapboard siding and brick veneer. The applicant proposes to replace this enclosure and install glass storefront.

3. PROJECT DATA/INFORMATION

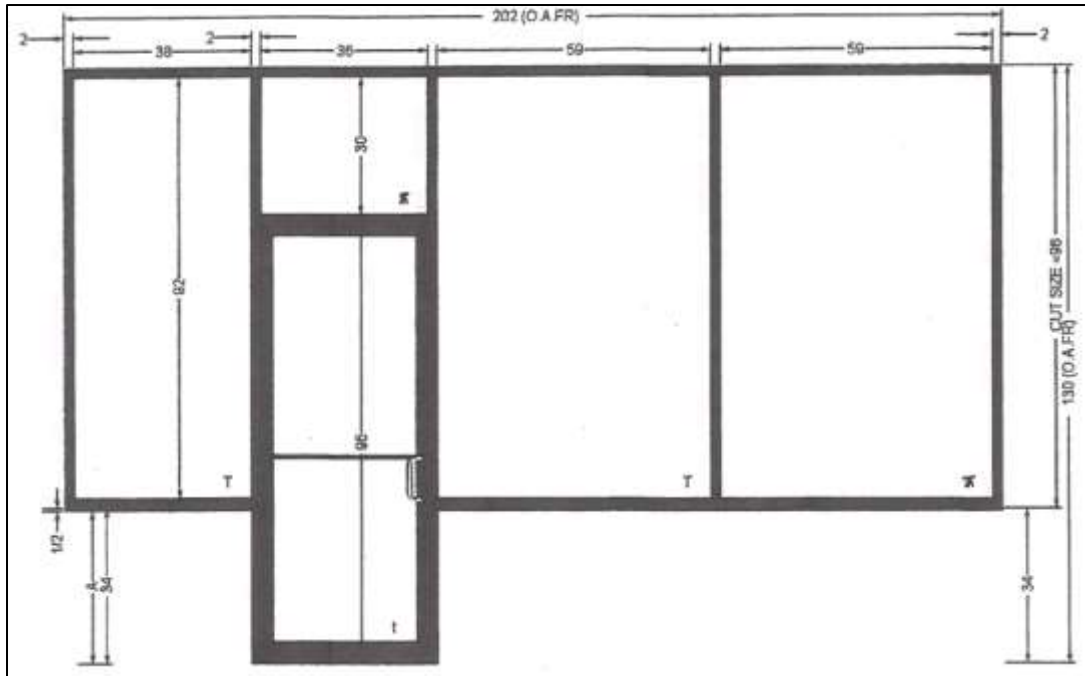
	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	ASM Properties Chris Aceto P.O. Box 8211 Lewiston ME 04243 (207) 576-8782 chrisacetomiami@gmail.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	53 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 39, Lot 76
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Main Street Historic District
9.	Contributing?	Yes
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1920
12.	Existing Use:	Mixed-use
13.	Proposed Use:	Mixed-use
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	0.03 acres
16.	Front Setback Required:	None
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Min 2 Stories or 26 ft.
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date June 12, 2024. Posted June 5, 2024; Mail Notices to all abutters within 100'; 6 notices sent June 5, 2024.

4. PROJECT PROPOSAL

The applicant proposes to remove the existing clapboard and a portion of brick infill and replace with glass and aluminum storefront. Extent of work to be performed is shown below (image is from the Russell Wright Survey of 1997):



Brick will be removed to a level approximating the height of the bases of adjacent storefronts. Glass storefront will extend up to the existing horizontal beam at the top of the first floor.



Above is the overall design for new storefront. Some of the existing brick will remain below the new glass windows. The door and transom light shown here will be replicated in the existing door opening at the left of the building.

5. STAFF REVIEW:

Although no historic image dating before circa 1995 is available, given the materiality of the façade, the original extent of the missing storefront opening is apparent. Because an accurate restoration of the original storefront is impossible, given incomplete information, a new design, compatible with the size, scale, and material of the building is appropriate.

The applicant proposes an aluminum framed storefront. This type storefront has been approved by this Commission on nearby historic structures, notably 5 Alfred Street.

Below are general guidelines from the National Park Service for replacing storefronts. See agenda packet for more details in 'Standards and Guidelines for Storefronts.

Storefronts	Replace	^
-------------	---------	---

recommended

Replacing in kind an entire storefront that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

not recommended



Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

Incompatible replacement storefront and inappropriate window alteration.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended

A black and white photograph showing the rear three-quarter view of a dark-colored car, likely a sedan, parked on a street. The car is positioned in the foreground, with its rear window and trunk visible. In the background, there is a multi-story building with a classic architectural style. The building features large windows with dark frames and a central entrance with a glass door. A small tree is visible on the left side of the frame, and a utility pole stands near the center. The overall scene suggests an urban environment.

Compatible, contemporary storefront design replaced a later, non-significant storefront.

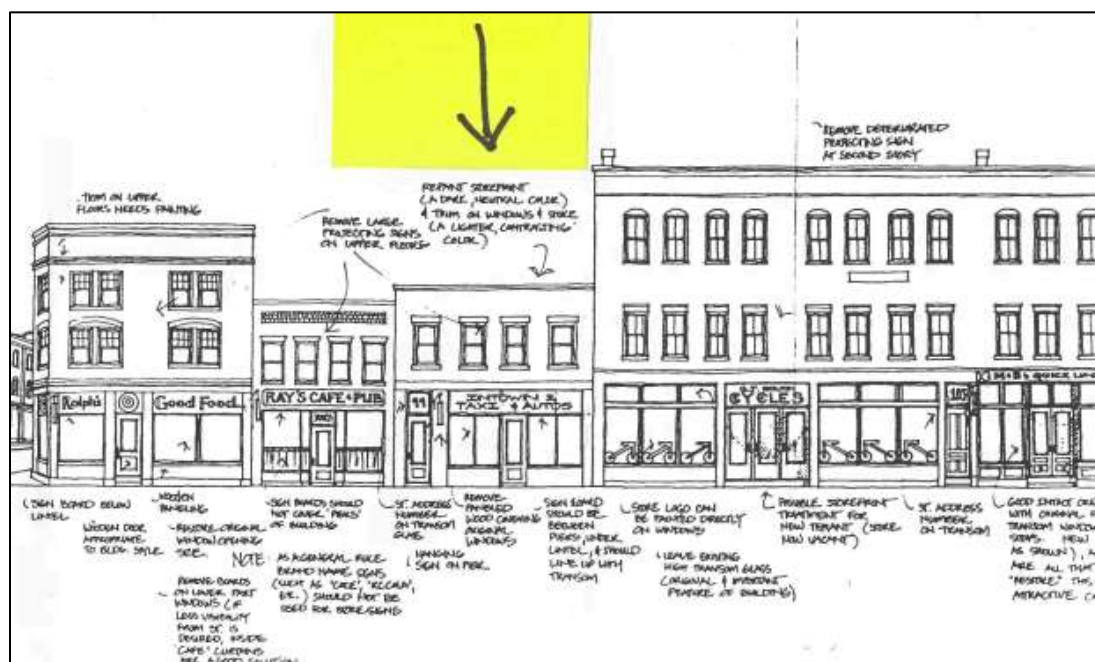
not recommended

Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

For general interest, here is the building as shown in the 1984 *Downtown Action Plan* prepared by Anderson Notter Feingold of Boston, Massachusetts. See agenda packet for full page:



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 mixed-use 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;

No distinguishing qualities will be destroyed with this project. The wood and brick infill will be replaced with more appropriate aluminum and glass storefront.

- 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;

In this case, a new design for a new storefront is appropriate, due to lack of historically accurate information. New storefront will be compatible in composition and visual qualities with nearby 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;

N/A

- 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;

Existing wood and brick infill at street level is inappropriate for a commercial building.

- 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.

Should historic evidence of this building's original appearance become available, the proposed aluminum framed storefront could be removed without detracting from the integrity of the building.

6. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Chris Aceto to install new aluminum and glass storefront at 53 Main 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 Chris Aceto to install new aluminum and glass storefront at 53 Main Street, based on the following:

1. _____
2. _____

- C. Motion to postpone the Certificate of Appropriateness for Chris Aceto to install new aluminum and glass storefront at 53 Main Street, based on the following:

1. _____
2. _____

1/11/2024 8:59 AM

Project Name: Biddeford

Frame Set Name: Frame Set 1

Frame Name: Entry

Panels: 4

Rows: 2

Metal Group:

D/S: 1

Frame Type: Standard

Frame Width: 202

Frame Height: 130

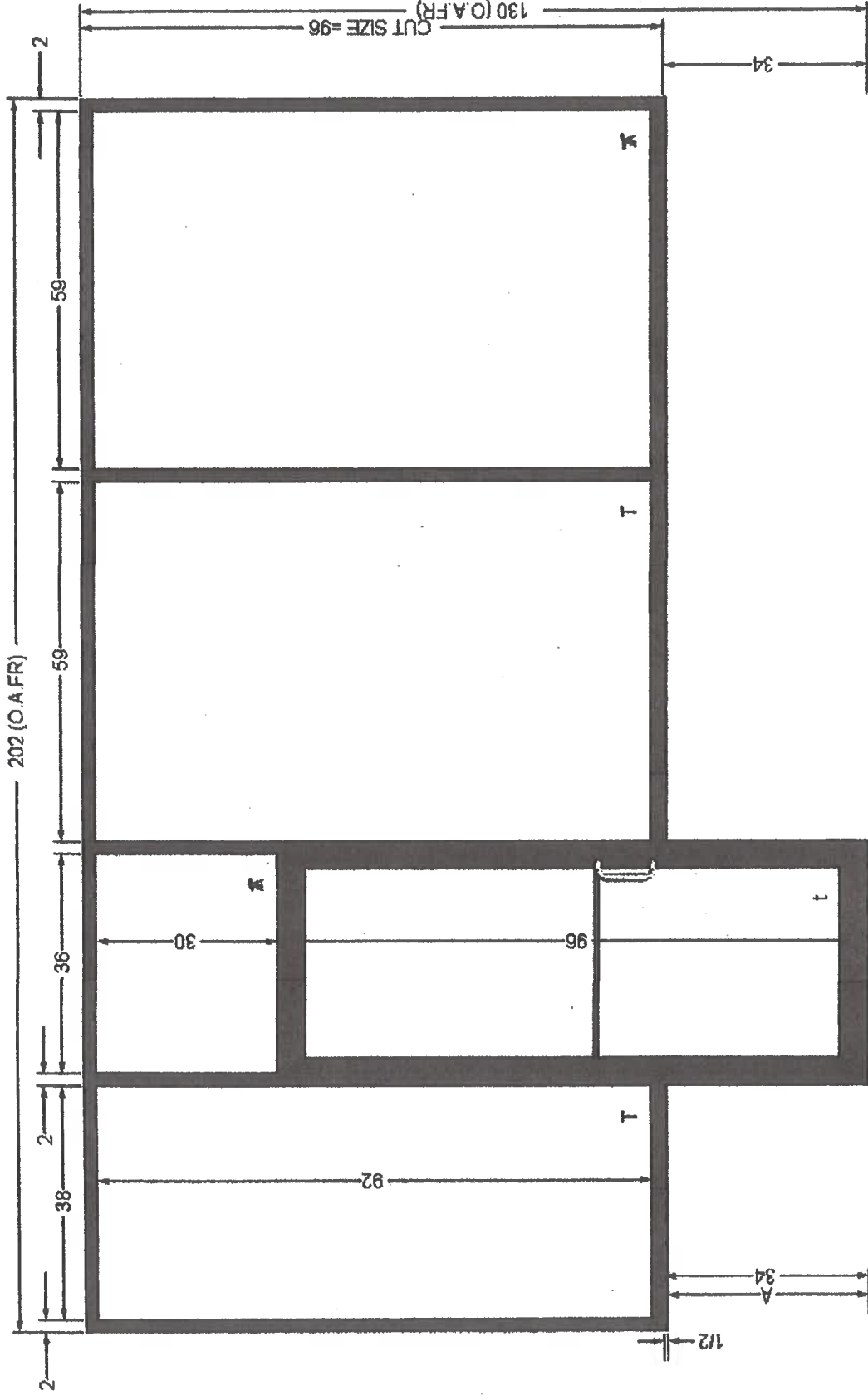
Required: 1

Back Member Color: BLACK: FLUROPON

BLACK: FLUROPON

Face Member Color:

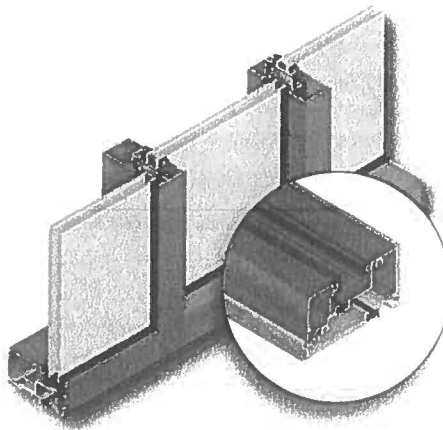
BLACK: FLUROPON



A=33 1/2
Main Street

Series 3000 Thermal Multiplane— the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal Multiplane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 Thermal Multiplane provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, the Series 3000 Thermal Multiplane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".



First Community Credit Union, St. Louis, MO
Architect: TR, Architects

Features

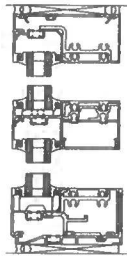
- Overall system dimensions: 2" x 4-1/2"
- **Front Set**, Center Set, **Back Set** or **Multi Set** glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge option for Front Set
- Continuous head and sill assembly option for Front Set
- Screw spline and shear block assembly
- Outside and inside glazing options Complete
- 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates projected and casement vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing



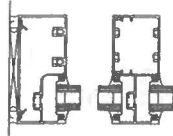
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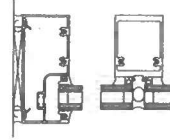
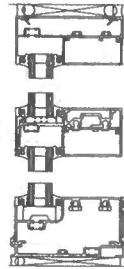
Product Details



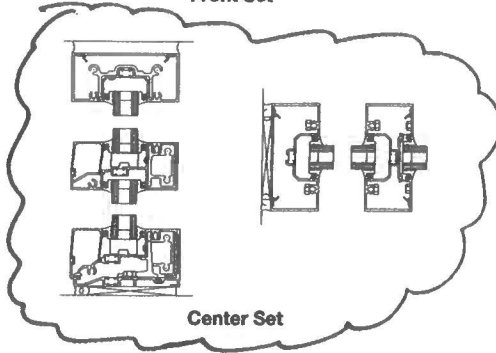
Front Set



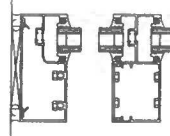
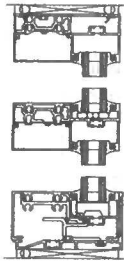
Front Set SSG



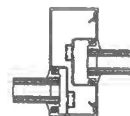
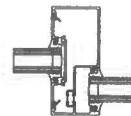
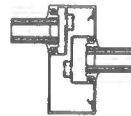
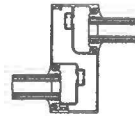
Back Set



Center Set



Multi Set



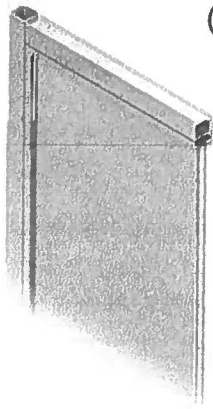
Performance

- Air Infiltration: <.06 CFM/SQ FT @ 6.24 PSF per ASTM E283
- Static Water: 10 PSF per ASTM E331
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
- STC per ASTM E90:
 - 32 with clear glass (Center and Front Set)
 - 37 with laminated glass (Center Set)
 - 38 with laminated glass (Front Set)
- OITC per ASTM E90:
 - 26 with clear glass (Center and Front Set)
 - 30 with laminated glass (Center and Front Set)
- Thermal Performance per AAMA 1503 for Low-E 1" Insulating glass:
 - U-factor = 0.33, CRF = 68 Captured (Front Set)
 - U-factor = 0.31, CRF = 72 Captured (Front Set SSG)
 - U-factor = 0.32, CRF = 63 Captured (Center Set)
- NFRC Certified and Thermal Performance Characteristics per AAMA 507



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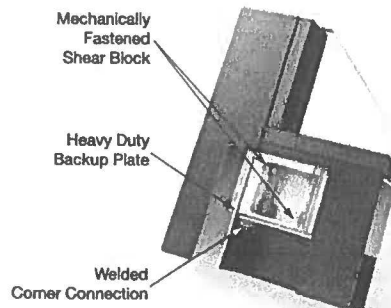
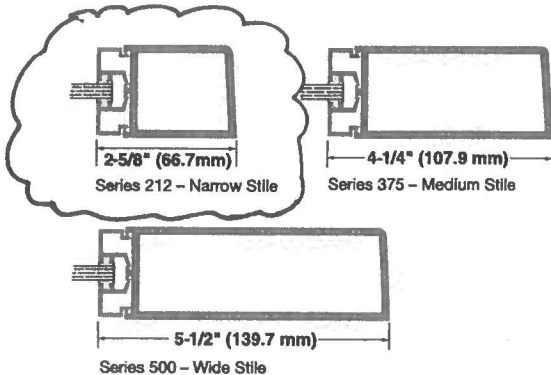


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Oldcastle BuildingEnvelope™ offers standard, narrow, medium and wide stile entrances to **meet a broad range of traffic** requirements. All standard Oldcastle BuildingEnvelope™ entrances (3' wide) are ADA compliant and have built-in features.

Specifications

Oldcastle BuildingEnvelope™ entrances are durable and virtually maintenance free. We also offer a complete line of custom, specialty and all-glass entrances.



AT&T Park, San Francisco, CA
Architect: Populous (formerly HOK Sport)

Features

- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction
- Adaptable to virtually all hardware
- 4" to 10" one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8", 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty

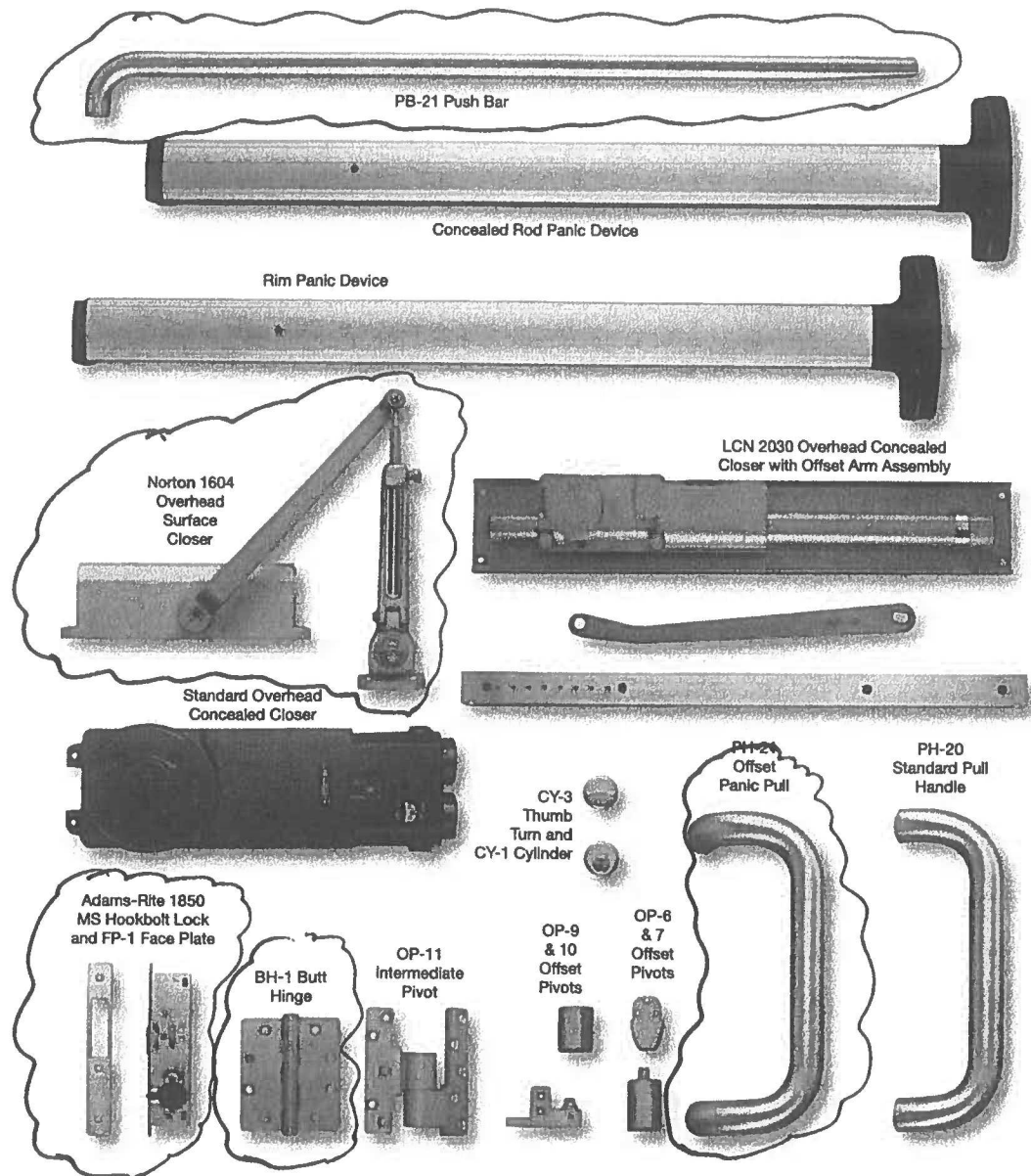


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Building Exterior **Storefronts**

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

< HOME >

Standards Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

The storefront is usually the most prominent feature of a historic commercial building, playing a crucial role in a store's advertising and merchandising strategy. Although a storefront normally does not extend beyond the first story, the rest of the building is often related to it visually through a unity of form and detail. Planning should always consider the entire building; window patterns on the upper floors, cornice elements, and other decorative features should be carefully retained, in addition to the storefront itself.



1930s Moderne storefront that has gained significance over time.

The earliest extant storefronts in the U.S., dating from the late 18th and early 19th centuries, had bay or oriel windows and provided limited display space. The 19th century witnessed the progressive enlargement of display windows as plate glass became available in increasingly larger units. The use of cast iron columns and lintels at ground floor level permitted structural members to be reduced in size. Recessed entrances provided shelter for sidewalk patrons and further enlarged display areas.

In the 1920s and 1930s, aluminum, colored structural glass, stainless steel, glass block, neon, and other new materials were introduced to create Art Deco storefronts.

Storefronts

....Identify, retain, and preserve

recommended.....

Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.



Turn-of-the-century catalog design showing typical storefront components.

not recommended.....

Removing or radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the storefront so that it appears residential rather than commercial in character.

Removing historic material from the storefront to create a recessed arcade.

Introducing coach lanterns, mansard designs, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.

Changing the location of a storefront's main entrance.

Storefronts**Protect and Maintain**



recommended.....

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.

Evaluating the overall condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.



Distinctive 19th century brick and wood storefront in good repair.

not recommended.....

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results.

Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged through exposure to weather or through vandalism.

Stripping storefront of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

Failing to undertake adequate measures to assure the preservation of the historic storefront.

Storefronts**Repair**



recommended.....

Repairing storefronts by reinforcing the historic materials.

Repairs will also generally include the limited replacement in kind--or with compatible substitute materials--of those extensively deteriorated or



Cast iron column revealed during removal of non-significant storefront.

missing parts of storefronts where there are surviving prototypes such as transoms, kick plates pilasters, or signs.

not recommended.....

Replacing an entire storefront when repair or materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

Storefronts

....Replace



recommended.....

Replacing in kind an entire storefront that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

not recommended.....



Incompatible replacement storefront and inappropriate window alteration.

Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be

considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.



Compatible, contemporary storefront design replaced a later, non-significant storefront.

not recommended.....

Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

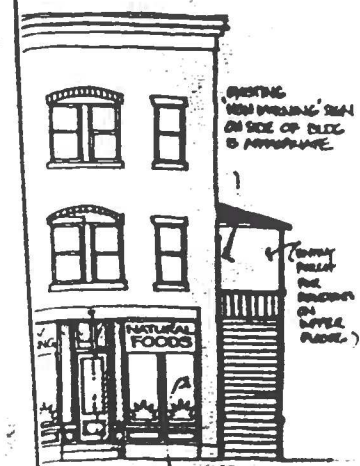
Introducing a new design that is incompatible in size, scale, material, and color.

Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.



[Home](#) | [Next](#) | [Previous](#)

BUILDINGS
WALK-UP STORIES
WITH SIGNS OR
PICKUP THE
HOLDING.



REPAIRING SIGN ON SIDE OF BLOCK IS APPROPRIATE
SIGN ON UPPER FLOOR
SIGN ON SIDE OF BLOCK

NOTE: AS A GENERAL RULE, SIGNS IN WINDOWS (INCLUDING TEMPORARY PAPER SIGN, PUBLIC NOTICES AND SPECIAL SALE SIGNS) SHOULD BE KEPT FEW IN NUMBER.



REMOVE LARGE PROJECTING PLASTIC SIGNS
LOW WALL & LANDSCAPING RECOMMENDED AS SCREEN FOR PARKING
SIGN ON SIDE OF BUILDING FOR PARKING WOULD BE APPROPRIATE
ARCHITECTURALLY IMPROVED BLOCK IN PARK LOCATION, MEETS REQUIREMENTS
SIGN ON SIDE OF BUILDING FOR PARKING WOULD BE APPROPRIATE
TRANSOM SIGN WITH ST. ADDRESS OR FOR SECOND STORY ESTABLISHMENTS
TRIM PAINTED SAME COLOR ON STORES AS ON WINDOWS ABOVE (TO UNITE BLDG. FACADE)
HANGING SIGN WOULD BE APPROPRIATE (SHOULD BE SMALL & LOCATED AT LITTEL HEIGHT)
LIMITED SIGNS OR AWNINGS BELOW LITTEL WOULD BE APPROPRIATE, HOWEVER, TREATMENT OF THESE SHOULD BE THE SAME TO UNIFY FACADE OF BUILDING

Emel St.

THE MARBLE BLOCK BUILDING IS OF EXCEPTIONAL ARCHITECTURAL VALUE (AND A DOWNTOWN LANDMARK). AS SUCH IT IS ELIGIBLE FOR THE TAX INCENTIVES AVAILABLE TO REGISTERED HISTORIC BUILDINGS. FOR THESE REASONS, A MORE EXTENSIVE "RESTORATION" TREATMENT IS ILLUSTRATED (AND RECOMMENDED).

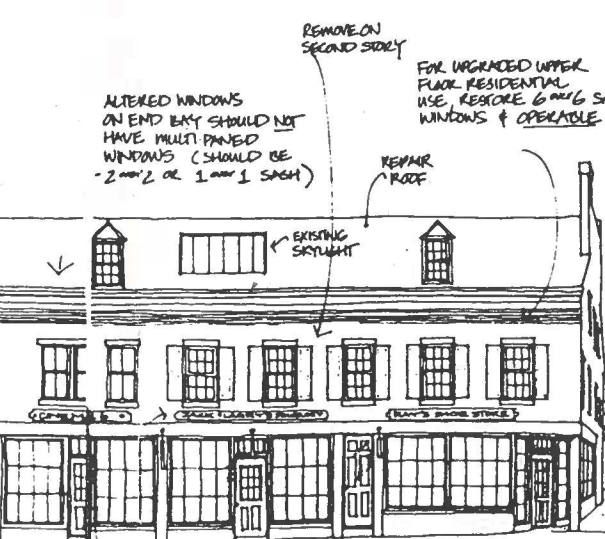
NOTE: THIS TREATMENT IS BASED ON THE ASSUMPTION THAT NONE OF THE ORIGINAL FRONT REMAINS UNDER THE NEW METAL SIGN BOARD.



REPAIRING SIGN ON SIDE OF BLOCK IS APPROPRIATE
SIGN ON UPPER FLOOR
SIGN ON SIDE OF BLOCK



STREET FRONT TREATMENT ILLUSTRATES POSSIBLE "GAGE" PLACEMENT AT THE TOP & BOTTOM OF THE VERY LARGE WINDOW AREAS OF THIS "MODERNIZED" FIRST FLOOR TO "SOFTEN" THE IMPACT OF A STOREFRONT WHICH IS INCOMPATIBLE TO THE ORIGINAL BUILDING & NEIGHBORS. (THEORETICAL TENANT)
THIS BUILDING IS SO ALTERED ON THE FIRST FLOOR AS TO MAKE THE COST OF RESTAURATION A MORE "ORIGINAL" TREATMENT PROPORTIONATE AT THIS TIME IN WINTERFORD
ELEVATOR BAY SHOULD BE PAINTED NEUTRAL COLOR
ENTRY TO UPPER FLOORS (ARCH FORM DERIVED FROM ORIGINAL FIRST FLOOR TREATMENT)
VICTORIAN SIDE FRONT DESIGN SIMILAR TO ORIGINAL



ALTERED WINDOWS ON END BAY SHOULD NOT HAVE MULTI-PANED WINDOWS (SHOULD BE 2' x 2' OR 1' x 1' SASH)
REMOVE ON SECOND STORY
FOR UPGRADED UPPER FLOOR RESIDENTIAL USE, RESTORE 6' x 6' SASH WINDOWS & OPERABLE SHUTTERS
REPAIR ROOF
EXISTING SKYLIGHT
REMOVE PARKING ON ONE SIDE & ADD ST. TREES
SIGN SHOULD BE NARROW BOARD SIGNS MOUNTED ABOVE LITTEL
NOTE: THIS IS AN ARCHITECTURALLY IMPORTANT EARLY 1900'S BUILDING, AND DOWNTOWN LANDMARK; IT MERITS THE RESTORATION TREATMENT ILLUSTRATED HERE.

FRANKLIN ST.

NOTE: IF/WHEN ALUMINUM STORE WINDOWS ARE INSTALLED, "KAW" ALUMINUM STORES SHOULD NOT BE CHOSEN. STORE WINDOWS SHOULD MATCH THE COLOR OF WINDOW TRIM STOCK STORE WINDOWS ARE NOW AVAILABLE IN A NUMBER OF COLORS (BROWN, KALANCE, ETC.) THIS SHOULD BE KEPT IN MIND WHEN REPAIRING TRIM.



REMOVE DETERIORATED PROJECTING SIGN AT SECOND STORY
REPAIR STOREFRONT (A DARK, NEUTRAL COLOR) & TRIM ON WINDOWS & STORE (A LIGHTER, CONTRASTING COLOR)
REMOVE LARGE PROJECTING SIGNS ON UPPER FLOORS
SIGN BOARD SHOULD NOT COVER "PIERS" OF BUILDING
ST. ADDRESS NUMBER ON TRANSOM GLASS
REMOVE FRAMED WOOD COVERING ORIGINAL WINDOWS
SIGN BOARD SHOULD BE BETWEEN PIERS, UNDER LITTEL, & SHOULD LINE UP WITH TRANSOM
STORE LOGO CAN BE PAINTED DIRECTLY ON WINDOWS
POSSIBLE STOREFRONT TREATMENT FOR NEW TENANT (STORE NOW VACANT)
ST. ADDRESS NUMBER ON TRANSOM
GOOD INTERIOR ORIGIN WITH ORIGINAL PAPER TRANSOM WINDOWS SEAMS, NEW SIG AS SHOWN, AND ARE ALL THAT A "RESTORE" THIS IS ATTRACTIVE CAN

City Park

NARROW SIGN BANDS ON LITTEL WOULD BE APPROPRIATE



**CITY OF BIDDEFORD
PLANNING DEPARTMENT**

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

Applicant's/Owner's Information:

Applicant's Name: ASH properties CHRIS ACETO
Applicant's Address: PO Box 8211 Lewiston Me 04243
Applicant's Phone(s): 207 576 8782
Applicant's E-mail: chrisacetomiami@gmail.com

Applicant's Legal Interest in the Property:

☒ Owner

☐ Purchase and Sale

☐ Tenant - Lease/Rental Agreement

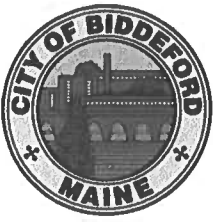
Owner's Name: CHRIS ACETO
Owner's Address: PO Box 8211 Lewiston Me 04243
Owner's Phone(s): 782 4393 576 8782
Owner's E-mail: SAME Above

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.

Royal nur glass
207 831 5706



CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address:

53 Main Street

Project Zone:

MSRD-1

Property Map & Lot Number(s):

3A 76

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

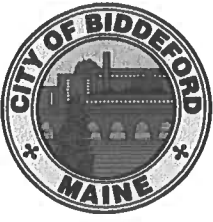
☐

Installation of solar collectors

☐

Rooftop mechanicals (e.g., HVAC)

Other: _____



CITY OF BIDDEFORD
PLANNING DEPARTMENT

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)

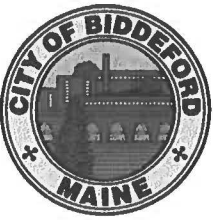
Signature of applicant:

Date: 5/20/24

Signature of
property owner (Required):

Date: 5/20/24

CHRIS ACETO
President
ASH properties



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.