

City of Biddeford
Historic Preservation Commission
June 10, 2020 4:00 PM Join Zoom Meeting
<https://biddeford.zoom.us/j/8629181178>

Meeting ID: 862 918 1178
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- 1. Adjustments to the Agenda**
- 2. Unfinished Business**
- 3. New Business**
 - 3.1. Approval of May 13, 2020 Minutes.
[HPC Minutes 051320.pdf](#)
 - 3.2. 2020.18 HPC Triglione Construction install new windows at 1 Summer Street (Tax Map 38, Lot 420) in the MSRD-1 zone.
[2020.18 HPC Triglione.pdf](#)
[2020 HPC.18 1 Summer Street FOF.pdf](#)
[2020.18 HPC 1 Summer St SR.pdf](#)
- 4. Other Business**
- 5. Adjourn**



CITY OF BIDDEFORD

Planning & Development Department

HISTORIC PRESERVATION COMMISSION MINUTES

Date: May 13, 2020
Time: 4:00 PM
Location: Zoom Meeting

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/99918495830>

Password: 571281

Or iPhone one-tap :

US: +13126266799,,99918495830#,,#571281# or +16465588656,,99918495830#,,#571281#

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

Webinar ID: 999 1849 5830

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International numbers available: <https://biddeford.zoom.us/j/99918495830>

Meeting called to order @ 4:02 PM

Members Present: Chair Aurelie Wallach, Catherine Glynn, Leah Schaffer, Carina Walter, Steven Burr, Jeff Cabral and Brad Favreau, City Staff.

Members Absent: Priscilla McGuire

1. Adjustments to the Agenda - None
2. Unfinished Business - None
3. New Business
 - A. Approval of April 29, 2020 Minutes.

- Approved: Motion/Second/Vote: Burr/Schaffer/Unanimous.

- B. 2020.17 HPC Tom Byrne to create new window openings and to install new windows at 210 Main St located at 18 Franklin Street (Tax Map 38, lot 382) in the MSRD-1 zone.

Glynn pointed out that the application packet contained no reference to the new window units proposed for the project.

Discussion ensued regarding the type and manufacturer of the new window units. Commission and Staff asked about the size and placement of new windows at the front façade.

Tom Byrne responded that two new windows to the left of existing windows will be sized the same as existing. The new window unit to the right of existing window units will be 50% larger to maintain good rhythm and balance among the four windows when the project is completed.

One of the new windows on the side elevation will be sized the same as existing. Others will be 36" wide window units. This will create pleasing proportion on this façade.

Staff asked if the existing windows are wood, and if new window units will also be made of wood.

Tom responded that he planned to use wood units throughout.

The subject of color was brought up, and discuss for some minutes until Steven Burr reminded the commission that color is beyond the purview of the commission.

Motion:

Glynn- Motion: to approve the Certificate of Appropriateness for Tom Byrne at 110 Main Street based on the condition that new window units are made of wood and that they match in style the existing windows. Also:

1. All permits must be obtained from Code Enforcement prior to beginning any work.

- 4. Other Business - None
- 5. Adjourn

MOTION:

Wallach – Motion: to Adjourn.

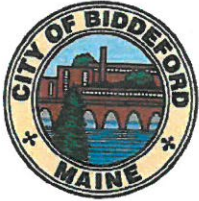
Cabral – Second.

Chair Wallach – Call for Vote – All in favor.

Adjourned at 4:28 PM

Historic Preservation Commission Chair

Date



**CITY OF BIDDEFORD
PLANNING DEPARTMENT**

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
207-284-9115

Greg.Tansley@biddefordmaine.org

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

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

- ☒ Certificate of Appropriateness – Commission Review (\$140.00 fee)
☐ Certificate of Appropriateness – Subcommittee Review

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

Applicant's/Owner's Information:

Applicant's Name: TRIGLIONE CONSTRUCTION - ANTHONY TRIGLIONE

Applicant's Address: 383 DEL CHADBOURNE RD, BRIDGTON, ME 04009

Applicant's Phone(s): (207) 595-8816

Applicant's E-mail: ATRIGLIONE@TRIGLIONECONSTRUCTION.COM

Applicant's Legal Interest in the Property:

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

Owner's Name: PHOENIX MANAGEMENT

Owner's Address: 40 WATER ST, SACO, ME 04072

Owner's Phone(s): (207) 332-1460

Owner's E-mail: ARTEMAN@PHOENIXMANAGEMENT.COM

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

Agent's Name: TRIGLIONE CONSTRUCTION - ANTHONY TRIGLIONE

Agent's Address: 383 DEL CHADBOURNE RD, BRIDGTON, ME 04009

Agent's Phone(s): (207) 595-8816

Agent's E-mail: ATRIGLIONE@TRIGLIONECONSTRUCTION.COM

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 1 SUMMER ST, BIDDEFORD, ME 04005
Project Zone: MSKD1 Existing Use of Property: RESIDENTIAL
Project Tax Map(s): 38 Project Lot Number(s): 120

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: _____

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

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

Submittal Information Checklist:

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

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

- ☒ Completed Application Form
- ☐ Description of Proposed Activity

If FULL COMMITTEE Review is required - 10 Copies of the following are recommended or may be requested:

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

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

Signature of applicant:

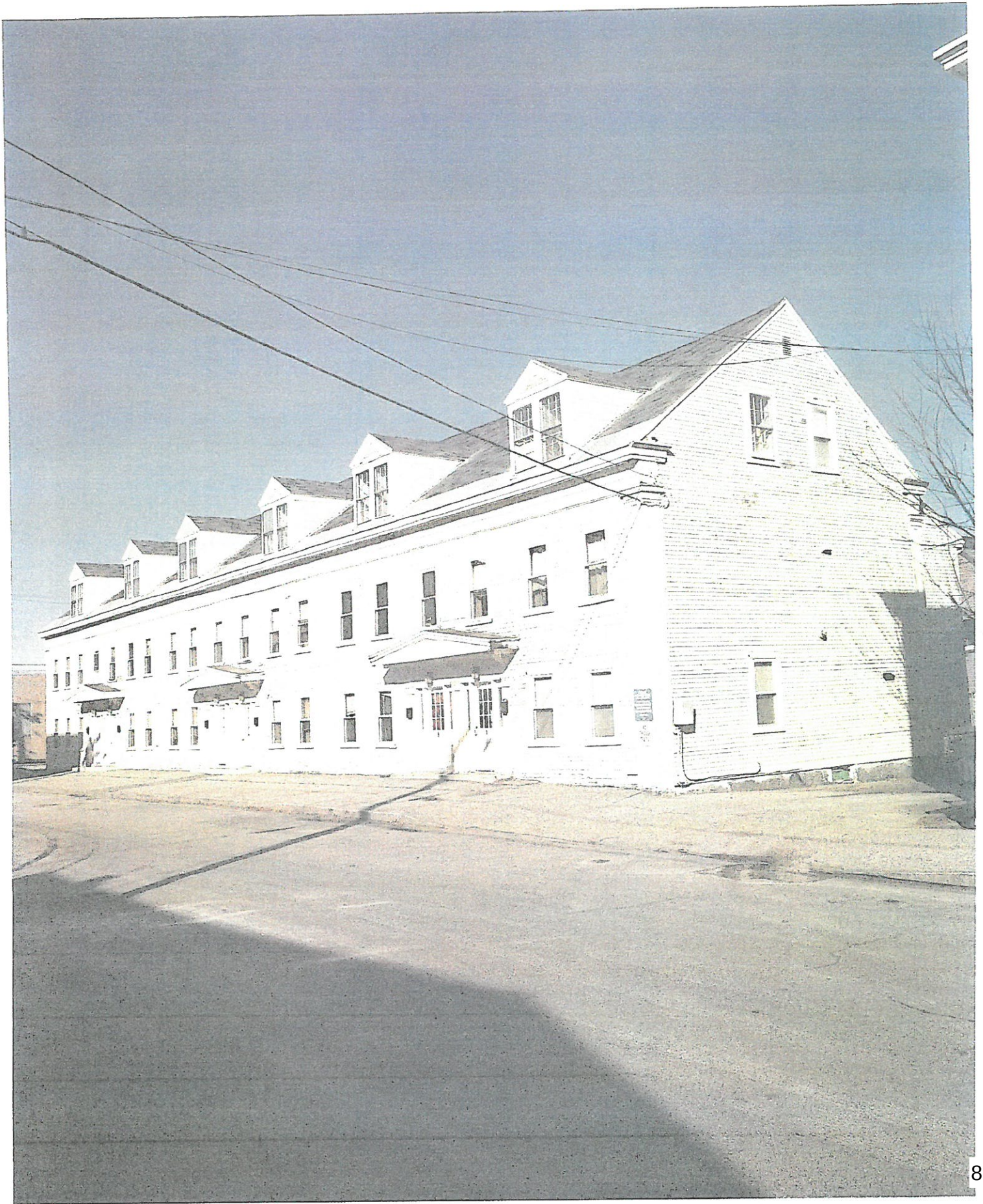


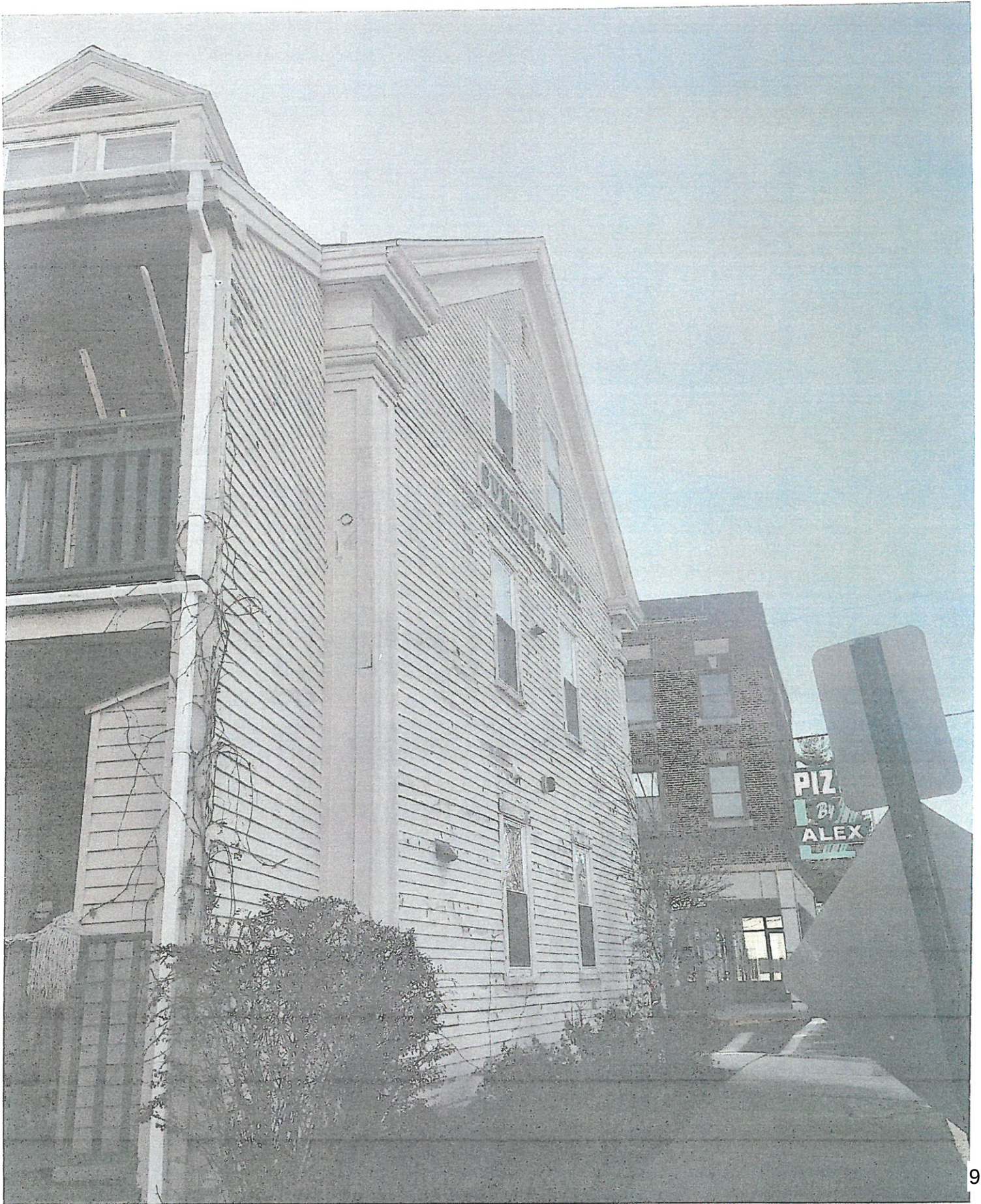
Date: 5/20/2020

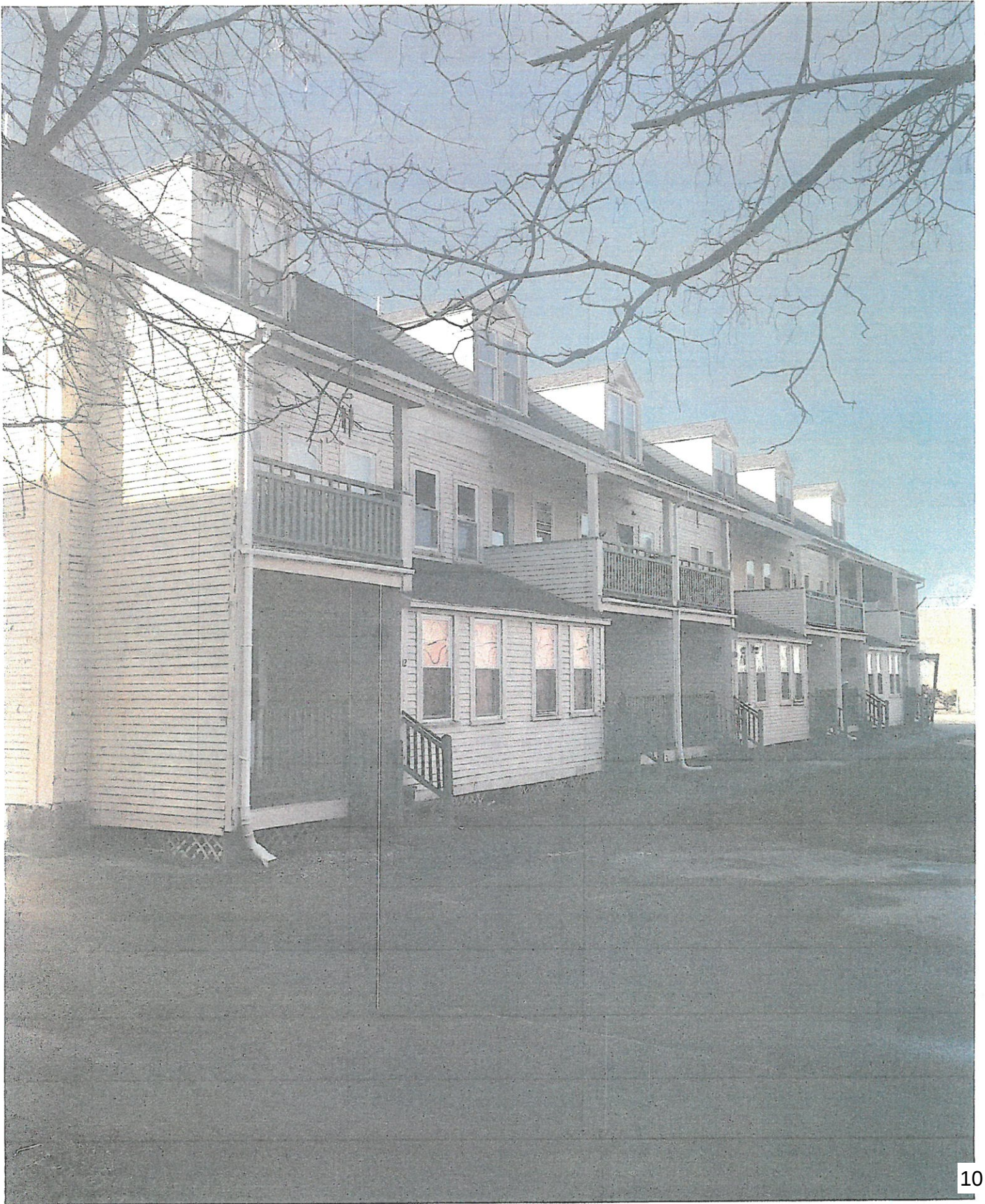
Signature of property owner:



Date: 5/20/2020







Main Windows Double Hung Scale: 1/16	Rear Porch Double Hung Scale: 1/16	Bedrooms Casement Scale: 1/16	NOT Applicable Casement Scale: 1/16	Anthony Triglione Summerblock Quote # 493578 REV. 2 Drawn By: KSH 5/14/2020 1-3/8" SDL Checkrail Detail Scale: 1/1	1-3/8" SDL Checkrail Detail Scale: 1/1	1-3/8" SDL Checkrail Detail Scale: 1/1	1-3/8" SDL Checkrail Detail Scale: 1/1	Hancock Lumber Sheet 1 1 of 1 Replacement Casement Head & Sill Detail Scale: 1/4	Replacement Casement Jamb Detail Scale: 1/4	Replacement Double Hung Head & Sill Detail Scale: 1/4	Replacement Double Hung Jamb Detail Scale: 1/4
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**FINDINGS OF FACT AND CONCLUSIONS OF LAW
CERTIFICATE OF APPROPRIATENESS**

CITY OF BIDDEFORD – 1 Summer Street

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Articles XV (Historic Preservation Ordinance) the Biddeford Historic Preservation Commission has considered the application of the City of Biddeford to conduct various exterior alterations at 1 Summer Street, including supportive data, public hearing testimony and related materials contained in the record. Based on the materials submitted, Public Comment, and Staff's review and recommendation, the Historic Preservation Commission makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Triglione Construction 383 Del Chadbourne Rd Bridgeton ME 04009 (207) 595-8816 atriglionme@triglioneconstruction.com
2.	Owner of Property:	Phoenix Management 40 Water St. Saco ME 04072 (207)332-1460 abatement@phoenixmanagement.com
3.	Contractor/Developer:	Triglione Construction 383 Del Chadbourne Rd Bridgeton ME 04009 (207) 595-8816 atriglionme@triglioneconstruction.com
6.	Project Agent/Architect:	none
5.	Project Location:	1 Summer St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 420
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Contributing.
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Proposed Project:	Window Replacement
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	June 10, 2020 Meeting:

		The notice was posted in City Hall and on the city website on June 3, 2020. Mailing notices were also sent out to all abutters within 100' on June 3, 2020 – 10 notices were sent out.
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Conclusions of Law:

1. The building or structure has been identified by the Historic Preservation Commission (hereafter referred to as "the Commission") as contributing.
2. The proposed project is consistent with the Biddeford Historic Preservation Ordinance, particularly the evaluation standards contained in Part III (Land Development Regulations, Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Historic Preservation Commission approves the Certificate of Appropriateness for the proposed project summarized above and evidenced in the file located at 1 Summer Street in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

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

Historic Preservation Commission
Chairperson

Date



CITY OF BIDDEFORD PLANNING DEPARTMENT

2020.18

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT

TO: Aurelie Wallach, Chair & Members of the Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

DATE: June 3, 2020

RE: ITEM #B: 2020.18 HPC – Public Hearing – Triglione Construction, to replace windows at 1 Summer Street (Tax Map 38, Lot 420) in the MSRD-1 zone.

MEETING DATE/TIME: June 10, 2020 @ 4:00 PM

1. INTRODUCTION

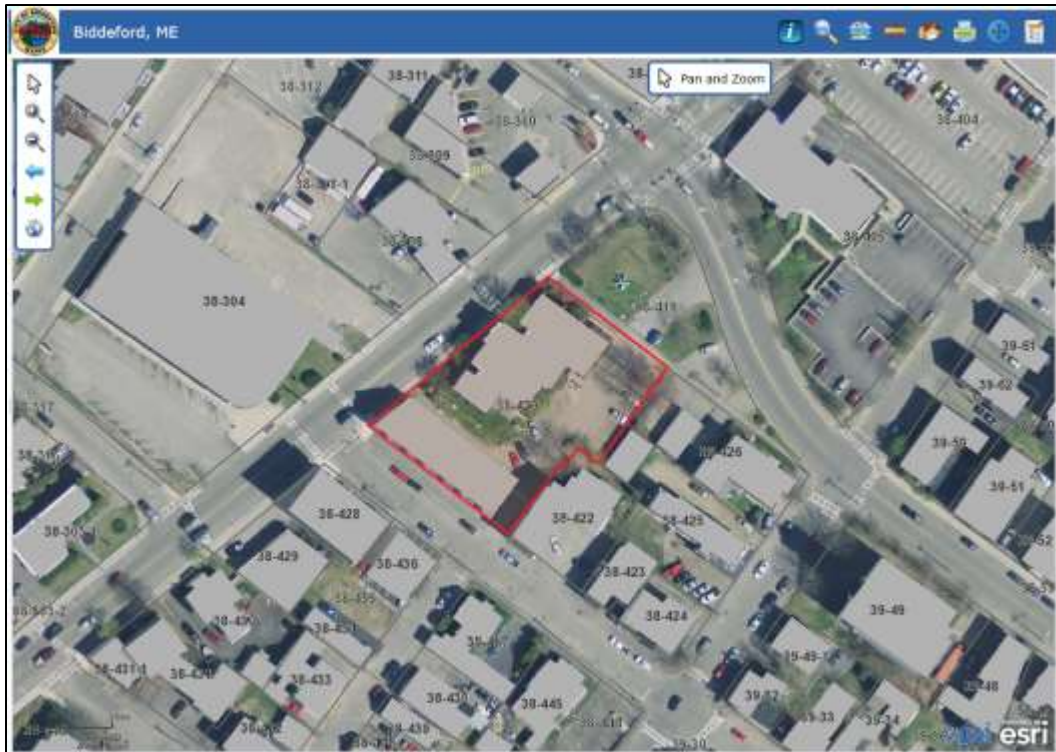
The applicant proposes to replace existing windows in this 12-unit residential building. This building is a contributing structure as identified by the Russell Wright survey.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Triglione Construction 383 Del Chadbourne Rd Bridgeton ME 04009 (207) 595-8816 atriglionme@triglioneconstruction.com
2.	Owner of Property:	Phoenix Management 40 Water St. Saco ME 04072 (207)332-1460 abatement@phoenixmanagement.com
3.	Contractor/Developer:	Triglione Construction 383 Del Chadbourne Rd Bridgeton ME 04009 (207) 595-8816 atriglionme@triglioneconstruction.com
6.	Project Agent/Architect:	none
5.	Project Location:	1 Summer St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 420
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Contributing.
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Proposed Project:	Window Replacement
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	June 10, 2020 Meeting: The notice was posted in City Hall and on the city website on June 3, 2020. Mailing notices were also sent out to all abutters within 100' on June 3, 2020 – 14 notices were sent out.

3. EXISTING CONDITIONS:

The project property occupies an existing lot on the corner of Alfred Street and Summer Street, fronting Summer Street. The building comprises 12 residential rental units. It was constructed in 1880.



Source: "1 Summer Street".

<http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4411>. Accessed Date: 6/3/2020



Source: "1 Summer Street, Biddeford, Maine." 43°29'26.14" N 70°27'20.37" W. **Google Earth Street View**. Imagery Date: 10/2016. Accessed Date: 6/3/2020.



Source: "1 Summer Street, Biddeford, Maine." 43°29'26.14" N 70°27'20.37" W.
Google Earth Street View. Imagery Date: 06/2019. Accessed Date: 6/3/2020.

4. PROJECT PROPOSAL

The applicant proposes to replace all windows in this 12-unit residential building on the corner of Alfred and Summer Streets. Some windows in the building have been replaced prior to this project, as evidenced by their more contemporary one-over-one lite pattern. The dormer windows show older windows with a six-over-six lite pattern and the applicant proposes to replicate this style on the new replacement windows throughout with vinyl-clad replacements.

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-1 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 application materials and consider the application for approval, approval with conditions, or denial.

8. STAFF RECOMMENDATION

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

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

9. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for 1 Summer Street for the replacement of windows 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. _____